



## LAND INFORMATION MEMORANDUM

LIM Number: 27293

Property Address: 64 Kabul Street  
Pleasant Point

Requested by: Vaunt NZ Ltd  
PO Box 266  
Wanaka 9343

Client Name: Amy Stephenson

Prepared on: 7 December 2022

### DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Timaru District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known to Council. The Council has not undertaken any inspection of the land or buildings on it for the purpose of preparing this Land Information Memorandum. Accordingly, the Council is unable to verify that the consents in our file match the buildings on the property. It is recommended that the physical attributes of the property, in particular onsite buildings, are checked against the information provided.

Environment Canterbury may hold information on natural and physical resources that may be relevant to this property.  
For more information please visit the link below  
[www.ecan.govt.nz/do-it-online/property-information/land-information-requests/](http://www.ecan.govt.nz/do-it-online/property-information/land-information-requests/)

# TIMARU DISTRICT COUNCIL LAND INFORMATION MEMORANDUM

Issued in accordance with the  
Local Government Official Information and Meetings Act 1987

The information provided on this form is based on existing Timaru District Council records and may not be complete. Every care has been taken to ensure that the information is correct at the time of issue.

The following information is supplied from Council records that are held in respect of the property situated at:

64 Kabul Street, Pleasant Point

Area: 809 square metres

## Legal Description

LOT 5 DP 27667 PLEASANT POINT COMMUNITY TSHIP

## Occupancy Details

Owner/Ratepayer Shannon Amor Bouguerra  
Owner/Ratepayer Amy Charlotte Stephenson

## RATING INFORMATION

Valuation Reference: 24821/060.00 Property ID: 18096

Land Value: \$143,000 Capital Value: \$310,000

Date of Valuation: 1 September 2020.

### Timaru District Council Rates (1 July 2022 - 30 June 2023)

1/7	General Residential General	LV	143000.0000	\$443.30
2/4	Community W&S Pleasant Point	LV	143000.0000	\$5.72
3/1	100% Uniform Annual General Charge	Specific	1.0000	\$925.00
31/1	Community Board Charge Pleasant Poin	Specific	1.0000	\$5.00
50/1	Standard Urban Waste Management Char	Specific	1.0000	\$176.00
55/1	100% Water Supply Urban	Specific	1.0000	\$451.00
58/1	Sewer Charge	Specific	1.0000	\$294.67
Total Timaru District Council Rates (GST inclusive):				\$2,300.69

### Environment Canterbury Rates (1 July 2022 - 30 June 2023)

500/1	General Region Timaru	CV	310000.0000	\$119.15
505/1	Region UAGC Timaru	Specific	1.0000	\$46.10
515/1	Region W&S Timaru	CV	310000.0000	\$7.63
521/1	Civil Defence Timaru	Specific	1.0000	\$13.86
536/1	Plpt Community Vehicle Trust	Specific	1.0000	\$3.82
641/1	Opihi River U4	CV	310000.0000	\$22.36
Total Environment Canterbury Rates (GST inclusive):				\$212.92

TOTAL RATES (GST inclusive): \$2,513.61

### **Rates Financial Details**

Annual rates (GST inclusive) for the year ending 30 June 2023 \$2,513.61.

Timaru District Council rates owing :- \$ 1,345.64.

Environment Canterbury rates owing :- \$ 124.52.

If it is proposed to pay the rates on this property you are advised to contact the Customer Services Unit to verify the correct balance.

In certain circumstances some rating units are rated land value and capital value charges only as they fall under the criteria of Section 20 of the Local Government (Rating) Act 2002. If the rating unit is sold and no longer fits the criteria, the rating unit will attract full rate charges from the next rating year beginning 1 July.

Service charges for water, sewer and waste management are subject to change, services may be supplied after the date of the LIM.

Any services connected or supplied after 30 June, with the exception of the 3 Bin service are charged to the property from 1 July following.

### **Waste Minimisation Kerbside Collection Service**

Properties in the urban areas of Timaru, Temuka, Geraldine and in the townships of Pleasant Point, Cave, Winchester and Pareora are rated for 4 bins (red, green, yellow and blue). The service is optional for rural properties.

Charges for the service are invoiced from the date of application for that rating year. Thereafter, the charges will be a targeted rate within the annual rates set. Changes to the service should be completed by 1 June in order for changes to the targeted rate to be effective for the following rating year.

If purchasing any property, a check should be made to ensure that the bins being rated for are located at the property. No refund can be made for this rate, therefore details of the property's bin service should be correctly identified prior to possession.

Bins are allocated to the property and should not be removed. All properties receiving the service require a minimum of a standard set or a stacker crate system.

All conditions and requirements of the service should be verified with Council's Customer Services Unit.

## **PLANNING**

### **Zoning**

The site is zoned in the Timaru District Plan as Residential 1.

### **Information on Activities Requiring Planning Approval**

Land Use Consent No. 5786 granted on 05/10/2005  
Activity : Telecom New Zealand Ltd for the purposes of installation, operate and maintain telecommunication lines and facilities in all zones of the Timaru District.

### **Designations**

There are no designations affecting the property.

### **Heritage Protection Items and Significant Trees**

There are no heritage buildings, structures, sites or significant trees.

## **Hazards**

Part or all of this site may be subject to the risk of flooding. Contact Environment Canterbury for site specific details.

The report titled 'Liquefaction Hazard in Timaru District' (Environment Canterbury Report) No. R13/29 assesses the liquefaction hazard potential of the district. The report zones areas of the district according to their potential for liquefaction. The liquefaction zoning of the subject site is identified in the attached map titled 'Zones of Potentially Liquefiable Soils'. However, despite this zoning, please note that as soil properties can vary greatly over short distances, the actual liquefaction potential of the subject site can only be determined through a site specific investigation. Please refer to the above mentioned report for more information about the liquefaction potential of the site. The report is available at [www.ecan.govt.nz/liquefaction](http://www.ecan.govt.nz/liquefaction).

Please contact Environment Canterbury on 0800 324 636 for any questions about this report.

## **Other Planning Information**

There are no other planning matters.

## **Additional Information**

The attached map and legend should be viewed in conjunction with the above information.

The aerial photograph is not to scale and is included for information only. No measurements should be taken from it. The aerial photograph is the most recent available.

## **ENVIRONMENTAL HEALTH**

The property is not subject to a licence under the Sale and Supply of Alcohol Act 2012.

The property is not subject to any food or health licences.

There are no environmental health requisitions on the property.

## **BUILDING**

### **Information on Building Permits/Consents: -**

BP 1542 - Erect Dwelling 22/09/1970

BP 3416 - Erect Carport & Dwelling Addition 24/02/1982

Building Consent No. 1155 issued on 31/05/1993  
Activity : Install Kent Solid Fuel Heater  
Code Compliance Certificate issued on 28/07/1993.

## **ON-SITE DRAINAGE**

There are private drains on the site.

It is not known if there are shared drains.

There are no drainage plans available.

### **Please note:**

Information provided on drainage plans is based on Council records. Although every care is taken to ensure that the information is correct, Council cannot guarantee the information is complete. A search of the property title is recommended if any additions or new buildings are proposed in the future.

## PUBLIC SEWER/STORMWATER DRAINS & LAND DRAINAGE

There are no public sanitary drains on the site.

There are no public stormwater drains on the site.

There is no land drainage system.

There are no outstanding requisitions for direct/indirect entry of stormwater into the sewer system.

There are existing sewer connections available on the site.

## WATER SUPPLY

The property is connected to the Pleasant Point Water Supply.

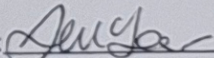
The Pleasant Point Water Supply is subject to water restrictions in times of high demand. The supply is being upgraded such that the Timaru District Council will be responsible up to and including the toby at the street boundary. Information sheet attached.

## LAND TRANSPORT

### Access to Sealed Carriageway

This property's primary vehicle access does not comply with Council's current policies. Compliance may be required if there are any issues regarding road safety/visibility and/or change in land use, or a change in Council Policies.

B Carran  
**CHIEF EXECUTIVE**

Per:  Date: 7.12.22

For enquiries concerning this LIM please contact Customer Services phone 687-7200.



## LIM MEMORANDUM

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The Timaru District Council is currently undergoing a review of the current District Plan, which was made operative in 2005. The purpose of the District Plan Review is to review the current provisions of the Operative District Plan (2005) which may include introducing new or amended provisions/zoning to ensure that land use and subdivision in the Timaru District continues to be effectively provided for and managed.

The Timaru District Council publicly notified the Proposed District Plan on 22nd September 2022. There are certain rules in the Proposed District Plan that have immediate legal effect from the date of notification.

The Proposed Timaru District Plan is subject to change at any time. Further rules will come into legal effect and/or become fully operative at the close of submissions, the release of decisions and the resolution of appeals. You should check with the Council whether any changes have occurred since the date this LIM report has issued. The information provided with this LIM on District Plan requirements is applicable as at the date this LIM is issued: there may be changes to the District Plan rules following the release of this LIM that may affect this site and surrounding properties.

To find out more on the Proposed District Plan, its status, and how it applies to your property, please refer to the links below:

Link to the Information on the Proposed District Plan review and its status :  
[Timaru.govt.nz/pdp](http://timaru.govt.nz/pdp)

Link to find out the zoning and rules in the Proposed District Plan :  
<http://timaru.isoplan.co.nz/ePlan>

Link to find out the zoning and rules in the Current District Plan :  
<https://www.timaru.govt.nz/services/planning/district-plan/district-plan-online>

**Hamish Barrell** | District Planning Manager



# Property Location Map

Refer to appended sheet for Legend

Not to scale  
05-December-2022




All information shown (and, underground services) is indicative only. Tamaru District Council accepts no responsibility for incomplete or inaccurate information contained on this map. This publication is copyright reserved by Tamaru District Council. Cadastral information is sourced from LINZ Data Service CC 3.0

**Address: 64 Kabul Street, Pleasant Point**



# Property Air Photo

Not to scale  
05-December-2022

A compass rose showing cardinal directions: N (North), E (East), S (South), and W (West).



# Liquefaction Vulnerability Categories

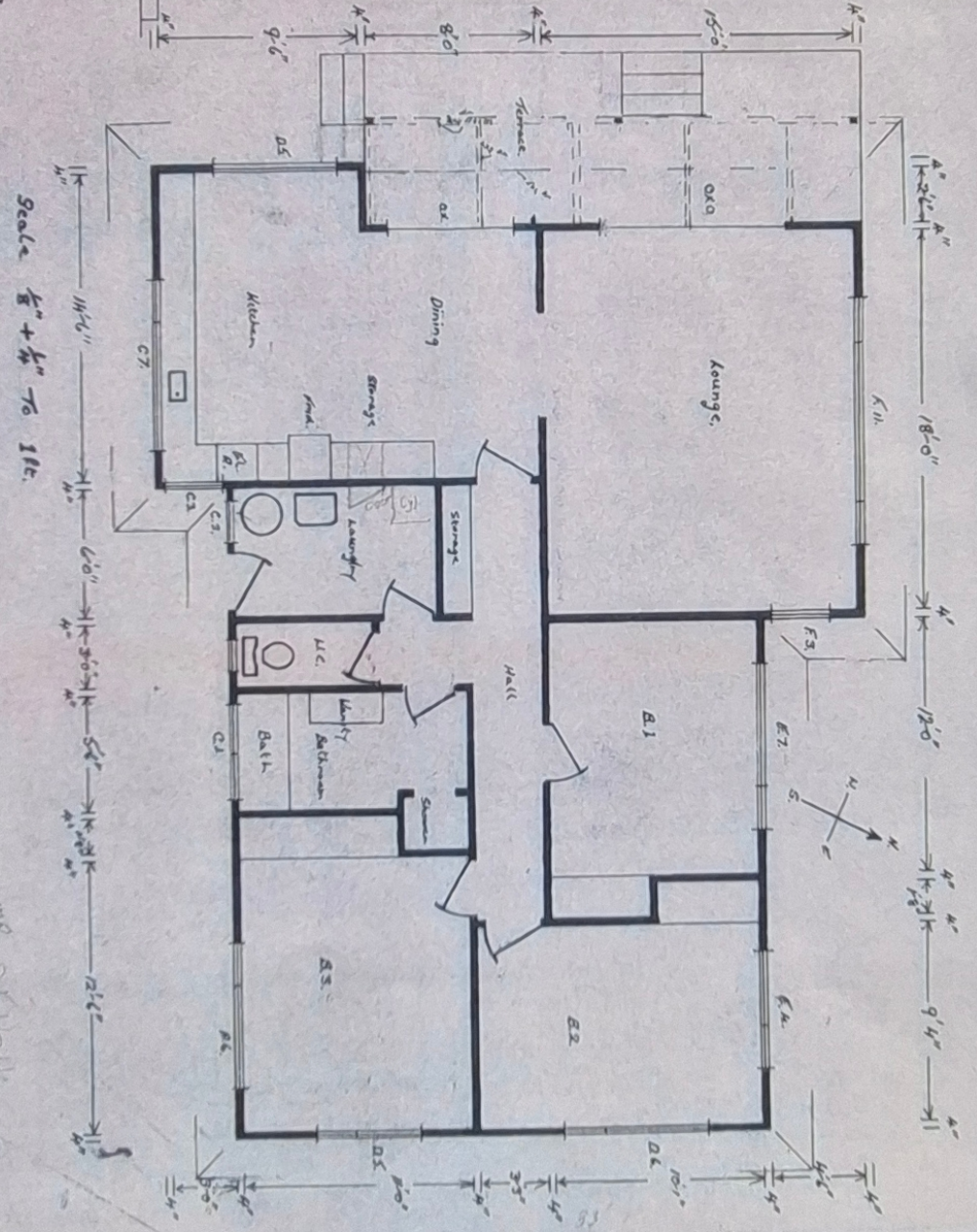
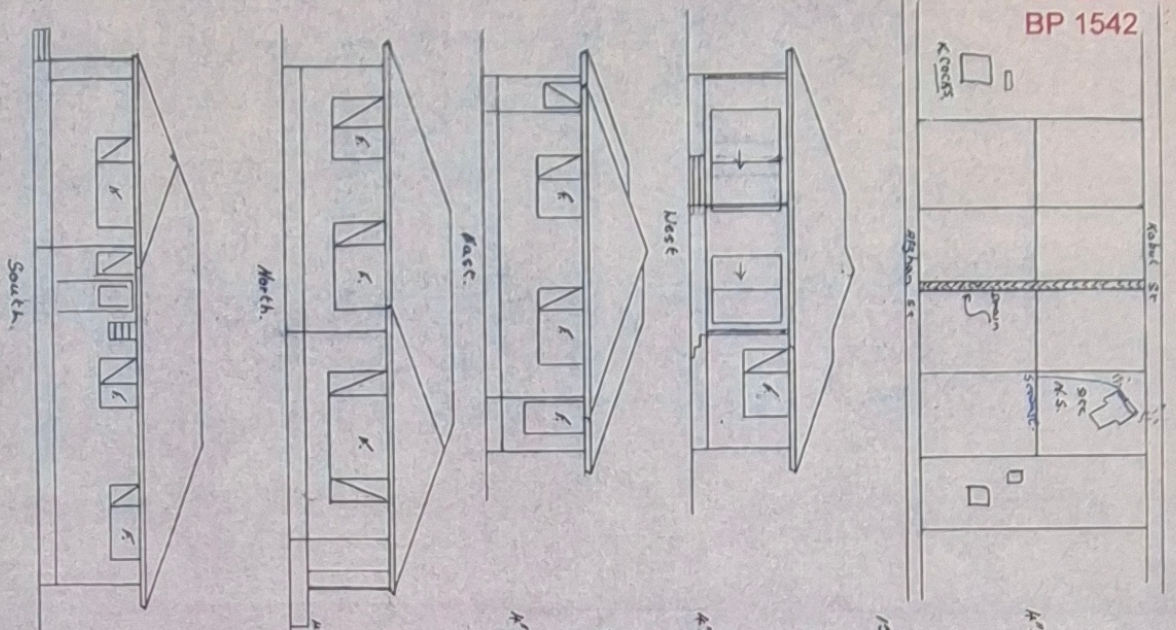
Not to scale  
05-December-2022



- Liquefaction damage is possible - fine-grained sediment < 10,000 years old
- Liquefaction damage is possible - river or stream sediment < 10,000 years old
- Liquefaction damage is unlikely - river, stream or beach sediment > 10,000 years old
- Liquefaction damage is unlikely - rock or hill soils



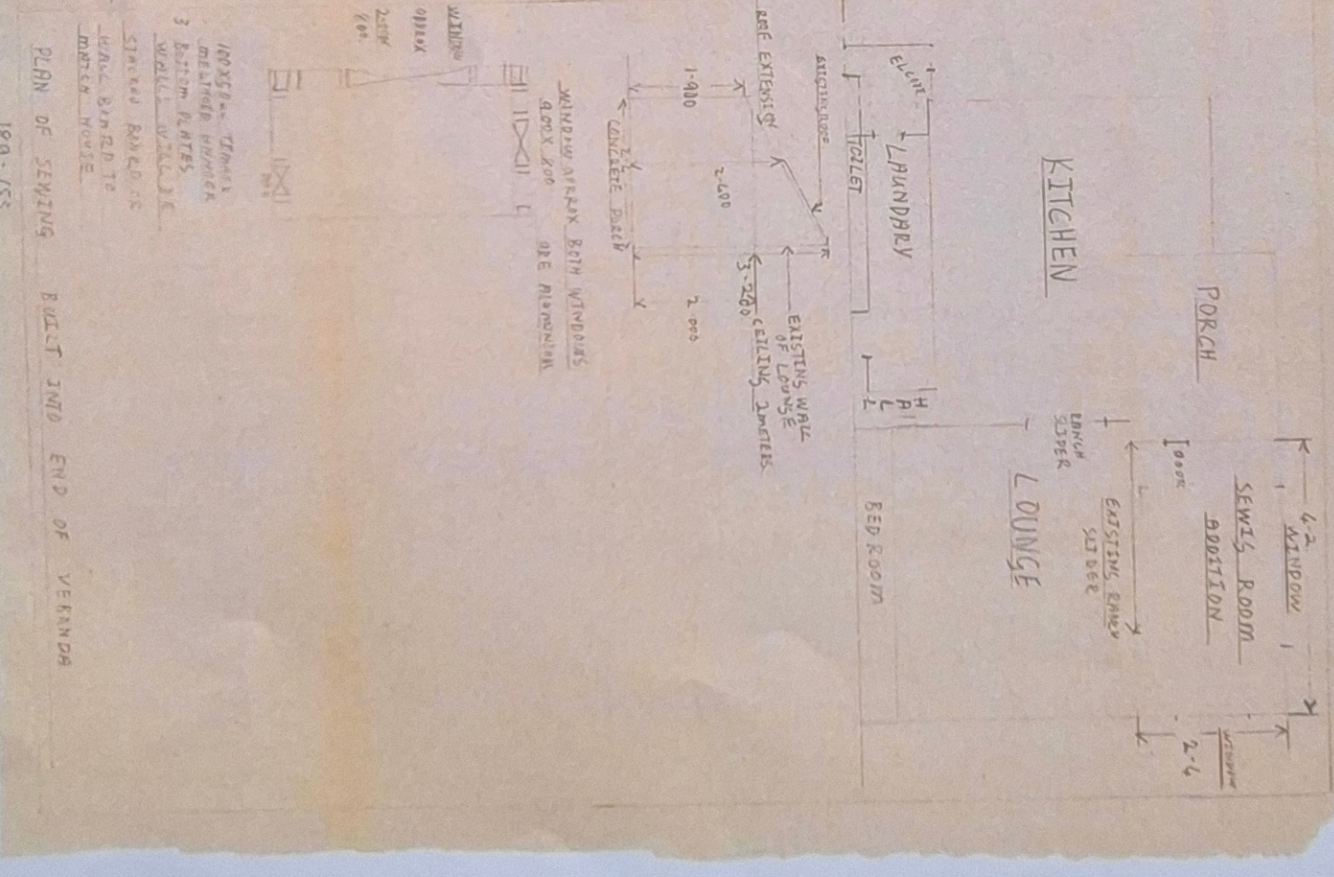
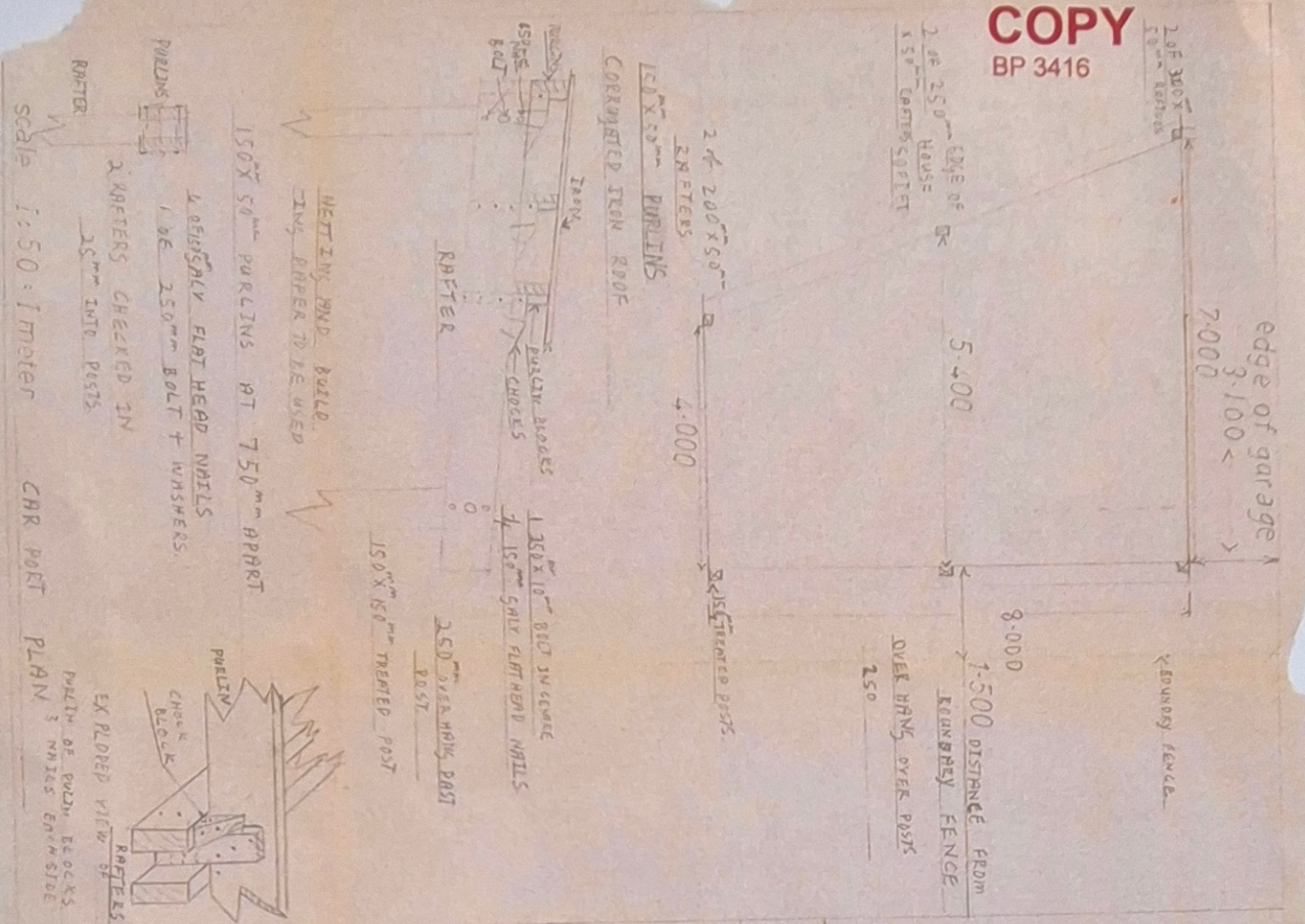
COPY  
BP 1542



Scale 1/4" = 1 ft.

M.R. DELHALLI  
64 Rabat St.  
Pleasant Point

**COPY**  
BP 3416



Scale 1:50 = 1 meter  
 PLAN OF SEWING ROOM BUILT INTO END OF VERANDA  
 189-155

## Pleasant Point Water Supply

### Where does your water come from and is it safe?

Pleasant Point's water comes from three sources in Halstead Road (one infiltration gallery and two bores). The water receives UV treatment and chlorination before entering the pipeline to your taps. The UV treatment is designed to kill bacteria and protozoa (*Giardia* and *Cryptosporidium*), chlorination prevents the treated water getting re-contaminated on the way to your taps.

Council own and operate the water supply network from where the water comes from to the connection at the point of supply to your property. Council's assets for the Pleasant Point water supply include the infiltration gallery, two bores, a pump station, treatment plant, reservoir and a reticulation network of around 16 kilometres of pipelines.

### Storage tanks and watermain Renewals

Some properties in Pleasant Point have a storage tank supplying the house.

Council has a watermain renewal program and is installing new watermains in the street. As water mains are replaced a separate connection with a toby is installed at the boundary. The connection will be made to the storage tank if you have one onsite by Council.

*Connections with a storage tank can continue doing so. New or upgraded connections will not require storage tanks to be installed. Your point of supply will be to the toby in the street.*

### Maintenance of the Water Supply

Council utilizes contractors to carry out maintenance work. Occasionally a water main may need to be shutdown for maintenance, meaning you will not have water. We try to keep disruption to a minimum and where possible inform people in advance. Notification may be via a letter, newspaper or radio advert, loudspeaker, on our website or Facebook page or a combination of these.

There are two situations for maintenance on the Pleasant Point water supply for existing connections:

#### *A toby exists at the boundary:*

- The Council is responsible only to this toby. You are responsible for everything within the property boundary including the tank ballcock if there is one.

#### *No toby exists:*

The Council is responsible for the supply up to:

- The ballcock of the tank where the ballcock is less than 6m above the ground
- The base of the tank stand where the ballcock is more than 6m above the ground
- The foundations when the tank is inside a building

### Your responsibilities

You are responsible for the pipework on the property from the boundary to your taps.

If you have a shared right of way, the water supply within that right of way is commonly a combined water service for all users. Users of this pipework are responsible for its operation and maintenance. As this supply line is beyond the road boundary it is not the Council's responsibility.

#### *Water conservation:*

- Water is a limited and precious resource. The Council is only allowed to take so much water from the ground and rivers, so we all need to be considerate with our water usage. We regularly check our pipelines for leakage and we request you fix any leaks you find on your property.
- Council will contact you if we become aware of water wastage on your property and will ask you to fix it. If it continues to be above acceptable levels, enforcement action may be taken.
- If you are a high-use consumer you may have a meter installed on your water supply connection.

#### *Tank maintenance:*

- Your tank may become contaminated by birds, worms, dust, etc. It is important this contamination does not re-enter the water supply pipe.
- Your tank is legally required to have an overflow outlet 40mm below the ballcock inlet level in the tank, to prevent the water level rising above the ballcock and getting back into the watermain. You should check these levels to ensure your tank complies.
- Your tank should be cleaned and sterilised with chlorine bleach annually.

#### **Water restrictions**

Dry weather conditions can result in short supply due to low river levels and excessive consumer use. When this happens hosing restrictions are used to reduce the demand for water. Restrictions are advertised on large signage, in the newspaper, at [www.timaru.govt.nz](http://www.timaru.govt.nz) and Facebook page.

#### **Backflow prevention**

Backflow occurs when water flows in reverse to the normal intended direction, i.e., it flows from your property back into the water supply system. Backflow is caused by changes in pressure. In residential properties, backflow contamination can come from sources such as private wells, hoses left in ponds or pools or incorrect air gaps on header tanks.

Backflow has the potential to become a serious health risk if contaminated water flows back into the mains. It is important you understand the risks of backflow to help protect our drinking water. Council can request an assessment of the backflow risk from any property and to require an appropriate backflow prevention device or system be installed at the property owner's expense. You can find more information on backflow on our website.

#### **Report or repair faults**

Please let us know if you see a fault in our water system such as burst pipes, leaky water mains etc. If the fault occurs within a property's boundary then it is up to the owner to fix it but you can contact the Council for technical advice. Council has a 24/7 call-out service on: (03) 687 7200.

#### **New water connections**

Pick up an application form from the Council's main office at 2 King George Place or visit our *Services Consents* page at the TDC website [www.timaru.govt.nz](http://www.timaru.govt.nz). All other information on water supply services provided by the Council is available at our website.

#### **Enquiries**

For any enquiries relating to the Pleasant Point Water Supply please contact us at:

**Timaru District Council**  
2 King George Place, Timaru 7910  
Phone: 03 687 7200  
Email: [enquiry@timdc.govt.nz](mailto:enquiry@timdc.govt.nz)

**Temuka Service Centre**  
King Street, Temuka 7920  
Phone: 03 687 7591

**Geraldine Service Centre**  
Talbot Street, Geraldine 7930  
Phone: 03 693 9336