



Land Information Memorandum

Order Information

Summary

Property address of the land this LIM relates to

LIM Number	2000065
Property Address	9 Branscombe Street Timaru
Requested By	Harcourts Blackham & Co Real Estate Ltd
Date of Issue	11 November 2025

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purposes of section 44A of the Local Government Official Information and Meetings Act 1987 and contains information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987, and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025
- Timaru District Council (Council) at its discretion considers should be included because it relates to the land this LIM relates to.

This LIM does not include other information:

- Held by Council that is not required to be included
- Relating to the land which is unknown to the Council
- Held by other organisations which also hold land information

This LIM is based only on a search of Council records at the time the LIM was compiled.

The Council has not undertaken any inspection of the land or buildings on it for the purpose of preparing this LIM. Accordingly, the Council is unable to verify that the consents in our records match the buildings on the land. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the Council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

It is recommended that the physical attributes of the property, in particular onsite buildings, are checked against the information provided.

The text and attachments of this document should be considered together. Some information included as a matter of discretion under s 44A(3) is included under a mandatory heading for thematic reasons.

This LIM is valid as at the date of issue only.

Every care has been taken to ensure that the information is correct at the time of issue.

Environment Canterbury

This Land Information Memorandum includes natural hazard information deemed by Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

Land Information Memorandum

The following information is supplied from Council records that are held in respect of the land situated at 9 Branscombe Street, Timaru.

Occupancy Details

Owner/Ratepayer	Richard Martin Kerr
Owner/Ratepayer	Sally Ann Kerr

Parcel Listing

ID	Legal Description	Record of Title	Type	Zone	Area (Ha)
25341	Lot: 1 DP: 43571	CB21K/831	Registered	RES 1	0.0836

Property Summary

Address	9 Branscombe Street, Timaru
Area	836 square meters
Legal Description	Lot 1 DP 43571

Council Leases

NA

s44A(2)(a) - Natural Hazards

(a) the information about natural hazards that is required by section 44B:

44B Natural hazard information to be included in land information memoranda

1. ...
2. A land information memorandum must include—
 - a. information that identifies the following, to the extent that the information is known to the territorial authority:
 - i. each natural hazard, and each impact of climate change that exacerbates natural hazards, that affects the land concerned;
 - ii. each potential natural hazard, and each potential impact of climate change that exacerbates natural hazards, to the extent that the territorial authority is satisfied that there is a reasonable possibility that the hazard or impact may affect the land concerned (whether now or in the future);
 - iii. the cumulative or combined effects of the hazards and impacts referred to in subparagraphs (i) and (ii) on the land concerned; and
 - b. any further information required by the regulations to make the information provided under paragraph (a) more understandable.
3. The information must be summarised and presented in the land information memorandum in the form required by the regulations (if any).

Natural Hazard Information within the Operative and Proposed Timaru District Plans

Operative District Plan

The property is with the following hazard overlays of the Operative Timaru District Plan:

- None

The Timaru District Plan includes provisions that apply to some new activities within the overlay(s) to reduce the effects of natural hazards. The Timaru District Plan can be accessed at www.timaru.govt.nz/district-plan.

Proposed District Plan

Decisions have yet to be issued on the Proposed Timaru District Plan and therefore this information may be subject to change.

The property is within the following hazard overlays of the Proposed Timaru District Plan:

- None

District Plan hazard overlays are generally intended to identify areas that may be susceptible to a given hazard, rather than areas that are known to be susceptible. They are used to define areas where a site-specific hazard assessment is warranted before new hazard sensitive buildings or activities are established. The Proposed Timaru District Plan includes provisions that apply to some new activities within the overlay(s) to reduce the effects of natural hazards. The Proposed Timaru District Plan can be accessed at <https://timaru.isoplan.co.nz/eplan/>.

Natural Hazard Information Relating to the Building Act 2004

Rapid Assessment Buildings

NA

Section 72 Waivers

NA

Other Natural Hazard Information - Earthquake

Earthquake Fault Deformation

Data Source: Environment Canterbury

Comprehensive district-scale earthquake fault mapping commissioned by Environment Canterbury has not identified a fault deformation hazard on the property. However, it is possible there are some faults in Canterbury that are yet to be identified because they are not visible at the ground surface. More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449>.

Technical Report

Title	General distribution and characteristics of active faults and folds in the Timaru District, South Canterbury
Date	December 2016
Author	D Barrell (GNS Science)
Commissioned By	Environment Canterbury
Purpose of Report	To map and describe known and suspected faults within Timaru District to indicate where fault deformation may occur in future. For use in land

use policy and planning, infrastructure planning, emergency management planning and community education.

Study Area	Timaru District
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Accessible At	https://www.ecan.govt.nz/document/download?uri=2370766
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Earthquake Fault Awareness Areas

NA

Tsunami

Data Source: Environment Canterbury

Tsunami modelling commissioned by Environment Canterbury shows the property, or part of the property, may be affected by flooding in some tsunami scenarios. The modelling considers a range of tsunami sources and events with an average recurrence interval of up to 2500 years. More information is available on Environment Canterbury's tsunami modelling results webapp at <https://experience.arcgis.com/experience/1f01c50c3df84a9b8cd41a0353d24785>.

Technical Report

Title	Multiple scenario tsunami modelling for Mid and South Canterbury
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Date	October 2022
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Author	X Wang, A Gusman, B Lukovic, W Power (GNS Science)
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Commissioned By	Environment Canterbury
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Purpose of Report	To model inundation from many different local, regional and distant source tsunamis for average recurrence intervals up to 2500 years. For use in emergency management planning, including creating tsunami evacuation zones.
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Study Area	Mid and South Canterbury from the Rakaia River mouth to the Waitaki River mouth
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Accessible At	https://www.ecan.govt.nz/document/download?uri=4675747
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Erosion, Subsidence, Landslip, Sedimentation and Geotechnical

Information

Landslides

Data Source: Environment Canterbury

An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2002 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. This report can be downloaded from the Environment Canterbury website at <https://www.ecan.govt.nz/document/download?uri=429491>.

Technical Report

Title	Timaru District Engineering Lifelines Project: Earthquake Hazard Assessment
Date	December 2001
Author	M Yetton and I McCahon (Geotech Consulting Ltd)
Commissioned By	Environment Canterbury
Purpose of Report	To define and characterise earthquake hazards in Timaru District, specifically in regard to engineering lifelines (infrastructure). For use in infrastructure planning and emergency management planning.
Study Area	Timaru District
Accessible At	https://www.ecan.govt.nz/document/download?uri=429491

Geotechnical Investigation

NA

Liquefaction

Data Source: Environment Canterbury

District-scale liquefaction susceptibility mapping produced by Environment Canterbury shows the property is within an area where liquefaction damage is unlikely in future earthquakes. More information on liquefaction is available on Environment Canterbury's liquefaction map at <https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97>.

Technical Report

Title	Review of liquefaction susceptibility for Timaru District
Date	January 2021
Author	H Jack (Environment Canterbury)

Commissioned By	Environment Canterbury
Purpose of Report	To revise the liquefaction susceptibility mapping for Timaru District using the most up-to-date geological, geomorphological, geotechnical, groundwater, and seismicity information. For use in land use policy and planning and building consenting.
Study Area	Timaru District
Accessible At	https://www.ecan.govt.nz/document/download?uri=3944719

Soft Ground

NA

Meteorological Hazards (Wind, Drought, Fire and Snow)

Data Source: Environment Canterbury

A meteorological hazard assessment for infrastructure commissioned by Environment Canterbury in 2001 included some information on wind, snow, rain and lightning hazards in Timaru District. This report can be downloaded from the Environment Canterbury website at <https://www.ecan.govt.nz/document/download?uri=374946>.

Technical Report

Title	Meteorological Hazard Assessment Report: Timaru District Engineering Lifelines Project
Date	June 2001
Author	A Tait, C Thompson, S Reid, S Burgess, H Larsen, J Sansom (NIWA)
Commissioned By	Environment Canterbury
Purpose of Report	To identify the vulnerability of engineering lifelines (infrastructure) and emergency services to damage from meteorological hazards including wind, snow, rain and lightning. For use in infrastructure planning and emergency management planning.
Study Area	Timaru District
Accessible At	https://www.ecan.govt.nz/document/download?uri=374946

Coastal Hazards

Coastal Erosion

Data Source: Environment Canterbury

Future shoreline modelling commissioned by Environment Canterbury and Timaru District Council shows the property is not affected by coastal erosion in any of the modelled scenarios. The modelling predicts shoreline positions for the years 2070 and 2120 based on at least three sea level rise scenarios for each.

Technical Report

Title	Timaru Coastal Erosion Assessment
Date	July 2020
Author	Jacobs New Zealand Ltd
Commissioned By	Environment Canterbury & Timaru District Council
Purpose of Report	To determine the potential changes in shoreline position over the next 100 years along the Timaru District coastline. For guiding decision making for land use and asset planning, and future coastal management.
Study Area	Timaru District coastline
Accessible At	https://www.timaru.govt.nz/documents/jacobs-2020-coastal-erosion-assessment

Coastal Flooding

NA

Flooding

Data Source: Environment Canterbury

The property, or part of the property, is within an area where detailed floodplain modelling has been carried out by Environment Canterbury. Model results are available on Environment Canterbury's flood model results webapp at <https://apps.canterburymaps.govt.nz/FloodModelResults/>.

Technical Report

Title	Timaru District Coastal Hazard Assessment - Coastal Inundation
Date	June 2020

Author	National Institute of Water & Atmospheric Research Ltd
Commissioned By	Environment Canterbury & Timaru District Council
Purpose of Report	To assess the coastal inundation hazard for Timaru District. For guiding decision making for land use and asset planning, and future coastal management.
Study Area	Timaru District Coastline
Accessible At	https://www.timaru.govt.nz/documents/niwa-2020-coastal-hazard-assessment

Data Source: Environment Canterbury

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.

You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

Site Specific Flood Assessment

NA

National Model Statement

There are national datasets that could hold relevant information for the property that are not part of Council Information. These include:

- Natural Hazard Commission (formerly Earthquake Commission) claims at <https://naturalhazardsportal.govt.nz/s/claims-map>
- The New Zealand National Seismic Hazard Model (Earthquake Shaking) at <https://nshm.gns.cri.nz/HazardMaps>
- Earth Science New Zealand's Landslide Database at <https://data.gns.cri.nz/landslides/>
- Earth Science New Zealand's National Flood Tool at <https://niwa.maps.arcgis.com/apps/dashboards/8c1db2b8e37841f29a57a38675388897>

s44A(2)(aa) - Special Features and Characteristics of Land

A land information memorandum must include—

(aa) information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants, that—

i. is known to the territorial authority; but

ii. is not apparent from a district plan under the Resource Management Act 1991:

Contaminated Land Information

Listed Land Use Register

Environment Canterbury hosts a Listed Land Use Register. The Listed Land Use Register is a publicly available database of sites where hazardous activities and industries have been located throughout Canterbury.

Environment Canterbury has identified these sites and maintained the database for some years. The database is available at <https://llur.ecan.govt.nz/home>

Closed Land Fill

NA

Contamination

NA

Pentachlorophenol

NA

Other Information Held

Property Contamination

There are no environmental health requisitions on the property.

Fill

NA

Filled Underground Tanks

NA

Old Well

NA

Quarry

NA

Underground Tank

NA

s44A(2)(b) - Sewer and Stormwater

Information on private and public stormwater and sewerage drains as shown in the territorial authority's records.

Public Stormwater Drains

The property has no public stormwater infrastructure located within the boundary.

Public Sewers

The property has no public sewer infrastructure located within the boundary.

On-site Drainage

There are shared drains.

Recorded against parcel(s): 25341

There are drainage plans attached.

Recorded against parcel(s): 25341

There are private drains on site.

Recorded against parcel(s): 25341

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.

Stormwater Attenuation Register

NA

Flood Risk Certificates

NA

Water Courses

There are no natural water courses on the site.

Shared Drains

Shared Private Sewer Pipeline (multiple consumers)

This property discharges sewage to the public sewer system via a private pipeline shared with other consumers. Maintenance of the private sewer pipeline (including any manholes and cleaning eyes) is not a Timaru District Council responsibility.

Recorded against parcel(s): 25341

Land Drainage

There is no land drainage system.

Infiltration Register

NA

Sewer Register

The property has a connection to a public sewer network.

Recorded against parcel(s): 25341

Tradewaste Register

NA

Other Sewer Information

NA

s44A(2)(bb) - Drinking Water

Information on —

- i. whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a drinking water supplier
- ii. if the land is supplied with drinking water by a drinking water supplier, any conditions that are applicable to that supply
- iii. if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply
- iv. any exemption that has been notified by Taumata Arowai to the territorial authority under section 57 of the Water Services Act 2021

Water Scheme

The property has a connection to a public water network: Timaru Urban.

Recorded against parcel(s): 25341

Water General Comments

NA

Private Water Leaks

NA

Other Water Information

NA

Shared Private Water

NA

s44A(2)(c) - Rates

Information relating to any rates owing in relation to the land.

Rating Information

Property ID	3929	Valuation Reference	24960/504.01
Land Value	\$460,000	Capital Value	\$780,000
Date of Valuation	1 September 2023		

Timaru District Council Rates (1 July 2025 - 30 June 2026)

1/7	General Residential General	Land Value	460000	\$1,462.80
2/1	Community W&S Timaru	Land Value	460000	\$570.40
3/1	100% Uniform Annual General Charge	Special	1	\$1,163.22
50/1	Standard Urban Waste Management Charge	Special	1	\$384.58
55/1	100% Water Supply Urban	Special	1	\$619.07
58/1	Sewer Charge	Special	1	\$406.20
Total Timaru District Council Rates (GST Inclusive)				\$4,606.27

Environment Canterbury Rates (1 July 2025 - 30 June 2026)

500/1	General Region Timaru	Capital Value	780000	\$311.15
505/1	Region UAGC Timaru	Special	1	\$47.22
515/1	Region W&S Timaru	Capital Value	780000	\$20.53
521/1	Civil Defence Timaru	Special	1	\$16.09
535/1	Urban Transport Timaru	Capital Value	780000	\$209.57
542/1	Tim Air Quality Heating Assistance	Capital Value	780000	\$8.64
545/1	Tim/Glde Air Quality Rate	Capital Value	780000	\$5.90
Total Environment Canterbury Rates (GST Inclusive)				\$619.10

Total Rates (GST Inclusive)**\$5,225.37**

Rates Financial Details

Timaru District Council rates owing**\$3,454.70**

Environment Canterbury rates owing	\$464.32
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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 the 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 4 Bin service, are charged to the property from 1 July following.

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 4 Bin Service is optional for rural properties.

Charges for the 4 Bin 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 4 Bin Service should be verified with Council's Customer Services Unit.

Half Water Rate

NA

Healthier Homes

NA

s44A(2)(ca) - Infrastructure Funding and Financing Act 2020

If the land concerned is located in a levy area that is subject to a levy order under the Infrastructure Funding and Financing Act 2020, information about—

- i. the levy period
- ii. how liability for a levy on the land is assessed
- iii. amounts of any unpaid levy

NA

s44A(2)(cb) - Urban Development Act 2020

If the land concerned is located in a project area that is subject to a targeted rates order under the Urban Development Act 2020, information about—

- i. the financial years to which the order applies; and
- ii. how liability for targeted rates under that Act on the land is calculated; and
- iii. amounts of any unpaid targeted rates under that Act

NA

s44A(2)(d) - Consents and Other Orders

Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act).

Planning

General Applicable Land Use Consents

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.

Recorded against parcel(s): 25341

Information on Activities Requiring Planning Approval

NA

Powerlines

NA

Building Information

Building Consents

Building Consent 2.2009.65011.1 issued on 19 November 2009

Activity: Dwelling Alterations (Bathroom)

Code Compliance Certificate issued on 2 February 2011.

Recorded against parcel(s): 25341

Refer to the following attachment(s):

- Floor plan for 2.2009.65011.1 - Dwelling Alterations (Bathroom)
- Site plan for 2.2009.65011.1 - Dwelling Alterations (Bathroom)

Building Consent 2.1993.2801.1 issued on 5 November 1993

Activity: Dwelling Addition

Code Compliance Certificate issued on 25 May 1994.

Recorded against parcel(s): 25341

Refer to the following attachment(s):

- Floor plan for 2.1993.2801.1 - Dwelling Addition
- Site plan: No documentation held

Project Information Memorandum

NA

Certificates of Acceptance

NA

Building Records

NA

Exempt Building Work

NA

Discretionary Exempt Building Work

NA

Compliance Schedules and Building Warrant of Fitness

NA

Third Party Building Consents

NA

Notice to Fix

NA

Earthquake Prone Buildings

NA

Swimming Pools

NA

Building Permits

Building Permit No. 573 - Install Yunca Inbuilt Solid Fuel Heater - 26 February 1992

Recorded against parcel(s): 25341

Plans: No documentation held.

Building Permit No. 29851 - Dwelling Addition - 4 March 1991

Recorded against parcel(s): 25341

Refer to attachment Plans for Building Permit 29851 - Dwelling Addition.

Building Permit No. 28187 - Building Addition (Office) - 19 January 1990

Recorded against parcel(s): 25341

Refer to attachment Plans for Building Permit 28187 - Building Addition (Office).

Building Permit No. 24203 - Erect Garage - 9 May 1985

Recorded against parcel(s): 25341

Refer to attachment Plans for Building Permit 24203 - Erect Garage.

Building Permit No. 1007 - Erect Pavilion - 2 October 1946

Recorded against parcel(s): 25341

Plans: No documentation held.

Building Permit No. 2 - Erect Dwelling - 9 May 1926

Recorded against parcel(s): 25341

Refer to attachment Plans for Building Permit 2 - Erect Dwelling.

Drainage Permits

Drainage Permit No. 682 - Plumbing & Drainage - 15 March 1991

Recorded against parcel(s): 25341

Plans: No documentation held.

Additional Building Attachments

Refer to the following attachment(s):

- Drain Plans: Plumbing and Drainage - Plans - 9 Branscombe Street Timaru - 11/09/1926 and Additions 1993

Environmental Health

Health Licences

This property is not subject to any health licences.

Liquor Licences

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

Food Act 2014

This property is not subject to any food licences.

Noise Abatement

NA

Land Transport Information

Roading General Comments

NA

Dairy Cattle Crossing

NA

Land Transport Information

NA

Non-Compliant Crossings

NA

Occupation of Road Reserve

NA

Infrastructure

Engineering Designs

NA

Services Consents

NA

s44A(2)(da) - Building Act 2004 Section 362T(2)

The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004.

NA

s44A(2)(e) - Building Act Certificates Issued by a Building Certifier

Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

NA

s44A(2)(ea) - Weathertight Homes Resolution Services Notifications

Information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006.

NA

s44A(2)(f) - Land Use

Information relating to the use to which that land may be put and conditions attached to that use.

Zoning

This site is zoned in the Timaru District Plan as Residential 1 Zone (Suburban Residential; Timaru, Temuka, Geraldine, Pleasant Point) (RES 1)

Recorded against parcel(s): 25341

Designations

NA

Significant Natural Areas

NA

Proposed District Plan Memorandum

NA

Adjoining Properties

Relevant activities requiring planning approval in close proximity to the subject property are listed below.

Activities requiring planning approval for rail land, road reserves and riverbeds are not shown.

Subdivision consent 101.2022.209.1

Granted date: 1 September 2022

Situation: 9A Branscombe Street

Activity: Subdivide To Achieve Two Residential Allotments

Subdivision consent 101.2021.196.1

Granted date: 21 December 2021

Situation: 2B Park Lane

Activity: Subdivide to Achieve Two Allotments

Subdivision consent 101.2020.151.1

Granted date: 29 October 2020

Situation: Branscombe Street

Activity: Subdivide to Achieve Four Residential Allotments

Subdivision consent 101.2018.229.1

Granted date: 22 November 2018

Situation: Wai-iti Road

Activity: Achieve Two Residential Allotments from an Existing Title in Res 1

Land Use consent 102.2022.209.1

Granted date: 1 September 2022

Situation: 9A Branscombe Street

Activity: Construct Dwellings with Non-Complying Open Space and Recession Planes

Land Use consent 102.2021.103.1

Granted date: 28 June 2021

Situation: 7 Branscombe Street

Activity: Dwelling Within 5m of Roadside Setback

Land Use consent 102.2020.151.1

Granted date: 29 October 2020

Situation: 7 Branscombe Street

Activity: Non-Complying Vehicle Access Width

Land Use consent 102.2018.229.1

Granted date: 22 November 2018

Situation: Wai-iti Road

Activity: Achieve Two Residential Allotments from an Existing Title in Res 1

Land Use consent 102.1998.693.1

Granted date: 7 August 1998

Situation: 8A Branscombe Street

Activity: Erect dwelling intruding recession plane & dwelling addition (garage). Erect dwelling intruding recession plane - 8A Branscombe Street Dwelling addition (garage) within road boundary setback - 8 Branscombe Street

Land Use consent 102.1995.324.1

Granted date: 31 January 1995

Situation: 121 Wai-iti Road

Activity: Dwelling addition within eastern boundary setback.

Land Use consent 102.1994.266.1

Granted date: 10 May 1994

Situation: 117 Wai-iti Road

Activity: Erect carport within front yard setback.

Land Use consent 102.1993.171.1

Granted date: 22 April 1993

Situation: 6B Park Lane

Activity: Dwelling addition (carport) within 1.8m setback.

Land Use consent 102.1992.71.1

Granted date: 7 August 1992

Situation: Wai-iti Road

Activity: Addition to church hall within 3m building setback.

Maps

The attached maps 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.

Outstanding Landscape Areas

NA

Amenity Landscape Areas

NA

Coastal Marine Area Boundary

NA

Statutory Acknowledgements

NA

Esplanade Strips

NA

Archaeological Site

NA

Significant Trees

NA

Heritage New Zealand Locations

NA

Heritage Buildings and Structures

NA

Richard Pearse Airport

NA

s44A(2)(g) - Information Notified by Statutory Organisations

Information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose.

Environment Canterbury

Environment Canterbury Managed Drains

NA

s44A(2)(h) - Network Utility Operator Notifications

Any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

NA

s44A(3) - Discretionary Information

In addition to the information provided for under subsection (2), a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

Discretionary Clauses

NA

Property Boundary Matters

NA

Fire and Emergency Act 2017

NA

Tsunami Evacuation Zones

Data Source: Environment Canterbury

The property is not within a tsunami evacuation zone. You do not need to evacuate this area if you feel a long or strong earthquake, or in an official tsunami warning.

More information is available on the Canterbury CDEM Group website at www.cdemcanterbury.govt.nz/hazards/tsunami.

Additional Attachments

NA

Attachments

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	Water Mains		Redundant Gas Pipes
	Water Laterals		ECan
	Private Water		Managed Drains
	Abandoned Water		
	Sewer Mains		
	Sewer Laterals		
	Private Sewer		
	Abandoned Sewer		
	Stormwater Mains		
	Open Storm Channel		
	Stormwater Laterals		
	Private		
	Stormwater Mains		
	Private Open Storm Channel		
	Abandoned Stormwater		

 District Outline	 Noise Contour	 COM 1	 Rural Lifestyle Sub Zone	 Gleniti FUD Streams
 Designated Site	 Significant Natural Areas	 COM 1A	 Rural	 Gleniti FUD Reserves
 Designated Area	 Statutory Acknowledgem	 COM 1B	 Production Sub Zone	 Future Urban Development Zones
 Archaeological Site	 Outstanding Landscape Areas	 COM 1C	 National Routes	
 Heritage Buildings and Structures	 Amenity Landscape Areas	 COM 2	 Regional Arterial Roads	
 Heritage New Zealand Sites	 Landscape Areas	 COM 2A	 District Arterial Roads	
 Significant Tree	 Prop. District Plan Amendments	 COM 3	 Principal Roads	
 Aerodrome Flight Path Designation	 Proposed Subdivisions	 IND H	 Collector Roads	
 Indicative Road	 Proposed Subdivisions at 224C Stage	 IND L		
 Coastal Marine Area Boundary	 Washdyke Industrial Expansion Area	 R 1		
 100 Year Coastal Erosion Line	 High Hazard Stopbank Setback Area	 R 2		
 Coastal Inundation Line	 Coastal High Hazard (Erosion) Area	 R 3		
 Stopbanks	 Coastal High Hazard (Inundation) Area	 R 4		
 Esplanade Strips		 R 4A		
 Powerlines		 R 4B		
		 R 5		
		 REC 1		
		 REC 2		
		 REC 3		
		 Rural Residential (Brookfield Road)		
		 RES 1		
		 RES 2		
		 RES 3		
		 RES 4		
		 RES 5		
		 RES 6		
		 Rural Residential Sub Zone		

Proposed District Plan Hazard Layers

-  Liquefaction Areas
-  Earthquake Fault (Subdivision Awareness) Areas
-  Earthquake Fault (Infrastructure or Facilities Awareness) Areas
-  Flood Assessment Area
-  Regional Council Stopbank
-  Coastal High Hazard (Inundation) Area
-  Coastal High Hazard (Erosion) Area
-  High Hazard Area
-  High Hazard Stopbank Setback Area

-  Liquefaction damage is possible - Fine-grained sediment <10,000 years old
-  Liquefaction damage is possible - River, stream or beach sediment <10,000 years old
-  Liquefaction damage is unlikely - River or stream sediment >10,000 years old
-  Liquefaction damage is unlikely - Rock or hill soils

-  TDC - Flood Assessment Area
-  ECan - Flood Assessment Overlay

- Coastal Erosion Assessment - Projected Future Shoreline Positions
-  0.2 2070 P50
-  0.4 2070 P50
-  0.6 2070 P50
-  0.6 2070 P5
-  0.8 2120 P50
-  1.2 2120 P50
-  1.5 2120 P50
-  1.5 2120 P5
-  Present Day Shoreline
-  South Beach Maximum Toe Position

- NIWA - Coastal Hazard Assessment - Coastal Inundation Areas
- ARI Maximum Inundation Extent
-  Storm-tide + Waves + 1.5 m SLR
-  Storm-tide + Waves + 0.8 m SLR
-  Storm-tide + Waves + 0.0 m SLR

Aerial Photograph

Refer to appended sheet for Legend

Not to scale
11 November 2025

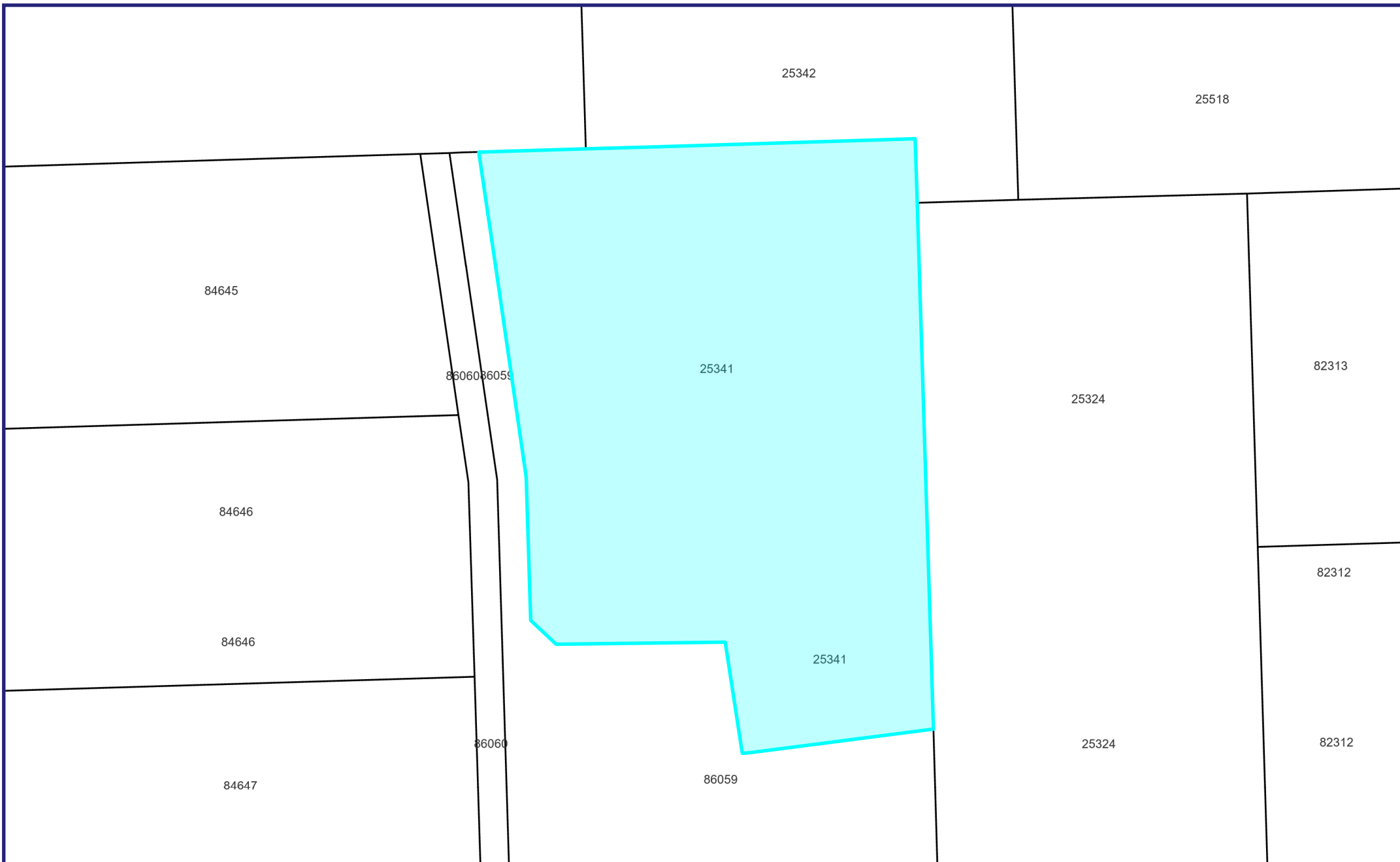


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Parcel ID Map

Refer to appended sheet for Legend

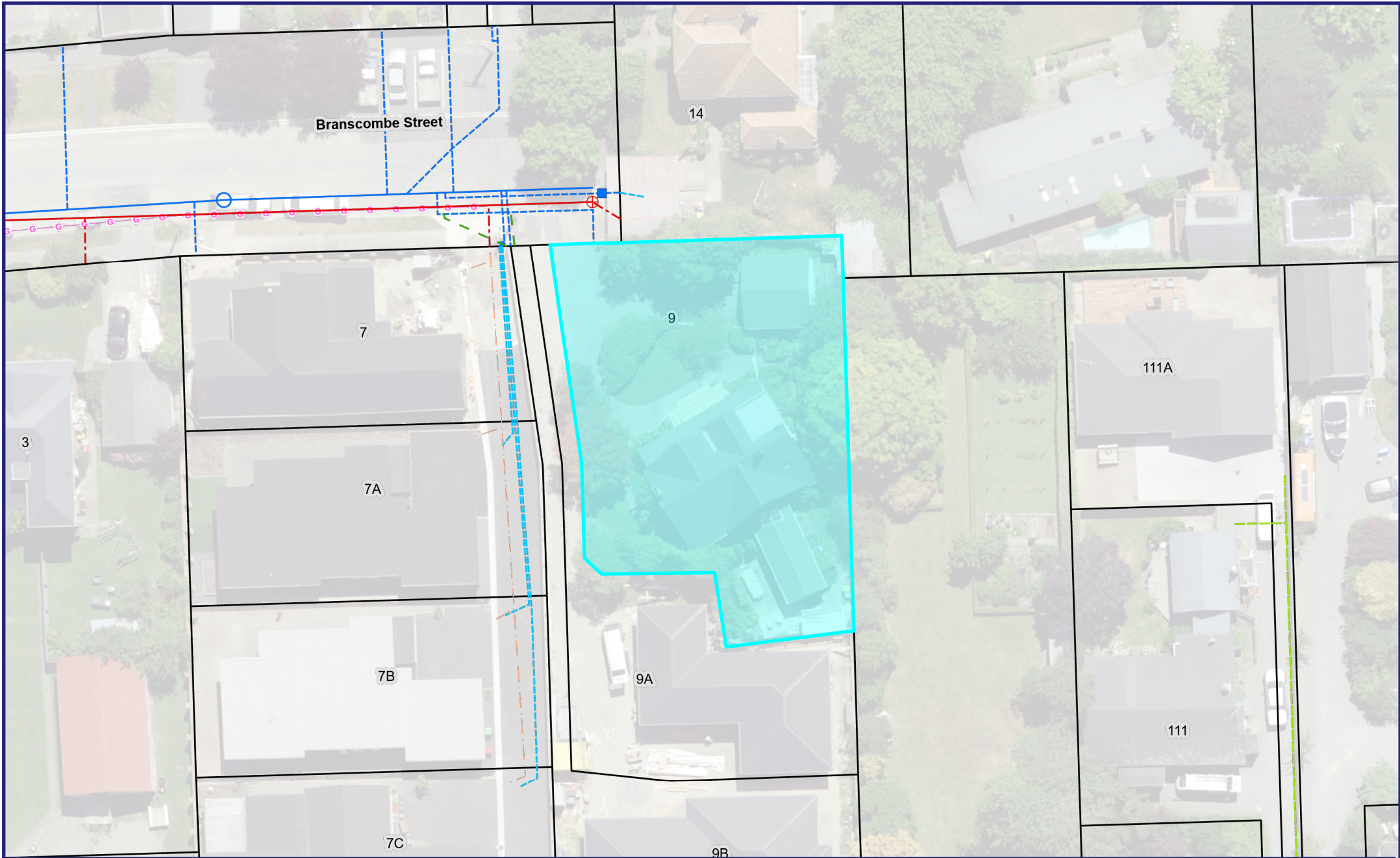
Not to scale
11 November 2025



Reticulation Services Map

Refer to appended sheet for Legend

Not to scale
11 November 2025

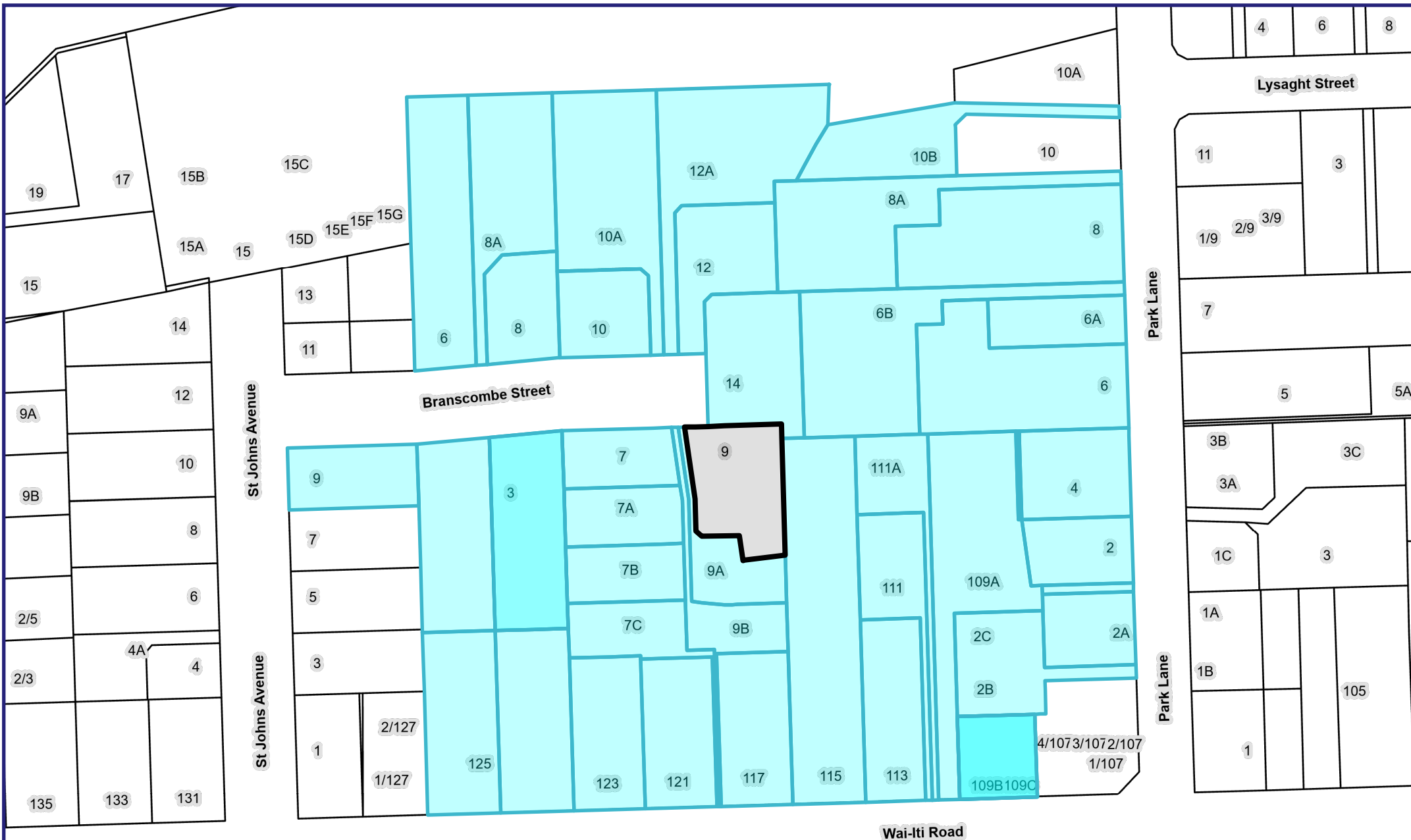


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Adjacent Property Map

Refer to appended sheet for Legend

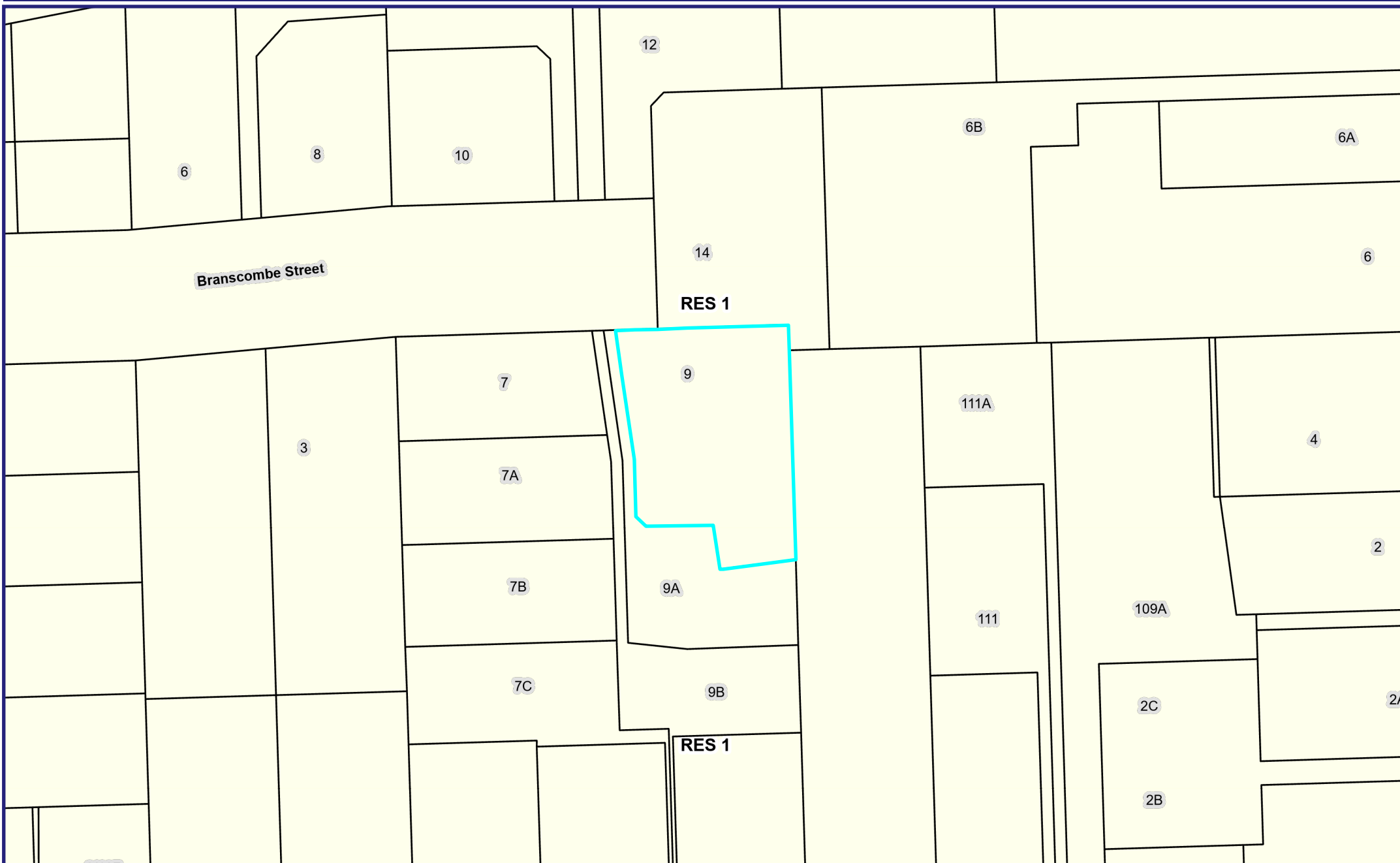
Not to scale
11 November 2025



District Planning Map

Refer to appended sheet for Legend

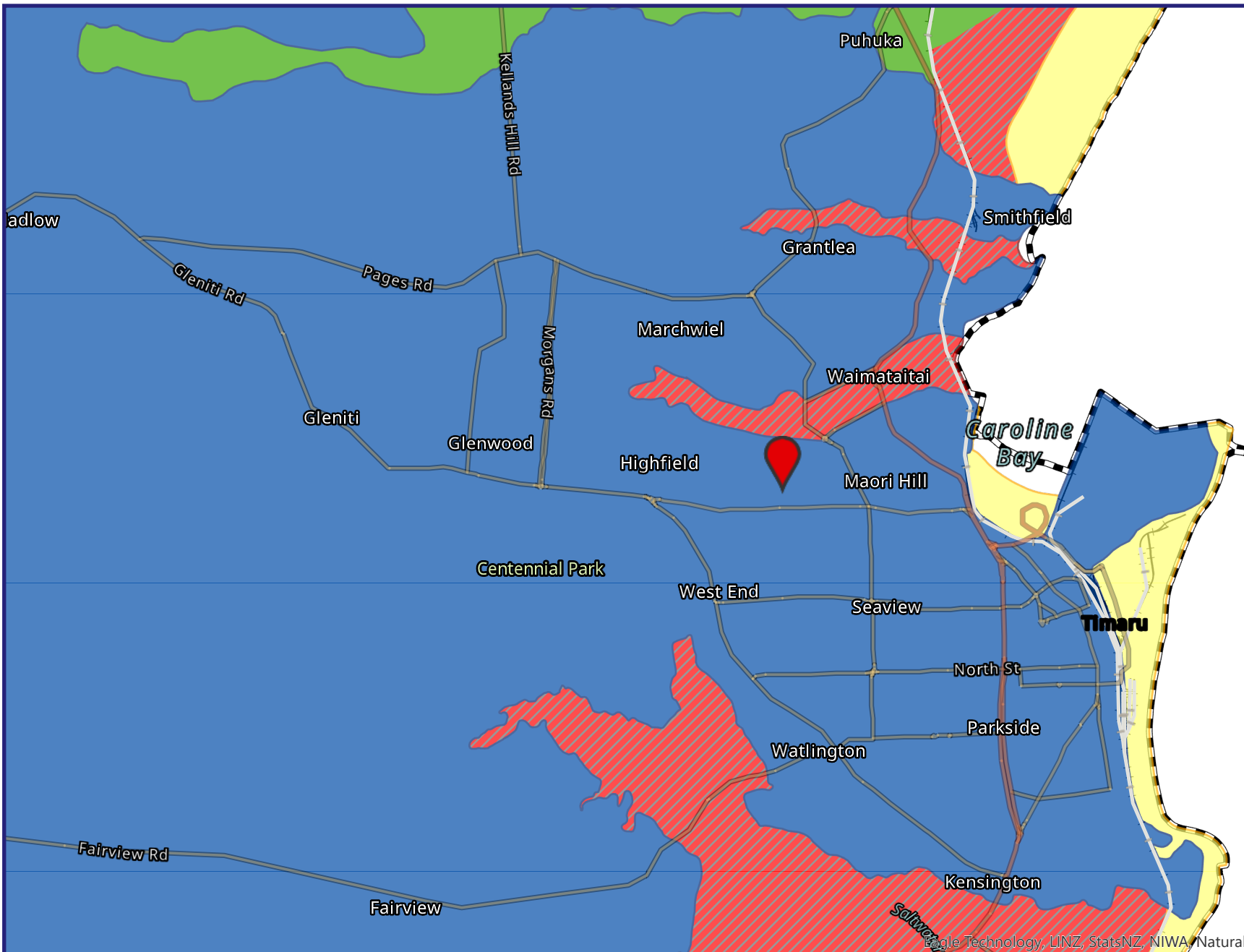
Not to scale
11 November 2025



Liquefaction Vulnerability Categories

Refer to appended sheet for Legend

Not to scale
11 November 2025



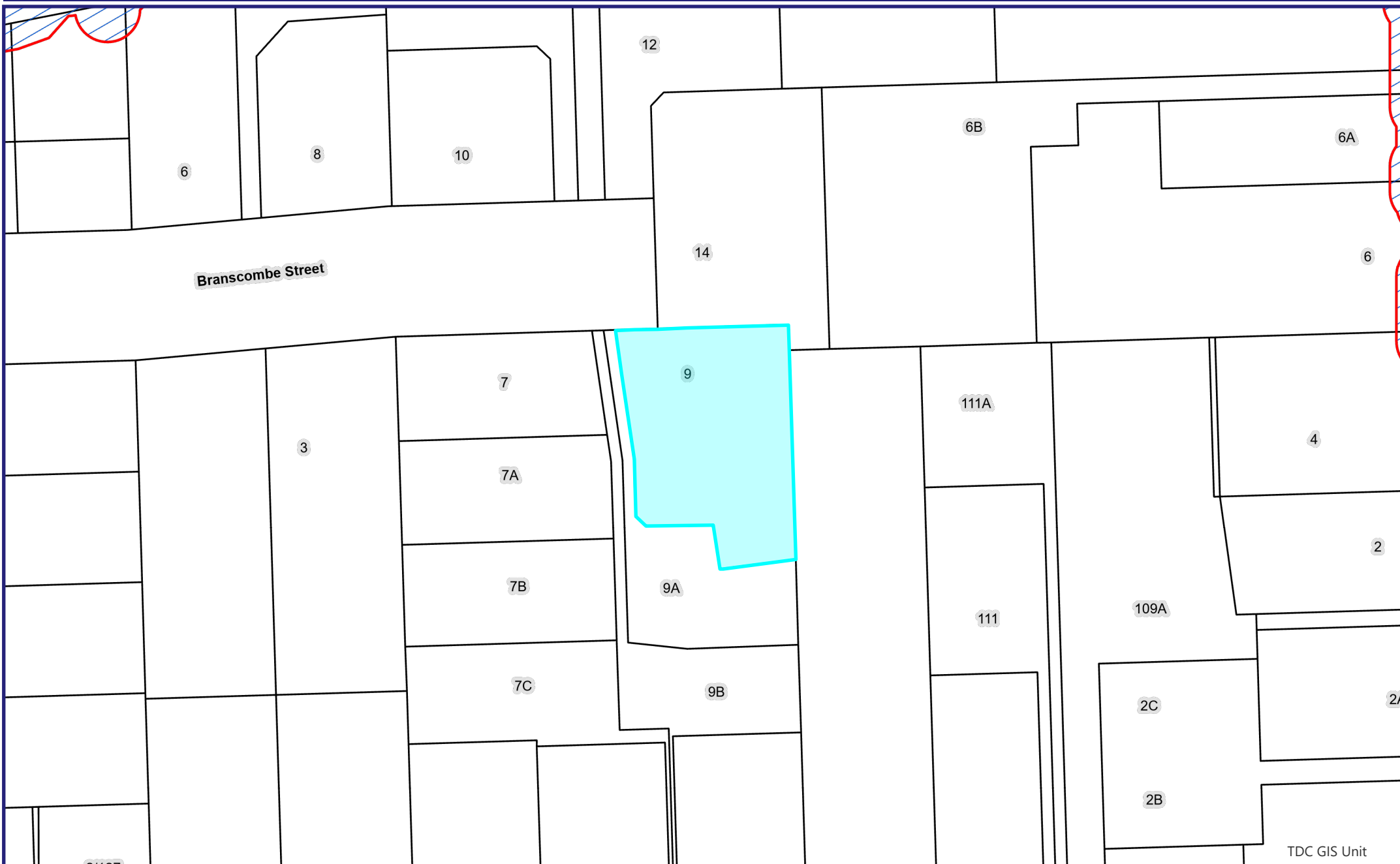
Google Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors.

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Proposed District Plan Natural & Coastal Hazards

Refer to appended sheet for Legend

Not to scale
11 November 2025



TDC GIS Unit

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Timaru Water Supply

Where does your water come from and is it safe?

Timaru's water comes from two sources: the Upper Gorge of the Pareora River and from the Opihi River near Pleasant Point. From there it is piped to the Claremont Reservoir where the water receives ozone treatment to kill bacteria and protozoa (Giardia and Cryptosporidium), it is then chlorinated to prevent the water getting re-contaminated on its way to your taps.

Council own and operate the water supply network from the intake to the point of supply at your property. For the Timaru scheme these assets consist of 2 intakes, 5 pump stations, 3 reservoirs, a treatment plant, and a reticulation network of around 338 kilometres of pipelines.

Maintenance of the water supply

Council utilises contractors to carry out maintenance work. Occasionally a water main may need to be shut down 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. If you require a continuous supply of water, please make your own storage arrangements.

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. 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.

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 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, it is up to the owner to fix it. You may contact the Council for technical advice. Council has a 24/7 call-out service on: (03) 687 7200.

Need a water connection?

Pick up an application form from the Council's main office at 2 King George Place, Timaru or download the form from the *Services Consents* page on our website www.timaru.govt.nz
Other information on water supply services provided by the Council is available at our website.

Enquiries

For any enquiries relating to the District's water supplies please contact us at:

Timaru District Council

2 King George Place, Timaru 7910

Phone: 03 687 7200

Email: enquiry@timdc.govt.nz

Temuka Service Centre

King Street, Temuka 7920

Phone: 03 687 7591

Geraldine Service Centre

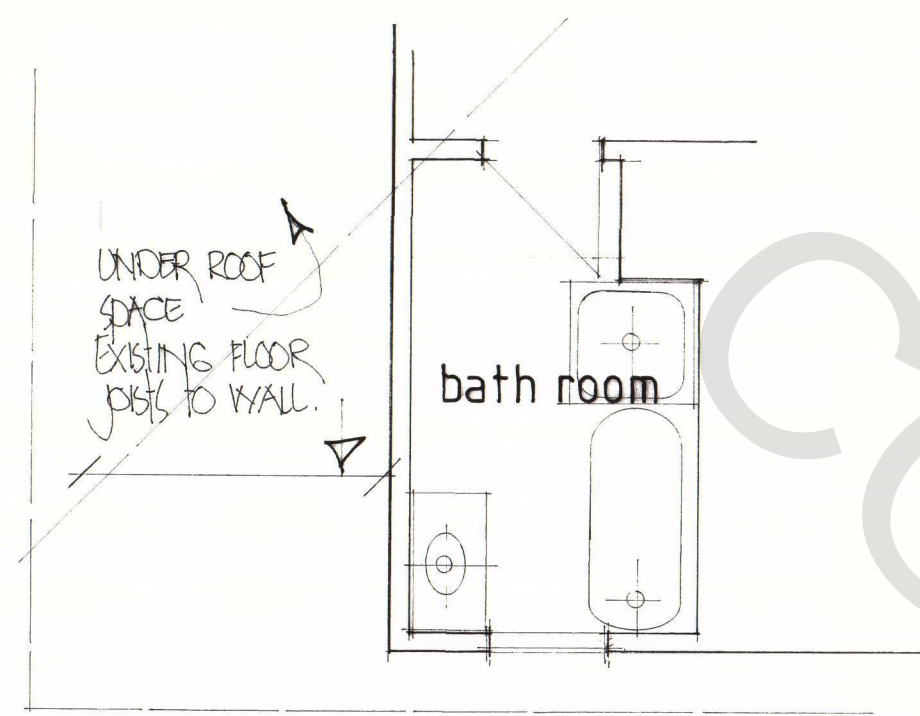
Talbot Street, Geraldine 7930

Phone: 03 693 9336

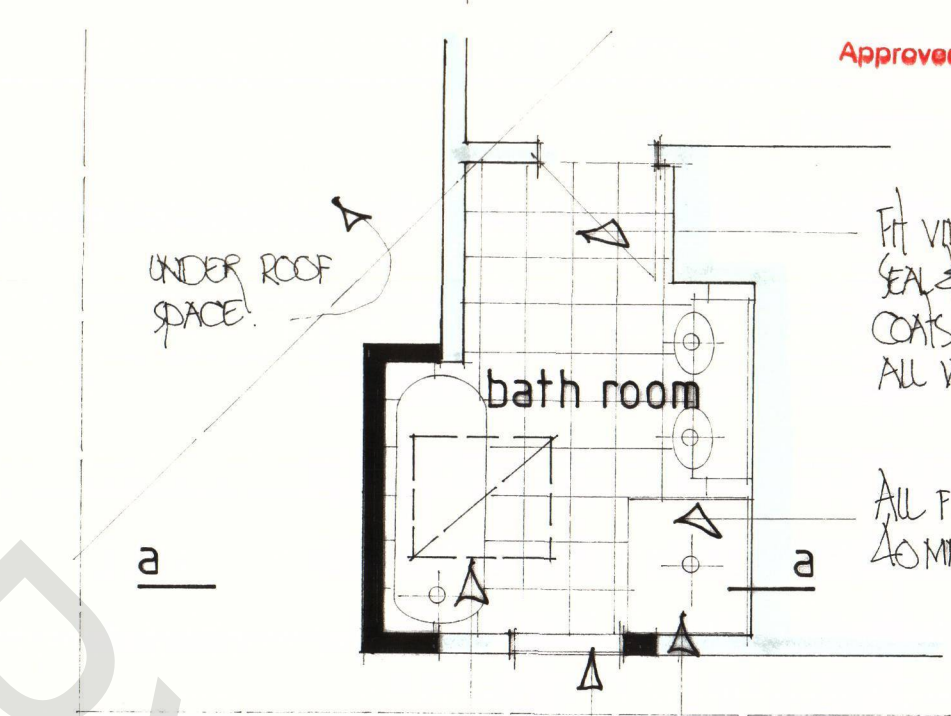
TIMARU DISTRICT COUNCIL
BUILDING CONSENT

65011

Approved Document



existing floor layout (FIRST FLOOR LEVEL)



Fit 900x800 FIXED SKY LIGHT.

Fit VINYL FLOOR COVERING.
SEAL & APPLY 2x FINISH
COATS ACRYLIC PAINT TO
ALL WALLS & CEILINGS.

ALL FITTINGS TO EXISTING
40MM DIA PVC WASTES.

Acrylic SHOWER CURTAIN.

MOVE EXISTING TIMBER WINDOW
TO SUIT NEW SHOWER POSITION.
FIT SAFETY GLASS. (750 span - 1500x100 H/L
UNTER OVER).

proposed SCALE 1:50
Fit COMPLYING SMOKE DETECTORS TO FY OF THE NZBC.

DRAFTLINE LTD
DESIGN & DRAUGHTING SERVICES
EMAIL pat.coll@draftline.co.nz
CELL 0274 370 280

title.
alteration to dwelling no. 9 branscombe street timaru

design.
drawn.
date.
rev.

drawing no.
sheet. 01



Health room
Facilities

65011 - 1
Approved Document
TIMARU DISTRICT COUNCIL
BUILDING CONSENT

9 Branscombe Street.
PLAN OF DRAIN

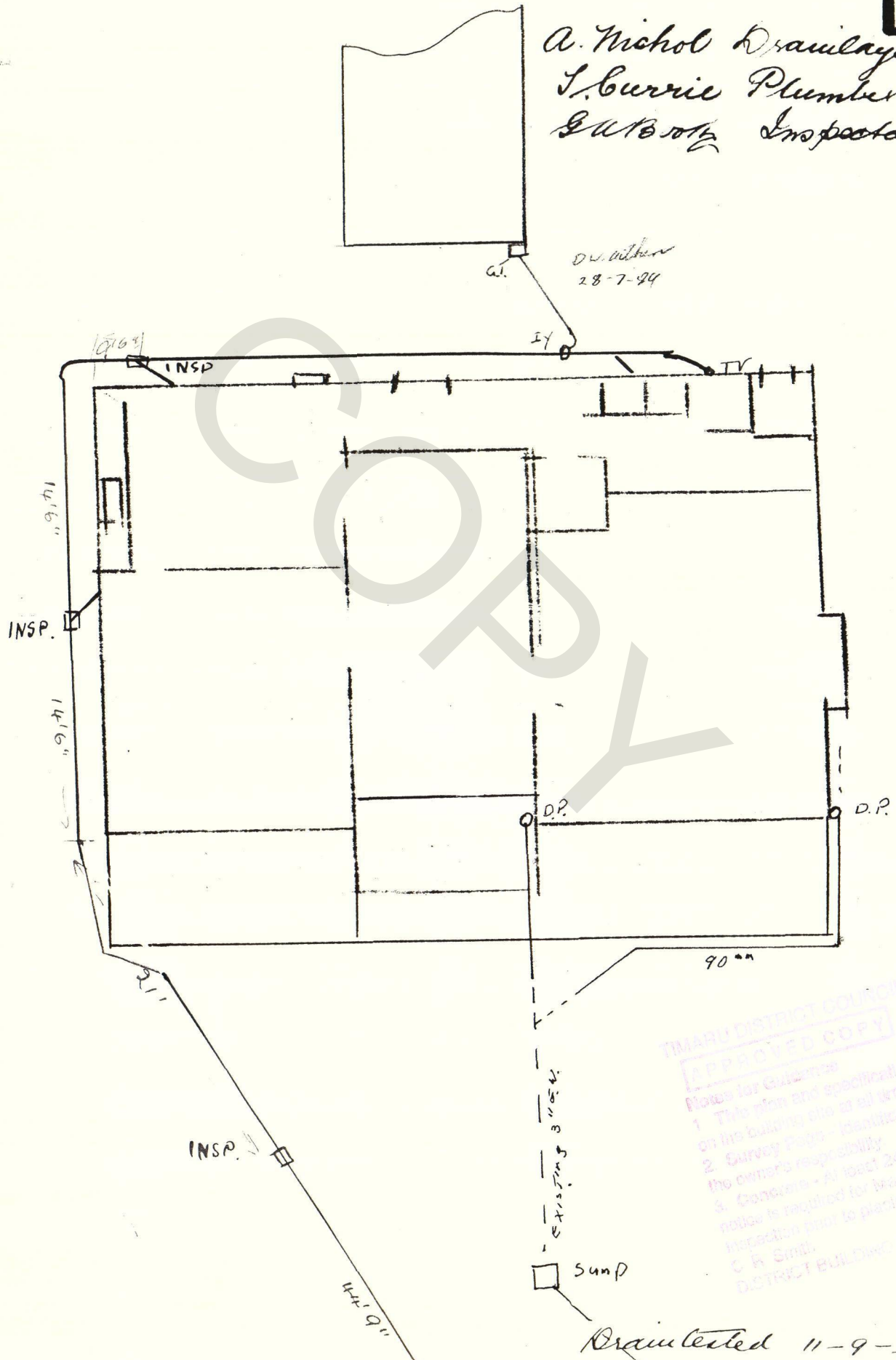
6208.
 Lot 2
 D.P. 7353

Scale: 8 feet to 1 inch. Application No. 2 Block I6I-3 Sec. 2

E. Zeisler Branscombe St.

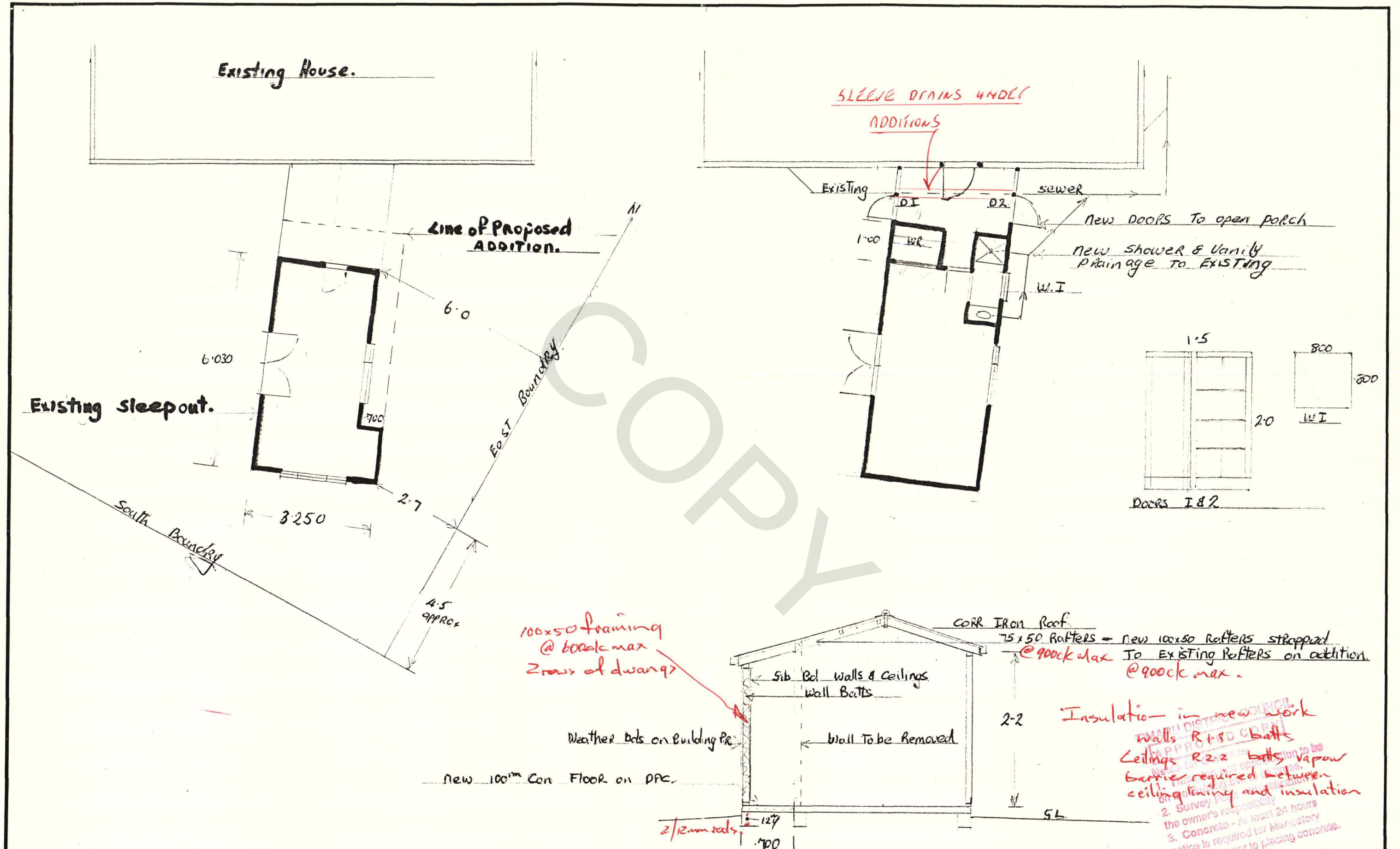
9

A. Nichol Draughtlayer
 J. Currie Plumber
 G. B. Smith Inspector



TIMARU DISTRICT COUNCIL
 APPROVED COPY
 Notes for Guidance
 1. This plan and specification is to be on the building site at all times.
 2. Survey Page - Identification is the owner's responsibility.
 3. Consents - At least 24 hours notice is required for mandatory inspection prior to placing concrete.
 C. B. Smith
 DISTRICT BUILDING OFFICIAL

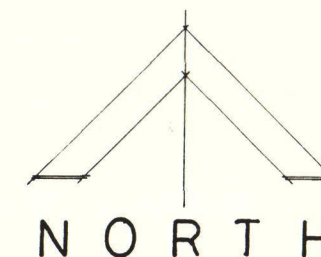
Drain tested 11-9-26



DRAWN BY		DRAWING No.	addition to sleepout - 9 Branscome st. Timaru For MR & MRS P M Clarke	LINE QUALITY	EXCEL.	V. GOOD	GOOD	FAIR	POOR
DATE	SCALE								
12-10-93.	1-100+1-50			INTERPRETATION					
				ACCURACY					
				LAYOUT					

Wiljef

DRIVEWAY



Porch

D.P.

ENTRY

SITTING ROOM

DINING

← Timber framed
walls stucco
exterior

GROUND FLOOR
PLAN (Existing)
Scale 1:50

TIMARU DISTRICT COUNCIL

APPROVED COPY

Notes for reference:

1. This plan and specification to be on the building etc at all times.
 2. Survey Page - Identification is the owner's responsibility.
 3. Concrete - At least 24 hours notice is required for Mandatory inspection prior to placing concrete.
- C. F. Smith
DISTRICT BUILDING OFFICIAL

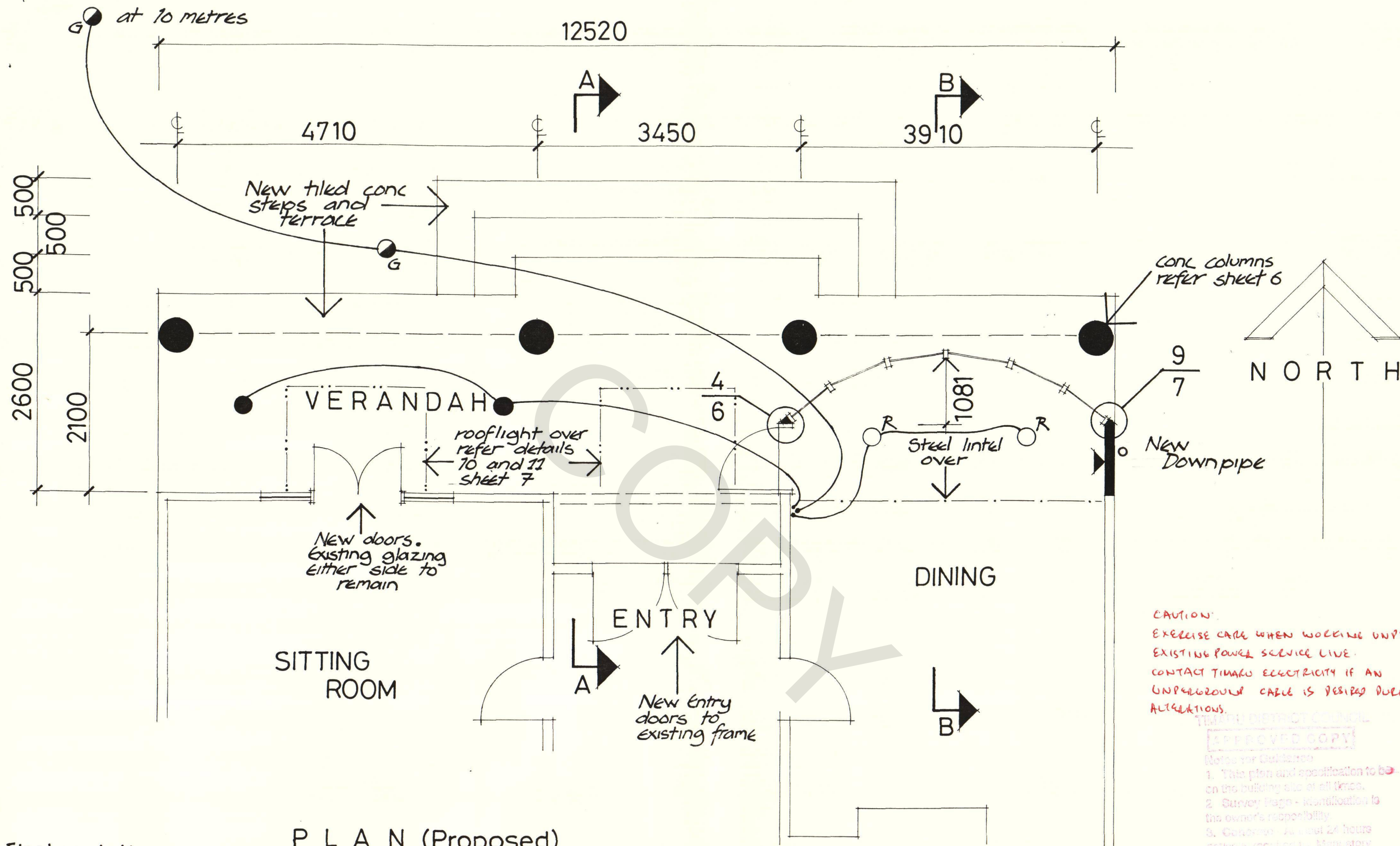
04 FEB 1991

David McBride
Architect

ADDITION TO HOUSE
9 BRANSCOMBE ST
TIMARU 9044
EXISTING PLAN ①

4 Sefton St Timaru New Zealand
Telephone (03) 684-7981 Fax (03)684-8428
PO Box 732 Timaru

Principal: David McBride ANZIA Registered Architect



Electrical Key

- Spotlights on rafters
- ^R Recessed downlights
- ^G Garden lights (2)
- ✕ Switched socket outlet

P L A N (Proposed)
Scale 1:50

David McBride
Architect

4 Sefton St Timaru New Zealand
Telephone (03) 684-7981 Fax (03)684-8428
PO Box 732 Timaru
Principal: David McBride ANZIA Registered Architect

ADDITION TO HOUSE
9 BRANSCOMBE ST
TIMARU 9044

PROPOSED PLAN (2)

SS 365

SS 370

STREET

14

(20268)

10012

(18631)

12879

7

(14518)

R.O.W. Building
Restriction.

9

24203

1

4357

D. P.

9A

12343

8

20741

(11945)

P.

10

ST. JOHN
APTIST

25051

4

5

24502

(26493)

26534

123

(2738)

T. GILL

121

R.O.W.

19523

1 1/2" G. I.

6" E.W.

6" E.W.

6" E.W.

Proposed extension for M. Martin & J. Wauchop
 9 Branscombe Str
 Timaru

TIMARU DISTRICT COUNCIL
 APPROVED COPY

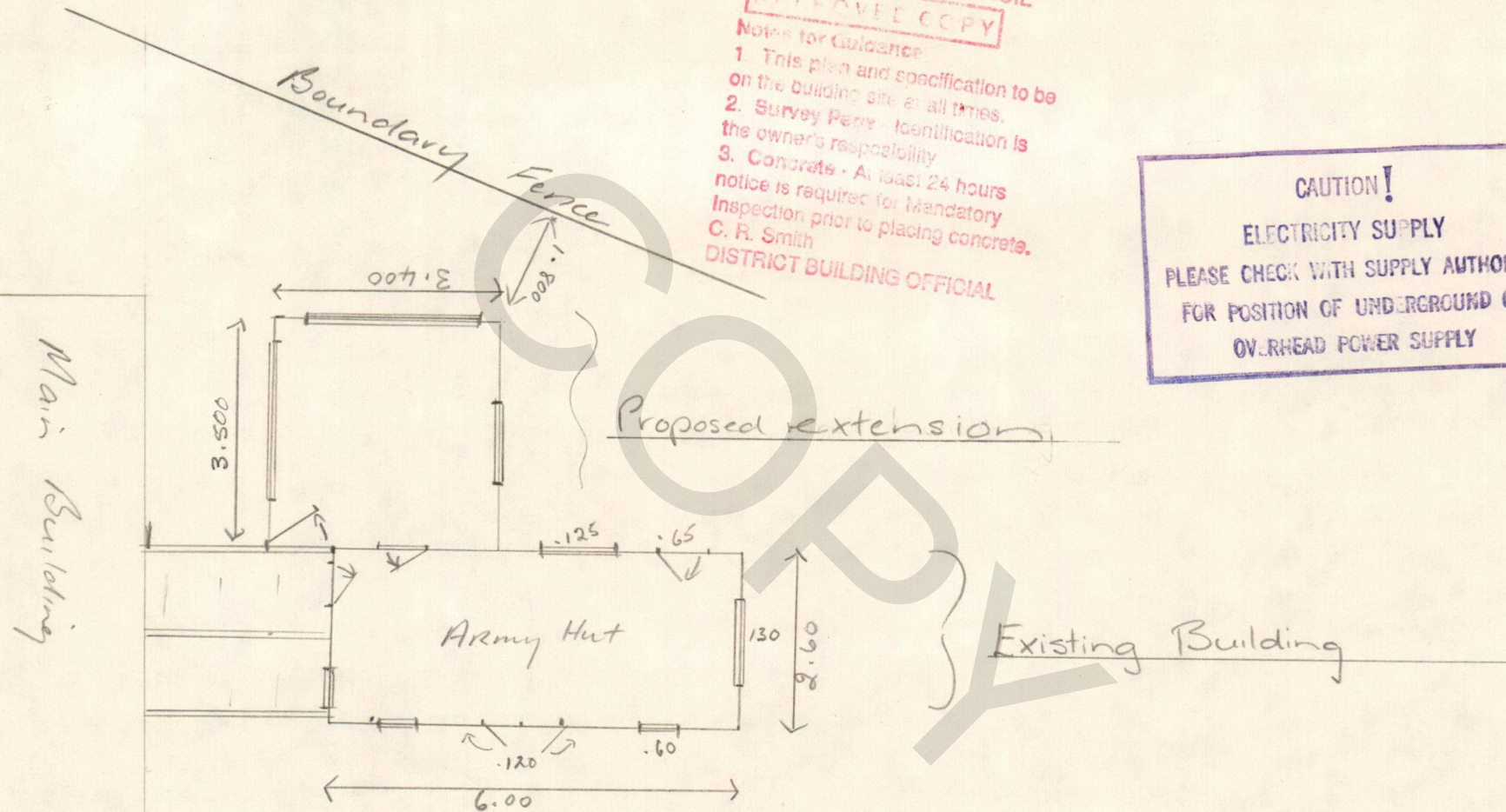
Notes for Guidance:

1. This plan and specification to be on the building site at all times.
2. Survey Pegs - Identification is the owner's responsibility.
3. Concrete - At least 24 hours notice is required for Mandatory Inspection prior to placing concrete.

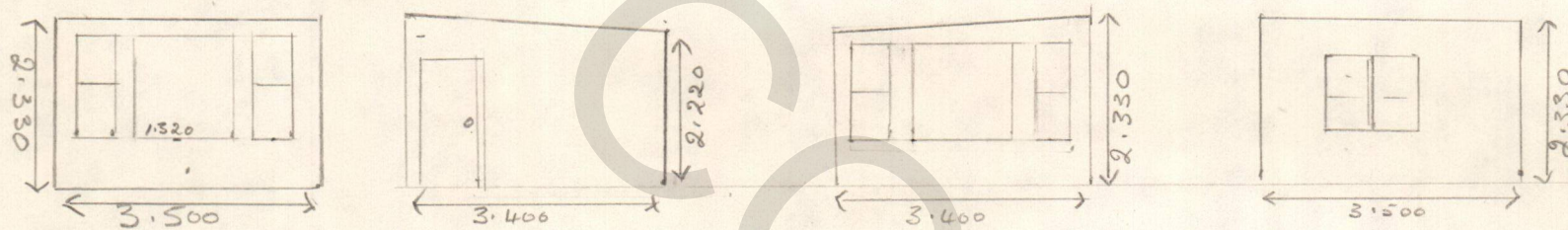
C. R. Smith
 DISTRICT BUILDING OFFICIAL

CAUTION!

ELECTRICITY SUPPLY
 PLEASE CHECK WITH SUPPLY AUTHORITY
 FOR POSITION OF UNDERGROUND OR
 OVERHEAD POWER SUPPLY



Proposed extension for M. Martin + J. Wauchop
9 Branscombe Str
Timaru.



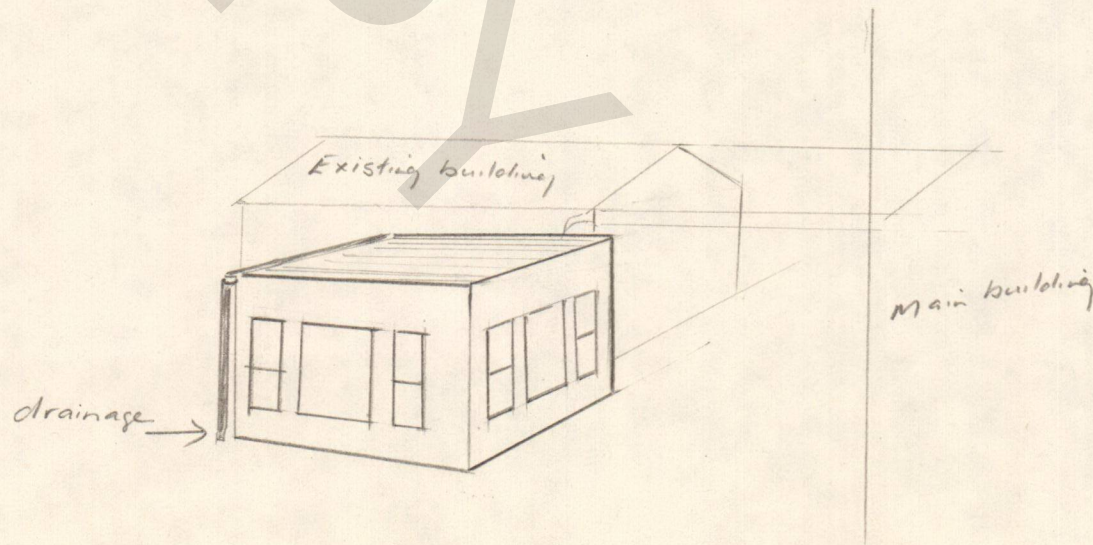
10cm concrete floor
 "Paltough" roof
 Timber exterior
 Gib-board interior

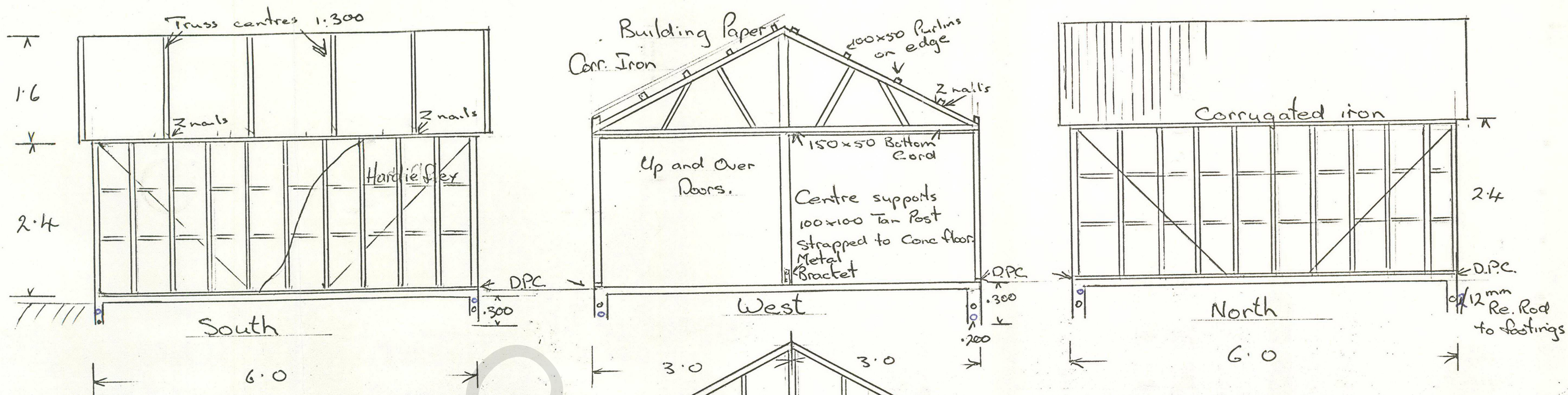
NOTE. THIS STRUCTURE DOES NOT COMPLY, AND IS NOT APPROVED
 FOR USE AS A HABITABLE ROOM.

Donkben

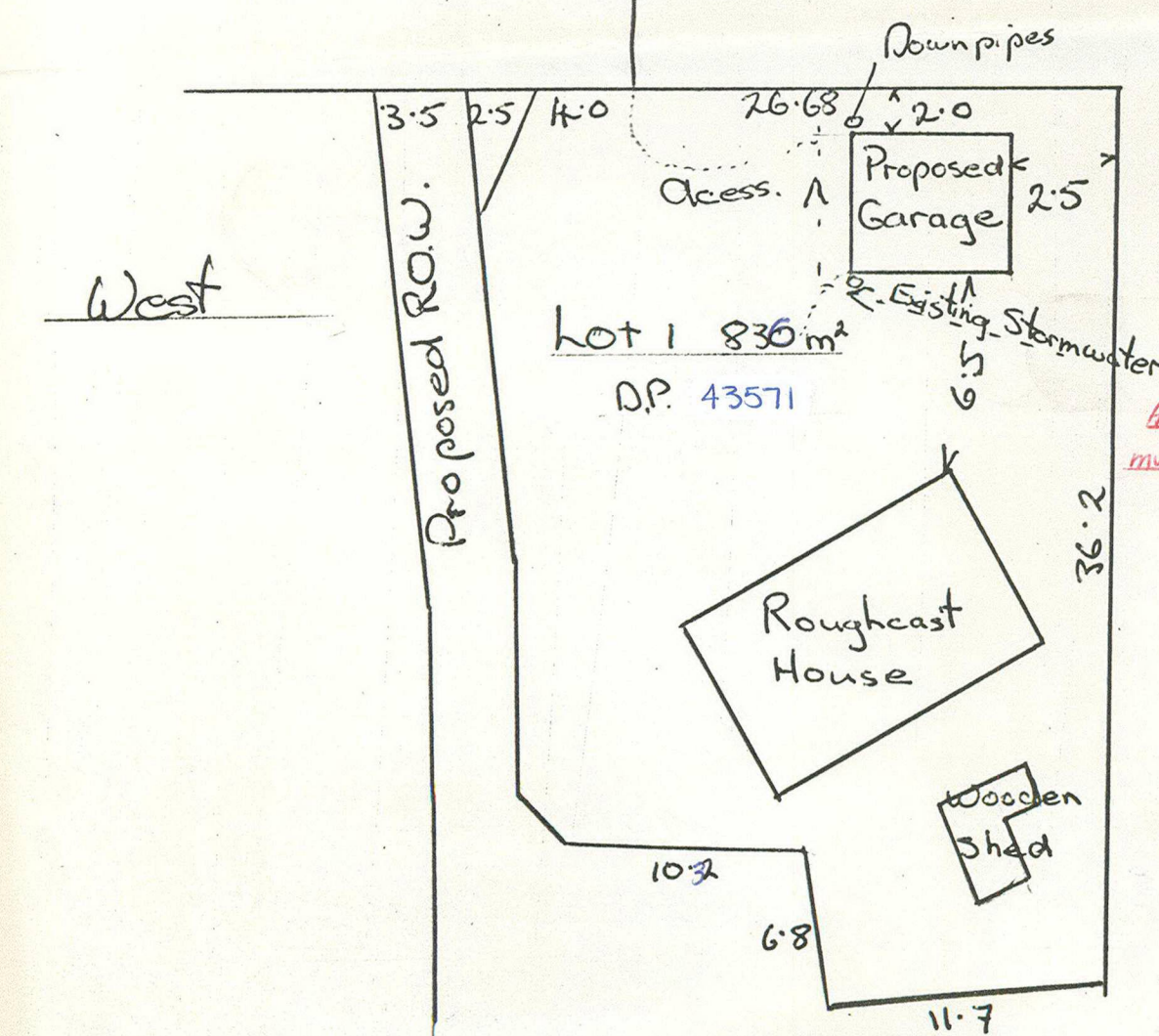
TIMARU DISTRICT COUNCIL
 APPROVED COPY

Plans for Guidance
 This plan and specification to be
 on the building site at all times.
 2. Survey Page. Identification is
 the owner's responsibility.
 3. Concrete. At least 24 hours
 notice is required for mandatory
 inspection prior to placing concrete.
 C. R. Smith
 DISTRICT BUILDING OFFICIAL





Branscombe Street



ANY DRAINAGE WORK INVOLVED
must be carried out by a registered Drainlayer

**TIMARU CITY COUNCIL
APPROVED COPY**

This plan and specification must be available on the building at all times when work is in progress.

SURVEY PEGS
Surveyor's pegs of the site must be located and staked for easy identification.

CONCRETE
Minimum notice of 24 hours must be given to the Building Inspector's Office before any concrete is placed. Inspection and approval must be obtained before placing concrete.

COMPLETION
Builders are required to notify the Building Inspector's Office on the completion of this work.

D. R. BINNEY,
City Engineer.

Specifications

Demolish existing garage.
Pour 100mm thick concrete slab and external footings. Footings or foundation reinforced with 2/12 mm reinforcing rod. 100x50 Tan. Framing fix to slab with bolts at .900 centres. Damp course between concrete and bottom plate. Two reus dwangs, bracing to be metal strip.
Trusses ex "Fletcher Placemaker" 6 in number String barking with building paper to roof & walls.
6.5 Hardieflex to walls.
Spouting and down pipes to existing Stormwater 1.8x.800 Window to rear wall.
Up and Over doors to West wall.

All work to N.Z.S.S.

Above to be read with plan detail

Boundary measurements: North 2.0m
East 2.5
South 6.5 to house
West per plan

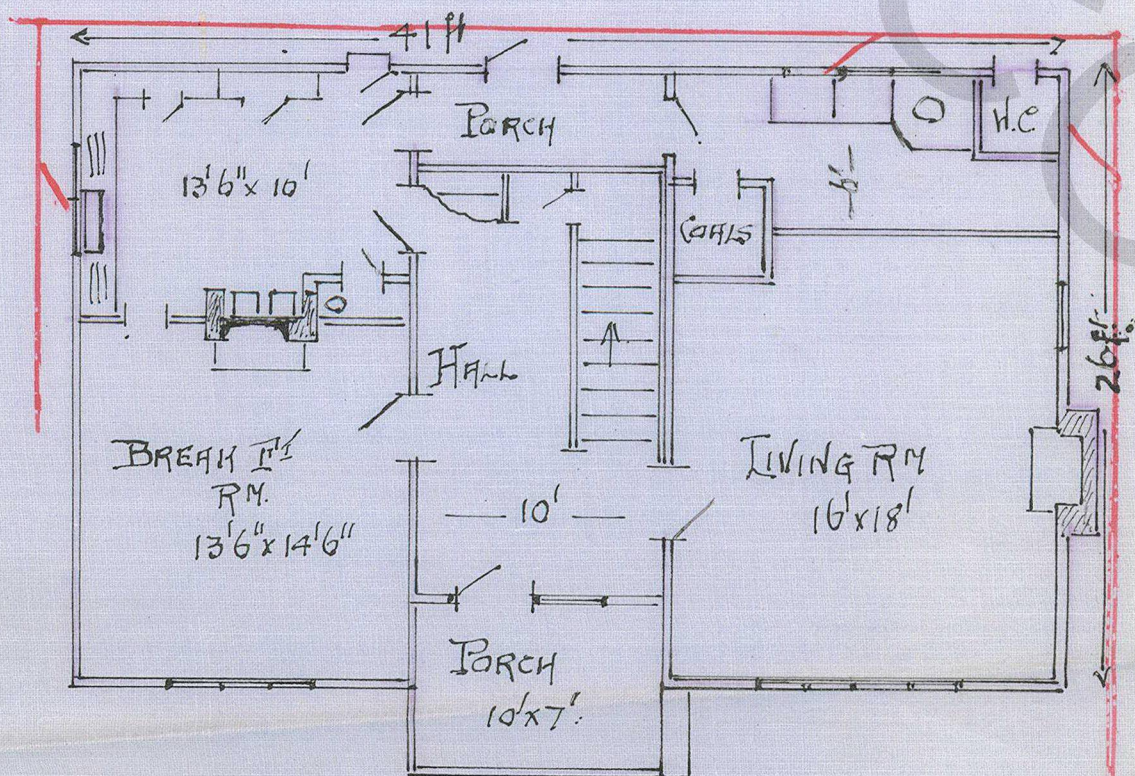
Builder to be Murray Beynon
21 Main Rd Pleasant Point.

Proposed Garage for Mr. Mrs M. Page Scale 1:5
9 Branscombe Street
Timaru
Lot 1 D.P. 43571

E. Zeisler
Branscombe St.



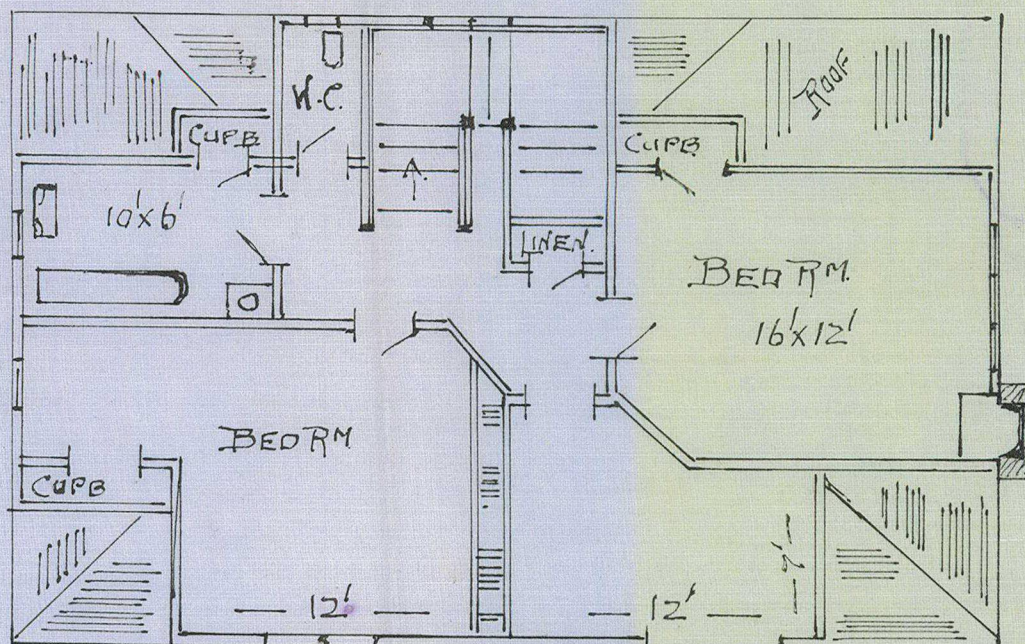
NORTH ELEVATION.



PLAN.

KONIA RESIDENCE

BRANSCOMBE ST.



FIRST FLOOR PLAN.

9 Branscombe Street.
PLAN OF DRAIN

6208.

Lot 2
D.P. 7353

Scale: 8 feet to 1 inch.

Application No. 2

Block I6I-3

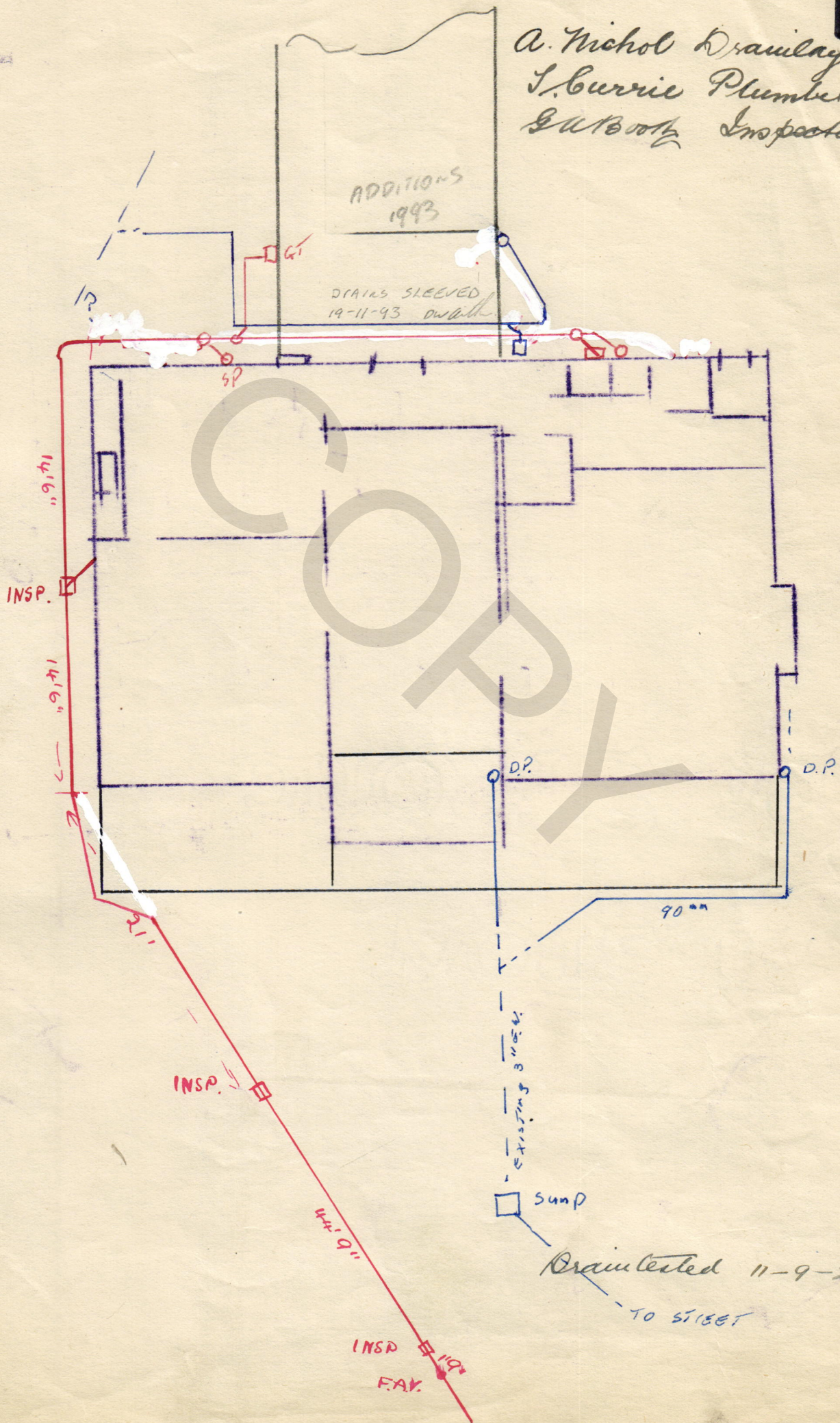
Sec. 2

E. Zeisler Branscombe St.

PROFILED

9

A. Nichol Draughtlayer
J. Currie Plumber
G. Booth Inspector



LIM MEMORANDUM

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>



Aaron Hakkaart | Planning Manager.