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completeness of this information.

This is not a Land Information Memorandum or property file and cannot be relied upon as such. A LIM gives you a wider range of information, and several subject matter experts will check the content and make comments.

- The use of this information is subject to:
 - o Copyright
 - o Privacy Statement
 - o Terms of Trade
- This information has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers
 the entire valuation assessment. If you are only interested in part of the land, you must wait until
 the subdivision of the land is complete before we can provide information that applies only to the
 newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

Further Information

- A full Land Information Memorandum (LIM) can be requested online at...
 www.whanganui.govt.nz/Property/Property-Information/Apply-for-a-Land-Information-Memorandum-LIM
- We have a file of information on almost every property in the district. You can request a digital copy of the file, or come in and view it at our office located at 101 Guyton Street, Whanganui.
 Our website has more information about viewing property files at...
- www.whanganui.govt.nz/Property/Property-Information/Request-a-property-file
 Additional maps and geospatial data are available online at...
 - maps.whanganui.govt.nz
- Rules defined in the Whanganui District Plan may also apply to this property.
 The District Plan is available online at...

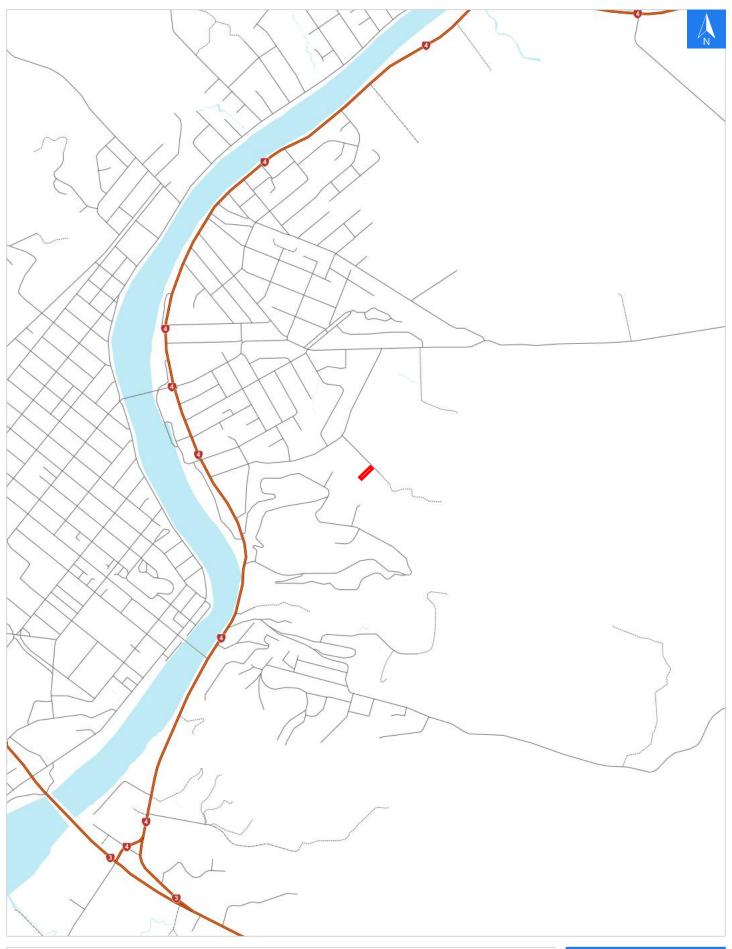
eplan.whanganui.govt.nz

Customer Services

101 Guyton Street Monday-Friday 8.30am-5pm yourcouncil@whanganui.govt.nz 06 349 0001

Postal address

Whanganui District Council PO Box 637 Whanganui 4541



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Scale 1: 25000

Monday, April 7, 2025

Property 13499 Locality Map



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Scale 1: 1000

Monday, April 7, 2025

Property 13499 Aerial Map

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Monday, April 7, 2025

Property 13499 Land Information

Land Information

Data sourced from LINZ

Parcel ID	Appellation	Area	Land No
3980961	Lot 15 DP 1981	2023	1784

Address Information

Data sourced from LINZ

Address ID	Address
478651	30 Turoa Road, Whanganui East, Whanganui

Title Information

Data sourced from LINZ

Title No	Status	Туре	Land District	Issue Date
WNB1/303	LIVE	Freehold	Wellington	02/04/1963

Leasehold Title Information

No Leasehold Title Information found

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Monday, April 7, 2025

Property 13499
Property
Information

Values

Data sourced from Whanganui District Council

Assessment Number	Capital Value	Improvements	Land Value
1326010008	\$ 420,000.00	\$ 220,000.00	\$ 200,000.00

Building Consents

Data sourced from Whanganui District Council

Application	Category	Description	Start Date
BCon17/0035	Minor Building Work (req. 2 insps.)	Construct retaining wall.	23/02/2017
BC3/1141	Minor Plumbing And Drainage Work	Stormwater separation of property (to connect to an existing kerb connection).	16/07/2003
BP/CO63913	Building Permit (pre Building Act building App)	DWELLING	25/11/1971

Licenses

No Information available



- Backflow
- Connection
- Hydrant
- Meter
- Structure
- Valve
- Тар
- Asset Type Not Recorded
- Water Plant Point
- Water Lines

- Connection
- 💠 Facility
- Manhole
- Asset Type Not Recorded
- 🛖 Stormwater Structures Point
- Stormwater Structures Line
- Stormwater Structures Region
- Stormwater Lines
- Stormwater Plant Point

- Connection
- Manhole
- Valve
- Asset Type Not Recorded
- Wastewater Plant Point
- Wastewater Plant Region
- Wastewater Lines
 - Wastewater Re-Use Lines

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Scale 1: 1000

Monday, April 7, 2025

Property 13499 Utilities Map



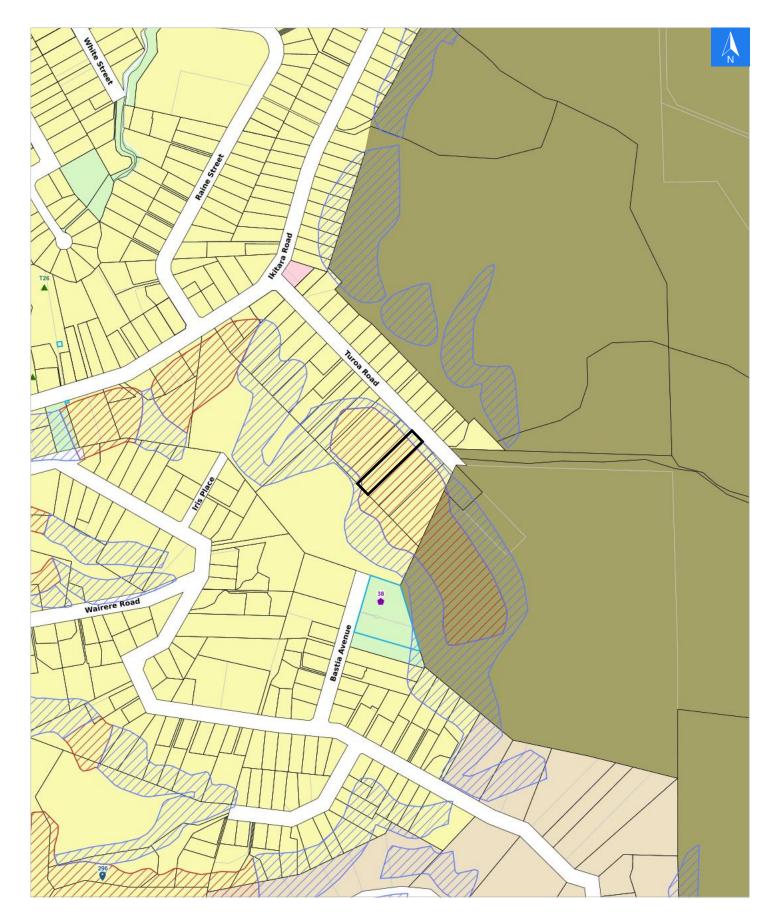
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Monday, April 7, 2025

Property 13499 Contour Map



GRZ General Residential Zone

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Scale 1: 5000

Monday, April 7, 2025

Property 13499 Planning Map

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Monday, April 7, 2025

Planning Map Legend

Zones

GRZ - General Residential Zone

CRZ - Coastal Residential Zone

GRUZ - General Rural Zone

RPROZ - Rural Production Zone

RLZ - Rural Lifestyle Zone

SETZ - Settlement Zone

COMZ - CC - Central Commercial Zone

COMZ - OC - Outer Commercial Zone

COMZ - NC - Neighbourhood Commercial Zone

COMZ - AC - Arts and Commerce Zone

COMZ - RF - Riverfront Zone

GIZ - General Industrial Zone

AZ - Airport Zone

OSZ - Open Space Zone

Heritage

Marae

Special Character Items

Archaeological Sites

e Heritage Sites

Protected Trees

Special Character Area

Heritage Precincts

Old Town Overlay

Other

District Boundary

Property

Land

Overlays

Designation

Coastal Environment Special Management Zone

├─ View Shaft Overlay

■ Town Centre Design Guide Overlay

Outer Commercial Design Guide Overlay

Urban River Landscape Overlay

Airport Air Noise Boundary Overlay

Airport Outer Control Boundary Overlay

Springvale Structure Plan Area

North West Structure Plan Area

Roading

National Routes (Roading)

Secondary Arterials (Roading)

Collector Routes (Roading)

Indicative Roading

High Tension Pylons

High Tension Power Line

Hazards

Flood Level 100 Year Event Area A

Flood Level 200 Year Event Area B

Kai Iwi Extreme Risk Overlay

Kai Iwi High to Moderate Risk Overlay

Kai Iwi Safety Buffer Overlay

Land Stability Area A

Land Stability Area B

Guidance Note to Planning Maps – Land Stability Assessment Areas A and B Land Stability Assessment Areas

Area A: Areas of high landslide hazard risk

Area A consists of land showing evidence for previous or active slope instability and/or steep slope angles. Observation of instability features from the engineering geological mapping show that the most common forms of slope instability (e.g. shallow slips, soil creep, rotational landslides, rill/gully erosion, cliff slumps or rock fall) predominantly occur on slopes in these areas. These failures also affect the area immediately upslope of these steep slopes (uphill regression of head scarps), and also downhill areas where landslide slip material can accumulate (runout zone). These areas are the most susceptible to land instability and are classified as the highest hazard (Area A).

The recurrence interval for failure is expected to be approximately 10 to 50 years, giving a likelihood of failure of almost certain to likely during the design life of buildings.

Area B: Areas of moderate landslide hazard risk

These areas have moderate to steep slope angles of about 30° to 40° but still show some evidence of instability. Failures may occur less frequently on these marginal slopes or may be smaller in extent, depending on site-specific conditions, such as the type and thickness of colluvium and the prevailing groundwater conditions. Therefore the recurrence interval will be variable for marginal slopes – perhaps 50 to 500 years, giving a likelihood of failure of likely to possible. Property damage is likely to be less severe, and the structures may not be completely destroyed, giving a damage consequence to property of medium to major. The level of risk to property is therefore moderate to high

Area B consists of marginal land, with a significant landslide hazard, requiring prior geotechnical investigation to confirm its suitability for development. These areas may include areas potentially affected by uphill regression or downhill runout zones. Assessment of the landslide hazard and risk to development should be carried out prior to consideration of any development as part of the consenting process.

For Further information on Land Stability Assessments in Whanganui contact the WDC Planning team: 349 0001.

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Monday, April 7, 2025

Property 13499 Planning Data

Planning Zones

Zone

GRZ General Residential Zone

Planning Overlays

Overlay

Land Stabilty Assessment Area A

Land Stabilty Assessment Area B

Designations

No Designations found

Heritage Precincts

No Heritage Precincts found

Heritage Sites

No Heritage Sites found

Special Character Area

No Special Character Area found

Special Character Items

No Special Character Items found

Archaeological Sites

No Archaeological Sites found

Protected Trees

No Protected Trees found

Additional Information

No Additional Information found



Land Use Resource Consents within 50 metres of subject property

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Scale 1: 2000

Monday, April 7, 2025

Property 13499
Land Use
Resource
Consent Map

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Monday, April 7, 2025



Land Use Resource Consents on Subject Property

Property No	Application No	Description	Decision	Date
13499	RCLU17/0011	To carry out repairs to retaining wall as a result of the flood event 2015	Approved	02/03/2017

Land Use Resource Consents on Adjoining Properties

No Land Use Resource Consent Information available

Land Use Resource Consents on other Nearby Properties (within 50m of subject property)

			=	
Property No	Application No	Description	Decision	Date
15945	RCLU14/0045V1	Variation of condition - Amend existing RCLU14/0045	Monitoring	23/03/2021
15945	RCLU19/0047	Variation to RCLU18/0031 and RCLU14/0045 for additional classroom block	Monitoring	31/05/2019
15945	RCLU18/0031	Variation to RCLU14/0045 to establish and operate a Rural Educational Facility	Monitoring	11/05/2018
15945	RCLU07/0095	to operate a classroom	Approved	28/09/2007
13498	4/101/2901	balcony and carport in breach of height recession plane	Approved	28/06/2006

Decision Terms

Approved - Consent approved Declined - Consent not approved

Monitoring - consent approved and consent conditions currently being monitored

Completed - consent conditions met

Disclaimer

Note: the information contained only includes information held in Council's records since June 2006. Refer to the Planning page before the Planning Map for any consents issued prior to June 2006 for the subject property.



Current Subdivision Resource Consents within 50 metres of subject property

Disclaimer:

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Property 13499
Subdivision
Resource
Consents Map

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Subdivision Resource Consents Information

Subdivision Resource Consents on Subject Property

No Subdivision Resource Consents Information available

Subdivision Resource Consents on Adjoining Properties

No Subdivision Resource Consents Information available

Subdivision Resource Consents on other Nearby Properties (within 50m of subject property)

No Subdivision Resource Consents Information available



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Monday, April 7, 2025

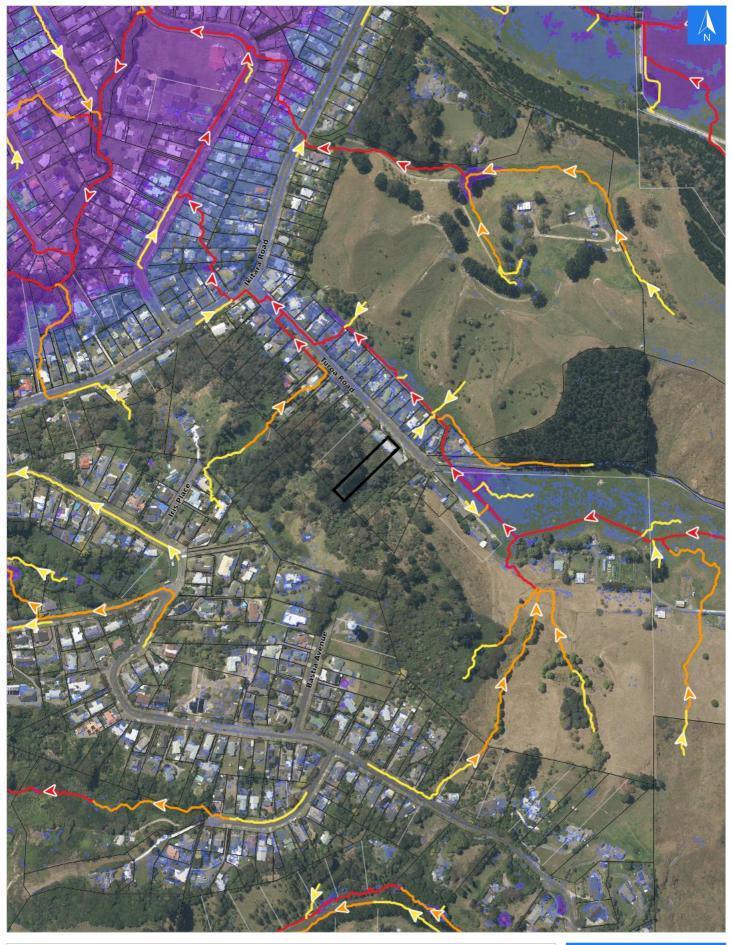
Depression Areas greater than 300mm

Depression Areas less than 300mm

5Ha Overland Flow Pat

/ 2Ha Overland Flow Path

/ 1Ha Overland Flow Path Property 13499 Overland Flow Paths Map



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Scale 1: 5000

Monday, April 7, 2025

- Depression Areas greater than 300mm
- Depression Areas less than 300mm
- Depression Areas less t
 Sha Overland Flow Path
- 2Ha Overland Flow Path
- / 1Ha Overland Flow Pa

Property 13499 Overland Flow Paths Map

Guidance Note to Overland Flow Path Disclaimer

The overland flow path represents the predicted path of storm water associated with an unusually large rain event and has been derived with all above ground structures stripped from the LiDAR. Some of those structures (e.g. fences and buildings) may divert the overland flow path, producing delineations that differ to those presented in the information. Any rain event that exceeds the capacity of the Council's stormwater infrastructure will cause varying levels of inundation.

Assumptions

As no two rainfall events are the same a theoretical uniform rain event was assumed for the analysis in order to simulate a rainfall event that would constitute an unusually large rain event. The storm water network would be unavailable during the event owing to inundation.

The above assumptions may not reflect the catchment behaviour during an actual rain event of a similar magnitude owing to rainfall duration and concentration; e.g. some areas may flood in a specific event but not in a subsequent large event and vice versa.

Accordingly, while realistic in some areas it may be over-conservative in other areas depending on the interaction between the above ground conditions, and the storm water network. The full effect of an unusually large rain event has not yet been analysed.

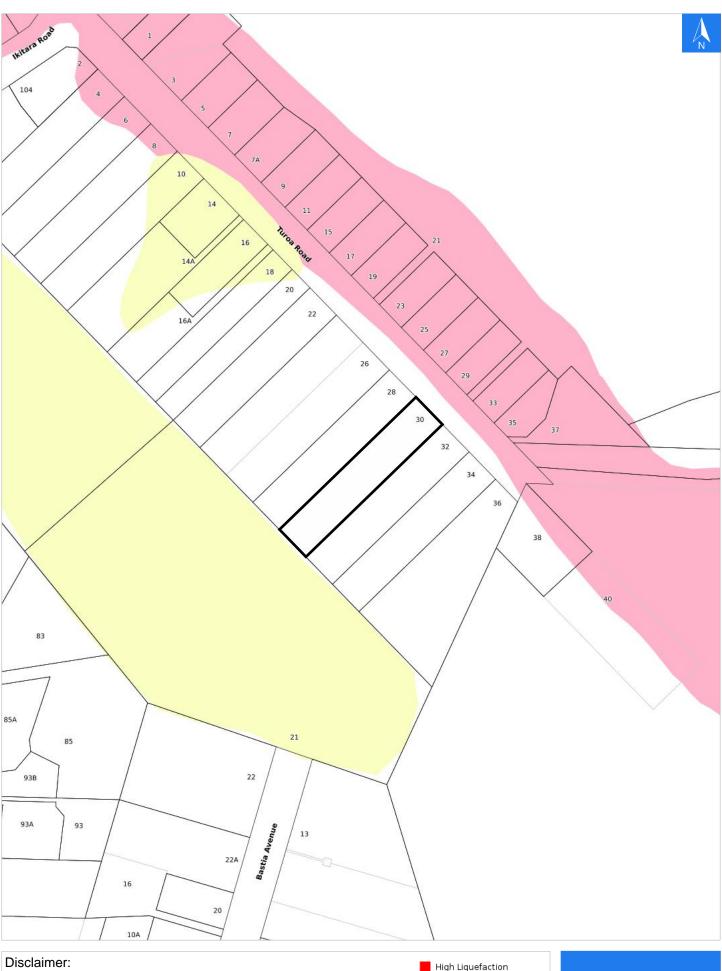
The presence of an overland flow path and an extreme rain event does not necessarily equate to a **flooding event** which means "an overflow of storm water from Council's storm water system that enters a habitable floor²".

In order to understand **flooding events** Council is using the overland flow path information to do further analysis on water levels and flow velocities to ascertain the number of habitable floors that are at risk; that information is not yet available.

Recommendation

Council recommends further overland flow path information enquiry be made with Council's Infrastructure Division or with a qualified professional.

- 1. LIDAR, which stands for *Light Detection and Ranging*, is a remote sensing method that uses light in the form of a pulsed laser to measure ranges (variable distances) to the Earth. These light pulses (combined with other data recorded by the airborne system) generate precise, three-dimensional information about the shape of the Earth and its surface characteristics.
- 2. Depression areas may only partially fill during an unusually large rain event.



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Scale 1: 2000

Monday, April 7, 2025

High Liquefaction

Low Liquefaction

Property 13499 Liquefaction Map Moderate Liquefaction

Guidance Note to Liquefaction

Explanation for Liquefaction Susceptibility rating:

The data in this LIM regarding liquefaction, is based on a study completed by GNS (Institute of Geological and Nuclear Sciences).

The table below explains the potential effects of liquefaction during various earthquake intensities.

Susceptibility to Liquefaction	Felt Effects of Earthquakes of Varying Intensities Modified Mercalli (MM) Scale	
Low Susceptibility	MM9 - minor subsidence, isolated cracks and fissures	
Moderate Susceptibility	MM8 – minor subsidence, isolated cracks and fissures MM9 – moderate subsidence, minor cracks and fissures	
High Susceptibility	MM7 – minor subsidence, isolated cracks and fissures MM8 – moderate subsidence, minor cracks and fissures MM9 – major subsidence, large cracks and fissures	

The Modified Mercalli (MM) Scale is an indicator of an earthquake's effects on people and their environment. It shows the relationship between the strength of shaking at ground level and the degree of damage. See below for further information.

Category of Earthquake	Definition of Human Response and Consequence
MM1: Imperceptible	Barely sensed by only a few people
MM2: Scarcely felt	Felt only by a few people at rest in houses or on upper floors.
MM3: Weak	Felt indoors as a light vibration. Hanging objects may swing slightly.
MM4: Largely observed	Generally noticed indoors, but not outside, as a moderate vibration or jolt. Light sleepers may be awakened. Walls may creak, and glassware, crockery, doors or windows rattle.
MM5: Strong	Generally felt outside and by almost everyone indoors. Most sleepers are awakened and a few people alarmed. Small unstable objects are shifted or overturned, and pictures knock against the wall. Some glassware and crockery may break, and loosely secured doors may swing open and shut.
MM6: Slightly damaging	Felt by all. People and animals are alarmed, and many run outside. Walking steadily is difficult. Furniture and appliances may move on smooth surfaces, and objects fall from walls and shelves. Glassware and crockery break. Slight no-structural damage to buildings may occur
MM7: Damaging	General Alarm. People experience difficulty standing. Furniture and appliances are shifted. Substantial damage to fragile or unsecured objects. A few weak buildings are destroyed.
MM8: Heavily damaging	Alarm may approach panic. A few buildings are damaged and some weak buildings are destroyed
MM9: Destructive	Some buildings are damaged and many weak buildings are destroyed.



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Monday, April 7, 2025

Market Grazing Licence

∑ Licence to Occupy

Uncategorised

Property 13499 License to Occupy Map



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Monday, April 7, 2025



Property 13499 HAIL Sites Map

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Hazardous Activities and Industries List 2011 (HAIL)

No Hazardous Activities and Industries List 2011 (HAIL) information currently recorded.

For further information pertaining to the Hazardous Activities and Industries List 2011 (HAIL) please contact Planning @ 06 349 0001

Additional information can also be found on the Ministry for the Environment website at:

http://www.mfe.govt.nz/land/hazardous-activities-and-industries-list-hail

Note

This property is not listed on our database of Hazardous Activities and Industries List 2011 (HAIL) sites at this point in time. Although not listed on our database, previous uses on the site may have involved the use of hazardous substances.

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Property 13499 Schedule of Map Pages

Not all Map Pages may be applicable to the subject property, the schedule below details which pages are generated and which pages are not.

Page Name	Page Generated	Reason
Cover Page	True	
Disclaimers	True	
Aerial Map	True	
Land Information	True	
Planning Map	True	
Planning Map Legend	True	
Planning Data	True	
Guidance Note Land Stability	True	
Utilities Map	True	
Overland Flow Paths Map	True	
Guidance Note to Overland Flow Disclaimer	True	
Flooding Map	False	Property greater than 500m from Flood Risk Areas
Guidance Note to Flood Risk A and B	False	Property greater than 500m from Flood Risk Areas
Liquefaction Map	True	
Guidance Note to Liquefaction	True	
Tsunami Map	False	Property greater than 500m from Tsunami Zones
Guidance Note to Tsunami Zones	False	Property greater than 500m from Tsunami Zones
Salt Spray Zone Map	False	Property greater than 500m from Salt Spray Zone
Guidance Note to Sea/Salt Spray	False	Property greater than 500m from Salt Spray Zone
HAIL Sites Map	True	
HAIL Sites Data	True	
Resource Consents Map	True	
Resource Consents Information	True	
Schedule of Map Pages	True	