

Land Information Memorandum



Land Information Memorandum

LIM2025/5466

ISSUED UNDER SECTION 44A OF THE LOCAL GOVERNMENT
OFFICIAL INFORMATION AND MEETINGS ACT 1987

APPLICANT DETAILS	
Applicant:	David Patchett
Mailing Address:	51 Bath Street, Levin 5510
Phone:	021 472 439
Email Address:	d.epatchett@xtra.co.nz

LOCATION OF PROPERTY	
Site Address:	51 Bath Street Levin 5510
Legal Description:	Lot: 1 DP: 65398 - HAVING 2/9 INT IN LOT 7 SP 65398
Current Owner:	Move It Forward NZ Limited
Valuation No:	1505041800
Area:	898 square metres more or less
C/T/Identifier:	WN34C/402

Operative District Plan:	Approved 3 June 2015 Operative Date 1 July 2015
Zoning:	Residential Levin Koputaroa Landscape Domain
Overlay:	Medium Density Residential
Structure Plan:	Not Applicable
Permitted Land Use Activities:	For conditions relating to Permitted Land Use Activities, please see the Operative District Plan available for viewing on Council's website https://www.horowhenua.govt.nz/Council/Documents/District-Plan/Operative-Horowhenua-District-Plan-2015-ePlan

RESOURCE/PLANNING CONSENTS PREVIOUSLY ISSUED:	
Land Use	
For Property	None
In Locality <i>(only refers to contiguous properties and those directly opposite the site)</i>	<p>LUC/1992/125 – Extension to clubroom facilities – Queen Street, Levin – Decision Approved 19/10/1992</p> <p>LUC/1993/175 – Advertising signs for Centenary celebrations – Queen Street, Levin – Decision Approved 10/02/1993</p> <p>LUC/1993/236 – Erection of Rugby Clubrooms – Queen Street, Levin – 05/07/1993</p> <p>LUC/2000/1196 – Erect Floodlights at Levin Domain – Queen Street, Levin – Decision Approved 27/01/2000</p> <p>LUC/2011/3122 – Advertising – Queen Street, Levin – Decision Approved 19/08/2011</p> <p>LUC/2017/71 – Building Site Coverage – Exceed maximum site coverage – 51A Bath Street, Levin – Decision Approved 31/10/2017</p>
Subdivision	
For Property	None
In Locality <i>(only refers to contiguous properties and those directly opposite the site)</i>	None
For further information on any of the Resource/Planning Consents listed above, files can be viewed at the Planning Department of the Council, 126 Oxford Street Levin.	
<p>Development Contributions Owing – Currently None</p> <p>Please Visit the following for further information regarding Development Contributions Policy and Guidance. https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Development-Contributions</p>	

Note:

The Horowhenua District Council does not hold formal records in relation to resource consents issued by Horizons Regional Council. If you wish to obtain formal records held by the Regional Council for the subject property or to obtain information on resource consents that have been issued or applied for in the locality of this site, please contact Horizons Regional Council.

Horizons Regional Council

11-15 Victoria Avenue
 Palmerston North 4410
 0508 800 800
www.horizons.govt.nz

Designations Applying to the Property:	No Note: Applicants are advised to consult with the New Zealand Transport Agency regarding any queries relating to State Highways (existing or proposed).
Easements over the Property:	Yes - Please refer to attached Certificate of Title.
Heritage Values:	<p>Yes – H6 - A proposed heritage building, structure or site is located on this property. Please see attached District Plan Map.</p> <p>As part of Proposed Plan Change 1: Historic Heritage Council is proposing to extend the list of heritage buildings, structures and sites under Schedule 2 of the Horowhenua District Plan. In accordance with Section 86B(3)(d) of the Resource Management Act, Proposed Plan Change 1 takes legal effect from the date of public notification, 3 November 2017. The requirements for heritage protection in the Horowhenua District Plan therefore apply to the proposed heritage building, structure or site located on this property. Also search on www.heritage.org.nz</p>
Archaeological Sites	<p>No</p> <p>Note: You cannot modify or destroy archaeological sites without first obtaining an archaeological authority from Heritage New Zealand. You can find more information here: https://www.heritage.org.nz/archaeology/archaeological-authorities</p> <p>Please contact the New Zealand Archaeological Association for further information. https://nzarchaeology.org/</p> <p>Please contact the Planning Team at Council for any queries regarding potential impact to future Resource/Planning/Building Consents</p>
Outstanding Natural Features and Landscapes:	No
Council Underground Services Located within the Property:	No

NATURAL HAZARDS THAT AFFECT OR HAVE THE POTENTIAL TO AFFECT THE LAND	
Natural Hazards Identified in District Plan:	
Flood Hazards:	None Known
Coastal Character & Hazard Area:	None Known
Land Subject to Subsidence:	None Known
Natural Hazards Identified in Horowhenua District Council Records:	
Liquefaction Vulnerability Category:	<p>Liquefaction vulnerability has been categorised for this property as Undetermined.</p> <p>If you are planning on building new buildings on the property, more detailed site-specific assessments may be required.</p> <p>For more information please visit:</p> <p>https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Building/Building-Consents-Information/Building-Consents/Land-subject-to-natural-hazards#section-3</p> <p>Context:</p> <p>Tonkin & Taylor Ltd was engaged by Horowhenua District Council to undertake a high-level liquefaction vulnerability assessment of our main urban areas and associated future growth areas identified the Horowhenua Growth Strategy 2040 and a more recent assessment was undertaken in June 2023.</p> <p>This assessment has been used to inform plan changes to progressively rezone growth areas within the Horowhenua District.</p> <p>Horowhenua District Council has made the liquefaction maps available online to assist people wanting to build new buildings with the changes to the New Zealand Building Code that came into effect on 29 November 2021.</p> <p>If you would like more information on the changes to the building code in relation to liquefaction vulnerability and what they mean for you if you are wanting to build a new building then please visit:</p> <p>https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Building/Building-Consents-Information/Building-Consents/Land-subject-to-natural-hazards#section-2</p>
Inundation (flooding/ponding):	None Known
Natural Hazards Identified in Information Provided by Horizons Regional Council	
Flood Plain Mapping:	None Known – Area not modelled.
Fault Lines:	None Known

Liquefaction:	None Known
Tsunami:	None Known
Coastal Hazards:	None Known
Volcanic Hazards:	None Known
For more information refer to Horizons Regional Council Natural Hazard Viewer Horizons Regional Council Natural Hazard Viewer	
Other Special Land Features:	
Presence of Hazardous Contaminants:	None Known
Notable Trees:	None Known

BUILDING CONSENTS/PERMITS PREVIOUSLY ISSUED AND HELD IN HOROWHENUA DISTRICT COUNCIL RECORDS			
Building Consent and/or Permit	Purpose of Works	Date Approved	Code Compliance Certificate Issued
Permit No. Unknown	Drainage and Plumbing – Lots 1-6	18/12/1985	N/A
Council holds no records for the historical dwelling on this property. QV indicates a dwelling was built circa 1902. QV holds no floor plans or site plans for the dwelling.			

Note: Code Compliance Certificate are not required for building permits issued prior to the Building Act 1991. Under the Act the owner is responsible for requesting final inspections and the issue of completed Code Compliance Certificates.

OTHER CONSENTS (excluding resource/planning consents and building consents), CERTIFICATES, NOTICES, ORDERS, REQUISITIONS OR LICENCES ISSUED UNDER THE RESOURCE MANGEMENT ACT 1991, THE BUILDING ACT 1991 & 2004, THE HEALTH ACT AND OTHER APPROPRIATE ACTS OR POLICY.	
Consent Notice:	No
Notice To Fix:	No
Health Act Notice:	No
Abatement Notice:	No
Enforcement Order:	No
Certificates of Compliance:	No

Seismically Assessed Buildings	Earthquake-prone Information: The Territorial Authority has no information held in the Seismic Assessments Register. Please visit www.horowhenua.govt.nz for more information on Earthquake-prone buildings.
Compliance Schedule:	No
Dangerous Goods Licence:	Council do not hold records – Contact ERMA New Zealand, Hazardous Substance Compliance 0800 376 234 for further information.
Liquor Licence:	No
Health Registration/Licence:	No
Building (Pools) Amendment Act 2016, Certificate:	No
Note: If a swimming pool over 400mm deep is situated on the property it is required to be fenced under the Building (Pools) Amendment Act 2016 and in accordance with F9 of The Building Code	

RATES AND GOVERNMENT VALUATION	
The rating valuations are shown below. The valuations will be used by Horowhenua District Council to determine rating from 1 July 2024. There is a formal objection process that can be used if property owners disagree with the new valuation. This is outlined on the revaluation notice which will be sent out by QV.	
Annual Rates (2024/2025):	\$3,565.80 Note: Proposed rating value for 2025/2026 - \$4,023.30
Current Rates Instalment Amount for this quarter:	\$891.45 (June 2025 Instalment)
Date to which Rates Paid:	30/06/2025
Next Rates Due:	15/09/2025 (Value Unknown until rates are struck for 2025/2026)
Rate Arrears (if any):	\$0.00
Government Valuation (2022)	The values will be used by Horowhenua District Council to determine rating from 1 July 2023. There is a formal objection process that can be used if property owners disagree with the new valuation. This is outlined on the revaluation notice which is sent out by QV.
Capital Value	\$610,000
Improvements Value	\$255,000
Land Value	\$355,000
Note: Horizons Regional Council (trading name of the Manawatu-Wanganui Regional Council) separately charge for Regional Rates. Please contact Horizons Regional Council for this information, quoting the Valuation Number. Contact phone 0508 800 800.	

HOROWHENUA DISTRICT COUNCIL SERVICE CONNECTIONS	
WATER SERVICES	
Is this property connected to a Council Water Supply?	Yes
Are there any conditions or restrictions for supply?	<p>Yes - Council supply. Please refer to table below for applicable charges and or restrictions.</p> <p>Meter Number – 0312937013 Last Reading – 45 Last Reading Date – 13/06/2025 Total Water Balance - \$0.00</p>
Are there any known other water suppliers?	<p>Unknown</p> <p>Applicant's are advised to check with Horizons Regional Council regarding rights to any ground or surface water supplies existing or required.</p> <p><u>Horizons Regional Council</u> 11-15 Victoria Avenue Palmerston North 4410 0508 800 800 www.horizons.govt.nz</p>

SEWER SERVICES	
Is this property connected to a sanitary sewer?	Yes
Are there any conditions or restrictions for supply?	None Known
Advisory Note:	Prior to lodgement of a new building consent or service connection the applicant must satisfy themselves that the connection will meet their design requirements.

LEVIN, WHIROKINO, OHAU, FOXTON, SHANNON AND TOKOMARU WATER SUPPLY METER CHARGES - 2024/2025

The water charge in both the urban and rural areas around Levin supplied with town water is the same for all types of properties where a water meter is in place.

Some rural properties have restricted supplies where a fixed amount of water is supplied at a continuous rate.

Each property, whether metered or not, pays an annual amount for the water supply through the property rates per connection. A rate of \$500.00 for any rating unit that is connected to a water supply network. A rate of \$250.00 for any rating unit that is available to be connected to a water supply network.

Metered properties are entitled to receive an allowance of 91m³ (91,000 litres) during each 3 month charging period at no cost. The balance of any water use beyond the allowance is charged for at the rate of \$2.50c/per m³.

These figures include GST.

Signed:

A handwritten signature in blue ink, appearing to read 'DKey', is positioned above a horizontal line.

Debbie Key
Customer Support - Consenting

DATED AT LEVIN THIS 8TH DAY OF JULY 2025

WARNING

Information provided in this document is based solely on historic records held by Horowhenua District Council. The accuracy of the information provided has not been checked. Use of this information for any purpose what-so-ever is at the discretion of the user. Horowhenua District Council accepts no liability for any loss or hurt which may be suffered due to that use.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN34C/402**

Land Registration District **Wellington**

Date Issued 02 June 1989

Prior References

WN29C/687 WN29C/688

Estate Fee Simple
Area 678 square metres more or less
Legal Description Lot 1 Deposited Plan 65398
Registered Owners
Move It Forward NZ Limited

Estate Fee Simple - 2/9 share
Area 220 square metres more or less
Legal Description Lot 7 Deposited Plan 65398
Registered Owners
Move It Forward NZ Limited

Interests

Subject to a right (in gross) to power reticulation over part marked C on DP 65398 in favour of The Horowhenua Electric Power Board created by Transfer 806602.2 (Affects Lot 7 DP 65398)

The easement created by Transfer 806602.2 is subject to Section 309 (1) (a) Local Government Act 1974

Subject to Section 308 (4), (5), (6) Local Government Act 1974

Land Covenant in Deed B052682.1 - 15.12.1989 at 11.26 am

11517706.2 Mortgage to ANZ Bank New Zealand Limited - 28.8.2019 at 3:37 pm

APPROVALS

APPROVED: *[Signature]*

REGISTERED OWNERS: *[Signature]*

PURSUANT TO A RESOLUTION OF THE LEVIN BOROUGH COUNCIL PASSED ON THE 15th DAY OF JULY 1988 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN CONDITIONAL UPON THE LEVIN BOROUGH COUNCIL BEING ADVISED BY THE DISTRICT LAND REGISTAR THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES AND THAT THE LEVIN BOROUGH COUNCIL WAS AFFIRMED HEREIN IN THE PRESENCE OF:

MAJOR: *[Signature]*

TOWN CLERK: *[Signature]*

SCHEDULE OF EXISTING EASEMENTS

TYPE OF EASEMENT	GRANTEE	REQUIREMENTS
UTILITY	LEVIN BOROUGH COUNCIL	LOT 7 HERGON
RECLUTATE	LOT 7 HERGON	LOT 7 HERGON
POWER	LOT 7 HERGON	LOT 7 HERGON

CREATED BY T.004602-2

THAT LOT 7 HERGON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 1-6 AND 8-9 AND AS TO THREE UNDIVIDED TWO-NINTH SHARES BY THE OWNERS OF LOTS 10-12 AND 14-15 TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLES BE ISSUED IN ACCORDANCE HEREWITH.

LAND REGISTRY REFERENCE NO. 99901-1*

IN THE MATTER OF LAND TRANSFER PLAN NO. 653398 AND PURSUANT TO SECTION 306 (1) (I) OF THE LOCAL GOVERNMENT ACT 1974, I HEREBY CERTIFY THAT ALL THE CONDITIONS SUBMISSION HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE LEVIN BOROUGH COUNCIL.

DATED AT LEVIN THIS 15th DAY OF JULY 1988

TOWN CLERK: *[Signature]*

Map Details:

- Lot 1: 678m²
- Lot 2: 364m²
- Lot 3: 261m²
- Lot 4: 261m²
- Lot 5: 364m²
- Lot 6: 678m²
- Lot 7: 364m²
- Lot 8: 261m²
- Lot 9: 261m²
- Lot 10: 364m²
- Lot 11: 678m²
- Lot 12: 364m²
- Lot 13: 261m²
- Lot 14: 261m²
- Lot 15: 364m²

Other Features:

- BATH STREET
- Legal Sec. 70A P.M. ACT. 1928
- Lot 2 & 3: Has/Have no Frontage to a Public Road.
- Lot 1: 678m²
- Lot 2: 364m²
- Lot 3: 261m²
- Lot 4: 261m²
- Lot 5: 364m²
- Lot 6: 678m²
- Lot 7: 364m²
- Lot 8: 261m²
- Lot 9: 261m²
- Lot 10: 364m²
- Lot 11: 678m²
- Lot 12: 364m²
- Lot 13: 261m²
- Lot 14: 261m²
- Lot 15: 364m²

COMPILED IN C.S.T.29C/689 (PT) 29C/692 (PT.)

COMPILED BY C.S.T.29C/689 29C/689 29C/690 (ALL)

REGISTERED SURVEYOR MICHAEL T. BRIDGE

REGISTERED SURVEYOR and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980) I HEREBY CERTIFY THAT THE SURVEY PLAN AND SURVEY ARE CORRECT AND HAVE BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES AND THAT THE LEVIN BOROUGH COUNCIL WAS AFFIRMED HEREIN IN THE PRESENCE OF:

DATED AT LEVIN THIS 15th DAY OF JULY 1988

of 1988

Field Book 5478 p. 34

Reference Plans D.P.58889 D.P.57250

Examined: *[Signature]* Correct: *[Signature]*

Approved as to Survey: *[Signature]*

19/12/1988 Chief Surveyor

Deposited this 2nd day of July 1989

for District Land Registrar

File: **653398**

Received: *[Signature]*

Instructions: *[Signature]*

LAND DISTRICT WELLINGTON

SURVEY BLK. & DIST. 1 WAIPEHU

NZMS 261 SHT S25 RECORD MAP No 26-11

LOTS 1-3 AND 7 BEING SUBDIVISION OF LOTS 1-4 AND 7 D.P.58889

Scale 1:250

Date AUGUST 1988

TERRITORIAL AUTHORITY LEVIN BOROUGH

Surveyed by TRUEBRIDGE ASSOCIATES

Scale 1:250

Date AUGUST 1988

(C)

806602.2 TE

MEMORANDUM OF TRANSFER

WHEREAS EILEEN MARY KILSBY of Levin, Widow and BEATRICE NORA KILSBY of Palmerston North, Spinster ("the Grantors")

being registered as the proprietors of an estate in fee simple

subject however to such encumbrances liens and interests as are notified by memorandum underwritten or endorsed hereon in those pieces of land situated in the Land Registration District of Wellington containing

~~by the same or in the same or less being~~

FIRST: 250 SQUARE METRES being Lot 5 on Deposited Plan 58889 and being ^{part of} ~~xxx~~ the land comprised and described in Certificate of Title No.

SECONDLY: 250 SQUARE METRES being Lot 6 on Deposited Plan 58889 and being ^{part of} ~~xxx~~ the land comprised and described in Certificate of Title No.

THIRDLY: 220 SQUARE METRES being Lot 7 on Deposited Plan 58889 and being ^{part of} ~~xxx~~ the land comprised and described in Certificates of Title No.

("the said land")

AND WHEREAS the Grantors have agreed to transfer and grant unto THE HOROWHENUA ELECTRIC POWER BOARD a body corporate incorporated by virtue of "The Electric Power Boards Act 1925" (hereinafter with its successors in title called "the Grantee") an easement over such parts of the said land as are shown on Plan 58889 marked with the letters "A", "B" and "C" respectively and shown in the Memorandum of Easements on that plan as "Right to Reticulate Power" ^("the said Cable Easement") for the purpose of reticulating the subdivision comprised in Deposited Plan No. 58889 with underground electric power cables

NOW THIS INSTRUMENT WITNESSES that in pursuance of the said Agreement the Grantors hereby irrevocably transfer and grant unto the Grantee for all time full and free right liberty and licence:

- (a) For the Grantee its servants, agents and workmen to enter and remain upon the said Cable Easement and to deposit on the Easement any material implements or parts necessary for the cable installation or maintenance.

- (b) To excavate as necessary to install maintain and renew an electric line in the said Cable Easement or lines/and at all times to have the right to transmit electrical energy through such line or lines PROVIDED THAT the Grantee shall do as little damage as possible to the surface of the said land consistent with the exercise of its rights thereunder and at the conclusion of any work will at its sole cost and in a proper and workmanlike manner make good and restore any fences, buildings or other erections damaged or temporarily removed.

IN CONSIDERATION of the premises

- (1) The Grantee hereby covenants with the Grantors as follows
- (a) At the conclusion of any work so far as may be reasonably practical at its sole cost restore the surface of the said land to the condition in which it was immediately prior to the commencement of such work and in particular will replace the topsoil in its former position.
- (b) If required by the Grantors so to do to remove from the said land and deposit elsewhere any excess soil, clay and stone not required for such restoration
- (c) To cause as little interference as possible to the Grantors their executors, administrators and assigns in the exercise of all or any of the rights hereinbefore conferred.
- (2) The Grantors for themselves and their executors, administrators and assigns hereby covenant with the Grantee that the Grantors will not at any time hereafter place any buildings or other erections on the said Cable Easement or allow or permit any tree or shrub to grow on it without the written permission of the Grantee.

IN WITNESS WHEREOF these presents have been executed this 1st day of

September One thousand nine hundred and eighty six (1986)

SIGNED by the said)
EILEEN MARY KILSBY)
in the presence of:)

Eileen Mary Kilsby
Beatrice Nora Kilsby

SIGNED by the said)
BEATRICE NORA KILSBY)
in the presence of:)

Beatrice Nora Kilsby
Eileen Mary Kilsby

THE COMMON SEAL of THE HOROWHENUA)
ELECTRIC POWER BOARD as Grantee)
was hereunto affixed pursuant to a)
resolution of members in the presence)
of:)

B. Mansell
.....
Chairman

[Signature]
.....
Secretary-Manager.

Correct for the purposes of the Land Transfer Act

W. H. H. H. H.
Solicitor for the Transferee

I hereby certify that Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952 does not apply to the transaction evidenced by this instrument.

.....
Solicitor for the Purchaser.

The Easements created herein are subject to Section 22(1)(a) Land Government Act 1974.

A.L.H.

TRANSFER

Particulars entered in the Register as shown in the Schedule of Land herein on the date and at the time stamped below.

.....
District Land Registrar
Assistant of the District of Wellington

11.02 26.SEP 86 806602 2
PARTICULARS ENTERED IN REGISTER
LAND REGISTRAR WELLINGTON
ASST LAND REGISTRAR
29/6/87
688
689
690
691
692
WELLINGTON

LEVIN BOROUGH COUNCIL

Drainage and Plumbing Plan

Name of Owner Kilsby Sub-div

Street Bath St

Description of Property: LOT 3, 1, 2, 5 D.P. 58889

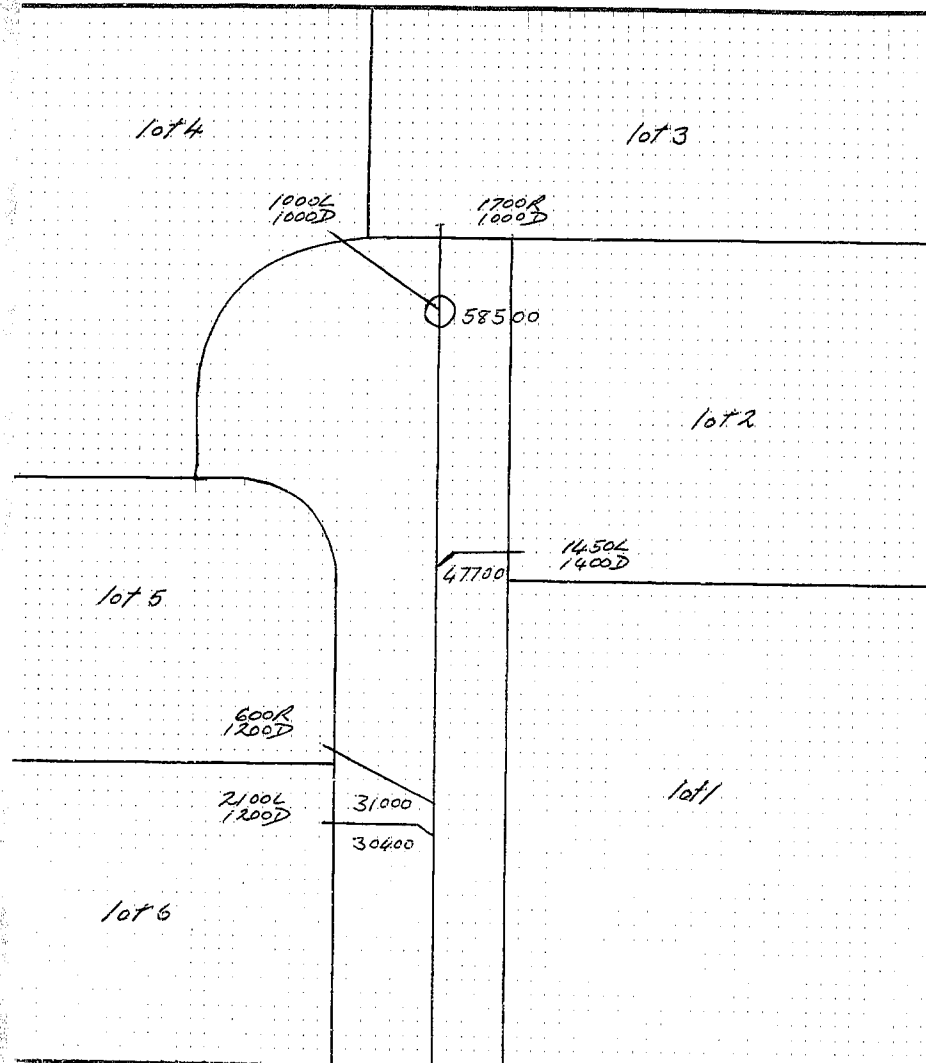
Valuation No.

Permit No.

Sewerage

Connection No.

SEC.



STREET FRONTAGE Bath Street

Scale 1-100

Application Approved. H. Clark

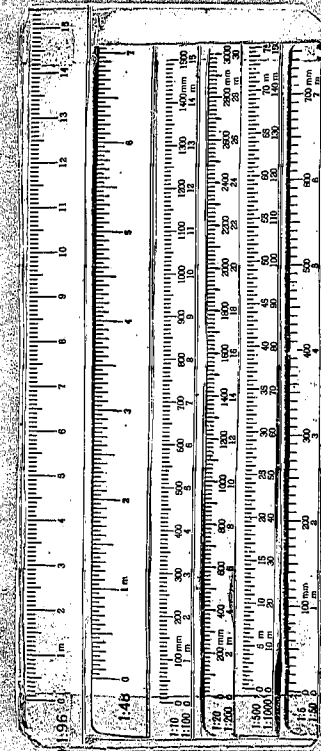
Drainage and Plumbing Inspector.

J. Paul
Registered Plumber and/or Drainer.

Date 18-12-85



Date

Permit Issued 19





LEGEND

-  LIM Boundary
-  Land Parcel



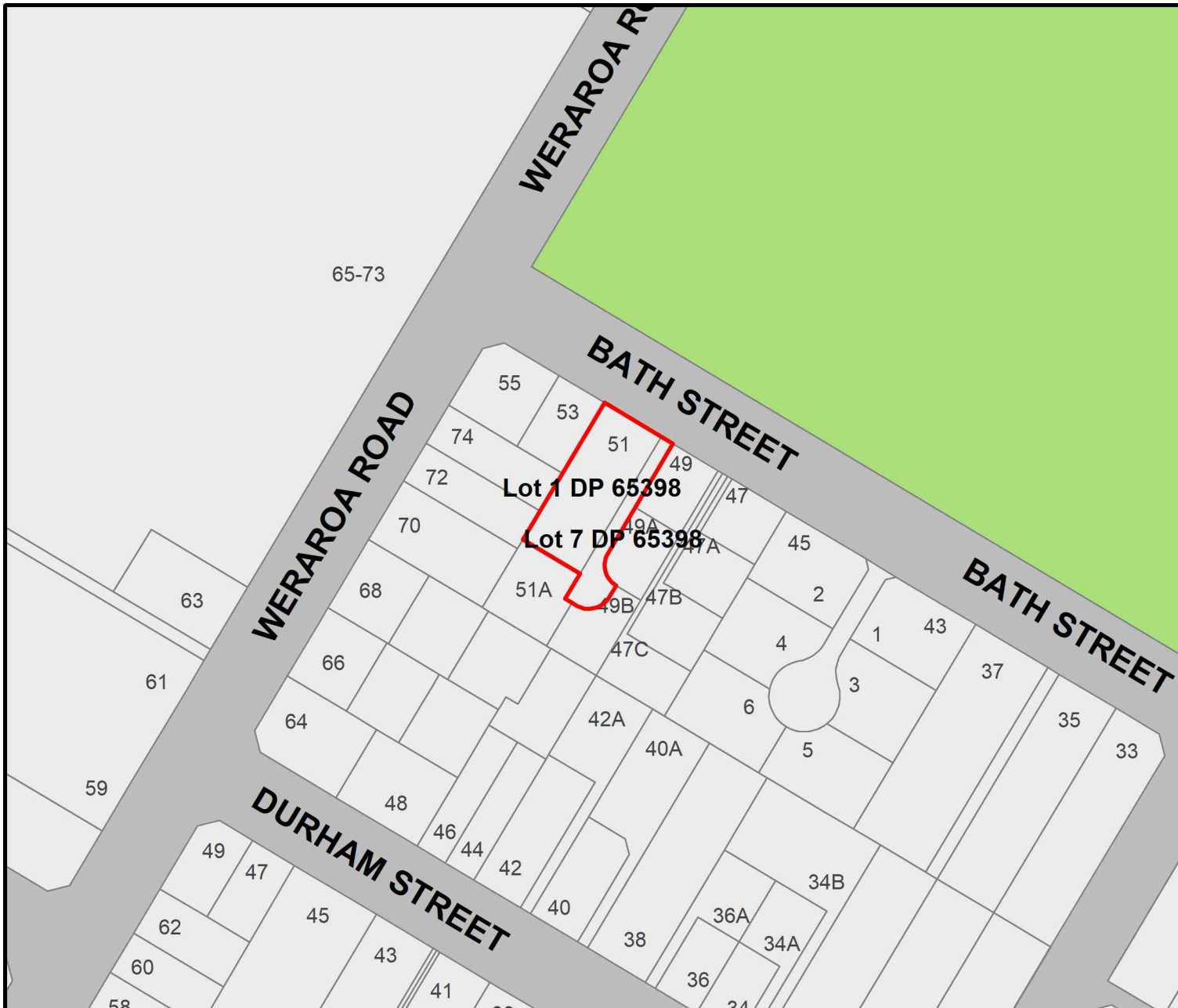
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LAND INFORMATION MEMORANDUM
AERIAL PHOTOGRAPHY

Nearmap aerial imagery flown 2024.
Rural aerial photography flown 2021.

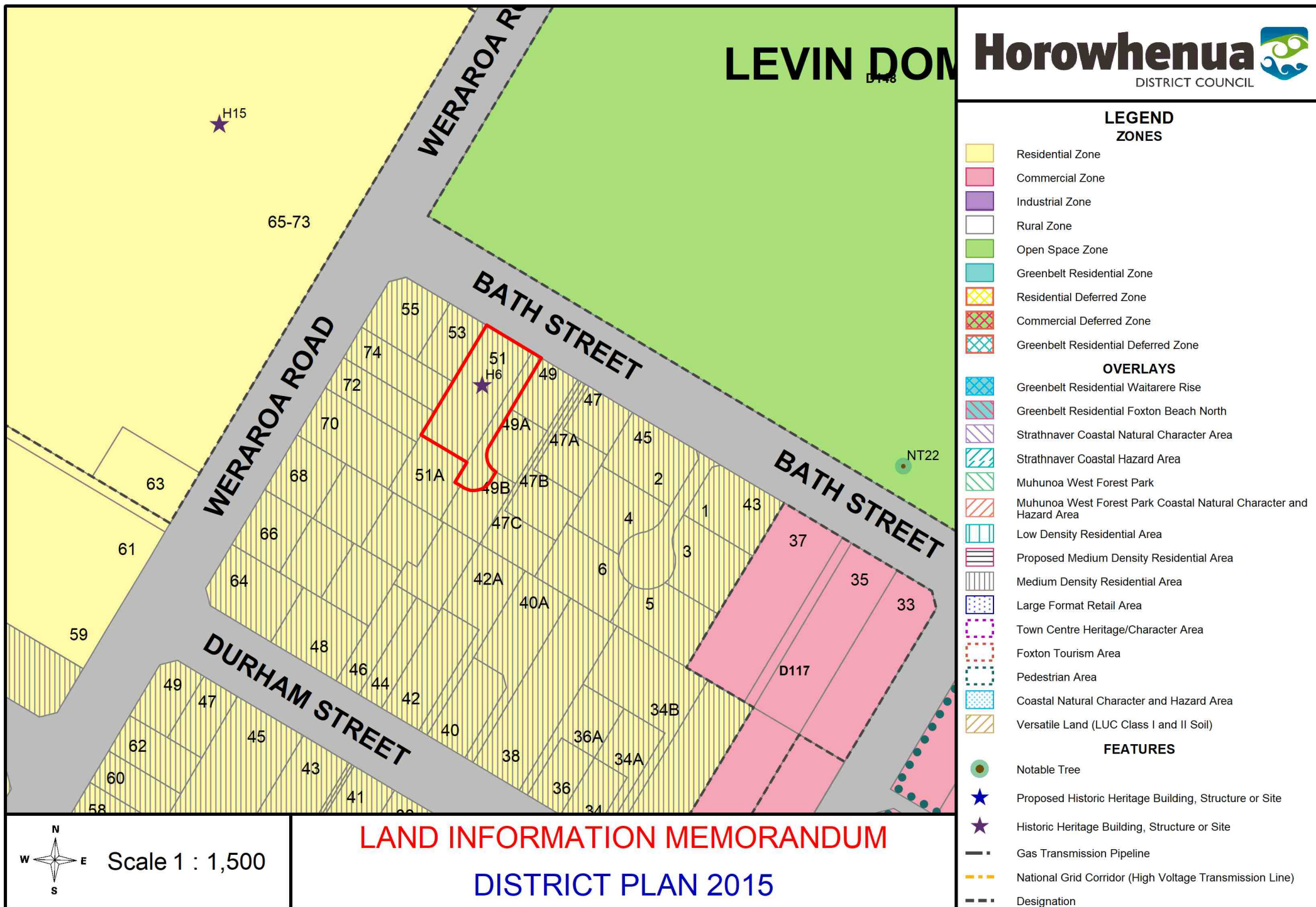
LEGEND

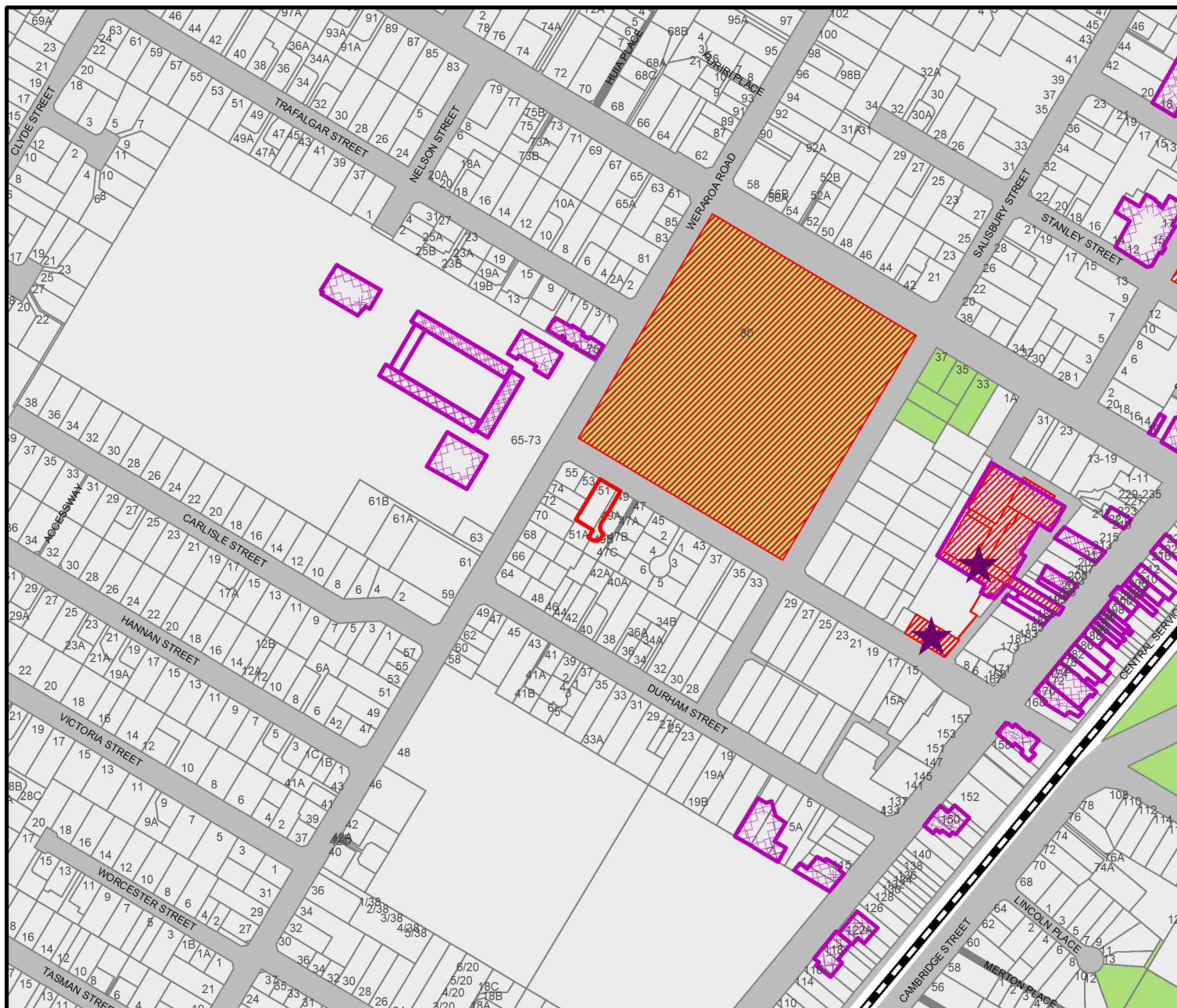
-  LIM Boundary
-  Land Parcel
-  Territorial Boundary



















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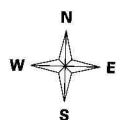
LAND INFORMATION MEMORANDUM
CADASTRE





LEGEND

-  Merge of LIM_PARCEL
-  Site Associated with Hazardous Substances (SAHS)
-  Earthquake Prone Building
-  National Grid Corridor (High Voltage Transmission Line)
-  Gas Transmission Pipeline
-  200m Aggregate Extraction Buffer
-  800m Sewage Treatment Plant Buffer
-  Land Subject to Possible Subsidence
-  Horizons Flood Control Designation
-  Horizons Drain
-  2004 Flood Extent
-  Moutoa Floodway
-  Flood Hazard Area (Accurate at 1:50,000 scale or smaller)
-  Ponding Hazard Area (Accurate at 1:50,000 scale or smaller)
-  Land Parcel
-  Territorial Boundary



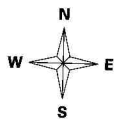
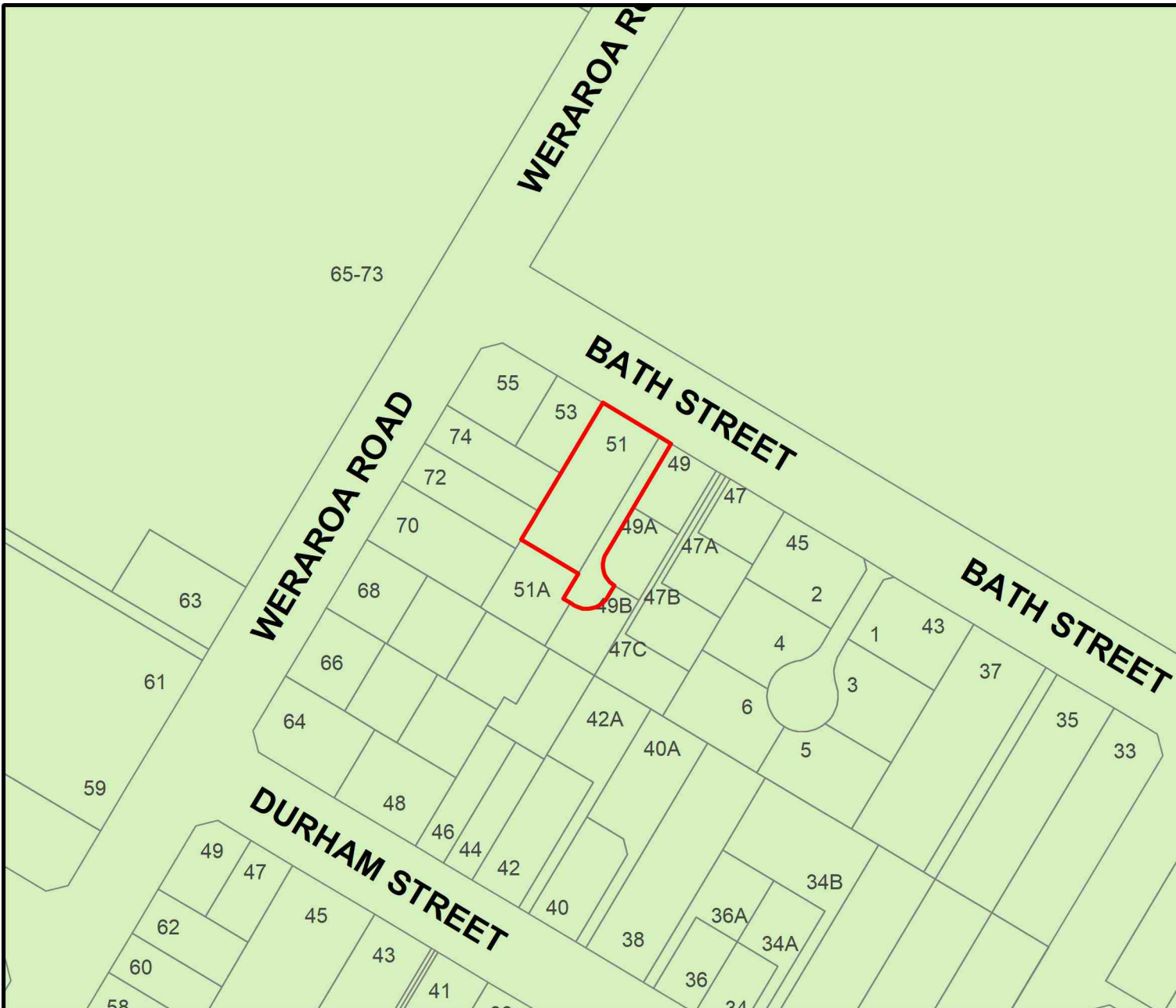
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LAND INFORMATION MEMORANDUM

HAZARDS

LEGEND















- Merge of LIM_PARCEL
- Hill Country
- Tararua Terraces
- Manakau Downland
- Kuku
- Levin Ohau
- Levin Koputaroa
- Moutoa Opiki Plains
- Coastal Lakes
- Foxton Dunefields
- Coastal Environment
- Land Parcel
- Territorial Boundary

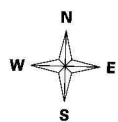
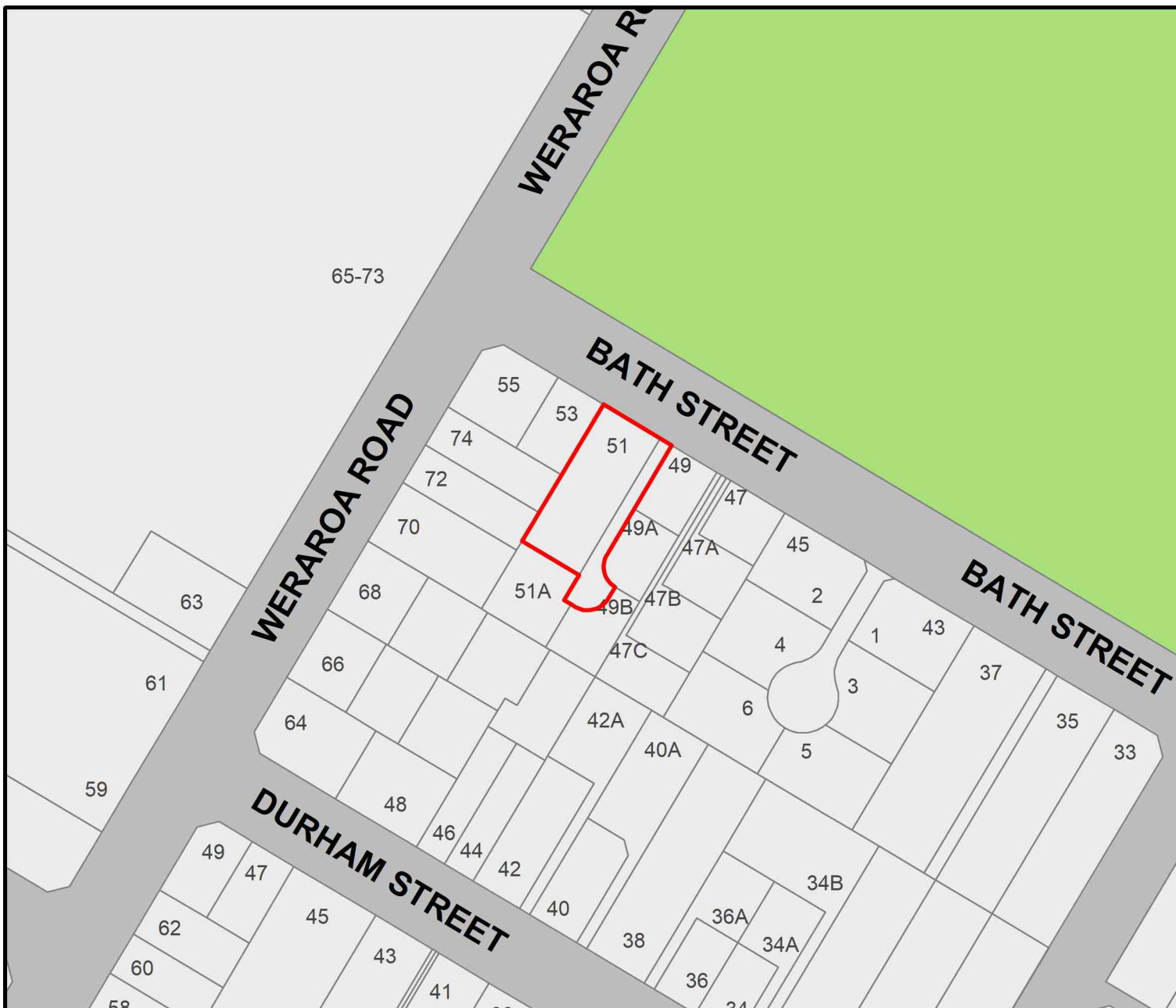


Scale 1 : 1,500

LAND INFORMATION MEMORANDUM
LANDSCAPE DOMAINS

LEGEND

-  Merge of LIM_PARCEL
-  Important Ridgeline
-  Muhunua West Forest Park
-  Muhunua West Forest Park Coastal Natural Character and Hazard Area
-  Lake Papaitonga ONFL
-  Lake Horowhenua ONFL
-  Manawatu Estuary ONFL
-  Coastal ONFL
-  Moutere Hill ONFL
-  Tararua Ranges ONFL
-  National Grid Corridor (High Voltage Transmission Line)
-  Gas Transmission Pipeline
-  Land Parcel
-  Territorial Boundary



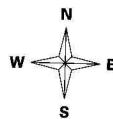
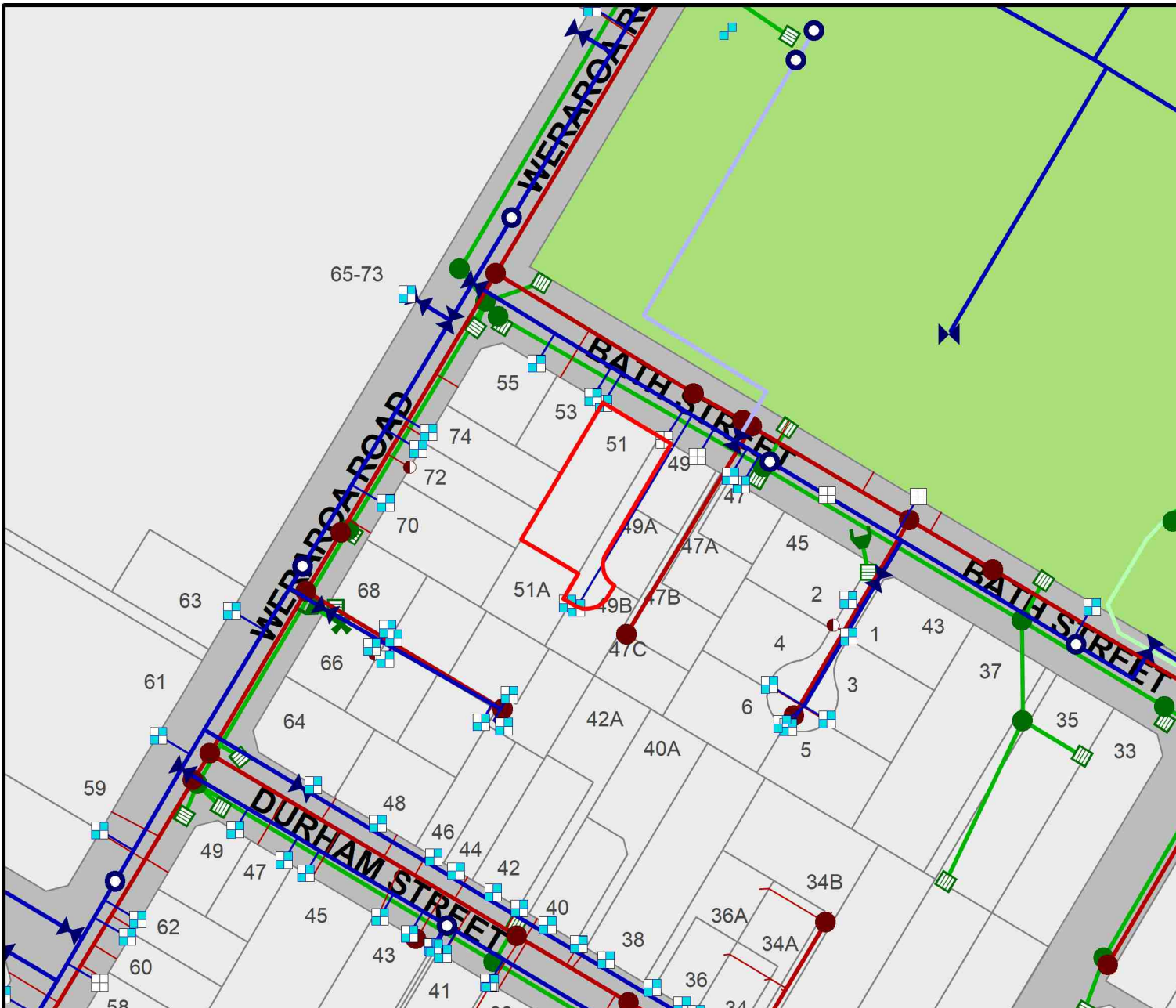
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LAND INFORMATION MEMORANDUM

OUTSTANDING NATURAL FEATURES & LANDSCAPES

LEGEND















	LIM Boundary		
	Land Parcel		
	Territorial Boundary		
WATER SUPPLY			
	WS_RPZ		WS_LATERAL
	WS_HYDRANT		WS_PIPE
	WS_VALVE		WS_PIPE
	WS_BOREHOLE		WS_STORAGE
	WS_INTAKE		WS_TREATMENT
	WS_PUMP_STATION		
WASTE WATER			
	WW_LATERAL_CE		WW_LATERAL
	WW_MANHOLE		WW_PIPE
	WW_VALVE		WW_PIPE
	WW_PUMP_STATION		WW_STORAGE
			WW_TREATMENT
STORM WATER			
	SW_CATCHPIT		SW_LATERAL
	SW_SOAK_PIT		SW_PIPE
	SW_IO		SW_PIPE
	SW_MANHOLE		SW_CHANNEL
	SW_VALVE		SW_CULVERT
	SW_PUMP_STATION		SW_SOAK_TRENCH
			SW_DETENTION_AREA

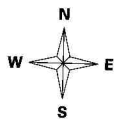
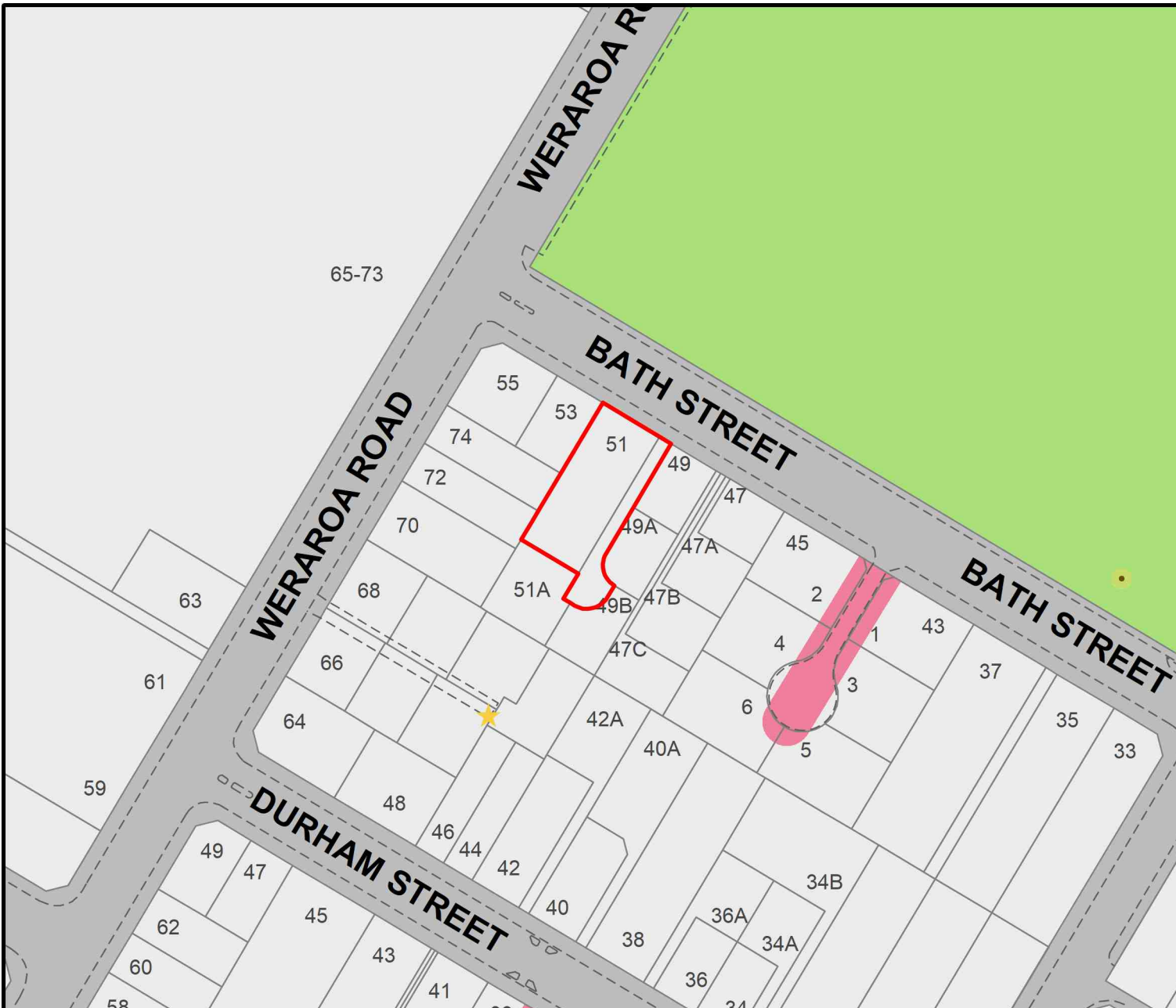


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LAND INFORMATION MEMORANDUM THREE WATERS RETICULATION

LEGEND

-  LIM Boundary
-  Notable Tree (District Plan 2015)
-  Street Tree
-  Street Light
-  Bridge
-  Kerbline
-  Seal Edge
-  Bypass Route
-  Private Road
-  State Highway 1
-  State Highway 57
-  State Highway 56
-  Land Parcel
-  Territorial Boundary



Scale 1 : 1,500

LAND INFORMATION MEMORANDUM
ROADING

LEGEND



LIM Boundary



Recycling Station



Waste Transfer Station



SO_COLLECTION_AREA - Rural Monday



SO_COLLECTION_AREA - Rural Tuesday



SO_COLLECTION_AREA - Rural Wednesday



SO_COLLECTION_AREA - Rural Thursday



SO_COLLECTION_AREA - Rural Friday



Land Parcel



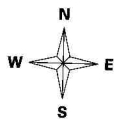
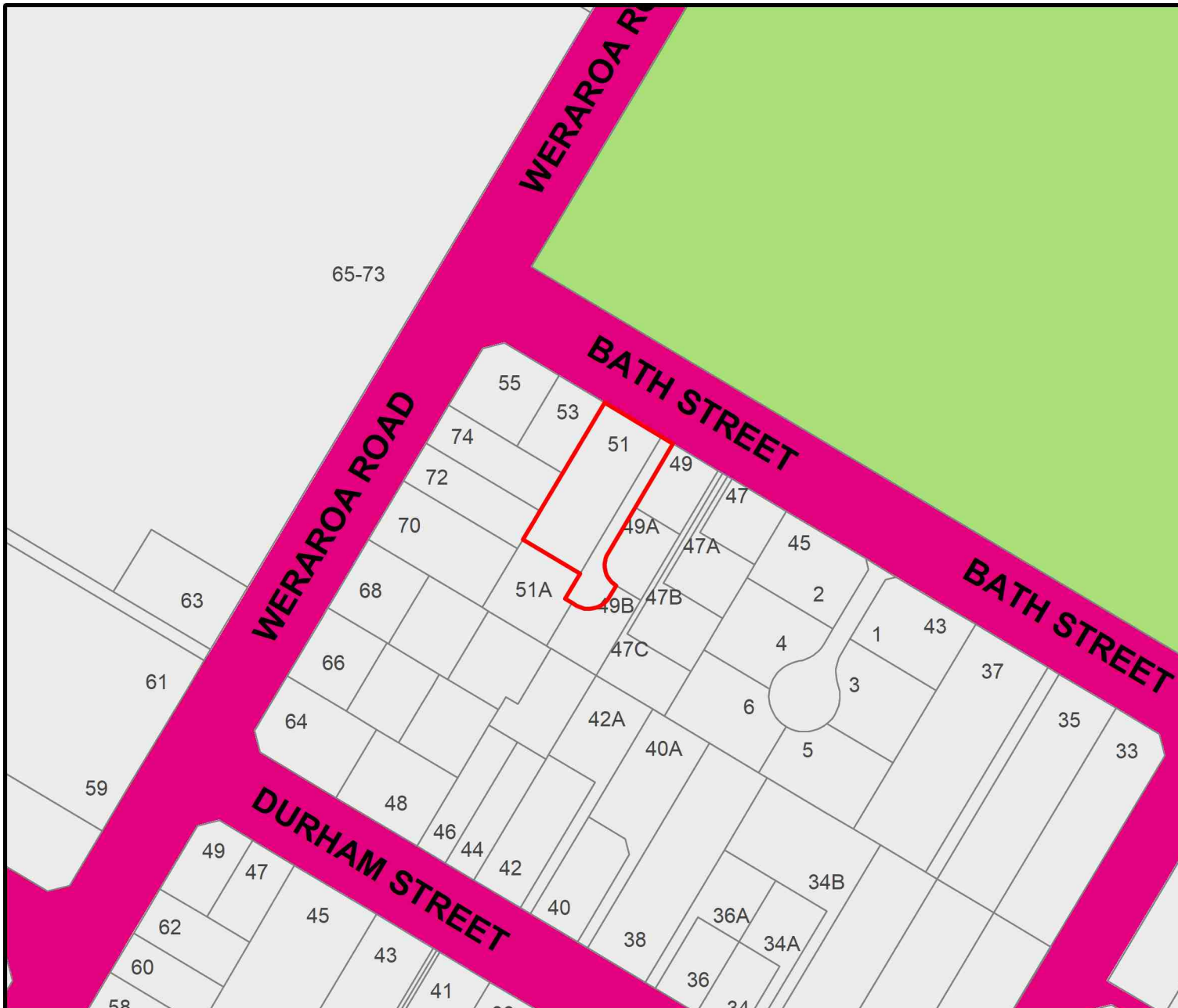
Territorial Boundary

IMPORTANT

If the property is sold or transferred, all Council-supplied recycling crates **MUST** be left at the property.

For further information regarding recycling crates, visit the 'Frequently Asked Questions' link below:

<http://www.horowhenua.govt.nz/Services/Rubbish-Recycling/Frequently-Asked-Questions-and-Answers>



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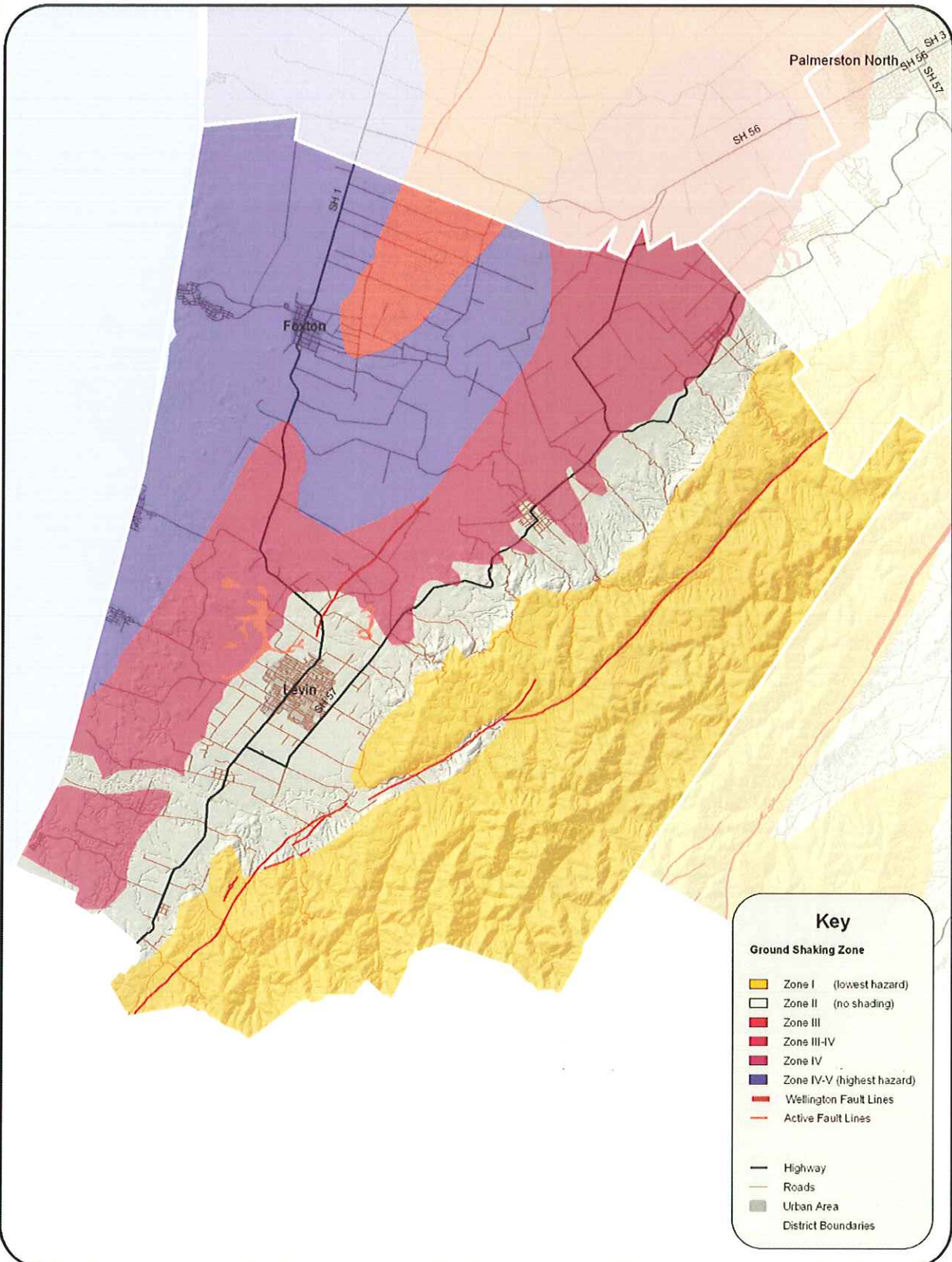
LAND INFORMATION MEMORANDUM

SOLID WASTE

HOROWHENUA DISTRICT: FAULTING AND GROUND SHAKE ZONES



Lifelines Project



Prepared by: Environmental Information (Horizons Regional Council). Lines and Gas Network data used by permission. Some data sourced from Land Information New Zealand. Crown Copyright Reserved. Maps not intended for distribution. Provided for review of network information only (03/12/2004).

0 10 20 40 Kilometres

LAND INFORMATION MEMORANDUM

GLOSSARY OF TERMS

Abatement Notice

This is a notice to stop/start doing something relating to a property. This requires compliance with the Resource Management Act within the time specified in the notice. Only councils can issue these to get someone to stop or to start doing something.

Accessory Building

Any detached building which is an accessory to the principal activity on the site. They can include a garage housing vehicles (used in association with a residential activity), a garden/ implement shed, studio or sleep out. An accessory building excludes a family flat.

Annual Rates

The total amount of rates payable over the period of one year (01 July to 30 June). Council invoices rates in quarterly instalments.

Building Warrant of Fitness

A **Building Warrant of Fitness** (BWofF) is a statement, supplied by a building owner, to the territorial authority, confirming that the systems (specified in the compliance schedule for the building), have been maintained and checked(in accordance with the compliance schedule for the previous 12 months) and will continue to perform as required. It applies to commercial or industrial buildings, or those that are for public occupations.

Certificate of Title

A **Certificate of Title** is a document that indicates ownership of a parcel/s of land. It usually shows Ownership, a survey plan of the parcel/s and any consents notices or easements attached to it.

Cadastre

This is a term that describes the extent/boundary of property in a given area. Council receives updated data monthly from Land Information New Zealand. The **Cadastre** is digitised by Land Information New Zealand from Survey Plans.

Capital Value

This is the total combination of the Improvements Value of a property + the Land Value of the property. Valuation figures are determined by QV New Zealand. www.qv.co.nz

Certificate of Acceptance

Certificates of Acceptance were introduced by the Building Act 2004. The certificate confirms that, to the extent an inspection was able to be carried out, the building work complies with the Building Code. A Certificate of Acceptance therefore has similarities to a Code of Compliance Certificate, in that it will provide some verification for a building owner, or future building owner, that all or part of the work is compliant.

Coastal Hazards

Coastal Hazards are physical phenomena that expose a coastal area to risk of property damage, loss of life and/or environmental degradation. Rapid-onset hazards last over periods of minutes to several days and examples include major cyclones accompanied by high winds, waves, surges or tsunamis created by submarine earthquakes and landslides. Slow-onset hazards develop incrementally over longer time periods and examples include erosion and gradual inundation.

Code of Compliance

A **Code of Compliance Certificate** (CCC) is a formal statement, issued under section 95 of the Building Act 2004, which states that building work, carried out under a building consent application, complies with that building consent. A CCC provides assurance to the owner and subsequent property owners that the approved plans and specifications have been followed.

Compliance Schedule

A **Compliance Schedule** lists specified systems within a building. The Compliance Schedule for a building must identify which specified systems are present, the performance standards for those systems, and how those systems will be inspected and maintained to ensure they continue to function.

Consents

Consents are approvals, issued by the council, to carry out something with regard to land and/or buildings.

Different types include:

- Land Use – Consent to use land for a specific purpose.
- Subdivision – Consent to subdivide the land in a certain way.
- Building Consents – Consent to build/install something.

Contaminated Land

Means land has been identified as having a hazardous substance in or on it that:

- a) has significant adverse effects on the environment, or
- b) is reasonably likely to have significant adverse effects on the environment.

Council Underground Services

Services owned by a council that crosses a parcel boundary which may require access by council from time to time e.g. water, storm water and wastewater pipes and associated assets such as manholes.

Current Rates Instalment Amount

The current amount of rates owed per quarter of the year.

Daylight Setback Envelope

A **Daylight Setback Envelope** indicates a shape, measured at ground level at each site boundary, which is imposed to control the distance of buildings from boundaries so as to maximise daylight to adjoining properties.

Deferred Zone

Deferred Zone means the Residential and Greenbelt Residential Areas, identified in Council's Planning Maps, as future growth areas. For the Deferred Zoning area, the Rural Zone provisions apply until such time as the deferred zoning status is uplifted; at which point, the rules change to the new zoning status.

Deposited Plan

Sometimes also known as a 'Title Plan'. These are plans recording land transfer subdivisions that have been deposited by the Registrar General of Lands. They are identified by a number and a DP prefix such as 'DP 12345'. Most modern land transfers are identified by their position on a specific deposited plan, e.g. Lot 123 DP 4567.

This is the plan deposited when the title was created. This could be a simple plan of the property's boundaries, area and dimensions, a detailed survey plan or a combination of both.

Designations Applying to the Property

Designations are provisions in council's district plan, which provide notice to the community, of an intention by the council (or a requiring authority) to use land in the future for a particular work or project. Examples include provision for future roading or educational facilities.

District Plan

The main purpose of the **District Plan** is to ensure that land use and subdivision in the Horowhenua district are sustainably maintained. Horowhenua District Council is required to have a district plan under the Resource Management Act 1991. The District Plan identifies zones (e.g. Residential, Commercial, Industrial and Rural) for different land uses in the Horowhenua District. Each zone has different objectives, policies and rules associated with it which are tailored to the land use and activities typical to that particular zone. There are also provisions in the District Plan that apply to all properties in spite of the zoning such as Hazardous Substances and Utilities and Energy.

Easements over the Property

An **Easement** is a right, agreed between a landowner and another party, to use a property for a particular purpose. It can be registered against the property title. Easements are often granted over land for pipelines, electricity, supply transmission lines, or to establish right of way. An easement does not confer ownership of the land – simply the right to use part of the land.

Enforcement Order

An **Enforcement order** is another way of getting someone to comply with the Resource Management Act. It differs from an abatement notice in that anybody (not just the council) can apply for an enforcement order against somebody else. These are issued by the Environment Court rather than the council.

Fencing of Swimming Pools Act 1987 Certificate

If your pool has the capability of water depth greater than 400mm (16 inches) then it is required to be fenced in accordance with the **Fencing of Swimming Pools Act**.

Anyone intending to install a new pool, spa or hot tub or new pool fence, must apply for and uplift a Building Consent prior to commencing the work.

Hazardous Contaminants

Activities and industries that are considered likely to cause land contamination resulting from hazardous substance use, storage or disposal.

Hazardous Substance

Hazardous Substance means (unless expressly provided otherwise by regulations) any substance - with one or more of the following intrinsic properties:

- An explosive nature
- Flammability
- An oxidising nature
- A corrosive nature
- Acute or chronic toxicity
- Eco-toxicity, with or without bioaccumulation

Historic Heritage Site(s)

An **Historic Heritage Site** is a site contained in the Historic Heritage Schedule, that has important archaeological and/or Māori cultural heritage values (Only applicable to the heritage provisions of the District Plan). Unless specifically identified in the Historic Heritage Schedule, historic heritage sites exclude existing buildings or structures located within the site. Information on heritage sites can be researched at <http://www.heritage.org.nz/the-list>.

Improvements Value

Estimated value added to a parcel of land through the addition of buildings and/or service connections such as water and sewer connections. This figure is provided by QV New Zealand.

Land Value

The most likely selling price of the bare land at the time of valuation. This figure is supplied by QV New Zealand.

Legal Description (a.k.a. Appellation/Deposited Plan)

This is the legal description for a specific piece of land. Land has been numbered and named differently in each Land District over time. Thus, locating land by its historical legal description depends on its Land District and the type of land being dealt with. Some examples include:

- 'Section 1 Block VII Mata Survey District' for Crown land
- 'Kaiti 313A6B2' for Māori Land
- 'Section 1019-1022 Town of Christchurch' for land in a town.

Each of these depends on the way the land was historically recorded and described.

The commonly used terms to describe the land are by describing parcels e.g. lots and plan types (e.g. Deposited Plan, Survey Office plan, etc). So currently land is described as 'Lot 123 on DP 456'. Historical legal descriptions vary by Land District and include 'Hundreds', 'Parishes', and 'Blocks'.

Under the current land transfer system, each parcel of land is described as a Lot on a DP (Deposited Plan), e.g. Lot 123 DP4567 (the 123rd lot on Deposited Plan 4567).

You can find legal descriptions on rating valuation notices or rates demands. You can also search maps on some local council websites. Historic rating rolls, held by some city and district councils, also list the history of legal descriptions for properties.

Liquor Licence

A **Liquor Licence** is a licence to sell alcohol. The reason for the Act is to establish a reasonable system of control over the sale and supply of alcohol to the public with the aim of contributing to the reduction of alcohol abuse, so far as that can be achieved by legislative means.

Outstanding Natural Features and Landscapes (ONFL)

These are areas of the district (identified on the district plan) seen to be of special significance.

Permits

A **Permit** is a document giving someone authorisation to do something. In context with a LIM Report, it usually refers to consent notices issued prior to 1991.

Potential Alluvion (Siltng of Land)

The action of the sea, or a river, in adding to the area of land by depositing material such as silt, sand etc.

Potential Avulsion (Flood Erosion)

This term describes the potential for sudden separation of land from a property, and its attachment to another, especially by flooding or a change in the course of a river.

Potential Erosion

The term describes potential for land to be reduced, by the removal of material (soil, sand, etc.) due to wind, water or other natural agents.

Potential Inundation (flooding/ponding)

The term describes the potential for a parcel of land to flood during certain events.

Potential Slippage

The term describes the falling (or sliding) of a mass of soil, detritus, or rock on or from a steep slope.

Potential Subsidence (sinking of land)

Subsidence is the motion of a surface (usually, the Earth's surface) as it shifts downward relative to a datum such as sea-level.

Protected Tree

These are tree/s that are protected because of historical significance, age, the ability to preserve the ecosystem around them, or their cultural value.

Rate Arrears

The amount of rates behind the owner is in payment (including penalties).

Seismically Assessed Buildings

Seismically Assessed Buildings are buildings which have had an independent report done on them and have been given a rating based on that report.

Structure Plan

A **Structure Plan** is a framework to guide the subdivision, development or redevelopment, of a particular area, by defining the broad future form, areas of open space, layout and nature of infrastructure (including links), and other key features for managing the effects of development.

Valuation Number

A unique number, issued by Quotable Valuation, to denote a parcel, or parcels of land, that have a value or combined value. Council uses these numbers to determine its rating assessments.

Versatile Land

Versatile Land is rurally zoned land identified on a planning map as containing Land Use Class I or II soil types. These soil types are regarded as high quality, suitable for crop and market garden production.

Zoning

Categorising of land based on land use characteristics. Examples include Rural, Residential, and Industrial etc.