

06 November 2025

Arizto Limited
Flat 2A, 109 Dominion Road
Mount Eden
Auckland 1024

LIM Id: LIM25-0418
Property No: 13581

Dear Arizto Limited

**Residential LIM Application
8 Taylor St WHANGANUI**

Attached is the Land Information Memorandum as requested.

This provides information held by the Council relating to the site and is provided in relation to Section 44 of the Local Government Official Information and Meetings Act 1987.

The document is intended as a summary of information only. Further details regarding specific queries can be obtained through contacting Council.

The Property Plan Pack documentation has been provided on a project specific basis only for this property.

It should be noted that the LIM refers only to information held by the Council, it does not include information held by other organisations that should be contacted separately if required.

Please read the LIM in conjunction with the [Whanganui District Plan maps](#) as available on the WDC website. Relevant maps are included in this LIM.

Sincerely

LIM Administrator



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui



Land Information Memorandum (LIM)

Prepared by Whanganui District Council for the property located at:

8 TAYLOR ST WHANGANUI



Land Information Memorandum (LIM)

Prepared by Whanganui District Council for the property located at:

8 Taylor St WHANGANUI



Property Information

Address of Property:	8 Taylor St WHANGANUI
Owners:	Mrs Jan K Sinclair
Legal Description:	LOT 2 DP 30955 0.0807 Ha
Applicant:	Arizto Limited
Date of Issue:	6 November 2025
LIM Application Number:	LIM25-0418

- This Land Information Memorandum has been prepared in accordance with section 44A of the Local Government Official Information and Meetings Act 1987. It contains information obtained from the records held by the Whanganui District Council (the Council) as at the date of issue.
www.legislation.govt.nz
- The Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Council records may not show exempt, illegal or unauthorised buildings or works on the land; accordingly this LIM may not necessarily reflect the current status of the property.
- The applicant is solely responsible for ensuring that the land and any building and/or works on the land is suitable for a particular purpose. The applicant should have a suitably qualified person check the Record of Title as it may contain obligations relating to the land.
- Further information may be available from other authorities such as [Horizons Regional Council](#), [GasNet](#), [Powerco](#), [Spark](#) etc.

If you have any questions about your LIM, please do not hesitate to contact us at LIMsAdmin@whanganui.govt.nz or phone 06 349 0001.

Rating Information

Valuation Number: 1326013900

Property ID: 13581

Valuation base date: 01 Oct 2022

Land value: \$210,000

Improvements value: \$0

Capital Value: \$210,000

(excludes Horizons Regional Council rates)

Area (Ha): 0.0807

Current year's rates: \$2,536.95

Water Billing Yes No

Account No: N/A

Ground Rent

Debtor No: N/A

Amount per annum: \$

Building

Note: Prior to the introduction of the Building Act 1991, building consents were known as building permits or plumbing permits and did not require Code Compliance Certificates (CCC).

The most relevant documents have been supplied and are attached to this LIM.

Date Issued	Permit/Consent No.	Description	CCC Status
	N/A		

Definitions: *Permit:* Building Permit; *CCCnoCond:* CCC issued without conditions; *CCCwCond:* CCC issued subject to conditions; *ConstructA:* alteration to the original building application; *CCCRefused:* CCC not issued but can be reapplied for.

Comments:

Council records show no dwelling associated to this site – bare land.

Certificate for Public Use (CfPU)

Note: A CfPU, implemented by the Building Act 2004, is issued where it is safe for members of the public to use premises intended for public use, before the issue of a Code Compliance Certificate (CCC). The CCC is still ultimately required.

Date Issued	Certificate Number	Description	Superseded by CCC?	
	N/A		<input type="checkbox"/> Yes	<input type="checkbox"/> No – see comments

Certificate of Acceptance (CoA)

Note: A Certificate of Acceptance is a document, implemented by the Building Act 2004, to record un-consented works completed after 1 January 1993.

Date Issued	CoA No.	Description
	N/A	

Weathertight Homes:

Has the property been subject to a Weathertight Homes claim? Yes No

Compliance Schedules & BWoF

Compliance Schedule

Yes

No

Building Notices

Notice to Rectify

(Sec 42 Building Act 1991)

Yes

No

Notice to Fix

(Building Act 2004)

Yes

No

Date Resolved

Dangerous and/or Insanitary
Building Notice

Yes

No

Earthquake Prone Building Notice

Yes

No

Other:

See notes below

Yes

No

Exemptions – Schedule 1 / Waivers - Modifications

Waiver/Modification Issued B2

Yes

No

Clause 2 Exemption Issued

Yes

No

Schedule 1 Exemption Notification

Yes

No

Private Drainage / Plumbing

Full Sewage/Stormwater separation completed

Yes

No

No Record Held

Method of Stormwater Separation

On-site

Off-Site

Private Sewage/Stormwater plan attached

Yes

No

Comments:

Council records show no structures associated to this site – bare land.

It will always remain the “Owners” responsibility to ensure that no groundwater encroaches into neighbouring properties.

Note: Whanganui’s Wastewater Project required the separation of wastewater drainage within private properties. This involved providing separate pipes to convey stormwater and foul water separately. The costs for separation within private properties were the property owner’s responsibility.

Swimming / Spa Pools

Pool known to Council

Yes

No

Water Connections

Water connection information held Yes No record held No Services

Drainage Connections

Stormwater connection information held Yes No record held No services

Sanitary sewer connection information held Yes No record held No services

Roading Information

All Roads: Vehicle Crossing

Urban

Rural

Whanganui District Council Compliant

Yes

No

Comments:

There is no vehicle crossing at this property. A new vehicle crossing would need to be constructed to meet our current WDC specifications.

It is the property owner's responsibility to install and maintain vehicle crossings to access their property.

For further information in regards to vehicle crossings please refer to Part 2 District Wide Matters - Energy, Infrastructure and Transport - TRAN – Transport of the District Plan and Whanganui District Councils Streets Infrastructure Bylaw ([WDC Policies and Bylaws](#))

Rural Roading

Yes

No



Alcohol Licensing

Licence Issued Yes No

Licence Type No Alcohol Licence Alcohol Licence ID

Expiry Date Licence Expiry Date

Whanganui District Council **Alcohol Policy:** [WDC Alcohol Licensing](#)

Environmental Health

Licence Issued Yes No

Licence Type No EH Licence EH Licence ID

Expiry Date EH Licence Expiry Date

Licence to Occupy

Is there a Licence to Occupied issued? Yes No

Is this Licence linked to an Alcohol Licence? Yes No

You can apply for a Licence to Occupy on the Council website via [Application for general use licence, licence to occupy Whanganui District Council](#).

Special Site Features / Natural Hazards

Note: Registration of a Building Consent under section 36(2) of the Building Act 1991 or section 71 of the Building Act 2004 may invalidate statutory *natural disaster insurance*.

Refer clause 3(d) of the third schedule of the Earthquake Commission Act 1993. www.legislation.govt.nz

If you have any questions regarding natural hazards, please feel free to contact our Civil Defence Emergency Management team (CDEM) on 06 349 0001. They are happy to discuss the following information with you.

Building Consent on land subject to Natural Hazards

(Section 36(2) Building Act 1991 or section 71 Building Act 2004) Yes No

Comments: See Maps

Sea Spray Zone Yes No

This property falls within the 'Sea Spray' zone as defined in NZ Standard 3604.

Coastal Hazards

Coastal hazards are natural physical processes that occurs in coastal areas and have the potential to cause harm to people, property, and the environment. Yes No

Kai Iwi Erosion Zone Yes No

Earthquake Hazards Yes No

Comments:

There are no known active fault lines in the urban Whanganui area.

For further information on relevant fault lines: [GNS Science - Active Faults Database](#)

Active fault mapping and fault avoidance zones for the Whanganui District: [CR 2020/73](#)

Reference: Langridge, R.M., Ries, W.F., Litchfield, N.J., Villamor, P., Van Dissen, R.J., Barrell, D.J.A., Rattenbury, M.S., Heron, D.W., Haubrock, S., Townsend, D.B., Lee, J.M., Berryman, K.R., Nicol, A., Cox, S.C., Stirling, M.W. (2016). *The New Zealand Active Faults Database*. *New Zealand Journal of Geology and Geophysics* 59: 86-96. <https://doi.org/10.1080/00288306.2015.1112818>.

Horizons Regional Council information provided to Whanganui District Council on 20 October 2025

Earthquake (Called Fault Lines in the Viewer)

Whanganui District Fault Mapping

Title: Active Fault Mapping and Fault Avoidance and Awareness Zones for the Whanganui District: GNS Science Consultancy Report 2020/73

Author: DB Townsend and NJ Litchfield, GNS Science

Date: October 2020

Commissioned by: Horizons Regional Council

Purpose and scope:

The purpose of this report is to provide new active fault mapping and Fault Avoidance Zones for the Whanganui District. The district is traversed by active faults (and associated active folds) that pose a surface rupture (or ground deformation) hazard to buildings and infrastructure. In addition, Fault Awareness Areas (FAAs) have been developed for areas where the resolution (scale) of mapping is not refined enough to permit the more detailed mapping of Fault Avoidance Zones, or where it has not been established that the mapped feature is of a tectonic (faulting) origin. Active fault trace mapping was undertaken in the Whanganui District using hill-shade models developed from airborne Light Detection and Ranging (LiDAR) data and from review of active fault mapping from GNS Science geological and active fault datasets, a Horizons-wide Digital Surface Model (DSM) and orthophotographs. Fault mapping was undertaken at scales between c. 1:5000 and 1:10,000 where LiDAR data is available.

Access:

GNS Science and Horizons regional scale information on known active faults can be accessed on Horizons Regional Natural Hazard Viewer. Click on the fault to download and view the relevant GNS report.

Flooding:

- | | | |
|----------------------------|---|--|
| Inundation Flooding | <input type="checkbox"/> 100 year flood | If box is ticked, this site is prone to flooding in the event of a 100-year flood. |
| | <input type="checkbox"/> 200 year flood | If box is ticked, this site is prone to flooding in the event of a 200-year flood. |
| | <input type="checkbox"/> Surface | If box is ticked, this site is known to have had previous surface flooding. |

Inundation (History of being prone to flooding or overflowing)	<input type="checkbox"/> Site specific	<input type="checkbox"/> Area general	<input checked="" type="checkbox"/> Not known
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Alluvion (depositing of silt from flooding)	<input type="checkbox"/> Site specific	<input type="checkbox"/> Area general	<input checked="" type="checkbox"/> Not known
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Comments:

Please see overland map for relevant overland flow paths and localised pooling.

Horizons Regional Council information provided to Whanganui District Council on 3 November 2025

Whanganui District Only:

Whanganui River Flood Model – 2015

Title: Lower Whanganui River Flood Protection Investigations Review of the June 2015 Flood and Update of Design Flood Level Estimates **Author:** P Blackwood and J Bell, Horizons Regional Council

Date: June 2016

Commissioned by: Horizons Regional Council

Purpose and scope: The purpose of this project was to investigate the impact that updating the Flood Frequency Analyses for the Whanganui River at Te Rewa, coupled with the inclusion of inflows from tributaries downstream of Te Rewa, would have on the flood profile through Whanganui for floods with Annual Exceedance Probabilities of 0.5%, 1% 2% and 1% with an allowance for climate change. This report does not provide flood maps for the “City Reach” of the Whanganui River, but does provide updated flood profiles for the above Annual Exceedance Probabilities, and these profiles are provided in Wellington Vertical Datum; 1953 (with an assumption that 100.000m needs to be added to the Wellington Vertical Datum reduced levels to obtain reduced levels in Whanganui City Datum). This report does not address flooding that may occur within tributaries of the lower Whanganui River.

Access: The report can be accessed from Horizons website: www.horizons.govt.nz/managing-natural-resources/district-advice/natural-hazard-technical-reports

Whanganui District and Rangitikei District:

Whangaehu River Flood Model - 2010

Title: Whangaehu and Turakina Rivers – Flood and Hazard Mapping - Study Report

Author: Hydro Tasmania Consulting

Date: 11 May 2010

Commissioned by: Horizons Regional Council

Purpose and scope: Horizons Regional Council commissioned Hydro Tasmania Consulting to develop a single hydraulic model that incorporated the lower reaches of the Whangaehu and Turakina Rivers to establish the extent and depth of flooding associated with the 1% and 0.5% Annual Exceedance Probability (AEP) flood events.

The purpose of this project was to develop a model that would identify areas adjacent to the rivers that are subject to flooding and also those areas that have low flood risk and that could provide future development opportunities.

This model outputs only shows flooding from the Whangaehu and Turakina Rivers for flood events of 2%, 1% and 0.5% AEP and they do not show flooding that may occur in any of the tributaries of that river.

Hydro Tasmania was subsequently commissioned to separate the combined Whangaehu and Turakina River models into two separate models (one for each river) and to also utilise those models to generate flood extents for floods of lesser magnitudes to assist with emergency management activities.

This report describes the model inputs and the outputs from the model, as well as describing the limitations of the model.

The primary outputs from this modelling were maps of the extent and depth of flooding associated with 1% and 0.5% AEP flood events. These maps were generated for flood peaks occurring at the time of high tide and also at low tide at the river mouth.

Secondary modelled outputs were maps of the hazard associated with 1% and 0.5% AEP flood events.

Access: The report can be accessed from Horizons website: www.horizons.govt.nz/managing-natural-resources/district-advice/natural-hazard-technical-reports

Note: Enquiries to: Horizons Regional Council on Freephone 0508 800 800 or visit www.horizons.govt.nz

To view the WDC online maps: [WDC Online Maps](#)

To view the Horizons Regional Council Flooding maps: [Horizons Flood Plain Mapping](#)

Landslides:

Slippage / slope stability (The downhill movement of land) Site specific Area general Not known

Falling Debris (The dislodgement of rock or earth from above) Site specific Area general Not known

Comments:

This house and land lie within Land Instability Area A/Area B

Subsidence:

Liquefaction susceptibility

Liquefaction is usually associated with, and initiated by, strong shaking during earthquakes. The strong shaking causes the ground to go from a solid state to a liquefied state.

Low Moderate High Not known

Comments:

Please see the Liquefaction map attached to this report for specifics for this site.

Horizons Regional Council information provided to Whanganui District Council on 20 October 2025

Earthquake (Called Liquefaction in the Viewer)

Please note, this report is also to be classified under the Volcanic Section

Update of Hazard Information for 2015 Lifelines Risk and Responsibilities Report

Title: Update of Hazard Information for 2015 Lifelines Risk and Responsibilities Report: GNS Science Consultancy Report 2016/40

Author: S Dellow, ER Abbott, DW Heron, BJ Scott, WF Ries and B Lukovic, GNS Science

Date: May 2016

Commissioned by: Horizons Regional Council

Purpose and scope: This report commissioned by the Manawatū -Whanganui Lifelines Advisory Group presents and describes the updated hazards information provided to Horizons Regional Council by GNS Science for use by the Manawatū -Whanganui Lifelines Advisory Group and includes the following items:

- Peak Ground acceleration for earthquakes with various annual exceedance probabilities
- Inferred earthquake ground shaking for various soil types
- Basic liquefaction hazard mapping
- Digitisation of large landslide information
- Volcanic hazard mapping updates

Access:

This information and the report can be accessed within the Liquefaction tab in Horizons Regional Natural Hazard Viewer.

Subsidence (A gradual sinking of land with respect to its previous level) Site specific Area general Not known

Tsunami Zones

In Zone Yes No

Horizons Regional Council information provided to Whanganui District Council on 20 October 2025

Tsunami

Horizons Region Tsunami Evacuation Zones Report

Title: Tsunami evacuation zone boundary mapping: Manawatu-Wanganui coast update: GNS Consultancy Report 2015/173

Author: D Heron and B Lukovic, GNS Science

Date: October 2015

Commissioned by: Horizons Regional Council

Purpose and scope: This project was developed in response to a request from the Horizons Regional Council. GNS Science developed tsunami evacuation zones for the Horizons Region in 2008 using wave amplitude estimates published in the 2005 'Review of tsunami hazard and risk in New Zealand' (Berryman 2005). In 2011, an update was undertaken to utilise the LiDAR data acquired since 2008 and to include an allowance for tsunami arriving at high tide.

This study updates the tsunami evacuation zones for the Manawatū-Whanganui portion of the Horizons Region using the most recent wave amplitude estimates published in the 2013 'Review of tsunami hazard in New Zealand' (Power 2013) and using the LiDAR data now available. The results indicate that many coastal communities fall inside the evacuation zones (including Waikawa Beach, Hokio Beach, Waitarere, Foxton Beach, Himitangi Beach, Tangimoana, Scotts Ferry, Koitiata, and parts of Whanganui and Castlecliff).

Two evacuation zones are provided in the deliverables, the Orange and Yellow zones. The Red Zone describes the area to be evacuated in response to a 0.2–1m threat level warning, defined as a 'Marine and Beach Threat (including harbours, estuaries and small boats)' (MCDEM 2014). The Orange Zone describes the area to be evacuated in response to a 1-3 m or 3-5 m threat

level warning, defined as a 'Moderate Marine and Land threat'. The Yellow Zone matches the 'maximum credible tsunami wave amplitude from all sources' and is designed primarily for use as a self-evacuation zone in the event of a strongly felt earthquake.

Access:

This information and the report can be accessed from the Tsunami tab on Horizons Regional Natural Hazard Viewer.

Wind Hazard zone Yes No

Comments:

No known wind hazards are applicable in the Whanganui region

Volcanic and Geothermal Activity zone Yes No

Comments:

No known Volcanic and Geothermal Activity impact the Whanganui region

Any other Natural Hazards:

Note: Area general means there is no known information about the site, but it is known to affect the area generally.

Erosion (The wearing away of land by running water, rain, wind or other geological agents)	<input type="checkbox"/> Site specific	<input type="checkbox"/> Area general	<input checked="" type="checkbox"/> Not known
Avulsion (The sudden removal of land by the change in a river's course or by flooding to another person's land)	<input type="checkbox"/> Site specific	<input type="checkbox"/> Area general	<input checked="" type="checkbox"/> Not known
Poor foundation materials e.g. settlement, subsidence, poor bearing capacity	<input type="checkbox"/> Site Specific	<input type="checkbox"/> Area general	<input checked="" type="checkbox"/> Not known

Comments:

Information for specific issues may be found on the relevant Record of Title.

Horizons Regional Council information provided to Whanganui District Council on 20 October 2025

Erosion (Called Coastal Hazards in the Viewer)

Rangitikei District and Whanganui District

Title: Coastal Hazard Assessment Koitiata and Castlecliff Beaches: Rangitikei and Wanganui Districts

Author: J Bell, Horizons Regional Council

Date: June 2014

Commissioned by: Horizons Regional Council

Purpose and scope: The purpose of this assessment is to identify the coastal hazards to which the Castlecliff and Koitiata shoreline are subjected, in order that the respective councils can then make informed decisions as to how to manage existing and new activities and development in the vicinity of these beaches.

This report, which provides a comprehensive assessment of the Coastal Erosion Hazard Zone (CEHZ) and the Coastal Inundation Hazard Zone (CIHZ), shows that there will be no increase in either Coastal Inundation or Erosion Risk to properties at Castlecliff over the 100 year planning timeframe considered under this investigation. The mapping of the hazard zones shows that the landward extent of these hazard zones is located within the dunes behind the beach at Castlecliff. This report also shows that over the 100 year planning timeframe, a number of properties at Koitiata Beach will be at risk from coastal erosion due to the migration of the mouth of the Turakina River. It is assumed that this risk could be managed through the use of river training works, such as groynes, to control the alignment of the river mouth, as is done at Waikawa.

It has also been shown that there is an inundation risk to properties because of wave run-up at the western (seaward) side of Koitiata. The number of Koitiata properties subject to this risk will increase over the 100 year planning timeframe. The potential inundation risk at Koitiata should be taken into consideration when making future planning and building consent decisions. River flooding inundation is not considered in this investigation as the flood risk from the Turakina River has been modelled previously.

Access:

This information and report can be accessed from the Coastal Hazards tab in Horizons Regional Natural Hazard Viewer. Click on the wave icon to download and view the relevant report.

Information Identifying Relevant Special Features of the Land Concerned

The land in the Whanganui District is variable and some sections may require Specialists Engineering in relation to earthworks, foundation and building work.

And, if applicable

Whanganui District Council has provided LIM maps which are attached to this LIM. To view the WDC online maps: [WDC Online Maps](#)

Horizons Regional Council hold information on natural hazards and some of this information is accessible from Horizons [Natural Hazard Viewer](#). The [Natural Hazard Viewer](#) holds regional scale information about flooding, fault lines, liquefaction, coastal and volcanic hazards. The [Natural Hazard Viewer](#) also includes useful website links and access to some technical reports. Please take the time to read the Terms and Conditions.

Enquiries to: Horizons Regional Council on Freephone 0508 800 800

To discuss any relevant natural hazards or clarifications on information provided. Please feel free to call and discuss with our Civil Defence Emergency Management (CDEM) on 06 349 0001.

Contaminated Sites

Classification:

- No known contamination WDC holds no records to suggest this site is contaminated by hazardous substances
- Not investigated
- Under Investigation
- Confirmed contamination
- Remediated

Dangerous Goods

As from 1 April 2004, Dangerous Goods Licences were transferred from being the responsibility of the Whanganui District Council to the Environmental Risk Management Authority, in Wellington.

For further information please contact the Environmental Risk Management Authority on 04 916 2426 or info@epa.govt.nz or visit their website <https://epa.govt.nz/>

Planning

Please read this LIM in conjunction with the [Whanganui District Plan](#), which includes relevant zoning objectives, policies and rules. To view the WDC online maps: [WDC Online Maps](#).

Please read this LIM in conjunction with the attached Planning Maps and additional information relevant to this property. The Record of Title is included in the additional information attached.

Land Use Resource Consent on Subject Property (*prior to June 2006*)

Application No.	Description	Decision	Date
	n/a		

Please refer to the Resource Consent Maps and Information pages attached to this LIM for other Resource Consent information.

Comments:

The Heritage New Zealand Pouhere Taonga Act 2014 defines any place where human activity is known to have taken place pre-1900 as being an archaeological site. Disturbing sites and/or fabric at an archaeological site (including pre-1900 elements of buildings or structures onsite as part of demolition or removal) cannot be undertaken without first obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT). This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District Plan or a resource or building consent has been granted. Archaeological authorities are issued by HNZPT, not WDC. HNZPT should be contacted to confirm if an authority would be required for any work that may damage an archaeological site.

Note: Horizons Regional Council may have information concerning regional resource consents, plant and animal pests, flooding and drainage schemes.

Enquiries to: Horizons Regional Council on Freephone 0508 800 800 or visit www.horizons.govt.nz

To view the Horizons Regional Council Flooding maps: [Horizons Flood Plain Mapping](#)















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The information displayed in the GIS has been taken from Whanganui District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of a resource consent it should be verified independently.








Wednesday, October 29, 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
-  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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Planning Zones

Zone
GRZ General Residential Zone

Planning Overlays

Overlay
Land Stabily Assessment Area A
Land Stabily 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: 1500

Wednesday, October 29, 2025

**Property 13581
 Land Use
 Resource
 Consent Map**

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Wednesday, October 29, 2025

**Land Use
Resource
Consent
Information****Land Use Resource Consents on Subject Property**

No Land Use Resource Consent Information available

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
13610	RCLU12/0039	a breach of the height recession plane	Approved	30/04/2012
13606	RCLU09/0093	building in breach of height recession plane and vehicle access	Lapsed RC	13/11/2009

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.

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Wednesday, October 29, 2025

**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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**Land
Information**

Land Information

Data sourced from LINZ

Parcel ID	Appellation	Area	Land No
4008036	Lot 2 DP 30955	807	1004

Address Information

Data sourced from LINZ

Address ID	Address
474757	8 Taylor Street, Durie Hill, Whanganui

Title Information

Data sourced from LINZ

Title No	Status	Type	Land District	Issue Date
WN7D/452	LIVE	Freehold	Wellington	27/01/1970

Leasehold Title Information

No Leasehold Title Information found



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

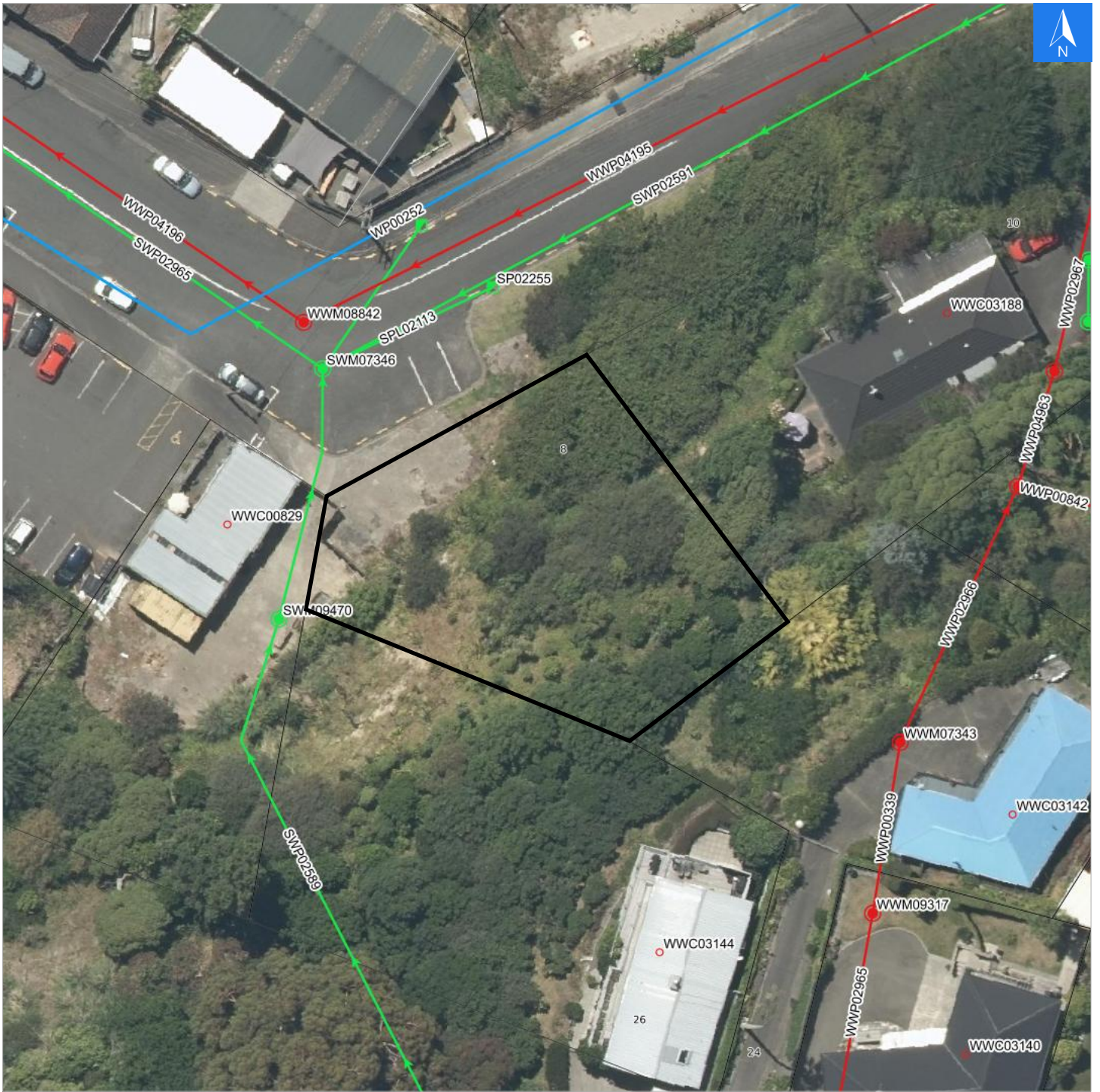
Identifier **WN7D/452**
Land Registration District **Wellington**
Date Issued 27 January 1970

Prior References
WN527/209

Estate Fee Simple
Area 807 square metres more or less
Legal Description Lot 2 Deposited Plan 30955

Registered Owners
Jan Kori Sinclair as Executor

Interests



- | | | | | | |
|---|-------------------------|---|------------------------------|---|-------------------------|
| + | Backflow | ○ | Connection | ○ | Connection |
| ○ | Connection | ☆ | Facility | ⊙ | Manhole |
| ■ | Hydrant | ⊙ | Manhole | ∇ | Valve |
| ▲ | Meter | ■ | Sump | ● | Asset Type Not Recorded |
| ● | Structure | ● | Asset Type Not Recorded | ⬠ | Wastewater Plant Point |
| ∇ | Valve | ☆ | Stormwater Structures Point | ■ | Wastewater Plant Region |
| ■ | Tap | — | Stormwater Structures Line | — | Wastewater Lines |
| ● | Asset Type Not Recorded | ■ | Stormwater Structures Region | ⋯ | Wastewater Re-Use Lines |
| ⊙ | Water Plant Point | — | Stormwater Lines | | |
| — | Water Lines | ■ | Stormwater Plant Point | | |

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Scale 1: 500

Wednesday, October 29, 2025

Utilities Map



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Scale 1: 5000

Wednesday, October 29, 2025

- Depression Areas greater than 300mm
- Depression Areas less than 300mm
- 5Ha Overland Flow Path
- 2Ha Overland Flow Path
- 1Ha Overland Flow Path

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.





Scale 1:2000

Scale 1:100000

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-  Flood Risk Area A
-  Flood Risk Area B

Scale 1:

Wednesday, October 29, 2025

Flooding Map

Guidance Note to Flood Risk A and B

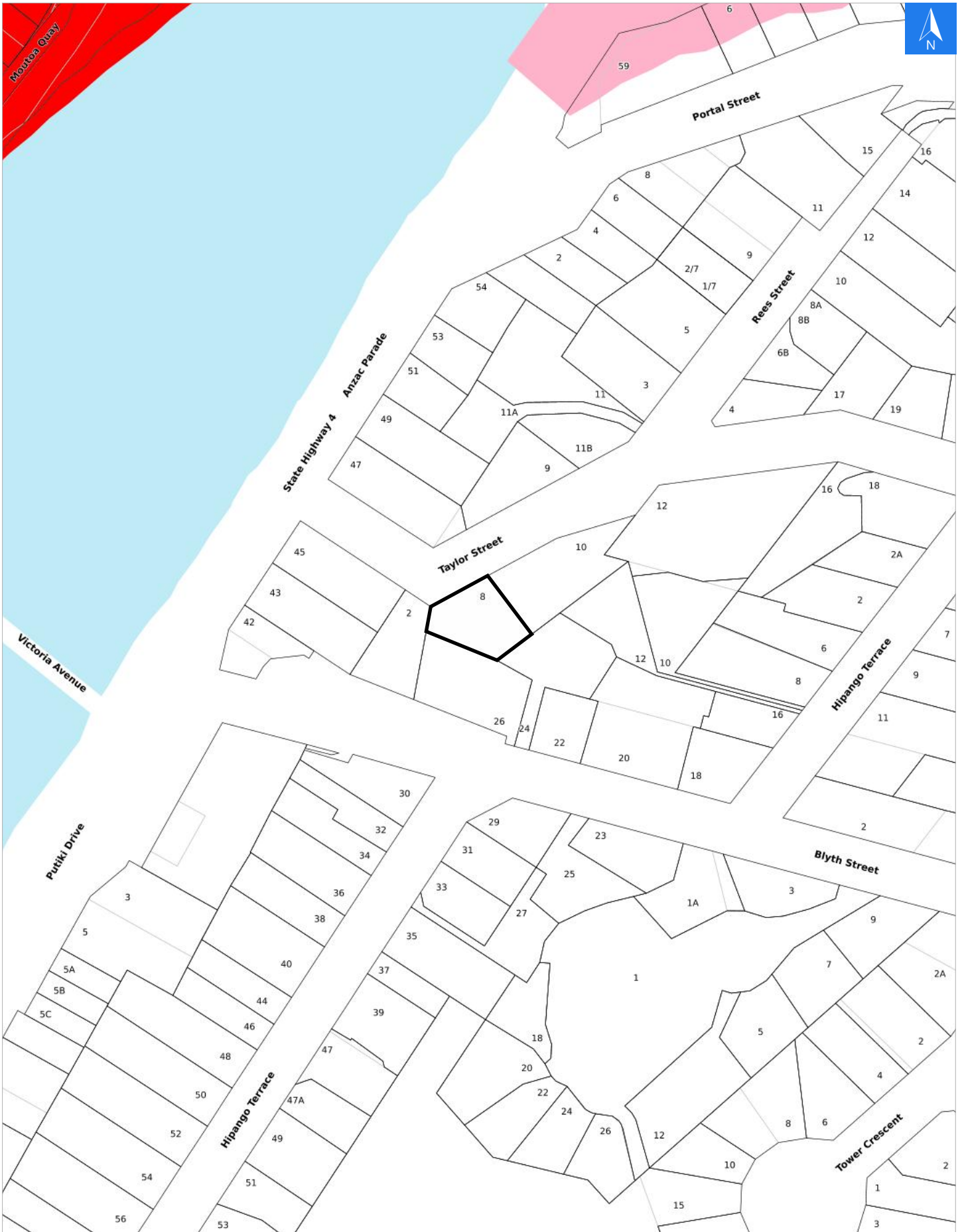
Flood Risk A

If the property is located within the Flood Risk A line, it is prone to flooding in the event of a 1 in a 100-year flood.

Flood Risk B

If the property is located within the Flood Risk B line, it is prone to flooding in the event of a 1 in a 200-year flood.

This information is based on an extensive flood study conducted by Horizons Regional Council. For further information visit <https://www.whanganui.govt.nz/Services-Amenities/Civil-Defence-Emergency-Management/Flooding> or contact the Whanganui Civil Defence & Emergency Management team: 349 0001



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Scale 1: 2000

Wednesday, October 29, 2025

- High Liquefaction
- Low Liquefaction
- Moderate Liquefaction

**Liquefaction
Map**

Guidance Note to Liquefaction

Explanation for Liquefaction Susceptibility rating:

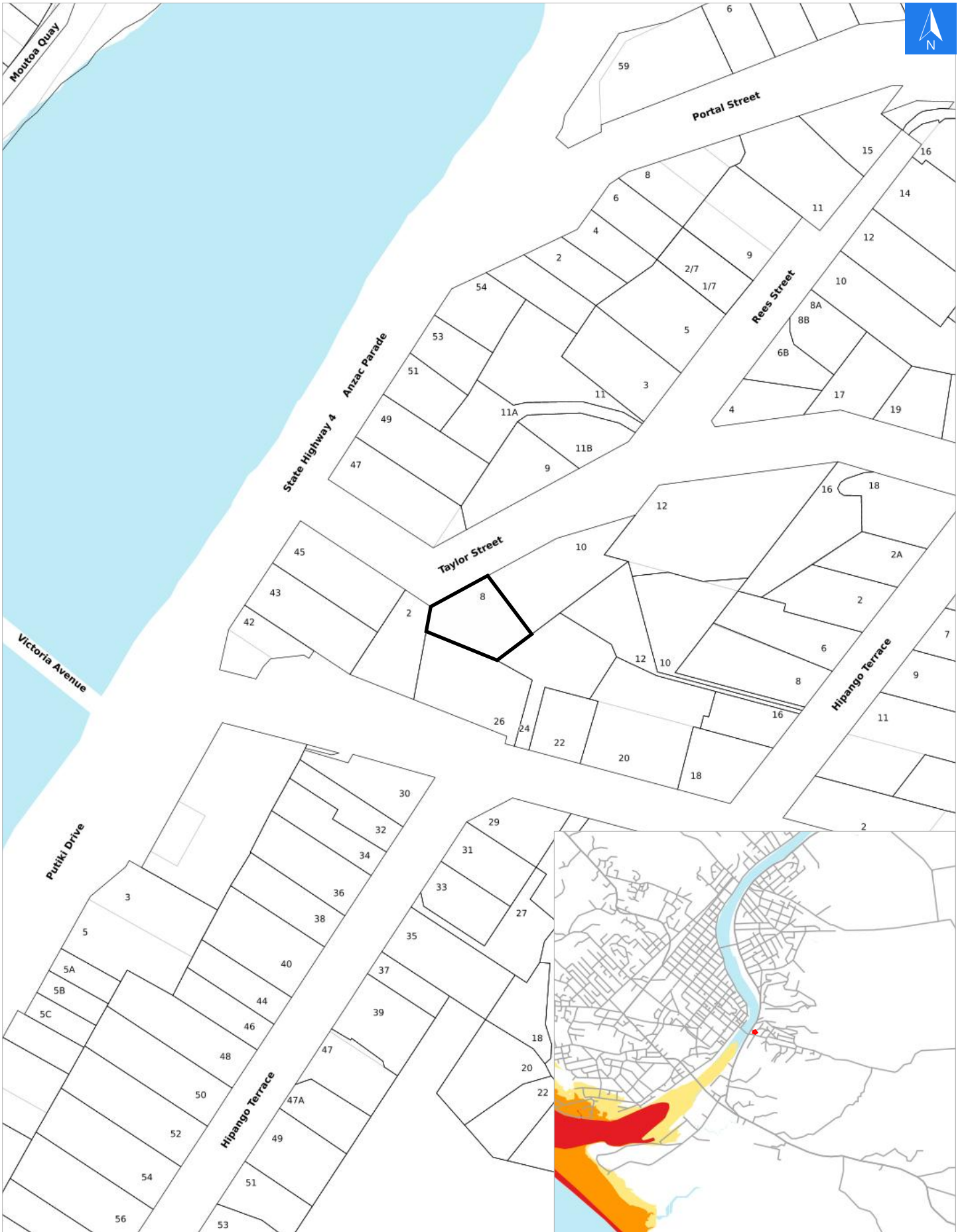
The data in this LIM regarding liquefaction, is based on a study completed by GNS (Institute of Geological and Nuclear Sciences).

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 non-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.



Scale 1:2000

Scale 1:100000

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Scale 1:

Wednesday, October 29, 2025

- Tsunami Red Zone
- Tsunami Orange Zone
- Tsunami Yellow Zone

Tsunami Map

Guidance Note to Tsunami Zones

TSUNAMI Evacuation zones definition

The Red Zone

The Red Zone is intended as a shore-area exclusion zone that can be designated off-limits in the event of any expected tsunami. The Red Zone represents the highest risk zone and is the first place people should evacuate from in any sort of tsunami warning. People could expect 'activation' of this zone several times during their life.

The Red Zone is to be evacuated in response to the 0.2–1 m threat level warning.

The Orange Zone

The Orange Zone is intended to be the area evacuated in most if not all distant- and regional-source tsunami official warnings (i.e., warnings that extend beyond the Red Zone, for tsunami from sources more than one hour of travel time away from the mapped location).

The Orange Zone developed for the Horizons Region matches the 3–5m threat level warning and is to be evacuated in the event of either the 1–3m, or 3–5m threat level warning being issued.

The Orange Zone encompasses the Red Zone.

The Yellow Zone

The Yellow Zone covers the all maximum credible tsunami, including the highest impact events. People should evacuate this zone in natural or informal warnings from a local source event.

The Yellow Zone takes into account the worst cases from both modelling and known geological deposits and has been designed to encompass the area inundated by the tsunami with a 2500 year return period at the 84% confidence level (Power 2013).

The Yellow Zone is designed primarily for use as a **self-evacuation zone** in the event of a strongly felt earthquake (one in which it is hard to stand up) or a long duration earthquake (one that lasts for longer than one minute). The earthquake does not need to be both long and strong; in many cases it will be one or the other. These earthquakes usually have a local source and if they generate a tsunami it will have a quite short arrival time for which immediate self-evacuation is necessary. The Yellow Zone should also be evacuated in an official warning for the 'larger than 3–5 m threat level' or, in the case of a natural or informal warning, where the potential wave height is unknown.

The Yellow Zone encompasses the Orange and Red zones.

For Further information on Tsunami in Whanganui go to <https://www.whanganui.govt.nz/Services-Amenities/Civil-Defence-Emergency-Management/Tsunami> or contact the Whanganui Civil Defence & Emergency Management team: 349 0001






Disclaimer:

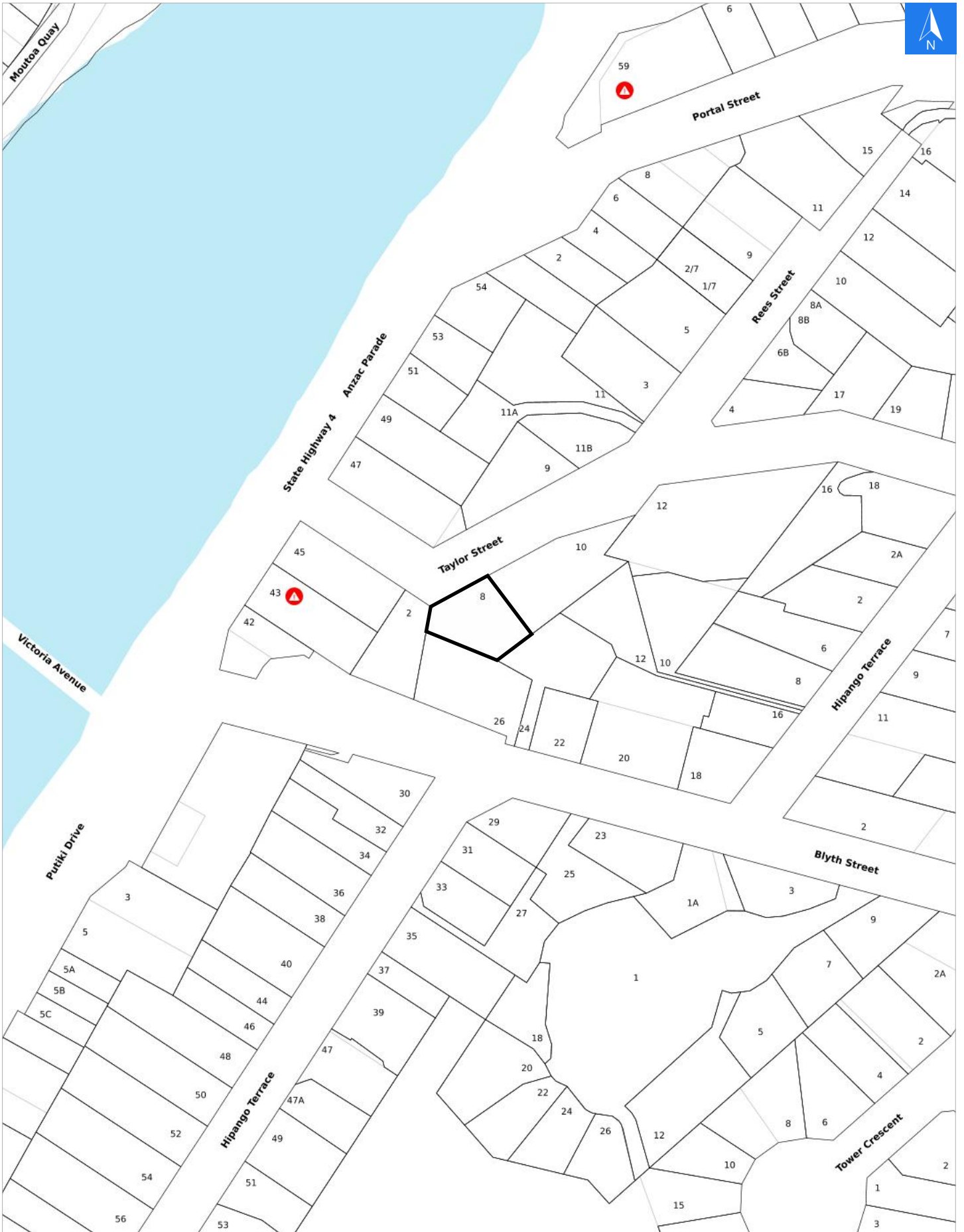
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Scale 1: 500

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-  Grazing Licence
-  Licence to Occupy
-  Uncategorised

License to Occupy Map



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Wednesday, October 29, 2025



HAIL Sites

HAIL Sites Map

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HAIL Sites Data**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:

<https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/#hazardous-activities-and-industries-list-hail-october-2011>

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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Wednesday, October 29, 2025

Aerial Map