



From data.whanganui.govt.nz on Wednesday, June 3, 2026

Property No. 7005

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## Property Map

Scale 1:1000



Comprehensive Map Legends can be found at the end of this document.

## Address Information

Data sourced from LINZ

Address ID	Address
465245	1/309 Wicksteed Street, Whanganui
465366	2/309 Wicksteed Street, Whanganui
465462	3/309 Wicksteed Street, Whanganui
2312967	4/309 Wicksteed Street, Whanganui

## Land Information

Data sourced from LINZ and Whanganui District Council

Parcel ID	Appellation	Area	Land No
3814862	Lot 1 DP 41902	1011	6047

## Title Information

Data sourced from LINZ

Title No	Status	Type	Land District	Issue Date
WN14C/1428	LIVE	Cross lease	Wellington	24/06/1975
WN14C/1148	LIVE	Cross lease	Wellington	24/06/1975
WN14C/1475	LIVE	Cross lease	Wellington	24/06/1975
WN14C/1147	LIVE	Cross lease	Wellington	24/06/1975

## Leasehold Title Information

No Leasehold Title Information found



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## Planning Map

Scale 1:5000



Comprehensive Map Legends can be found at the end of this document.

## Planning Zones

### Zone

GRZ – General Residential Zone

## Planning Overlays

No Planning Overlays found

## Designations

No Designations found

## Heritage Sites

No Heritage Sites found

## Wahi Tupuna Sites

No Wahi Tupuna Sites found

## Archaeological Sites

No Archaeological Sites found

## Protected Trees

No Protected Trees found

## Additional Information

No Additional Information found




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Planning Map Legend

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## 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
-  Wāhi Tūpuna Sites
-  Archaeological Sites
-  Archaeological Sites Buffers
-  Heritage Sites
-  Protected Trees

## Other

-  District Boundary
-  Property
-  Land








## Overlays

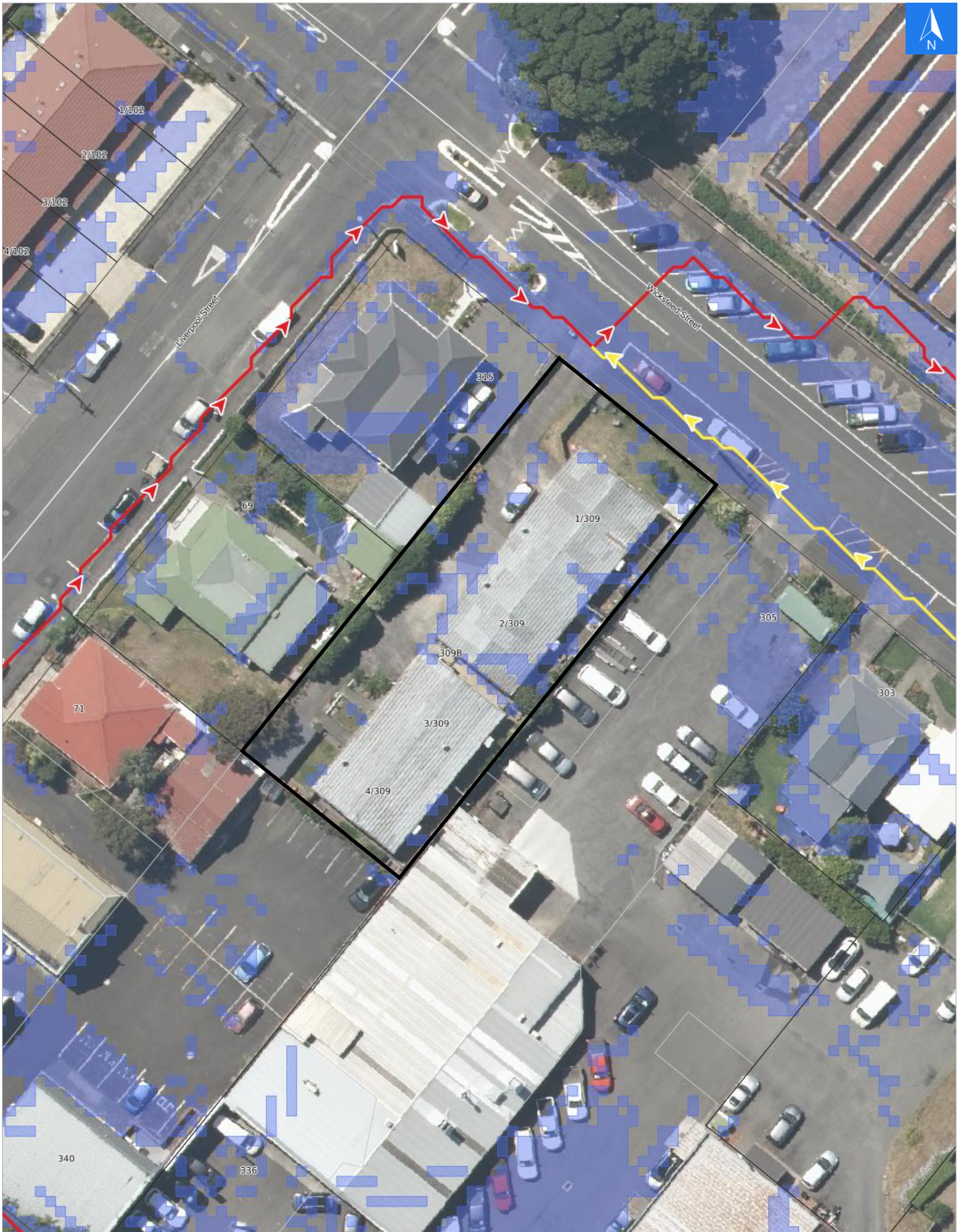
-  Designation
-  Coastal Environment Special Management Zone
-  View Shaft Overlay
-  Town Centre Design Guide Overlay
-  Outer Commercial Design Guide Overlay
-  Urban River Landscape Overlay
-  Airport Air Noise Boundary Overlay
-  Airport Outer Control Boundary Overlay
-  Springvale Structure Plan 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



**Disclaimer:**

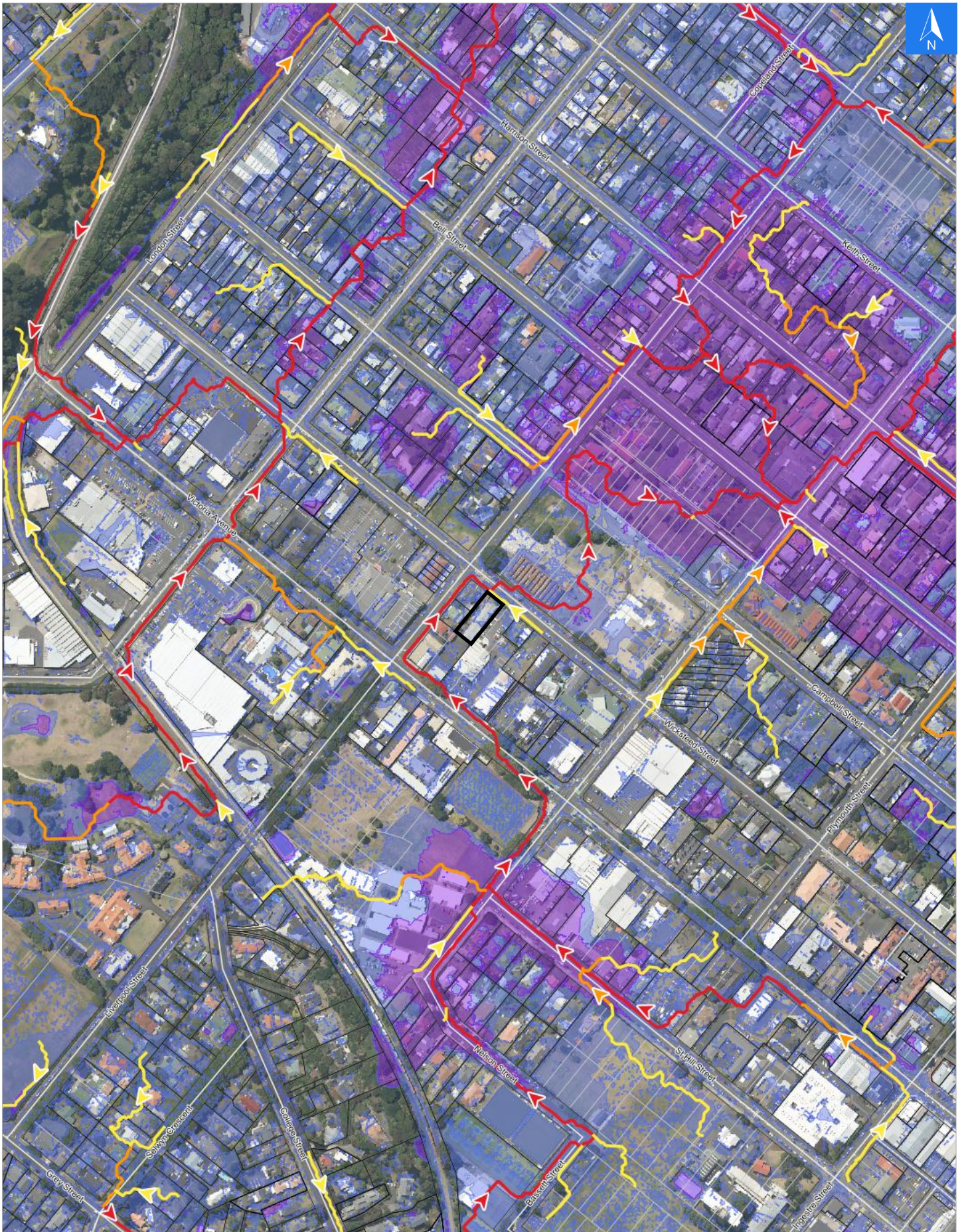
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Scale 1: 500

Wednesday, June 3, 2026

- 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**



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Scale 1: 5000

Wednesday, June 3, 2026

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**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 floor<sup>2</sup>".

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.



- |   |                         |   |                              |     |                         |
|---|-------------------------|---|------------------------------|-----|-------------------------|
| + | 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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**Utilities Map**