WHANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui



Property Maps

WHANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

Disclaimers

- **This information has been computer generated from Whanganui District Council records and has not been reviewed by Whanganui District Council. It is provided for information only and while Whanganui District Council takes all due care, it does not guarantee the accuracy or completeness of this information.**
  This is not a Land Information Memorandum or property file and cannot be relied upon as such. A LIM gives you a wider range of information, and several subject matter experts will check the content and make comments.
- The use of this information is subject to:
  - Copyright
  - Privacy Statement
  - Terms of Trade
- This information has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

Further Information

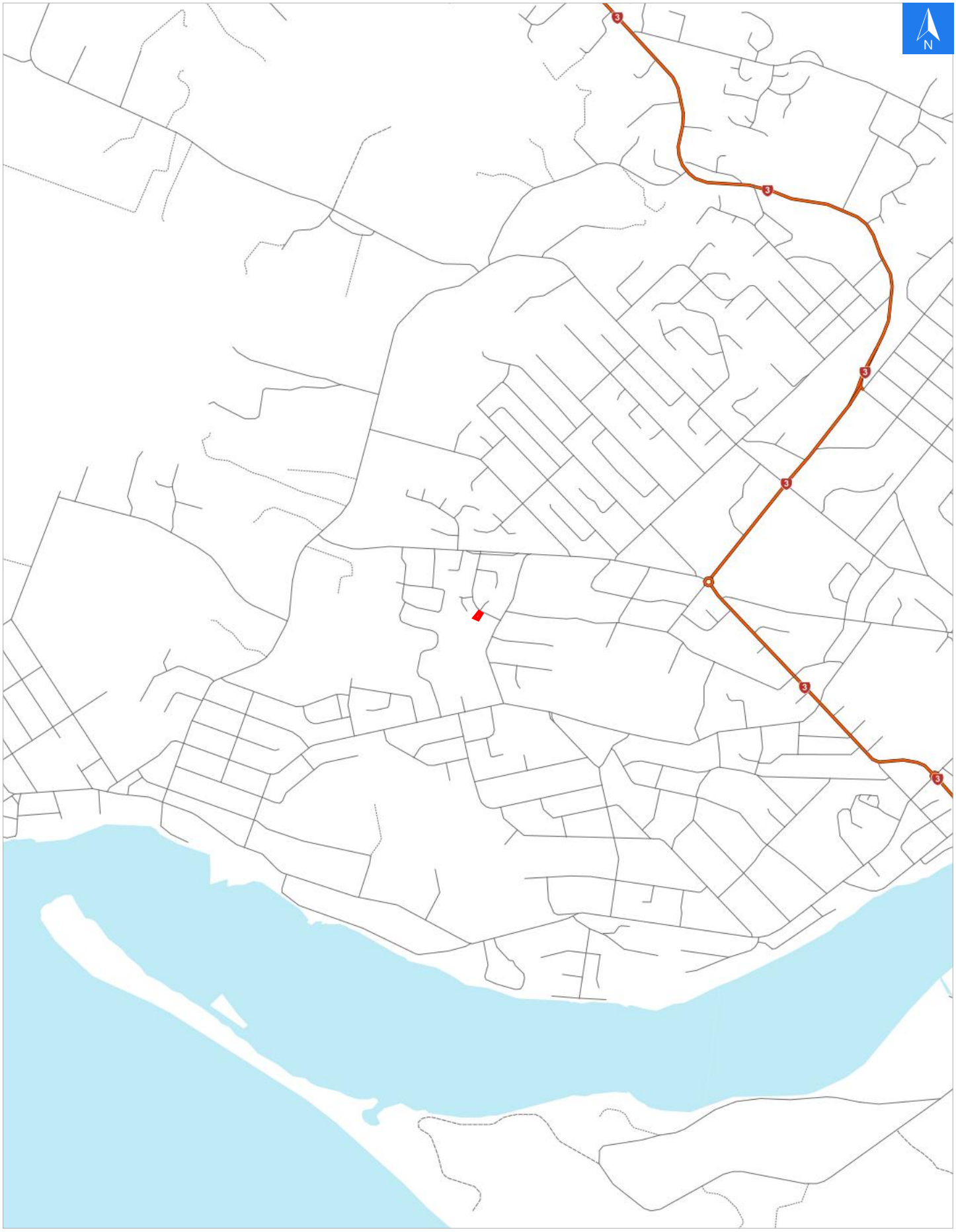
- A full Land Information Memorandum (LIM) can be requested online at…
  www.whanganui.govt.nz/Property/Property-Information/Apply-for-a-Land-Information-Memorandum-LIM
- We have a file of information on almost every property in the district. You can request a digital copy of the file, or come in and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

Customer Services

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

Postal address

Whanganui District Council
PO Box 637
Whanganui 4541



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Scale 1: 25000

Tuesday, September 22, 2026

Property 2607 Locality Map



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Scale 1: 500

Tuesday, September 22, 2026

Property 2607 Aerial Map

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Tuesday, September 22, 2026

Property 2607 Land Information

Land Information

Data sourced from LINZ

Parcel ID	Appellation	Area	Land No
3931877	Lot 27 DP 34640	652	13544

Address Information

Data sourced from LINZ

Address ID	Address
457313	7 Karamu Street, Tawhero, Whanganui

Title Information

Data sourced from LINZ

Title No	Status	Type	Land District	Issue Date
WN11B/813	LIVE	Freehold	Wellington	31/05/1973

Leasehold Title Information

No Leasehold Title Information found

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Tuesday, September 22, 2026

Property 2607 Property Information

Values

Data sourced from Whanganui District Council

Assessment Number	Capital Value	Improvements	Land Value
1314067100	$ 540,000.00	$ 280,000.00	$ 260,000.00

Building Consents

Data sourced from Whanganui District Council

Application	Category	Description	Start Date
BP/F84527	Building Permit (pre Building Act building App)	DWELLING	29/03/1974

Licenses

No Information available



- Backflow
- Connection
- Hydrant
- Meter
- Structure
- Valve
- Tap
- Asset Type Not Recorded
- Water Plant Point
- Water Lines
- Connection
- Facility
- Manhole
- Sump
- Asset Type Not Recorded
- Stormwater Structures Point
- Stormwater Structures Line
- Stormwater Structures Region
- Stormwater Lines
- Stormwater Plant Point
- Connection
- Manhole
- Valve
- Asset Type Not Recorded
- Wastewater Plant Point
- Wastewater Plant Region
- Wastewater Lines
- Wastewater Re-Use Lines

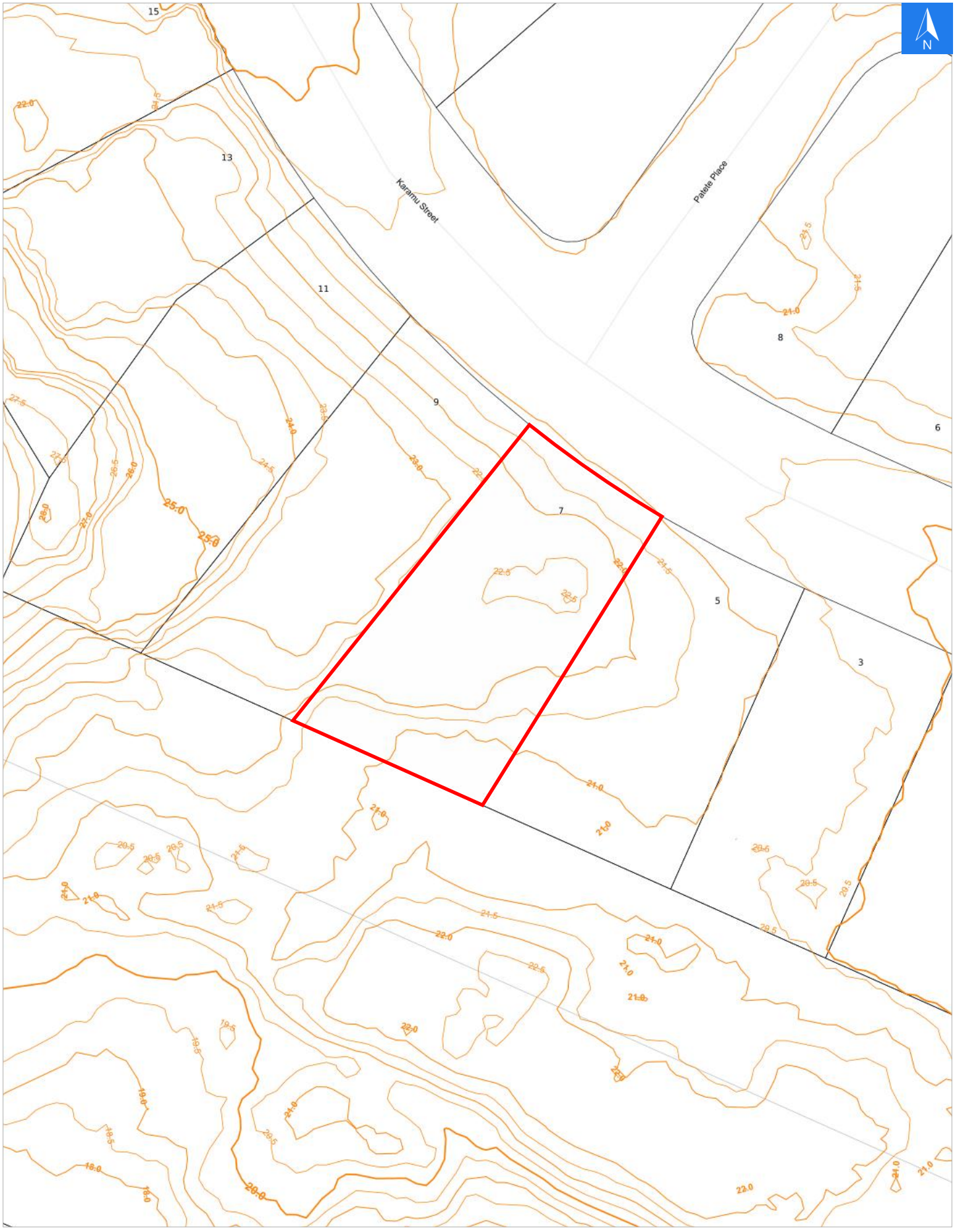
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Tuesday, September 22, 2026

Property 2607 Utilities Map



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Tuesday, September 22, 2026

Property 2607 Contour Map



GRZ General Residential Zone

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Scale 1: 5000

Tuesday, September 22, 2026

Property 2607 Planning Map

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Tuesday, September 22, 2026

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
- 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

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Tuesday, September 22, 2026

Property 2607 Planning Data

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

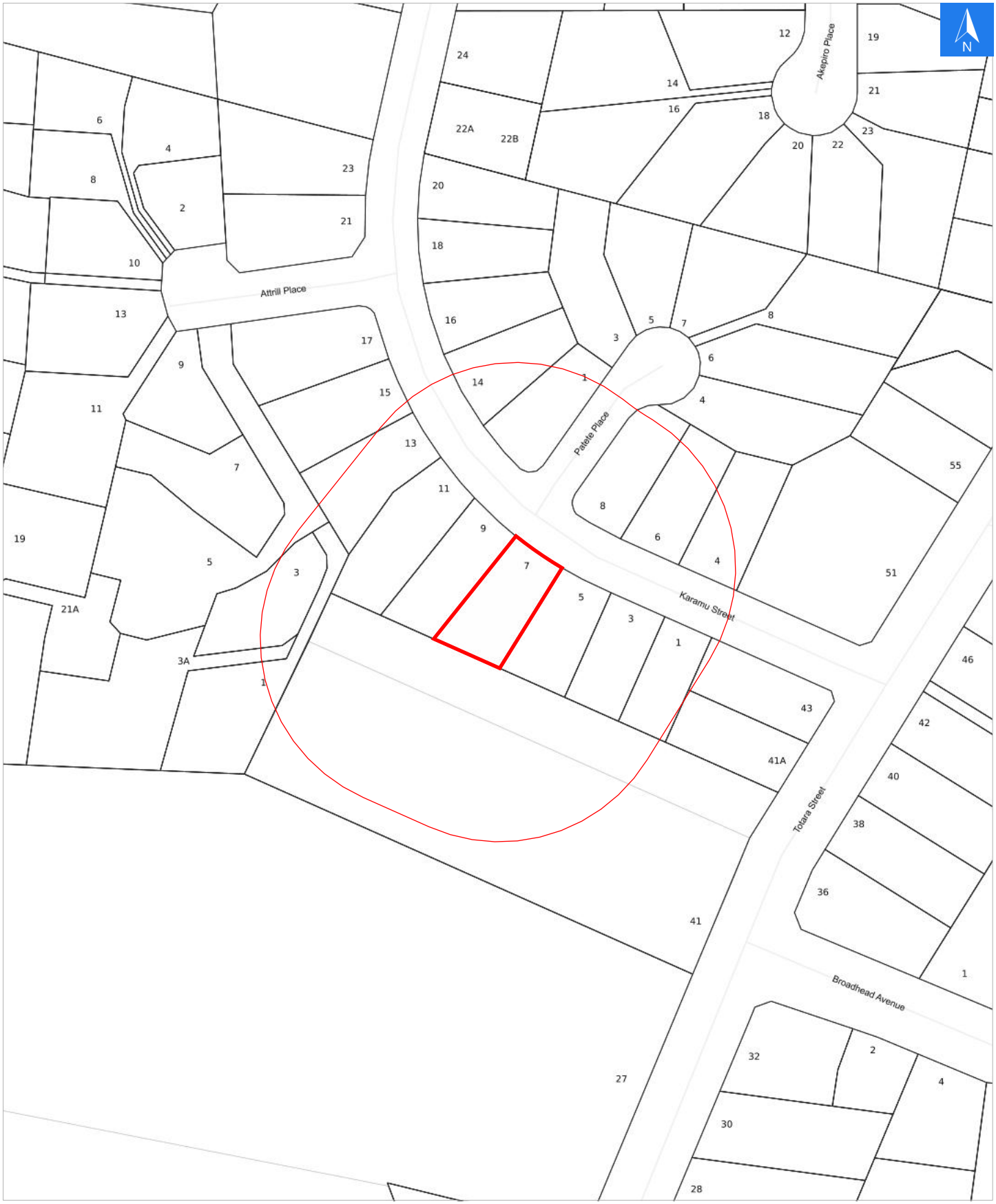
No Archaeological Sites found

Protected Trees

No Protected Trees found

Additional Information

No Additional Information found



Land Use Resource Consents within 50 metres of subject property

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Scale 1: 1500

Tuesday, September 22, 2026

Property 2607 Land Use Resource Consent Map

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Tuesday, September 22, 2026

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)

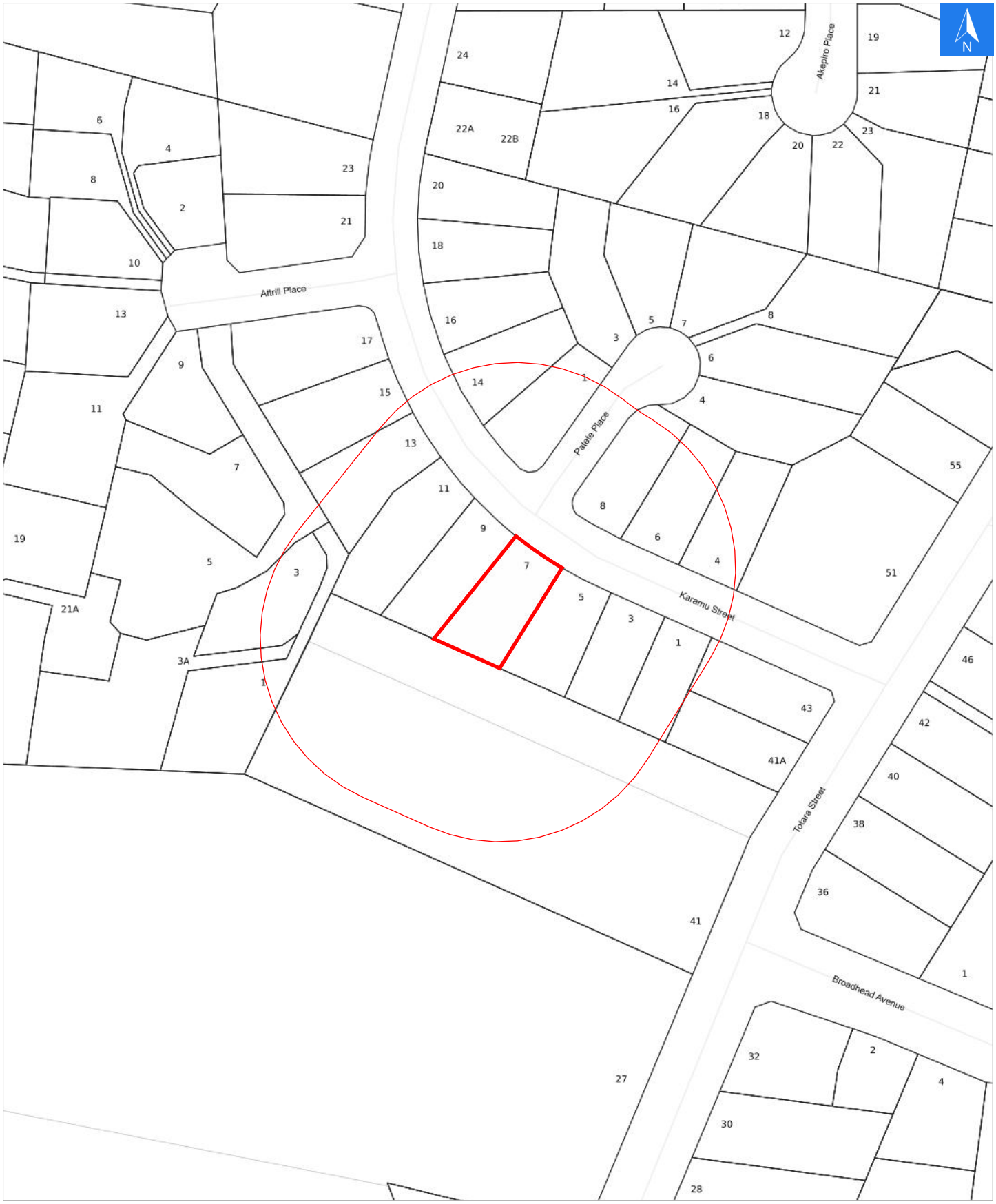
No Land Use Resource Consent Information available

Decision Terms

Approved - Consent approved
Declined - Consent not approved
Monitoring - consent approved and consent conditions currently being monitored
Completed - consent conditions met

Disclaimer

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



Current Subdivision Resource Consents within 50 metres of subject property

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Scale 1: 1500

Tuesday, September 22, 2026

Property 2607 Subdivision Resource Consents Map

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Tuesday, September 22, 2026

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



Disclaimer:

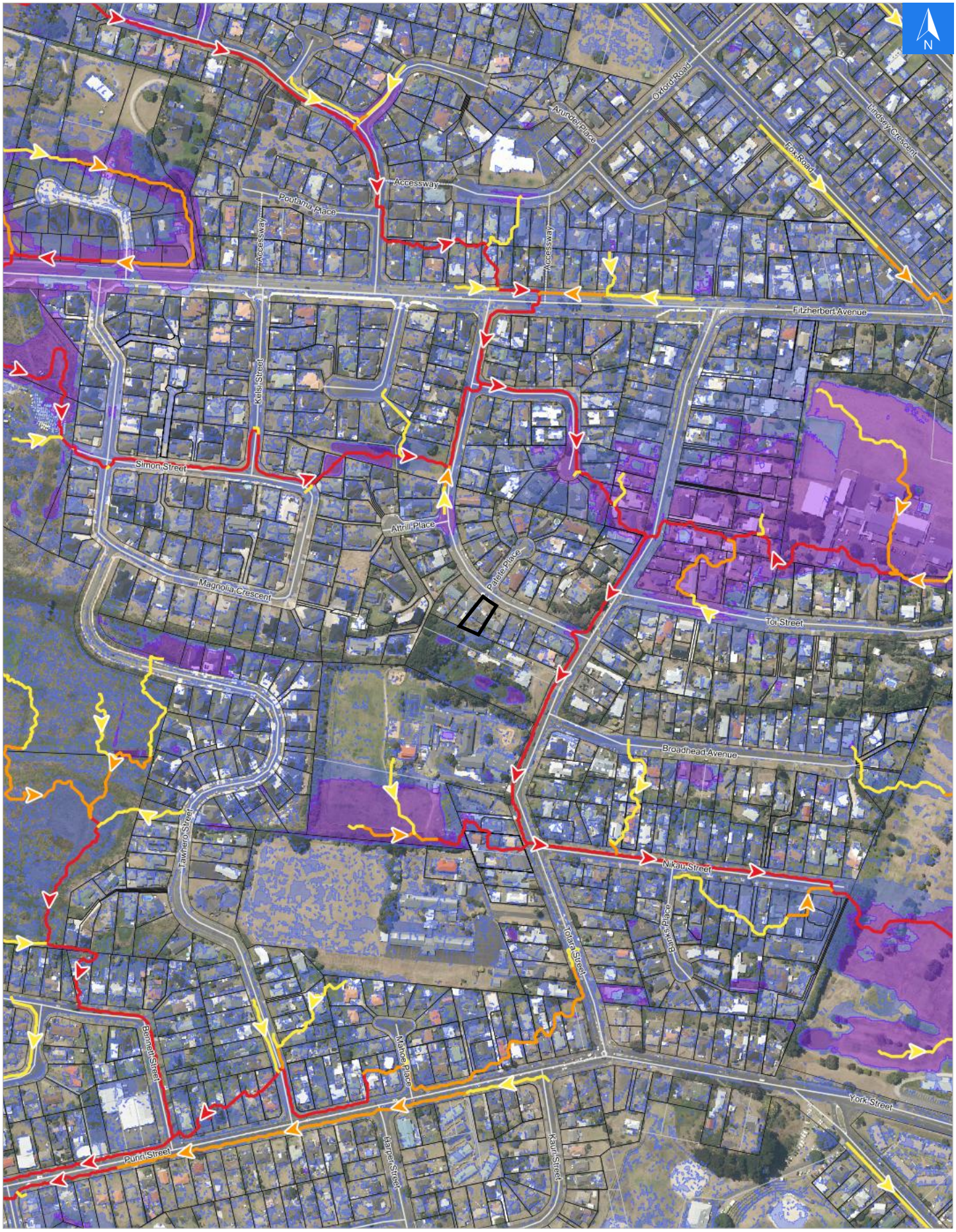
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Scale 1: 500

Tuesday, September 22, 2026

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

Property 2607 Overland Flow Paths Map



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Scale 1: 5000

Tuesday, September 22, 2026

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

Property 2607 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.

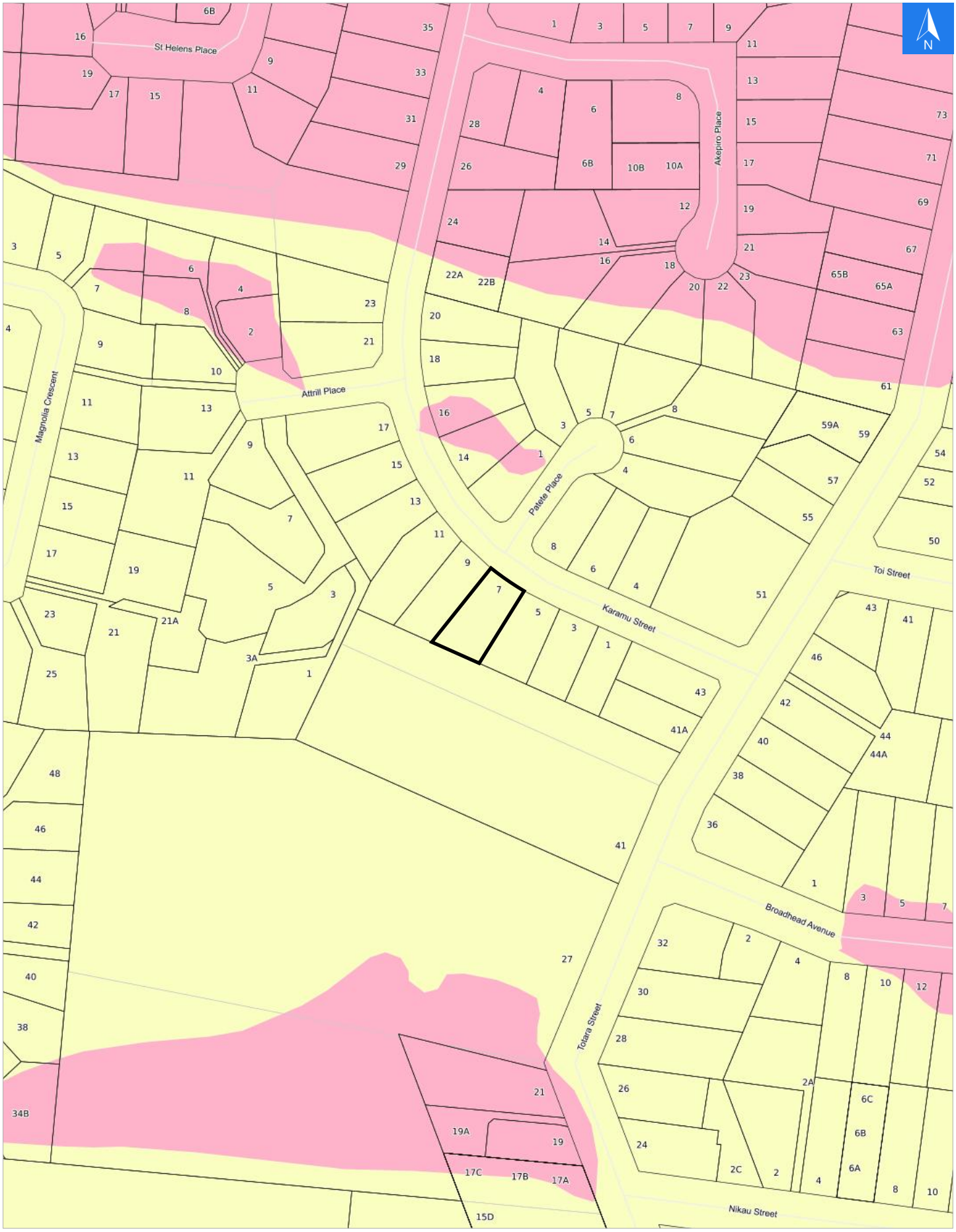
The presence of an overland flow path and an extreme rain event does not necessarily equate to a **flooding event** which means "an overflow of storm water from Council's storm water system that enters a habitable floor[2]".

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

Recommendation

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

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



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Scale 1: 2000

Tuesday, September 22, 2026

- High Liquefaction
- Low Liquefaction
- Moderate Liquefaction

Property 2607 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 no-structural damage to buildings may occur
MM7: Damaging	General Alarm. People experience difficulty standing. Furniture and appliances are shifted. Substantial damage to fragile or unsecured objects. A few weak buildings are destroyed.
MM8: Heavily damaging	Alarm may approach panic. A few buildings are damaged and some weak buildings are destroyed
MM9: Destructive	Some buildings are damaged and many weak buildings are destroyed.



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Scale 1: 500

Tuesday, September 22, 2026

- Grazing Licence
- Licence to Occupy
- Uncategorised

Property 2607 License to Occupy Map



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HAIL Sites

Scale 1: 2000

Tuesday, September 22, 2026

Property 2607 HAIL Sites Map

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Tuesday, September 22, 2026

Property 2607 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:

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

Note

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

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Tuesday, September 22, 2026

Property 2607 Schedule of Map Pages

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

Page Name	Page Generated	Reason
Cover Page	True	
Disclaimers	True	
Aerial Map	True	
Land Information	True	
Planning Map	True	
Planning Map Legend	True	
Planning Data	True	
Guidance Note Land Stability	True	
Utilities Map	True	
Overland Flow Paths Map	True	
Guidance Note to Overland Flow Disclaimer	True	
Flooding Map	False	Property greater than 500m from Flood Risk Areas
Guidance Note to Flood Risk A and B	False	Property greater than 500m from Flood Risk Areas
Liquefaction Map	True	
Guidance Note to Liquefaction	True	
Tsunami Map	False	Property greater than 500m from Tsunami Zones
Guidance Note to Tsunami Zones	False	Property greater than 500m from Tsunami Zones
Salt Spray Zone Map	False	Property greater than 500m from Salt Spray Zone
Guidance Note to Sea/Salt Spray	False	Property greater than 500m from Salt Spray Zone
HAIL Sites Map	True	
HAIL Sites Data	True	
Resource Consents Map	True	
Resource Consents Information	True	
Coastal Erosion Hazard and Risk Assessment Area Map	False	Property is not affected by the Coastal Erosion Hazard and Risk Assessment Area
Coastal Erosion Hazard and Risk Assessment Area Information	False	Property is not affected by the Coastal Erosion Hazard and Risk Assessment Area
Schedule of Map Pages	True	