

# Land Information Memorandum



# Land Information Memorandum

LIM2025/5796

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

APPLICANT DETAILS	
<b>Applicant:</b>	Iraia Peni
<b>Mailing Address:</b>	36 Burn Street, Levin 5510
<b>Phone:</b>	022 167 7262
<b>Email Address:</b>	pfnek1@gmail.com

LOCATION OF PROPERTY	
<b>Site Address:</b>	36 Burn Street Levin 5510
<b>Legal Description:</b>	Lot: 1 DP: 41694
<b>Current Owner:</b>	Sharon Rangipikitia Moerkerk and Iraia Peni
<b>Valuation No:</b>	1503025215
<b>Area:</b>	977 square metres more or less
<b>R/T/Identifier:</b>	WN14C/921

<b>Operative District Plan:</b>	Approved 3 June 2015 Operative Date 1 July 2015
<b>Zoning:</b>	Residential
<b>Overlay:</b>	Not Applicable
<b>Structure Plan:</b>	Not Applicable

<b>Permitted Land Use Activities:</b>	See attached. For conditions relating to Permitted Land Use Activities, please see the Operative District Plan available for viewing on Council's website  <a href="#">Operative Horowhenua District Plan 2015 - ePlan - Horowhenua District Council</a>
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<b>RESOURCE/PLANNING CONSENTS PREVIOUSLY ISSUED:</b>	
<b>Land Use</b>	
For Property	<b>LUC/1975/3827</b> - Encroachment into side yard requirements for living room porch – Decision Approved 25/07/1975
In Locality <i>(only refers to contiguous properties and those directly opposite the site)</i>	None
<b>Subdivision</b>	
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.	
<b>Development Contributions Owning – Currently None</b> Please Visit the following for further information regarding Development Contributions Policy and Guidance. <a href="#">Development Contributions - Horowhenua District Council</a>	

<b>Note:</b> <b>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.</b>  <b><u>District Advice - Horizons Regional Council</u></b> 11-15 Victoria Avenue Palmerston North 4410 0508 800 800
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<b>Designations Applying to the Property:</b>	No <b>Note:</b> Applicants are advised to consult with the New Zealand Transport Agency regarding any queries relating to State Highways (existing or proposed).
<b>Easements over the Property:</b>	No
<b>Heritage Values:</b>	No

<b>Archaeological Sites</b>	No  <b>Note:</b> You cannot modify or destroy archaeological sites without first obtaining an archaeological authority from Heritage New Zealand. You can find more information here: <a href="#">Heritage New Zealand - Affecting an archaeological site</a>  Please contact the Planning Team at Council for any queries regarding potential impact to future Resource/Planning/Building Consents
<b>Outstanding Natural Features and Landscapes:</b>	No
<b>Council Underground Services Located within the Property:</b>	No

<b>NATURAL HAZARDS THAT AFFECT OR HAVE THE POTENTIAL TO AFFECT THE LAND</b>	
<b>Natural Hazards Identified in District Plan:</b>	
<b>Flood Hazards:</b>	None Known for This Property
<b>Coastal Hazard Area:</b>	None Known for This Property
<b>Subsidence:</b>	None Known for This Property
<p><b>More information about natural hazards identified in the district plan can be found here <a href="#">Operative District Plan 2015 - Chapter 8 - Objectives/Policies: Natural Hazards</a></b></p> <p><b>District Plan rules relating to natural hazards specific to the property can be found in the Operative District Plan, which is available for viewing on Council's website.</b></p> <p><b><a href="#">Operative Horowhenua District Plan 2015 - ePlan - Horowhenua District Council</a></b></p>	
<b>Natural Hazards Identified in Horowhenua District Council Records:</b>	
<b>Liquefaction Vulnerability Category:</b>	<p>Liquefaction vulnerability has been categorised for this property as <b>Possible</b>.</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><a href="https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Building/Building-Consents-Information/Building-Consents/Land-subject-to-natural-hazards#section-3">https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Building/Building-Consents-Information/Building-Consents/Land-subject-to-natural-hazards#section-3</a></p> <p><b>Context:</b></p> <p>In May 2022 Tonkin &amp; Taylor Ltd were commissioned 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. The report titled "Options for Liquefaction Assessment for Resource and Building Consent"</p>

	<p>is available on request by email to <a href="mailto:enquiries@horowhenua.govt.nz">enquiries@horowhenua.govt.nz</a>.</p> <p>Horowhenua District Council commissioned Tonkin &amp; Taylor to carry out a further assessment and a report titled “Options for Liquefaction Assessment for Resource and Building Consent” was undertaken in June 2023 and is available as “Appendix B” through the link above.</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><a href="https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Building/Building-Consents-Information/Building-Consents/Land-subject-to-natural-hazards#section-2">https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Building/Building-Consents-Information/Building-Consents/Land-subject-to-natural-hazards#section-2</a></p>
<b>Inundation (flooding/ponding):</b>	None Known for This Property
<b>Fault Lines:</b>	None Known for this Property.
<b>Notices Under Section 133BT of the Building Act 2004</b>	None Known for This Property
<b>Notification of a building consent that relates to a natural hazard on the land concerned</b>	None Known for This Property
<p>Disclaimer: For each potential natural hazard outlined above, the potential impact of climate change that exacerbates the natural hazards is not known nor is the cumulative or combined effects of the hazards and impacts in relation to this property.</p>	
<p><b>Natural Hazards Identified in Information Provided by Horizons Regional Council:</b></p>	
<p>Horizons Regional Council hold information on natural hazards and some of this information is accessible from Horizons <a href="#">Natural Hazard Viewer</a>. The <a href="#">Natural Hazard Viewer</a> holds regional scale information about flooding, fault lines, liquefaction, coastal and volcanic hazards. The <a href="#">Natural Hazard Viewer</a> also includes useful website links and access to some technical reports. Please take the time to read the Terms and Conditions.</p>	
<b>Flooding:</b>	<p><a href="#">Part 3: Horowhenua District - Horizons Commissioned Flood Modelling Information</a></p> <p>None Known for This Property</p> <p><a href="#">Part 2: Horizons Flooding Maps in regional Plan and known Flooding Information (Observed)</a></p> <p>None Known for This Property</p>

<b>Earthquake:</b>	<a href="#">Part 1: Horizons Natural Hazard Viewer</a> None Known for This Property
<b>Liquefaction:</b>	<a href="#">Part 1: Horizons Natural Hazard Viewer</a> None Known - Area Not Modelled
<b>Tsunami:</b>	<a href="#">Part 1: Horizons Natural Hazard Viewer</a> None Known for This Property
<b>Coastal Hazards (and Erosion):</b>	<a href="#">Part 1: Horizons Natural Hazard Viewer</a> None Known
<b>Volcanic &amp; Geothermal Activity:</b>	<a href="#">Part 1: Horizons Natural Hazard Viewer</a> None Known for This Property
<b>DISCLAIMER:</b> The natural hazards noted in this LIM relate only to this property. For more information on any of the natural hazards outlined above, including information about whether there are any natural hazards on adjacent land or in the vicinity of the property, refer to Horizons Regional Council Natural Hazard Viewer  <a href="#">Horizons Regional Council Natural Hazard Viewer</a>	
<b>Other Special Land Features:</b>	
<b>Presence of Hazardous Contaminants:</b>	None Known for This Property
<b>Notable Trees:</b>	None Known for This Property

<b>BUILDING CONSENTS/PERMITS PREVIOUSLY ISSUED AND HELD IN HOROWHENUA DISTRICT COUNCIL RECORDS</b>			
<b>Building Consent and/or Permit</b>	<b>Purpose of Works</b>	<b>Date Approved</b>	<b>Code Compliance Certificate Issued</b>
Permit No. Unknown	Drainage and Plumbing Plan	11/04/1975	N/A
Permit No. 8571	Kent Log Fire (as referenced in the Levin Borough Council register)	June 1980	N/A
Permit No. J32210/1256	Tool Shed	17/04/1991	N/A
Council holds no records for the dwelling on this property. QV indicates a dwelling was built circa 1910. QV holds no floor plans or site plans for the dwelling.			
<b>Note:</b> 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.			

<b>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 &amp; 2004, THE HEALTH ACT AND OTHER APPROPRIATE ACTS OR POLICY.</b>	
<b>Consent Notice:</b>	No
<b>Notice To Fix:</b>	No
<b>Health Act Notice:</b>	No
<b>Abatement Notice:</b>	No
<b>Enforcement Order:</b>	No
<b>Certificates of Compliance:</b>	No
<b>Seismically Assessed Buildings</b>	Earthquake-prone Information:  The Territorial Authority has no information held in the Seismic Assessments Register. Please visit <a href="https://www.horowhenua.govt.nz">https://www.horowhenua.govt.nz</a> for more information on Earthquake-prone buildings.
<b>Building Exemptions:</b>	No
<b>Certificate of Acceptance:</b>	No
<b>Certificate of Public Use:</b>	No
<b>Compliance Schedule:</b>	No
<b>Dangerous Goods Licence:</b>	Council do not hold records – Contact EPA (Environmental Protection Authority) New Zealand - Hazardous Substances 0800 225 537 for further information or visit <a href="https://www.epa.govt.nz">https://www.epa.govt.nz</a>
<b>Liquor Licence:</b>	No
<b>Health Registration/Licence:</b>	No
<b>Building (Pools) Amendment Act 2016, Certificate:</b>	No
<b>Note:</b>	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.

<b>RATES AND GOVERNMENT VALUATION</b>	
The rating valuations are shown below. The valuations will be used by Horowhenua District Council to determine rating from 1 July 2025. 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.	
<b>Annual Rates (2025/2026):</b>	\$4,385.30
<b>Current Rates Instalment Amount for this quarter:</b>	\$1,096.33
<b>Date to which Rates Paid:</b>	31/12/2025

<b>Next Rates Due:</b>	15/03/2026
<b>Rate Arrears (if any):</b>	\$0.00
<b>Government Valuation (2022)</b>	The values will be used by Horowhenua District Council to determine rating from 1 July 2025. 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.
<b>Capital Value</b>	\$650,000
<b>Improvements Value</b>	\$260,000
<b>Land Value</b>	\$390,000
<b>Note:</b> 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.	

<b>HOROWHENUA DISTRICT COUNCIL SERVICE CONNECTIONS</b>	
<b>WATER SERVICES</b>	
<b>Is this property connected to a Council Water Supply?</b>	Yes - A council-supplied water connection is available up to the property boundary. Any connection to this on the property side of the boundary is the responsibility of the property owner
<b>Are there any conditions or restrictions for supply?</b>	Yes - Council supply. Please refer to table below for applicable charges and or restrictions.  Meter Number – 0313194712 Last Reading – 159 Last Reading Date – 09/12/2025 Total Water Balance - \$0.00
<b>Are there any known other water suppliers?</b>	Unknown  Applicant's are advised to check with Horizons Regional Council regarding rights to any ground or surface water supplies existing or required.  <u>District Advice - Horizons Regional Council</u>  11-15 Victoria Avenue Palmerston North 4410 0508 800 800

<b>SEWER SERVICES</b>	
<b>Is this property connected to a sanitary sewer?</b>	Yes - A council-supplied sewer connection is available up to the property boundary. Any connection to this on the property side of the boundary is the responsibility of the property owner.
<b>Are there any conditions or restrictions for supply?</b>	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**

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 \$666.00 for any rating unit that is connected to a water supply network. A rate of \$333.00 for any rating unit that is available to be connected to a water supply network.

Metered properties are entitled to receive an allowance of 91m<sup>3</sup> (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 \$2.88c/per m<sup>3</sup>.

These figures include GST.

Signed:



**Debbie Key  
Customer Support - Consenting**

**DATED AT LEVIN THIS 10<sup>TH</sup> DAY OF MARCH 2025**

**DISCLAIMER/WARNING:**

This Land Information Memorandum (LIM) has been prepared in accordance with sections 44A and 44B of the Local Government Official Information and Meetings Act 1987 (LGOIMA). Information contained in this LIM report, including any natural hazard information, is based on historic records held by Horowhenua District Council as at the date of issue. This information may come from a range of internal and external sources and may include data that is incomplete, uncertain, or subject to change over time.

The LIM is based on a search of Council records only. No site inspection has been carried out, and Council records may not include unauthorised or illegal building work or activities. There may also be other information relating to the land that is unknown to Council.

The information is provided in good faith, based on the records available to Council at the time of issue. Council has not independently verified the accuracy or completeness of this information and accepts no responsibility or liability for any errors, omissions, or inaccuracies, or for any loss, damage, or harm that may result from its use or reliance.

Users rely on this information at their own risk. If any details from this LIM or from GIS mapping are to be used in support of a resource consent or other statutory process, they should be independently verified. Independent professional advice is strongly recommended where appropriate.

This LIM is valid as at the date of issue only and is for the recipient's use only.

**Map Disclaimer**

Digital map data displayed in the GIS is sourced from various databases and mapping systems. The information is provided in good faith but may be incomplete or inaccurate. If the information is relied on in support of a resource consent or other statutory process, it should be verified independently.



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **WN14C/921**  
**Land Registration District** **Wellington**  
**Date Issued** 06 June 1975

**Prior References**  
WN12D/625

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**Estate** Fee Simple  
**Area** 977 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 41694  
**Registered Owners**  
Sharon Rangipikitia Moerkerk and Iraia Peni

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**Interests**

<p>Registered Proprietor</p> <p>APPROVED</p>	<p>REGISTERED PROPRIETOR</p> <p>PURSUANT TO A RESOLUTION OF THE LEVIN BOROUGH COUNCIL PASSED ON THE ... DAY OF ... 19...</p> <p>THE MEMBERS OF THE MUNICIPAL CORPORATION OF THE BOROUGH OF LEVIN HEREBY CONSTITUTE THE BODY CORPORATE CALLED THE MAYOR, COUNCILLORS AND CITIZENS OF THE BOROUGH OF LEVIN WAS HEREBY AFFIXED IN THE PRESENCE OF</p> <p>..... COUNCILLOR,</p> <p>..... COUNCILLOR,</p> <p>..... TOWN CLERK.</p>	<p style="text-align: center;">                 BURN STREET                  D.P. 40683                  LOT 1 977 m<sup>2</sup>                  LOT 2 2340 m<sup>2</sup>                  LOT 3 1403 m<sup>2</sup>                  D.P. 568                  D.P. 35218                  D.P. 40683             </p>	<p>668 300 N</p>
<p>THE LEVIN BOROUGH COUNCIL PURSUANT TO SECTION 30 OF THE TOWN &amp; COUNTRY PLANNING ACT 1955 CERTIFIES THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH THE REQUIREMENTS AND PROVISIONS OF THE COMPACTIVE DISTRICT SCHEME FOR THE DISTRICT AS THEY STAND AT THE TIME DATED .....</p>		<p>Completed in 33.17 m<sup>2</sup></p> <p>..... TOWN CLERK.</p>	<p>668 100 N</p>
<p>APPROVED AS TO SURVEY</p> <p>24.5.74</p> <p>..... Chief Surveyor</p>		<p>Approved as to Survey</p> <p>.....</p>	<p>668 400 E</p>
<p>DEPOSITED THIS ... DAY OF ... 19...</p> <p>..... District Land Registrar</p>		<p>Deposited this ... day of ... 19...</p> <p>..... District Land Registrar</p>	<p>668 400 E</p>
<p>LOCAL AUTHORITY LEVIN BOROUGH</p> <p>Surveyed by TRIEBRIDGE ASSOCIATES</p> <p>Scale 1 : 750</p> <p>Date APRIL 1974</p>		<p>LOTS 1 - 2 BEING SUBDIVISION OF</p> <p>PT. LOT 2 D.P. 35218</p>	<p>41694</p>
<p>LAND DISTRICT WELLINGTON</p> <p>SURVEY BLK. &amp; DIST. 1 WAILOPEHU</p> <p>NZMS SHEET NO. ....</p>		<p>.....</p>	<p>.....</p>

**LEVIN BOROUGH COUNCIL**  
**Drainage and Plumbing Plan**

Valuation No. \_\_\_\_\_

Permit No. \_\_\_\_\_

Name of Owner R. Bean

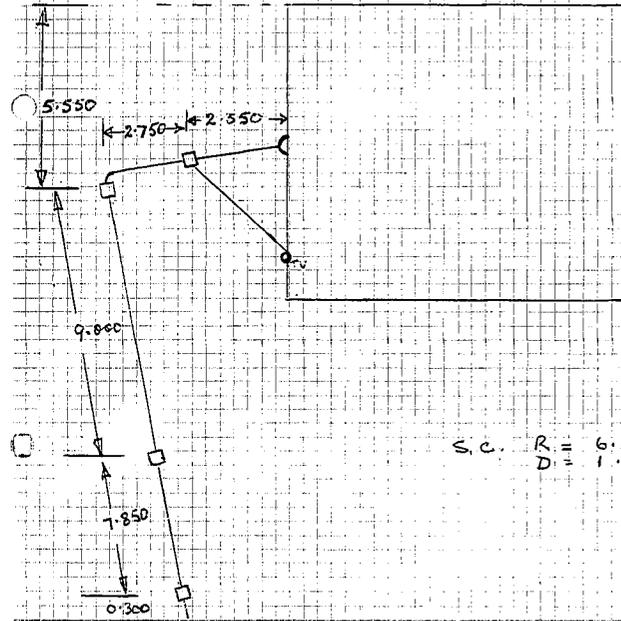
Sewerage \_\_\_\_\_

Street 36 Burn St.

Connection No. \_\_\_\_\_

Description of Property: LOT 1

D.P. 41694 SEC \_\_\_\_\_



S.C. R = 6.450  
 D = 1.100

STREET FRONTAGE \_\_\_\_\_

Scale — 1 inch = 1 foot.

I HEREBY make application for a permit to carry out drainage and/or plumbing work according to the above plan, and certify that the value of the work is \$ \_\_\_\_\_ I enclose herewith inspection fee of \$ \_\_\_\_\_ according to the undermentioned scale of fees.

M. Coatts  
 Registered Plumber and/or Drainlayer.

Date 16/4/75

Fees accounted for on Receipt No. \_\_\_\_\_

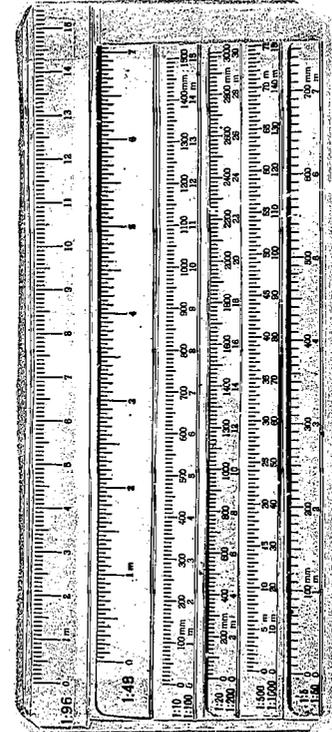
Application Approved. Date \_\_\_\_\_

Drainage and Plumbing Inspector. \_\_\_\_\_

Date \_\_\_\_\_

Permit Issued \_\_\_\_\_, 19 \_\_\_\_\_

Where stormwater pipes are laid across sealed or concrete footpaths from street alignment to street channels, the fee of each crossing shall be \$5.00.





# HOROWHENUA DISTRICT COUNCIL

## APPLICATION FOR PERMIT

TO: The General Manager, Horowhenua District Council, Private Bag, Levin.

I/WE MICHAEL JANEKE  
(PRINT)

(Postal Address) 36 Burn Str Levin (Telephone) 51295

hereby make application for permission to have the work described herein, and set out in the plans and specifications attached, carried out on the premises situated at:  
(please ensure this portion is completed fully)

SITE ADDRESS	
Street No.	<u>36</u>
Street Name	<u>BURN STR</u>
Town	<u>LEVIN</u>

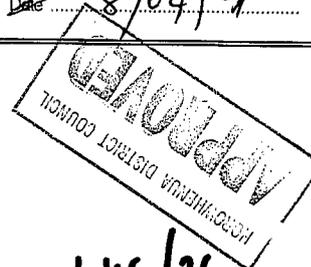
LEGAL DESCRIPTION	
Valuation No.	<u>15030</u>
Lot	<u>1</u> D.P. <u>41694</u>
Section	Block

OWNER	
Name	<u>AS ABOVE</u>
Address	
Phone No. — Home	Bus

LAND AREA	<u>977</u>	Ha./sq.m.
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SIGNATURE OF APPLICANT [Signature]  
Date 8/04/91

### FOR OFFICE USE ONLY



L46/36

TOWN PLANNER	STRUCTURAL ENGINEER
APPLICATION No. <u>91/245</u>	PERMIT No. <u>J32210/1256</u>
DATE RECEIVED <u>12-14-91</u>	DATE ISSUED <u>17-14-91</u>

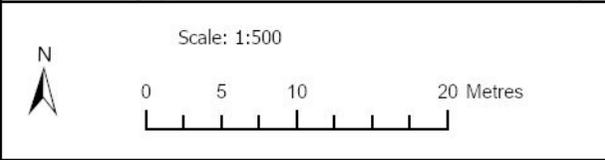


### Legend

 LINZ NZ Primary Parcels



Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Stats NZ – Tauranga Aotearoa



# LAND INFORMATION MEMORANDUM

## Cadastre Map

Nearmap Urban Aerial Imagery February 2025  
Rural Imagery 2021

Date: 10/03/2026

### Legend

NZ - Imagery

New Zealand Imagery



Eagle Technology, Land Information New Zealand, GIBCO, Community maps contributors, State NZ - Taitaurenga Aotearoa

Scale: 1:500



# LAND INFORMATION MEMORANDUM

## Aerial Imagery

Nearmap Urban Aerial Imagery February 2025  
Rural Imagery 2021

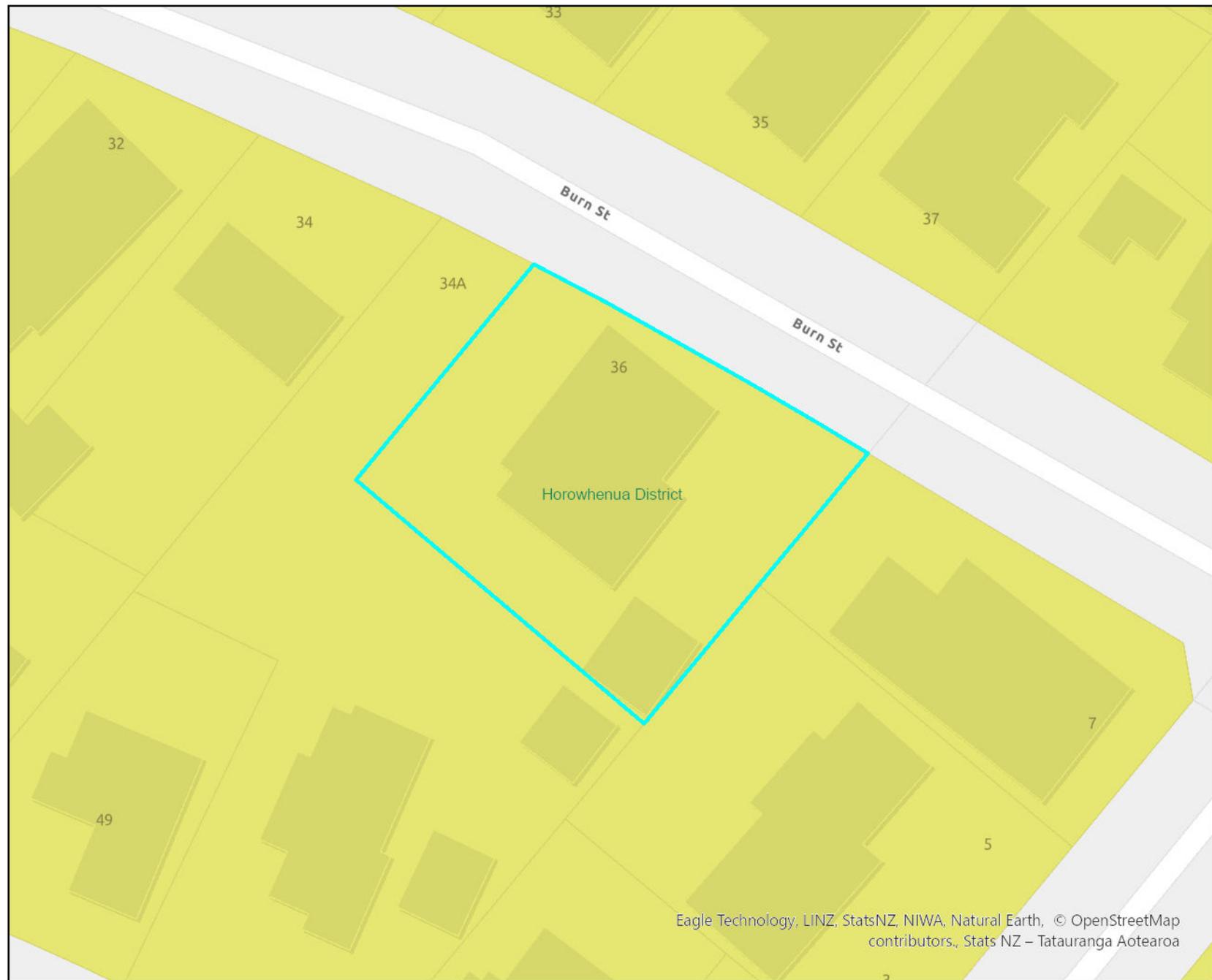
Date: 10/03/2026

Legend

District Plan Zone

NPS\_ZONE

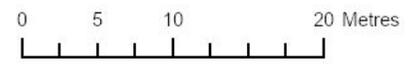
- GENERAL RESIDENTIAL ZONE
- GENERAL RESIDENTIAL ZONE



Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors, Stats NZ – Tauranga Aotearoa



Scale: 1:500



# LAND INFORMATION MEMORANDUM

## District Plan

Nearmap Urban Aerial Imagery February 2025  
Rural Imagery 2021

Date: 10/03/2026

### Legend

 LINZ NZ Primary Parcels

### District Plan Landscape Domain

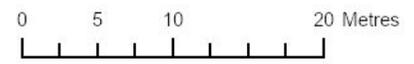
 LEVIN KOPUTAROA



Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors, Stats NZ – Tauranga Aotearoa



Scale: 1:500



# LAND INFORMATION MEMORANDUM

## Landscape Domain

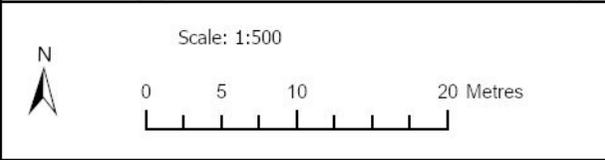
Nearmap Urban Aerial Imagery February 2025  
Rural Imagery 2021

Date: 10/03/2026



**Legend**

<p>WW MANHOLE OWNER • HDC HDC</p> <p>WW LATERAL OWNER - - - HDC HDC</p> <p>SW MANHOLE OWNER ⊕ HDC HDC</p> <p>SW CATCHPIT OWNER ⊕ HDC HDC</p> <p>SW PIPE OWNER → HDC HDC</p>	<p>WS HYDRANT OWNER ⊕ HDC HDC</p> <p>WS SERVICE METER OWNER ⊕ HDC HDC</p> <p>WS SERVICE OWNER ⊕ HDC HDC</p> <p>WS PIPE OWNER — HDC HDC</p> <p>WS LATERAL OWNER → HDC HDC</p> <p>LINZ NZ Primary Parcels □</p>
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**LAND INFORMATION MEMORANDUM**

**3 Waters Infrastructure**

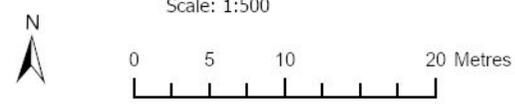
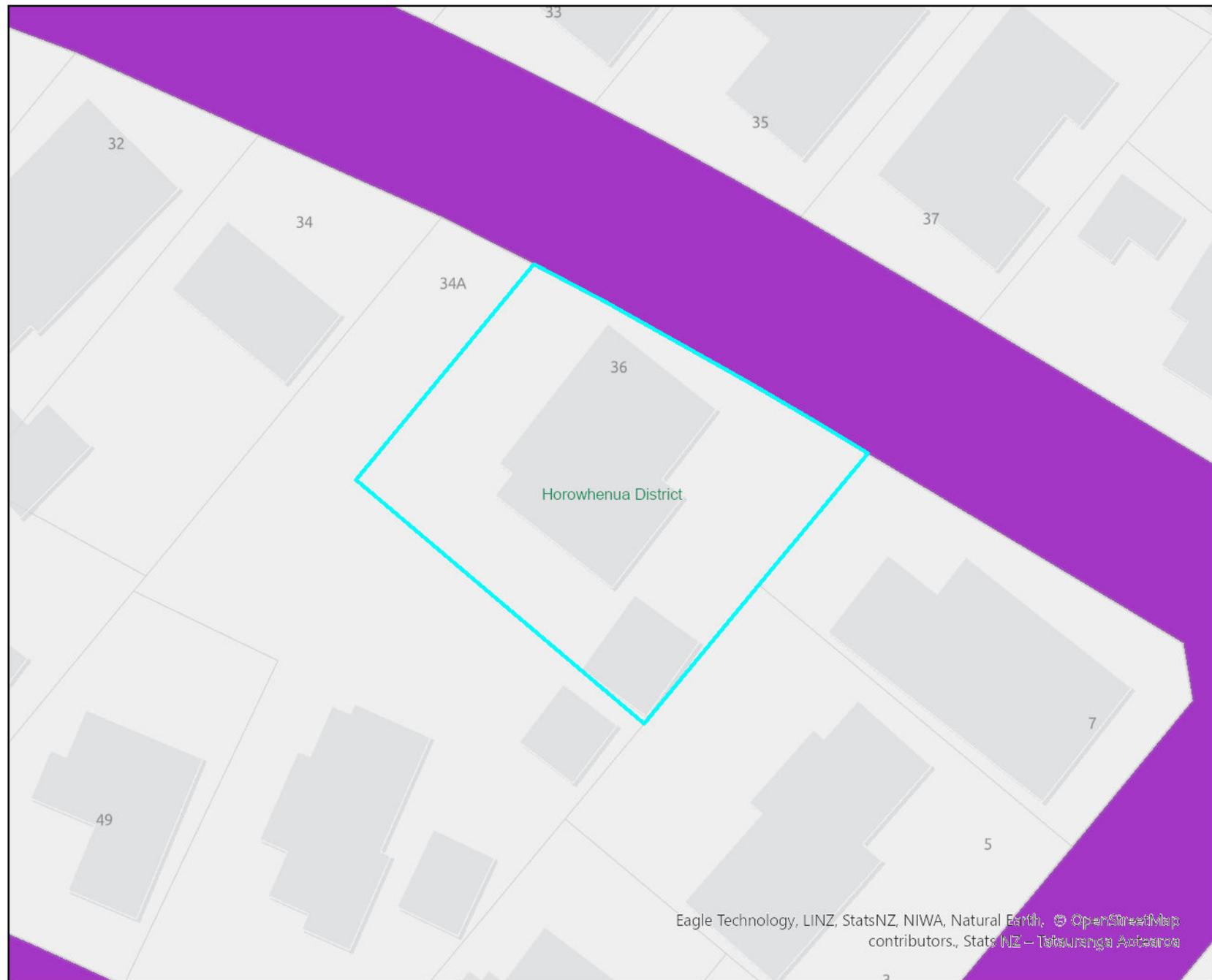
Nearmap Urban Aerial Imagery February 2025  
Rural Imagery 2021

Date: 10/03/2026

### Legend

#### Solid Waste Collection Area and Days

-  WEDNESDAY
-  LINZ NZ Primary Parcels - LINZ NZ Primary Parcels



# LAND INFORMATION MEMORANDUM

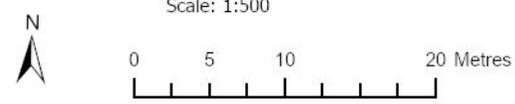
## Solid Waste

Nearmap Urban Aerial Imagery February 2025  
Rural Imagery 2021

Date: 10/03/2026

### Legend

----- Kerbline



# LAND INFORMATION MEMORANDUM

## Roading

Nearmap Urban Aerial Imagery February 2025  
Rural Imagery 2021

Date: 10/03/2026

### Legend

#### Horowhenua District Liquefaction

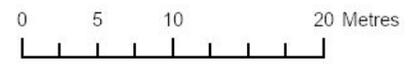
 POSSIBLE



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Scale: 1:500



## LAND INFORMATION MEMORANDUM

### Hazards

Nearmap Urban Aerial Imagery February 2025  
Rural Imagery 2021

Date: 10/03/2026

# 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** (BWoF) 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](http://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.