

Land Information Memorandum



Land Information Memorandum

LIM2025/5683

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

APPLICANT DETAILS	
Applicant:	Irina Alexandrovna Campbell
Mailing Address:	46 Keepa Street, Levin 5510
Phone:	06 368 4684 or 021 0260 8350
Email Address:	saren777@mail.ru

LOCATION OF PROPERTY	
Site Address:	46 Keepa Street Levin 5510
Legal Description:	Part Horowhenua 10 91B Block and Lot: 93 DP: 687
Current Owner:	Irina Alexandrovna Campbell
Valuation No:	1507018100
Area:	3462 square metres more or less
R/T/Identifier:	WN11D/247

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

Permitted Land Use Activities:	See attached. For conditions relating to Permitted Land Use Activities, please see the Operative District Plan available for viewing on Council's website Operative Horowhenua District Plan 2015 - ePlan - Horowhenua District Council
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RESOURCE/PLANNING CONSENTS PREVIOUSLY ISSUED:	
Land Use	
For Property	LUC/1973/3693 - Use driveway as access to Industrial lot – Decision Approved 19/06/1973
In Locality <i>(only refers to contiguous properties and those directly opposite the site)</i>	LUC/2004/1722 – Relocation of dwelling – 52 Keepa Street, Levin – Decision Approved 01/09/2004
Subdivision	
For Property	None
In Locality <i>(only refers to contiguous properties and those directly opposite the site)</i>	SUB/2021/433 – 2-Lot Residential Subdivision – 24B McKenzie Street, Levin – Decision Approved 17/02/2021
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.	
Development Contributions Owing – Currently None Please Visit the following for further information regarding Development Contributions Policy and Guidance. Development Contributions - Horowhenua District Council	

<p>Note:</p> <p>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.</p> <p><u>District Advice - Horizons Regional Council</u> 11-15 Victoria Avenue Palmerston North 4410 0508 800 800</p>

Designations Applying to the Property:	No Note: Applicants are advised to consult with the New Zealand Transport Agency regarding any queries relating to State Highways (existing or proposed).
Easements over the Property:	No
Heritage Values:	No

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

NATURAL HAZARDS THAT AFFECT OR HAVE THE POTENTIAL TO AFFECT THE LAND	
Natural Hazards Identified in District Plan:	
Flood Hazards:	None Known for This Property
Coastal Hazard Area:	None Known for This Property
Subsidence:	None Known for This Property
<p>More information about natural hazards identified in the district plan can be found here Operative District Plan 2015 - Chapter 8 - Objectives/Policies: Natural Hazards</p> <p>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.</p> <p>Operative Horowhenua District Plan 2015 - ePlan - Horowhenua District Council</p>	
Natural Hazards Identified in Horowhenua District Council Records:	
Liquefaction Vulnerability Category:	<p>Liquefaction vulnerability has been categorised for this property as Unlikely.</p> <p>If you are planning on building new buildings on the property, more detailed site-specific assessments may be required.</p> <p>For more information please visit:</p> <p>https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Building/Building-Consents-Information/Building-Consents/Land-subject-to-natural-hazards#section-3</p> <p>Context:</p> <p>In May 2022 Tonkin & 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 enquiries@horowhenua.govt.nz.</p> <p>Horowhenua District Council commissioned Tonkin & 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>https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Building/Building-Consents-Information/Building-Consents/Land-subject-to-natural-hazards#section-2</p>
Inundation (flooding/ponding):	None Known for This Property.
Fault Lines:	None Known for this Property.
Notices Under Section 133BT of the Building Act 2004	None Known for This Property
Notification of a building consent that relates to a natural hazard on the land concerned	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>	
Natural Hazards Identified in Information Provided by Horizons Regional Council:	
<p>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.</p>	
Flooding:	<p><u>Part 3: Horowhenua District - Horizons Commissioned Flood Modelling Information</u></p> <p>None Known for This Property</p> <p><u>Part 2: Horizons Flooding Maps in regional Plan and known Flooding Information (Observed)</u></p> <p>None Known for This Property</p>
Earthquake:	<p><u>Part 1: Horizons Natural Hazard Viewer</u></p> <p>None Known for This Property</p>

Liquefaction:	Part 1: Horizons Natural Hazard Viewer None Known - Area Not Modelled
Tsunami:	Part 1: Horizons Natural Hazard Viewer None Known for This Property
Coastal Hazards (and Erosion):	Part 1: Horizons Natural Hazard Viewer None Known
Volcanic & Geothermal Activity:	Part 1: Horizons Natural Hazard Viewer None Known for This Property
DISCLAIMER: 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 Horizons Regional Council Natural Hazard Viewer	
Other Special Land Features:	
Presence of Hazardous Contaminants:	None Known for This Property
Notable Trees:	None Known for This Property

BUILDING CONSENTS/PERMITS PREVIOUSLY ISSUED AND HELD IN HOROWHENUA DISTRICT COUNCIL RECORDS			
Building Consent and/or Permit	Purpose of Works	Date Approved	Code Compliance Certificate Issued
BC 2006/528	Logaire Pyros Woodburner	06/04/2006	19/04/2006
Council holds no records for the dwelling on this property. QV indicates a dwelling was built circa 1949. QV holds no floor plans or site plans for the dwelling.			

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

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

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

RATES AND GOVERNMENT VALUATION The rating valuations are shown below. The valuations will be used by Horowhenua District Council to determine rating from 1 July 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.	
Annual Rates (2025/2026):	\$6,633.30
Current Rates Instalment Amount for this quarter:	\$0.00 – Instalment 2 (\$1,658.33) Paid
Date to which Rates Paid:	31/12/2025
Next Rates Due:	15/03/2026
Rate Arrears (if any):	\$0.00
Government Valuation (2022)	The values will be used by Horowhenua District Council to determine rating from 1 July 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.

Capital Value	\$1,150,000
Improvements Value	\$155,000
Land Value	\$995,000
Note: Horizons Regional Council (trading name of the Manawatu-Wanganui Regional Council) separately charge for Regional Rates. Please contact Horizons Regional Council for this information, quoting the Valuation Number. Contact phone 0508 800 800.	

HOROWHENUA DISTRICT COUNCIL SERVICE CONNECTIONS	
WATER SERVICES	
Is this property connected to a Council Water Supply?	Yes - 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
Are there any conditions or restrictions for supply?	Yes - Council supply. Please refer to table below for applicable charges and or restrictions. Meter Number – 0312940052 Last Reading – 125 Last Reading Date – 16/09/2025 Total Water Balance - \$0.00
Are there any known other water suppliers?	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

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

LEVIN, WHIROKINO, OHAU, FOXTON, SHANNON AND TOKOMARU WATER SUPPLY METER CHARGES

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 91m³ (91,000 litres) during each 3 month charging period at no cost. The balance of any water use beyond the allowance is charged for at the rate of \$2.88c/per m³.

These figures include GST.

Signed:

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

Debbie Key
Customer Support - Consenting

DATED AT LEVIN THIS 9TH DAY OF DECEMBER 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 **WN11D/247**

Land Registration District **Wellington**

Date Issued 13 July 1973

Prior References

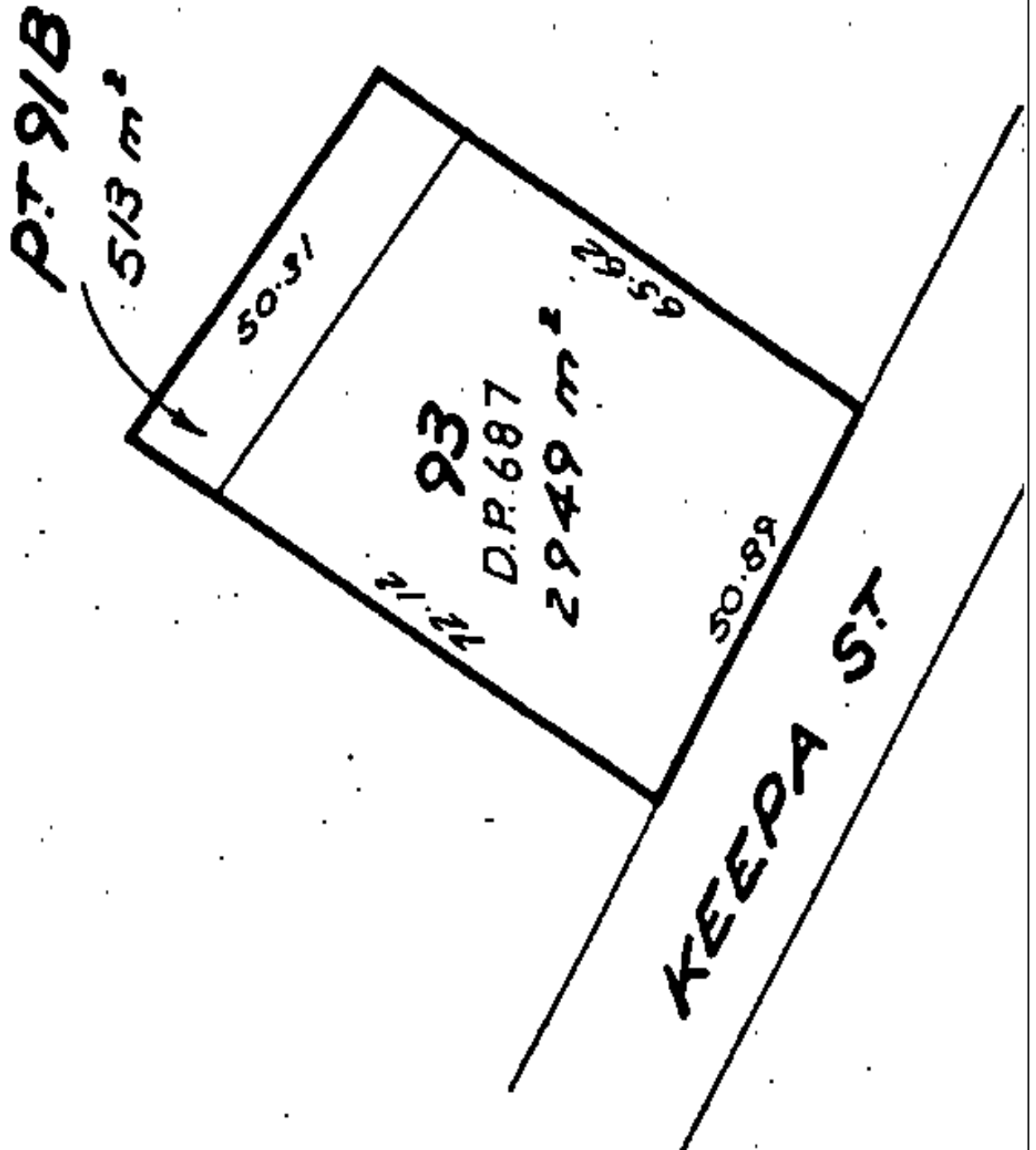
WN80/220 WNE3/1237

Estate	Fee Simple
Area	3462 square metres more or less
Legal Description	Part Horowhenua 10 91B Block and Lot 93 Deposited Plan 687

Registered Owners

Irina Alexandrovna Campbell

Interests



Building Consent issued by:



**HOROWHENUA
DISTRICT
COUNCIL**

Private Bag 4002

Levin

Telephone 06 949 4949

Facsimile 06 949 4957

Email enquiries@horowhenua.govt.nz

www.horowhenua.govt.nz

Building Consent No: **2006/528/12**

Woodburner

46 Keepa Street, LEVIN 5500

Code Compliance Certificate

Section 95, Building Act 2004

The Building:

Street Address: 46 Keepa Street, LEVIN
5500

Legal Description: Pt Horo 91B 513m2, Lot
93 DP 687 2949m2

Building Name: [If applicable]

The Owner:

Name: Stuart John Campbell

Contact Person: Stuart John Campbell

Mailing Address:

46 Keepa Street
Levin 5500

Street Address:

46 Keepa Street
Levin 5500

Current, lawfully established, use: Woodburner

Year first constructed: 2006

First Point of Contact:

The first point of contact for communications with the building consent authority will be with the
Contact Person

Code Compliance:

The building consent authority named above is satisfied, on reasonable grounds, that the building
work complies with the building consent.

Tim Taylor

Building Advisory Officer

On behalf of Horowhenua District Council

Date: 19 April 2006

**HOROWHENUA
DISTRICT
COUNCIL**


13 Bath Street
Private Bag 4002
Levin
Telephone 06 949 4949
Facsimile 06 949 4957

Building Assessment Report

*This report is to confirm progress inspections
on your building project.*

Stuart John Campbell
46 Keepa Street
Levin 5500

Date	Item	Comments	Appr'd
19 April 2006 1173/2006	Final Inspection	Work carried out by Hall of Flame. Registered installer Brett Hamilton, Reg No 1656. PS2 on file . OK to issue CCC.	Pass

Inspector: Tim Taylor 	Site Address: 46 Keepa Street, LEVIN 5500
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H. D. C.
(Territorial Authority)

P.S.2.
BUILDING CONSENT NO: 2006/528/12

PRODUCER STATEMENT - CONSTRUCTION

ISSUED BY: BRETT HAMILTON
(N.Z. Home Heating Assoc. Certified Installer)

Installer No: 1656

TO: STUART CAMPBELL
(Owner)

IN RESPECT OF: Installation of Solid Fuel Heater LOGAIRE PYROS F/S WOODBURNER.

AT: 46 KEEPA ST
LEVIN.
(Address)

LOT: PTH 91B 513m² DP: 687

SO:

LOT 93
BRETT HAMILTON has contracted to
(Certified Installer)

STUART CAMPBELL
(Owner/Developer)

to perform the above work as described.

I BRETT HAMILTON Certified Installer No. 1656 have
sighted Building Consent No. 2006/528/12 and believe on reasonable grounds that the solid
fuel heating appliance installation has been installed as per the above Building Consent and the Heater
Manufacturers Instructions.

SIGNATURE OF CERTIFIED INSTALLER: 

DATE: 10/04/06.

Smoke Alarm ☒

EMPLOYMENT STATUS
(Complete as Applicable)

☐ SELF EMPLOYED

☐ EMPLOYEE

Address:

Employer Name:

Address: **HALL OF FLAME**

Ph No:

P.O. BOX 1013
35-39 TIRO TIRO ROAD, LEVIN
Ph No: 06 367-0760



P.S.1.

**PRODUCER STATEMENT APPLICATION
FOR THE INSTALLATION OF A SOLID FUEL HEATER**

Applicant: I BRETT HAMILTON Installer No: 1656

a Certified Installer with the New Zealand Home Heating Association hereby apply to the

HOROWHENUA DISTRICT COUNCIL
(Territorial Authority)

to install a solid fuel heating appliance for:

Customer: STUART CAMPBELL

Address: 46 KIEFERA ST
LEVIN

and on completion of the work furnish to the territorial authority a Producer Statement, as provided for in Section 33(5) of the Building Act 1991, certifying that the work has been carried out in accordance with the manufacturers specifications and that the Installation complies with the New Zealand Building Regulations 1992.

Certified Installer: BRETT HAMILTON Date: 5/04/06
Signature: P.D. [Signature]

EMPLOYMENT STATUS: (complete as applicable)

☐ SELF EMPLOYED

☐ EMPLOYEE

Address: Employers Name:
..... Address: **HALL OF FLAME**
..... **P.O. BOX 1013**
35-39 TIRO TIRO ROAD, LEVIN
Phone No: Phone No: **06 367-0760**

Note: This application must accompany the Building Consent Application.

Office Use Only:

CA\WINDOWS\DESKTOP\My Documents\Trade Assoc\HEATING\Precedents\PS1 Producer Statement.doc



13 Bath Street
Private Bag 4002
Levin
Telephone 06 949 4949
Facsimile 06 949 4957
Email enquiries@horowhenua.govt.nz
www.horowhenua.govt.nz

Building Consent

Section 51, Building Act 2004

The Building: Street Address: 46 Keepa Street, LEVIN 5500 Legal Description: Pt Horo 91B 513m2, Lot 93 DP 687 2949m2 Building Name: [If applicable] Levels:	The Owner: Name: Stuart John Campbell Contact Person: Stuart John Campbell Mailing Address: 46 Keepa Street Levin 5500 Street Address: 46 Keepa Street Levin 5500 Contact Phone:
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First Point of Contact:

The first point of contact for communications with the building consent authority will be with the:

- Owner

Building Work:

The following building work is authorised by this building consent:

Woodburner

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

Under Section 52 of The Building Act 2004 work is to commence within twelve (12) months of the time of issue of the Building Consent, unless HDC agrees otherwise.

Under Section 93 of The Building Act 2004 a Code Compliance Certificate is to be applied for within two (2) years of the Building Consent being granted, unless HDC agrees otherwise. The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

Notes:

Estimated Value: \$2,950.00

Floor Area: Not Applicable

.....
Building Consents Officer

On behalf of Horowhenua District Council

Date: 6 April 2006

Receipt Number: 1232367 6 April 2006

With Compliments....

Hall Of Flame

35-39 Tiro Tiro Road
P.O Box 1013
Levin

Phone (06) 367 0760 or (0800) 488 777

Fax (06) 367 6324

- Part Horowhenua 10
- 9113 Block Lot 93
DP 687 WN 11D/247.

Stuart John Campbell
46 Keepa St
Levin.

Dining / Kitchen

W/C
Bath

Bed 2

door

door

~~Ø~~ Bath S/A TBI

Counsell

Hall

Bed 1

4.7

Door

door

3.5

Window

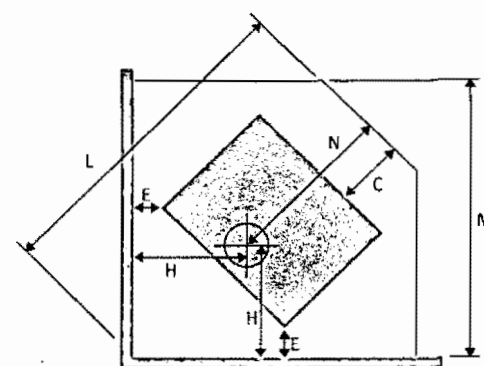
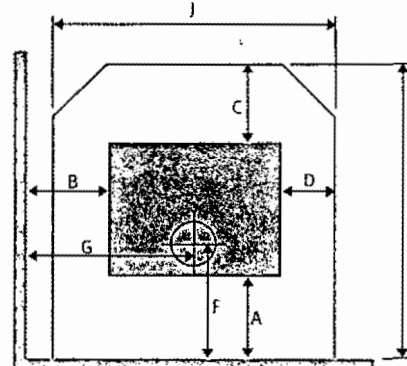
door

w

w

TECHNICAL SPECIFICATIONS

- 1 If wetback fitted, access minimum is 100mm.
- 2 When installed at 30mm height.
- 3 Ash floor protector approved.
- 4 Forward clearance based on 25mm height of floor protector.
Using a 50mm insulated floor protector, this figure drops to 344mm.



Clearance Requirements (mm)	Standard	A	B	C	D	E	F	G	H	J	K	L	M	N
Apollo Dry (without Flue shield)	NZS 7421	330	375	300	150	125	455	525	330	620	1140	1145	875	680
Apollo Dry (with Logaire double flue shield)	"	130	400	300	150	75	255	550	280	620	940	1075	825	680
Apollo Wet (with Logaire double flue shield)	"	¹ 80	150	300	150	75	205	300	280	620	890	1075	825	680
Micros (without Flue shield)	AS/NZS 2918	275	195	300	138	50	420	470	347	825	970	1041	876	550
Micros (with Logaire double flue shield)	"	100	220	300	138	50	245	495	347	825	795	1041	876	550
Minos (without Flue shield)	"	275	195	300	113	50	440	495	385	825	975	1075	900	530
Minos (with Logaire double flue shield)	"	100	195	300	113	50	265	495	385	825	800	1075	900	530
Kronos (without Flue shield)	"	280	200	300	100	100	446	550	457	900	1020	1220	1135	575
Kronos (with Logaire double flue shield)	"	120	200	300	100	100	286	550	457	900	860	1220	1135	575
Hestia (without Flue shield)	"	320	340	300	130	160	485	660	495	900	1135	1305	1155	605
Hestia (with Logaire double flue shield)	"	¹ 50	340	300	130	25	215	660	360	900	810	1115	1020	606
Hestia Clean Air (without Flue shield)	"	320	340	300	130	160	485	660	495	900	1135	1305	1155	605
Hestia Clean Air (with Logaire double flue shield)	"	¹ 50	340	300	130	25	215	660	360	900	810	1115	1020	606
Atlanta (without Flue shield)	"	400	280	300	130	200	535	600	525	900	1240	1395	1255	655
Atlanta (with Logaire double flue shield)	"	160	250	300	130	50	295	570	375	900	1055	1185	1105	655
Atlanta Clean Air (without Flue shield)	"	400	280	300	130	200	535	600	525	900	1240	1395	1255	655
Atlanta Clean Air (with Logaire double flue shield)	"	160	250	300	130	50	295	570	375	900	1055	1185	1105	655
Atlanta Insert	"	n/a	n/a	² 300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pyrros Insert (Ash floor protector approved)	"	n/a	n/a	³ 300	n/a	n/a	n/a	n/a	n/a	910	n/a	n/a	n/a	n/a
Hestia Multifuel (without Flue shield)	AS/NZS 2918	410	400	⁴ 404	130	230	473	720	810	900	1270	1505	1320	n/a
Hestia Multifuel (with Logaire double flue shield)	"	100	400	⁴ 404	130	120	263	720	653	900	960	1350	1320	n/a

LOGAIRE
The family fire.

Manufactured by Metal Fab Industries Ltd
38 Harris Road, East Tamaki | PO Box 58473, Greenmount, Auckland
Phone 09 274 8265 | Fax 09 274 8472 | Email sales@metalfab.co.nz
To find out more call our Home Heating Hotline 0800 655 001 or visit www.logaire.co.nz

Your nearest Logaire dealer:

HALL OF FLAME
P.O. BOX 1013
35-39 TIRO TIRO ROAD, LEVIN
06 367-0760

Restricted Building Work and Licensed Building Practitioners:		
Restricted Building Work:	Licensed Building Practitioner:	Licence No:
	Name:	
	Address:	
	Phone:	
	Name:	
	Address:	
	Phone:	
	Name:	
	Address:	
	Phone:	
	Name:	
	Address:	
	Phone:	

BCA Office Use Only:	Fees:	\$
Receipt Number:	Building Consent:	
Date of Receipt:	PIM	
Receiving Officer:	Building Levy	
Date application received:	BRANZ Levy	
Date application accepted:	Inspections	
	Vehicle Crossing	
	Sewer Connection	
	Stormwater Connection	
	Water Connection	
	Development contribution levy	
	Other	
	Total:	



13 Bath Street Private Bag 4002 Levin
 Telephone 06 949 4949
 Facsimile 06 949 4957
 Email enquiries@horowhenua.govt.nz
www.horowhenua.govt.nz

Building Consent Or PIM No: 06/528

Valuation or Property No:

206



Application For Project Information Memorandum And/Or Building Consent

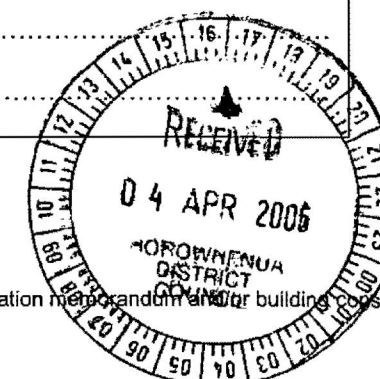
Section 33 or section 45, Building Act 2004

The Building:	The Owner:
Street Address: 46 REEPA ST LEVIN	Name: STUART CAMPBELL
Legal Description: Lot: DP:	Contact Person:
Building Name: [If applicable]	Mailing Address: 46 REEPA ST LEVIN
Location within site/block:	Street Address:
Number of levels:	Ph: [REDACTED]
Level/Unit No: [If applicable]	Fax: After hrs:
Area: [Floor area of building work] M ²	Email:
Current Use:	Website:
Year first constructed [If applicable]	

The following evidence of ownership is attached to this application: [Please delete those not applicable]

- Certificate of Title
- Lease Agreement
- Agreement for Sale and Purchase
- Other

Agent:	
Name: BRIAN HAMILTON	Ph: Mob:
Contact Person: HALL OF FLAME	Fax: After hrs:
P.O. BOX 1013	
35-39 TIRO TIRO ROAD, LEVIN	Email:
06 367-0760	Website:



First Point of Contact: [Delete one]

- I. Owner
- II. Agent

Application:

I request that you issue a: [Delete what is inapplicable]

- I. Project Information Memorandum
- II. Building Consent
- III. Project Information Memorandum and Building Consent

for the building work described in this application.

Signature of owner/agent on behalf of and with the authority of the owner

Date: 5/04/06

The Project:

Description of building work: WOOD BURNER

Will the building work result in a change of use: Yes / No

If yes provide details of the new use: LOG FIRE PYROS 1/B

Intended life of the building if less than 50 years: years

Building Consent numbers of those building consents previously issued for this project:

Estimated value of building work including GST: \$ 2950 - 00 -

Project Information Memorandum:

The following matters are involved in the project: [Delete if inapplicable]

- | | |
|--|--|
| Subdivision | Alterations to land contours |
| New or altered connections to public utilities | New or altered locations and/or external dimensions of buildings |
| New or altered access for vehicles | Building work over or adjacent to any road or public place |
| Disposal of stormwater and waste water | Building work over existing drains or sewers or in close proximity to wells or water mains |
| Other matters known to the applicant that may require authorisations from the territorial authority as listed below: | |

Building Consent:

The following plans and specifications are attached to this application:

The building work will comply with the building code as follows:

Clause	Means of Compliance	Waiver/Modification required

Compliance Schedule: [Delete if inapplicable]

The specified systems and features for this building are as follows:
The following specified systems and features are being altered, added to, or removed in the course of the building work:
There are no specified systems or features in this building:

Attachments:

The following documents are attached to this application: [✓]

Plans and Specifications	Development Contribution Notice
Project Information Memorandum	Certificate attached to PIM
Copies of other Authorisations	Other



Horowhenua
DISTRICT COUNCIL

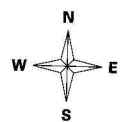
LEGEND



LIM Boundary



Land Parcel

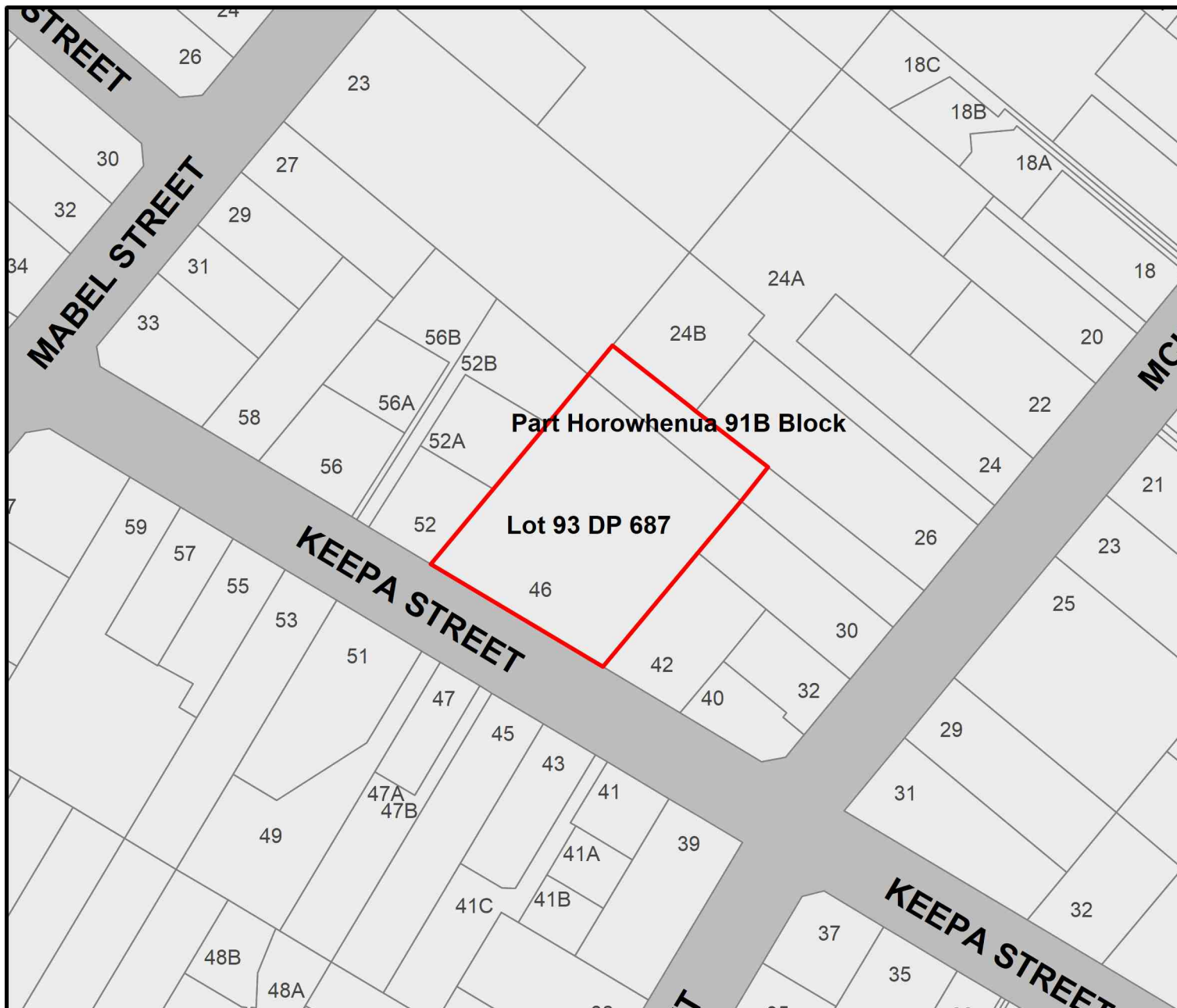


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LAND INFORMATION MEMORANDUM

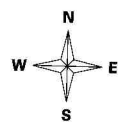
AERIAL PHOTOGRAPHY

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



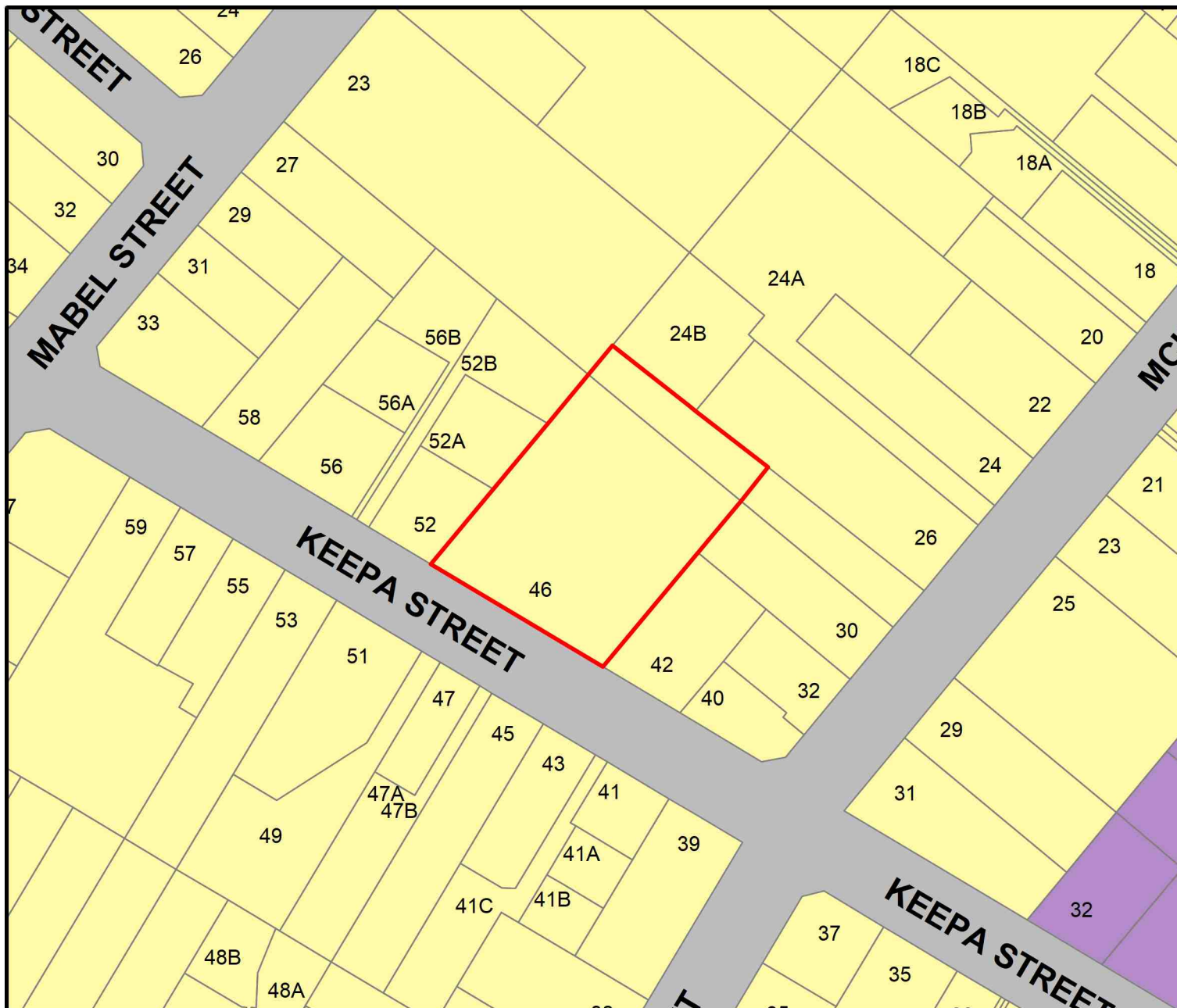
LEGEND

-  LIM Boundary
-  Land Parcel
-  Territorial Boundary



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LAND INFORMATION MEMORANDUM
CADASTRE



**LEGEND
ZONES**

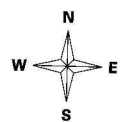
- Residential Zone
- Commercial Zone
- Industrial Zone
- Rural Zone
- Open Space Zone
- Greenbelt Residential Zone
- Residential Deferred Zone
- Commercial Deferred Zone
- Greenbelt Residential Deferred Zone

OVERLAYS

- Greenbelt Residential Waitarere Rise
- Greenbelt Residential Foxton Beach North
- Strathnaver Coastal Natural Character Area
- Strathnaver Coastal Hazard Area
- Muhunua West Forest Park
- Muhunua West Forest Park Coastal Natural Character and Hazard Area
- Low Density Residential Area
- Proposed Medium Density Residential Area
- Medium Density Residential Area
- Large Format Retail Area
- Town Centre Heritage/Character Area
- Foxton Tourism Area
- Pedestrian Area
- Coastal Natural Character and Hazard Area
- Versatile Land (LUC Class I and II Soil)

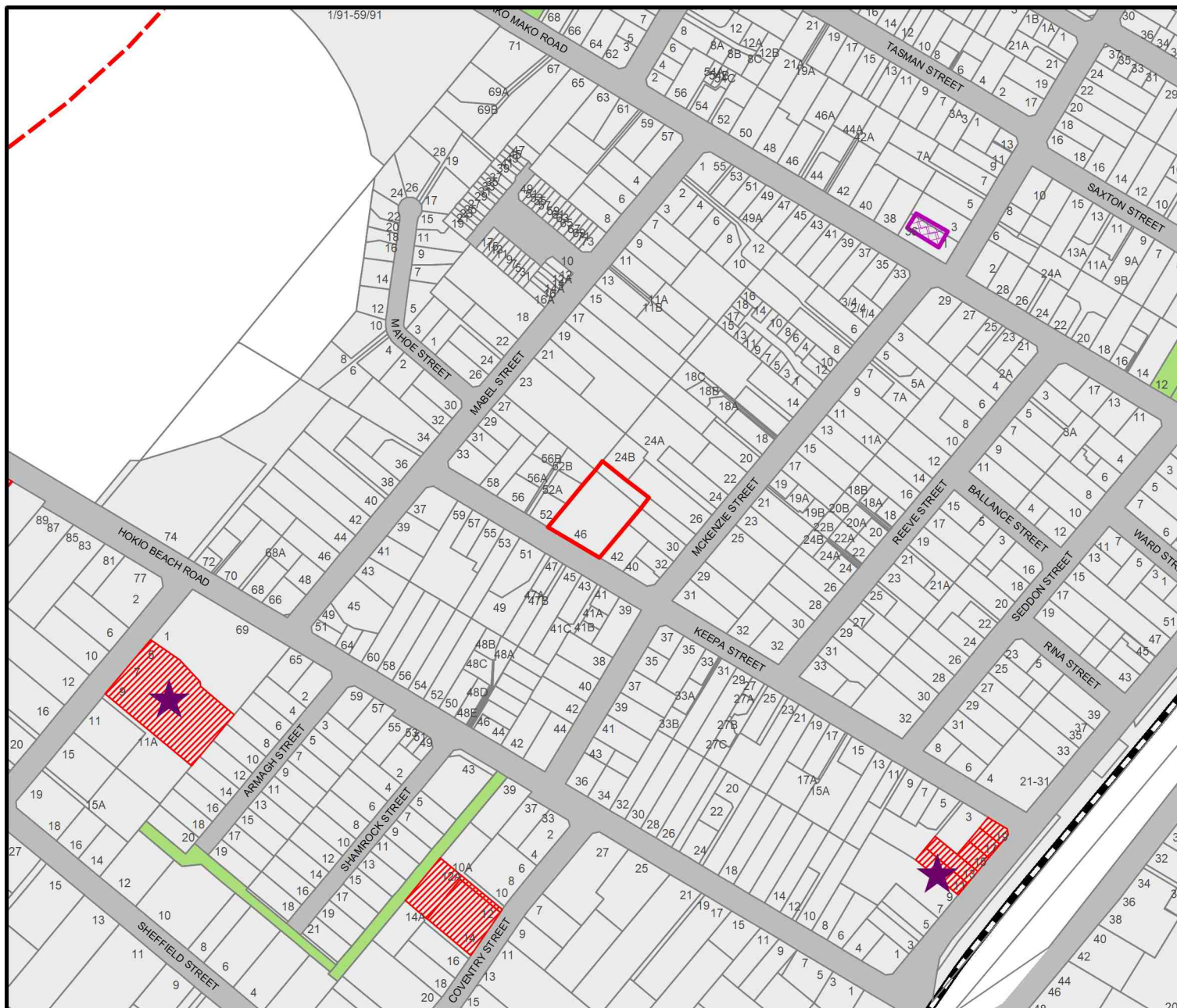
FEATURES

- Notable Tree
- Proposed Historic Heritage Building, Structure or Site
- Historic Heritage Building, Structure or Site
- Gas Transmission Pipeline
- National Grid Corridor (High Voltage Transmission Line)
- Designation



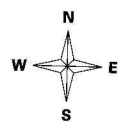
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LAND INFORMATION MEMORANDUM
DISTRICT PLAN 2015



LEGEND

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



















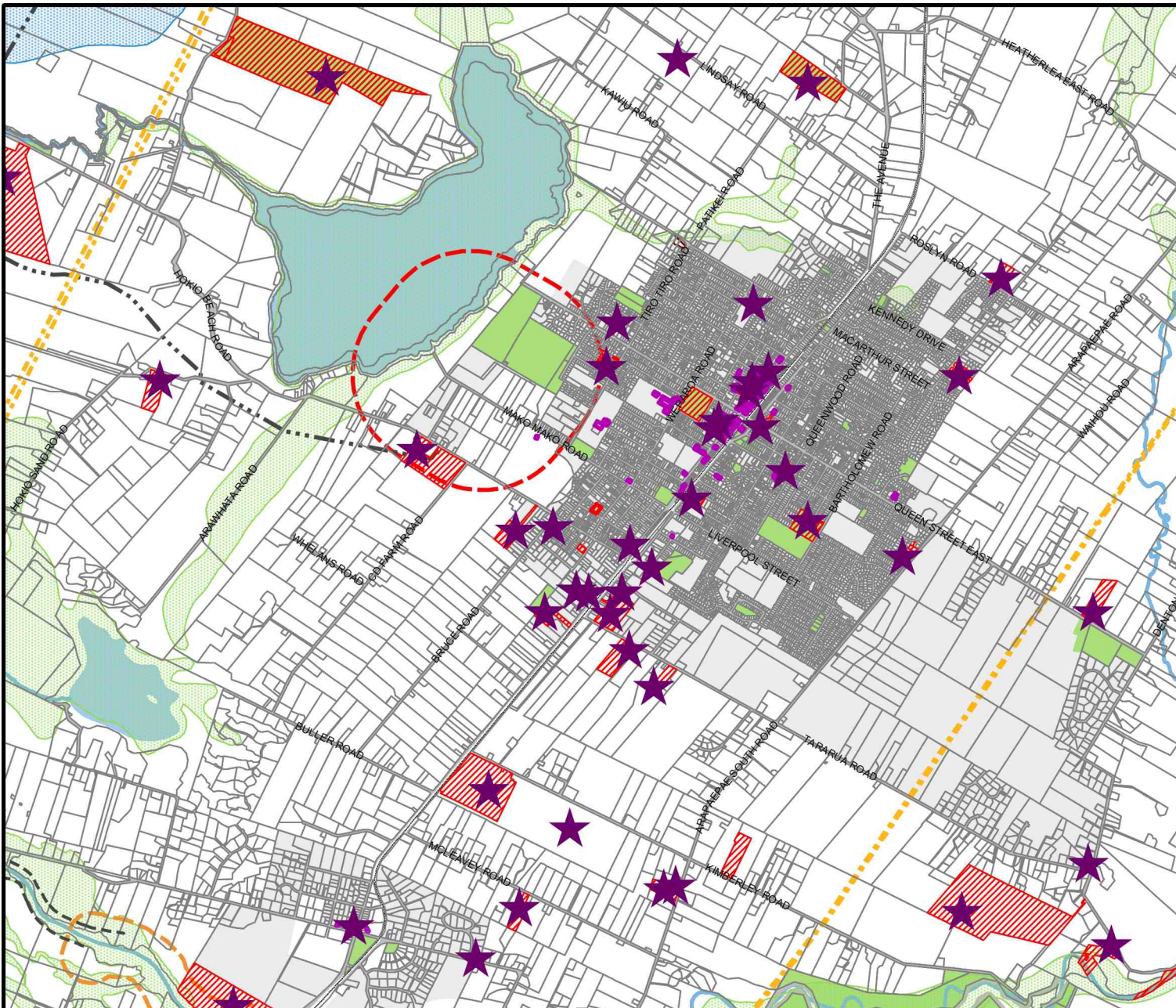
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LAND INFORMATION MEMORANDUM

HAZARDS

LEGEND

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



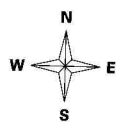
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LAND INFORMATION MEMORANDUM
HAZARDS



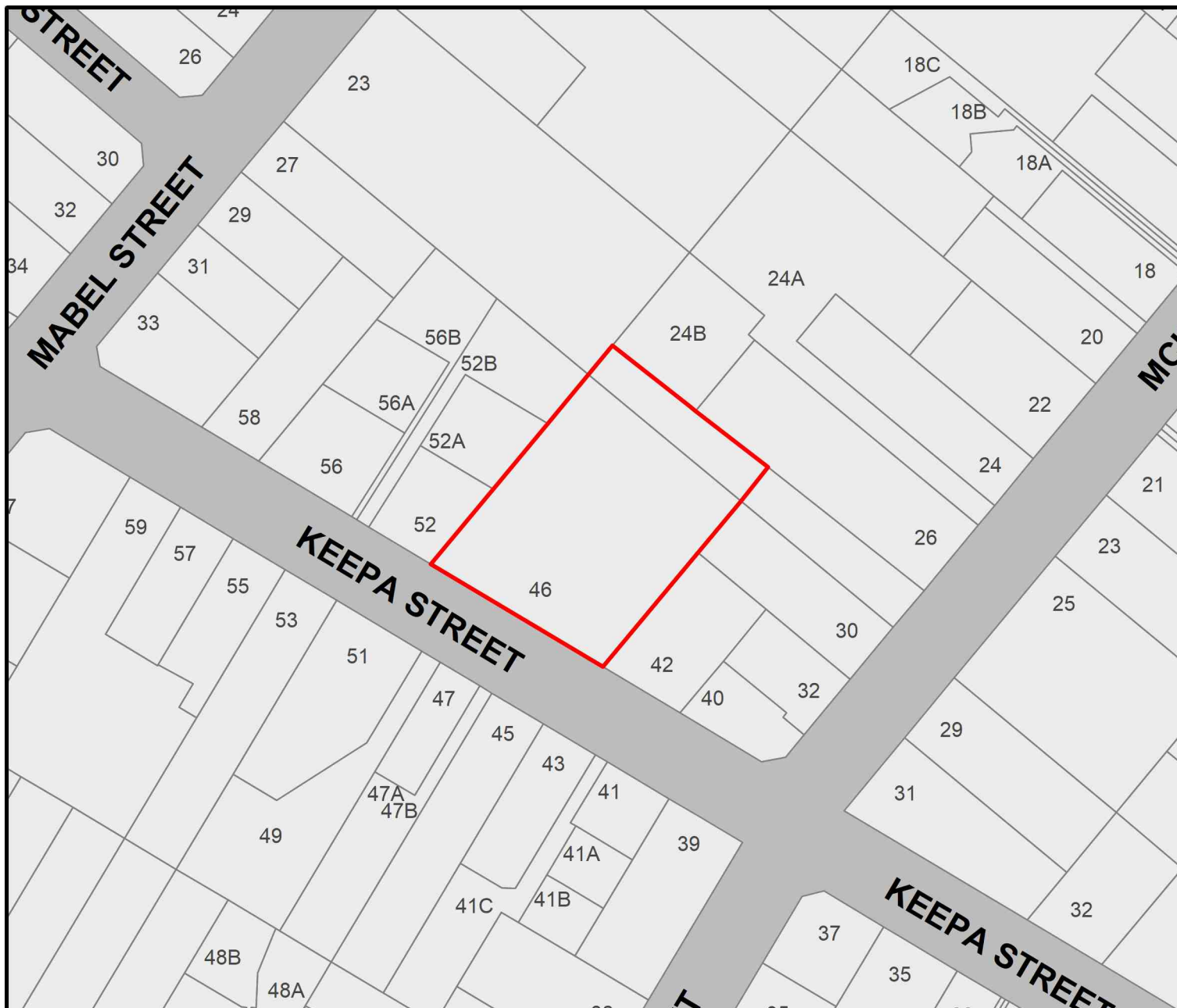
LEGEND

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



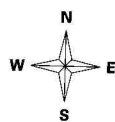
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LAND INFORMATION MEMORANDUM
LANDSCAPE DOMAINS



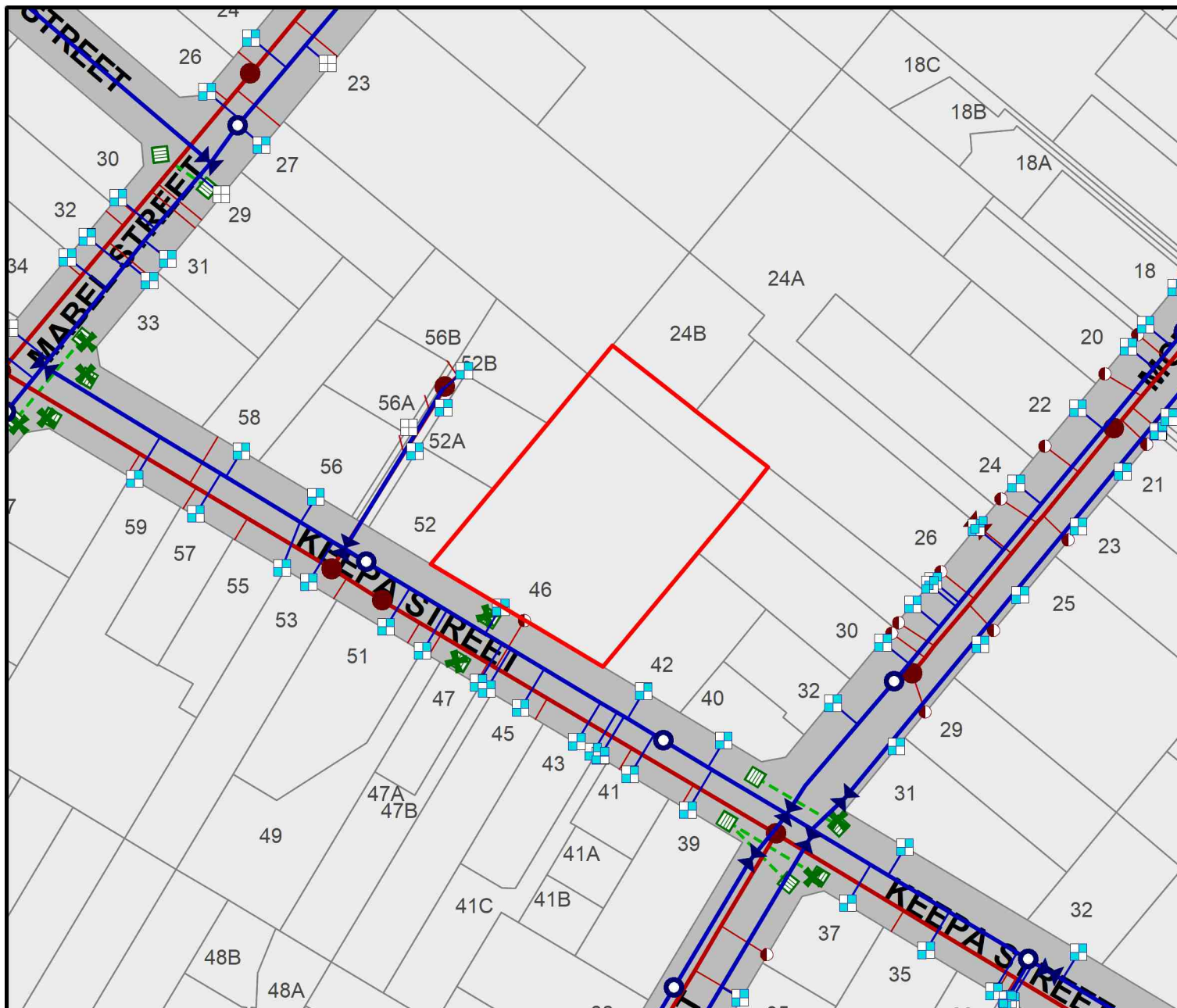
LEGEND

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



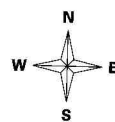
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LAND INFORMATION MEMORANDUM OUTSTANDING NATURAL FEATURES & LANDSCAPES



LEGEND

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



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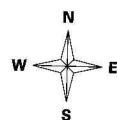
LAND INFORMATION MEMORANDUM

THREE WATERS RETICULATION



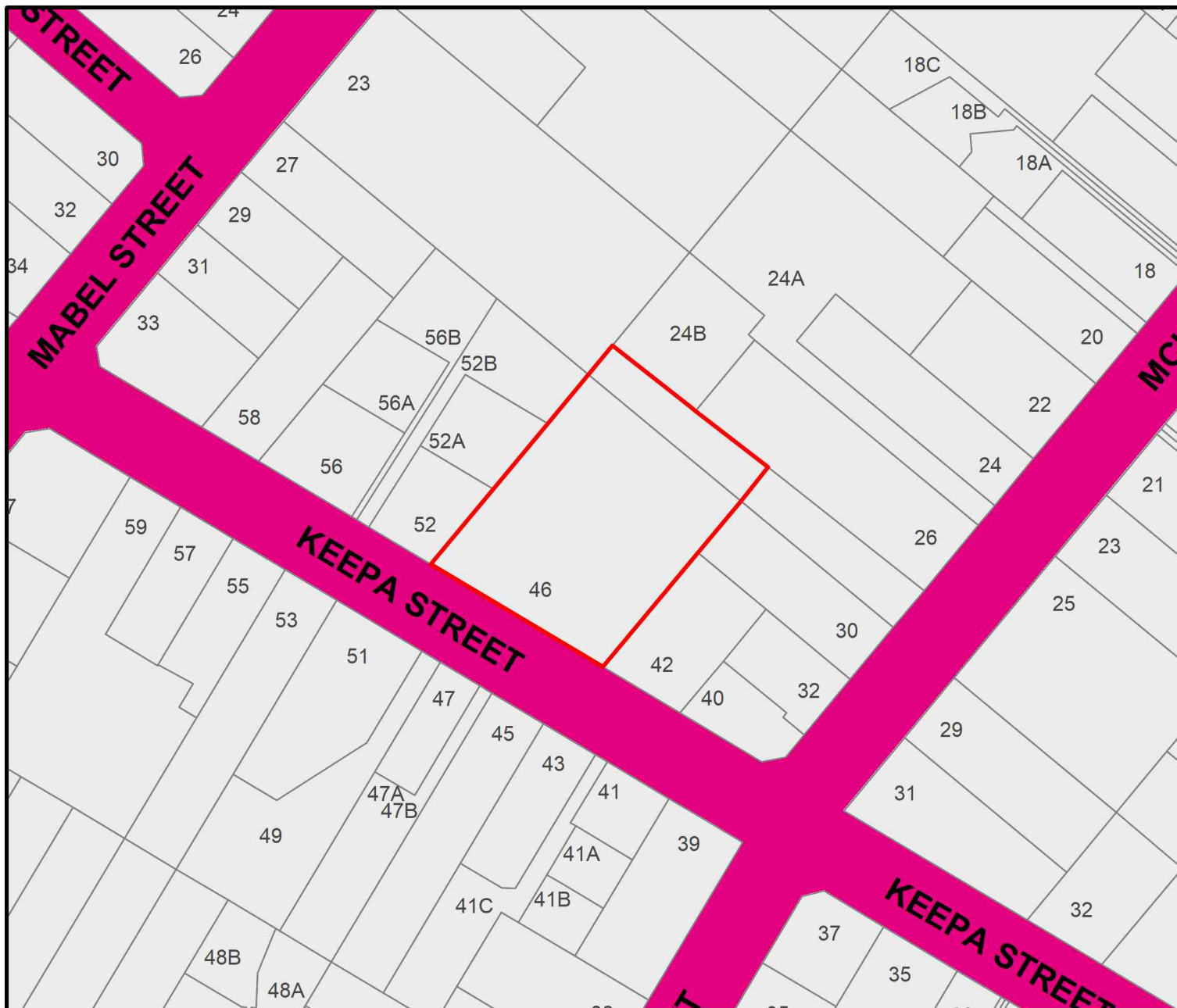
LEGEND

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













Scale 1 : 1,500

LAND INFORMATION MEMORANDUM ROADING



LEGEND

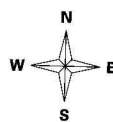
-  LIM Boundary
-  Recycling Station
-  Waste Transfer Station
-  SO_COLLECTION_AREA - Rural Monday
-  SO_COLLECTION_AREA - Rural Tuesday
-  SO_COLLECTION_AREA - Rural Wednesday
-  SO_COLLECTION_AREA - Rural Thursday
-  SO_COLLECTION_AREA - Rural Friday
-  Land Parcel
-  Territorial Boundary

IMPORTANT

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

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

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



Scale 1 : 1,500

LAND INFORMATION MEMORANDUM

SOLID WASTE

LAND INFORMATION MEMORANDUM

GLOSSARY OF TERMS

Abatement Notice

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

Accessory Building

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

Annual Rates

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

Building Warrant of Fitness

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

Certificate of Title

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

Cadastre

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

Capital Value

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

Certificate of Acceptance

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

Coastal Hazards

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

Code of Compliance

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

Compliance Schedule

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

Consents

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

Different types include:

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

Contaminated Land

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

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

Council Underground Services

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

Current Rates Instalment Amount

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

Daylight Setback Envelope

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

Deferred Zone

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

Deposited Plan

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

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

Designations Applying to the Property

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

District Plan

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

Easements over the Property

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

Enforcement Order

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

Fencing of Swimming Pools Act 1987 Certificate

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

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

Hazardous Contaminants

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

Hazardous Substance

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

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

Historic Heritage Site(s)

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

Improvements Value

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

Land Value

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

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

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

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

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

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

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

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

Liquor Licence

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

Outstanding Natural Features and Landscapes (ONFL)

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

Permits

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

Potential Alluvion (Siltng of Land)

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

Potential Avulsion (Flood Erosion)

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

Potential Erosion

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

Potential Inundation (flooding/ponding)

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

Potential Slippage

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

Potential Subsidence (sinking of land)

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

Protected Tree

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

Rate Arrears

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

Seismically Assessed Buildings

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

Structure Plan

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

Valuation Number

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

Versatile Land

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

Zoning

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