



Manawatu District Council  
LAND INFORMATION MEMORANDUM







## LAND INFORMATION MEMORANDUM

### LIM 5933

<b>LIM No</b>	5933
<b>Applicant Name</b>	Cherie Willetts
<b>Applicant Address</b>	64 Mt Biggs Road
	RD 9
<b>Town/City</b>	FEILDING 4779
<b>Phone</b>	027 331 9079
<b>Email</b>	dcwilletts@outlook.com
<b>Valuation Ref</b>	13990*166*01*
<b>Property Address</b>	64 MT BIGGS ROAD, HALCOMBE
<b>Lot</b>	LOT 6
<b>DP</b>	DP 390199
<b>Legal Description</b>	LOT 6 DP 390199

THIS LAND INFORMATION MEMORANDUM IS ISSUED IN ACCORDANCE WITH THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987.

**Special features/characteristics of the land (e.g. erosion, avulsion, falling debris, subsidence, slippage, alluvion, inundation, hazardous contaminants)**

**Land Features**

No Data Recorded

**National Environment Standard for assessing and managing contaminants in soil to protect human health (Hazardous Activities and Industries)**

No Data Recorded

**Information on private or public stormwater & sewerage drains as shown on TA records**

**Utility Information**

No Data Recorded

**Stormwater/Wastewater Utility Land Features**

No Data Recorded

**Any information that has been notified to the TA by a drinking water supplier under section 69ZH of the Health Act 1956**

No Data Recorded

**Information on whether the land is supplied drinking water and if so, whether the supplier is the owner of the land or a networked supplier and any conditions that are applicable to that supply, and any information the TA has about the supply**

**Bore Land Features**

No Data Recorded

**Drinking Water Notes**

No Data Recorded

**Water Utility Land Features**

Feature Id	Description	Notes
4621 6186	Stanway Halcombe Rural Water Scheme	This property falls within the Stanway Halcombe Rural Water Supply Area. Please contact Council for information regarding connection and applicable fees. If the intention is to connect to the Stanway Halcombe Rural Water Supply, please contact Manawatu District Council for the availability of Units. When a connection is applied for to Council services a Capital Contribution fee will be payable. The fee is contained within the Manawatu District Council Fees and Charges.

**Information relating to the rates owing in relation to the land**

**Rates Information**

Land Area	1.4699
Land Value	\$410,000.00
Capital Value	\$780,000.00
Improvements Value	\$370,000.00
Assessed*	\$1,784.79
To Invoice	\$446.19
To Clear by 30 June 2024	\$446.19
Closing Balance	\$0.00

\* May be in receipt of a remission which may not be transferable.

**Rate Charges**

Rate Code	Rate Description	Rate Charge	Rate Units	Levy Amount (incl GST)
0105	General Rate - Rural	0.00037999	780,000.00	296.40
0205	Roading Targeted Rate - Rural	0.00048000	780,000.00	374.39
0305	Parks, Reserves & Sportsgrounds TR - Rural	0.00014999	780,000.00	117.00
0403	Uniform Annual General Charge	612.00000000	1.00	612.00
0404	Roading Uniform Targeted Rate	100.00000000	1.00	100.00
0405	Parks, Reserves & Sportsgrounds UTR	24.99999999	1.00	25.00
0417	Makino Aquatic Centre Targeted Rate - Rural	144.00000000	1.00	144.00
0418	Library Targeted Rate - Rural	116.00000000	1.00	116.00

**Information concerning any consent certificate, notice, order or requisition affecting the land or any building on the land previously issued by the TA (whether under the Building Act 1991, 2004, or any other Act)**

**Premises and Licenses**

No license data found

**Compliance Schedules**

No Data Recorded

### Building Consents

Consent No	Description	Received Date	Issued Date	CCC Decision Date	CCC Status
120561	Free Standing Fire	18/05/2009	29/05/2009	09/06/2009	ISSUED
120045	Steelbuilt Garage	18/09/2008	07/10/2008	19/05/2009	ISSUED
119895	Re-Locate House From 180 Manchester St FEILDING To Lot 6 Of Lot 2 DP 91287 Mt Biggs Rd HALCOMBE. New Timber Pole Foundations And New Front Verandah. New Waste Water System And Water System.	18/07/2008	15/08/2008	27/05/2009	ISSUED

### Historic Building Permits

No Data Recorded

Note 1: Where there is no Issued Date for a building permit, this indicates there is no data recorded.

Note 2: Building permits issued prior to 1 July 1992 did not require a Code Compliance Certificate under the building bylaw system. Code Compliance Certificates are required for building consents issued under the Building Act 1991 & 2004.

### Building Certificates of Acceptance

No Data Recorded

### Building Certificates for Public Use

No Data Recorded

### Land Features

No Data Recorded

### Building Consents Issued by Alternative Building Consent Authority

No records found

### Resource Consents

Consent No	Type	Sub Type	Details	Decision Date	Lapse Date	Status
7314*	LAND USE	RESTRICTED DISCRETIONARY	To relocate a previously used dwelling from 180 Manchester Street, Feilding to Mt Biggs Road, Halcombe, within 25 metres of the Mt Biggs Road Front Boundary.	25/07/2008	25/07/2008	Granted

### Resource Consents Nearby

Consent No	Type	Sub Type	Details	Decision Date	Lapse Date	Distance Meters
11528*	SUBDIVISION	DISCRETIONARY	To undertake a boundary adjustment of Lot 620 DP42,	14/02/2024	12/02/2029	0

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			Section SO Plan 402412 and Lots 621-623 DP42, held in Tittles WN7D/289 and WND1/788 at 35 King Street, Halcombe.			
11552*	LAND USE	DISCRETIONARY	To undertake a boundary adjustment of Lot 620 DP42, Section SO Plan 402412 and Lots 621-623 DP42, held in Tittles WN7D/289 and WND1/788 at 35 King Street, Halcombe.	14/02/2024	12/02/2029	0
6834*	LAND USE	DISCRETIONARY	Land Use Consent to relocate a previously used dwelling onto a property less than 8 hectares on a property situated at Stanway Road	20/06/2007	20/06/2012	21
7437*	LAND USE	CONTROLLED	Land Use Consent to relocate a dwelling from 35 Bridge Street, Bulls onto a property situated at Lot 9 DP 390199 Mount Biggs Road, Halcombe	20/03/2009	20/03/2014	21
11382*	LAND USE	RESTRICTED DISCRETIONARY	For a dwelling to be sited 5 metres from the front boundary, and an access with non-compliant sightlines, at a property legally known as LOTS 624 AND 625 DP 42 and SEC 3 SO 402412, in Halcombe	04/12/2023	02/12/2028	39
7581*	LAND USE	CONTROLLED	Land Use Consent to relocate a dwelling from 275 McHardie Road, Bulls onto a property situated at Mount Biggs Road, Halcombe	10/12/2009	10/12/2014	69
10931*	PERMITTED BOUNDARY ACTIVITY	EXEMPT	To site a new dwelling at 49 Mt Biggs Road, FEILDING (LOT 3 DP 432184), which would be sited 6.556 metres from a boundary shared with LOT 1 DP 432184 in contravention of the 12 metre District Plan setback requirement.	29/04/2022	28/04/2027	81
6291*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent - An application to relocate an existing dwelling from Palmerston Street, Awahuri, to Stewart Street, Halcombe	22/07/2005	22/07/2010	101
3479*	LAND USE	CONTROLLED	Land Use Consent - an application to build a garage 200mm from the front boundary on Stewart Road being LOTS 497 and 498 DP 42.	18/05/1998	18/05/2003	124

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8373*	LAND USE	CONTROLLED	Relocate a dwelling to a property situated at 74 Kimber Street, Halcombe	21/02/2014	20/02/2019	129
10719*	226 CERTIFICATE	NO STATUS	226 Certificate to separate Lot 637 and Lot 638 onto separate titles	02/11/2021	01/11/2026	139
9902*	LAND USE	DISCRETIONARY	Construct a dwelling with an attached garage 4 metres from the front boundary.	15/11/2019	13/11/2024	139
11116*	226 CERTIFICATE	NO STATUS	Section 226 Certificate for Lot 494 DP 42 on its own title	19/09/2022	18/09/2027	149
6779*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to relocate a dwelling and garage onto a property situated on the corner of Mt Biggs Road & Clive Street, Halcombe	08/01/2007	08/01/2012	150
7760*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to construct a dwelling within 25 metres of the front boundary on a property situated at Lot 2 DP 372355, 17 King Street, Halcombe	19/11/2010	19/11/2015	159
10922*	LAND USE	DISCRETIONARY	The construction of a new dwelling with a front yard non-compliance on a Rural 2 zoned site less than 4ha and a new vehicle crossing which cannot meet minimum sight distances. In accordance with Council's Development Contribution Policy this is the first dwelling on the property so no development contribution is required.	18/05/2022	17/05/2027	162
8579*	LAND USE	RESTRICTED DISCRETIONARY	To relocate a dwelling from 240 Victoria Avenue, Palmerston North to 50 Kimber Street, Halcombe	27/03/2015	25/03/2020	168
5946*	LAND USE	CONTROLLED	Land Use Consent - an application to relocate a previously used dwelling to a property situated at 35 King Street	28/04/2004	28/04/2009	180
9236*	LAND USE	RESTRICTED DISCRETIONARY	Land use consent to permit the relocation of a previously used dwelling that fails to comply with setback distance requirements to the front and western side boundaries	23/11/2017	22/11/2022	196
10230*	LAND USE	RESTRICTED DISCRETIONARY	To construct a dwelling 4m front the front boundary, in lieu of the 25m front yard setback rule in	12/10/2020	11/10/2025	242

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			the Rural 2 and Halcombe nodal zone.			
8521*	LAND USE	RESTRICTED DISCRETIONARY	Construct a dwelling within 12m of a side boundary on a property located within the Halcombe Nodal Area	08/12/2014	07/12/2019	275
9254*	PERMITTED BOUNDARY ACTIVITY	EXEMPT	Accessory Building that breaches boundary setback performance standards	08/12/2017	07/12/2022	275
7588*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to build a dwelling within 12m of a side boundary on a property legally described as Lot 1 DP 399696 situated at 45 Kimber Street, Halcombe	15/12/2009	15/12/2014	277
7637*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to construct a 3 bay pole shed within 5 metres of the side boundary on a property situated at 43 Kimber Street, Halcombe	12/04/2010	12/04/2015	291
2632*	LAND USE	TO BE ADVISED	Land Use Consent - an application to erect a ablution block situated on Hastings Street.	24/01/1992	24/01/1997	322
4650*	LAND USE	CONTROLLED	Land Use Consent - Establish a cemetery situated on Hastings Street being LOTS 445-452 458-468 DP 42 HALCOMBE TNSP - MAORI RES--GAZ 91-337-	17/06/2003	17/06/2008	322
4813*	LAND USE	NON-COMPLYING	Land Use Consent - An application to establish a Marae complex on Hastings Street.	24/10/1990	24/10/1995	322
8292*	LAND USE	CONTROLLED	Land Use Consent to build a second dwelling on a property situated at 60 Hastings Street	06/09/2013	05/09/2018	322
6484*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to relocate a previously used dwelling onto a property situated at Kimber Street	13/03/2006	13/03/2011	327
11374*	SUBDIVISION	CONTROLLED	Two lot village zone subdivision	03/10/2023	01/10/2028	345
11423*	LAND USE	CONTROLLED	Two dwellings on site prior to new certificates being issued	03/10/2023	01/10/2028	345
6483*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to relocate a previously used dwelling onto a property situated at Kimber Street	13/03/2006	13/03/2011	350
3740*	LAND USE	CONTROLLED	Land use Consent - An application to relocate an	19/07/1999	19/07/2004	369



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			existing dwelling onto Kimber Street being LOT 11 DP 41 Halcombe Township Blk VIII Rangitoto SD			
4715*	LAND USE	DISCRETIONARY	Land Use Consent - An application to build a garage 4.5 metres from the front boundary situated on Knorp Street being LOTS 727-730 DP 42 Halcombe Township Blk VII Rangitoto SD.	08/02/2002	08/02/2007	373
6053*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent - an application to relocate a previously used dwelling onto a property situated at 102 Knorp St	13/09/2004	13/09/2009	373
9047*	LAND USE	CONTROLLED	To relocate a previously used dwelling, from Cambridge, to 95 Hastings Street, Halcombe	08/03/2017	07/03/2022	374
10301*	LAND USE	RESTRICTED DISCRETIONARY	Land use consent to site a dwelling/family flat within 25m of a front yard and 12m of a side yard.	02/02/2021	01/02/2026	376
6707*	LAND USE	DISCRETIONARY	Land Use Consent to relocate a previously used dwelling within 100 metres of the front boundary and within 12 metres of the side boundary on a property less than 4 hectares on a property situated at 35 Clive Street	20/09/2006	20/09/2006	376
10636*	PERMITTED BOUNDARY ACTIVITY	EXEMPT	A Permitted Boundary Application to construct a dwelling at 42 Knorp Street, HALCOMBE (LOT 2 DP 423862), which would be sited 6 metres from a boundary shared with 39 Kimber Street (LOT 1 DP 364892), in lieu of the 12 metre setback rule in the District Plan	23/08/2021	22/08/2026	390
2169*	LAND USE	TO BE ADVISED	Build - office/showroom	01/09/1978	01/09/1980	394
3443*	LAND USE	DISCRETIONARY	Land Use Consent - an application to build a shed within 200mm from the front boundary situated on Hastings Street being LOT 476 DP 42 Halcombe Township	31/03/1998	31/03/2003	397
3754*	LAND USE	DISCRETIONARY	Land Use Consent - an application to erect a dwelling 20m from front boundary and erect garage 8m from front	18/08/1999	18/08/2004	400

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			boundary on Mt Biggs Road being Pt Subn Sections 8 & 10 DP 41 Blk VIII Rangitoto SD			
4168*	LAND USE	DISCRETIONARY	Land Use Consent - An application to build an implement shed 4.5 metres from the front boundary situated on Knorp Street being LOTS 723-726 Part LOT 12 DP 41 and LOT 1 DP 10930	30/11/2001	30/11/2006	403
10475*	LAND USE	RESTRICTED DISCRETIONARY	Application to site a dwelling in the rural zone 7m from a front boundary fronting Knorp Road and 7m from a front boundary fronting a paper road.	07/07/2021	06/07/2026	420
10899*	RIGHT OF WAYS	NO STATUS	To create a right of way in favour of Lot 5 DP 399696 over an existing access across Lot 6 DP 399696 pursuant to section 348 of the Local Government Act 1974.	08/04/2022	07/04/2027	420
10144*	LAND USE	RESTRICTED DISCRETIONARY	Construct a dwelling 8.02 metres from the front boundary on Lot 6-7 DP399696 at 76 Knorp Street, Halcombe.	13/07/2020	12/07/2025	425
9845*	LAND USE	RESTRICTED DISCRETIONARY	Construct a dwelling 10 metres from the front road boundary at 76 Knorp Street, Halcombe.	12/09/2019	10/09/2024	425
8413*	LAND USE	CONTROLLED	Relocate a dwelling from 60 Glasgow Terrace, Feilding	02/05/2014	01/05/2019	445
10433*	SUBDIVISION	CONTROLLED	Undertake a boundary adjustment and vest Lot 4 hereon as road, at 16 and 18 Hastings Street, Halcombe, and Lots 471 and 472 DP 42. No additional units of demand would be created as a result of this application. Therefore, no development contributions would be required.	08/07/2021	07/07/2026	458
10433*01	VARIATION - SUBDIVISION	DISCRETIONARY	Reduction in lot size for Lots 1 - 3	02/11/2021	01/11/2026	458
10656*	LAND USE	NON-COMPLYING	Land use consent for non-compliances with access requirements for Lots 3 and 4 of SB 10489	30/08/2021	29/08/2026	481
8739*	LAND USE	DISCRETIONARY	Reduction of dwelling yard distances from northern and western boundaries of Lot 2 down to 10m.	05/02/2016	03/02/2021	482

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9041*	LAND USE	RESTRICTED DISCRETIONARY	Land use consent required to permit the construction of a 70m2 shed 1.5 metres from the eastern side boundary and 8.5 metres from the front boundary of a property located at 131 Kimber Street, Halcombe and within the Halcombe nodal area.	02/03/2017	01/03/2022	482
6823*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to made additions to a dwelling within 25 metres of a paper road on a property situated at 127 Hastings Street	17/01/2007	17/01/2012	483
4670*	LAND USE	DISCRETIONARY	Land Use Consent - Build a carport no less than 5 metres from the front boundary situated on the corner of Knorp/Hastings Streets being LOTS 556-558 DP 42 Halcombe Township.	13/02/2003	13/02/2008	497
4780*	LAND USE	DISCRETIONARY	Land Use Consent - An application to relocate a dwelling onto Willoughby Street being Secs 343, 344 DP 42	25/08/1995	25/08/2000	504
2231*	LAND USE	TO BE ADVISED	Specialist - hobby repairing vehicles	01/12/1981	01/12/1983	508
2234*	LAND USE	TO BE ADVISED	Shop - honey	01/04/1982	01/04/1984	508
9045*	LAND USE	RESTRICTED DISCRETIONARY	Land Use consent to site two accessory buildings 200mm from the western front boundary, adjoining a paper road, and one 200mm from the northern side boundary, 37.9% site coverage and access via an unformed road on a property located at 7 Stanway Road, Halcombe	28/03/2017	27/03/2022	508
3545*	LAND USE	DISCRETIONARY	Land Use Consent - an application to build a dwelling 7 metres from the front boundary and 6 metres from the side boundary on Fergusson Road being LOT 19 DP 41.	20/08/1998	20/08/2003	522
9580*	LAND USE	RESTRICTED DISCRETIONARY	Construct a new dwelling within 25 metres of the front boundary.	04/02/2019	03/02/2024	522
8781*	LAND USE	CONTROLLED	Relocate a dwelling to a Rural property at 8 Knorp Street, Halcombe	14/04/2016	13/04/2021	529
1*	LAND USE	DISCRETIONARY	Land use consent - an application to build a dwelling on a property situated on Knorp Street,	10/01/1972	10/01/1974	533

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			Halcombe legally described as Section 697 DP 42			
10272*	LAND USE	DISCRETIONARY	Land use consent associated with SB 10271 at 130 Mt Biggs Road, Halcombe. Dwellings are permitted to be setback 15m from the front boundary and 10 metres from all other boundaries.	26/02/2021	25/02/2026	541
5934*	LAND USE	CONTROLLED	Land Use Consent - an application to erect a dwelling 10 metres from the road boundary and 5 metres from an unformed road on a property situated at Willoughby Street, Halcombe	06/04/2004	06/04/2009	545
8648*	LAND USE	DISCRETIONARY	Build a dwelling with 12 metres of a side boundary (covered with SB8594)	22/07/2015	20/07/2020	545
10259*	SUBDIVISION	NON-COMPLYING	To undertake a 2-lot subdivision and an ancillary Land Use consent to retain an existing dwelling on Lot 1 hereon that would be less than 500m <sup>2</sup> , at 11 Stanway Road, Halcombe.	04/12/2020	03/12/2025	547
10261*	LAND USE	NON-COMPLYING	Ancillary Land use consent to retain an existing dwelling on Lot 1 hereon that is less than 500m <sup>2</sup> , at 11 Stanway Road, Halcombe - see SB10259	04/12/2020	03/12/2025	547
14*	LAND USE	DISCRETIONARY	Land Use - Erection of a residential dwelling house to replace a dwelling house destroyed by fire for property sited at Knorp Street, Halcombe	15/04/1977	15/04/1979	548
2962*	LAND USE	TO BE ADVISED	Relocate dwelling	01/08/1995	01/08/1997	593
11047*	PERMITTED BOUNDARY ACTIVITY	EXEMPT	For a dwelling at 22 Taratoa Place HALCOMBE (LOT 17 DP 572486) which would be sited 3.969 metres from a boundary shared with LOT 18 DP 572486 in contravention of the District Plan.	22/07/2022	21/07/2027	606
8399*	LAND USE	DISCRETIONARY	To build a new dwelling within 12 metres of all boundaries in a nodal area	10/04/2014	09/04/2019	611
8399*01	LAND USE	DISCRETIONARY	Variation to consent to permit a dwelling to be sited 11.4m from the front boundary of Knorp Street.	06/09/2017	05/09/2022	611



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7766*	LAND USE	CONTROLLED	Land Use Consent to relocate a dwelling from Linton Army Camp onto Lot 3 DP 318504, a property situated at Gilbert Street, Halcombe	14/02/2011	14/02/2016	613
8247*	LAND USE	RESTRICTED DISCRETIONARY	Land use consent to build a pole shed within 10m of the front boundary on a property situated at 10 Pearce Street, Halcombe	27/06/2013	27/06/2018	613
10616*	226 CERTIFICATE	NO STATUS	Section 226E Certificate for Lot 309 DP 42	08/09/2021	07/09/2026	630
10617*	MARGINAL BREACH	EXEMPT	Construct a shed 2.5 meters from the front boundary and 2 metres from a watercourse	08/09/2021	07/09/2026	630
2584*	LAND USE	DISCRETIONARY	Land Use Consent - An application to relocate a dwelling onto Hastings Street	26/09/1991	26/09/1991	641
10991*	LAND USE	DISCRETIONARY	3 Lot subdivision with access sight line non-compliance.	12/07/2022	11/07/2027	645
6491*	LAND USE	CONTROLLED	Land Use Consent to relocate a previously used dwelling onto a property situated at Stanway Road	08/03/2006	08/03/2011	649
6475*	LAND USE	CONTROLLED	Land Use Consent to erect a dwelling 10.5 metres from Godley Street and 10.0 metres from Willoughby Street on a property situated at 30 Godley Street, Halcombe	09/03/2006	09/03/2011	653
2769*	LAND USE	DISCRETIONARY	Land Use Consent - an application to relocate a dwelling to Levin Street being LOT 360A DP 42	01/05/1993	01/05/1995	654
4791*	LAND USE	CONTROLLED	Land Use Consent - An application to relocate a second dwelling onto Levin Street being LOT 360A Dp 42	25/05/1993	25/05/1998	654
11193*	PERMITTED BOUNDARY ACTIVITY	EXEMPT	To allow a dwelling and a 7.2x13.2m shed to be sited at 18 Taratoa Place HALCOMBE (LOT 12 DP 572486). The dwelling would be setback 8 metres from a boundary shared with 130 Mt Biggs Road (LOT 13 DP 572486) in lieu of the 12 metre setback requirement, while the shed would be setback 2 metres from that same property, in lieu of the 5 metre setback requirement.	19/12/2022	18/12/2027	664

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10360*	PERMITTED BOUNDARY ACTIVITY	EXEMPT	Permitted Boundary Activity request to construct a dwelling at 142 Mt Biggs Road, HALCOMBE (Lot 1 DP 545264) which would be as close as 10.854m from the shared north-eastern boundary with 140 Mt Biggs Road, HALCOMBE (Lot 2 DP 545264), in lieu of the 12m separation distance requirements of the Manawatu District Plan.	14/01/2021	13/01/2026	665
7275*	LAND USE	CONTROLLED	Land Use Consent to Relocate a dwelling to a property situated at Stanway Road	09/06/2008	09/06/2013	670
7516*	LAND USE	CONTROLLED	Land Use Consent to relocate a dwelling from 144a Junction Road onto Lot 322 DP 42, a property situated at Ingham Street, Halcombe	24/09/2009	24/09/2014	675
7927*	LAND USE	CONTROLLED	Land Use Consent to relocate a dwelling from 20 Kippenberger Street, Linton Camp onto a property situated at Lot 320 DP 42, Ingham Street, Halcombe	15/09/2011	15/09/2016	689
7702*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to relocate a dwelling from Linton Army Camp onto a property situated at 1 Ingham Street, Halcombe	26/07/2010	26/07/2015	692
9198*	LAND USE	NON-COMPLYING	Subdivision consent to create one additional Rural allotment, access to an arterial road and Land Use consent to permit the existing dwelling to be sited 5m from the eastern side boundary and 7m from the western side boundary on a property located at 1185C Halcombe Road	13/09/2017	12/09/2022	707
9028*	LAND USE	DISCRETIONARY	Land use consent for future dwellings to be constructed 15m from the road boundary and 10m from other yards in relation to SB8933 - FILE ON 210 MT BIGGS ROAD	11/05/2017	10/05/2022	710
5950*	LAND USE	CONTROLLED	Land Use Consent - an application to build a house within 25m from the road boundary on a property situated at Godley Street	29/04/2004	29/04/2009	713
10870*	LAND USE	RESTRICTED DISCRETIONARY	Relocation of a dwelling which does not comply with the	22/03/2022	21/03/2027	729

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			required front yard setback A Development Contribution for this property was required as part of subdivision SB9810. In accordance with the Manawatu District Development Contributions Policy no additional unit of demand will be created and the proposal is not subject to any further development contribution considerations.			
9029*	LAND USE	RESTRICTED DISCRETIONARY	Land use consent for future dwelling to be constructed 15m from the road boundary in respect of Lot 3 of SB8954	02/02/2017	01/02/2022	732
10217*	CERTIFICATE OF COMPLIANCE	PERMITTED	Certificate of compliance to construct a new permanent telecommunications and wireless broadband facility on a property legally described as Part Lot 586 DP 42, held in record of Title WN393/206.	07/10/2020	06/10/2025	738
2086*	LAND USE	TO BE ADVISED	Build - dwelling	01/10/1973	01/10/1975	738
6780*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to extend the existing dwelling within 25m of a front boundary and within 12m of a side boundary on a property situated at 149 Tokorangi Road, Halcombe	28/11/2006	28/11/2011	738
10889*	LAND USE	DISCRETIONARY	Land use consent for the construction of an accessory building (water tank) which is unable to meet the front yeard setback requirements within the village zone and earthworks which are unable to meet the district wide standards	08/04/2022	07/04/2027	763
6254*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent - an application to erect a dwelling within 100m of the front boundary on a property situated at 9 Willoughby Street	25/05/2005	25/05/2010	815
3544*	LAND USE	TO BE ADVISED	Halcombe School Hall - Pursuant to Section 176A(4) of the Resource Management Act 1991 Council had no request to make in respect of the proposal.	12/08/1998	12/08/1998	846
8936*	LAND USE	RESTRICTED DISCRETIONARY	To construct an accessory building 2m from a front	13/10/2016	12/10/2021	892

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			boundary on a Rural 2 zoned portion of a boundary			
10506*	LAND USE	RESTRICTED DISCRETIONARY	Land Use consent to construct a garage on a property legally described as Lot 7 DP 526379, that would not meet setback requirements of the District Plan.	01/07/2021	30/06/2026	894
26*	LAND USE	DISCRETIONARY	Land Use - Erection of a dwelling house on property sited at Monteith St, Halcombe	22/09/1981	22/09/1983	903
2226*	LAND USE	TO BE ADVISED	Farm - opossum	01/09/1981	01/09/1983	909
2258*	LAND USE	TO BE ADVISED	Build - dwelling	01/03/1983	01/03/1985	909
11000*	PERMITTED BOUNDARY ACTIVITY	EXEMPT	Siting of a 73.5sqm shed at 15 Tiro Lane HALCOMBE, being LOT 15 DP 526379, which would be sited 3.245 and 4.460 metres from boundaries shared with 11 Tiro Lane being LOT 17 DP 526379 in contravention of the District Plan rules.	22/07/2022	21/07/2027	959
8615*	LAND USE	RESTRICTED DISCRETIONARY	Relocate a 3 bedroom house to a rural property	02/06/2015	31/05/2020	975
3020*	LAND USE	DISCRETIONARY	Land Use Consent - an application to build a farm shed up to boundary of unformed road situated on Barton Street being Section 391 DP 24	18/01/1996	18/01/2001	982
6085*	LAND USE	CONTROLLED	Land Use Consent - an application to build a dwelling within 20 metres of the side boundary	20/10/2004	20/10/2009	1016
9466*	LAND USE	DISCRETIONARY	to establish a dwelling on a site of under 4 hectares and to waive the front boundary setback requirements	13/08/2018	12/08/2023	1023
9982*	LAND USE	DISCRETIONARY	To construct a dwelling on a rural property of under 4 hectares and to waive the front and other yard setback requirements	16/03/2020	15/03/2025	1023
7403*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to build a dwelling within 25m of the front boundary, Lot 60 DP 41, on a property situated at James Road, Halcombe	15/01/2009	15/01/2014	1044
10380*	LAND USE	DISCRETIONARY	Ancillary Land Use consent for reduced yard setbacks of the proposed building platform and reduced sightlines of the	14/04/2021	13/04/2026	1072



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			proposed vehicle crossing to serve Lot 2 hereon, at 65 Monteith Street, Halcombe - See SB10379			
11326*	LAND USE	RESTRICTED DISCRETIONARY	To allow a new dwelling, to be constructed at 206 James Road, Halcombe (PT Sec 53 and PT Lot 77 DP 41) which would involve non-compliances with the Manawatu District Plan requirements for front yard setbacks and vehicle access.	21/06/2023	19/06/2028	1090
7390*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to build a dwelling 10m from the side boundary on a property situated at Halcombe Road, Feilding	10/12/2008	10/12/2013	1093
7370*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to build a dwelling 7m from a front boundary and 8m from a side boundary on a property situated at Lot 1 DP409188, Pearce Street, Halcombe	29/10/2008	29/10/2013	1105
5973*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent - an application to build a dwelling with 25 metres of the front boundary on a property situated at Mangaone Road	31/05/2004	31/05/2009	1112
2801*	LAND USE	DISCRETIONARY	Land Use Consent - an application to build a new garage games room situated on Tokorangi Road being LOT 1 DP 51154 Block V Oroua Survey District.	22/10/1993	22/10/1998	1154
8251*	LAND USE	RESTRICTED DISCRETIONARY	Land use consent to extend existing house within 20 metres of the side boundary on a property situated at 135 Fergusson Road	20/06/2013	20/06/2018	1167
10527*	SUBDIVISION	CONTROLLED	To undertake a four lot rural boundary adjustment subdivision. Three of the allotments being within the Halcombe Nodal area. The proposal is to undertake a rural boundary adjustment and there will be no new titles created as part of this proposal. Therefore the proposal would not be subject to development contributions.	02/09/2021	01/09/2026	1185

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10540*	SUBDIVISION	DISCRETIONARY	To undertake a boundary adjustment between five existing titles, resulting in two additional allotments being created off Pearce Street, and two farm balance allotments.	09/08/2021	08/08/2026	1185
10540*01	VARIATION - SUBDIVISION	DISCRETIONARY	Variation to conditions requiring construction of vehicle crossings to defer to building consent stage via consent notice.	24/11/2021	23/11/2026	1185
10569*	SUBDIVISION	RESTRICTED DISCRETIONARY	To undertake a boundary adjustment between 8 rural properties, resulting in two additional allotments.	23/08/2021	22/08/2026	1185
10849*	SUBDIVISION	RESTRICTED DISCRETIONARY	5 Lot Subdivision non-compliances with yard setback, minimum lot size and separation factor	17/03/2022	16/03/2027	1185
10851*	LAND USE	RESTRICTED DISCRETIONARY	5 Lot Subdivision non-compliances with yard setback, minimum lot size and separation factor.	16/03/2022	15/03/2027	1185
7531*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to reposition an existing dwelling to 15 metres from the front boundary on a property situated at James Road, Halcombe	28/09/2009	28/09/2014	1194
11426*	LAND USE	RESTRICTED DISCRETIONARY	Land use consent is sought for the extension of an existing dwelling which is unable to meet the setback requirements within the rural zone.	26/09/2023	24/09/2028	1366
8386*	LAND USE	RESTRICTED DISCRETIONARY	Construct a new shed within 10 metres of the front boundary	13/03/2014	12/03/2019	1366
4657*	LAND USE	DISCRETIONARY	Land Use Consent - an application to establish a rural contracting depot and to build a truck shed within 5 metres of the side boundary	14/01/2004	14/01/2009	1376
10791*	LAND USE	RESTRICTED DISCRETIONARY	The construction of a farm building 2m from the front property boundary	19/01/2022	18/01/2027	1383
9990*	LAND USE	DISCRETIONARY	Subdivision consent to create two nodal allotments and for land use consent to permit a dwelling to be constructed 12m from the front boundary of Pearce Street, on a property located at 21 Pearce Street, Halcombe	17/04/2020	16/04/2025	1383

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9489*	PERMITTED BOUNDARY ACTIVITY	EXEMPT	Proposal for an 85 metre squared extension to the southern end of the existing dwelling, which will provide an setback of 11.4m from the shared southern boundary, breaching side yard requirements.	16/08/2018	15/08/2023	1448
9879*	LAND USE	DISCRETIONARY	To establish a second dwelling 10 metres from the front boundary.	24/10/2019	22/10/2024	1496
3766*	LAND USE	DISCRETIONARY	Land Use Consent - an application to build an addition to a dwelling 18 metres from the front boundary situated on Mangaone Road being LOTS 134 & 135 DP 99 Blk V Oroua SD	14/09/1999	14/09/2004	1563
11296*	PERMITTED BOUNDARY ACTIVITY	EXEMPT	To allow a dwelling to be sited at 266 MT Biggs Road, Halcombe LOT 2 DP 89935 which would be sited 10 metres from the site's SIDE boundary which is shared with 284 Mt Biggs Road Halcombe legally LOT 2 DP432157 in contravention of the Plan's 20 metre requirement.	17/05/2023	15/05/2028	1637
6202*	LAND USE	CONTROLLED	Land use consent - an application to relocate a building form Massey University to Lot 2 DP 331489 (between 264 & 284 Mt Biggs Rd) RD 9, Feilding	23/03/2005	23/03/2010	1651
7626*	LAND USE	RESTRICTED DISCRETIONARY	Land Use Consent to site a dwelling 78 metres from the road boundary on a property situated at 284 Mt. Biggs Road, Halcombe	22/03/2010	22/03/2015	1651
2506*	LAND USE	DISCRETIONARY	Land Use Consent - an application to build an addition to a dwelling situated on Tokorangi Road being LOT 1 DP 13555	01/11/1990	01/11/1995	1686
4753*	LAND USE	CONTROLLED	Land Use Consent - An application to relocate an existing dwelling onto Mt Biggs Road being LOT 2 DP 67908 Blk VIII XII Rangiotu SD	02/03/2000	02/03/2000	1721
8492*	LAND USE	CONTROLLED	To relocate a dwelling from Central House Movers, Bulls to 284 Mt Biggs Road	28/10/2014	27/10/2019	1721

10309*	CERTIFICATE OF COMPLIANCE	PERMITTED	Certificate of Compliance to undertake earthworks ancillary to farming under rule B3 3.1.1(xxv) of the District Plan.	24/02/2021	23/02/2026	1851
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**Swimming Pools**

No Data Recorded

**Enforcement Notices**

No Data Recorded

**Stock Crossings**

No Data Recorded

**Trade Waste Permits**

No Data Recorded

**Earthquake Prone Buildings**

No Data Recorded

**Information concerning any certificate issued by a Building certifier pursuant to the Building Act 1991 or 2004**

No Data Recorded

**Information notified to the TA under section 124 of the Weathertight Homes Resolution Service Act 2006**

**Weathertight Homes Resolution Services Applications**

There is no information that has been notified to Council under Section 124 of the Weathertight Homes Resolution Services Act 2006.

**Information relating to the use of to which that land may be put and conditions attached to that use**

**Planning Notes**

No Data Recorded



**Information which, in terms of any other Act, has been notified to TA by any statutory organisation having the power to classify land or buildings for any purpose**

**Protections**

No Data Recorded

**Land Features**

No Data Recorded

**District Plan (2002) Features**

No Data Recorded

**Nearby Deferred Residential Zones**

No Data Recorded

**Iwi Areas of Interest**

Statutory Acknowledgements identify Iwi areas of interest. They are a means by which the Crown acknowledges Iwi cultural, spiritual, historical and traditional associations with an area. Specific areas for the Manawatu District can be found in Schedule 1 - Statutory Acknowledgements of the Manawatu District Plan. The District plan can be accessed on our website <https://www.mdc.govt.nz/Documents/Plans/District-Plan>

**Any information which has been notified to the TA by any network utility operator, pursuant to the Building Act 1991, 2004**

**Land Features**

No Data Recorded

**Planning Memos**

No Data Recorded

**Building Memos**

No Data Recorded

**Any such information concerning the land as the authority considers, at its discretion, to be relevant**

**Other Land Features**

No Data Recorded

**Vehicle Crossings**

Full construction and maintenance of the vehicle access to the property is the responsibility of the land owner. This access must meet Council standards.

**First Gas Network**

First Gas have made available their gas network data for information purposes via the open data portal: <https://data-firstgas.hub.arcgis.com>. Terms of use can be viewed on the First Gas website.

***Declaration***

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land that is not known to Council. Council has not undertaken any inspection of the land, or any buildings on it, for the purposes of preparing the Land Information Memorandum.

Please refer to the Horizons Regional Council, Private Bag 11-025, Palmerston North Telephone 357 9009, for land information held on their files.