

LAND
INFORMATION
MEMORANDUM



33 Monarch Drive Ashhurst 4810



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LIM Disclosure

Disclaimer – Land Information Memorandum

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

The LIM is valid as at the date of issue only.

This LIM includes information which:

- Must be included pursuant to section 44A of the LGOIMA; and
- We consider, at our discretion, should be included because it relates to the property and land.

The information has been compiled from Palmerston North City Council records and is made available in good faith, but its accuracy and completeness are not guaranteed. Checking of the accuracy of the information provided as to whether particular items are still relevant to the property remains the applicant's responsibility.

This LIM does not include other information:

- Held by us that is not required to be included under section 44A of the LGOIMA;
- Relating to the land which is unknown to us;
- Held by other organisations which also hold land and property information.

Users of this information should be aware that some categories of information are based on records supplied to us by property owners, developers and others and that the accuracy of that information cannot be guaranteed.

The text and maps/images of this document should be considered together.

The absence of any content or certificate does not necessarily mean that such a consent or certificate is not required. If you have any doubts about specific requirements, please contact us on 06 356 8199 or info@pncc.govt.nz

Application Details

Application Details	
Application Date	21-04-2026 09:06:01
Application Number	SRC0424567

Customer Details	
Prepared For	Charlotte Patterson
Customer Email	charlotte.tatham@gmail.com
Customer Contact	

Property Details

Legal Description	Property Address
Lot 25 DP 533261	33 Monarch Drive Ashhurst 4810

Current Valuation

Capital Value		
Capital Value	Improvements Value	Land Value
\$ 790,000	\$ 595,000	\$ 195,000

Rating Assessment

Valuation Number	Rates Total	Council Reference Number (Rates Assessment Number)
14030-197-35	\$ 3,044.24	10025026

Current Rates					
Code	Year(Ending 30 June)	Description	Units	Factor	Total
1	2026	General - Single Unit Residential	195,000	0.004134	\$ 806.13
10	2026	Uniform Annual General Charge	1	300	\$ 300.00
11	2026	Capital Value Targeted Rate - R1	790,000	0.001009	\$ 797.11
20	2026	Rubbish and Public Recycling	1	69	\$ 69.00
30	2026	Kerbside Recycling	1	188	\$ 188.00
40	2026	Water Supply - Connected	1	487	\$ 487.00

52	2026	Wastewater - Connected	1	397	\$ 397.00
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Rates Outstanding

The rates balances are provided as at the date of issue. It is strongly advised these are not used for settlement purposes when selling or purchasing a property.

Further information on rates is available online: <https://www.pncc.govt.nz/Rates-Building-Property/Rates>

Rates Outstanding Balance	Water Outstanding Balance
\$ 761.06	Not Applicable

Statutory Levies

Infrastructure Funding and Financing Act 2020 Levy:

This property is not subject to a levy order under the Infrastructure Funding and Financing Act 2020.

Urban Development Act 2020 Targeted Rates:

This property is not subject to a targeted rates order under the Urban Development Act 2020.

Horizons Regional Council Rates

Horizons Regional Council issue their own separate rate assessment notices direct to property owners. For information about Horizons Regional Council rates please contact them direct on 0508 800 800 or log on to website:

www.horizons.govt.nz.

Special Features & Characteristics of the Land

This information should not be regarded as full analysis of the site features of this land, as there may be features that we are unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Land Features Summary

Land Contaminants

The Horizons Regional Council is responsible for maintaining HAIL (Hazardous Activities and Industries List) information in the Manawatū region. Horizons maintains a database called the Sites Associated with Hazardous Substances (SAHS) Register—which records HAIL data across the region. To find out if Horizons holds any information about a HAIL activity or contamination on a specific legal site, please contact them: <https://www.horizons.govt.nz/>

HAIL stands for the Hazardous Activities and Industries List which is maintained by the Ministry for the Environment. It identifies activities and land uses that are considered likely to cause land contamination due to the use, storage, or disposal of hazardous substances. The fact that an activity to industry appears on the list does not mean that hazardous substances were used and stored on all sites occupied by that activity or industry, nor that a site of this sort will have hazardous substances present in the land. The list merely indicates that such activities and industries are more likely to use or store hazardous substances and therefore there is a greater probability of site contamination occurring than other uses or activities. Conversely, an activity or industry that does not appear on the list does not guarantee such a site will not be contaminated.

Information about the HAIL is available from the Ministry for the Environment
online: <https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/>

Site previously operated as a Piggery with an effluent disposal pond as part of its operation.

Soil Conditions

Ground Bearing Pressure:
Council holds no known information of substandard ground bearing pressure regarding this property.

Geo-Technical Report:
Council holds no known information of any Geo-Technical reports regarding this property.

Consents, Notices, Orders, Requisitions

Cross Lease or Unit Title: If the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has not been subdivided there may be consents and permits included that relate to the original property.

Development: The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by us or other agencies. In addition, the applicant should check the Certificate of Title as it might also contain obligations in relation to the land.

Land Use: Purchasers or those intending to use the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site-specific limitations recorded, general restrictions that apply across the region may be relevant to any development proposals on this property. The applicant should contact the regional Council for any natural and physical restrictions: <https://www.horizons.govt.nz/publications-feedback/one-plan>

Resource Consents: The applicant should satisfy themselves as to whether all conditions of any existing resource consent(s) for this property have been met. To obtain a copy of the consent conditions, please contact us on (06) 356 8199 or info@pncc.govt.nz and request to be connected with the Planning Services team.

Building Consents: We have not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Our records may not show illegal or unauthorised building(s) or works on the land.

Please note that prior to the Building Act 1991; councils were not required to maintain full records of building consents issued under the Building Act. While we have always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. We do not accept responsibility for any omission.

It is recommended that any any building consent and property records are viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities. Please contact us on 06 356 8199 or info@pncc.govt.nz and request to be connected with the Building Services team.

Consents

Building, Plumbing and Drainage Permits

Council holds no known information regarding any Building, Plumbing and Drainage Permits for this property.

Building Consents

BC Number	Number	Description	Status	Decision Date
190508	021.2019.00190508.001	Construct new 4 bedroom residential dwelling with	CCC Issued	18-11-2019
191093	021.2019.00191093.001	Erect a 25m archgola over the existing concrete sl	Withdrawn	22-09-2020
200024	021.2020.00200024.001	Erect a 25m archgola which attached to the house a	CCC Issued	22-05-2020

Council may hold related documentation, please contact PNCC Customer Services for more information.

Vehicle Crossing Consents

48553: Completed on 18-06-2019, 48899: Open on , 47876: Completed on 25-06-2018, 47878: Open on
Council may hold related documentation, please contact PNCC Customer Services for more information.

Trade Waste Consents

Council holds no information on any Trade Waste Consents regarding this property.

Certificates of Compliance

Council holds no known information regarding any Certificates of Compliance for this property.

Resource Consents

Council holds no known information regarding any Resource Consents for this property.

Land Use Consents

Number	Description	Status	Decision Date
013.2017.00003818.001	69 lot residential subdivision, 4 lots to vest as road plus 1x walkway	Grant ed	07-03-2017
013.2017.00003818.002	Variation to SUB 3810 & LU 3818 - change to lots 54 & 55 vehicle access and staging. (Connected to SUB 3810-01)	Grant ed	22/09/2017
4241	Earthworks associated with SUB 3810	Grant ed	29/11/2017
4704	Earthworks	Grant ed	19/11/2018
4915	Stage 2 Earthworks	Grant ed	18/02/2019
5383	Archgola attached to the rear of house exceeding site coverage	Grant ed	17/12/2019

Council may hold related documentation, please contact PNCC Customer Services for more information.

Subdivision Consents

Number	Description	Status	Decision Date
012.2017.00003810.001	69 lot residential subdivision, 4 lots to vest as road plus 1x walkway	Grant ed	07-03-2017
012.2017.00003810.002	Variation to SUB 3810 & LU 3818 - change to lots 54 & 55 vehicle access and staging. (Connected to SUB 3810-01)	Grant ed	22/09/2017

Council may hold related documentation, please contact PNCC Customer Services for more information.

Additional Subdivision Requirements

Council holds no known information regarding any Additional Subdivision Requirements for this property.

Financial / Development Contributions

Council holds no known information regarding any Financial / Development Contributions for this property.

Certificates

Compliance Schedule

Council holds no known information of any Compliance Schedule regarding this property.

Swimming Pools

Council holds no known information of any Swimming or Spa Pools being registered at this property.

Health Licenses

Council holds no known information of any Health License being registered for this property.

Alcohol Licenses

Council holds no known information of any Liquor License being registered for this property.

Buildig Certifier Certificate

Council holds no known information of any building certifier certificate for this property.

Notices

Building Enforcement Notices

Council holds no known information of any Building Enforcement Notices regarding this property.

Abatement Notices

Council holds no known information of any abatement notice under Resource Management Act 1991 regarding this property.

Earthquake Prone Building

Purchasers of an earthquake-prone building will become responsible for the remediation deadlines and any seismic strengthening that is required. If you are considering renovating, you may also have to strengthen your building. Further information is available online: pncc.govt.nz

The Register of earthquake-prone buildings (EPB Register) provides information about buildings that councils have determined to be earthquake prone. Information about these buildings will be available online: epbr.building.govt.nz

Council holds no known information of the property to be earthquake prone under section 122 of the Building Act 2004.

Unauthorised Buildings

Council holds no known information of any unauthorised buildings regarding this property.

Other Notices

Council holds no other notices regarding this property.

Notifications

Height restrictions apply where overhead power lines cross a property or site. Works near water services utilities may require approval. Works near high pressure, gas, oil or LPG pipelines create risk of damage and must be approved. Please contact the relevant utility provider in your area for further information.

Any escape of gas or liquid from pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

Statutory Organisation:	Council holds no known information for this property.
Weathertight Homes Resolution Services Act:	Council holds no known information for this property.
Utility Provider:	Council holds no known information for this property.

Orders

Cleansing and Closing Orders

Council holds no information on Cleansing or Closing Orders regarding this property.

Three Waters

Stormwater and Sewerage Drains

Private drainage is the responsibility of the landowner up to and include the point of connection to the public sewer or drain.

Stormwater and Sewerage	
Private Sewerage	Council holds no known information regarding private sewerage for this property.
Public Sewerage	This property is connected to the PNCC Wastewater network.
Stormwater	Council holds no information on stormwater regarding this property.

Water Supply

The applicant should be aware of other drinking water systems connected to this property. There may also be private water supply systems such as rainwater tanks or private water bores. We recommend the applicant check with the current landowner to confirm.

Drinking Water	
Water Supply Meter/Service	This property is connected to the PNCC Water network.
Water Supply Source (and any conditions)	Water to this area is supplied from the Ashhurst Bore. Refer to Water Supply Bylaw
Taumata Arowai Exemptions	Council holds no known information of Taumata Arowai Exemptions under section 57 of the Water Services Act 2021 regarding this property.

District Plan and Land Use

District Plan Details

From time to time changes to the District Plan are proposed through Plan Changes. Plan Changes are publicly notified so that people can make submissions on the proposed changes. These Plan Changes may propose to alter the zone or policies or rules that apply to land or sites in a particular locality. Plan Changes may affect land, sites or development rights and obligations in many and varied ways. Please refer to the District Plan for information on proposed Plan Changes: <https://www.pncc.govt.nz/Council/Document-library/District-Plan/District-Plan-changes>

District Plans (including appendices) and any proposed changes to them are available to view at the Customer Service Centre at 32 The Square and online: <https://www.pncc.govt.nz/Council/Document-library/District-Plan>

District Plan Zoning:	Residential
Aokautere Development Area:	Council holds no known information regarding this property.
Schedule of Designations:	Council holds no known information regarding this property.
Unformed Roads:	Council holds no known information regarding this property.
Manapouri Crescent:	Council holds no known information regarding this property.
Landscape Pacific:	Council holds no known information regarding this property.
Road Widening:	Council holds no known information regarding this property.
Heritage Sites:	Council holds no known information regarding this property. For sites listed by Heritage New Zealand, please refer to the Heritage New Zealand list online.
Notable Trees:	Please refer to the District Plan Zoning Map section of this report for the location of any Notable Trees on or adjacent to the property.
Turitea/Aokautere Residential Zone Setback:	Council holds no known information regarding this property.
Water Supply - Pacific Drive Extension Area:	Council holds no known information regarding this property.
Land Use of Properties in Proximity:	Please refer to the Resource Consents map in this report.
Future Urban Growth:	Council holds no known information regarding this property.
Proposed Plan Changes for This Property:	Council holds no known information regarding proposed plan changes for this property.

Other

Horizons Stop Bank Bylaw

No information has been notified to Council.

Caveat, Bonds, Encumbrance or Covenant

For information concerning Caveats, Bonds, Encumbrances or Covenants, please obtain a Record of Title for this property.

Natural Hazards

Earthquakes

Active Fault Mapping

A copy of the GNS Science report on the tectonic landscape and associated fault hazard information for Palmerston North and Horowhenua District is available online: <https://www.pncc.govt.nz/Council/Document-library/Research/Active-Fault-Mapping-Report>

The report includes information on the location of active faults and folds within the Council's boundary, and associated Fault Avoidance Zones (FAZ) and Fault Awareness Areas (FAA). These are:

- Active Faults:
 - Northern Ohariu Fault (FAA)
 - Tokomaru Fault (FAZ - RI Class V)
- Possibly Active Faults:
 - Forest Hill Road Fault (FAA)
 - Turitea Trace (FAA)
- Fault associated with the Pohangina Anticline (FAA)
- Active Folds:
 - Pohangina Anticline (FAA)

Liquefaction Risk Classification Zone

Liquefaction Vulnerability

A copy of the GNS Science report to assess the city's susceptibility to liquefaction and to suggest ways to help investigate and mitigate any vulnerable areas is available online: <https://www.pncc.govt.nz/Council/Document-library/Research/Liquefaction-Report>

Please refer to the Liquefaction Zone Map in this report.

Flooding

If the applicant is intending to develop or purchase a property within an area identified as floodable you are advised to contact Horizons Regional Council for more detailed and site-specific information: 0508 800 800. Some activities may be restricted.

Flood Prone Areas

Council holds no information regarding this property.

Overland Flowpath / Stormwater Modelling

PNCC provides you with overland flowpath maps in this report, subject to the conditions and limitations set out below.

The information is generated using a city-wide 2D flood model that was developed for Palmerston North City to provide PNCC with a tool for identifying areas that are potentially at risk from flood hazard. The results of the model are indicative only. Depths of less than 100 millimetres are not shown. The model was built and validated using information obtained from PNCC's GIS database circa 2016 and 2018 and is not appropriate for use in small return events. This information requires specialist interpretation to assess the level of flood risk for a particular area or site within the city. The use of this information is entirely at the user's own risk and the user should independently verify the accuracy of the information before taking steps in reliance on it. While due care has been taken in providing the information, PNCC shall not be liable for any error, omission, or inaccuracy within the information or from any use of or reliance on the information. PNCC gives no warranty as to the accuracy, completeness or fitness for purpose of the information.

Further resources and information in relation to stormwater modelling are available on the Horizons Regional Council website.

Awatea Jensen Flooding

Council holds no known information regarding this property.

Amberly/Escort Flooding

Council holds no known information regarding this property.

Inundation

Council holds no information regarding this property.

Minimum Floor Level

Minimum Floor Level Information

There may be a minimum floor level associated with this property. Please check Consent Notices on Record of Title.

Council may hold related documentation, please contact PNCC Customer Services for more information.

Other Natural Hazards

Flooding

Council holds no information regarding this property.

Earthquake

Council holds no information regarding this property.

Fire

Council holds no information regarding this property.

Landslides

Council holds no information regarding this property.

Drought

Council holds no information regarding this property.

Sedimentation

Council holds no information regarding this property.

Tsunami

Council holds no information regarding this property.

Erosion, Avulsion, Alluvion

Council holds no information regarding this property.

Subsidence

Council holds no information regarding this property.

Wind

Council holds no information regarding this property.

Volcanic

Council holds no information regarding this property.

Others

Council holds no information regarding this property.

Climate Change

Council holds no information regarding this property.

Other Information

Methamphetamine Testing Reports

Methamphetamine Information

Council has not been notified by another statutory authority of any information regarding this property.

Insurance Claims

Insurance Claims

Council holds no known information of current Insurance claims regarding this property.

Turitea Dam

Turitea Dam Breach

Refer to the Turitea Dam Breach Image

Maps/ Images

The information displayed is illustrative only and serves as a guide. All information should be independently verified on site before taking any action. The placement of the building(s) on the attached maps is based on aerial photography; we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries, buildings, or any services on the property. Whilst due care has been taken, we give no warranty as to the accuracy and completeness of any information on the maps or plans contained in this LIM and accept no liability for any error, omission, or use of the information. Cadastral Information has been sourced from LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 4.0 New Zealand licence (Crown Copyright Reserved).

Cadastral Map



Aerial Photo



Stormwater and Sewerage Drains



















 Selected Property Outline



Watermeters

 Watermeters



Water Fixtures

-  Fire Hydrant
-  Reservoir
-  Borehole
-  Connecting Node
-  Water Valve
-  Toby or Meter on Service Manifold
-  Misc
-  Water Backflow Preventer
-  Pump Station
-  Private Fire Hydrant
-  Private Water Node
-  Private Water Valve
-  Private Water Toby or Meter
-  Private Water Misc
-  Private Water Backflow
-  Private Water Pump Station











Water Service Lines

-  Water Service Line
-  Private Water Service Line



Water Mains

-  Water Main Line
-  Private Water Main



Sewer Fixtures

-  Waste Water Manhole
-  Waste Water Node
-  Waste Water Valve
-  Waste Water Pump Station
-  Waste Water Service Fixture
-  Private Waste Water Manhole
-  Private Waste Water Node
-  Private Waste Water Valve
-  Private Waste Water Pump
-  Private Waste Water Service Fixture












Sewer Service Lines

-  Sewer Service Line
-  Private Sewer Service Line





Sewer Mains

-  Waste Water Main Line
-  Private Waste Water Main

Storm Fixtures

-  Stormwater Manhole
-  Stormwater Node
-  Stormwater Structure
-  Stormwater Sump
-  Stormwater Pump Station
-  Stormwater Service Fixture
-  Private Stormwater Manhole
-  Private Stormwater Node
-  Private Stormwater Sump
-  Private Stormwater Pump Station
-  Private Stormwater Service Fixture

Storm Service Lines

-  Stormwater Services Line
-  Storm Sump Connection
-  Private Stormwater Service Line
-  Private Storm Sump Connection

Storm Flow Arrows

-  Storm Water Main Line
-  Storm Water Channel
-  Private Storm Water Main Line
-  Private Storm Water Channel
-  Pylons
-  Transmission Lines
-  PNCC Boundary
-  River
-  Parcel Outline

10 yr Average Recurrence Interval

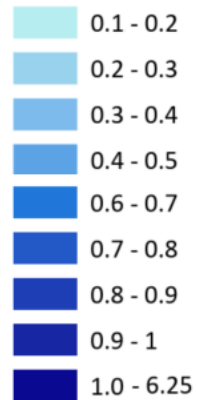


- Selected Property Outline
- Parcel Outline

Overland Flow Paths



10 Year max depth



100 yr Average Recurrence Interval

















Selected Property Outline
 Parcel Outline

Overland Flow Paths






100 Year max depth

	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.6 - 0.7
	0.7 - 0.8
	0.8 - 0.9
	0.9 - 1
	1.0 - 6.25

-  Selected Property Outline
-  PNCC Boundary
-  Parcel Outline
-  Horizons Stop Bank
-  Flood Prone Areas
-  Special Character Area
-  NE Industrial Zone
-  Future Urban Growth Areas
-  Amberley/Escort Flooding
-  Awatea/Jensen Flooding
-  Aokautere Development Area Bdy
-  Trees
-  Airnoise Zones
-  Minimum Floor Level





Heritage Sites

-  Buildings and Objects
-  Street Character Buildings
-  Tangata Whenua Sites

Overlays

-  Aokautere Rural Residential
-  Secondary Stopbank
-  Napier
-  Midhurst
-  Elmira
-  Moonshine Valley
-  Parklands
-  Savage Crescent Conservation
-  Rural Residential
-  <all other values>
-  Scheduled Site
-  Unformed Roads











Designations

-  Public Works
-  Proposed Roads
-  Road Widening (Public Works)
-  Stop Banks

Aokautere Development Area



-  Undevelopable
-  Developable

District Plan Zones






-  Airport
-  Caccia Birch
-  Conservation and Amenity
-  Flood Protection
-  Fringe Business
-  Industrial
-  Inner Business
-  Institutional
-  Local Business
-  North East Industrial
-  Outer Business
-  Race Training
-  Racecourse
-  Recreation
-  Residential
-  Rural
-  Showgrounds
-  Water Recreation

Proposed Amendments






-  Selected Property Outline
-  Parcel Outline

Proposed Amendments

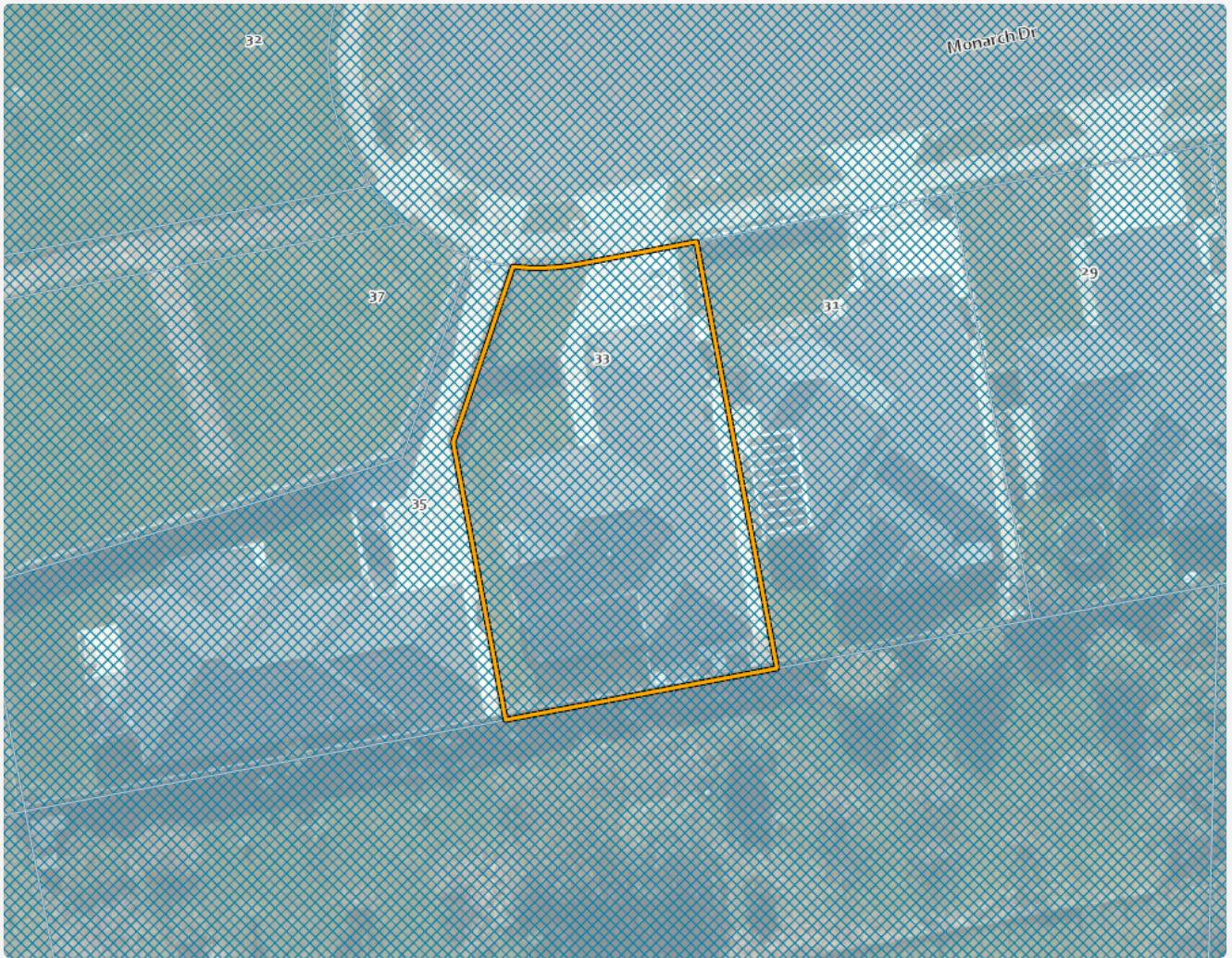
-  Private Plan Change B
-  Kakatangiata
-  Proposed Medium Density Zone
-  Aokautere
-  Other




Proposed Subdivisions



-  Selected Property Outline
-  Parcel Outline
-  Proposed Subdivisions

Resource Consents




-  Selected Property Outline
-  Parcel Outline
-  Resource Consents

Multi Unit Housing



 Selected Parcel Outline

 Parcel Outline

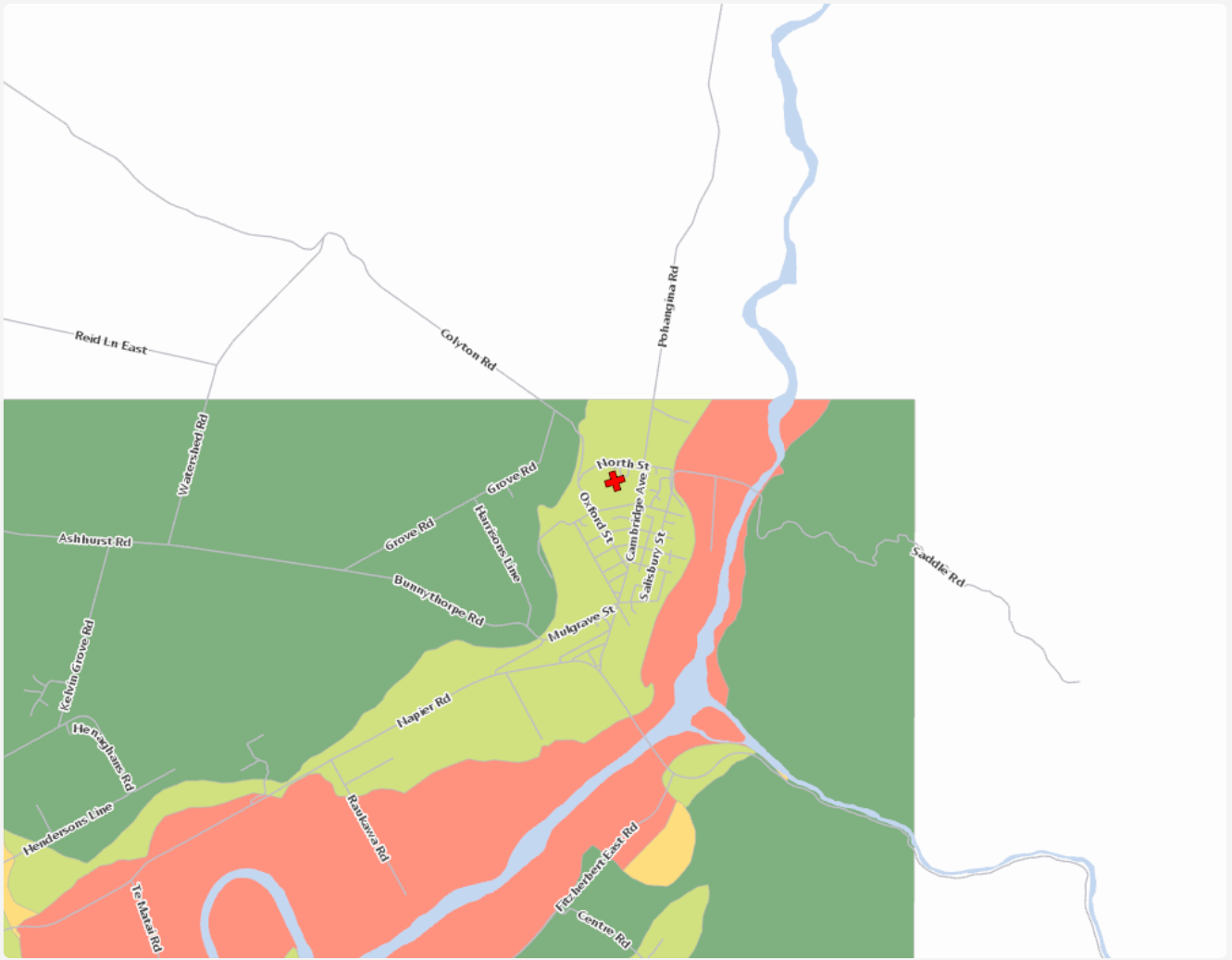
Multi Unit Residential Development




-  Area A
-  Area B
-  Area C
-  Area D
-  Area G

Turitea Dam Breach






Liquefaction Risk Zone







-  Selected Property Location
-  River
-  Parcel Outline

Liquefaction Zone

Susceptibility - City

-  Moderate to very high
-  Moderate to high
-  Low
-  Negligible

Vulnerability - Kakatangiata

-  High Liquefaction Vulnerability
-  Medium Liquefaction Vulnerability
-  Liquefaction Damage is Possible
-  Liquefaction Category is Undetermined

Date of Issue:

28-04-2026

Name

Renee Martin

Officer Position

Senior Business Support Officer