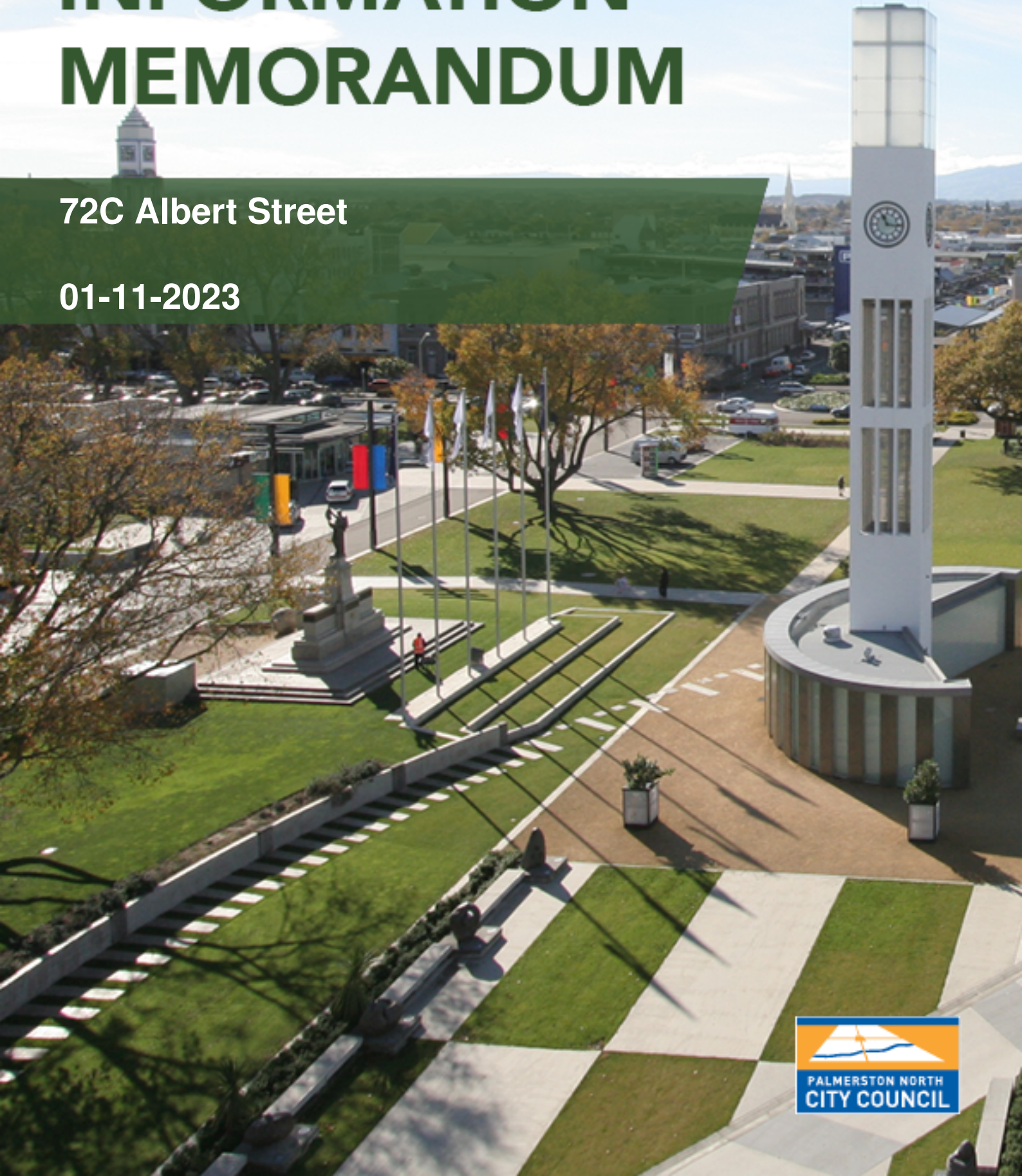


LAND INFORMATION MEMORANDUM

72C Albert Street

01-11-2023



**Land Information Memorandum
72C Albert Street,**

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(6) Notwithstanding anything to the contrary in this Act, there shall be no grounds for the territorial authority to withhold information specified in terms of subsection (2) or to refuse to provide a land information memorandum where this has been requested.	25
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**Land Information Memorandum
72C Albert Street,**

(1)

A person may apply to a territorial authority for the issue, within 10 working days, of a land information memorandum in relation to matters affecting any land in the district of the authority.

Application Details

Application No	0
Application Date	26-10-2023
Completion Date	01-11-2023

Customer Details

Name	Nicole Harland
Postal Address	376e Scotts Road
Postal Suburb	RD 2
Postal City	Palmerston North
Post Code	
Primary Phone	027 391 6987
Secondary Phone	
Fax	
Email	nikki376e@gmail.com
Email CC	
Business Name	
Name (if acting on behalf)	

Property Details

Address	72C Albert Street
Town	
Application Category	Residential
Legal Description	Flat 3 DP 59856
Assessment No	10218645

Current Owner(s)

Name	Virginia Webb
Name	Winters, Robert Thomas
Name	Gray, Alison Mary

Land Information Memorandum 72C Albert Street,

Cadastral Map

The following map depicts the legal description and boundaries of the property, and its immediate surroundings.



**Land Information Memorandum
72C Albert Street,**

(2)

The matters which shall be included in that memorandum are -

(2)(a)

Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that—

(2)(a)(i)

Is known to the territorial authority

Ground Bearing Pressure

The following issues have been identified regarding Ground Bearing Pressure:

- Council holds no known information of sub standard ground bearing pressure regarding this property.

Environmental Investigation Register

The following issues have been identified as listed on the Environmental Investigation Register:

- Council holds no known information of contamination regarding this property.

Earthquake Prone Buildings

The following issues have been identified as relating to Earthquake Prone Buildings:

- Council holds no known information of the property to be earthquake prone in accordance with Sec 122 of the Building Act 2004.

Minimum Floor Levels

Council holds no known information of Minimum Floor Levels regarding this property.

Unauthorised Buildings

The following issues have been identified as relating to unauthorised buildings on this property:

- Council holds no known information of any unauthorised building work carried out regarding this property.

Geo-Technical Report

The following issues have been identified as relating to Geo-Technical Reports:

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

Awatea/Jensen Flooding

Council holds no known information regarding this property.

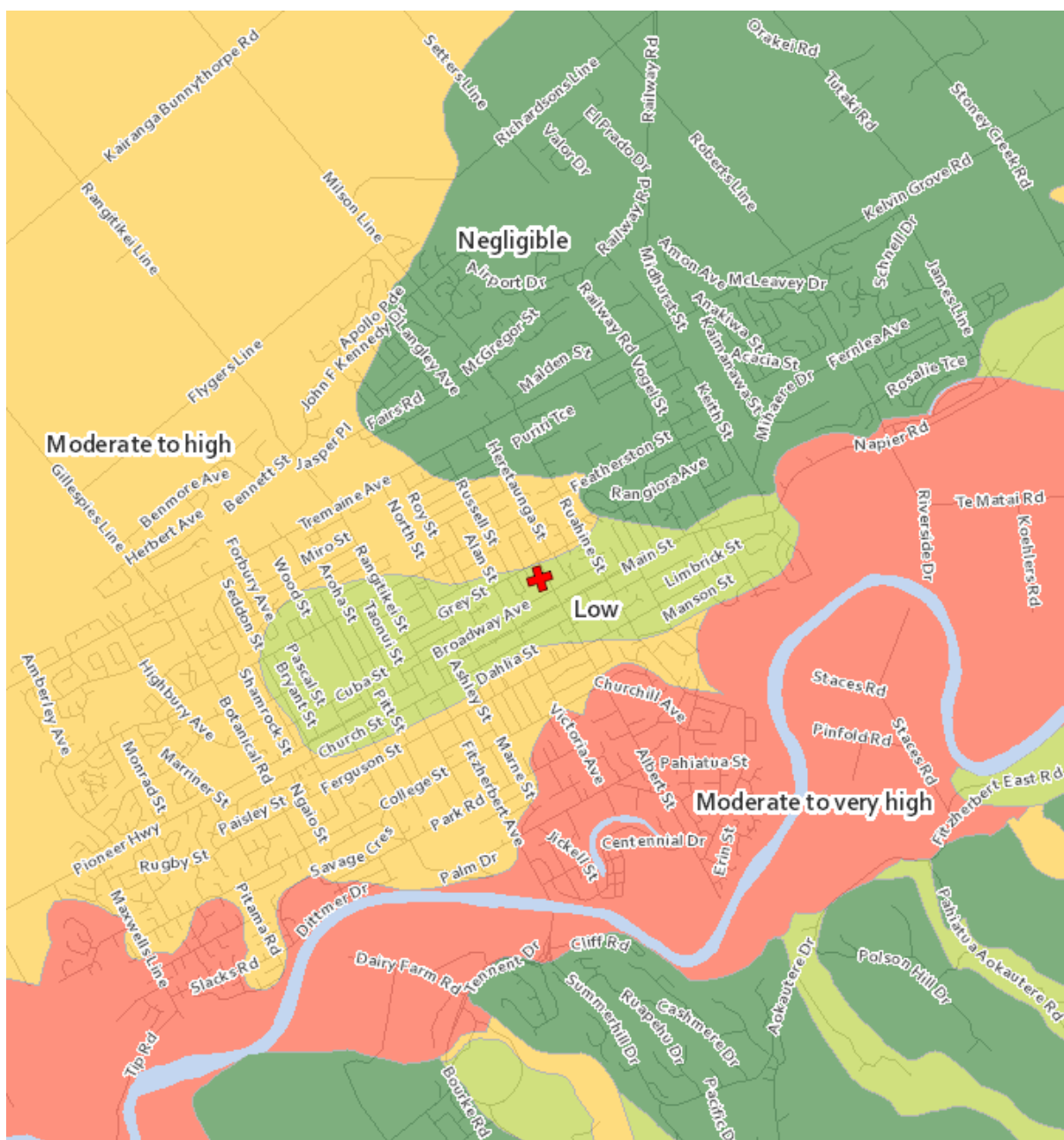
Amberly/Escort Flooding

- Council holds no known information regarding this property.

Land Information Memorandum 72C Albert Street,

Liquefaction Risk Classification Zone

This property has been identified as residing in a **low** liquefaction ground damage potential area.
For more information, please refer to the GNS Science Liquefaction Report 2011, which may be viewed at www.pncc.govt.nz keyword **Liquefaction Report**



✚ Selected Parcel

Liquefaction Zone Susceptibility

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

Land Information Memorandum 72C Albert Street,

Active Fault Mapping

A report has been prepared by GNS that details the tectonic landscape and associated fault hazard information for Palmerston North City. This report was compiled by undertaking active fault mapping using airborne LiDAR-derived topography, regional scale models, and previous geological datasets.

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)

Other Faults

- Fault associated with the Pohangina Anticline (FAA)

Active Folds

- Pohangina Anticline (FAA)

To find out if this property is affected, and for more information, please refer to the GNS 'Active Fault Mapping and Fault Avoidance Zones for the Horowhenua District and Palmerston North City' Report which may be viewed at www.pncc.govt.nz keyword **Active Fault Mapping**

When Plan Changes are prepared in an affected area, planning controls may be used to ensure there are no adverse effects on the environment or to property.

**Land Information Memorandum
72C Albert Street,**

(2)(a)(ii)

Is not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991:

In statutory terms the District plan controls the use, development and protection of land within the context of promoting sustainable management.

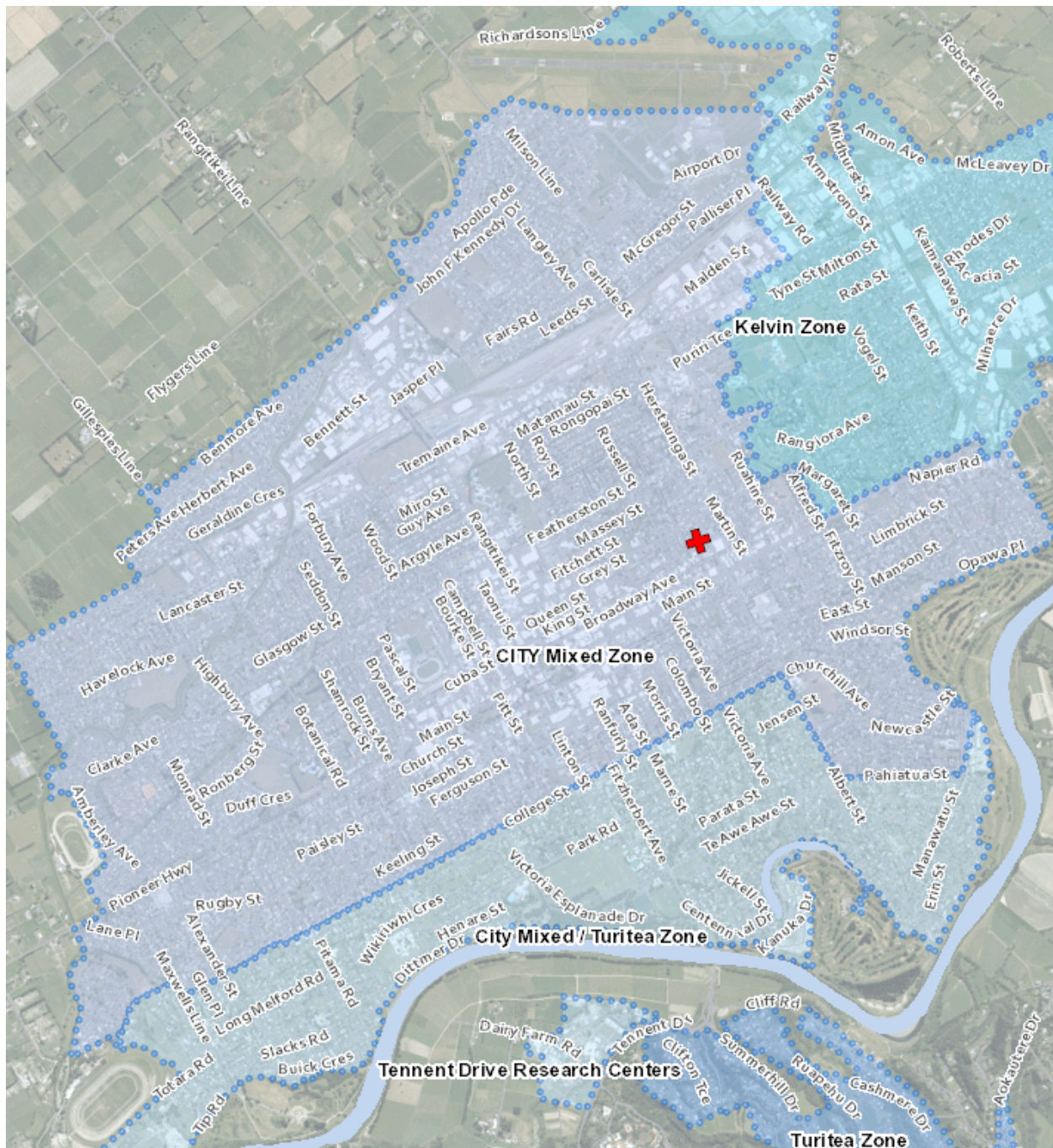
The District Plan is reviewed periodically and the various proposed changes may be viewed at www.pncc.govt.nz keyword **District Plan**

Land Information Memorandum 72C Albert Street,

(2)(b)

Information on private and public stormwater and sewerage drains as shown in the territorial authority's records:

Water Supply



This property is connected to the PNCC water supply network. Water to this area may be supplied from either Papaioea Park Bore, Takaro Park Bore, or Turitea surface catchment depending upon local demand at the time. The bore water is considered moderately hard while Turitea catchment water is soft. All water quality meets Drinking water Standards for New Zealand 2005 (Revised 2008).

Land Information Memorandum 72C Albert Street,

Water Supply Contd.

Council holds no known information of a PNCC water meter regarding this property.

Private Stormwater Faults

The following issues have been identified relating to faults with private stormwater systems:

- Council holds no known information of existing Stormwater Drainage Faults regarding this property.

Public Stormwater

The following issues have been identified as relating to the public Stormwater system:

- No Stormwater problems are known for this property.

Private Sewerage

See subsection (2)(d) of this report for:

- Building, Plumbing and Drainage Permits (page 13)
- Building Consents (page 13)

Public Sewerage

This property is connected to the PNCC Wastewater network.

Council holds no known information of Wastewater problems regarding this property.

Land Information Memorandum 72C Albert Street,

Water Supply, Stormwater and Sewerage Services Map



Land Information Memorandum 72C Albert Street,

 Selected Parcel	 Fire Hydrant	 Waste Water Manhole	 Stormwater Manhole
 Reservoir	 Waste Water Node	 Stormwater Node	
 Borehole	 Waste Water Valve	 Stormwater Structure	
 Connecting Node	 Waste Water Pump Station	 Stormwater Sump	
 Water Valve	 Waste Water Service Fixture	 Stormwater Pump Station	
 Toby or Meter on Service Manifold	 Private Waste Water Manhole	 Stormwater Service Fixture	
 Misc	 Private Waste Water Node	 Private Stormwater Manhole	
 Water Backflow Preventer	 Private Waste Water Valve	 Private Stormwater Node	
 Pump Station	 Private Waste Water Pump	 Private Stormwater Sump	
 Private Fire Hydrant	 Private Waste Water Service Fixture	 Private Stormwater Pump Station	
 Private Water Node	 Sewer Service Line	 Private Stormwater Service Fixture	
 Private Water Valve	 Private Sewer Service Line	 Stormwater Services Line	
 Private Water Toby or Meter	 Waste Water Main Line	 Storm Sump Connection	
 Private Water Misc	 Private Waste Water Main	 Private Stormwater Service Line	
 Private Water Backflow	 Sewer Flow Direction	 Private Storm Sump Connection	
 Private Water Pump Station	 Private Sewer Flow Direction	 Storm Water Main Line	
 Water Service Line	 Sewer Catchment	 Storm Water Channel	
 Private Water Service Line		 Private Storm Water Main Line	
 Water Main Line		 Private Storm Water Channel	
 Private Water Main		 Stormwater Flow Direction	
 Water Catchment		 Private Stormwater Flow Direction	
		 Storm Catchment	

Land Information Memorandum
72C Albert Street,

(2)(c)

Information relating to any rates owing in relation to the land.

Rating Information

Rating information for the year ended 30th June 2024.

Rates Assessment Number	10218645
Rates Set For Current Year	\$2,931.02
Current Balance	\$2,198.28
Improvement Value	\$275,000
Land Value	\$405,000
Capital Value	\$680,000
Date Of Revision	01/09/2021
Outstanding Separate Water Charges	\$0.00

Warm Up Palmy Targeted Rates

This property has not been identified as being subject to Warm Up Palmy targeted rates.

Horizons Regional Council

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 700 800.

**Land Information Memorandum
72C Albert Street,**

(2)(d)

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

Building, Plumbing and Drainage Permits

Permit No 4695
Permit Date 27/07/1981
Description Resite house from out of city

Permit No 4696
Permit Date 27/07/1981
Description Relocate existing house

Permit No 5503
Permit Date 05/02/1982
Description Repile Dwelling

Permit Date 28/04/1982
Description Erect Laundry

Permit No E22837
Permit Date 26/08/1987
Description Build a carport

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

Building Consents

ID 10282
Proposed Work Installation of a Romesse Pot Belly Woodburner
Clause CCC Issued 22/04/1996

ID 27296
Proposed Work (0) Installation of a freestanding fire
Clause CCC Issued 29/08/2011

ID 43347
Proposed Work (r1) Alteration to dwelling including new bathroom, ensuite & laundry areas, infill of existing verandah and internal alterations to form new kitchen/dining area; Install new freestanding woodburn
Clause CCC Issued 28/01/2021

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

Land Information Memorandum 72C Albert Street,

Notices To Fix

Council holds no known information regarding this property.

Commercial Warrant of Fitness

Council holds no known information of Warrant of Fitness Licenses (WOF) regarding this property.

Swimming Pools

Council holds no known information of swimming or spa pools regarding this property.

Health Licenses

Council holds no known information of any Health Licences regarding this property .

Trade Waste

Council holds no known information of Trade Waste regarding this property.

Trade Waste - Known Land Use Activities

The following issues have been identified as relating to known land use activities involving Trade Waste:

- Council holds no known information regarding this property.

Liquor Licenses

Council holds no known information of any Liquor Licences regarding this property.

By-law Complaints

Council holds no known information of any By-Law complaints regarding this property.

Other Property Complaints

Council holds no known information of any recorded complaints regarding this property.

Dangerous And Insanitary Building Notices

Council holds no known information regarding this property.

Land Information Memorandum
72C Albert Street,

(2)(e)

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

Council holds no known records of any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

(2)(ea)

Information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006:

Insurance Claims

Council holds no known information or current Claims regarding this property.

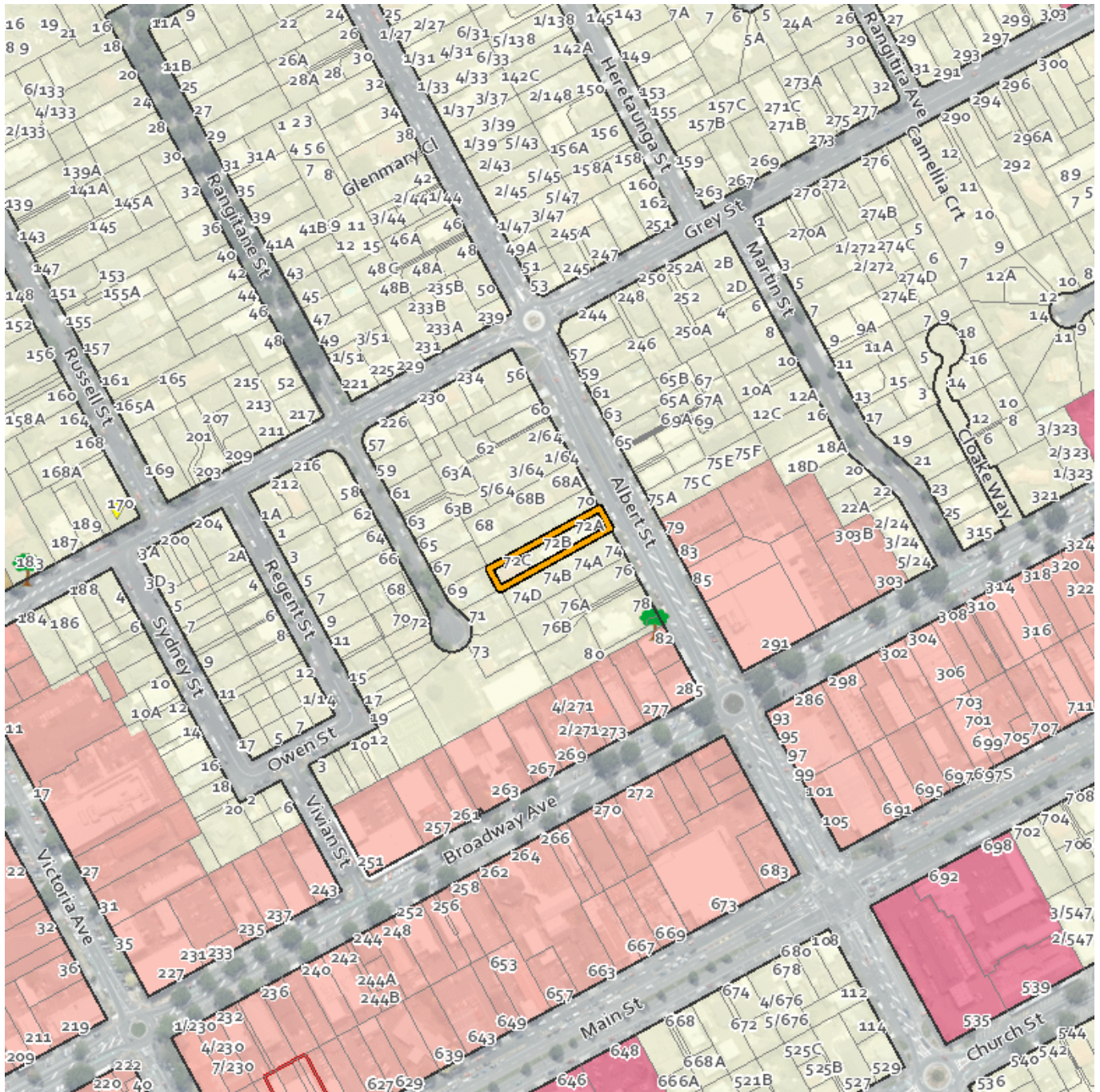
Land Information Memorandum 72C Albert Street,

(2)(f)

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

District Plan Zoning

This site has been zoned as **residential** as per the Palmerston North City District Plan.



Land Information Memorandum 72C Albert Street,

District Plan Legend



Selected Parcel

- Landscape Provisions Pacific Drive Ext
- Water Supply Pacific Drive Extension
- 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

Aokautere Development Area

BUILDABLE

- Limited Developable
- Developable

Designations

- Public Works
Proposed Roads
Flood Protection
- Road Widening (Public Works)

Heritage Sites

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



Trees

- Airnoise Zones
- Minimum Floor Level

Overlays

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

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

Land Information Memorandum 72C Albert Street,

Special Subdivision Provisions

- Council holds no known information regarding this property.

Additional Subdivision Information

Council holds no known information regarding this property.

Air Noise Zones

- Council holds no known information regarding this property.

Aokautere Development Area

Council holds no known information regarding this property.

Unformed Roads

Council holds no known information regarding this property.

Heritage Sites

- Council holds no known information regarding this property.

Notable Trees

Council holds no known information regarding Notable trees on this property.

Council holds no known information regarding Notable trees near this 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 Information Memorandum 72C Albert Street,

Schedule of Designations

The following designations have been included in the Schedule of Designations regarding this property:

- Council holds no known information of designations in the schedule regarding this property.

Proposed Plan Changes For This Property

Council holds no known information of Plan Change applications regarding this property.

Proposed Plan Changes for Properties in Proximity

Council holds no known information of Plan Change applications for properties in close proximity regarding this property.

Land Use Consents And Certificates of Compliance

There are no recorded special features relating to the use of the land, other than the following:

Land Use Consents

ID	3587
Type	LANDUSE RESTRICTED DISCRETIONARY
Description	Additions to existing dwelling with site coverage non-compliance
Date Granted	31/08/2016

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

Certificates of Compliance

Council holds no known information of any Certificates of Compliance (COC) regarding this property.

Subdivision Consents

ID	4632
Type	SUBDIVISION
Description	Three-lot cross lease subdivision
Date Granted	27/02/1986

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

Additional Subdivision Requirements

Council holds no known information of any additional subdivision requirements regarding this property.

Flood Prone Area

Council holds no known information regarding this property.

**Land Information Memorandum
72C Albert Street,**

(2)(g)

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

Horizons Stopbank By-law

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

Heritage New Zealand Register

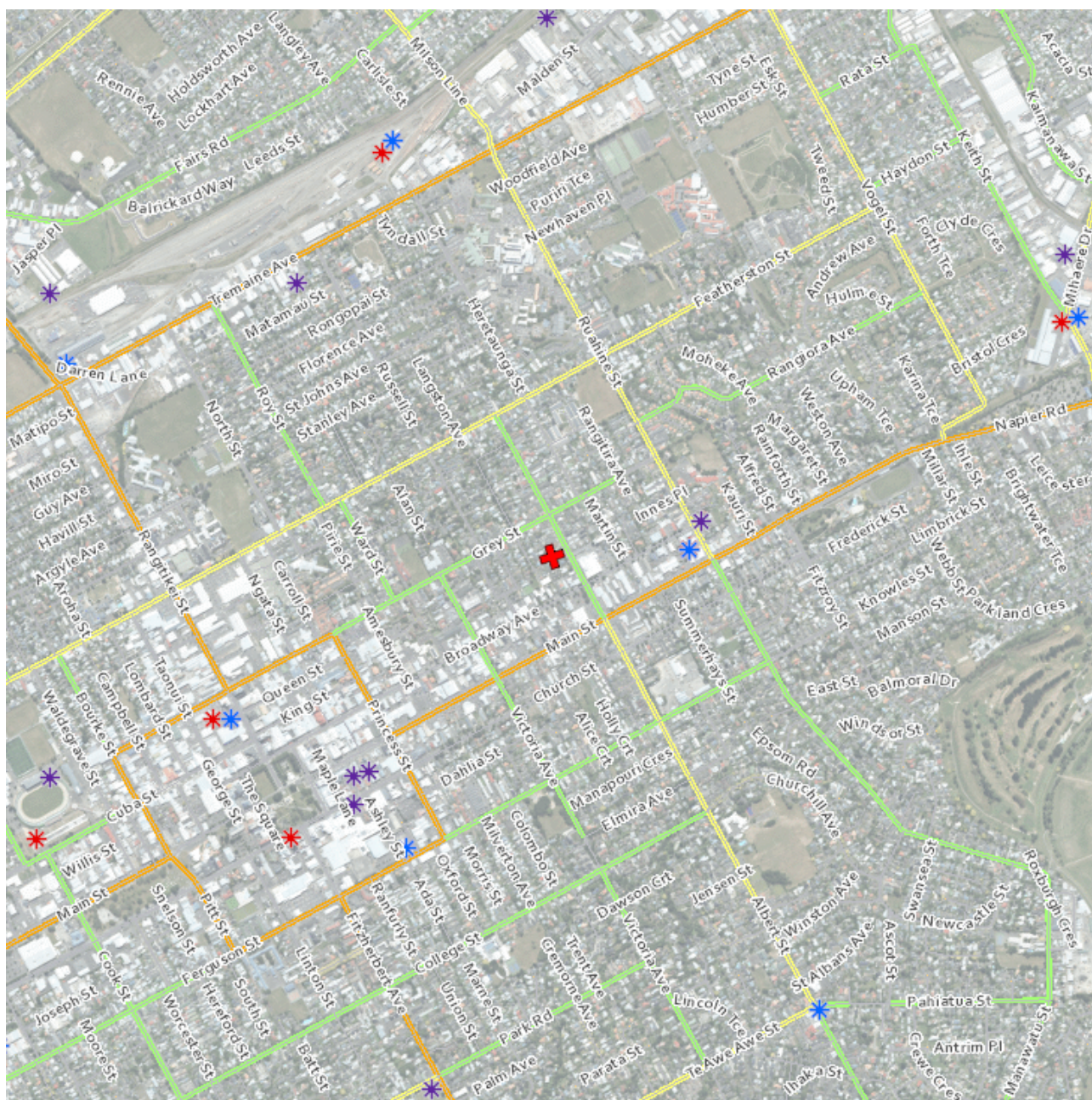
Council has not been notified by another statutory authority of any information regarding this property.

Land Information Memorandum 72C Albert Street,

(2)(h)

Information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004:

Local Utility Network Information



Cell Towers

- ✕ Selected Parcel Point
- PNCC Boundary
- ✱ Unknown
- ✱ Spark
- ✱ 2degrees
- ✱ Vodafone

Road Hierarchy

- Pylons
- Transmission Lines
- ✕ Wind Turbines
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL
- ACCESSWAY
- NONE

Land Information Memorandum
72C Albert Street,

(3)

In addition to the information provided for under subsection (2), a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

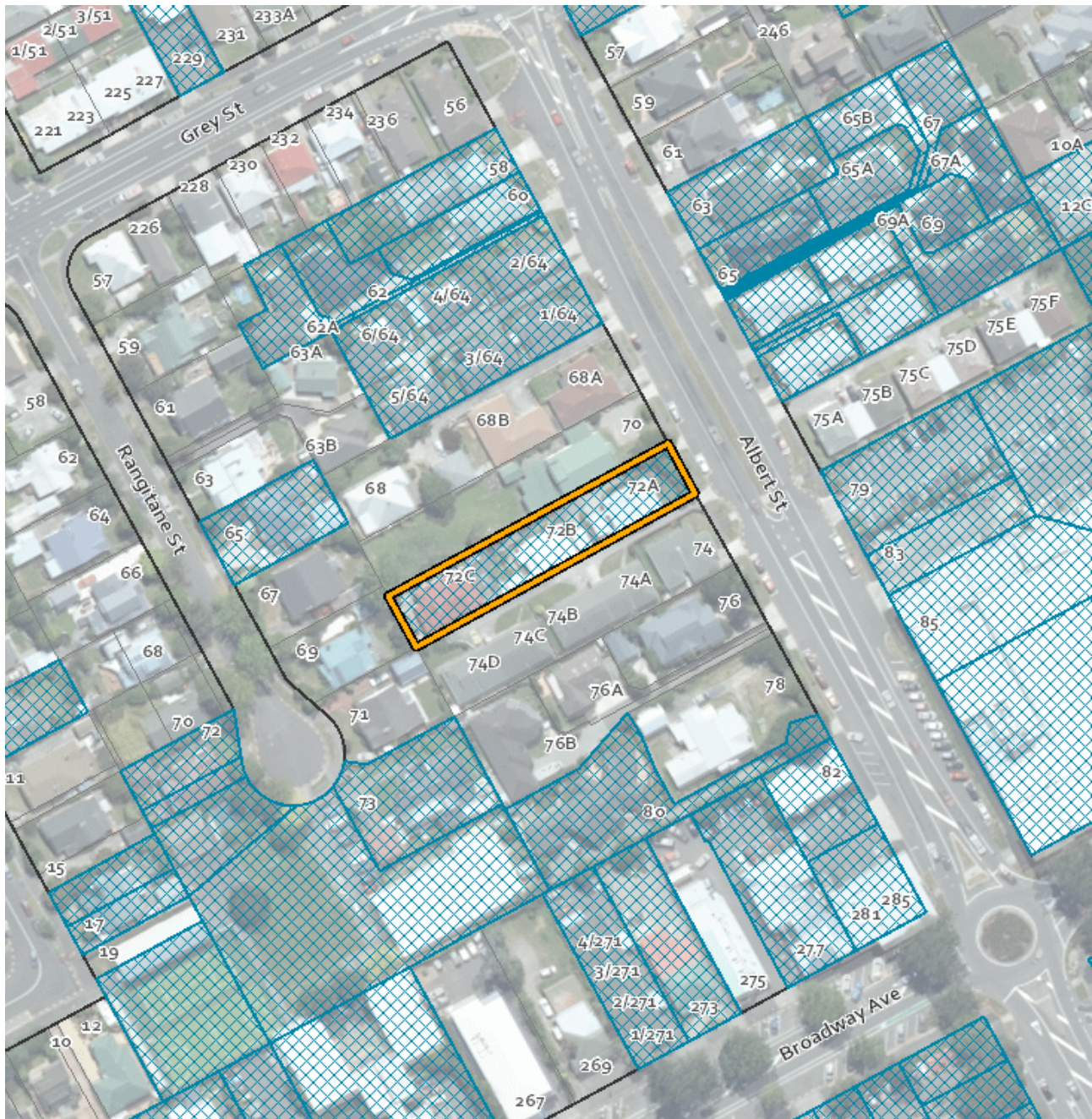
Aerial Photo



Land Information Memorandum 72C Albert Street,

Land Use of Properties in Proximity

The following map shows any Land Use Consents that have been applied for in the immediate proximity of the property:



 Selected Parcel Outline

 Proposed Subdivisions

 Resource Consents

Land Information Memorandum 72C Albert Street,

Future Urban Growth

Council holds no known information regarding this property.

Methamphetamine Testing Reports

Council holds no known information regarding this property.

**Land Information Memorandum
72C Albert Street,**

(4)

An application for a land information memorandum shall be in writing and shall be accompanied by any charge fixed by the territorial authority in relation thereto.

Fixed fee for a Land Information Memorandum	\$487.00
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Certificate of Title	N/A
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TOTAL AMOUNT	\$487.00
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All fees and charges shown are GST inclusive.

(5)

In the absence of proof to the contrary, a land information memorandum shall be sufficient evidence of the correctness, as at the date of its issue, of any information included in it pursuant to subsection (2).

Signed on behalf of the Palmerston North City Council

Name	RENEE MARTIN
Officer Position	Senior Business Support Officer
Date	01-11-2023

(6)

Notwithstanding anything to the contrary in this Act, there shall be no grounds for the territorial authority to withhold information specified in terms of subsection (2) or to refuse to provide a land information memorandum where this has been requested.

Land Information Memorandum
72C Albert Street,

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