



PROPERTY TERRAIN REPORT

CT 665419

Lot 1 DP 8603 · Freehold · Marlborough land district

Fee Simple, 1/1, Lot 1 Deposited Plan 8603 and Lot 3 Deposited Plan 11309 and Lot 1 Deposited Plan 478605, 3,904,890 m2

Title area	Elevation	Mean slope	Mid-winter sun
389.93 ha	293–870 m	26.8°	6 h 35 min

01 At a glance

The five things the terrain tells you about this property, measured within the title boundary.

65.3%

is steeper than 25°. Only 5% is gentler than 10°.

576 m

of relief, from 293 m at the lowest point to 870 m at the highest. Mean elevation is 527 m.

North-west

is the dominant aspect. More ground faces north-west than any other direction, toward the afternoon sun.

96.1%

gets 3 hours or more of direct sun on the shortest day, 21 June. The average is 6 h 35 min of a possible 9 h 9 min.

15.6 km

of modelled drainage channels, joining into one main channel (Strahler order 4).

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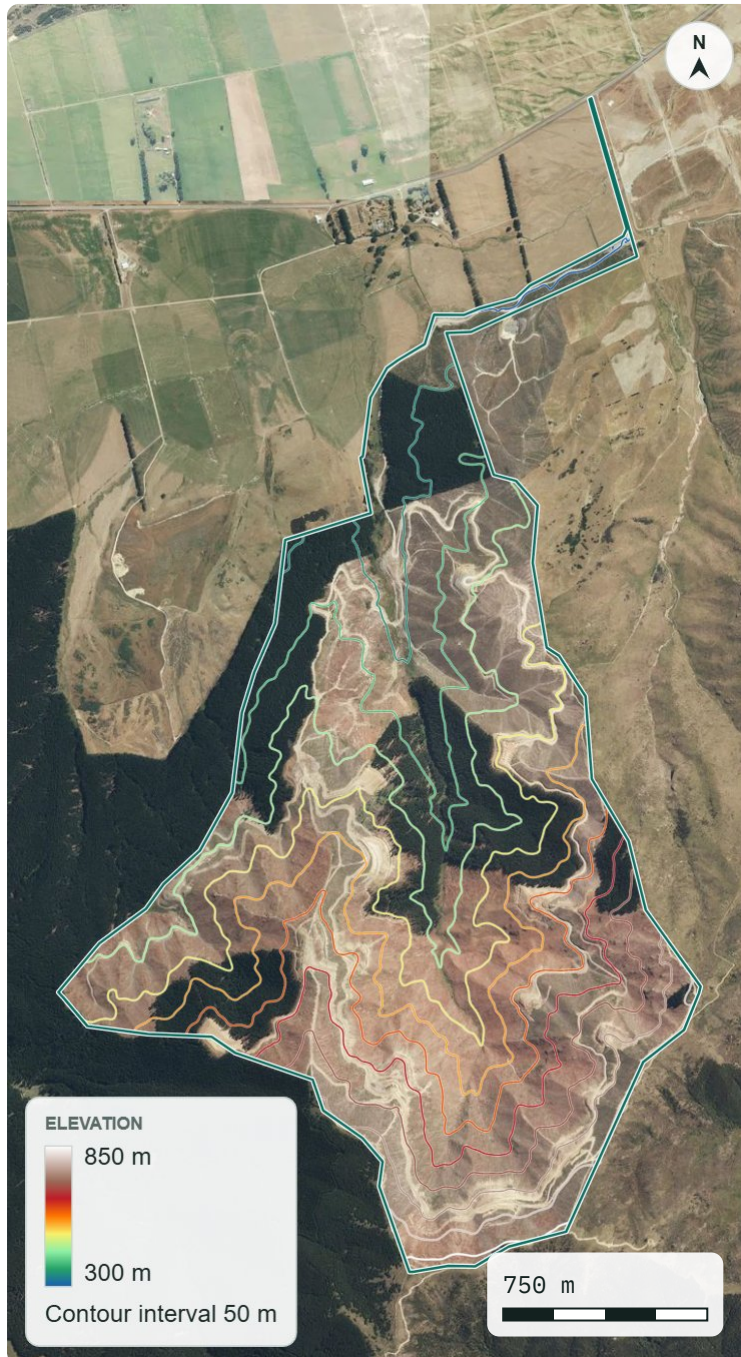
How to read this report

Every figure is measured from the LINZ 1 m LiDAR elevation model inside the title boundary, at about 4 m resolution. It describes the shape of the land, not what is on it or what you may do with it.

Page 9 lists the official records you still need to check.

02 Elevation & contours

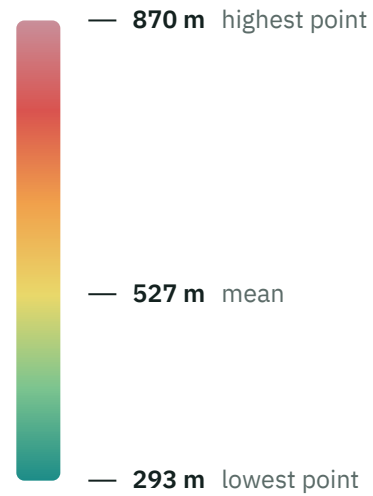
Contour lines join points of equal height. Read them to see where the land rises, where it flattens out and how the valleys run.



Elevation range

293–870 m

576 m of relief across the property

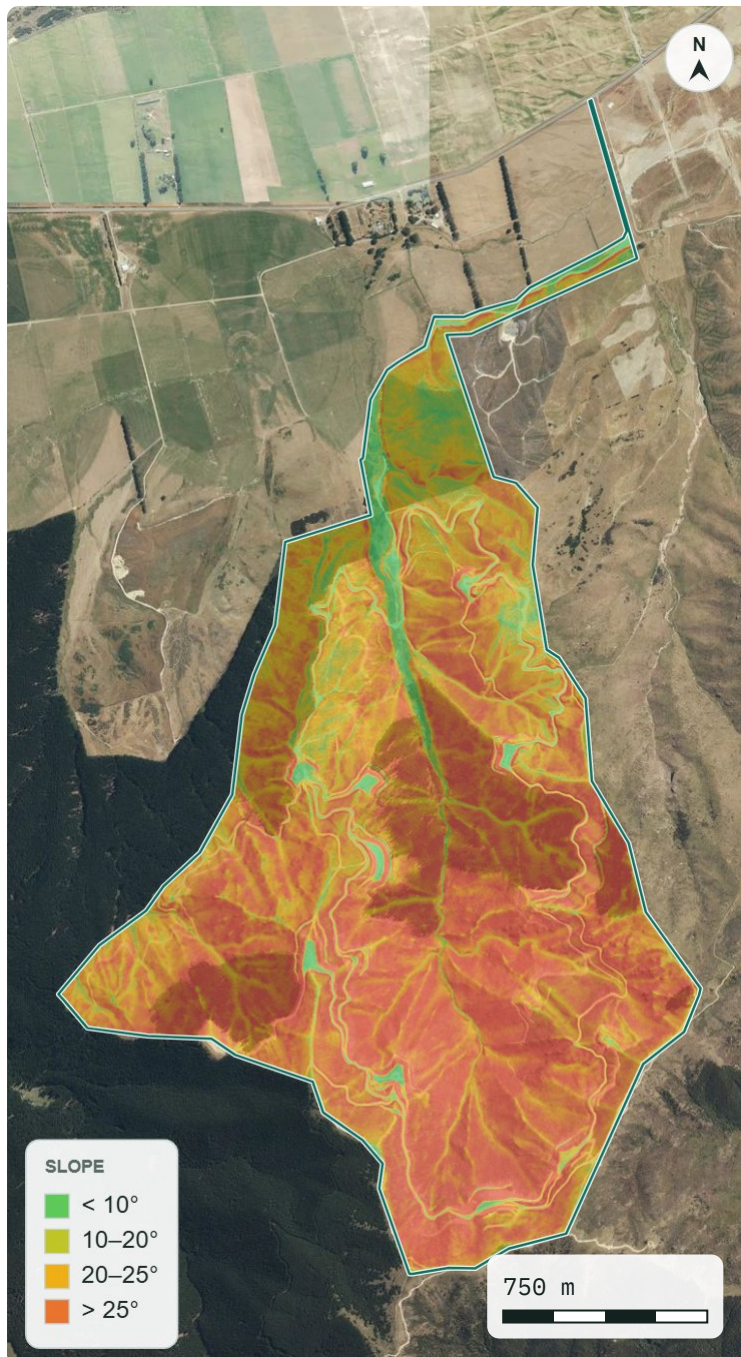


Lowest contour	300 m
Highest contour	850 m
Contour interval	50 m (auto)
Resolution	~4 m

Imagery: LINZ Basemaps aerial, CC BY 4.0.
Contours: LINZ 1 m LiDAR DEM.

03 Slope

How steep the ground is, in degrees. Slope shapes where you can build, run a track, graze stock or work the land.

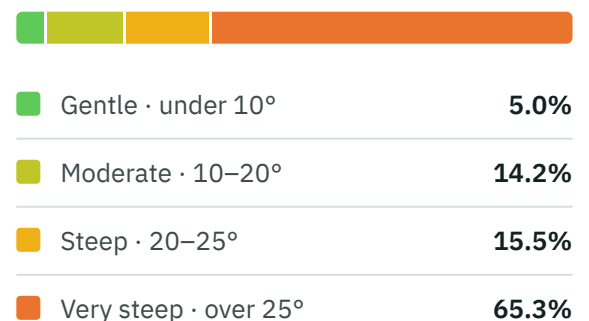


Mean slope

26.8°

Two-thirds of the land is steeper than 25°

Share of property by slope class



Minimum slope 0.0°

Maximum slope 61.7°

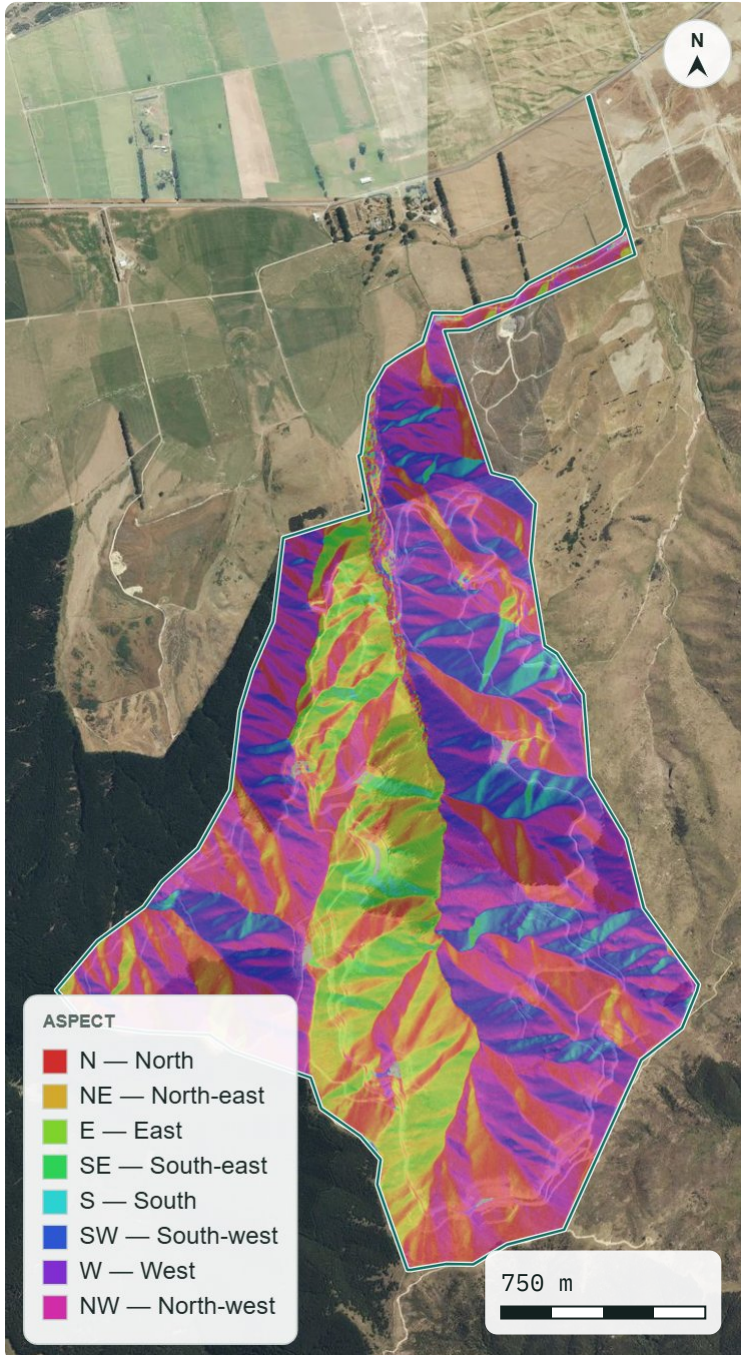
Resolution ~4 m

Slope is measured from LiDAR. It says nothing about ground stability, which only council mapping or a geotechnical report can.

Imagery: LINZ Basemaps aerial, CC BY 4.0. Slope: LINZ 1 m LiDAR DEM.

04 Aspect

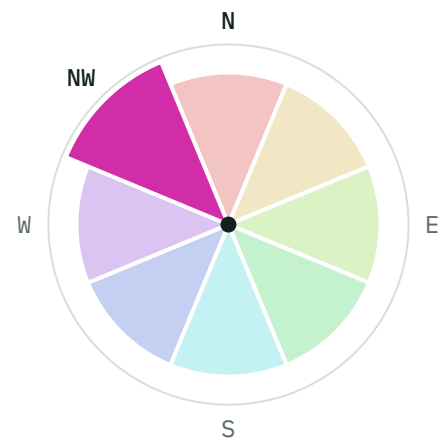
The direction each slope faces. Aspect decides which parts of the property see the sun, and when.



Dominant aspect

North-west

More ground faces NW than any other direction



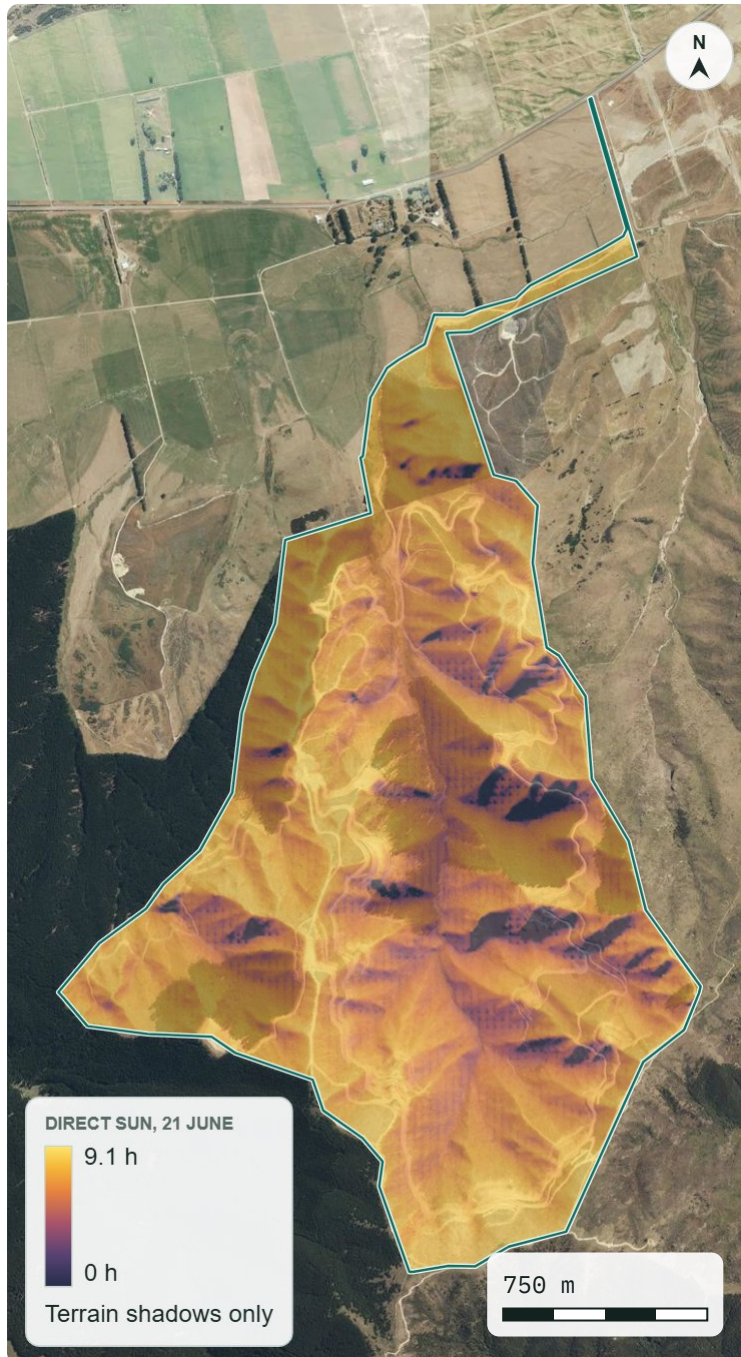
Colours match the map key. The solid wedge is the dominant direction.

Dominant aspect	NW (North-west)
Share facing it	23.7%
Resolution	~4 m

Imagery: LINZ Basemaps aerial, CC BY 4.0.
Aspect: LINZ 1 m LiDAR DEM.

05 Winter sun

Hours of direct sun on 21 June, the shortest day, with the surrounding terrain casting its shadows. Trees and buildings are not modelled.



Mean direct sun, 21 June

6 h 35 min

of 9 h 9 min daylight

Sun on the property



First sun 8:10 am

Last sun 4:40 pm

Ground getting 3 h or more

96.1%

Daylight on 21 June

9 h 9 min

Most-lit ground

8 h 45 min

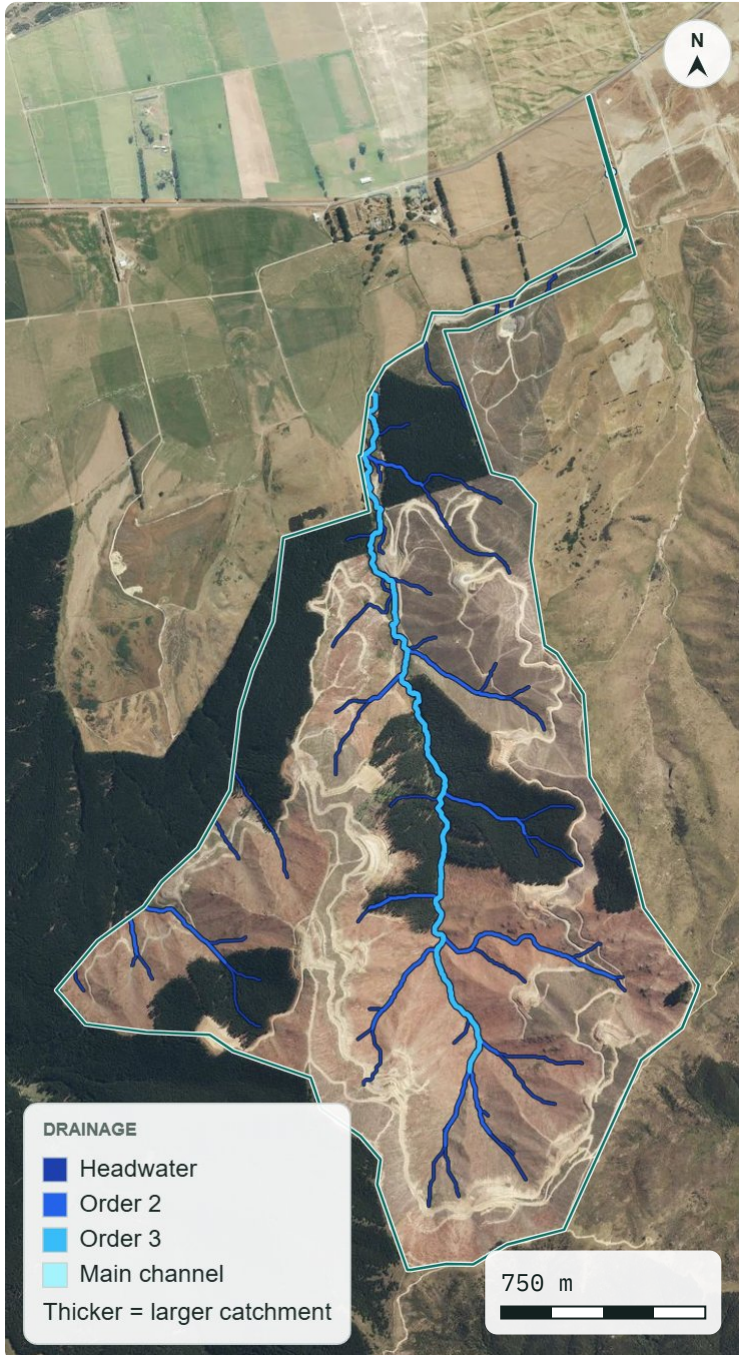
Least-lit ground

0 min

Imagery: LINZ Basemaps aerial, CC BY 4.0. Direct-sun hours modelled from the LINZ 1 m LiDAR DEM with terrain shadows from up to 3 km away; trees and buildings are not modelled.

06 Drainage

Where water would flow across the bare ground, traced from the LiDAR surface. Small headwater channels join to form larger ones.



Modelled channel length

15.6 km

Main channel reaches Strahler order 4

Channel order (Strahler)

Headwater	1
Order 2	2
Order 3	3
Main channel	4

Thicker lines drain a larger catchment.

Channel length **15.6 km**

Highest order **4**

Resolution **~4 m**

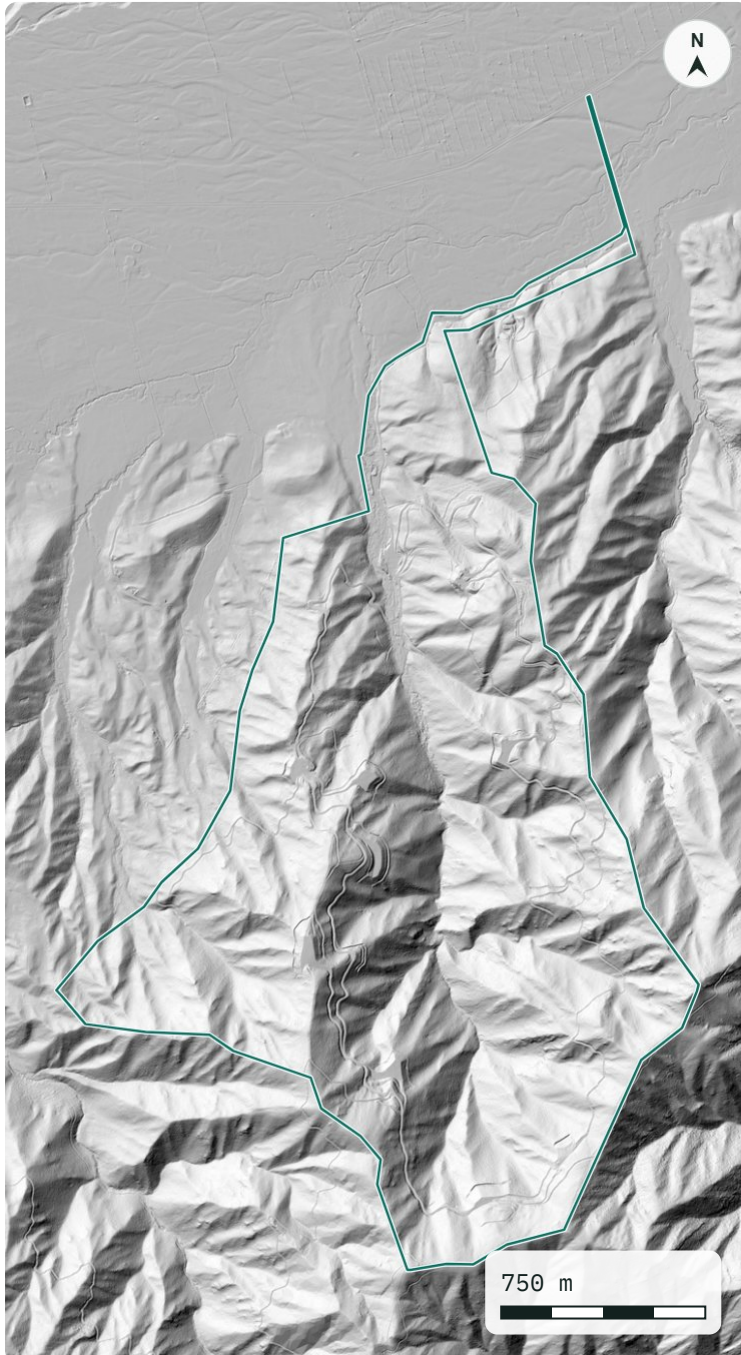
This shows where water would flow across the terrain. It is not a council flood hazard map and does not replace one.

Imagery: LINZ Basemaps aerial, CC BY 4.0.

Drainage: LINZ 1 m LiDAR DEM (depression-filled D8 flow routing, Strahler ordered).

07 Hillshade & statistics

A shaded-relief view of the ground surface, with vegetation stripped away, so ridges, gullies and tracks are easy to read. Alongside it, the full terrain figures for the title.



Area	Relief
390.87 ha	576 m
Lowest	Highest
293 m	870 m
Mean elevation	Mean slope
527 m	26.8°

Statistics resolution ~4 m

Hillshade source zoom 15

Area here is measured from the LiDAR clip of the boundary (390.87 ha). The record of title gives 389.93 ha.

Hillshade: LINZ Basemaps (NZ 8 m DEM Hillshade, 2012). Statistics: LINZ 1 m LiDAR DEM, clipped to the property boundary.

08 Before you commit

This report describes the terrain only. Check each record below at its official source.
Nothing here means the property is free of any of them.

TITLE AND PLANNING

Check with

- | | | |
|--------------------------|---|--|
| ☐ | Record of Title
The legal record of ownership and of every easement, covenant, caveat and tenure structure registered against the land. | Record of Title (LINZ)
linz.govt.nz |
| ☐ | Zoning and planning controls
The zone, overlays, designations and heritage or special character controls that decide what may be built here and whether resource consent is needed. | Your council's district or unitary plan maps |

NATURAL HAZARDS

Check with

- | | | |
|--------------------------|---|------------------------------------|
| ☐ | Flood hazard
Council mapping of flood hazard, overland flow paths and ponding areas affects insurance, consent conditions and what you may build.

This report's drainage section shows where water would flow across the terrain. It is not a council flood hazard map and does not replace one. | Your council's natural hazard maps |
| ☐ | Coastal hazard and sea level rise
Coastal erosion, inundation and sea level rise projections can restrict building and rebuilding and affect long-term insurance. | Your council's natural hazard maps |
| ☐ | Landslide and slope stability
Mapped slope instability can require a geotechnical report before any consent and makes retaining, driveways and foundations more expensive.

This report's slope section measures steepness from LiDAR. It says nothing about ground stability, which only council mapping or a geotechnical report can. | Your council's natural hazard maps |
| ☐ | Liquefaction susceptibility
Drives foundation design, the ground investigation a consent will require, and how a house is likely to perform in an earthquake. | Your council's natural hazard maps |
| ☐ | Fault lines and fault avoidance zones
A fault avoidance zone can prohibit or heavily restrict new building, and mapped active faults affect both consenting and insurance. | Your council's natural hazard maps |
| ☐ | Tsunami evacuation zones
Whether the property sits in an area that would be evacuated in a tsunami warning, which matters for daily living and resale. | Your council's natural hazard maps |

08 Before you commit continued

NATURAL HAZARDS

Check with

- | | | |
|--------------------------|---|--|
| ☐ | National natural hazards portal
Aggregates hazard information from many agencies and sometimes maps hazards a single council viewer does not. | Natural Hazards Portal
naturalhazardsportal.govt.nz |
|--------------------------|---|--|

BUILDINGS AND SERVICES

Check with

- | | | |
|--------------------------|--|--------------------------------------|
| ☐ | Council property file
The plans, consents, inspection records and correspondence the council holds, where unconsented work and past problems usually surface. | Your council's property file service |
| ☐ | Building consents and code compliance certificates
Work done without a consent, or without a code compliance certificate, becomes the new owner's problem and can block finance and insurance. | Your council's property file service |
| ☐ | Water, wastewater and stormwater connections
How the property connects to each service, and whether a public or shared pipe crosses the site, affects what you can build and maintain. | Your council's property file service |

LAND HISTORY

Check with

- | | | |
|--------------------------|--|--|
| ☐ | Contaminated land register (HAIL)
A recorded hazardous activity or industry history, such as orcharding, fuel storage or sheep dips, can require soil testing and consent before you disturb the ground. | Hazardous Activities and Industries List (HAIL)
environment.govt.nz |
|--------------------------|--|--|

DOCUMENTS AND INSURANCE

Check with

- | | | |
|--------------------------|--|---|
| ☐ | Land Information Memorandum (LIM)
The council's formal statement of what it knows about the property, and the document your lawyer will rely on before settlement. | Your council's LIM request service |
| ☐ | Building inspection report
The one check that looks at the actual condition of the structure, roof, moisture and services rather than at records. | An independent building inspector |
| ☐ | Insurance availability and terms
Insurers price, restrict or decline cover on hazard exposure and claims history, and a lender will not settle without cover in place. | Insurance Council of New Zealand
icnz.org.nz |

Council-specific links are not yet available for this location, so each council item names the record to look for on your own council's website.

09 Data & accuracy

Dataset	Used for
LINZ 1 m LiDAR DEM	Elevation, contours, slope, aspect, winter sun, drainage and statistics
LINZ Basemaps	Aerial imagery and hillshade
LINZ cadastre	Property title boundaries

Resolution

Analysis runs at about 4 m. Parts of this area may rely on the ~20 m national DEM where 1 m LiDAR coverage is not yet available.

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Disclaimer

This is indicative terrain analysis, not a survey. Boundaries are cadastral records, not legal survey marks. For legal or engineering decisions, talk to a licensed surveyor or engineer.

GO FURTHER ON THIS PROPERTY

More tools, same LiDAR, free to explore on the map.

nzelevationtools.com

Viewshed

What you can see from a house site, up to 10 km.

Cut & Fill

Earthworks volumes for a building platform.

Site Finder

Filter by slope, aspect, winter sun and wetness.

Route Explorer

A gentler-grade line for a track or driveway.

Catchment

The upstream area draining to any point.

Download Data

Contours, DEM rasters and 3D meshes.