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# Residential Land Information Memorandum

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Absolutely Positively  
**Wellington City Council**  
Me Heke Ki Pōneke

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# **Land Information Memorandum**

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**80 Mairangi Road,  
Wadestown**

11 October 2023

Carolyn Elizabeth O'Fallon  
80 Mairangi Rd  
Wadestown  
Wellington 6012

Service Request No: 539269  
File Reference: 0600 1001049

## **Land Information Memorandum (LIM)**

Please refer to the attached LIM for 80 Mairangi Road, Wadestown, as requested by you.

**On 15 June 2022 the Proposed Wellington City District Plan (Proposed District Plan) became publicly available. The Proposed District Plan contains important information including hazards and risks overlays that may be relevant to this property.**

**It is important to note that any information from the Proposed District Plan has not been included in this LIM. Please refer to Page 4 of the LIM for more information.**

Yours sincerely

**Michelle Nolan**  
LIM Team  
Business Services  
City Consenting and Compliance  
Wellington City Council  
Telephone: (04) 801 4303

## **Table of Contents**

**Special Features of the Land**

**District Plan**

**Historic heritage**

**Resource Consents**

**Town Planning and/or Local Government Act 1974**

**Legal Documents**

**Rates**

**Building**

**Building Permits**

**Building Consents**

**Certificate of Acceptance**

**Building Complaints**

**Building Correspondence**

**Compliance Schedule and Building Warrant of Fitness**

**Earthquake Prone Buildings**

**Veranda**

**Unreinforced Masonry Buildings**

**Pre-Cast Floors**

**Windzones for Wellington City Council**

**Corrosion Zones**

**Swimming Pools**

**Weathertightness**

**Drainage**

**Potential Flooding**

**Water**

**Hazardous Substances**

**Encroachment License: Road Reserve Land and/or Airspace**

**Encroachments: Parks and Reserve Land**

**Land and Structure**

**Access**

# Land Information Memorandum

**For any queries relating to the contents of this LIM please contact the relevant department in question. Contact information for each department can be found at the end of each section.**

**Address** 80 Mairangi Road, Wadestown

**Legal Description** LOT 7 DP 21983

**Record of Title** WN933/99



## Special Features of the Land

**The special features of the land set out on this page does not include new information contained within the Proposed District Plan.**

The Proposed District Plan has been made publicly available on 15 June 2022 and contains important information including hazards and risks overlays that may be relevant to this property.

This includes flooding, fault rupture, liquefaction, tsunami and coastal inundation. These overlays are nonspecific to any particular properties, and are based on scientific information that will now be subject to public consultation and a statutory process before they are finalised.

Please check the Proposed District Plan maps to determine how this property may be affected. The Proposed District Plan can be accessed here: <https://eplan.wellington.govt.nz/proposed/>

	<b>Information Included</b>	<b>No Information Found</b>
<b>Erosion</b> <i>(The wearing away of land by running water, rain, wind or other geological agents)</i>		✓
<b>Avulsion</b> <i>(The sudden removal of land by the change in a river's course, or by flooding to another person's land)</i>		✓
<b>Falling debris</b> <i>(The dislodgement of rock or earth from above)</i>		✓
<b>Subsidence</b> <i>(A gradual sinking of land with respect to its previous level)</i>		✓
<b>Slippage</b> <i>(The downhill movement of land)</i>		✓
<b>Alluvion</b> <i>(The deposit of earth, sand, etc, left during a flood)</i>		✓
<b>Inundation</b> <i>(History of being prone to flooding or overflowing)</i>		✓

To access the Earthquake Commission's (EQC) Natural Hazards Portal for information held by EQC: [Natural hazards in your area naturalhazardsportal.govt.nz](https://naturalhazardsportal.govt.nz)

## District Plan

<b>District Plan Map</b>	Extract Attached
<b>Activity Area</b>	<p>This property is located in an Outer Residential area. Refer to the attached summary.</p> <p>This property is located near to Open Space areas B and C. Refer to the attached summary.</p> <p>Mairangi Road is rated as a Collector Road. Refer to the attached Map 33.</p>
<b>Designations</b>	None.

The Proposed District Plan became operative on 27 July 2000.

The District Plan should be consulted to determine the classification of any existing or proposed activity on the subject property. Resource consents may be necessary for activities that are not permitted activities. The District Plan can be viewed online at the Wellington City Council Service Centre, 12 Manners Street, Te Aro, at Wellington City Libraries, or visit the Wellington City Council website (see link below).

[Map - District Plan \(wellington.govt.nz\)](http://wellington.govt.nz)

### *District Plan Changes*

From time to time the Council makes amendments to the contents of the District Plan by publicly notifying District Plan changes. These changes come into effect on the date they are publicly notified. When they are first released the changes are referred to as 'proposed Plan Changes'. Once the plan change process is completed they become 'operative plan changes'.

For details of any plan changes that may affect this property, please visit the Wellington City Council website (as above).

***If you have any queries regarding this section please contact the Planning Customer Service Team. Email [planning@wcc.govt.nz](mailto:planning@wcc.govt.nz) or Telephone: (04) 801 3590***

## Historic heritage

**Scheduled historic heritage in the District Plan (including buildings, objects, areas, sites, trees, Māori precincts and sites of significance)** None.

**Scheduled historic heritage in the District Plan for adjoining/nearby properties** For your information this property is located near to Heritage Area:

- 24 – Salisbury Garden Court Heritage Area

**Heritage New Zealand Pouhere Taonga identification** Council has not been given notice that this property is included in the New Zealand Heritage List of Historic Places, Historic Areas, Wāhi Tūpuna, Wāhi Tapu, and Wāhi Tapu areas.

**Heritage Orders under Part 8 of the Resource Management Act 1991** There are no heritage orders on this property.

Interested in Wellington's heritage? You can access this by searching [wellingtoncityheritage.org.nz](http://wellingtoncityheritage.org.nz)

***If you have any queries regarding this section please contact a Heritage Advisor. Telephone: (04) 499 4444***

## Resource Consents

**(a) Subdivision** There are no Subdivision consents for this property.

**(b) Land Use** There are no Land Use consents for this property.



(c) **Other types of Consents** There are no other types of consents for this property.

(d) **Resource Consents for adjoining properties** None

***If you have any queries regarding this section please contact the Planning Customer Service Team. Email [planning@wcc.govt.nz](mailto:planning@wcc.govt.nz) or Telephone: (04) 801 3590***

## **Town Planning and/or Local Government Act 1974**

**Council hold information regarding the subdivision of this property prior to 1980.**

*No documents relating to this consent have been attached. If required, they can be requested from the Wellington City Archives [Archives - Wellington City Council](https://wellington.govt.nz/arts-and-culture/archives) (<https://wellington.govt.nz/arts-and-culture/archives>)*

## **Legal Documents**

**There are no legal documents attached.**

## **Rates**

**Rates** There are no outstanding rates for this property.  
The current rates balance for this property is a credit of \$374.90.

**Water Rates** This property does not have water rates associated with it.

Refer to attached computer printout for rates.

For valuation information please contact Quotable Value: [QV - Discover your property value with NZ's leading property experts](#)

***If you have any queries regarding this section please contact Rates.  
Telephone: (04) 499 4444***

## **Building**

### **Building Permits**

There is a record of building permits for this property.

Please refer to attached copies of computer details for building permits.

Building, plumbing and drainage permits issued under the bylaws made pursuant to the Local Government Act 1974 have now expired. The bylaws relating to building permits were superseded by the Building Act 1991 and subsequently by the Building Act 2004.

**Unauthorised or incomplete building, plumbing and drainage permitted work done prior to the implementation of the Building Act 1991 in January 1993, now has the status of “an existing situation”. Unless the building is either dangerous or insanitary, as defined under Sections 121 and 123 of the Building Act 2004 (refer to the Appendix II section of this document), Council is precluded from taking any further action to require the owner to complete the work in accordance with the original building permit.**

It is not practical to copy the information relating to permits and/or completed consents held at Wellington City Archives. If you wish to sight this information please contact the Archives on (04) 801 2096.

### **Building Consents**

There is a record of building consents for this property.

There are no outstanding building consents for this property.

Please note building consent SR 419171 is subject to Restricted Building Work/Licensed Building Practitioner Requirements. Restricted Building Work is work that’s critical to make a home structurally sound and weathertight and must be designed and carried out by Licensed Building Practitioners (LBPs).

Please refer to attached copies of computer details for all building consents.

Building consents have replaced building permits as a result of the implementation of the Building Act 1991, and subsequently the Building Act 2004.

Under Schedule 1 of both Acts, some types of building work are exempt from the need to obtain a building consent. If building work that needs consent was carried out after January 1993 without consent first being obtained that work is not authorised and the Council may require the property owner to:

- (i) Demolish or remove the work,
- (ii) Upgrade to building code requirements (consent may be required, contact BCC on (04) 801-4311),
- (iii) Apply for Certificate of Acceptance (refer to Certificate of Acceptance section below).

The Council may prosecute persons who contravene or fail to comply with the Act or with a notice issued under the Act, for example a notice to rectify issued under the Building Act 1991, or a notice to fix issued under the Building Act 2004.

Under Section 52 of the Building Act 2004, a building consent lapses and is of no effect if the building work has not been commenced within 12 months of the date of issue, or any further period that the building consent authority may allow.

An owner must apply on the prescribed form for a Code Compliance Certificate when all building work covered by the building consent is complete. A Code Compliance Certificate will be issued once the Council is satisfied that the building work has been completed in accordance with the building consent and complies with the Building Code.

### **Computer Status Definitions:**

***“Completed”*** means a Code Compliance Certificate has been issued.

#### **Certificate of Acceptance**

There is no record of a Certificate of Acceptance relating to building work at this property.

Section 96 of the Building Act 2004 provides for a Territorial Authority (i.e. a council) to issue a Certificate of Acceptance in certain circumstances. When issued a Certificate of Acceptance is limited to the extent to which the Territorial Authority was able to inspect the building work in question.

Application for a Certificate of Acceptance may be made in the following circumstances:

- Work was carried out without a building consent, where a building consent was required but not obtained.
- Work was carried out under urgency.
- A private building certifier refuses or is unable to issue a Code Compliance Certificate and another building consent authority is unable or refuses to issue a Code Compliance Certificate.

### **Building Complaints**

There is no record of unresolved complaints for this property.

### **Building Correspondence**

There is no record of building correspondence for this property.

***After 31 March 2005 Building Consents issued under the 1991 Building Act will be deemed to be issued under the 2004 Act.***

***If you have any queries regarding this section please contact Building Compliance & Consents. Telephone: (04) 801 4311***

## **Compliance Schedule and Building Warrant of Fitness**

**A compliance schedule or building warrant of fitness does not exist for the buildings on this property.**

## **Earthquake Prone Building**

The national framework for managing earthquake-prone buildings took effect in July 2017 via changes to the Building Act 2004, along with regulations and the Earthquake-prone Building Methodology. This change has removed the requirement for Councils to have individual earthquake-prone building policies and creates a single national policy.

These earthquake-prone building provisions apply to non-residential buildings and some residential buildings if they are:

- Two storeys or more and have three or more household units, or
- Two storeys or more and used as a hostel, boarding house or other specialised accommodation

Other specific exclusions include farm buildings, retaining walls, fences, certain monuments, wharves, bridges, tunnels and storage tanks.

Under the Wellington City Council's previous Earthquake-prone Building Policy 2009 any pre-1976 commercial building or any pre-1976 residential building which is two or more stories high and contains three or more residential units was assessed to determine an earthquake-prone status. The status resulting from these assessments remain active.

If there are changes to legislation, the loading standard or if the Council receives further information, a building may require an assessment or reassessment to consider whether it is earthquake prone.

It should also be noted that where a change of use is proposed for the building, structural strengthening work is required to most buildings to upgrade the building to meet current codes.

Please refer to Appendix II. Sec. 133AA and 133AB defines the meaning of an earthquake-prone building.

***If you have any queries regarding this section please contact the Resilient Buildings Team. Telephone: (04) 499 4444, or email [BuildingResilience@wcc.govt.nz](mailto:BuildingResilience@wcc.govt.nz) .***

## **Veranda**

Wellington City Council (Council) are undertaking assessments of verandas in the Wellington Region in relation to Part 10: Structures in Public Places – Verandas Bylaw 2008.

The intention of the bylaw is to ensure that all verandas are maintained in a waterproof condition and in a good state of repair.

***If you have any queries regarding this section please contact the Resilient Buildings Team. Telephone: (04) 499 4444, or email [BuildingResilience@wcc.govt.nz](mailto:BuildingResilience@wcc.govt.nz) .***

## **Unreinforced Masonry Buildings**

Due to the increased risk of earthquakes following the Hurunui/Kaikōura earthquake on November 2016 the Ministry of Business Innovation & Employment (MBIE) has set up an initiative to improve the seismic performance of unreinforced masonry buildings (URM) in high-risk areas, including Wellington. The initiative requires building owners of certain buildings to take action to secure unreinforced masonry parapets and facades by March 2018.

This is an amendment to the Building Act 2004 and was passed February 2017 under an Order in Council (OIC).

Any unreinforced masonry buildings in question must meet the following criteria: buildings with street facing parapets and facades on busy, high-traffic areas (pedestrian or vehicles) that are already known to be vulnerable in the event of an earthquake.

***If you have any queries regarding this section please contact the Resilient Buildings Team. Telephone: (04) 499 4444, or email [BuildingResilience@wcc.govt.nz](mailto:BuildingResilience@wcc.govt.nz).***

## **Precast Concrete Floors**

Following the 2016 Kaikōura earthquake the Ministry of Business, Innovation and Employment (MBIE) did an investigation into the factors that led to a partial floor collapse at Wellington's Statistic House. That investigation led to some revisions in the technical guidelines in 2018, known as the 'Yellow Chapter', that tell engineers how to carry out detailed seismic assessments of concrete buildings, particularly the pre-cast concrete floors.

We recommend that any building with pre-cast concrete floors is assessed using the revised guidelines to confirm there are no seismic performance issues. It is not a legislative requirement.

***If you have any queries regarding this section please contact the Resilient Buildings Team. Telephone: (04) 499 4444, or email [BuildingResilience@wcc.govt.nz](mailto:BuildingResilience@wcc.govt.nz).***

## **Windzones for Wellington City**

**The Wind Zone in terms of NZS3604:2011 for the subject property was determined to be "Very High" by the CLC Consulting Group Limited, Auckland.**

Wind zones are required when making structural or building envelope changes.

Determination of the correct wind zone can only be achieved by accurate knowledge of ground topography, ground roughness, site exposure and "expected conditions five years hence".

While the wind zone determinations have been made by CLC Consulting Group Limited, Auckland they note that a final interpretation of the wind zone remains the prerogative of Council.



## Corrosion Zone

Corrosion zones are required when making structural or building envelope changes.

Sites are classified as being in an exposure zone B, C or D depending on the severity of exposure to wind-driven sea salt or geothermal gases. These zones are defined in (NZ3604: 2011) the NZ Standard for light framed buildings.

For Wellington City, most sites are either in exposure zone D, which includes the area within 500 metres of the sea, or exposure zone C in terms of NZS3604: 2011.

## Swimming Pools

**There is no record of a swimming pool or spa pool at this property.**

The Building Act 2004 requires the property owner to ensure that every residential pool that is filled or partly filled with water must have physical barriers that restrict access to the pool by unsupervised children under 5 years of age.

Definitions of what constitutes a pool and details of the safety requirements are set out in this Act.

A building consent is required for the installation of a pool fence and may be required for the installation of any pool itself.

The Council has a programme to audit the on-going compliance of pool fences and so pools will be subject to periodic inspections to confirm compliance. Property owners will be charged for time spent by Council officers in audits.

***If you have any queries regarding this section please contact Building Compliance & Consents. Telephone: (04) 499 4444 or email [bccpoolaudits@wcc.govt.nz](mailto:bccpoolaudits@wcc.govt.nz)***

## Weathertightness

**There is no record of Weathertightness issues Council is aware of.**

This section of the LIM will be completed only where Council has received **formal** notification of possible water ingress issues at the property pursuant to s 124 of the Weathertight Homes Resolution Services Act 2006 from one of the following sources:

- Ministry of Business Innovation and Employment (MBIE)
- Weathertight Homes Tribunal

Council may also include information in this section where it has received a notification that it considers relates to water ingress issues from one of the following sources:

- High or District Court
- Written notification from the owner of the property or their agent
- Where the owner has applied to MBIE for a Determination and the report carried out by MBIE has identified areas of water ingress

Where Council may hold other information about possible weathertight issues with the dwelling, e.g. via notes of phone calls, emails, or other correspondence or documents, the Council, at its discretion, include this information under the “Complaint” or “Building Correspondence” section of this LIM.

If you have any concerns we recommend that you seek independent advice from a suitably qualified person such as a building surveyor, and/or speak to the owners of the property.

## **Drainage**

Refer to the attached Drainage Plan, for details of private and public drainage.

There are no Public Wastewater and Stormwater mains located within this property.

On 13 June 2003, the property was checked in relation to cross connections and no outstanding faults were found.

On 1 February 2007, third party damage to a water main was reported to Council. Council investigated and completed work.

Approval to build any structure over public drains is subject to the standard conditions that are applicable.

*If you have any queries regarding this section please email the Customer Hub at Wellington Water, [customer@wellingtonwater.co.nz](mailto:customer@wellingtonwater.co.nz), or phone on 04 912 4470. If phoning, please advise whether your query relates to Drainage, or Water and you will be referred to the appropriate team member.*

## **Potential Flooding**

**Council does not hold record of any potential flooding issues with this property.**

*To understand how the potential Rainfall Flood Risks in Wellington City are arrived at and more of what they mean, please [click here](https://www.wellingtonwater.co.nz/resources/topic/drinking-water-4/) (<https://www.wellingtonwater.co.nz/resources/topic/drinking-water-4/>). You may find the FAQ tab particularly helpful.*

*Having accessed this information, if you have further queries about potential flooding risks, please email the Customer Hub at Wellington Water, [customer@wellingtonwater.co.nz](mailto:customer@wellingtonwater.co.nz), or phone on 04 9124470. If phoning, please advise whether your query relates to Drainage, Water, or Potential Flooding and you will be referred to the appropriate team member.*

## **Water**

Refer to the attached Water Services Plan.

This property has an individual domestic connection to the Council's water supply.

Approval to build any structure over a water main would be subject to the standard conditions that are applicable.

*If you have any queries regarding this section please email the Customer Hub at Wellington Water, [customer@wellingtonwater.co.nz](mailto:customer@wellingtonwater.co.nz), or phone on 04 9124470. If phoning, please advise whether your query relates to Drainage, or Water and you will be referred to the appropriate team member.*

## Hazardous Substances

**No record can be found relating to any hazardous substances for this property.**

## Encroachment Licence: Road Reserve Land and/or Airspace

**There is no encroachment licence for this property.**

- Property owners are legally required under the bylaw to have an encroachment licence for any private occupation of legal road.
- The owner(s) must obtain an encroachment licence for any ongoing use of legal road <http://wellington.govt.nz/services/consents-and-licences/encroachments/apply-for-an-encroachment-licence>.
- Council (as landowner of legal road) has the discretion to approve or decline an encroachment licence in accordance with its Road Encroachment and Sale Policy.

***If you have any queries regarding this section please contact the Encroachments Team. Telephone: (04) 801 4266***

## Encroachments: Parks and Reserve Land

Encroachments are not permitted on land that is subject to the Reserves Act 1977 or the Wellington Town Belt Act (2016); This includes most of Council's parks and reserves. Encroachments include any structure, building, furniture, vehicle or pedestrian access, lawn, garden or any area of the reserve being used for private purposes (exclusive or otherwise).

If an encroachment exists the owner is required to remove the encroachment immediately or alternatively, to contact Council to set a timeframe for removal. Removal is at the property owners' cost.

Immediate removal will not be required for dwellings that have historically encroached on an adjacent reserve. In these instances removal will be required at the time of any future demolition or major reconstruction project.

***If you have any queries regarding this section please contact Parks, Sport & Recreation. Telephone: (04) 499 4444***

## Land and Structure

A search of our records shows there are no requirements.

***If you have any queries regarding this section please contact one of our Planning Technicians (Customer Service. Email - [Planning@wcc.govt.nz](mailto:Planning@wcc.govt.nz), or Telephone (04) 801 3590***

## Access

The owner is responsible for maintaining the vehicle accessway out to and including the kerb crossing.

A search of our records shows there are no other requirements.

***If you have any queries regarding this section please contact a Transport Engineer, Transport and Infrastructure. Telephone: (04) 499 4444, or Email [transportenquiries@wcc.govt.nz](mailto:transportenquiries@wcc.govt.nz)***

# Appendix I

## Section 44A. Local Government Official Information and Meeting Act 1987

Land information memorandum—

- (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.
- (2) The matters which shall be included in that memorandum are—
  - (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—
    - (i) is known to the territorial authority; but
    - (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:
  - (b) information on private and public stormwater and sewerage drains as shown in the territorial authority's records:
  - (ba) *[Repealed]*
  - (bb) information on—
    - (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:
    - (ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:
    - (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:
    - (iv) any exemption that has been notified by Taumata Arowai to the territorial authority under section 57 of the Water Services Act 2021:
  - (c) information relating to any rates owing in relation to the land:
  - (ca) if the land concerned is located in a levy area that is subject to a levy order under the Infrastructure Funding and Financing Act 2020, information about—
    - (i) the levy period:
    - (ii) how liability for a levy on the land is assessed:
    - (iii) amounts of any unpaid levy:



- (cb) if the land concerned is located in a project area that is subject to a targeted rates order under the Urban Development Act 2020, information about—
  - (i) the financial years to which the order applies; and
  - (ii) how liability for targeted rates under that Act on the land is calculated; and
  - (iii) amounts of any unpaid targeted rates under that Act:
- (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):
- (da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:
- (e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004:
- (ea) information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006:
- (f) information relating to the use to which that land may be put and conditions attached to that use:
- (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:
- (h) any 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.
- (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.
- (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.
- (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).
- (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.

Section 44A: inserted, on 1 December 1992, by section 2 of the Local Government Official Information and Meetings Amendment Act (No 2) 1991 (1991 No 151).

Section 44A(2)(ba): repealed, on 15 November 2021, by [section 206\(1\)](#) of the Water Services Act 2021 (2021 No 36).

Section 44A(2)(bb): inserted, on 1 July 2008, by [section 18](#) of the Health (Drinking Water) Amendment Act 2007 (2007 No 92).

Section 44A(2)(bb)(i): amended, on 15 November 2021, by [section 206\(1\)](#) of the Water Services Act 2021 (2021 No 36).

Section 44A(2)(bb)(ii): amended, on 15 November 2021, by [section 206\(1\)](#) of the Water Services Act 2021 (2021 No 36).

Section 44A(2)(bb)(iv): inserted, on 15 November 2021, by [section 206\(1\)](#) of the Water Services Act 2021 (2021 No 36).

Section 44A(2)(ca): inserted, on 7 August 2020, by [section 161](#) of the Infrastructure Funding and Financing Act 2020 (2020 No 47).

Section 44A(2)(cb): inserted, on 7 August 2020, by [section 300](#) of the Urban Development Act 2020 (2020 No 42).

Section 44A(2)(d): amended, on 31 March 2005, by [section 414](#) of the Building Act 2004 (2004 No 72).

Section 44A(2)(da): inserted, on 28 November 2013, by [section 77](#) of the Building Amendment Act 2013 (2013 No 100).

Section 44A(2)(e): amended, on 31 March 2005, by [section 414](#) of the Building Act 2004 (2004 No 72).

Section 44A(2)(ea): inserted, on 1 April 2007, by [section 127\(5\)](#) of the Weathertight Homes Resolution Services Act 2006 (2006 No 84).

Section 44A(2)(h): amended, on 31 March 2005, by [section 414](#) of the Building Act 2004 (2004 No 72).

## Appendix II

### Sections 121, 123, 133AA & 133AB of the Building Act 2004.

Buildings which are deemed to be dangerous, earthquake prone and insanitary —

#### **121 Meaning of dangerous building**

- (1) A building is **dangerous** for the purposes of this Act if, -
- (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause-
    - (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or
    - (ii) in the event of fire, injury or death to any persons in the building or to persons on other property is likely because of fire hazardous the occupancy of the building.
  - (2) For the purpose of determining whether a building is dangerous in terms of subsection (1)(b), a territorial authority -
    - (a) may seek advice from members of the New Zealand fire Service who have been notified to the territorial authority by the Fire Service National Commander as being competent to give advice; and
    - (b) if the advice is sought must have due regard to the advice.

Compare: 1991 No 150 s 64(1) (2),(30)

#### **123 Meaning of insanitary building**

**A building is insanitary for the purposes of this Act if the building -**

- (a) is offensive or likely to be injurious to health because-
  - (i) of how it is situated or constructed; or
  - (ii) it is in a state of disrepair; or
- (b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or
- (c) does not have a supply of potable water that is adequate for its intended use; or
- (d) does not have sanitary facilities that are adequate for its intended use.

Compare: 1991 No 150 s 64(4)

### **133AA Buildings to which this subpart applies**

- (1) This subpart applies to all buildings except the following:
  - (a) a building that is used wholly or mainly for residential purposes (but see subsection (2)):
  - (b) a farm building (being a shed or other building that is located on a farm and used primarily for farming activities or an ancillary purpose):
  - (c) a stand-alone retaining wall (being a retaining wall that is not integral to the structure of a building):
  - (d) a fence:
  - (e) a monument (including a statue), unless the monument is capable of being entered by a person:
  - (f) a wharf:
  - (g) a bridge:
  - (h) a tunnel:
  - (i) a storage tank:
  - (j) a building that is a dam:
  - (k) a part of a building that is a dam.
- (2) Despite subsection (1)(a), this subpart applies to a building described in that subsection if the building—
  - (a) comprises 2 or more storeys; and
  - (b) either—
    - (i) is a hostel, boarding house, or other specialised accommodation; or
    - (ii) contains 3 or more household units.

### **133AB Meaning of earthquake-prone building**

- (1) A building or a part of a building is **earthquake prone** if, having regard to the condition of the building or part and to the ground on which the building is built, and because of the construction of the building or part,—
  - (a) the building or part will have its ultimate capacity exceeded in a moderate earthquake; and
  - (b) if the building or part were to collapse, the collapse would be likely to cause—
    - (i) injury or death to persons in or near the building or on any other property; or

- (ii) damage to any other property.
- (2) Whether a building or a part of a building is earthquake prone is determined by the territorial authority in whose district the building is situated: *see* section 133AK.
- (3) For the purpose of subsection (1)(a), **ultimate capacity** and **moderate earthquake** have the meanings given to them by regulations.

Compare: 1991 No 150 s 66

# Appendix III

## Compliance schedules

### Sections 100, 101, 103, 105, 108, 110. The Building Act 2004 as amended by The Building Amendment Act 2005

#### "100 Requirement for compliance schedule

- "(1) A building not used wholly as a single household unit -
- "(a) requires a compliance schedule if -
    - (i) it has a specified system; or
    - (ii) it has a cable car attached to it or servicing it; and
  - "(b) requires the schedule for all specified systems it has and any cable car it has attached to it or servicing it.
- "(2) A building used wholly as a single household unit –
- "(a) requires a compliance schedule only if it has a cable car attached to it or servicing it; and
  - "(b) requires the schedule only for the cable car.
- "(3) Before 31 March 2008,-
- "(a) a building not used wholly as a single household unit -
    - (i) requires a compliance schedule only if it has a specified system other than a cable car; and
    - (ii) does not require a compliance schedule for any cable car attached to it or servicing it; and
  - "(b) a building used wholly as a single household unit does not require a compliance schedule."

#### "101 Owner must comply with requirement for compliance schedule

- (1) An owner of a building for which a compliance schedule is required under section 100 must obtain the compliance schedule.
- (2) A person commits an offence if the person fails to comply with subsection (1).
- (3) A person who commits an offence under this section is liable to a fine not exceeding \$20,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,000 for every day or part of a day during which the offence has continued.



### **"103 Content of compliance schedule**

- (1) A compliance schedule must state—
  - (a) the specified systems that are covered by the compliance schedule; and
  - (b) the performance standards for the specified systems; and
  - (c) the inspection, maintenance, and reporting procedures to be followed by licensed building practitioners in respect of the specified systems to ensure that those systems are capable of, and are, performing to the performance standards; and
  - (d) if applicable, the specified systems that relate to—
    - (i) means of escape from fire; and
    - (ii) safety barriers; and
    - (iii) means of access, and facilities for use, by persons with disabilities that meet the requirements of section 118; and
    - (iv) handheld hose reels for fire-fighting; and
    - (v) any signs that are required by the building code or by section 120.
- (2) For the purposes of subsection (1)(c), the inspection, maintenance, and reporting procedures of the compliance schedule may be identified—
  - (a) by description in the compliance schedule; or
  - (b) by reference to—
    - (i) a prescribed acceptable solution or prescribed verification method in a regulation referred to in section 20; or
    - (ii) a compliance document; or
    - (iii) a building method or product.

### **"105 Obligations of owner if compliance schedule is issued**

An owner of a building for which a compliance schedule has been issued must ensure—

- (a) that each of the specified systems stated in the compliance schedule is performing, and will continue to perform, to the performance standards for that system; and
- (b) that the owner provides to the territorial authority an annual building warrant of fitness in accordance with section 108; and
- (c) that the compliance schedule is kept—

- (i) in the building; or
  - (ii) in another building in the district of the territorial authority; or
  - (iii) in some other place agreed on by the owner and the territorial authority; and
- (d) that the compliance schedule is available for inspection by any person or organisation who or that has a right to inspect the building under any Act; and
- (e) that, for the first 12 months of the period of the compliance schedule, there is displayed publicly in a place in the building so that users of the building can have access to it a statement by the territorial authority in the prescribed form stating—
- (i) the specified systems covered by the compliance schedule; and
  - (ii) the place where the compliance schedule is held.

**"108 Annual building warrant of fitness**

- (1) An owner of a building for which a compliance schedule has been issued must supply to the territorial authority a building warrant of fitness in accordance with subsection (3).
- (2) The purpose of a building warrant of fitness is to ensure that the specified systems stated in the compliance schedule are performing, and will continue to perform, to the performance standards for those systems that are set out in the relevant building consent.
- (3) The building warrant of fitness must—
- (a) be supplied on each anniversary of the issue of the compliance schedule; and
  - (b) state that the inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the previous 12 months; and
  - (c) have attached to it all certificates, in the prescribed form, issued by a licensed building practitioner that, when those certificates are considered together, certify that the inspection, maintenance, and reporting procedures stated in the compliance schedule have been fully complied with during the previous 12 months; and
  - (d) have attached to it any recommendation made by a licensed building practitioner that the compliance schedule should be amended to ensure that the specified systems stated in the compliance schedule are performing, and will continue to perform, to the performance standards for those systems; and
  - (e) be in the prescribed form; and
  - (f) contain the prescribed information.

- (4) The owner must publicly display a copy of the building warrant of fitness in a place in the building to which users of the building have ready access.
- (5) A person commits an offence if the person—
  - (a) fails to display a building warrant of fitness that is required to be displayed under this section; or
  - (b) displays a false or misleading building warrant of fitness; or
  - (c) displays a building warrant of fitness otherwise than in accordance with this section.
- (6) A person who commits an offence under this section is liable to a fine not exceeding \$20,000.
- (7) In subsection (3)(d), a reference to a licensed building practitioner is a reference to the licensed building practitioner or licensed building practitioners who carried out the inspection, maintenance, and reporting procedures stated in a compliance schedule during the previous 12 months.

#### **"110 Owner must obtain reports on compliance schedule**

An owner of a building for which a compliance schedule has been issued must—

- (a) obtain annual written reports relating to the inspection, maintenance, and reporting procedures of the compliance schedule signed by each licensed building practitioner who carried out 1 or more of those procedures; and
- (b) keep those reports, together with the compliance schedule, for a period of 2 years; and
- (c) produce those reports for inspection, when required, by—
  - (i) the territorial authority; and
  - (ii) any person or organisation who or that has the right to inspect the building under any Act; and
- (d) show the location of those reports and the compliance schedule on the building warrant of fitness displayed in accordance with section 108(4)

#### **Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 – Schedule 1 as amended by Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Amendment Regulations 2005**

##### **"Schedule 1 Specified systems**

- 1 Automatic systems for fire suppression (for example, sprinkler systems).
- 2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit).
- 3 Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation).
- 4 Emergency lighting systems.
- 5 Escape route pressurisation systems.
- 6 Riser mains for use by fire services.
- 7 Automatic back-flow preventers connected to a potable water supply.
- 8 Lifts, escalators, travelators or other systems for moving people or goods within buildings.
- 9 Mechanical ventilation or air conditioning systems.
- 10 Building maintenance units providing access to exterior and interior walls of buildings
- 11 Laboratory fume cupboards.
- 12 Audio loops or other assistive listening systems.
- 13 Smoke control systems.
- 14 Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1 to 13.
- 15 Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 to 6, 9, and 13:
  - (a) systems for communicating spoken information intended to facilitate evacuation: and
  - (b) final exits (as defined by clause A2 of the building code): and
  - (c) fire separations (as so defined): and
  - (d) signs for communicating information intended to facilitate evacuation: and
  - (e) smoke separations (as so defined)"

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# **Aerial Photo**

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# 80 Mairangi Road, Wadestown



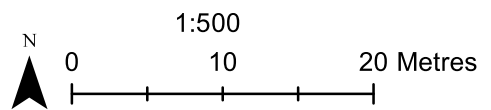
October 11, 2023

**Disclaimer:**  
 The use of any land or property information in OneMap is entirely at the user's own risk and discretion. Wellington City Council does not give any warranty that any information contained is accurate or complete. The Council does not accept any responsibility or liability for any action taken, or omission made, in reliance on information obtained from OneMap.

**Data Statement:**  
 Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m. Crown Copyright reserved.

**Property Boundaries Accuracy:**  
 +/-1m in urban areas  
 +/-30m in rural areas






**Data Source:**  
 Census data - Statistics NZ.  
 Postcodes - NZ Post.



Absolutely Positively  
**Wellington City Council**  
 Me Heke Ki Pōneke










**Legend**

- Address
- Road Name (LINZ)
- Legal Description (LINZ)
-  Parcels (LINZ)
-  Earthmoving - Cut
-  Earthmoving - Fill
-  Closed Landfills
-  Corrosion Zone
- Contamination Acceptable Managed/Re... for
- Contamination Confirmed
- Entered on Database in Error
- No Identified Contamination
- Unverified History of Hazardous Activity or Industry
- Verified History of Hazardous Activity or Industry

**Selected Land Use Register**

**WCC\_Flood\_Haz...**

-  0.01 - 0.05m
-  0.05 - 0.10m
-  0.10 - 0.25m
-  0.25 - 0.50m
-  0.50 - 1.00m
-  > 1.00m
-  Catchments To Be Modelled

**Encroachments**

-  Accessway
-  Airspace
-  Building
-  Car Parking
-  Fences and Walls
-  Land
-  Point Objects
-  Subsoil
-  Park and Reserve Encroachments

---

# Property Summary

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## Property Summary

The information below has been obtained from selected computer records held by Wellington City Council, as supplied by third parties, in relation to the address provided by you and in relation to the matters requested by you. The accuracy of this information cannot be guaranteed.

<b>Wufi</b>	<b>Property Status</b>	<b>Address</b>	<b>Area (m2)</b>
1090676	C	80 Mairangi Road	889.0000

<b>Legal Description:</b>	LOT 7 D P 21983
<b>Apportionment:</b>	0
<b>Valuation Ref:</b>	16861-92500-

### *Valuation Usage*

<b>Land Use Zone</b>	9A
<b>Garage And Parking</b>	1
<b>Land Usage</b>	91
<b>Building Construction</b>	WI
<b>Building Condition</b>	AA
<b>Building Age</b>	1960-69
<b>Building Floor Area (m2)</b>	152
<b>Building Site Area</b>	80
<b>Units Of Use</b>	1
<b>Building Category</b>	RD6B

### *Property Addresses*

<b>Full Address</b>	<b>Source</b>	<b>WCC Assigned</b>	<b>WCC Accepted</b>
80 Mairangi Road	W	N	Y



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **WN933/99**  
**Land Registration District** **Wellington**  
**Date Issued** 22 December 1960

**Prior References**  
WN910/35

---

**Estate** Fee Simple  
**Area** 889 square metres more or less  
**Legal Description** Lot 7 Deposited Plan 21983

**Registered Owners**

Christopher Paul Midgley as to a 1/5 share  
Brandons Trustee Company Limited, Carolyn Elizabeth O'Fallon and Fiona Mary McPherson as to a 4/5 share

---

**Interests**

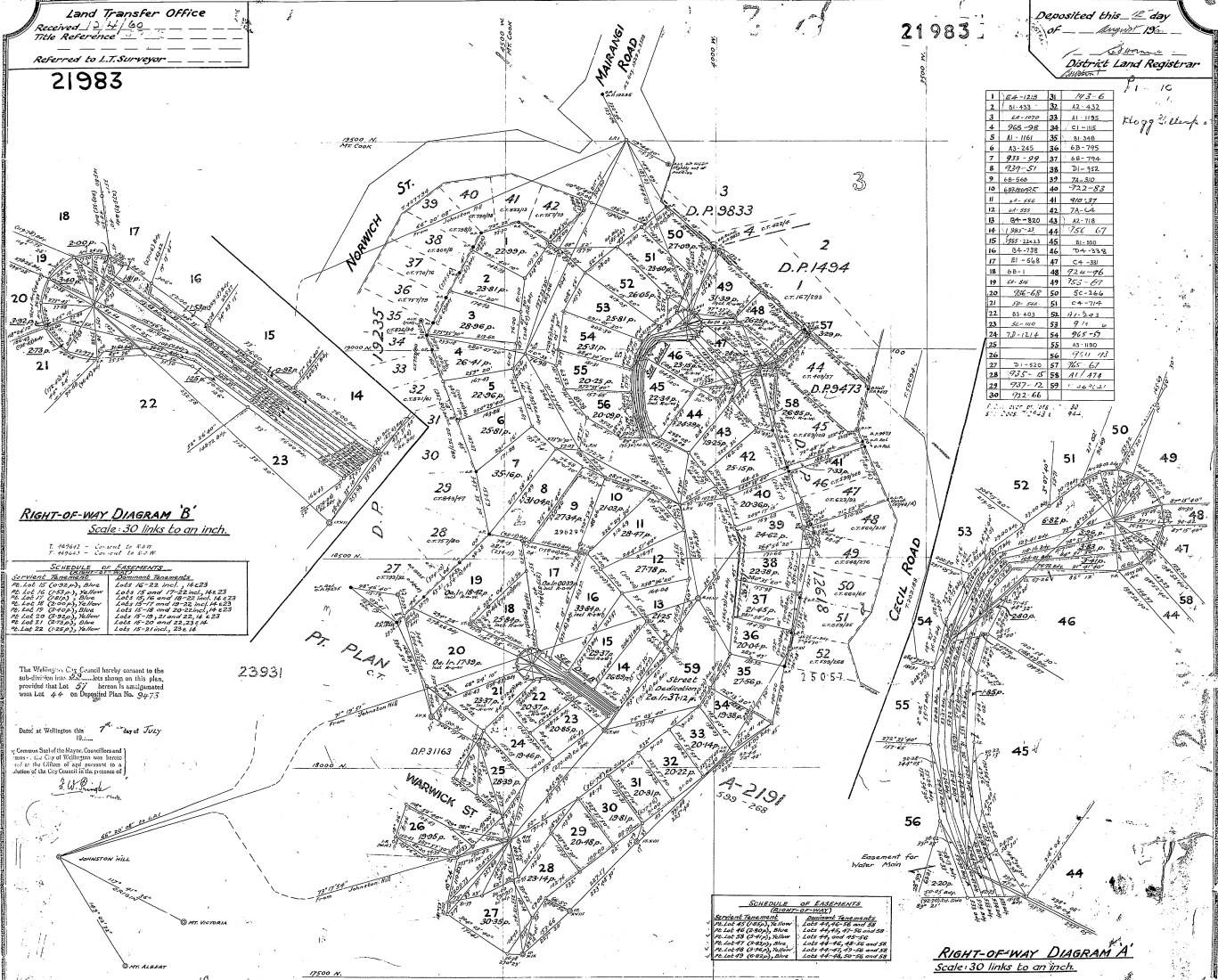
8553931.3 Mortgage to Westpac New Zealand Limited - 14.10.2010 at 3:47 pm

21983

Deposited this 12 day of August 1953

1	16-122A	31	29-2-6
2	16-133	32	12-1-33
3	16-137A	33	11-1-32
4	16-137B	34	11-1-32
5	16-138	35	11-1-32
6	16-139	36	11-1-32
7	16-140	37	11-1-32
8	16-141	38	11-1-32
9	16-142	39	11-1-32
10	16-143	40	11-1-32
11	16-144	41	11-1-32
12	16-145	42	11-1-32
13	16-146	43	11-1-32
14	16-147	44	11-1-32
15	16-148	45	11-1-32
16	16-149	46	11-1-32
17	16-150	47	11-1-32
18	16-151	48	11-1-32
19	16-152	49	11-1-32
20	16-153	50	11-1-32
21	16-154	51	11-1-32
22	16-155	52	11-1-32
23	16-156	53	11-1-32
24	16-157	54	11-1-32
25	16-158	55	11-1-32
26	16-159	56	11-1-32
27	16-160	57	11-1-32
28	16-161	58	11-1-32
29	16-162	59	11-1-32
30	16-163	60	11-1-32

11-10  
Klogg & Co.



Land Transfer Office  
 Received 12/12/50  
 Title Reference  
 Referred to L.T. Surveyor  
 21983

RIGHT-OF-WAY DIAGRAM B  
 Scale: 30 links to an inch.

SCHEDULE OF EASEMENTS  
 (Detailed list of easements and their locations)

The Wellington City Council hereby consent to the subdivision shown on this plan, provided that Lot 27 herein is amalgamated with Lot 46 on Deposited Plan No. 21975.

Done at Wellington this 16th day of July 1953.  
 Common Seal of the Mayor, Councillors and Citizens of the City of Wellington was hereunto set at the Office of the Surveyor in the presence of a Justice of the Peace.

21983  
 Total Area: 11a 2r 16s 20p

PLAN OF SUBDN. OF PT. LAND IN PLAN A-2191 BEING PT. SEC. 2 KAIHARAWHARA DISTRICT.  
 Comprised in Pt. Ct. 539-268  
 Block VI, PORT NICHOLSON S.D. - WELLINGTON LAND DISTRICT - CITY OF WELLINGTON.  
 Scale: 1 chain to an inch. - Surveyed by Max. Gaudar & Son. - November 1953.

Approved as to Survey  
 Chief Surveyor  
 Received  
 Reference plan  
 Filed book  
 Transferred book  
 Examined by  
 Recorded  
 Correct  
 L.T. Surveyor

I, the undersigned, Registered Surveyor and holder of an official practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plans and survey are correct, and have been made in accordance with the requirements under the Surveyors Act 1952.  
 And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.  
 Declared at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 1953.  
 before me \_\_\_\_\_  
 Justice of the Peace (or Solicitor, or Notary Public)

SCHEDULE OF EASEMENTS (continued)

1	16-122A	31	29-2-6
2	16-133	32	12-1-33
3	16-137A	33	11-1-32
4	16-137B	34	11-1-32
5	16-138	35	11-1-32
6	16-139	36	11-1-32
7	16-140	37	11-1-32
8	16-141	38	11-1-32
9	16-142	39	11-1-32
10	16-143	40	11-1-32
11	16-144	41	11-1-32
12	16-145	42	11-1-32
13	16-146	43	11-1-32
14	16-147	44	11-1-32
15	16-148	45	11-1-32
16	16-149	46	11-1-32
17	16-150	47	11-1-32
18	16-151	48	11-1-32
19	16-152	49	11-1-32
20	16-153	50	11-1-32
21	16-154	51	11-1-32
22	16-155	52	11-1-32
23	16-156	53	11-1-32
24	16-157	54	11-1-32
25	16-158	55	11-1-32
26	16-159	56	11-1-32
27	16-160	57	11-1-32
28	16-161	58	11-1-32
29	16-162	59	11-1-32
30	16-163	60	11-1-32

RIGHT-OF-WAY DIAGRAM A  
 Scale: 30 links to an inch.

Approved  
 Applicant or Registered Owner  
 2129833

---

# **Invoice**

# **Attachments**

---

# Tax Invoice

GST Number 53-204-635

Carolyn Elizabeth O'Fallon  
80 Mairangi Rd  
Wadestown  
Wellington 6012

Date: 9-Oct-23  
Reference: TW 539269 - 1

### Land Information Memorandum

### Property Address

80 Mairangi Road, Wadestown

### Owners

### Fees Payable

Description	Reference	Fee	GST	Total
LIM Application Fee	Residential	\$384.35	\$57.65	\$442.00
<b>Total</b>		<b>\$384.35</b>	<b>\$57.65</b>	<b>\$442.00</b>

The Council's Terms and Conditions for Supply of Goods and Services require that you pay all invoices by the 20th day of the month following the date it is issued. If payment is not made by that time, you will be liable for:

- interest calculated daily at a rate of 15% pa on the overdue Invoice amount,
- an administrative fee of either 10% of the overdue Invoice amount or \$300 (whichever is less), and
- all costs and expenses incurred by the Council in seeking to recover the overdue Invoice amount.

### Payment Advice

Please return this section with your payment

Carolyn Elizabeth O'Fallon  
80 Mairangi Rd  
Wadestown  
Wellington 6012

WELLINGTON CITY COUNCIL  
PO BOX 2199 WELLINGTON

9-Oct-23

<b>Reference:</b>	<b>TW 539269 - 1</b>
<b>Amount Due:</b>	<b>\$442.00</b>
<b>AMOUNT PAID:</b>	PLEASE COMPLETE

Payment can be made by:  
- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted  
- EFTPOS, Credit Cards or Cash at Council Offices.  
- Online at [wellington.govt.nz/payments/online](http://wellington.govt.nz/payments/online)

**STATEMENT**

GST Number 53-204-635

Carolyn Elizabeth O'Fallon  
80 Mairangi Rd  
Wadestown  
Wellington 6012

Date: 11-Oct-23  
Reference: TW 539269  
**Land Information Memorandum**  
**Property Address:**80 Mairangi Road, Wadestown

Reference	Code	Date	Debit	Credit
N0000110484-001	PAY	08/10/2023		442.00
539269 - 1	INV	09/10/2023	442.00	
			442.00	442.00

**Amount Due: 0.00**

Note: Due to system changes invoices issued prior to 11/10/2006 will show on this statement as dated 11/10/2006.

Codes: INV: Invoice CN:Credit Note PAY:Payment TFR:Transferred Payment RFD:Refunded Payment INT:Internal Invoices  
DIS:Dishonoured Cheque/Cancelled Payment BAD:Bad Debt Write-off REV:Bad Debt Write-off Reversal

The Council's Terms and Conditions for Supply of Goods and Services require that you pay all invoices by the 20th day of the month following the date it is issued. If payment is not made by that time, you will be liable for:

- interest calculated daily at a rate of 15% pa on the overdue Invoice amount,
- an administrative fee of either 10% of the overdue Invoice amount or \$300 (whichever is less), and
- all costs and expenses incurred by the Council in seeking to recover the overdue Invoice amount.

**Payment Advice**

Please return this section with your payment

WELLINGTON CITY COUNCIL  
PO BOX 2199 WELLINGTON

Carolyn Elizabeth O'Fallon  
80 Mairangi Rd  
Wadestown  
Wellington 6012

11-Oct-23

<b>Reference:</b>	<b>TW 539269</b>
<b>Amount Due:</b>	<b>0.00</b>
<b>AMOUNT PAID:</b>	PLEASE COMPLETE

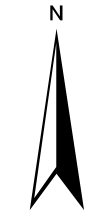
Payment can be made by:  
- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted  
- EFTPOS, Credit Cards or Cash at Council Offices  
- Online at [wellington.govt.nz/payments/online](http://wellington.govt.nz/payments/online)

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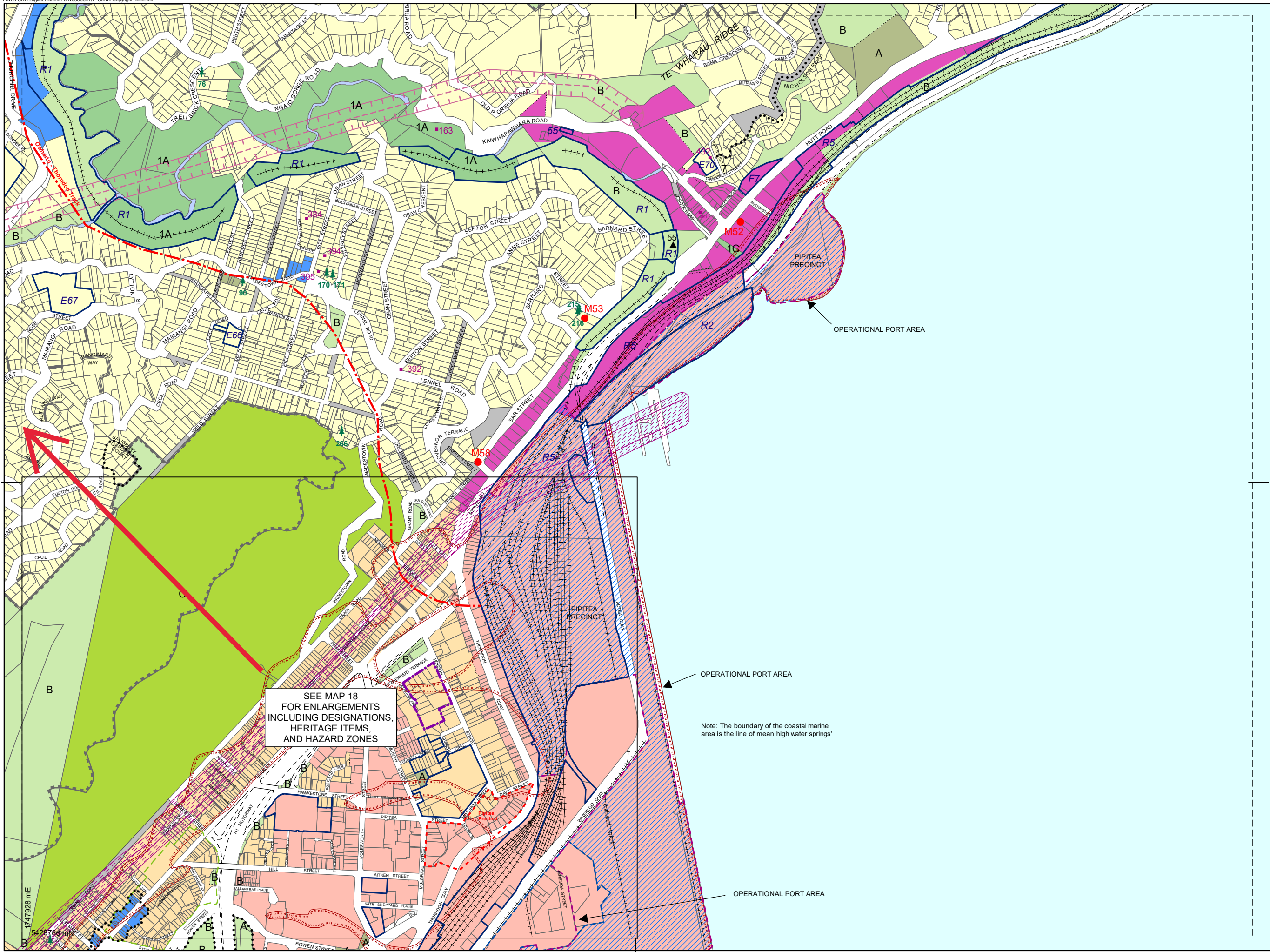
# **District Plan Attachments**

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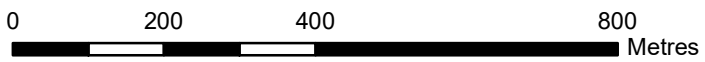
1:10,000



	21	22
14	18	15
11	17	12

SEE MAP 18  
FOR ENLARGEMENTS  
INCLUDING DESIGNATIONS,  
HERITAGE ITEMS,  
AND HAZARD ZONES

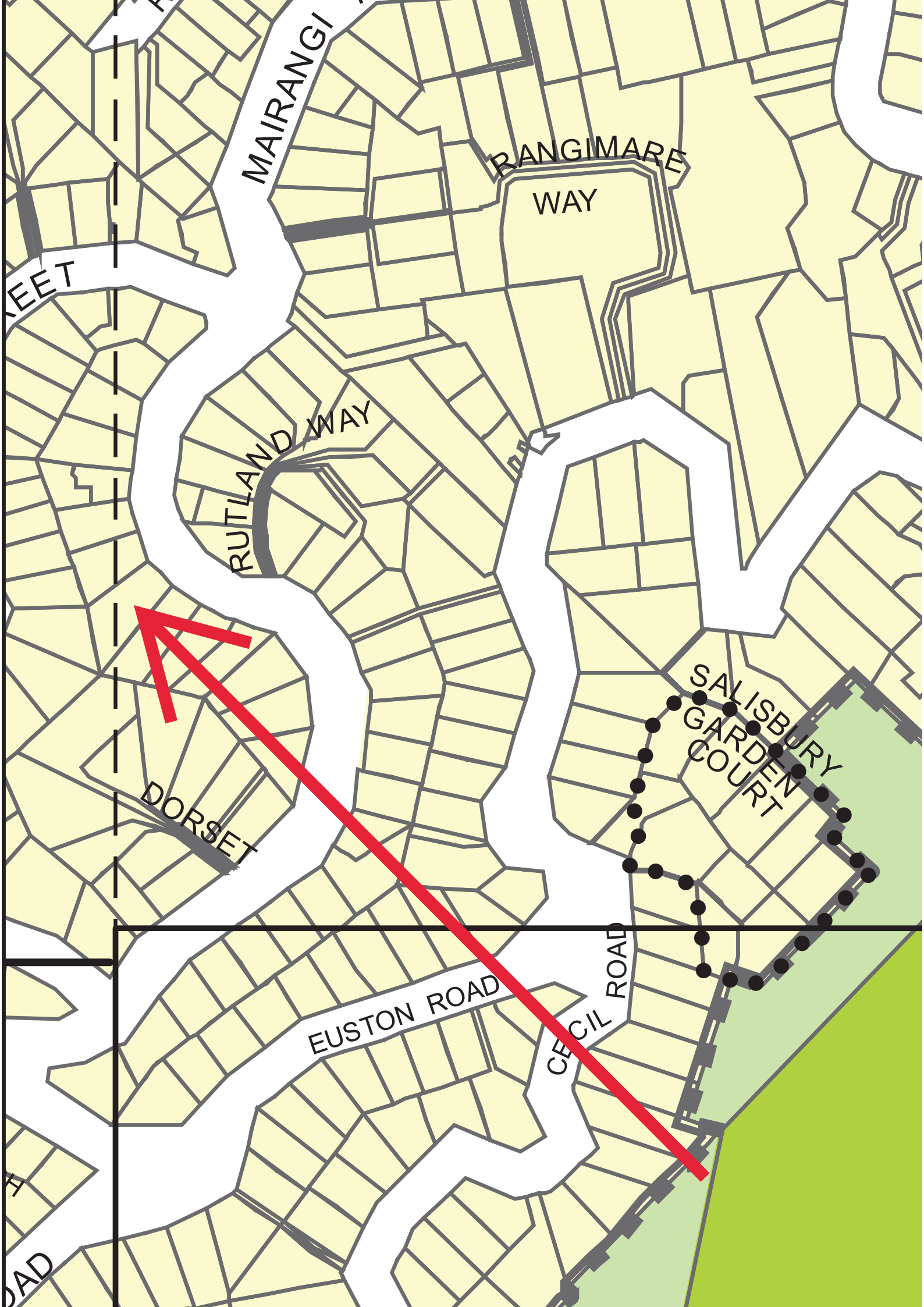
Note: The boundary of the coastal marine area is the line of mean high water springs'



# WELLINGTON CITY COUNCIL DISTRICT PLAN MAP

Operative July 2000  
Updated May 2021





MAIRANGI

RANGIMARE WAY

RUTLAND WAY

DORSET

















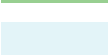




EUSTON ROAD

CECIL ROAD




SALISBURY GARDEN COURT

# LEGEND FOR PLANNING MAPS






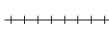









## AREAS

	Central Area
	Curtis St Business
	Business 1
	Business 2
	Centre
	Urban Development Area
	Airport
	Institutional Precinct
	Inner Residential
	Outer Residential
	MDRA
	Rural
	Open Space A
	Open Space B
	Open Space C
	Conservation
	Sea
	Over water
	Unformed Legal Road
	Te Aro Corridor
	Lambton Harbour Area
	Pipitea Precinct Area






## HAZARD AREAS

	Hazard (Fault Line) Area
	Hazard (Flooding) Area
	Hazard (Ground Shaking) Area




## BOUNDARIES

	District Boundary
	Non Cadastral Boundary
	Designations (number references refer to Chapter 24 Schedule)
	Golf Course Boundary
	Airport Control Tower Restriction
	Railway Lines
	Specific Rules Apply
	Operational Port Area
	Port Redevelopment Area
	Character Areas
	Ridgelines and Hilltops
	Transmission Lines
	Transmission Line Buffer (32m)
	Educational Precincts
	Special Residential Areas

## HERITAGE

	Heritage Areas
	Heritage Sea Walls
	Heritage Objects
	Heritage Buildings
	Heritage Trees

## MAORI

	Maori Precinct Boundary
	Maori Tracks
	Maori Site Points

NB: Other earthquake hazards exist and significant ground shaking may occur outside the Hazard (Ground Shaking) Area

---

## 4 RESIDENTIAL AREAS

### 4.1 Introduction

Although Wellington was occupied by Maori for generations before colonial times, little physical evidence now remains of traditional Maori settlement patterns.

The Residential Areas of Wellington City are characterised by low-rise single dwelling houses on individual lots. Marked variations exist in the character of particular neighbourhoods or suburbs. Past planning policies have combined with historical and geographic factors to determine residential character. Patterns of residential development range from the more intensive and densely populated inner city areas developed from the early days of colonial settlement through to modern subdivisions designed for the motor vehicle.

Set amongst the Residential Areas are areas of Open Space, Centres, Business Areas, Institutional Precincts and Conservation Sites. It is the combination of the character of these different areas combined with the topography and natural environment that gives different parts of the City their different character.

Wellington City maintains a wider policy of containment and general intensification of suburban development. To this end the plan anticipates that the majority of residential growth will be located within the existing urban area, with only limited provision for new 'greenfield' residential development.

For the purpose of the District Plan, three residential areas have been identified: Medium Density Residential Areas, Inner Residential and the Outer Residential Areas.

Medium Density Residential Areas are defined areas surrounding existing town centres and/or on main transport spines, and include parts of Kilbirnie and Johnsonville. In these areas high quality comprehensive redevelopment of housing will be encouraged and facilitated, resulting in moderate to significant increases in residential density. These increases in density are likely to result in changes to the existing character and scale of buildings in these areas. Rather than seeking to maintain the existing character of these areas, the plan provisions seek to ensure that new development is of high quality, both in terms of the impact on townscape character and the level of amenity afforded to residents. The Medium Density Residential Areas include parts of Kilbirnie and Johnsonville.

The Inner Residential Area adjoins the Central Area and is generally contained by the Inner Town Belt. Most dwellings in the area were built around 1900 and development is intensive, with higher population densities than the Outer Residential Areas. Compared with the Outer Residential Area, there are more multiple units – often created by division of existing houses, and fewer family households. Its nineteenth century character and advantages of living close to the central city have made this area an attractive and popular location.

The Inner Residential Area also provides a backdrop to the central city. The concentration of buildings built at the turn of the last century, the hilly topography and the inner townbelt form a striking combination that contributes to Wellington's unique sense of place. In recognition of this, the plan manages the demolition of pre-1930 buildings in much of the Inner Residential Area in order to maintain townscape character.

Also within the Inner Residential Area are properties fronting Oriental Parade which have higher maximum building heights. In recognition of their capacity for medium to high rise residential development, and given the area's setting in close proximity to the central city and waterfront which provide high levels of amenity. A design guide applies within the Oriental Bay Height Area in recognition of the area's unique development potential, high visibility, and public/private character. Council seeks to ensure that new building works enhance the existing character and amenity values of the area.

The Outer Residential Area contains the remaining suburbs, from the Inner Town Belt to the boundary of the Rural Areas. In the Outer Residential Area, houses are usually located on larger sections and developments are more spacious. Residential character varies depending on the type of landform and the extent of vegetation. Most non-residential activities in the area are of a type that directly service local residents.

In both the Inner and Outer Residential Areas new development will be provided for in a manner that will maintain existing character and respect the amenity of adjacent properties. Council's approach in Residential Areas is to permit typical residential activities and to assess others on a controlled or discretionary basis. This is considered necessary to protect the character and amenities of Residential Areas. The intention is to make specific development standards as flexible as possible to encourage appropriate development opportunities that do not harm the amenities of the area.

Within the Outer Residential Area is the Residential Coastal Edge. This area, which includes the pockets of residential development located along the coast from Evans Bay to the south coast, has a unique character that contributes to Wellington City's sense of place and provides an important visual amenity for local residents and the public generally. Specific rules have been included in the Plan to protect this special character. A design guide also applies within the Residential Coastal Edge to acknowledge the fundamental character attributes of the area and to provide guidance for multi-unit and infill development.

Within the Inner and Outer Residential Areas there are pockets that have been identified as Heritage Areas in recognition of their having special architectural, townscape or heritage values. These areas are subject to the specific controls contained in the Heritage Chapters of the District Plan.

Permitted Activities are those which are typically undertaken in Residential Areas and allow these areas to remain the primary living environments of the city. Permitted Activities will be closely monitored to ensure that character or amenity standards are not reduced to any significant extent.

Controlled Activities are those which are also compatible within Residential Areas (such as the use of vacant non-residential premises) but which should be assessed to ensure that the amenities, particularly those of nearby properties, are protected.

Residential activities or developments which cannot be categorised as Permitted or Controlled Activities may be considered as Discretionary Activities, including the establishment of non-residential activities.

Residential Areas also accommodate non-residential uses. Many activities operate from existing houses or from purpose-built buildings in Residential Areas. Many of these activities provide essential community services including shops, churches, marae, schools, service stations, early childhood centres, kohanga reo and doctors' surgeries. In some areas, activities such as hospitals, parks or motels have been established to serve wider city or regional populations. Non-residential activities are generally appropriate provided they do not give rise to incompatible adverse effects.

Council also encourages mixed-use development in Residential Areas. Controls will ensure that residential amenities are reasonably protected. Residential Areas provide the place where most people sleep and enjoy their leisure time, and more peaceful, quieter surroundings are expected.

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However, it is not the Council's intention to "freeze" all residential neighbourhoods in their current state. A greater diversity of land use will be promoted.

Under the Discretionary Activity process, design guidelines are also used to assess new multi-unit residential developments. Council seeks to promote a consistently high standard of design for new multi-unit housing.

Given the City's topography, constrained roads and access in places, improving accessibility and the consequent amenity values within Residential Area is an important issue. This is a particularly important issue for people with mobility restrictions and for the City's increasing population of older people. The Council will actively seek to improve the proportion of all housing in the City that is, or can be made, accessible and usable, by older people and all others with mobility restrictions.

Council is exercising its responsibilities under the Act by including provisions to manage noise and hazardous substances and contaminated sites and to avoid, remedy or mitigate the adverse effects of natural hazards. Examples include provisions for noise mitigation in or near the port and airport and controlling residential development near high voltage transmission lines or near the Wellington fault line, and on or near former landfills.

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## **16 OPEN SPACE**

### **16.1 Introduction**

Open space covers a large proportion of the City. It encompasses a wide variety of environments from coastal habitats to mountain tops and from bush covered areas to playing fields, and includes areas such as parks and reserves that are available to the public for recreational use, both passive and active. Private and publicly owned land is included.

Activities and uses on publicly owned land are required to obtain permission (such as a lease or a licence) from the Council as the administering authority. This is in addition to any requirements under the District Plan and the Resource Management Act 1991. Council, as steward of much of the City's open space, is working to ensure Wellington retains the asset of its open space. All activities will also have regard to any relevant management plans and legislation (for example the Wellington Town Belt Management Plan, the Town Belt Deed and also the Reserves Act 1977).

The Inner Town Belt is administered under the terms of its own Deed and the Wellington Town Belt Management Plan. Most other publicly owned land that is held for recreation purposes has reserve status under the Reserves Act 1977 and is administered as such.

Council has an important role in administering open space on behalf of the public. People go to open spaces to escape the urban setting or their normal surroundings. The environmental qualities of open space such as openness, sunlight and tranquility all contribute to its character and success. These should be as equitably and as easily enjoyable by older people and all others with mobility restrictions as by the rest of the public.

Open space is characterised by the fact that it has few buildings. It can be enjoyed and experienced from a distance as a visual distinction between built and unbuilt areas of the city. This enjoyment of open space from a distance also needs to be taken into account when activities in open space areas are being considered.

Many open space areas have conservation values as support or buffer areas for Conservation Sites, and in particular contribute to wildlife corridors. It is envisaged that some will eventually become Conservation Sites.

[Some land zoned open space has also been included as part of the District Plan's rules for identified ridgelines and hilltops, and Council's strategy is to maintain a relatively un-developed character in these areas.] PC33

Open space is used for a variety of activities from which people experience enjoyment for different reasons. Three broad distinctions have been made to facilitate the management of activities that can adversely impact on open space. These distinctions are Open Space A, Open Space B and Open Space C.

### **16.2 Open Space A**

#### **(Recreation facilities)**

Open Space A land provides passive and active recreational opportunities. This frequently involves developed sportsfields, the provision of buildings or structures (for example, squash courts, clubrooms and storage sheds) to provide support for the use of the open space playgrounds and formal parks. It is recognised that structures generally detract from open space. However, the primary focus is on the need for recreation activities to be able to access open space areas. In order for people to be able to use and enjoy open space, it is acknowledged that facilities or similar structures may need to be built. Provision also needs to be made for equitable access to and use of all recreation facilities by all users and spectators with mobility restrictions (whether younger or older persons), such as by strategically located carparking and by wheelchair-usable paths which are both sensitively designed and properly maintained.

On Council-owned and administered land, Council priorities and funding will provide a balance for the community's recreational needs. Council also determines whether buildings such as sports halls need to be constructed on open space land if other land is available.

### **16.3 Open Space B**

#### **(Natural environment)**

Open Space B land is valued for its natural character and informal open spaces. It involves areas that are used for types of recreation that, in the broadest sense, do not involve buildings or structures. The intention is to keep such areas in an unbuilt or natural state. This type of open space encompasses both formal and informal open space elements. It includes walkways, scenic areas and open grassed areas where buildings are inappropriate. Its characteristics are minimal structures, largely undeveloped areas and open expanses of land. Most Open Space B areas are vegetated and often have ecological values or may buffer Conservation Sites.

### **16.4 Open Space C**

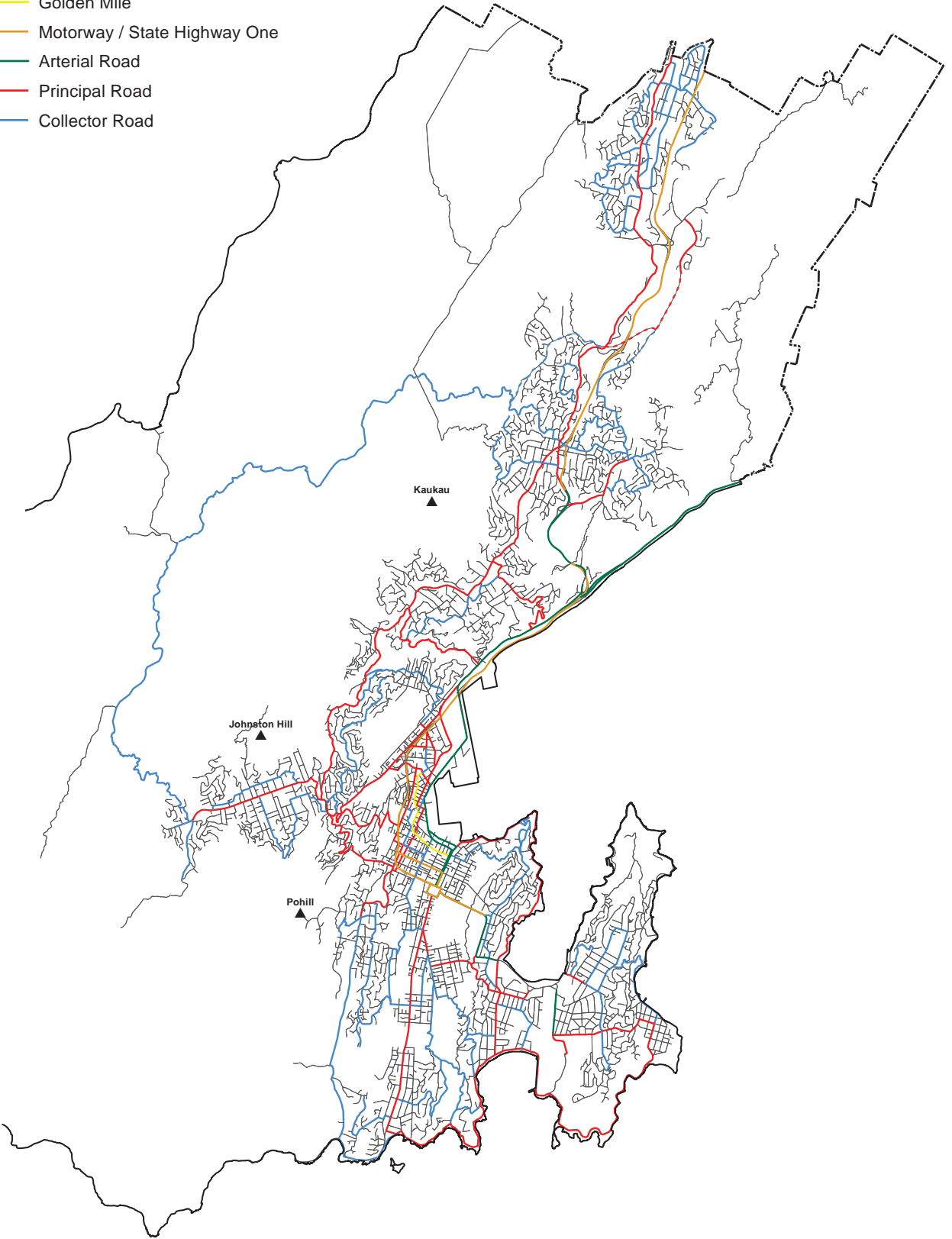
#### **(Inner Town Belt)**

The Inner Town Belt is valued for its historic, social and cultural importance. The Wellington City Council acts as trustee of the Inner Town Belt for and on behalf of the people of Wellington. The Inner Town Belt is zoned as Open Space C and identified on the Planning Maps. In addition to the District Plan requirements, the Inner Town Belt is administered under the terms of its own deed and also the Wellington Town Belt Management Plan.

HIERARCHY OF ROADS

Legend

- Golden Mile
- Motorway / State Highway One
- Arterial Road
- Principal Road
- Collector Road



\*The Council is reviewing its Transportation Strategy particularly to better integrate the Lambton Harbour development with the Central Area, and to provide an acceptable by-pass route across Te Aro. This is likely to involve some changes to the City's Road Hierarchy Plan. These will be introduced by way of District Plan change\*



1:80,000

OPERATIVE: 27/07/2000  
REPRINTED: 12/09/2012

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# **Rates**

# **Attachments**

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# Absolutely Positively Wellington City Council

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## Rates & Billing Services

Email: [rates@wcc.govt.nz](mailto:rates@wcc.govt.nz)

Phone: 499 4444

Fax: 04 801 3011

### Wellington City Property Rates Record

Wellington City Council maintains property rating information and manages the collection of rates for Wellington city on behalf of itself and Greater Wellington - the Regional Council.

This information is provided as at **11 October 2023** and may not include all of this day's transactions.

Please check the Account Details carefully to ensure this is the property record you require. Particularly if the property is a recent subdivision.

80 Mairangi Road Wadestown 6012

01 July 2023 - 30 June 2024

#### Details

<b>Rate Account</b>	1090676
<b>Account Status</b>	Current
<b>Account Type</b>	Rateable
<b>Valuation Ref</b>	16861-92500
<b>Area</b>	889m <sup>2</sup>
<b>Improvements</b>	[N/A]
<b>Diff. Rating Category</b>	Base
<b>Billing Category</b>	A1
<b>Flags</b>	
• <i>Email <a href="mailto:encroachments@wcc.govt.nz">encroachments@wcc.govt.nz</a> or call 801-4266 for accurate WCC encroachments information.</i>	
• APC0M	Apportionment Code 0 - M
• DIRDEBIT	Direct Debit Facility
• LR00INST2	LR00 Penalty Suppressed
<b>Legal Description</b>	
LOT 7 D P 21983	

#### Rates Account Summary

<b>Annual</b>	
<b>Rates (2023 - 2024)</b>	\$5,396.98
<b>Rates Splits</b>	
<b>WCC</b>	\$4,410.19
<b>GWRC</b>	\$986.79
<b>Instalments (Due date for payment)</b>	
1 (1 Sep)	\$1,349.22
2 (1 Dec)	\$1,349.22
3 (1 Mar)	\$1,349.22
4 (1 Jun)	\$1,349.32
<b>Opening</b>	
<b>Balance - 1 July 2023</b>	\$0.00
<b>Instalments YTD</b>	\$1,349.22
<b>Paid YTD</b>	\$1,724.12
<b>Penalties YTD</b>	\$0.00
<b>Adjustments YTD</b>	\$0.00
<b>Current Balance</b>	(\$374.90)

#### Water Account Details

No Associated Water Property



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# **Permits and Consent Information Held at WCC Archives**

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# Wellington City Council

## Building Consent Search Item List

LIM: SR539269  
Property: 80 Mairangi Road, Wadestown  
Legal description: LOT 7 DP 21983

This is a list of building permits and/or building and other consent types held at Archives for the above address. Digital copies of these records, which usually include plans, can be accessed through the Building Consent Search Service. Charges and turnaround times apply. Please ring (04) 801 2096 or email [consentsearch@wcc.govt.nz](mailto:consentsearch@wcc.govt.nz) for more information.

Series	Title	Description	Date
00058-C6783	80 Mairangi Road, dwelling	Legal description: Lot 7 DP 21983. Owner and builder: A Ward. Application value: £4,400.	1960
00058-C7827	80 Mairangi Road, carport	Legal description: Lot 7 (DP 21983). Owner: M Clarke. Builder: A Ward. Application value: £255	1960
00078-419171	80 Mairangi Road, alterations to existing two storey dwelling - new carport structure with verandah connection house entrance, internal kitchen	Legal description: Lot 7 DP 21983. Project value: \$25,000. Floor area: 95.5 square metres.	2018

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# **Complete Building Consent Attachments**

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Service Request 419171 (aBLDG CONSENT - Online) Item 1 (Appl Form)

Service Request Item

Item: 1

SR Location: 80 MAIRANGI ROAD Wadestown

Designated Wufi: 1001049 Survey Current - 80 Mairangi Road

File Reference: 0600 SR419171

Contact: 53068693 Saw Design Ltd

Contact Address: 25432335

Attention: Sheryle Williams

Status: Completed

Status Date: 2-Nov-21 9:51 AM SR Status: On-going

Owner: Member: Extn:

Team: 1999/CCC-Compliance Team 113

Due Date: Days Remaining :

Days Elapsed :

Description: R2 - Alterations to Existing Two Storey Dwelling. New Carport Structure with Verandah connection house entrance. Internal kitchen reconfiguration

Extended: Description

Special Conditions or Comment

**Code Compliance Certificate (Form 7)**  
Section 95, Building Act 2004

Service Request No. 419171

<b>The Building</b>			
<b>Street address of building:</b>	80 Mairangi Road	<b>Building name:</b>	-
<b>Current, Lawfully established, use:</b>	Detached Dwelling	<b>Location of building within site/block number:</b>	-
<b>Level/unit number:</b>	-	<b>Intended life of the building if 50 years or less:</b>	50.0
<b>Legal description of land where building is located:</b>	LOT 7 DP 21983	<b>Year first constructed:</b>	1960-69
<b>The Owner</b>			
<b>Name of owner:</b>	Carolyn Elizabeth O'Fallon, Fiona Mary McPherson, Christopher Paul Midgley, Brandons Trustee Co Limited	<b>Street address /registered office:</b>	-
<b>Contact person:</b>	Carolyn O'Fallon	<b>Phone numbers:</b>	
<b>Mailing address:</b>	80 Mairangi Rd Wadestown Wellington 6012	<b>Landline:</b>	-
<b>Email address:</b>	ceofallon@gmail.com	<b>Mobile:</b>	027 240 4196
<b>Website:</b>	-	<b>Daytime:</b>	-
		<b>After hours:</b>	-
		<b>Facsimile number:</b>	-
<b>First point of contact for communications with the Wellington City Council:</b>			
<b>Name:</b>	Carolyn O'Fallon	<b>Phone numbers:</b>	
<b>Mailing address:</b>	80 Mairangi Rd Wadestown Wellington 6012	<b>Landline:</b>	-
<b>Email address:</b>	ceofallon@gmail.com	<b>Mobile:</b>	027 240 4196
<b>Website address:</b>	-	<b>Daytime:</b>	-
		<b>After hours:</b>	-
		<b>Facsimile number:</b>	-
<b>Building Work</b>			
<b>Building Consent No:</b>	419171	<b>Issued by:</b>	Wellington City Council
<b>Project Description:</b>	Alterations to Existing Two Storey Dwelling. New Carport Structure with Verandah connection house entrance. Internal kitchen reconfiguration		

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that -  
(a) the building work complies with the building consent.

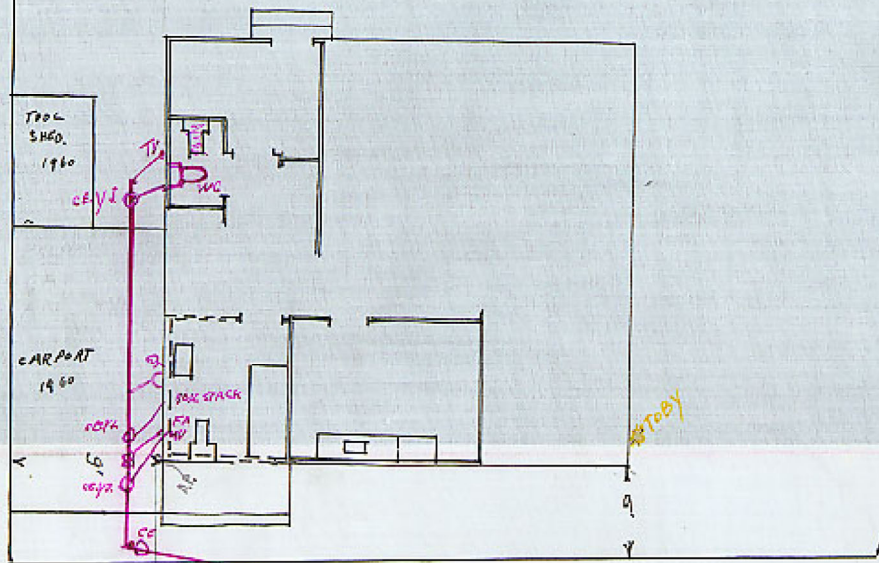
Brendon Day

\_\_\_\_\_  
Building Officer – 02/11/2021  
On behalf of Wellington City Council

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# **Plumbing and Drainage Attachments**

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178 STREET CHANNEL

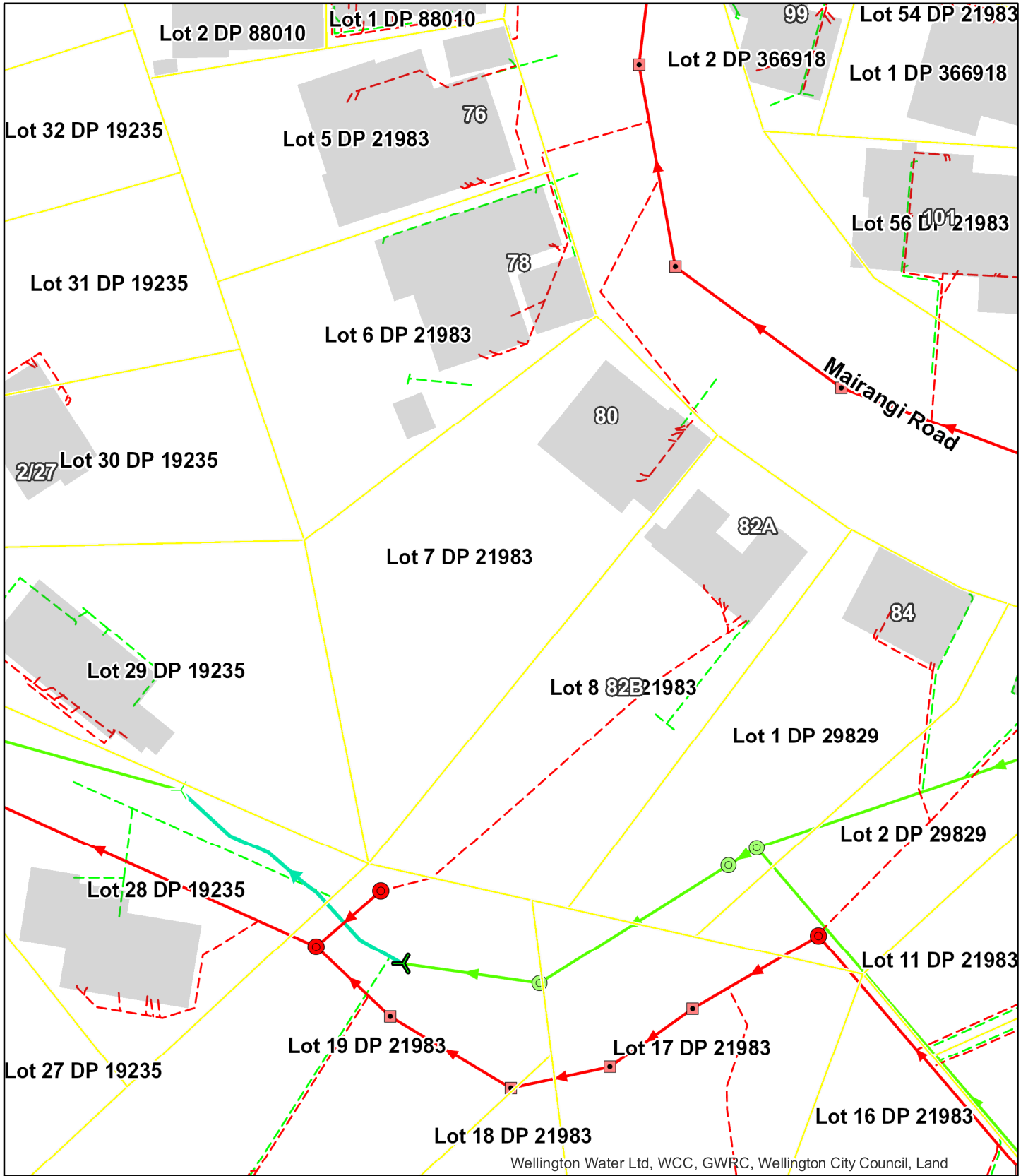
MAIRANGI ROAD EXT

80 MAIRANGI ROAD  
Wadestown - Wilton

CE  
CONNECTION FROM MAIN



# 80 Mairangi Road, Wadestown



Wellington Water Ltd, WCC, GWRC, Wellington City Council, Land

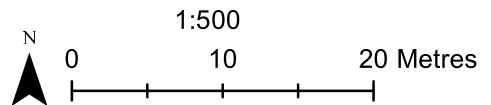
October 11, 2023

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**Data Statement:**  
 Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m. Crown Copyright reserved.

**Property Boundaries Accuracy:**  
 +/-1m in urban areas  
 +/-30m in rural areas


**Data Source:**  
 Census data - Statistics NZ.  
 Postcodes - NZ Post.





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## Legend

- Address
- Road Name (LINZ)
- Legal Description (LINZ)
-  Parcels (LINZ)
-  Buildings
-  Wastewater Pumpstation
-  Wastewater Pump








## Wastewater Node

-  Manhole
-  Lamphole
-  Valve
-  Pump Station
-  Minor WW Node
-  All other values







## Wastewater Pipe with Direction

-  Trunk Main
-  Rising Main
-  Main
-  Service Connection
-  All other values
-  Wastewater Connection Pipe
-  Stormwater Pumpstation

## Stormwater Node

-  Manhole
-  Sump
-  Lamphole
-  Inlet
-  Outlet
-  Minor SW Node
-  All other values

## Stormwater Pipe with Direction

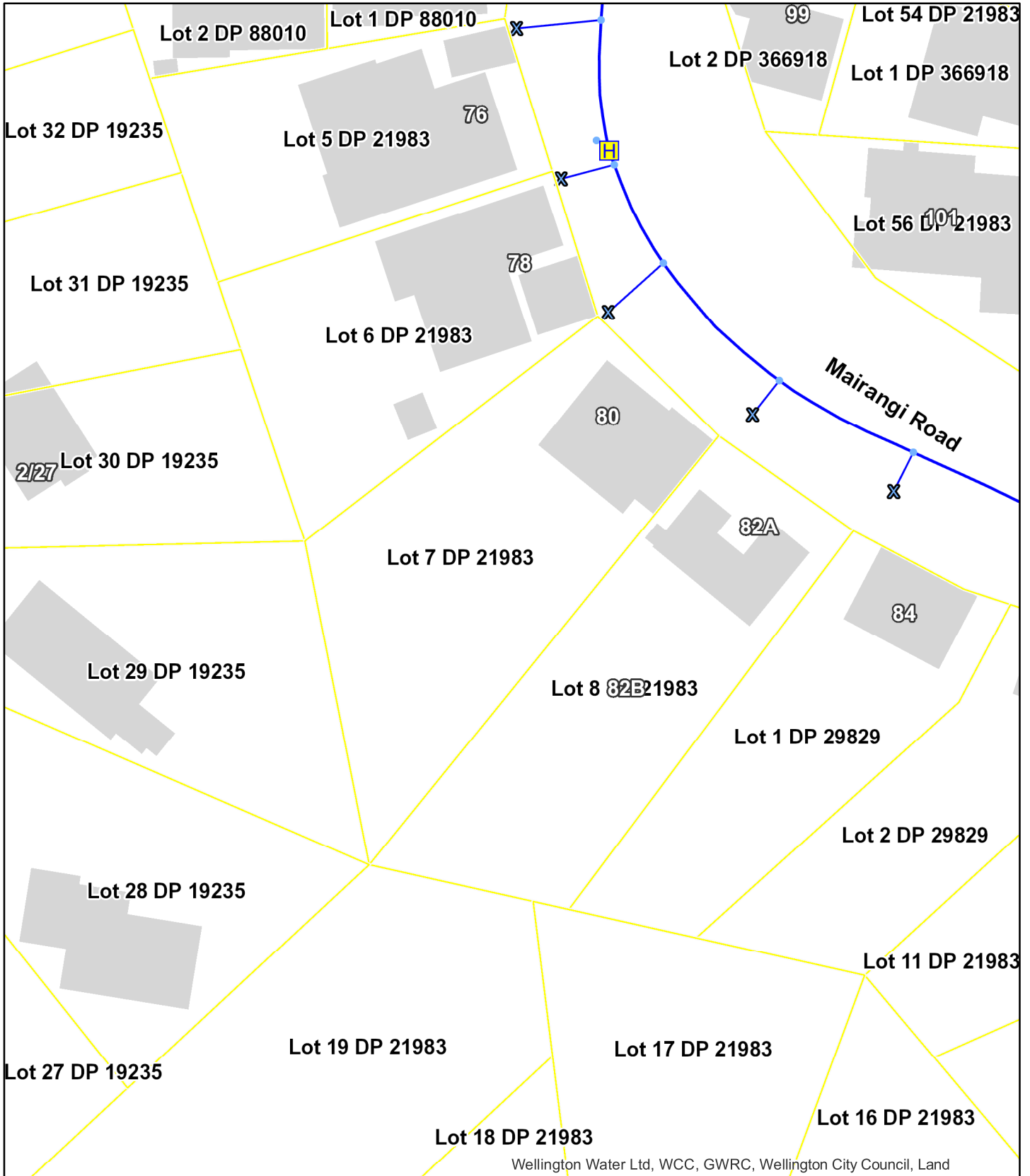
-  Main
-  Sump Lead
-  Service Connection
-  All other values
-  Stormwater Open Channel
-  Stormwater Connection Pipe

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# **Water Attachments**

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# 80 Mairangi Road, Wadestown



Wellington Water Ltd, WCC, GWRC, Wellington City Council, Land

October 11, 2023

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**Data Statement:**

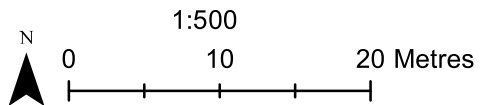
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**Property Boundaries Accuracy:**

+/-1m in urban areas  
+/-30m in rural areas






































**Data Source:**

Census data - Statistics NZ.  
Postcodes - NZ Post.



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**Legend**

- |   |   |   |                              |
|---|---|---|------------------------------|
| Address   |  | Transmission Main   |                              |
| Road Name (LINZ)  |  | Water Main  |                              |
| Legal Description (LINZ)  |  | Rlder Main  |                              |
|    | Parcels (LINZ)  | Fire Service  |                              |
|    | Buildings   | Service Connection  |                              |
|    | Water Hydrant   | Service Connection Private  |                              |
| <b>Water Valve</b>  |  | All other values  |                              |
|    | Water Valve   |   |                              |
|    | Backflow Preventer  | <b>Water Reservoir</b>  |                              |
| Pressure Control or Relief Valve  |  |    | In Use                       |
|    | All other values  |    | Abandoned                    |
|    | Water Customer Service Valve  |    | All other values             |
|   |   |    | Bulk Water Hydrant           |
| <b>Water Reservoir or Tank</b>  |   | <b>Bulk Water Valve</b>   |                              |
|    | WCC Reservoir   |    | Closed                       |
|    | Private Reservoir   |    | Open                         |
|  | WCC Emergency   |    | Other                        |
|  | All other values  |   | Bulk Water Pumpstation       |
|  | Water Pumpstation   |  | Bulk Water Meter             |
|  | Water Pump  |  | Bulk Water Fitting           |
|  | Water Meter   | <b>Bulk Water Pipe</b>  |                              |
|  | Water Fitting   |  | Bulk Water Transmission Main |
| <b>Water Pipe</b>   |   |  | Bulk Water Intake Main       |
|   |   |  | Bulk Water Discharge Pipe    |
|   |   |  | Bulk Water Other Pipe        |
|   |   |  | Abandoned Bulk Water Pipe    |
|   |   |  | Virtual Bulk Water Pipe      |
|   |   |  | All other values             |