

poriruacity

LAND INFORMATION MEMORANDUM REPORT



Dear Applicant

LIM Number:	LIM0864/24
LIM Applicant:	E Bianchi
Property Address:	9 Weatherdeck Close Whitby Porirua City 5024
Land Description:	LOT 22 DP 522940
LIM Issue Date:	7/02/25

Please find enclosed a Land Information Memorandum (LIM) Report for the abovementioned property.

Please refer further enquiries to the respective Council area noted under each heading.

Ngā mihi,

LIM Officer
Kaiārahi Mōhiotanga Whenua
Tel: 04 237-5089
Email: lims@porirua.govt.nz
porirua.govt.nz

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LIM Report Sections

The LIM report is split into two sections:

1. Local Government Official Information and Meetings Act 1987 44A (2) – Mandatory Information
2. Local Government Official Information and Meetings Act 1987 44A (3) – Discretionary Information

Notes to the Applicant

- a) This Land Information Memorandum (LIM) has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987:

<http://www.legislation.govt.nz/act/public/1987/0174/latest/DLM123065.html>.

- b) It contains all the information described in section 44A (2) that is held by Porirua City Council in relation to the land, as at the date above. It is based on a search of the Council's records only and there may be other information relating to the land which is not held by the Council. The records may not show illegal or unauthorised structures or other work on the land.

- c) Council cannot warrant the information in this LIM is correct and will not accept any liability for errors or omissions in its records or for any costs, damages or expenses incurred in consequence of errors or omissions or reliance on the information for the following reasons:

1. The Council has not undertaken an inspection of the land or any building(s) on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult the Council if you have any questions.
2. The inclusion or omission of information in or from this LIM does not limit or affect the Council's functions, powers, or duties in relation to the land under any statute, regulation, bylaw, policy, or other enactment.
3. The information contained in this Land Information Memorandum has been compiled from a variety of records. The applicant should be aware that some of this information is based on records supplied by developers and tradespeople where the accuracy cannot be guaranteed.

4. The reproduction of plan copies is dependent on the quality of the originals; hence some reproductions may be of poor quality. If clarification is required, the original should be sighted.
 5. Property boundaries shown on attached copies of computer-generated plans are based on the Digital Cadastral Data Base (DCDB). Topographical information shown (for example, buildings etc.) is captured by photogrammetric methods. The accuracy of the two methods of data capture is different and the relationship of buildings to boundaries cannot be relied on.
 6. Copies of plans included in this Land Information Memorandum should not be used as the basis for any proposed development.
 7. Council does not hold official property boundary information. Relevant certificates of title should be obtained from the Land Titles Office (Land Information New Zealand) and relevant boundary dimension information should be obtained from Land Information New Zealand, Wellington, Telephone: 0800 665 463.
 8. Depending on the history of the subject property (for example, subdivision etc), some information contained on computer printouts may not actually relate to the subject property. The information is also dependent on the accuracy of the original data capture.
 9. Other authorities may hold information relevant to the property.
- d) The Council may, upon request, provide additional information about the land. There will generally be an additional fee payable, based on the amount of time required to locate, collate, and provide the requested information.
 - e) If a property is cross-leased any building alterations undertaken may affect the lease documents. If this is the case, appropriate resource consents pursuant to the Resource Management Act 1991, and amended Certificates of Title, should be obtained to reflect the correct situation.
 - f) The address provided with this Land Information Memorandum is Council's address relating to the Certificate of Title supplied.
 - g) This LIM report will only be released to the applicant.

Report Contents

LGOIMA 44A (2) – MANDATORY INFORMATION	7
44A (2)(a) Information Identifying Each (if any) Special Features or Characteristics of the Land.....	7
Potential Erosion	7
Avulsion.....	7
Falling debris.....	7
Subsidence.....	7
Slippage	7
Flooding (Alluvion Or Inundation).....	8
Regional Climate Change Information.....	9
Tsunami Hazards	9
Coastal Hazards.....	9
Likely Presence Of Hazardous Contaminants.....	10
Earthworks Associated With A Subdivision	10
44a (2)(B); Information On Private And Public Stormwater And Sewerage Drains	11
Onsite Sewage Disposal.....	11
Onsite Water Supply.....	11
Water Toby Location.....	11
Wastewater & Stormwater Drainage – Any Known Issues?	11
44a (2) (Ba); (Bb) Drinking-Water Supplier	12
44a (2)(C) Any Rates Owing In Relation To The Land	13
Rates.....	13
Water Rates	13
Warm Wellington Insulation Grant	13
44a (2)(D); (Da); (E) - Consent, Certificate, Notice, Order, Or Requisition The Land Or Any Buildings On The Land	14
Resource Consents.....	14
Alcohol Licences.....	14
Registered Environmental Health Premises.....	14
Building Consents Granted/Issued Under The Building Act 1991/2004	15
Building Permits Granted Prior To The Building Act 1991	15
Certificate Of Acceptance	15
Conditions Of Notice To Fix.....	15
Certificates Issued By Building Certifiers.....	16
Swimming Pool.....	16
Determinations	16
Building Warrant Of Fitness (Typically Applies To Commercial Premises)	16
Unauthorised Building Work	17
Requisitions.....	17
44a (2) (Ea) – Information Notified To Council Under Section 124 Weathertight Homes Resolution Services Act 2006	18
Weathertight Homes - Are There Any Known Issues?	18
Restricted Building Works.....	18
44a(2)(F); (G); (H) – Conditions, Classify Land Or Buildings, Information From Any Network Utility Operator	19
Earthquake Prone Buildings (Section 124 Building Act 2004)	19
Is It Known To Porirua City Council As A Potential Earthquake Prone Building?.....	19
Conditions Of Notice To Rectify.....	19
Conditions Of Dangerous And Insanitary Buildings.....	19
Zoning	20
Designation	20
Land or Building Classifications	20
LGOIMA 44A (3) – DISCRETIONARY INFORMATION	21
Road Reserve	21
Reserve Land.....	21
Record of title.....	21
Fees and Charges.....	21
Historical And Cultural Values	22
Heritage Site.....	22
Notable Tree.....	22
Natural Environmental Values	22
Infrastructure	23
Noise Corridors.....	23
Gas Transmission Above Ground Station	23
National Grid Corridor.....	23
Cadastral Maps / Aerial Photo(S).....	24
Aerial Photos	24
Wind Zones	24
Corrosion Zones.....	24
Liquefaction	24
Ground Shaking.....	25
Potential Surface Fault Rupture Zone	25

Contact Emails / Phone Numbers / Websites:

If you have further queries regarding the information provided in this LIM Report, please contact the right area of Council and or external party.

LIM Area		Contact Area	Email / Phone or Website
Potential Erosion Avulsion Falling debris Subsidence Slippage Alluvion or inundation Flood Maps	Onsite Sewage Disposal – connected to Council sewer main Onsite Water Supply Water Toby Location Drinking Water Supplier	Wellington Water Limited	Phone 04 912 4400 Wellington Water Limited or email: info@wellingtonwater.co.nz
Building Consents Building Permits Certificate of Acceptance Conditions of Notice to Fix Swimming Pool Determinations Building Warrant of Fitness Unauthorised building work	Requisitions Weathertight Homes Resolution Services Act 2006 Restricted Building Works Earthquake Prone Buildings Conditions Notice to Rectify Conditions Dangerous & Insanitary Buildings	Building Compliance Team	Phone 04 237 5089 and request to be put through to Building Compliance team or email: enquiries@porirua.govt.nz
Onsite Sewage Disposal – NOT connected to Council sewer main Likely presence of hazardous contaminants Alcohol Licences Registered Environmental Health Premises		Environmental Health Team	Phone 04 237 5089 and request to be put through to Environmental Health team or email: environmentalhealth@pcc.govt.nz
Rates Water Rates Rates owing in relation to the land		Rates Team - Finance	Phone 04 237 5089 and request to be put through to Rates team or email: rates@pcc.govt.nz
Warm Wellington Insulation Grant		Greater Wellington Regional Council	Phone 0800 496 734 or email: warm@gw.govt.nz
Resource Consents Zoning Designation Land or Building Classification Earthworks and Land Subdivision		Resource Consents Team	Phone 04 237 5089 and request to be put through to Resource team or email: rc.enquiries@porirua.govt.nz
Encroachments		Property Team	Phone 04 237 5089 and request to be put through to the Property team or email: propertyservice@porirua.govt.nz
Road Reserves		Transport Team	Phone 04 237 5089 and request to be put through to the Transport team or email: transport.consents@porirua.govt.nz
Reserve Land		Parks Team	Phone 04 237 5089 and request to be put through to the Parks team or email: enquiries@porirua.govt.nz
Heritage Site		Environment & City Planning Team	Phone 04 237 5089 and request to be put through to the Environment & City Planning team or email: enquiries@porirua.govt.nz
Record of Title		Land Information New Zealand depending on issue raised	Phone 0800 665 463 or email: Customersupport@linz.govt.nz
General LIM Enquiries		LIM Officer	Phone 04 237 5089 or email: lms@porirua.govt.nz

LGOIMA 44A (2) – MANDATORY INFORMATION

44A (2)(A) INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURES OR CHARACTERISTICS OF THE LAND

POTENTIAL EROSION

For further information contact enquiries@poriruacity.govt.nz

Potential for the wearing a way of rocks and other deposits on the earth's surface by the action of water, ice, wind

- Porirua City Council holds no record of 'Erosion' pertaining to the property.

AVULSION

For further information contact enquiries@poriruacity.govt.nz

The sudden movement of soil from one property to another as a result of flood resulting in a shift in the course of property boundary stream

- Porirua City Council holds no record of 'Avulsion' pertaining to the property.

FALLING DEBRIS

For further information contact enquiries@poriruacity.govt.nz

A relatively free downward or forward falling of unconsolidated or poorly consolidated earth or rocky debris from a cliff, cave, or arch

- Porirua City Council holds no record of 'Falling Debris' pertaining to the property.

SUBSIDENCE

For further information contact enquiries@poriruacity.govt.nz

Gradual sinking of landforms to a lower level as a result of the earth movements, mining operations

- Porirua City Council holds no record of 'Subsidence' pertaining to the property.

SLIPPAGE

For further information contact enquiries@poriruacity.govt.nz

The amount of slippage or the extent to which slipping occurs.

- Porirua City Council holds no record of a 'Slippage' pertaining to the property.

FLOODING (ALLUVION OR INUNDATION)

For further information contact enquiries@porirua.govt.nz

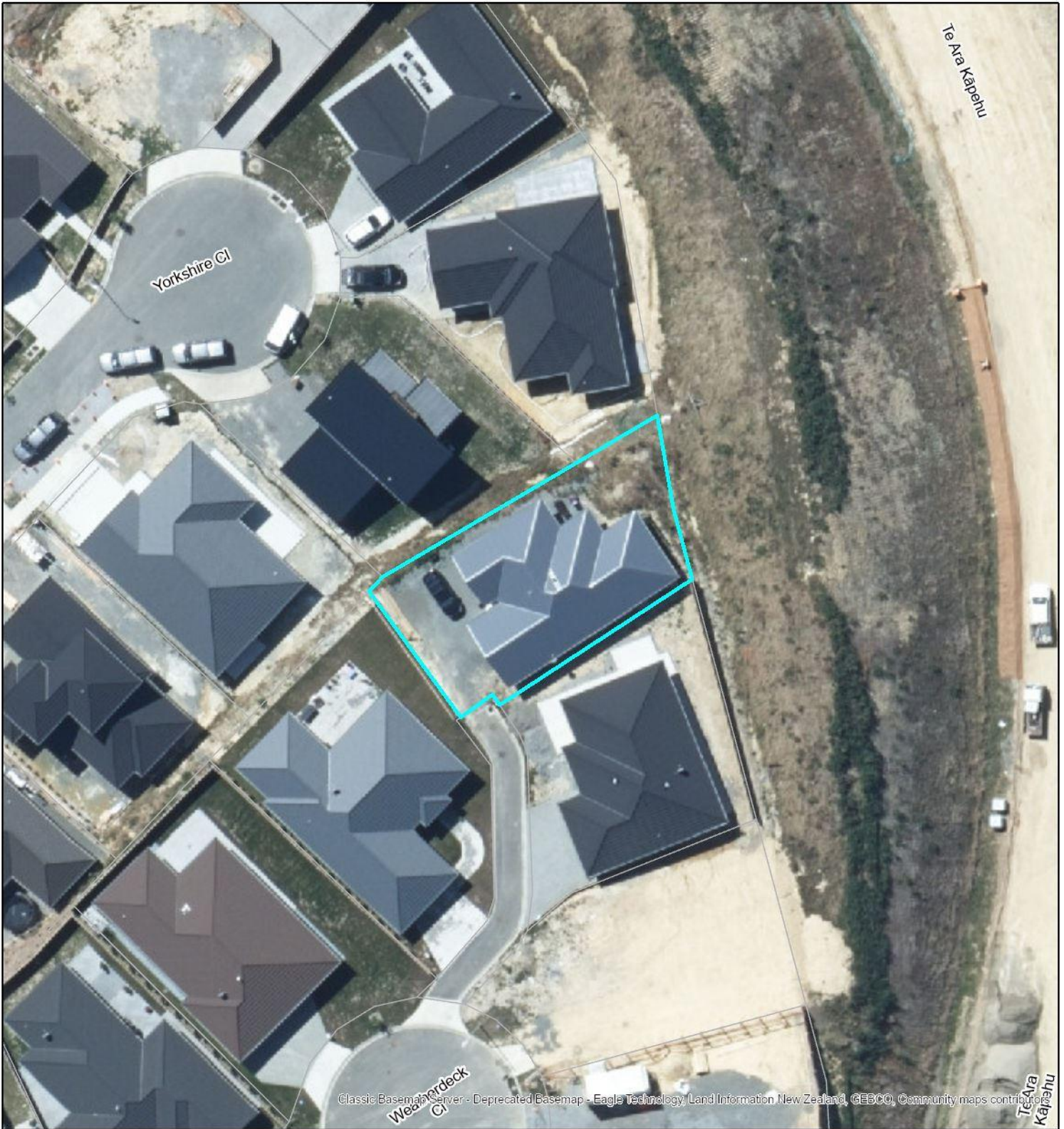
Overflow or flood – to cover with water especially flood waters

- Porirua City Council holds no record of any 'Flooding or Inundation' pertaining to the property.



Information on flood mapping can be viewed in the Proposed District Plan at the following link:

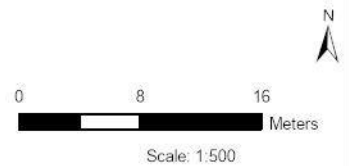
<https://porirua.govt.nz/your-council/city-planning-and-reporting/district-plan/proposed-district-plan/past-consultations/porirua-flood-mapping/>

Flood Hazards (most recent data)



LEGEND

-  Stormwater Catchments
-  Parcel



Created on 7 February 2025

REGIONAL CLIMATE CHANGE INFORMATION

For further information contact Environment & City Planning 04 237 5089

Assessment of coastal vulnerability to climate change, sea level rise and natural hazards

Climate Change Mapping undertaken on behalf of the Greater Wellington Regional Council which may be of interest to this property can be found at the following link:

<https://mapping1.gw.govt.nz/GW/SLR/#background-to-topic>

That webpage displays a dynamic map which shows the calculated inundation areas at a range of sea level rise values in the Wellington Region, it does not make a prediction as to actual sea level rise. Alternative map overlays show modelled storm surge flooding at different sea level rise values, for a 100-year event. Inundation areas were modelled in 2017 based off a detailed digital elevation model of the Wellington region. Tide level offsets are based on values in a report produced by NIWA for the Parliamentary Commissioner for the Environment in 2016. An assessment of coastal vulnerability to climate change, sea level rise and natural hazards titled 'Preparing Coastal Communities for Climate Change' has also been prepared. That report was commissioned to assist councils in the Wellington region in designing a process for working with the affected communities to develop long-term adaptive strategies. That report may be of interest in relation to this property. A link to that report can be found here:

<https://www.gw.govt.nz/document/1141/wellington-regional-coastal-vulnerability-assessment>

TSUNAMI HAZARDS

When tsunami waves hit the shallower areas near the coast they can behave like storm surges, suddenly increasing in height and speed. It's important to know which parts of Porirua are most likely to be affected by a tsunami.

- Porirua City Council holds no record of a 'Tsunami hazard' pertaining to the property

Further information can be found at the following link:

<https://porirua.govt.nz/services/civil-defence/tsunamis/>

COASTAL HAZARDS

Coastal erosion and coastal flooding are the main coastal hazards in our city. Coastal hazard risks will be made worse in the future as climate change leads to rising sea levels and an increase in the frequency of damaging and disruptive weather events.

- Porirua City Council holds no record of 'Coastal hazards' pertaining to the property

Further information can be found in this report:

https://porirua.govt.nz/documents/3200/Focus_Resource_Management_Group_2020_Porirua_City_Coastal_Hazards.pdf

LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS

For further information contact environmentalhealth@pcc.govt.nz

Historic and current activities can leave a legacy of contamination because of the way hazardous substances are used, stored, or disposed of.

- Porirua City Council holds no record of 'Contamination' pertaining to the property.

No information does not mean that the site is not contaminated, rather that no information exists on our files or the Greater Wellington Regional Councils Selected Land Use Register (Slur).

Information from the SLUR can be viewed on Greater Wellington Regional Council's publicly available map:

https://mapping.gw.govt.nz/GW/GWpublicMap_Mobile/?webmap=72ece62d902e4c3fb6506136104abbf9

EARTHWORKS ASSOCIATED WITH A SUBDIVISION

For further information – please phone the Resource Consent Duty Planner 1.00pm to 4.30pm on **04 237 5089**

Earthworks can be described as any activity that disturbs soil, earth, or land surfaces, therefore, likely to have been granted under a resource consent or may need a resource consent.

- Porirua City Council holds no 'Sub-divisional Earthworks Report' pertaining to the property.

44A (2)(B); INFORMATION ON PRIVATE AND PUBLIC STORMWATER AND SEWERAGE DRAINS

Note: In most cases, private drainage is the responsibility of the landowner up to and including the point of connection to the public sewer or drain.

ONSITE SEWAGE DISPOSAL

All applicant queries if NOT Council sewer main to the Environmental Health Team environmentalhealth@pcc.govt.nz
All applicant queries if YES Council sewer main to the Water & Waste Team cciwateranddrainage@porirucity.govt.nz

- Connected to Councils sewer main

ONSITE WATER SUPPLY

For further information contact info@wellingtonwater.co.nz

- Connected to Councils water main

WATER TOBY LOCATION

For further information contact info@wellingtonwater.co.nz

- Known, for further information please contact Wellington Water or Porirua City Council, Utilities Department

WASTEWATER & STORMWATER DRAINAGE – ANY KNOWN ISSUES?

For further information contact info@wellingtonwater.co.nz

Particulars of Contravention or Non-Compliance	Date	Status
No information is held by Porirua City Council		

*An inspection report in regard to any pipe issues identified and repairs made may be confidential and will only be made available on request. Please contact Wellington Water for further information on 04 912 4470

44A (2) (BA); (BB) DRINKING-WATER SUPPLIER

For further information contact info@wellingtonwater.co.nz

44A (2) (ba) Any information that has been notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956. Also, 44A (2) (bb)

44A (2) (bb) Information on:

- (i) whether the land is supplied with drinking water? **YES**
- (ii) if yes, whether the supplier is the owner of the land or a networked supplier? **N/A**
- (iii) if the land is supplied with water by the owner of the land, any information the territorial authority (in this case Porirua City Council) has about the supply, **A1 Grade PCC Water Supply**

Attachments:

Aerial photo with Council Utilities

Drainage Plans – Private

Water Services



LEGEND

Please see overleaf for the water services legend.






Scale: 1:500


Created on 7 February 2025

LEGEND

ABANDONED UNDERGROUND SERVICES

-  Abandoned Stormwater Node
-  Abandoned Wastewater Pipe
-  Abandoned Stormwater Pipe








WATER

-  Water Hydrant





WATER VALVE

-  Fire Service
-  Water Valve
-  Service Valve
-  all other values



WATER RESERVOIR OR TANK

-  PCC
-  Private
-  <all other values>
-  Water Pumpstation
-  Water Pump
-  Water Meter
-  Water Fitting








WATER PIPE

-  Water Pipe
-  Service Connection
-  Rider Main
-  <all other values>





WASTEWATER

-  Wastewater Pumpstation
-  Wastewater Pump

WASTEWATER NODE




-  Manhole
-  Lamphole
-  Valve
-  Chamber
-  Pump or Pumpstation
-  All other values
-  all other values

WASTEWATER PIPE DIRECTIONALITY

-  Trunk Main
-  Rising Main
-  Wastewater Pipe
-  <all other values>

WASTEWATER PIPE

-  Trunk Main
-  Rising Main

-  Wastewater Pipe
-  <all other values>
-  Wastewater Connection Pipe



Parcel




STORMWATER

-  Stormwater Pumpstation






STORMWATER NODE

-  Manhole
-  Lamphole
-  Sump
-  Inlet
-  Outlet
-  Stormwater Node
-  all other values

STORMWATER PIPE DIRECTIONALITY

-  Stormwater Pipe
-  Sump Lead
-  all other values

STORMWATER PIPE







-  Stormwater Pipe
-  Sump Lead
-  <all other values>
-  Stormwater Open Channel
-  Stormwater Connection Pipe

BULK WATER







WATER RESERVOIR

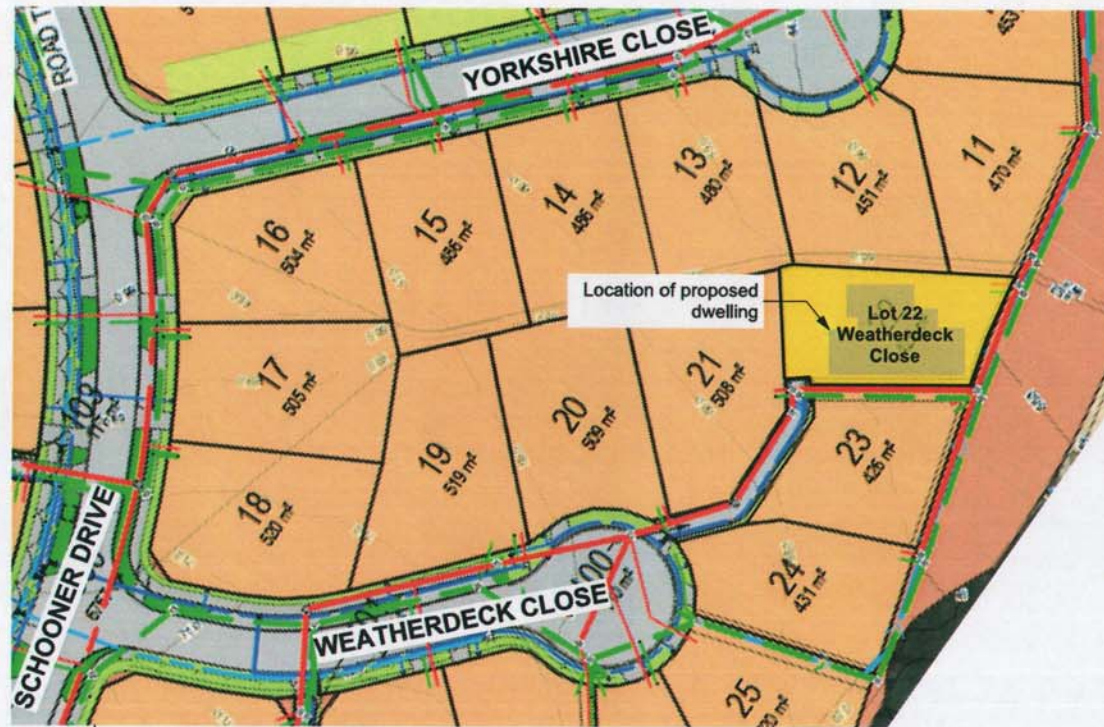
-  In Use
-  Abandoned
-  <Null>
-  <all other values>
-  Bulk Water Hydrant

BULK WATER VALVE

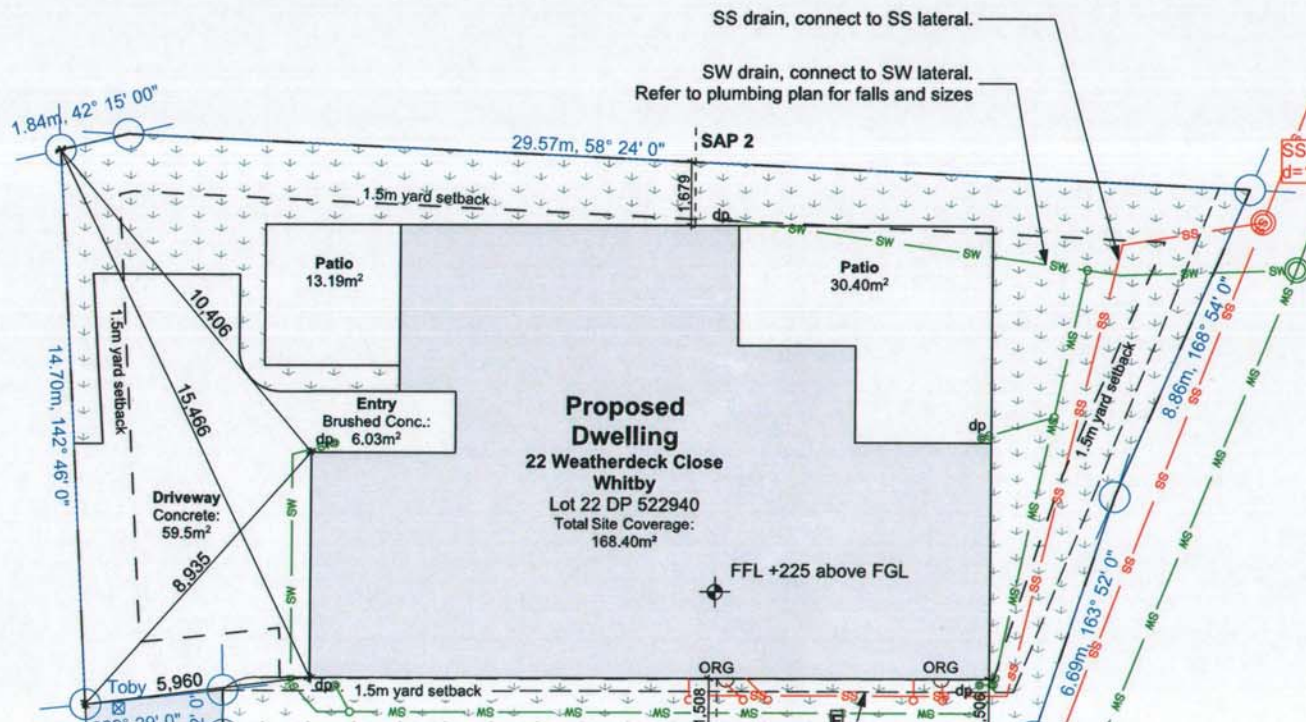
-  Closed
-  Open
-  Other
-  Bulk Water Pumpstation
-  Bulk Water Meter
-  Bulk Water Fitting

BULK WATER PIPE

-  Bulk Water Transmission Main
-  Bulk Water Intake Main
-  Bulk Water Discharge Pipe
-  Bulk Water Other Pipe
-  Abandoned Bulk Water Pipe
-  Virtual Bulk Water Pipe

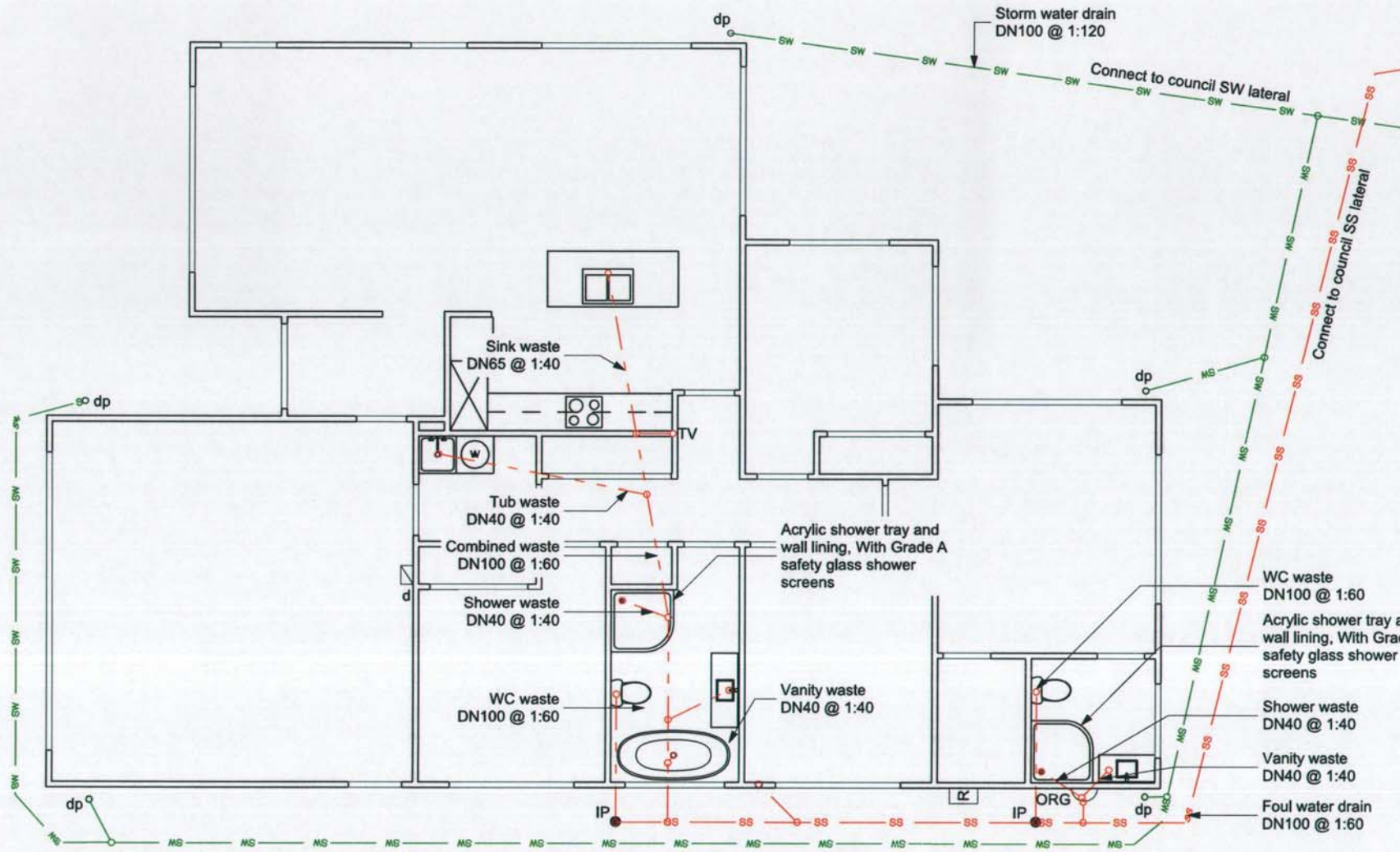


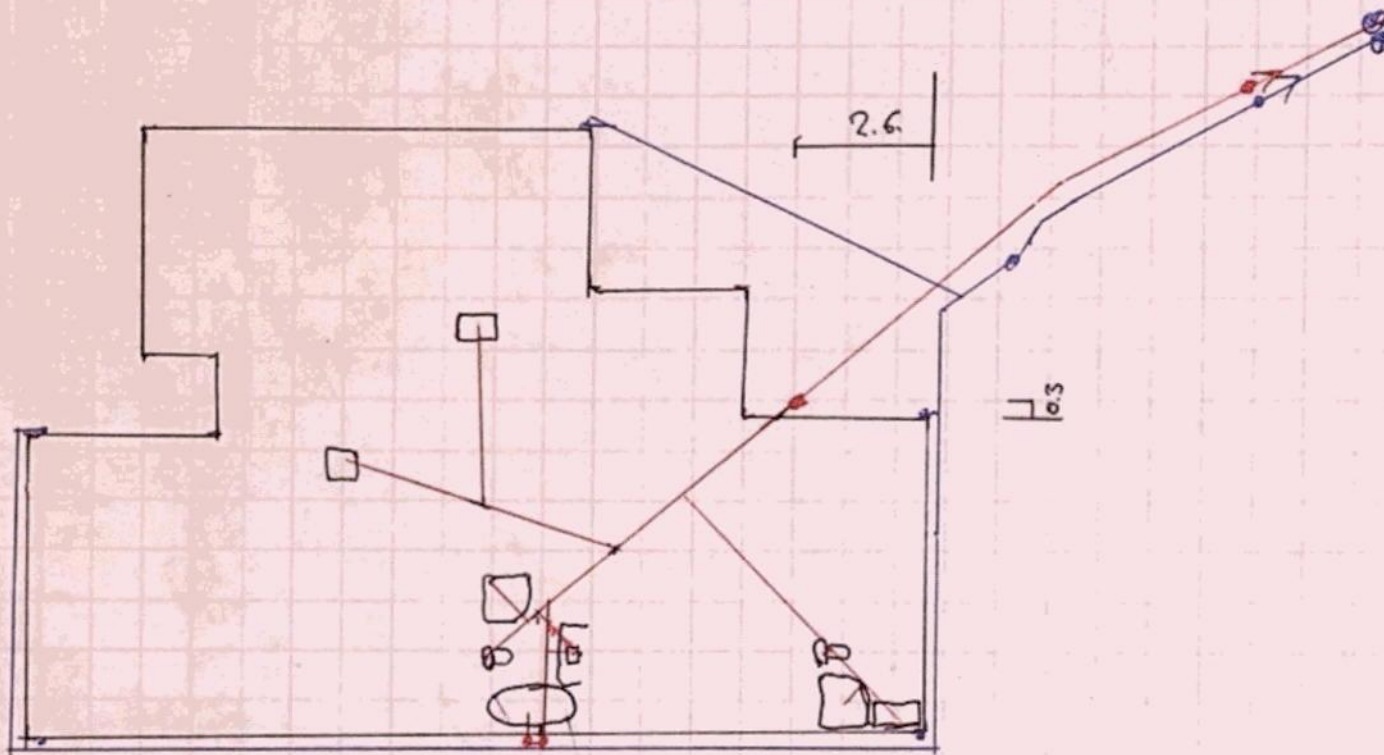
1	Site Location
-	1:1000



Note:

Contract
across to
and dinin





Easy-Flow

Plumbing & Drainage

AS-LAID

DRAINAGE PLAN

(Amendment to consented foul and stormwater drainage plan)

Consent No. BCA 0655/18

Site Address: 9 Weather De
Close, Whitby

Applicant: _____

Certifying plumber: _____

Registration No. _____

Signature: _____

Certifying drain layer: Joe Brosnahan

Registration No. 20388

Signature: [Signature]

Date completed: 14/3/14

Please show the following items:

1. Footprint of the building (scale 1:100)
2. Foul water drains (red ink)
3. Septic tank and effluent lines (red ink)
4. Stormwater drain - including down pipe positions (blue ink)
5. Existing drains (black ink)
6. Water supply line (green ink)
7. Toby shut-off valve
8. GT - Gully trap positions
9. TV - Terminal vent positions
10. IP - Inspection points
11. Under slab drainage
12. Falls and invert levels

Scale drawn: 1:100

(Plans shall not be drawn in pencil)

44A (2)(C) ANY RATES OWING IN RELATION TO THE LAND

For further information contact rates@pcc.govt.nz

RATES

Assessment No	Current Rates
1544392563	\$7,086.63

WATER RATES

Meter No	Date of Last reading
No information is held by Porirua City Council	

WARM WELLINGTON INSULATION GRANT

For further information contact warm@gw.govt.nz

No information is held by Porirua City Council
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44A (2)(D); (DA); (E) - CONSENT, CERTIFICATE, NOTICE, ORDER, OR REQUISITION THE LAND OR ANY BUILDINGS ON THE LAND

- (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

Note: if the land is part of a cross-lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual structure(s) and activities on the land to identify any illegal or unauthorised building works or activities.

RESOURCE CONSENTS

For further information – please phone the Resource Consent Duty Planner 1.00pm to 4.30pm on **04 237 5089**

Files and Information are available by prior arrangement on request from Environment and Regulatory Services.

Consent No	Description	Application Date	Decision Date	Decision
LU0070/20 (RC8164)	Undertake earthworks to construct a retaining wall at 9 Weatherdeck Close, and 10 & 12 Yorkshire Close	10/08/20	27/08/20	Granted

ALCOHOL LICENCES

For further information contact environmentalhealth@pcc.govt.nz

Licence No	Type	Expiry
No information is held by Porirua City Council		

REGISTERED ENVIRONMENTAL HEALTH PREMISES

For further information contact environmentalhealth@pcc.govt.nz

Licence No	Type	Expiry
No information is held by Porirua City Council		

BUILDING CONSENTS GRANTED/ISSUED UNDER THE BUILDING ACT 1991/2004

For further information contact building.compliance@porirua.govt.nz

Building with a specified intended life note:

Under the Building Act 1991 and the Building Act 2004, building consents can be issued for buildings that have 'specified intended lives'. These are generally shorter than the timeframes otherwise provided for in the building code (e.g., 50-year performance expectation for some components of a building's structure). Once the specified intended life of a building has expired, the owner may be required to take appropriate steps to remove, replace, upgrade, or maintain the item or building. The particular actions required will depend on the terms of the building consent and discretionary decisions made by the territorial authority.

It is recommended that Council records are viewed and compared with the actual structure(s) and activities on site to identify any illegal or unauthorised building works or activities.

Consent No	Description	PIM Issued	BC Granted	BC Issued	CCC Issued*
BCA0655/18	Dwelling		11/12/18	10/07/19	09/12/20
BCA200237842	Retaining Wall		01/09/20	03/09/20	25/11/21

*Note: A Code of Compliance Certificate (CCC) only applies to building work carried out after Building Act 1991. CCCs were not required for permits issued under building bylaws prior to the Building Act 1991.

BUILDING PERMITS GRANTED PRIOR TO THE BUILDING ACT 1991

For further information contact building.compliance@porirua.govt.nz

Permit No	Description	Granted date
	No information is held by Porirua City Council	

CERTIFICATE OF ACCEPTANCE

For further information contact building.compliance@porirua.govt.nz

COA No	Date issued	Date Granted
No information is held by Porirua City Council		

CONDITIONS OF NOTICE TO FIX

For further information contact building.compliance@porirua.govt.nz

Particulars of Contravention or Non-Compliance	Date issued	Date to be complied by
No information is held by Porirua City Council		

CERTIFICATES ISSUED BY BUILDING CERTIFIERS

For further information contact building.compliance@porirua.govt.nz

No information is held by Porirua City Council
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SWIMMING POOL

For further information contact building.compliance@porirua.govt.nz

Application ID	Origin Date	Last Inspection	Status
Council records do not indicate a current spa pool or pool registered to this site. If a spa pool or pool is present, the owner is responsible for ensuring it meets the requirements of the building code clause F9 – Means of restricting access to residential pools - Please Contact the Council on (04) 237 5089			

DETERMINATIONS

For further information contact building.compliance@porirua.govt.nz

Determination No	Date issued	Descriptor
No information is held by Porirua City Council		

BUILDING WARRANT OF FITNESS (Typically applies to Commercial premises)

For further information contact building.compliance@porirua.govt.nz

Some buildings (usually those with Commercial or Industrial use) require a Building Warrant of Fitness (BWOFF) and a Compliance Schedule in accordance with the Building Act 2004. Where a building does require a Compliance Schedule, specific safety systems and features of the building are required to be inspected and maintained to a specified standard. The owner must provide an annual BWOFF to confirm that the inspection and maintenance requirements are being observed. A change of use of a building may mean that BWOFF and Compliance Schedule requirements may change. A building consent will usually be required.

Compliance Schedule No	Compliance Schedule Origin Date	BWOFF Status
No information is held by Porirua City Council		

Note: If the Compliance Schedule is less than a year old, no Building Warrant of Fitness would have been issued

UNAUTHORISED BUILDING WORK

For further information contact building.compliance@porirua.govt.nz

No information is held by Porirua City Council
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REQUISITIONS

For further information contact building.compliance@porirua.govt.nz

Where the information indicates the existence of a requisition or Council interest, it is the responsibility of the person seeking the information to follow up the status of such information.

Requisition No	Dated	Status
No information is held by Porirua City Council		

44A (2) (EA) – INFORMATION NOTIFIED TO COUNCIL UNDER SECTION 124 WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006

WEATHERTIGHT HOMES - ARE THERE ANY KNOWN ISSUES?

For further information contact building.compliance@porirua.govt.nz or info@mbie.govt.nz

No information is held by Porirua City Council
--

RESTRICTED BUILDING WORKS

For further information contact building.compliance@porirua.govt.nz

Restricted Building Work (Residential only).

Building consents granted after 1 March 2012 for residential building work which included structural, weather tightness and design of fire safety systems was classed as Restricted Building Work (RBW). The RBW scheme sets out a regulated process where this work can only be carried out by skilled qualified building practitioners (LBP) who must demonstrate their ability to meet industry consulted competencies in order to obtain the status of being Licensed Building Practitioners.

The RBW scheme has 7 licence classes:

- Design
- Site (these are on-site supervisors or project managers)
- Carpentry
- Roofing
- External Plastering
- Brick and Block laying
- Foundations

Registered Architects and Chartered Professional Engineers are automatically treated as Design LBPs. Licensed or certified plumbers or gasfitters are automatically treated as LBPs. For further information go to: <https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/choosing-the-right-people-for-your-type-of-building-work/use-licensed-people-for-restricted-building-work/>

- There is no 'Restricted Building Works' recorded to this property.

44A(2)(F); (G); (H) – CONDITIONS, CLASSIFY LAND OR BUILDINGS, INFORMATION FROM ANY NETWORK UTILITY OPERATOR

- 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:

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal.

EARTHQUAKE PRONE BUILDINGS (SECTION 124 BUILDING ACT 2004)

For further information contact building.compliance@porirua.govt.nz

Is It Known To Porirua City Council As A Potential Earthquake Prone Building?

No information is held by Porirua City Council
--

Search the register of earthquake-prone buildings (EPB Register) available on the link below via the MBIE website. It provides information about buildings that territorial authorities have determined to be earthquake prone: <https://epbr.building.govt.nz>

CONDITIONS OF NOTICE TO RECTIFY

For further information contact building.compliance@porirua.govt.nz

Particulars of Contravention or Non-Compliance	Date Issued	Date to be complied by
No information is held by Porirua City Council		

CONDITIONS OF DANGEROUS AND INSANITARY BUILDINGS

For further information contact building.compliance@porirua.govt.nz

Particulars of Contravention or Non-Compliance	Date Issued	Date to be complied by
No information is held by Porirua City Council		

ZONING

For further information – Please phone the Resource Consent Duty Planner 1:00pm – 4:30pm on **04-237 5089**

Detailed Zoning Information in the Operative District Plan is available on the Council website: <https://porirucity.govt.nz/your-council/city-planning-and-reporting/district-plan/operative-district-plan/>, and the Proposed Porirua District Plan is available at www.porirucity.govt.nz/proposeddistrictplan

- Suburban Zone
- Medium Density Residential Zone

DESIGNATION

For further information – Please phone the Resource Consent Duty Planner 1.00pm to 4.30pm on **04 237 5089**

A designation is a provision in a district plan for a public work or project - Only a requiring authority can give notice of a requirement for a designation.

- No information held by Porirua City Council

LAND OR BUILDING CLASSIFICATIONS

For further information – Please phone the Resource Consent Duty Planner 1.00pm to 4.30pm on **04 237 5089**

Classifications dictate what activities and land uses are permitted. It may also facilitate the assessment of any environmental impacts on, special characteristics and any potential or alternative uses of the land/building.

- No information held by Porirua City Council

LGOIMA 44A (3) – DISCRETIONARY INFORMATION

ROAD RESERVE

For further information contact property@porirua.govt.nz

- There is no encroachment licence applicable to this property.

RESERVE LAND

For further information contact parks@porirua.govt.nz

- This property adjoins a Porirua City Council reserve administered under the Reserves Act 1977 by the Parks department.

There is a consent notice/fencing agreement registered on the Certificate of Title which protects the Porirua City Council from contributing to the cost of shared fencing pursuant to the Fencing Act 1978. Please ensure you know where the surveyed boundaries of the property are located. The Council's encroachment policy seeks to resolve existing unauthorised encroachments on public reserve land and the Council will not allow further infringements.

RECORD OF TITLE

For further information contact customersupport@linz.govt.nz

- A Record of Title will be included with all Porirua City Council LIM reports sourced from Land Information New Zealand - <http://www.linz.govt.nz/>

If a LIM applicant requires any corrections to the Record of Title on this LIM, you must make contact with Land Information New Zealand via <http://www.linz.govt.nz/>

FEES AND CHARGES

For further information contact enquiries@porirua.govt.nz

- It should be noted that the Council has various fees, which may apply for specific Building or Resource Consents projects. These fees may include financial contributions and some connection charges. It is suggested that if you have plans for future building work you should make enquires to the Environment and Regulatory Services to determine if there are any outstanding fees and charges.



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




R.W. Muir
Registrar-General
of Land

Identifier **830805**
Land Registration District **Wellington**
Date Issued 20 August 2018

Prior References
776081

Estate Fee Simple
Area 423 square metres more or less
Legal Description Lot 22 Deposited Plan 522940

Registered Owners

Emma Barbara Bianchi as to a 1/2 share
Gabriel Benedikt Bianchi as to a 1/2 share

Estate Fee Simple - 1/3 share
Area 111 square metres more or less
Legal Description Lot 100 Deposited Plan 522940

Registered Owners

Emma Barbara Bianchi as to a 1/2 share
Gabriel Benedikt Bianchi as to a 1/2 share

Interests

Appurtenant hereto is a sewage and water drainage easement specified in Easement Certificate B605556.5 - 3.7.1997 at 11:11 am

Appurtenant hereto is a sewage drainage easement specified in Easement Certificate B677242.10 - 27.7.1998 at 3:58 pm

Appurtenant hereto is a sewage drainage easement and a sewage and water drainage easement specified in Easement Certificate B723160.4 - 20.5.1999 at 9:00 am

The easements specified in Easement Certificate B723160.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way and a right to drain sewage and water, water supply, gas, electricity and telecommunications created by Transfer B754441.3 - 15.11.1999 at 9.00 am

Appurtenant hereto are water drainage easements specified in Easement Certificate B837666.9 - 5.6.2001 at 2:38 pm

The easements specified in Easement Certificate B837666.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to Section 241(2) Resource Management Act 1991 (affects DP 522940)

11183567.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.8.2018 at 11:11 am (affects Lot 22 DP 522940)

Subject to a right (in gross) to drain water and sewage over part Lot 22 DP 522940 marked F and a right to drain water and sewage over part Lot 100 DP 522940 marked PA and a right to drain sewage over part Lot 100 DP 522940 marked PB and a right to convey water over part Lot 100 DP 522940 marked PA and PB all on DP 522940 in favour of Porirua City Council created by Easement Instrument 11183567.12 - 20.8.2018 at 11:11 am

The easements created by Easement Instrument 11183567.12 are subject to Section 243 (a) Resource Management Act

1991

Subject to a right (in gross) to convey electricity over part Lot 100 DP 522940 marked PA and PB on DP 522940 in favour of Wellington Electricity Lines Limited created by Easement Instrument 11183567.13 - 20.8.2018 at 11:11 am

The easements created by Easement Instrument 11183567.13 are subject to Section 243 (a) Resource Management Act

1991

Subject to a right (in gross) to convey gas over part Lot 100 DP 522940 marked PA and PB on DP 522940 in favour of Powerco Limited created by Easement Instrument 11183567.14 - 20.8.2018 at 11:11 am

The easements created by Easement Instrument 11183567.14 are subject to Section 243 (a) Resource Management Act

1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 100 DP 522940 marked PA and PB on DP 522940 in favour of Chorus New Zealand Limited created by Easement Instrument 11183567.15 - 20.8.2018 at 11:11 am

The easements created by Easement Instrument 11183567.15 are subject to Section 243 (a) Resource Management Act

1991

Subject to a right of way, a right to convey water, a right to drain water, a right to drain sewage, a right to convey gas, electricity, telecommunications and computer media over part Lot 100 DP 522940 marked PA and PB and a right to drain water over part Lot 100 DP 522094 marked PB and a right to drain water and sewage over part Lot 100 DP 522094 marked PB all on DP 522940 created by Easement Instrument 11183567.16 - 20.8.2018 at 11:11 am

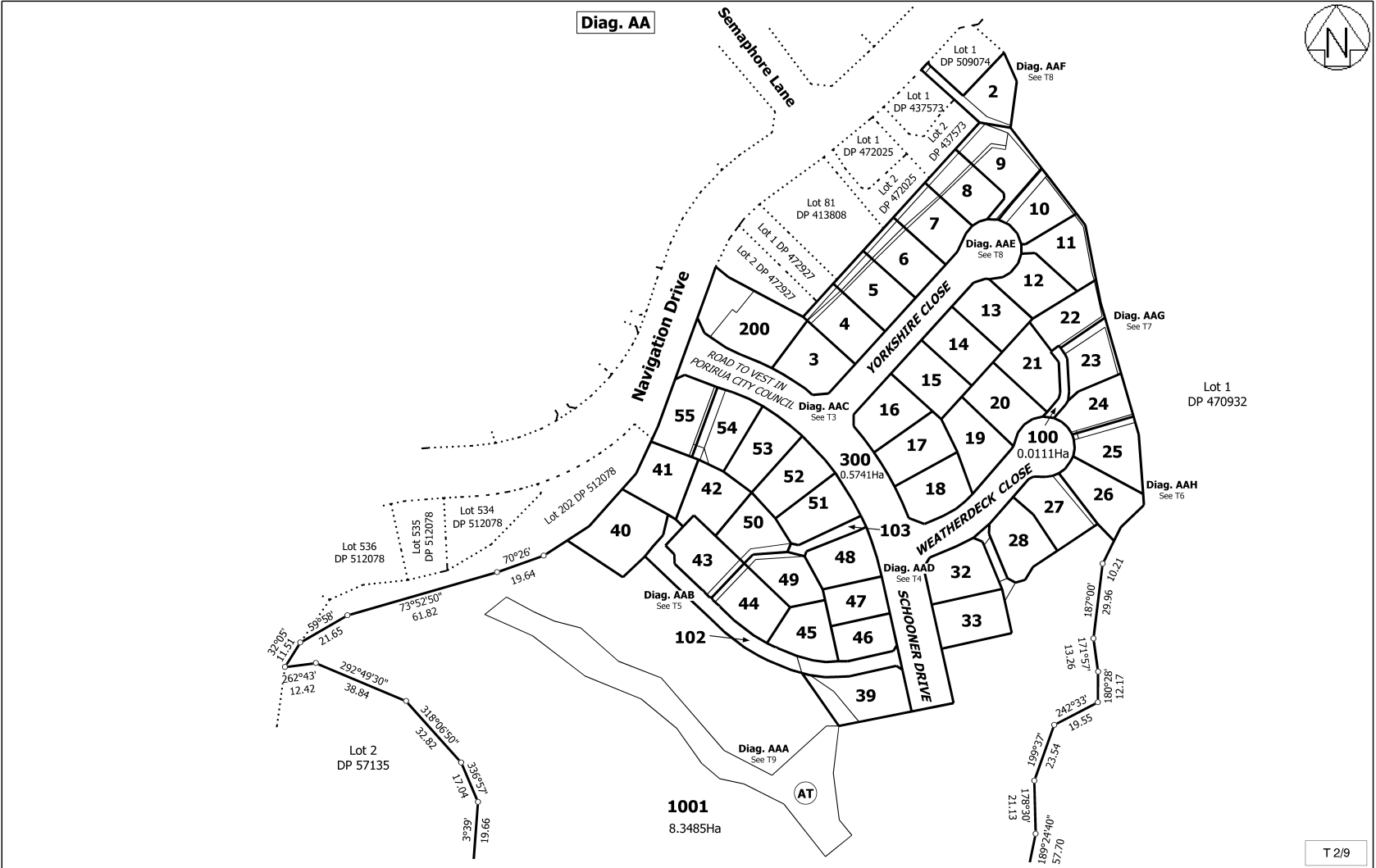
Appurtenant to Lot 22 DP 522940 is a right of way, a right to convey water, a right to drain water, a right to drain sewage, a right to convey gas, electricity, telecommunications and computer media created by Easement Instrument 11183567.16 - 20.8.2018 at 11:11 am

The easements created by Easement Instrument 11183567.16 are subject to Section 243 (a) Resource Management Act

1991

Land Covenant in Easement Instrument 11183567.17 - 20.8.2018 at 11:11 am (affects Lot 22 DP 522940)

12530331.3 Mortgage to Kiwibank Limited - 9.8.2022 at 8:15 am



T 2/9

<p>Land District: Wellington</p> <p>Digitally Generated Plan Generated on: 23/08/2018 11:57am Page 13 of 20</p>	<p>LOTS 2-28, 32, 33, 39-55, 100, 102, 103, 200, 300 AND 1001 BEING A SUBDIVISION OF LOT 1000 DP 509074</p>	<p>Surveyor: Christopher Brent Rodgers Firm: Orogen</p>	<p>Title Plan LT 522940 Approved on: 23/08/2018</p>
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View Instrument Details



Instrument No 11183567.8
Status Registered
Date & Time Lodged 20 August 2018 11:11
Lodged By Cox, Melissa Anne
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
830805	Wellington
830806	Wellington

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Peter Anthony Rust as Territorial Authority Representative on 20/08/2018 11:02 AM

*** End of Report ***

File ref:
Name: RC7228 -- SB0034/18
Email: Richard Watkins
Phone: rwatkins@pcc.govt.nz
(04) 237 1468



Office of the Registrar – General of Land
Land Registry Office

**CONSENT NOTICE PURSUANT TO:
SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

TO: Office of the Registrar – General of Land

In the Matter of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 in respect of a fee simple subdivision of Lot 1000 DP 509074 lodged for deposit under Plan No. 522940.

I, Richard Watkins, Team Leader Resource Consents, of the Porirua City Council, hereby certify that the following conditions (which were condition nos. 49, 74, 81, 85 & 88 of the Subdivision RC7228), be complied with on an ongoing basis, as imposed by the Porirua City Council on 17 March 2017 giving consent to the subdivision described herein:

The consent holder and future owners of Lots 22 and 23 shall be aware that:

1. *These allotments have been the subject of filling and/or excavation at the time of subdivision construction. Limitations associated with these works have been identified and therefore any building shall be designed by a suitably experienced chartered professional engineer who shall provide specific design for foundations of buildings which takes into account the development limitations within the lots. For further detail refer to the Statement of 'Suitability of earth fill for Residential Development for Navigation Heights Stage 1' prepared by Orogen Limited dated 1 June 2018 held on Council file RC7228. The following limitations were raised within the Report:*
 - a) *All fill and cut areas on the subdivision have not been assessed for bearing capacity in accordance with Section 3 Site of NZS3604:2011 Timber Framed Buildings. Therefore, all lots need to be inspected and tested in accordance to this standard to confirm bearing capacity and verify the foundation design for any dwelling on these lots.*
 - b) *Dwellings built on the certified fill should be of timber or steel frame construction supported on a continuous concrete foundation, have an exterior cladding not exceeding the maximum allowable for heavy wall cladding as defined by NZS 3604:1999 and be no more than two storeys in height unless the foundations are designed by a Chartered Professional Engineer.*
 - c) *The foundation excavations shall be taken down to firm material and not allowed to pond water.*
 - d) *Where foundations cross the cut/fill boundary, the interface shall be investigated as for natural ground, and the foundations designed as appropriate for the conditions encountered.*
 - e) *Where foundations penetrate the fill, or reduce the thickness of filling below the foundation to less than twice the foundation width, the underlying material shall be investigated as for natural ground and the foundations designed as appropriate for the conditions encountered.*
2. *The Porirua City Council shall not be responsible for the cost of erecting or maintaining any fence along a boundary of any land vested in the Council as reserve or any other land owned by the Council.*
3. *On all lots, bare galvanised, zinc aluminium coating or unpainted metal that would lead to contamination of stormwater runoff upon corrosion is not to be used for roofing or building materials.*

Porirua City Council
PCC # 5760216
Porirua 5240

04 237 5089
enquiries@poriruacity.govt.nz
poriruacity.govt.nz

poriruacity

4. Normal operating pressure in the Porirua City Council water supply reticulation is provided by the Navigation Drive booster pump. Pump operation may be affected by power failure, pump failure or shut down for maintenance reasons in which case reduced household operating pressure may be experienced.
5. In conjunction with this subdivision consent, land use consent has been granted for future residential activities on certain allotments to be allowed to exceed certain Porirua City District Plan permitted Activity Standards, subject to the following conditions:
 - a. On proposed Lots 3 - 8, 10, 12-15, 16, 18 -21, 24-28, and 32 where future buildings are allowed by this resource consent to be a minimum of 3 metres of the Front Boundary, those parts of the future buildings which consist of garage for which the garage door directly faces the road shall be set back a minimum of 5m from the Front Boundary.
 - b. Those parts of future buildings closer than 5m to the Front Boundary on proposed Lots 3 - 8, 10, 12-15, 16, 18 -21, 24-28, and 32 allowed for by this resource consent shall comply with a Height Recession Plane of 3 metres + 45° when measured from the Front Boundary.
 - c. The proposed Lots where the maximum site coverage requirement allowed by this resource consent requirement is 45%, being lots less than 460m² in area, are proposed Lots 10, 12, 22-24, 45-47, 49, 50.
 - d. The proposed Lots where the maximum coverage requirement allowed by this resource consent requirement is 40%, being lots between 460m² and 550m² in area, are proposed Lots 3-8, 11, 13-21, 25-28, 32-35, 37, 41-44, 48, 51-55.
 - e. For the purpose of c. and d. above the proposed Lots numbers shall prevail in the event that final areas may differ from those shown on the application plans.

Note: Attaching eaves and gutters may encroach a further 0.6m + 0.15m respectively into the Front Yard from the distance specified above."

PURSUANT TO Section 221(4)(b) of the Resource Management Act 1991, these conditions are to be registered as a covenant running with the land under the Land Transfer Act 1952.

Dated at Porirua this 10th day of August 2018.

Yours faithfully,



Richard Watkins
TEAM LEADER RESOURCE CONSENTS
POLICY, PLANNING & REGULATORY SERVICES
under Delegated Authority

HISTORICAL AND CULTURAL VALUES

For further information contact Environment & City Planning 04 237 5089

HERITAGE SITE

Buildings, items, and sites with historic heritage values provide a context for community identity. They can also provide valuable information about the past and the cultures of those who came before us, for example, the tools, technology, and materials available at specific points in time.

- Porirua City Council holds no record of a 'Heritage Site' pertaining to the property

AREAS OF CULTURAL SIGNIFICANCE TO NGĀTI TOA RANGATIRA

The Māori approach to protecting their unique heritage involves the concept of kaitiakitanga. To reflect the respective significance of the Ngāti Toa cultural values within the city, areas have been classified as either wāhi tapu (associated with places of death or birth); or wāhi tūpuna (associated with traditional uses).

- Porirua City Council holds no record of any 'Areas of Cultural Significance to Ngāti Toa Rangatira' pertaining to the property

NOTABLE TREE

Porirua City's notable trees are those that are recognised and protected for one or more of their historic heritage, amenity, or ecological values.

- Porirua City Council holds no record of a 'Notable Tree' pertaining to the property

NATURAL ENVIRONMENTAL VALUES

The landscapes within Porirua define the characteristics and unique identity of the city, incorporating rugged and rolling hills, wetlands, harbour margins and coastal escarpments. Some features remain strongly natural while others have been modified through human activity over time. Together these provide a distinct natural identity and amenity unique to Porirua City that is valued by the community.

- Porirua City Council holds no record of any 'Natural Environmental Values' pertaining to the property

There may be matters relevant to this site in the Proposed District Plan. The Proposed District Plan can be viewed at www.porirua.govt.nz/proposeddistrictplan where you can search by property address. Please contact the Manager Environment & City Planning on 04 237 5089 for further information on this matter.

INFRASTRUCTURE

For further information contact Environment & City Planning 04 237 5089

Infrastructure is often seen as a necessary and normal part of urban and rural environments; it can also have adverse effects on surrounding land uses and the environment. Infrastructure, as defined in the RMA, generally encompasses physical services and facilities which enable society to function, such as the Three Waters Network, transport, communications, energy generation and distribution networks, and any other network utilities undertaken by network utility operators.

NOISE CORRIDORS

Land transport noise is predominantly experienced along major road corridors, particularly in built up, urban areas, and residential areas near road corridors.

- Porirua City Council holds no record of a 'Noise Corridor' pertaining to the property

GAS TRANSMISSION PIPELINE CORRIDOR

Gas transmission pipelines lie within areas of land, referred to as pipeline corridors, which may be defined on survey plans and protected by easements registered on property titles.

- Porirua City Council holds no record of a 'Gas Transmission Pipeline' pertaining to the property

GAS TRANSMISSION ABOVE GROUND STATION

Natural Gas Transmission Compressor stations are above-ground facilities that are typically located every 50 to 100 miles along natural gas transmission pipelines.

- Porirua City Council holds no record of a 'Gas Transmission Above Ground Station' pertaining to the property

NATIONAL GRID CORRIDOR

The National Grid includes some 12,000 km of transmission lines and cables (overhead and underground), and 178 substations across the country. The National Grid is controlled by a telecommunications network with 300 telecommunication sites, which help link together the components that make up the National Grid.

- Porirua City Council holds no record of a 'National Grid Corridor' pertaining to the property

There may be matters relevant to this site in the Proposed District Plan. The Proposed District Plan can be viewed at www.porirua.govt.nz/proposeddistrictplan where you can search by property address. Please contact the Manager Environment & City Planning on 04 237 5089 for further information on this matter.

CADASTRAL MAPS / AERIAL PHOTO(S)

For further information contact Environment & City Planning 04 237 5089

AERIAL PHOTOS

- Boundaries on aerial plots are a guide only.

WIND ZONES

A wind zone is the rating of the amount of wind pressure a manufactured home must be built to withstand, based on the home's location.

Wind Zone Classifications are:

- A = Specific Engineer Design
- B = Very High Wind
- C = High Wind
- D = Medium Wind
- E = Not Assessed/Unknown

CORROSION ZONES

Building Sites are classified as being in Exposure Zones, these are Zone C and Zone D, depending on the severity of exposure to wind driven sea salt.

The Exposure Zone Classifications are:

Zone C: Inland Coastal areas with medium risk from wind-blown sea spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography, and vegetation.

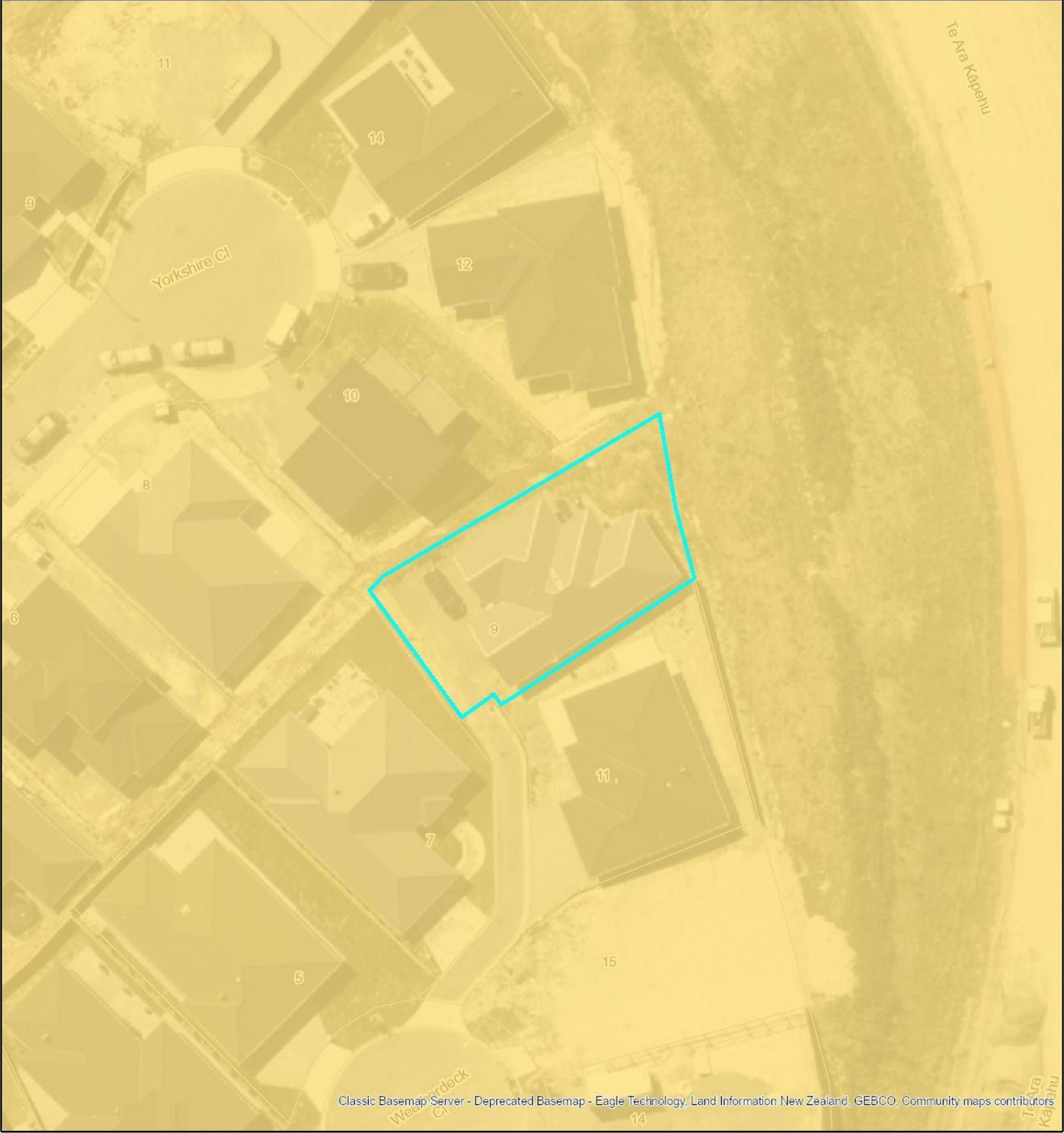
Zone D: Coastal areas of high risk of wind-blown sea spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets.

LIQUEFACTION

Liquefaction is the process which causes soil to behave more like a liquid than a solid during an earthquake.

- Porirua City Council holds no record of 'Liquefaction' pertaining to the property

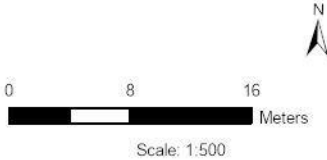
Wind Zones



Classic Basemap Server - Deprecated Basemap - Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

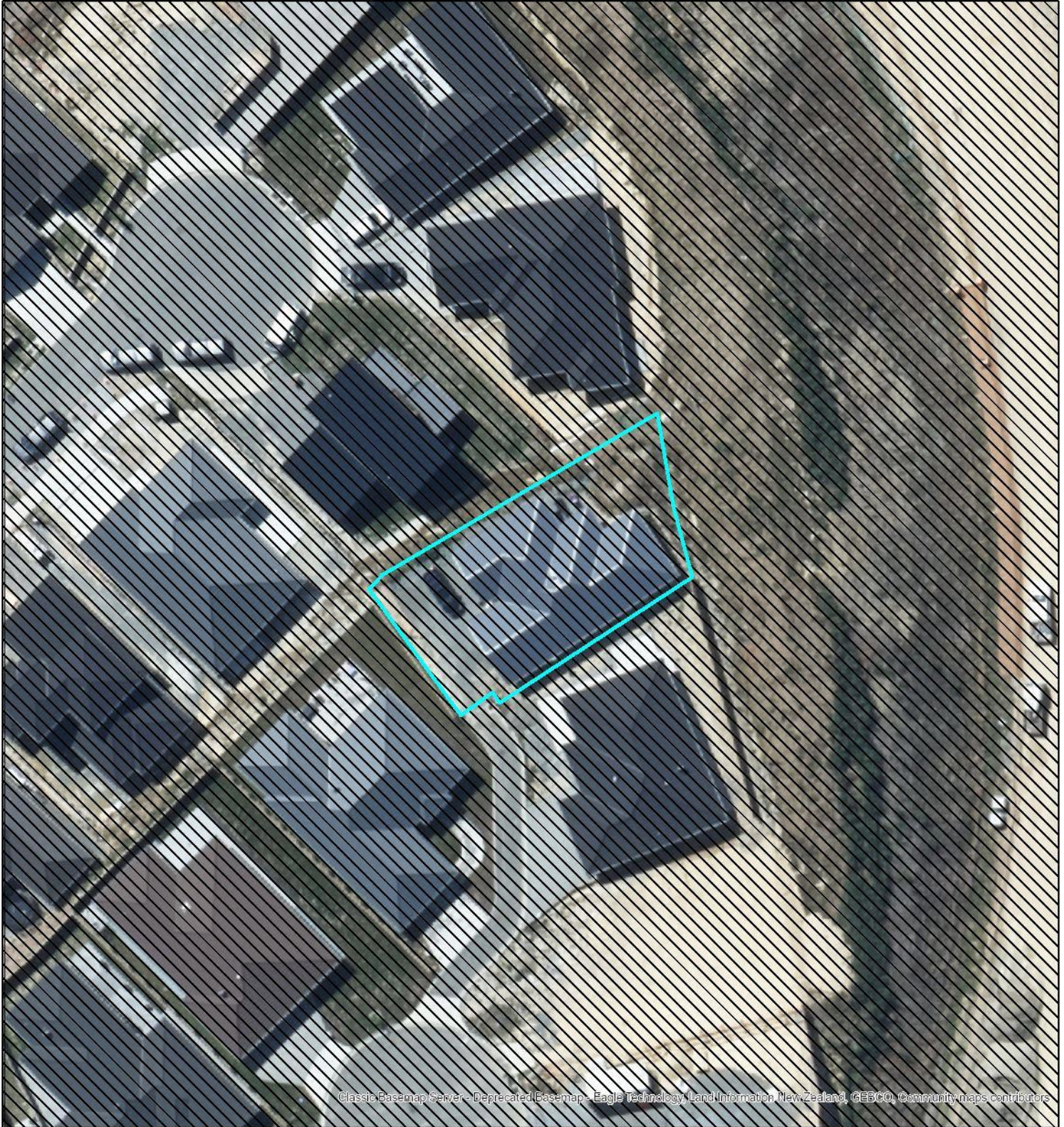
LEGEND

- Wind Zone
- c - High c - High
 - Parcel




Created on 7 February 2025

Corrosion Zones



LEGEND

Corrosion Zone

 Zone C Zone C



0 8 16 Meters

Scale: 1:500

Created on 7 February 2025

Potential Liquefaction Areas

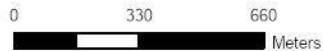


Classic Basemap Server - Deprecated Basemap - Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

LEGEND

Liquefaction

-  Low Low
-  High High



Scale: 1:20,000

Created on 7 February 2025

SEISMIC SCENARIOS

1. Moderate regional earthquake ≥ 5.5 @ 0-30km from epicentre, OR large distant shallow earthquake ≥ 6.0 @ 50-100km from epicenter
2. Large regional earthquake ≥ 6.0 @ 15-60km from epicentre
3. Maximin probable earthquake, Wellington fault 7.5 @ 9km from epicentre
4. Maximin credible earthquake, Ohariu Fault > 7.2 @ 0-5km from epicenter

Information for earthquake risk can be viewed on the Greater Wellington Regional Council's publicly available map: <https://data-gwrc.opendata.arcgis.com/datasets/GWRC::wellington-region-combined-earthquake-risk/explore>

GROUND SHAKING

Ground shaking is a term used to describe the vibration of the ground during an earthquake.

- All or part of this site has been identified as being potentially susceptible to amplified ground shaking during seismic events. Further information on the site and its ground shaking susceptibility can be found in the report. The demarcation of ground shaking cannot be construed as absolute. Site specific investigations should be undertaken on a site or area, on or near, a zone boundary.
- Seismic Hazard Area

POTENTIAL SURFACE FAULT RUPTURE ZONE

Surface rupture is an offset of the ground surface when a fault rupture extends to the Earth's surface.

- Porirua City Council holds no record of a 'Rupture' pertaining to the property


There may be matters relevant to this site in the Proposed District Plan. The Proposed District Plan can be viewed at www.porirua.govt.nz/proposeddistrictplan where you can search by property address. Please contact the Manager Environment & City Planning on 04 237 5089 for further information on this matter.

Ground Shaking



LEGEND

Ground Shaking

 least shaking least shaking



0 8 16 Meters

Scale: 1:500

Created on 7 February 2025