

**porirua**city

# **LAND INFORMATION MEMORANDUM REPORT**



Dear Applicant

LIM Number:	LIM0219/26
LIM Applicant:	M Carle
Property Address:	58 Staithes Drive North Whitby Porirua City 5024
Land Description:	LOT 19 DP 380426
LIM Issue Date:	1/04/26

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](mailto:lims@porirua.govt.nz)  
[porirua.govt.nz](http://porirua.govt.nz)

Porirua City Council  
PO Box 50218  
Porirua 5240

04 237 5089  
[enquiries@porirua.govt.nz](mailto:enquiries@porirua.govt.nz)  
[porirua.govt.nz](http://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
3. Local Government Official Information and Meetings Act 1987 44B(2)(a) and 44C(1)(a) – Mandatory Information

## Notes to the Applicant

- a) This Land Information Memorandum (LIM) has been prepared for the purposes of Section 44A, 44B and 44C 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) and 44B (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.

It also contains all-natural hazard information described in section 44C that is held by Greater Wellington Regional Council in relation to the land, as at the date above.

- 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.

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## 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: <a href="mailto:info@wellingtonwater.co.nz">info@wellingtonwater.co.nz</a>
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: <a href="mailto:enquiries@porirua.govt.nz">enquiries@porirua.govt.nz</a>
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: <a href="mailto:environmentalhealth@pcc.govt.nz">environmentalhealth@pcc.govt.nz</a>
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: <a href="mailto:rates@pcc.govt.nz">rates@pcc.govt.nz</a>
Warm Wellington Insulation Grant		Greater Wellington Regional Council	Phone 0800 496 734 or email: <a href="mailto:warm@gw.govt.nz">warm@gw.govt.nz</a>
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: <a href="mailto:rc.enquiries@porirua.govt.nz">rc.enquiries@porirua.govt.nz</a>
Encroachments		Property Team	Phone 04 237 5089 and request to be put through to the Property team or email: <a href="mailto:propertyservice@porirua.govt.nz">propertyservice@porirua.govt.nz</a>
Road Reserves		Transport Team	Phone 04 237 5089 and request to be put through to the Transport team or email: <a href="mailto:transport.consents@porirua.govt.nz">transport.consents@porirua.govt.nz</a>
Reserve Land		Parks Team	Phone 04 237 5089 and request to be put through to the Parks team or email: <a href="mailto:enquiries@porirua.govt.nz">enquiries@porirua.govt.nz</a>
Heritage Site		Environment & City Planning Team	Phone 04 237 5089 and request to be put through to the Environment & City Planning team or email: <a href="mailto:enquiries@porirua.govt.nz">enquiries@porirua.govt.nz</a>
Record of Title		Land Information New Zealand depending on issue raised	Phone 0800 665 463 or email: <a href="mailto:Customersupport@linz.govt.nz">Customersupport@linz.govt.nz</a>
General LIM Enquiries		LIM Officer	Phone 04 237 5089 or email: <a href="mailto:lirms@porirua.govt.nz">lirms@porirua.govt.nz</a>

# LGOIMA 44A (2) – MANDATORY INFORMATION

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

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### 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.

- Sub-divisional Earthworks [As per attached Earthworks SR-W-73]

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

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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](mailto:environmentalhealth@pcc.govt.nz)  
All applicant queries if YES Council sewer main to the Water & Waste Team [cciwateranddrainage@porirua.govt.nz](mailto:cciwateranddrainage@porirua.govt.nz)

- Connected to Councils sewer main

### ONSITE WATER SUPPLY

For further information contact [info@wellingtonwater.co.nz](mailto:info@wellingtonwater.co.nz)

- Connected to Councils water main

### WATER TOBY LOCATION

For further information contact [info@wellingtonwater.co.nz](mailto:info@wellingtonwater.co.nz)

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

OUR REF 5918

March 30, 2007

Staites Drive Development Limited  
Box 31 523  
LOWER HUTT

ATTENTION: Mr Chris Mason

REV B

COPY TO: Wynne Paterson Limited  
Box 50 599  
PORIRUA CITY  
ATTENTION: Mr Russell Paterson

Dear Sir

**STATEMENT OF SUITABILITY  
EARTHWORKS CONSTRUCTION FOR SUBDIVISION OF PT. LOT 9 DP 3137,  
LOT 5 DP 44404 AND LOT 2 DP 44399**

This letter presents a Statement of Suitability of earthworks construction at the above site and forms part of an application for Council approval for the subdivision as shown on:

- Wynne Paterson McLeod drawing 04-174-212 dated February 25, 2007 and entitled "Earthworks Asbuilt Staites Drive North, Whitby".

This letter should be read in conjunction with ABUILD™ Consulting Engineers Limited's geotechnical report dated November 2005 and the earthworks specification appended to that report.

The main aspects covered in the Statement of Suitability are:

1. Subgrade preparation and testing
2. Earthworks construction and control testing
3. Cut slope profiles
4. Survey monitoring at northern fill - Fill 1
5. Foundations

The extent of the earthworks is shown on drawing 5918-S4B presented in Appendix A together with drawing 5918-S5A which shows building line restrictions on certain lots.

Laboratory testing and control testing data are presented in Appendix B of this letter and details of the survey monitoring are presented in Appendix C.

**1. Subgrade Soils**

Areas of subgrade of both Fill 1 and 2 as shown on drawing 5918-S4A were inspected by a geotechnical engineer or his nominated representative. Very stiff fine grained soils were exposed generally over the base of both fills with some granular soils exposed over the base of Fill 2. We confirm that all unsuitable material visually identified in both fill areas was removed as the filling progressed.

Insitu testing comprised the measurement of the undrained shear strength of the fine grained subgrade soils. The results of the testing were summarised in site notes No. 3 dated February 23, 2006 and No. 6 dated April 03, 2006.

## **2. Earthworks Construction and Control Testing**

All earthworks were constructed in general accordance with the earthworks specification which was consistent with the requirements of NZS4431:1989.

Fill soils were placed in thin layers and compacted using specific compaction machinery to achieve the required standard of construction with respect to:

- Relative compaction
- Air voids
- Shear strength

Laboratory testing comprised six (6) Proctor compaction tests carried out on materials ranging silt through to gravelly sand. The results of these tests are presented in Appendix B. The field dry density at each test location was compared with the maximum dry density achieved from the appropriate compaction test in order to evaluate the relative compaction of each test site. A total of 140 insitu density tests were carried out using a nuclear densometer operated by MATS. Of the 140 tests performed 83 were carried out on Fill 1 with the balance on Fill 2. Where substandard tests were achieved the offending areas were reworked and subsequently retested to confirm the standard of compaction. For example tests 125 to 128 did not achieve specification requirements and tests 129 to 132 were retests of the same area of filling following reworking. The results of the testing are summarised in Appendix B of this report.

## **3. Cut Slope Profiles**

Cut slope profiles were initially recommended in the November 2005 geotechnical report and modified subject to actual site conditions. Cut slope profiles have been formed to the rear of Lots 14 to 20 in the location shown on drawing 5918-S4A.

The final stable cut profiles have not yet been achieved on Lots 14 to 16. As a result site specific set back distances from the toe of the cut profile have been recommended on these lots.

The original cut batter profiles to the rear of Lots 17 and 18 have been regraded to remove areas of instability and are now acceptable.

## **4. Survey Monitoring of Fill 1**

Survey monitoring of three (3) strategically placed points over Fill 1 is currently in progress. The survey monitoring points are shown on Wynne Paterson & McLeod drawing 04-174-216 presented in Appendix C.

The purpose of the survey monitoring is to establish the rate of settlement of Fill 1 under its own weight and to assess the time required to achieve 90 percent settlement of the filling. The first set of readings indicate a small settlement compared with the initial base readings. These readings commenced approximately one (1) month following completion of the filling. We would expect that settlement may have been greater initially and that settlement would reduce with time. We would expect that the next set of readings will be similar or less to that already recorded thus indicating that most of the settlement has occurred.

**5. Foundations**

Design development considerations for foundations of each of the 26 lots, specifically Lots 1 to 24, 79 and 114 as shown on drawing 5918-S4A are discussed as follows:

...../continued on following page

Lot No	Recommendations
1 - 6	All foundations will be on cut ground to NZS3604:1999 not requiring specific design.
7	Foundations may traverse both cut and fill. For buildings not requiring specific design the footprint should not encroach within a 2.0 metres set back from the top edge of the fill batter slope. Foundations will require specific design if the footprint is within 2.0 metres of the fill batter slope.
8 - 10	Building footprint to be entirely on filled ground. Foundation design to NZS3604:1999 provided set back 2.0 metres from top of fill.
11 - 13 and 114	Building footprint may traverse both cut and fill. Foundation design to NZS3604:1999 if set back 2.0 metres beyond top of fill batter and not traversing cut/fill border otherwise foundations to be specifically designed.
79	Minor cutting, mainly filling. Foundation design to NZS3604:1999 if set back 2.0 metres from the top of the fill batter and not traversing cut/fill border otherwise foundations to be specifically designed.
14 - 16	A set back distance established on these lots in which no building must encroach beyond. The set back distance varies from 3.0 metres from the toe of a cut slope (Lot 14) to 5.0 metres set back on Lots 15 and 16.
17	Building platform on cut ground. Foundations to NZS3604:1999 not requiring specific design.
18	Building platform on cut ground. Foundations to NZS3604:1999.
19	Occupied entirely by cut ground. Foundations to NZS3604:1999.
20	Building footprint entirely on cut ground. Foundations to NZS3604:1999.
21	Building footprint traverses predominantly cut. Foundation design to NZS3604:1999 if set back 3.0 metres beyond top of fill batter and not traversing cut/fill border otherwise foundations to be specifically designed.
22	Building footprint may traverse both cut and fill. Foundation design to NZS3604:1999 if set back 3.0 metres beyond top of fill batter and not traversing cut/fill border otherwise foundations to be specifically designed.
23	Building footprint may traverse both cut and fill. Foundation design to NZS3604:1999 if set back 3.0 metres beyond top of fill batter and not traversing cut/fill border otherwise foundations to be specifically designed.
24	Building footprint may traverse both cut and fill. Foundation design to NZS3604:1999 if set back 3.0 metres beyond top of fill batter and not traversing cut/fill border otherwise foundations to be specifically designed.

All other aspects associated with the development of each lot, including retaining walls on common boundaries, shall be permitted and completed prior to, or during, the development of each lot.

Set back distances on appropriate lots shown on drawing 5918-S5A.

## Conclusions

Based on our inspection of earthworks construction we believe on reasonable grounds that earthworks construction carried out for Stage I development complies with the general requirements of NZS4431:1989.

Furthermore, the results of the settlement/survey monitoring indicate that most of the apparent settlement of the filling under its own weight has occurred although additional monitoring results will be required to confirm this.

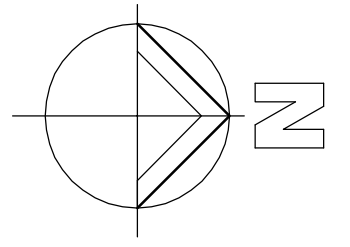
Yours faithfully  
**ABUILD™ Consulting Engineers Limited**



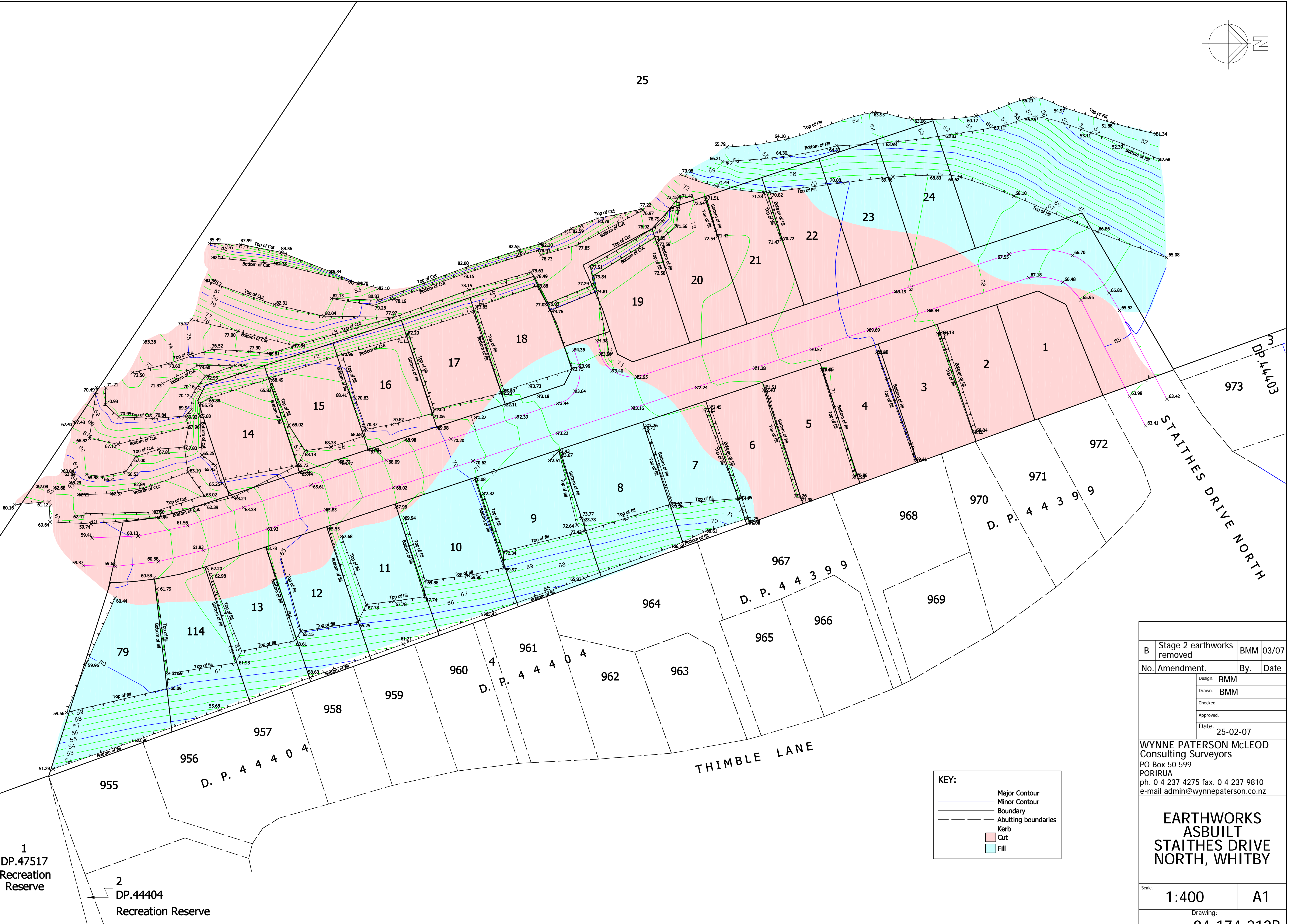
Richard Skilton  
BE(Hons) MIPENZ  
Director

Prepared by:  
Royston J Davidge  
MIPENZ (Geotechnical) CPEng  
Chartered Professional Engineer

Enclosure: Appendices



25



DP.44404

STAITHES DRIVE NORTH

THIMBLE LANE

1  
DP.47517  
Recreation Reserve

2  
DP.44404  
Recreation Reserve

**KEY:**

- Major Contour
- Minor Contour
- Boundary
- - - Abutting boundaries
- Kerb
- Cut
- Fill

B	Stage 2 earthworks removed	BMM	03/07
No.	Amendment.	By.	Date
		Design: BMM	
		Drawn: BMM	
		Checked:	
		Approved:	
		Date:	25-02-07

WYNNE PATERSON McLEOD  
Consulting Surveyors  
PO Box 50 599  
PORIRUA  
ph. 0 4 237 4275 fax. 0 4 237 9810  
e-mail admin@wynnepaterson.co.nz

**EARTHWORKS  
ASBUILT  
STAITHES DRIVE  
NORTH, WHITBY**

Scale:	1:400	A1
Drawing:	04-174-212B	

## KNOWING YOUR PIPES PROJECT

For further information contact [info@wellingtonwater.co.nz](mailto:info@wellingtonwater.co.nz)

The "Knowing Your Pipes" project started in 2021 as part of our work to improve the resilience of our network and reduce the risk of pollution entering our waterways.

Faults found in the public pipes will be fixed as part of the council's programme of renewals. If faults are found in private drains, we will notify and ask residents/property owners to have them fixed.

Further information on public pipe assessments and the Knowing Your Pipes Project can be viewed at the following link:

<https://www.wellingtonwater.co.nz/resources/topic/wastewater/knowning-your-pipes>

### Knowing Your Pipes - Assessments / Faults Identified

Particulars of Contravention or Non-Compliance	Date	Status
No information 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](mailto: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



Wellington Water Ltd, Greater Wellington Regional Council, Wellington Water Ltd, Porirua City Council, Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

## LEGEND

Please see overleaf for the water services legend.



0 8 16 Meters

Scale: 1:500

Created on 29 March 2026




## DISCLAIMER

Sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED. The information displayed in the map has been taken from Porirua City Council's databases and GIS. It is made available in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of any resource consent application process it should be verified independently.













porirua city

# 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

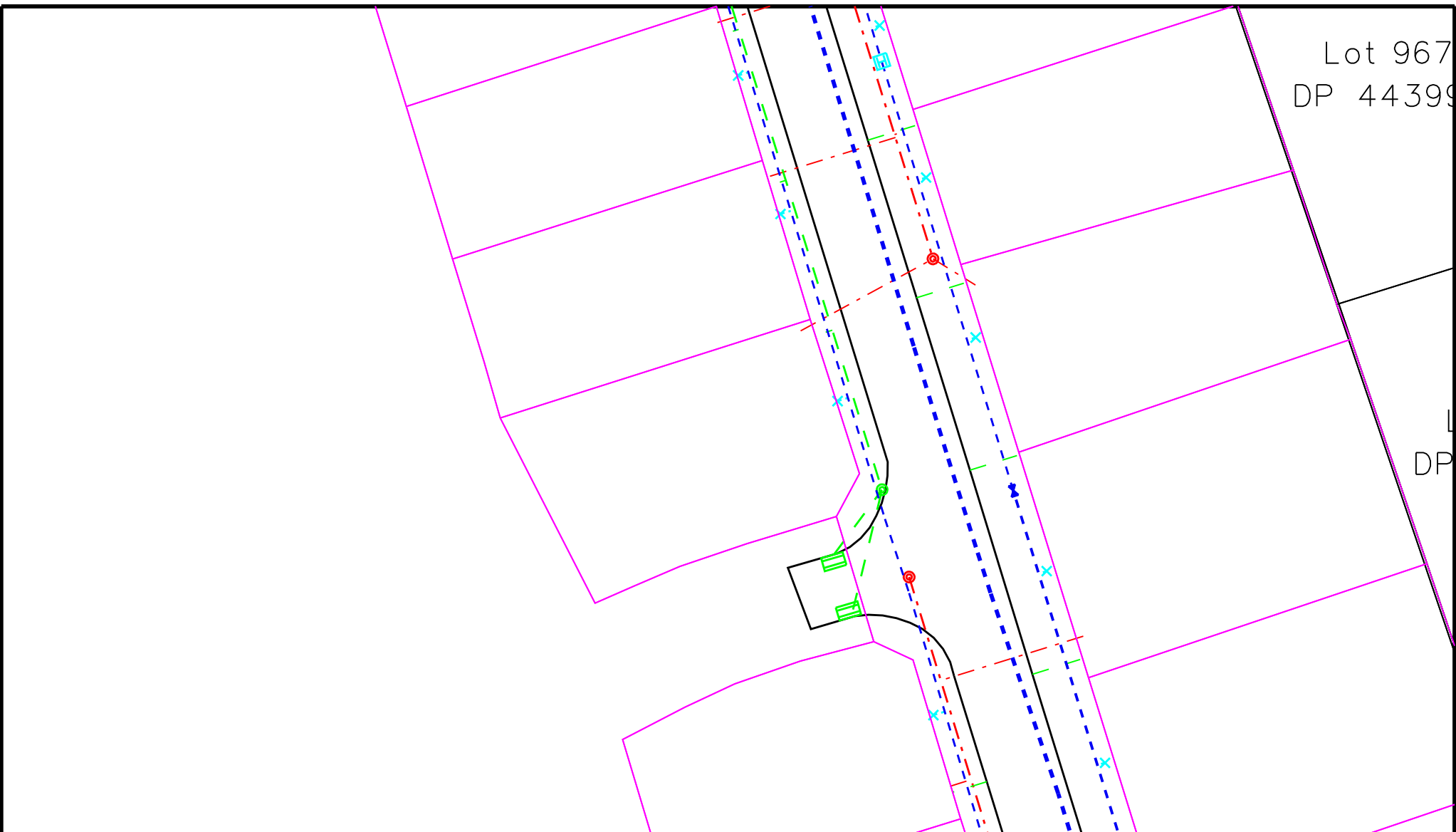
-  Bulk Water Pumpstation
-  Bulk Water Meter
-  Bulk Water Fitting

### 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

Lot 967  
DP 44399

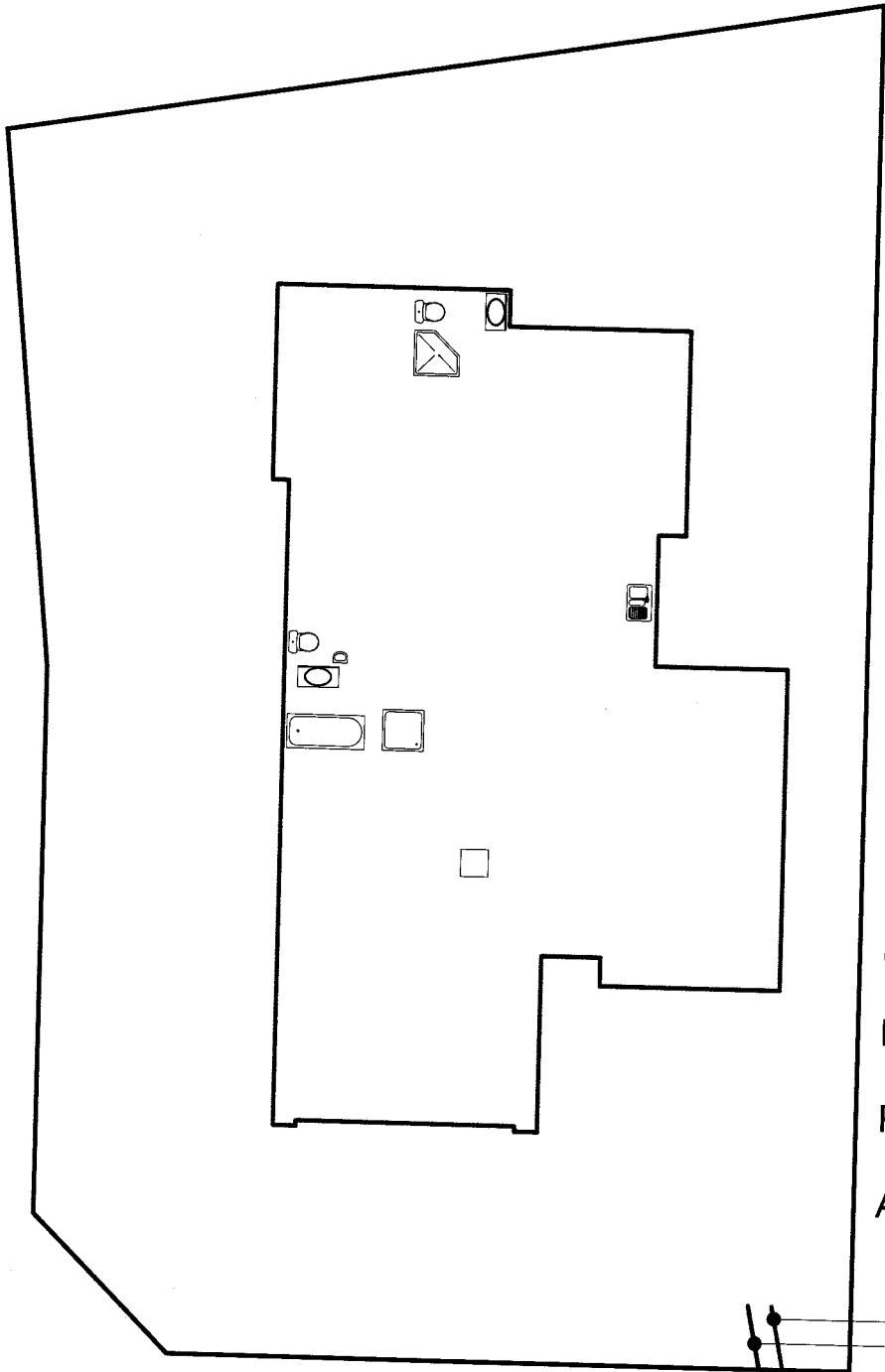
L  
DP



KEY

Information on this plan subject to  
**PORIRUA CITY COUNCIL COPYRIGHT**  
Digital map data supplied by Geospatial Knight Merz.  
Sourced from Land Information New Zealand.  
**CROWN COPYRIGHT RESERVED.**  
Date of aerial photography February 2005.  
The information displayed has been taken from  
Porirua City Council's databases and maps.  
It is made available in good faith but it's accuracy  
or completeness is not guaranteed.

<b>COMPILED BY</b>
<b>DATE</b>
<b>SCALE</b>
<b>DRAWING NUMBER</b>



**POST**  
**COPY TO**

**DESIGN NETWORK**  
**HUTT LTD**  
P.O.BOX 30614  
LOWER HUTT

LOT 19  
STREET No : 58  
STAITHES DRIVE -  
NORTH  
WHITBY

**OR FAX**

569-1186

**REF: 5396**

DATE \_\_\_\_\_

DRAINLAYER \_\_\_\_\_

PHONE No \_\_\_\_\_

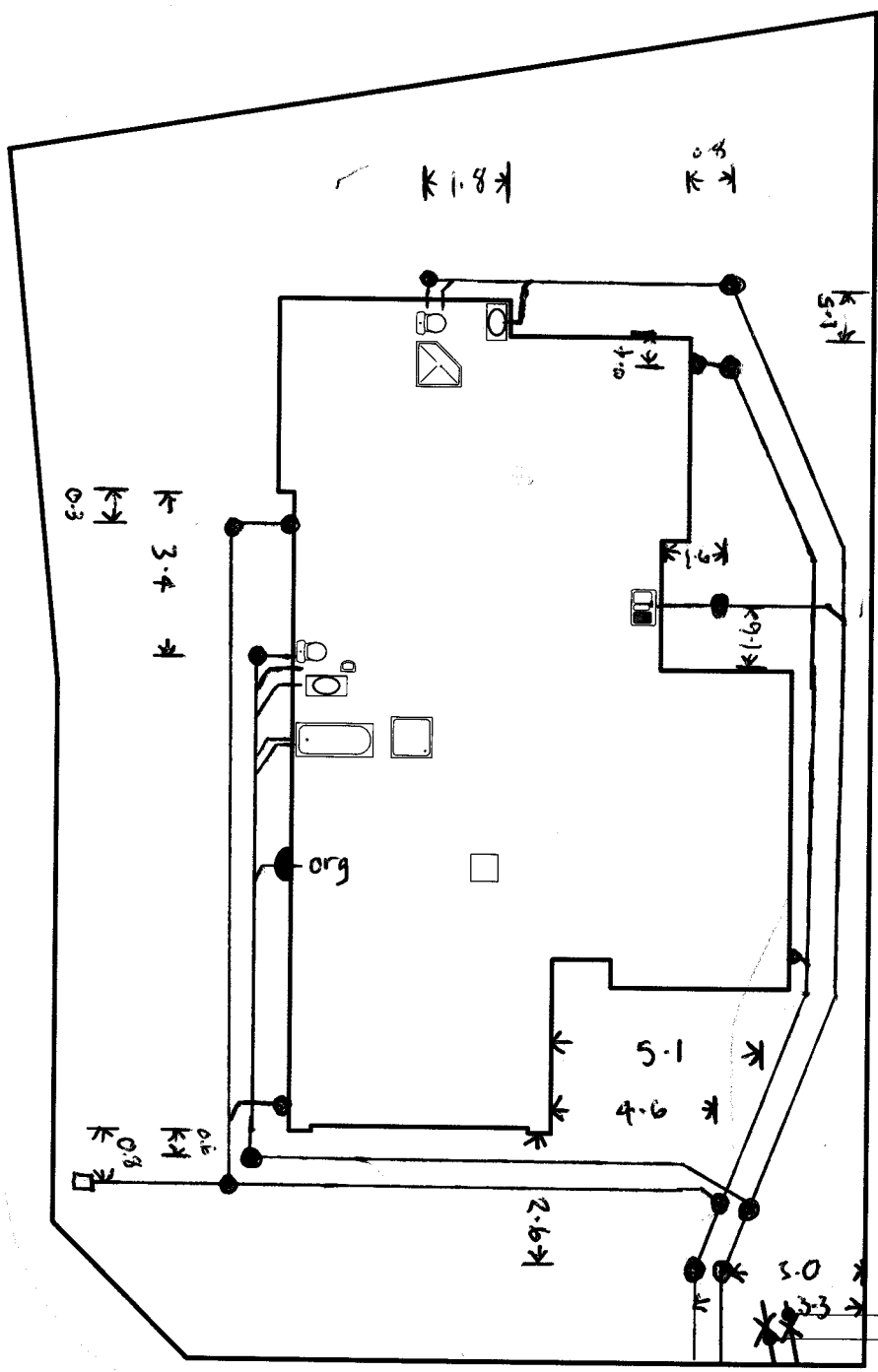
ADDRESS \_\_\_\_\_

EXIST SEWER  
CONNECTION  
EXIST S/W  
CONNECTION

# AS LAID DRAINAGE PLAN

20/8/07 hcb.

BEA 1152/07



**POST COPY TO** DESIGN NETWORK  
**HUTT LTD**  
 P.O. BOX 30614  
 LOWER HUTT

LOT 19  
 STREET No : 58  
 STAITHES DRIVE -  
 NORTH  
 WHITBY

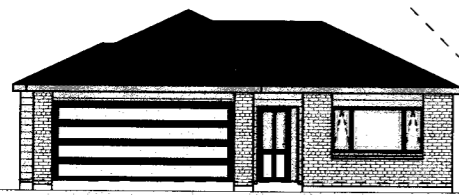
**OR FAX** 569-1186

**REF: 5396**

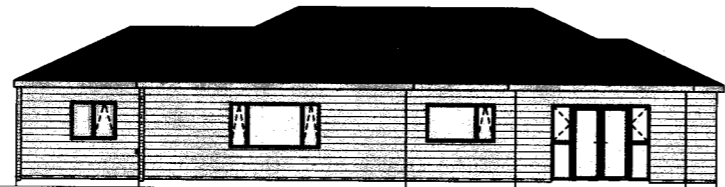
DATE \_\_\_\_\_  
 DRAINLAYER \_\_\_\_\_  
 PHONE No \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

EXIST SEWER  
 CONNECTION  
 EXIST S/W  
 CONNECTION

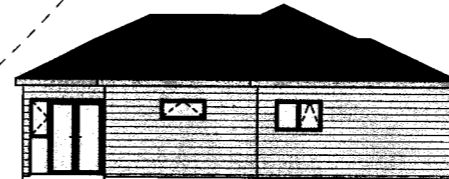
# AS LAID DRAINAGE PLAN



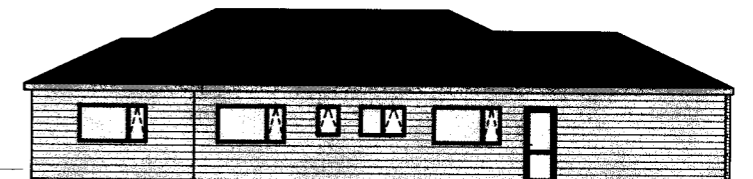
NORTHEAST



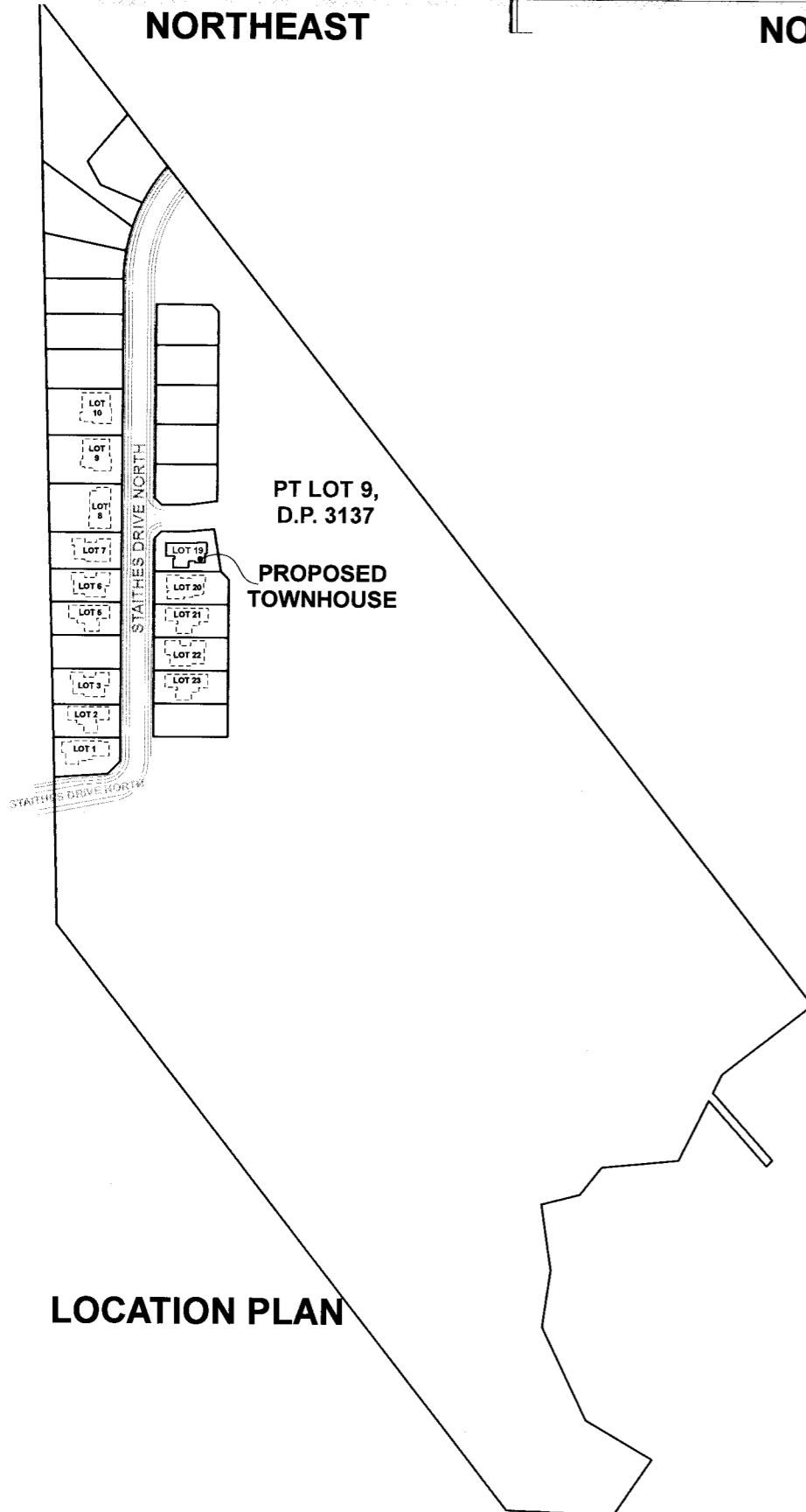
NORTHWEST



SOUTHWEST



SOUTHEAST



PT LOT 9,  
D.P. 3137

PROPOSED  
TOWNHOUSE

LOCATION PLAN

TOWNHOUSE						
BUILDING RISK MATRIX:						
RISK MATRIX CALCULATED FOR NORTHEAST ELEVATION DWELLINGS ARE DETERMINED ON ELEVATION WITH THE HIGHEST RISK						
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUB TOTAL	TOTAL
WIND ZONE	0	0	2	1	3	1
NO. OF STOREYS	1	2	4	0	7	0
ROOF/WALL	1	3	5	0	9	0
EAVES WIDTH	0	1	5	2	8	2
ENVELOPE COMPLEXITY	0	3	8	1	12	1
DECKS & BALCONIES	2	4	6	0	12	0
<b>TOTAL</b>						<b>4</b>

SUITABLE WALL CLADDINGS:		
TOTAL SCORE	DIRECT FIXED CLADDING	OVER 20mm MIN. DRAINED CAVITY
	A) TIMBER WBDS - ALL TYPES B) FIBRE CEMENT WBDS C) VERTICAL PROFILED METAL - CORRUGATED & SYMMETRICAL TRAPEZOIDAL ONLY D) FIBRE CEMENT SHEET E) PLYWOOD SHEET F) EIFS	A) MASONRY VENEER B) STUCCO C) HORIZONTAL PROFILED METAL - CORRUGATED & TRAPEZOIDAL ONLY

**PIPED SERVICES:**

- ALL PIPED SERVICES FROM THE BUILDING TO BE UPVC MATERIAL MANUFACTURED IN ACCORDANCE TO AS/NZS 1260
- ALL NEW S/W DRAINAGE PIPES TO BE INSTALLED TO EXISTING SYSTEM OR EXISTING CONNECTION. MIN. GRADIENT TO BE 1:120 FOR 100mm DRAINS, 1:200 FOR 150mm DRAINS
- ALL NEW SEWER DRAINAGE PIPES TO BE INSTALLED TO EXISTING SYSTEM OR EXISTING CONNECTION. MIN. GRADIENT TO BE 1:60 FOR 100mm DRAINS, 1:100 FOR 150mm DRAINS
- ALL PLUMBING TO BE INSTALLED TO AS/NZS 3500.5, SECTION 4
- FIXTURES FURTHER THAN 2.5m FROM MAIN VENTED DRAIN TO BE VENTED WITH AN AAV AS REQD
- ALL DPs TO BE 80mm UPVC UNLESS OTHERWISE STATED
- ALL TVS TO BE 50mm UNLESS OTHERWISE STATED

**WATER SUPPLY:**

- LAY A MINIMUM OF 450mm BELOW G.L. FROM TOBY BOX TO BUILDING WITH POLYBUTYLENE PIPE.
- RUN PIPES COMPLETE WITH ALL FITTINGS & JOINED TO THE MANUFACTURERS SPECIFICATION. ALL TO AS/NZS 3500.5, SECTION 2
- ALLOW FOR 2 EXTERNAL HOSE TAPS, LOCATION TO BE CONFIRMED ON SITE WITH OWNER.

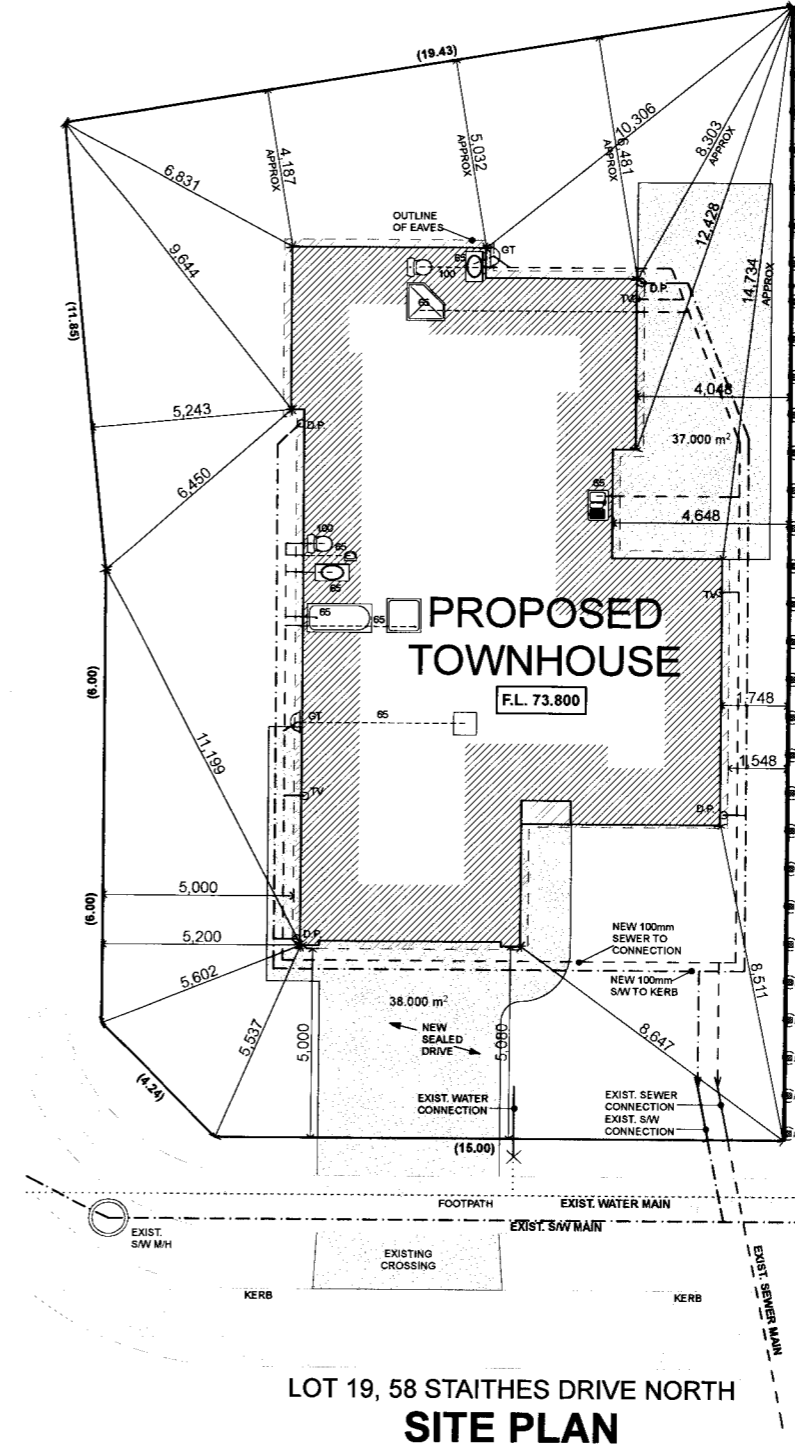
**EXCAVATION:**

- THE FULL EXTENT OF EARTHWORKS IS TO BE DETERMINED ON SITE BY THE CONTRACTOR. ALL DETAILS SHOWN ON THE PLANS ARE CONSIDERED A GUIDE ONLY & WILL ALTER DEPENDING ON SITE CONDITIONS.

**SURVEYOR:**

- IT IS RECOMMENDED THAT A SURVEYOR SET OUT ALL NEW BUILDING WORK & TO CONFIRM ALL BOUNDARY SET BACKS & LEVELS PRIOR TO CONSTRUCTION COMMENCING
- LOCATION OF LEGAL BOUNDARIES TO BE CONFIRMED BY SURVEYOR BEFORE CONSTRUCTION OF WORK COMMENCES.
- SURVEYOR TO CONFIRM APPROPRIATE F.L. TO ACHIEVE MIN CLEARANCE & COMPLIANCE WITH NZBC

DURABILITY-CORROSION ZONE 1	
CONNECTIONS IN ROOF SPACES INCLUDING NAILPLATES, TIES, BOLTS WIRE DOGS etc.	HOT DIPPED GALVANISED
CONNECTIONS - SHELTERED LOCATIONS.	TYPE 304 STAINLESS STEEL OR HOT DIPPED GALVANISED PLUS ADDITIONAL PROTECTION.
CONNECTIONS - EXPOSED LOCATIONS.	TYPE 304 STAINLESS STEEL OR HOT DIPPED GALVANISED PLUS ADDITIONAL PROTECTION.
FLASHINGS - HIDDEN	Z450 GALVANISED STEEL PLUS PROTECTIVE COATING TYPE 304 & 316 STAINLESS STEEL, ALUMINIUM, BUTYL RUBBER.
FLASHINGS - EXPOSED	Z450 GALVANISED STEEL PLUS PROTECTIVE COATING TYPE 304 & 316 STAINLESS STEEL, ALUMINIUM, BUTYL RUBBER, COPPER, ZINC.
BRICK VENEER TIES	470g/m <sup>2</sup> GALV. COATING OR TYPE 304 STAINLESS STEEL



LOT 19, 58 STAITHES DRIVE NORTH  
SITE PLAN

**EXIST. ENGINEERED TIMBER RETAINING WALL**

SITE	= 515.00m <sup>2</sup>
35%	= 180.25m <sup>2</sup>
PROPOSED TOWNHOUSE (EAVES INCLUDED)	= 175.90m <sup>2</sup>
COVERAGE	= 34.18%
AREA REMAINING	= 4.35m <sup>2</sup>

**NOTE**  
LOCATION OF LEGAL BOUNDARIES TO BE CONFIRMED BY SURVEYOR BEFORE CONSTRUCTION OF WORK COMMENCES.  
SURVEYOR TO CONFIRM APPROPRIATE F.L. TO ACHIEVE MIN CLEARANCE & COMPLIANCE WITH NZBC

EXIST LEGAL DESCRIPTION	
PT LOT 9, D.P. 3137	
PROPOSED LOT 19	
<b>PORIRUA CITY COUNCIL DISTRICT PLAN - SUBURBAN ZONE (RESIDENTIAL)</b>	
CHECK:	- AMOUNT OF DWELLINGS. - SEISMIC HAZARD AREA. - LANDSCAPE PROTECTION AREA. - FLOOD HAZARD AREA.
PARKING:	- 1 PARK FOR LESS THAN 75m <sup>2</sup> GFA. - 2 PARKS FOR GREATER THAN 75m <sup>2</sup> GFA. - COMPLY WITH PART H OF PLAN.
SITE COVERAGE:	- 35% (NET SITE AREA) INCLUDING EAVES).
EARTHWORKS:	- EXCLUDES 2.00m BEYOND THE EXTERIOR OF THE BUILDING. - 100m <sup>2</sup> IN AREA. - 1.50m IN HEIGHT. - 45° MAX SLOPE OF EXIST LAND. - 45° FROM CLOSEST BOUNDARY WITHIN YARD.
FINANCIAL CONTRIBUTIONS:	
HEIGHT:	- 8.00m MAX BETWEEN A POINT & THE ACTUAL GROUND LEVEL BELOW.
RECESSION PLANE:	- 3.00m & 45° AT RIGHT ANGLES TO BOUNDARY.
YARDS:	- FRONT BOUNDARY - 5.00m MIN. (INCLUDING EAVES). OTHER BOUNDARIES - 1.50m MIN. - 3.00m MIN SEPARATION BETWEEN DWELLINGS.
CONSTRUCTIONS EXCLUDED:	- 2.00m HIGH FENCE. - CHIMNEYS & TV AERIALS. - STRUCTURES 5.00m <sup>2</sup> & 1.50m HIGH & HANDRAILS. - SWIMMING POOLS.

**Design Network Hutt** Limited  
ARCHITECTURE  
P.O BOX 30-814, LOWER HUTT, 44 QUEENS DRIVE  
PH: (04)5696-109 FAX: (04)5691-186 E-MAIL: office@designnetwork.co.nz

PROPOSED TOWNHOUSE  
LOT 19, 58 STAITHES DRIVE NORTH  
WHITBY

REV. No	REV. DATE	DRAWING AMENDMENT

ALL WORK TO COMPLY WITH THE RELEVANT NZS AND COUNCIL REQUIREMENTS. ALL DIMENSIONS MUST BE VERIFIED ON SITE BY THE CONTRACTOR. COPYRIGHT RETAINED BY DESIGN NETWORK HUTT LTD

START DATE	7-5-07	REV. DATE	20-5-07
CODE:	AVAVAV	FINISH DATE	13-6-07

**WORKING DRAWINGS**

SCALE (A1 ORIGINAL ONLY)  
1:1500, 1:500, 1:100

SHEET No. **1**  
SERIES OF 5  
REF 5396

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

For further information contact [rates@pcc.govt.nz](mailto:rates@pcc.govt.nz)

### RATES

Assessment No	Current Rates
1546080020	\$7,120.82

### 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](mailto: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
	No information is held by Porirua City Council			

### ABATEMENT NOTICES

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

No information is held by Porirua City Council
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### ALCOHOL LICENCES

For further information contact [environmentalhealth@pcc.govt.nz](mailto: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](mailto: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@poriruacity.govt.nz](mailto:building.compliance@poriruacity.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*
BCA1152/07	Townhouse, RC not required		25/06/07	27/06/07	11/10/07

\*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 CONSENTS GRANTED/ISSUED UNDER THE BUILDING ACT 2004 BY A PRIVATE BUILDING CONSENT AUTHORITY

For further information contact [building.compliance@poriruacity.govt.nz](mailto:building.compliance@poriruacity.govt.nz)

A private building consent authority (BCA) is a private organisation accredited by the government to perform the same functions as a traditional council-run BCA, such as granting building consents, conducting inspections, and issuing compliance certificates. They operate under the same legislation and are subject to regular audits to ensure they provide the same level of scrutiny and ensure buildings are safe, durable, and compliant with the building code.

Consent No	Building Consent Authority	Description	PIM Issued	BC Granted	BC Issued	CCC Issued*
		No information is held by Porirua City Council				

## BUILDING PERMITS GRANTED PRIOR TO THE BUILDING ACT 1991

For further information contact [building.compliance@porirua.govt.nz](mailto:building.compliance@porirua.govt.nz)

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

## CERTIFICATES ISSUED BY BUILDING CERTIFIERS

For further information contact [building.compliance@porirua.govt.nz](mailto:building.compliance@porirua.govt.nz)

No information is held by Porirua City Council

## CERTIFICATE OF ACCEPTANCE

For further information contact [building.compliance@porirua.govt.nz](mailto:building.compliance@porirua.govt.nz)

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

## UNAUTHORISED BUILDING WORK

For further information contact [building.compliance@porirua.govt.nz](mailto:building.compliance@porirua.govt.nz)

No information is held by Porirua City Council

## NOTICE TO RECTIFY AND/OR FIX

For further information contact [building.compliance@porirua.govt.nz](mailto: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		

## DETERMINATIONS

For further information contact [building.compliance@poriruacity.govt.nz](mailto:building.compliance@poriruacity.govt.nz)

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

## REQUISITIONS

For further information contact [building.compliance@poriruacity.govt.nz](mailto:building.compliance@poriruacity.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		

## DANGEROUS, AFFECTED AND/OR INSANITARY BUILDINGS

For further information contact [building.compliance@poriruacity.govt.nz](mailto:building.compliance@poriruacity.govt.nz)

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

## BUILDING WARRANT OF FITNESS (Typically applies to Commercial premises)

For further information contact [building.compliance@poriruacity.govt.nz](mailto:building.compliance@poriruacity.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

## SWIMMING POOL

For further information contact [building.compliance@porirua.govt.nz](mailto:building.compliance@porirua.govt.nz)

Application ID	Origin Date	Last Inspection	Status
No information is held by Porirua City Council			Council records do not indicate a pool or spa pool requiring periodic inspections at this property. If a pool is located on the property that you believe may need registering, please contact the Council on (04) 237-5089

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

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### WEATHERTIGHT HOMES - ARE THERE ANY KNOWN ISSUES?

For further information contact [building.compliance@porirua.govt.nz](mailto:building.compliance@porirua.govt.nz) or [info@mbie.govt.nz](mailto:info@mbie.govt.nz)

No information is held by Porirua City Council
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### RESTRICTED BUILDING WORKS

For further information contact [building.compliance@porirua.govt.nz](mailto: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

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- 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](mailto: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
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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>

### 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://porirua.govt.nz/your-council/city-planning-and-reporting/district-plan/operative-district-plan/>, and the Proposed Porirua District Plan is available at [www.porirua.govt.nz/proposeddistrictplan](http://www.porirua.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 public works or projects like road, schools, or infrastructure. 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 [propertyservice@poriruacity.govt.nz](mailto:propertyservice@poriruacity.govt.nz)

- There is no encroachment licence applicable to this property.

## RESERVE LAND

For further information contact [parks@poriruacity.govt.nz](mailto:parks@poriruacity.govt.nz)

- This property does not adjoin a reserve administered by the Parks department under the Reserves Act 1977.

## RECORD OF TITLE

For further information contact [customersupport@linz.govt.nz](mailto: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@poriruacity.govt.nz](mailto:enquiries@poriruacity.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** **322064**  
**Land Registration District** **Wellington**  
**Date Issued** 03 May 2007

**Prior References**

WN25A/494      WN25A/919

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**Estate** Fee Simple  
**Area** 515 square metres more or less  
**Legal Description** Lot 19 Deposited Plan 380426

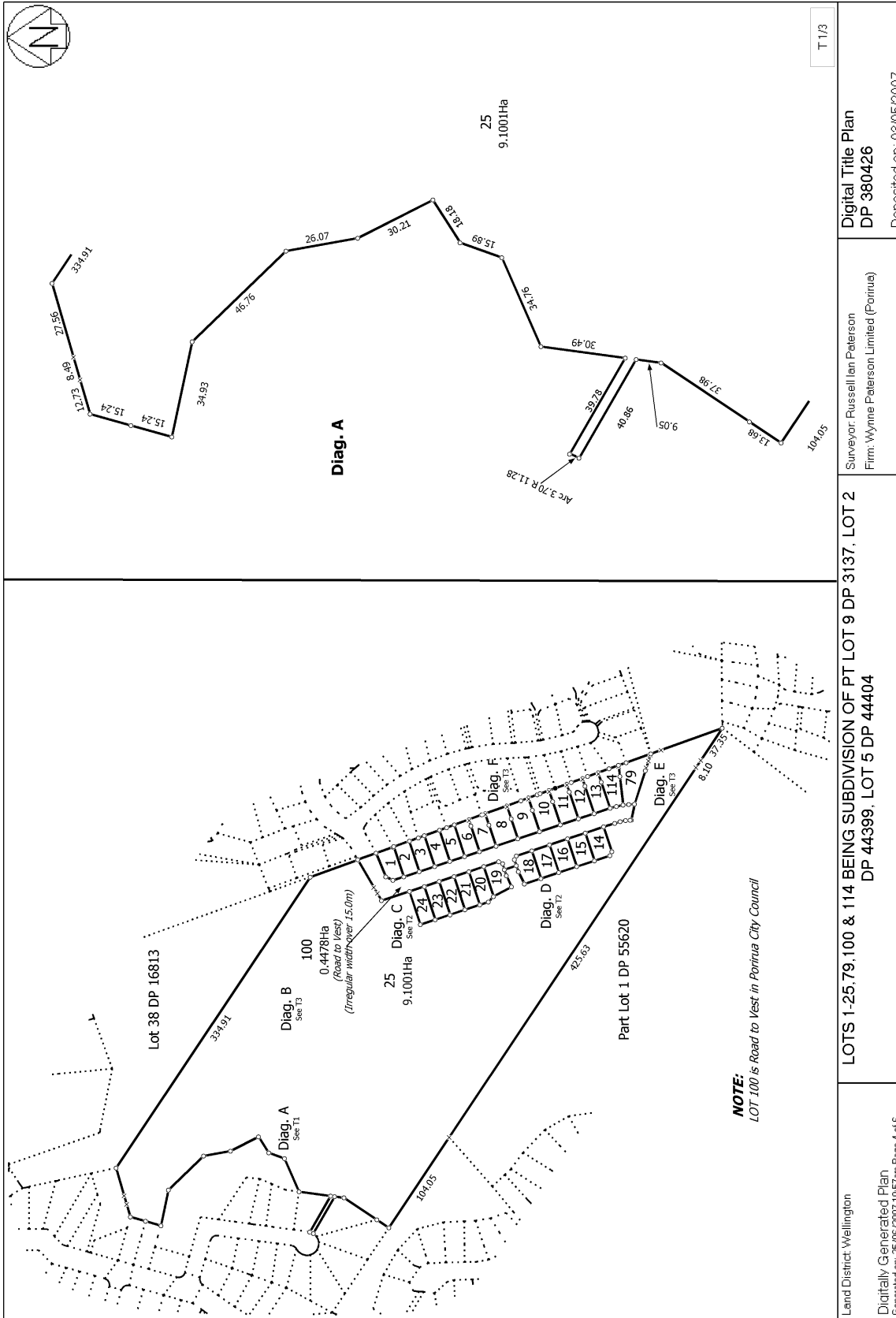
**Registered Owners**

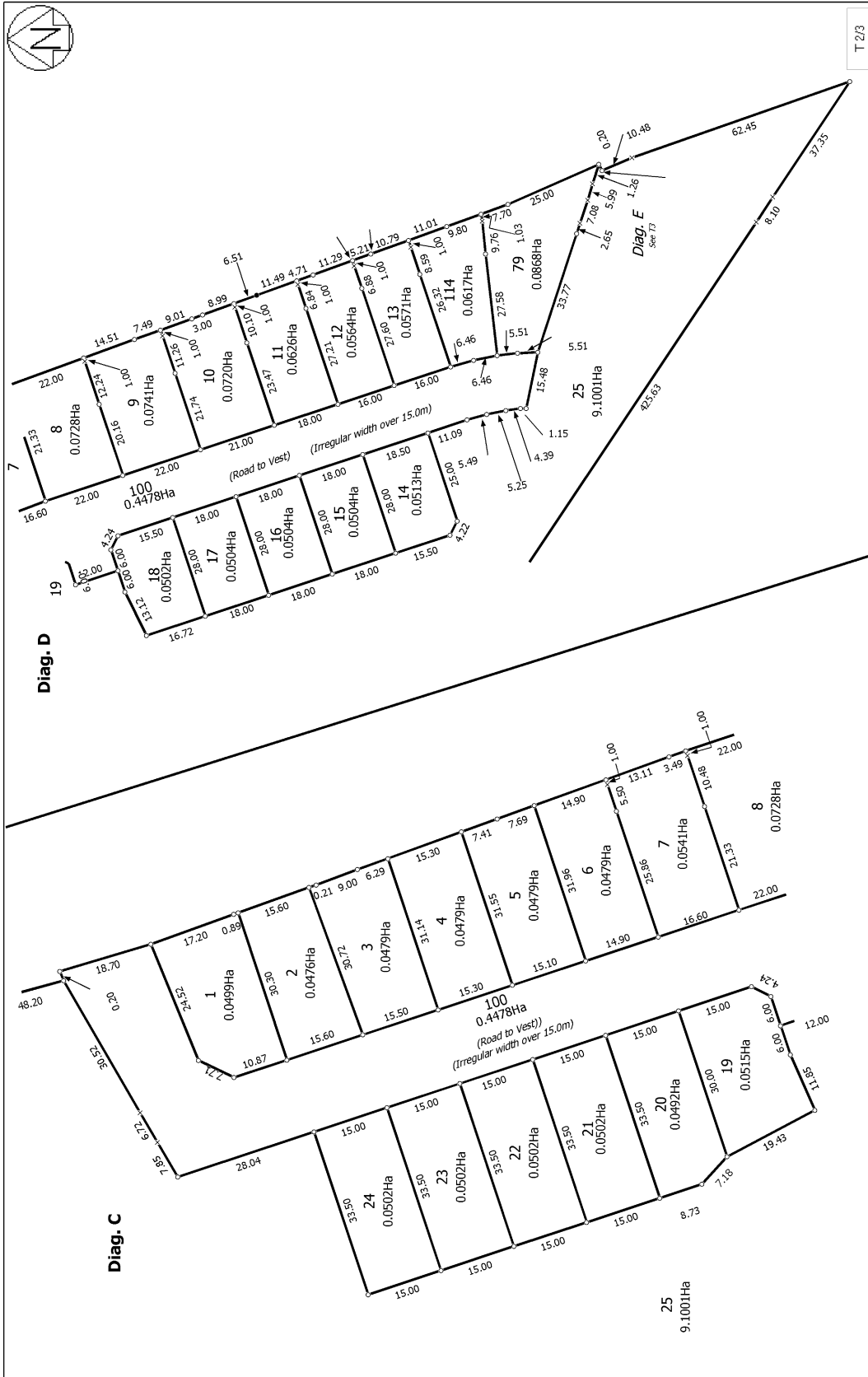
Michael Ross Carle and Sharon Elizabeth Carle

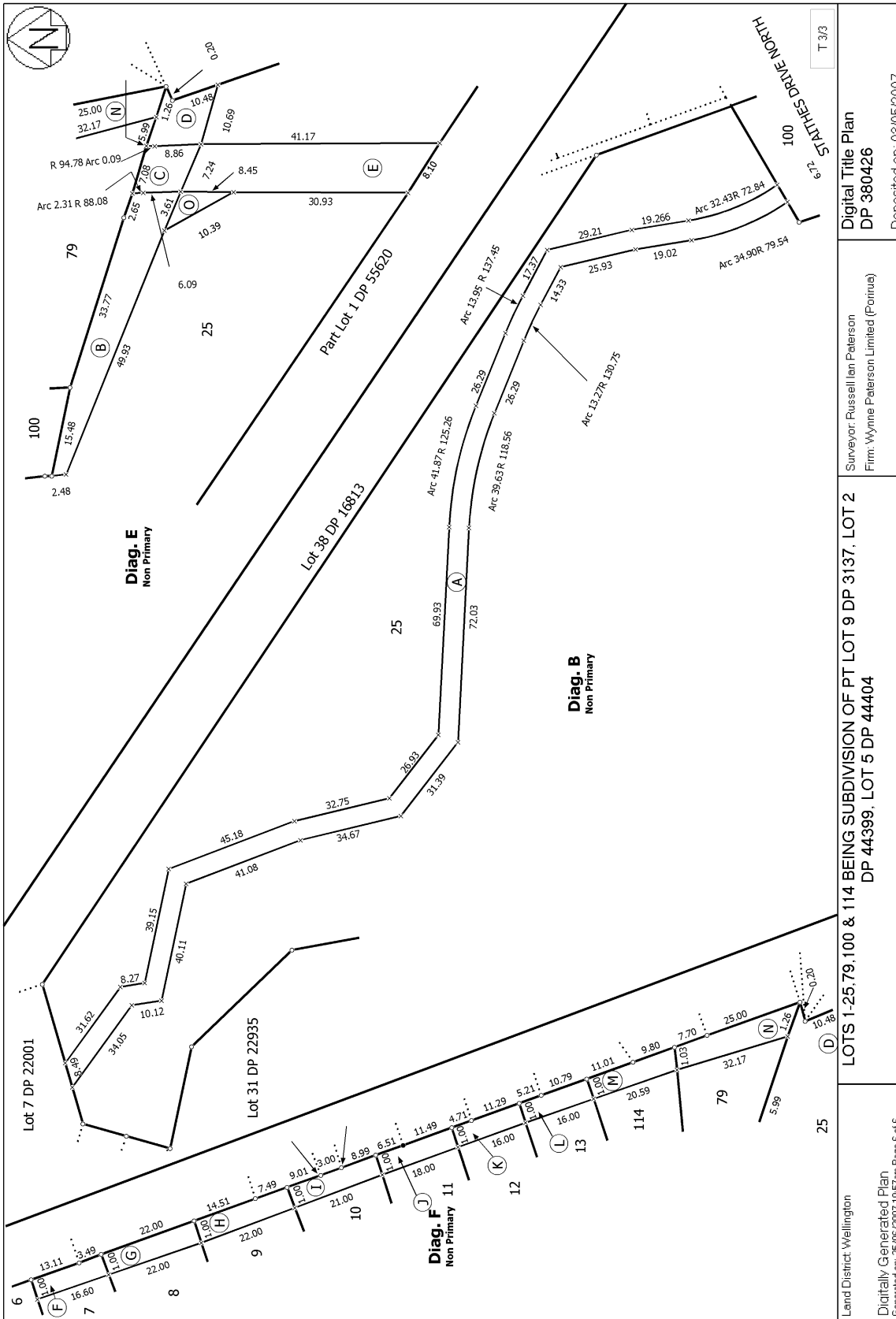
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**Interests**

7350877.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.5.2007 at 9:00 am  
Land Covenant in Transfer 7350877.18 - 3.5.2007 at 9:00 am  
Land Covenant in Transfer 7350877.19 - 3.5.2007 at 9:00 am  
9049825.3 Mortgage to Bank of New Zealand - 23.5.2012 at 3:00 pm









In reply please quote: RC4103  
For enquiries please contact: Sarah Clarke  
Email: sclarke@pcc.govt.nz  
Direct Dial: 237 1526

District Land Registrar  
Land Registry Office  
PO Box 5014  
**WELLINGTON**



Address  
correspondence to:  
The Chief Executive  
Porirua City Council  
PO Box 50-218  
Porirua City  
New Zealand  
Phone 64 4 237 5089  
Fax 64 4 237 6384

Administration Bldg  
Cobham Court  
Porirua City  
www.pcc.govt.nz

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

TO: The District Land Registrar at Wellington

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 Pt Lot 9 DP 3137 lodged for deposit under Plan No. 380426.

I, Roger Blakeley, Chief Executive of the Porirua City Council, hereby certify that the following condition (which was condition of the Subdivision RC4103), to be complied with on an ongoing basis, was imposed by the Porirua City Council on 24 January 2007 giving consent to the subdivision described herein:

The future owners of Lots 17-20 should be aware that:

- Roofing or building materials of any new dwelling or other structures shall not be unpainted and ungalvanised zinc alum or unpainted metal that would lead to possible storm water contamination upon corrosion.

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

Dated at Porirua this 4 day of April 2007

Yours faithfully

Roger Blakeley  
**CHIEF EXECUTIVE**

## HISTORICAL AND CULTURAL VALUES

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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

There may be matters relevant to this site in the Porirua District Plan. The Porirua District Plan can be viewed at [www.porirua.govt.nz/proposeddistrictplan](http://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 Porirua District Plan. The Porirua District Plan can be viewed at [www.poriruacity.govt.nz/proposeddistrictplan](http://www.poriruacity.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.

# LGOIMA 44B (2) AND 44C (1) – NATURAL HAZARD INFORMATION

## 44B(2)(A) AND 44C(1)(A) – CONTENT OF NATURAL HAZARD SECTION

(2) A land information memorandum must include -

- (i) the natural hazard information provided under [regulation 12](#) under a heading that identifies the information as being sourced from the territorial authority's district plan; and
- (ii) the natural hazard information provided under [regulation 13](#) under a heading that identifies the information as relating to the [Building Act 2004](#); and
- (iii) all other natural hazard information about the land concerned under headings that effect the nature of the hazards (for example, headings for earthquakes, wind, or flooding).

44C(1)(a) is the requirement on regional councils to provide territorial authorities with natural hazard information.

### POTENTIAL EROSION

For further information contact [enquiries@porirua.govt.nz](mailto:enquiries@porirua.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@porirua.govt.nz](mailto:enquiries@porirua.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@porirua.govt.nz](mailto:enquiries@porirua.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](mailto: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](mailto: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.

## DRAFT PORIRUA LANDSLIDE ASSESSMENT (REV1, 5 DECEMBER 2025)

**Prepared by:** Pattle Delamore Partners Limited  
**Commissioned by:** Porirua City Council

**Purpose and scope:** The Porirua Landslide Assessment was commissioned in late 2024 to provide a district-wide assessment and mapping of the susceptibility of land in Porirua to landslides. The maps provide an indication of the landslide hazard on or near individual properties, but do not provide a property-specific assessment.

The assessment was prepared in accordance with the relevant national guidance document, 'Landslide planning guidance: reducing landslide risk through land-use planning' (GNS, 2024). It is intended that the assessment will be used to support the development of changes to the Porirua District Plan 2025 to manage landslide hazards in Porirua under the Resource Management Act 1991. Any plan change would be the subject of engagement with the community. The assessment and maps will also be used to support building and resource consent processes, council asset management and emergency management.

The draft Porirua Landslide Assessment data, modelling and outputs have not been peer reviewed. The assessment and maps are currently in draft and are based on available information, some of which is not mapped to a site-specific level of detail and so are not intended for property-level assessment.

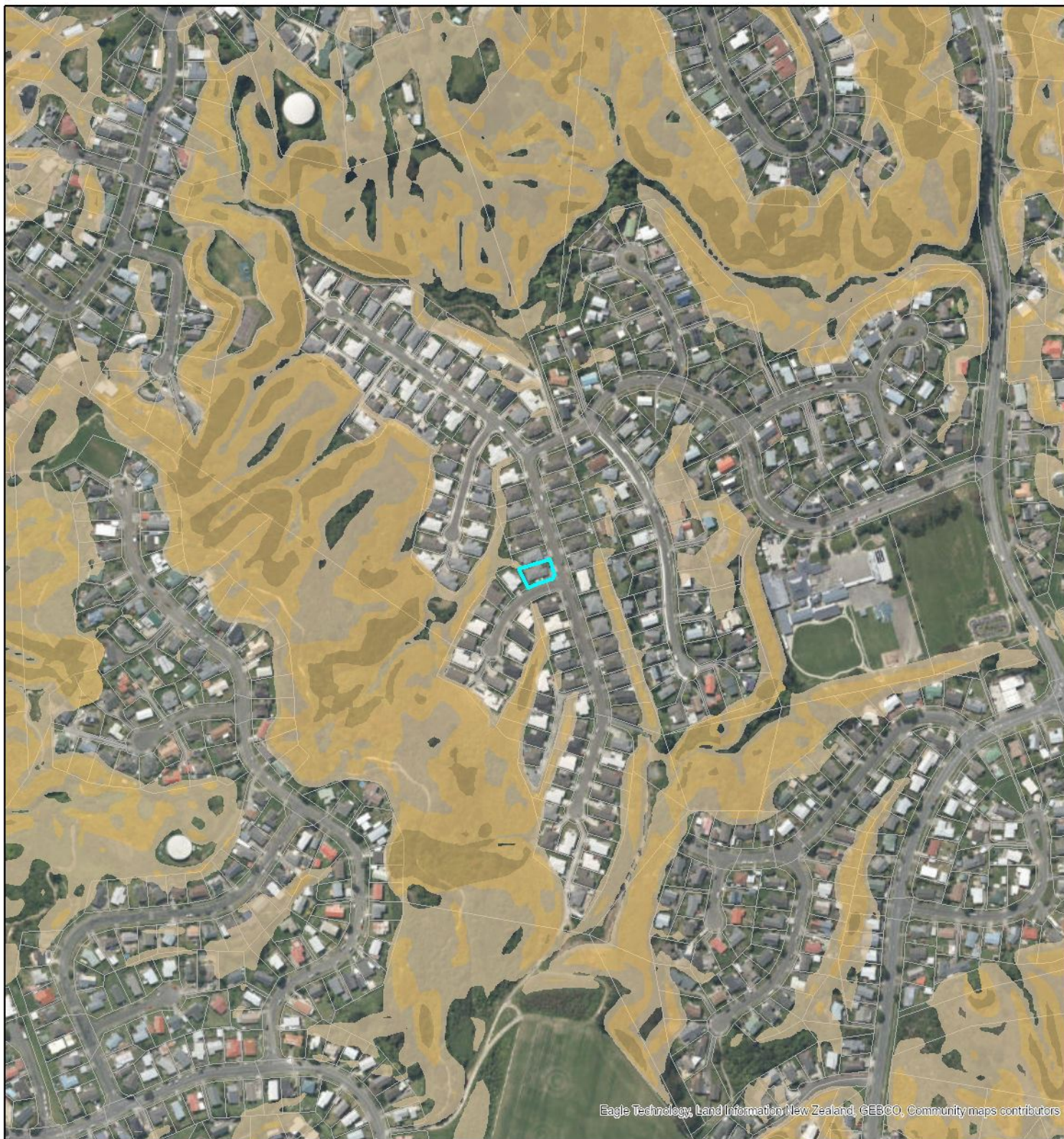
**Copy of report:** Access the report and maps here: <https://poriruacity.govt.nz/your-council/city-planning-and-reporting/district-plan/responding-to-natural-hazards/geological-hazards/landslides/>

**Additional notes:** Peer review of the Draft Porirua Landslide Assessment is ongoing. The draft landslide susceptibility maps have been prepared by geo-professionals using the best available information, but have important limitations:

- They are draft and are undergoing peer review, which means they are subject to change and may be amended in the future
- Maps are not a prediction tool; they only provide an indication of where landslides are more likely to occur (the susceptibility of the area to landslides)
- Geological maps and other data used to inform the landslide mapping has been produced at varying scales. Caution should be taken if viewing the maps at scales smaller than the input data, as this may lead to misinterpretation

- The maps provide an indication of the landslide hazard on or near individual properties, but do not provide a property-specific assessment. Any proposed development of land that may be subject to natural hazard risk should be assessed by a suitably qualified and experienced ge-professional to ensure any risks are mitigated
- We don't have a good long-term record of landslides within Porirua, which makes the assessment of the likelihood of similar landslides occurring in the future harder to do in precise way.

# Landslide Hazard - Draft Level A Susceptibility

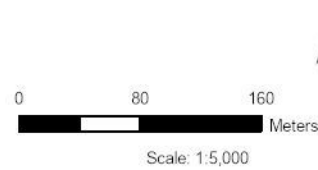


Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

## LEGEND

Geohazards - Landslide Hazard - Draft Level A Susceptibility

- High High
- Medium Medium
- Low Low
- Parcel



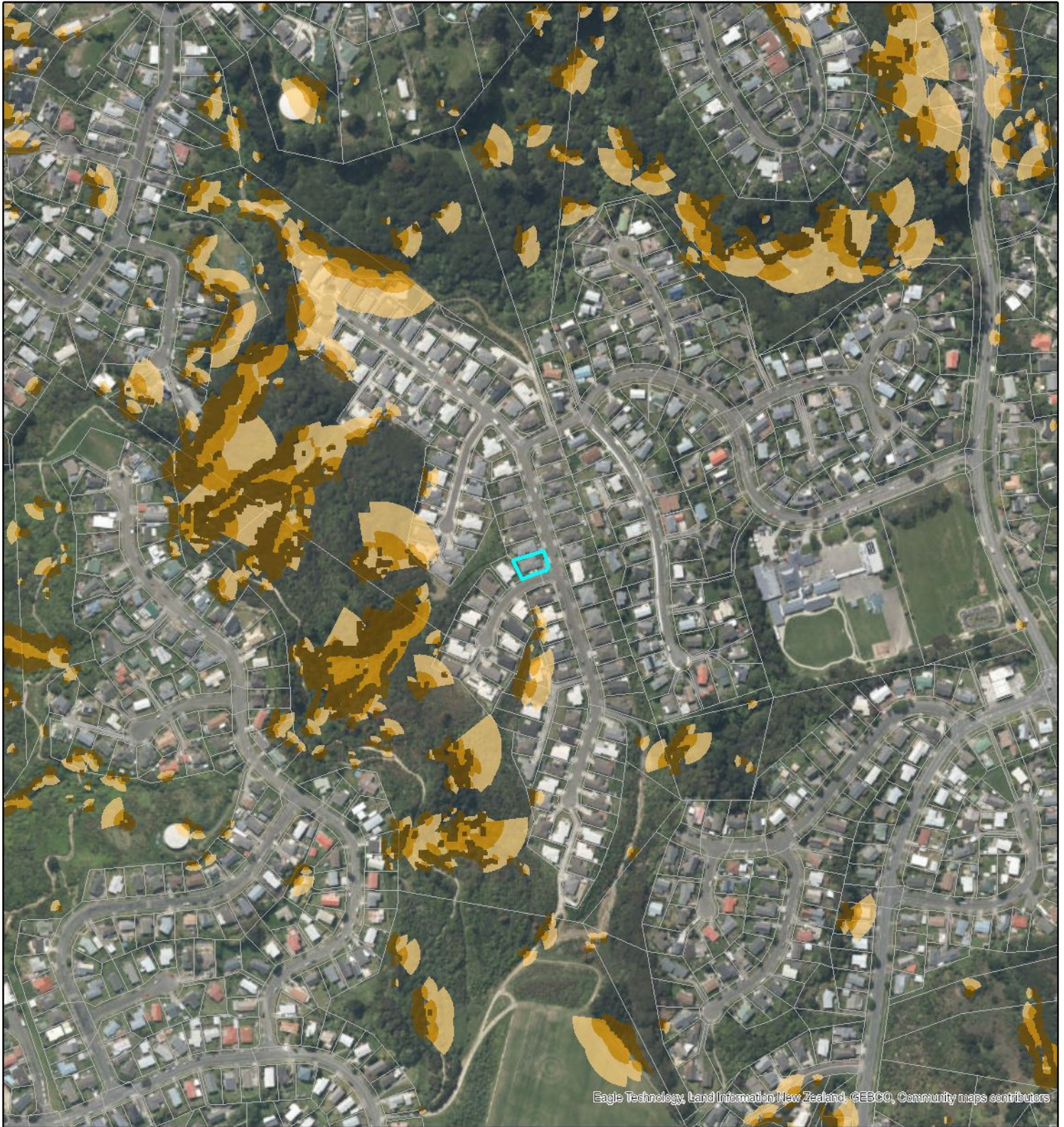
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




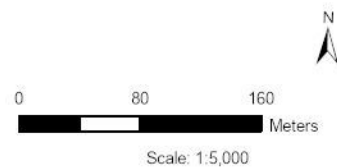
# Landslide Hazard - Draft Level B Run Out



## LEGEND

Geohazards - Landslide Hazard - Draft Level B Run Out

- |   |                                      |
|---|--------------------------------------|
|  Landslide Susceptibility Model (85%) | Landslide Susceptibility Model (85%) |
|  Run Out 20Deg                        | Run Out 20Deg                        |
|  Run Out 35Deg                        | Run Out 35Deg                        |
|  Parcel                               |                                      |



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## FLOODING (ALLUVION OR INUNDATION)

For further information contact [enquiries@porirua.govt.nz](mailto: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.

### **Whitby (Duck Creek)/Aotea/Paremata Catchments**

These flood hazard maps were created based on the available terrain and drainage network datasets held for this catchment at the time the catchment stormwater model was developed. It is possible that there have been topographical or infrastructure changes in the catchment that are not reflected in these data sets, particularly in catchments where there are recent or current developments that involve significant earthworks or changes in ground cover.

In addition to the address-specific information above, there is known information that is relevant to the catchment area where this property is situated which is outlined below:

- Wellington Water, on behalf of Porirua City Council, has created a new preliminary flood model for Whitby (Duck Creek) and Aotea/Paremata catchments
- A report to guide the preliminary model and two flood maps (1:10 and 1:100) have been developed for future change to the District Plan and will replace older flood maps
- To view the maps, click on link and select the **'Maps currently being validated within the community'** tab
- [Link to WWL maps](#)
- Left map is 1:10-year flood risk map
- Right map is 1:100-year flood risk map



Flood mapping information can also be found under the Porirua District Plan; a link has been provided below. Please be aware that this may not show all flood mapping layers compared to those that may be provided in the LIM:

<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



0 8 16 Meters

Scale: 1:500

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## 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>

This webpage displays a dynamic map which shows the calculated inundation areas at a range of sea level rise values in the Wellington Region. Alternative map overlays show modelled storm surge flooding at different sea level rise values, for a 1% AEP (100 year) event. Inundation areas were modelled in 2017 based off a detailed digital elevation model (DEM) 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 regarding tsunami hazards can be found in the Porirua District Plan:

[https://eplan.porirua.govt.nz/districtplan/property/0/0/175?\\_fp=true](https://eplan.porirua.govt.nz/districtplan/property/0/0/175?_fp=true),

## 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 regarding coastal hazards can be found in the Porirua District Plan:

[https://eplan.porirua.govt.nz/districtplan/property/0/0/175?\\_fp=true](https://eplan.porirua.govt.nz/districtplan/property/0/0/175?_fp=true)

## LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS

For further information contact [environmentalhealth@pcc.govt.nz](mailto: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).

Further 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=72ece62d902e4c3fb6506136104abfb9](https://mapping.gw.govt.nz/GW/GWpublicMap_Mobile/?webmap=72ece62d902e4c3fb6506136104abfb9)

## 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

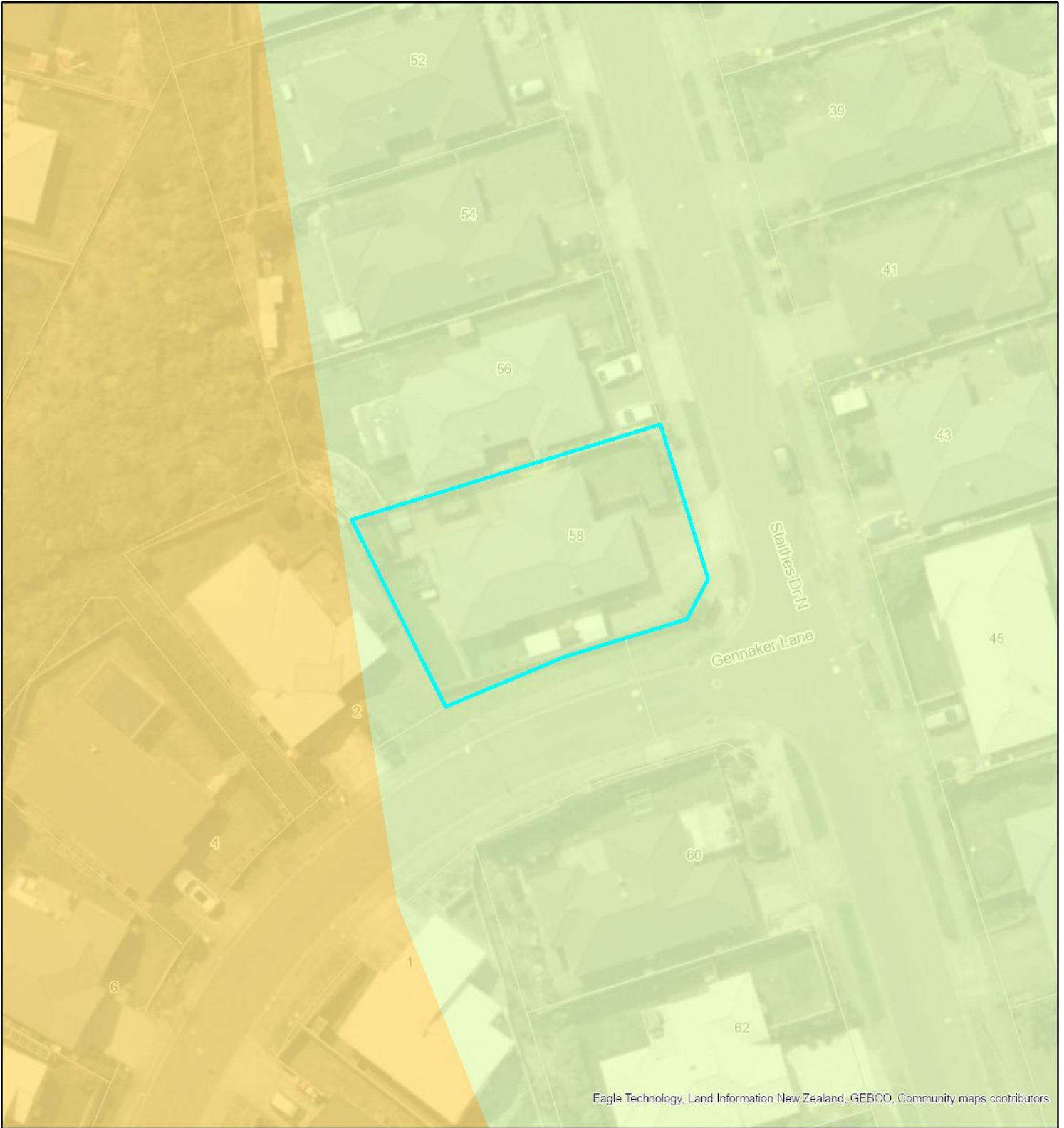
Building Sites are classified as being in Exposure Zones, these are Zone C and Zone D, depending on the severity of exposure to wind driven sea salt.

### **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.

# Wind Zones



## LEGEND

### Wind Zone

-  c - High
-  d - Medium
-  Parcel



0 8 16 Meters

Scale: 1:500

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# Corrosion Zones



## LEGEND

Corrosion Zone

 Zone C Zone C



0 8 16 Meters

Scale: 1:500

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## 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

## DRAFT PORIRUA LIQUEFACTION ASSESSMENT (REV 1, 28 NOVEMBER 2025)

**Prepared by:** Pattle Delamore Partners Limited  
**Commissioned by:** Porirua City Council

**Purpose and scope:** The Porirua Liquefaction Assessment was commissioned in late 2024 to provide a district-wide assessment and mapping of the vulnerability of land in Porirua to liquefaction. The maps provide an indication of the liquefaction hazard on or near individual properties, but do not provide a property-specific assessment.

The assessment was prepared in accordance with the relevant national guidance document, 'Planning and engineering guidance for potentially liquefaction-prone land' (MBIE, 2017). It is intended that the assessment will be used to support the development of changes to the Porirua District Plan 2025 to manage liquefaction hazards in Porirua under the Resource Management Act 1991. Any plan change would be the subject of engagement with the community. The assessment and maps will also be used to support building and resource consent processes, council asset management and emergency management.

The draft Porirua Liquefaction Assessment data and outputs have not been peer reviewed. The assessment and maps are currently in draft and are based on available information, some of which is not mapped to a site-specific level of detail and so are not intended for property-specific assessment.

**Copy of report:** Access the report and maps here: <https://poriruacity.govt.nz/your-council/city-planning-and-reporting/district-plan/responding-to-natural-hazards/geological-hazards/liquefaction/>

**Additional notes:** Peer review of the Draft Porirua Liquefaction Assessment is ongoing. The assessment and maps are subject to change and will be updated following peer review. The draft liquefaction vulnerability maps have been prepared by geo-professionals using the best available information, but have important limitations:

- They are draft and are undergoing peer review, which means they are subject to change and may be 2 amended in the future
- The maps are not a prediction tool; they only provide an indication of the susceptibility (potential to liquefy) and the severity (ground and structure damage) if it occurs
- Geological maps and other data used to inform the liquefaction vulnerability mapping has been Produced at varying scales. Caution should be taken if viewing the maps at scales smaller than the input data, as this may lead to misinterpretation
- The maps provide an indication of the natural hazard risk on or near individual properties, but do not provide a property-specific assessment of that risk. Any proposed development of land that may be subject to natural hazard risk should be assessed by a suitably qualified and experienced geo-professional to ensure any risks are appropriately mitigated
- We don't have any record of liquefaction within Porirua, which makes the assessment of the likelihood of liquefaction occurring harder to do in a precise way.




# Potential Liquefaction Areas



Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

## LEGEND

### Liquefaction

	Low	Low
	Moderate	Moderate
	High	High



0 330 660 Meters

Scale: 1:20,000

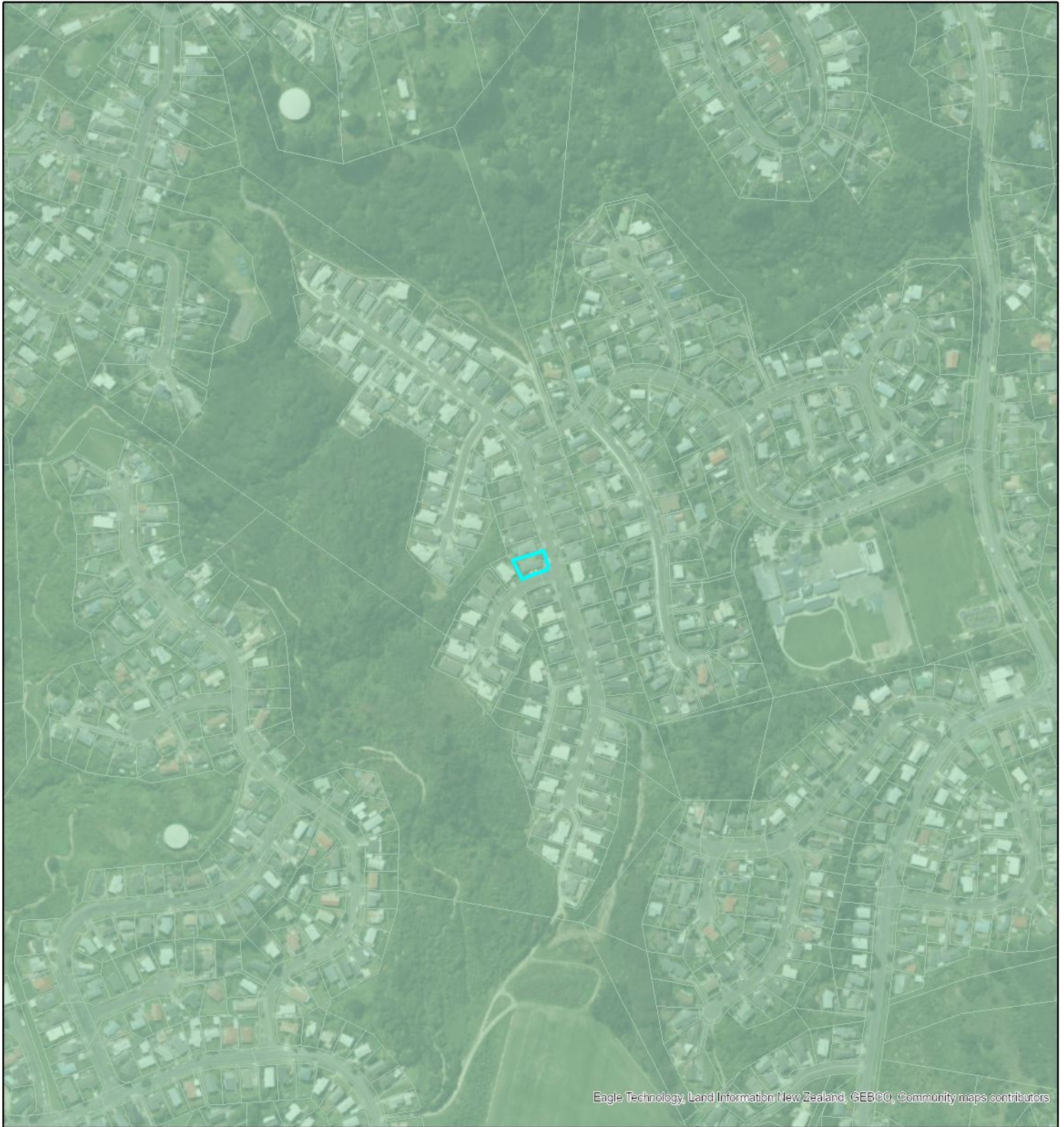
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

# Liquefaction Hazard - Draft Level A Vulnerability



Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

## LEGEND

Geohazards - Liquefaction Hazard - Draft Level A Vulnerability

-  Unlikely Unlikely
-  Parcel



0 80 160  
Meters

Scale: 1:5,000

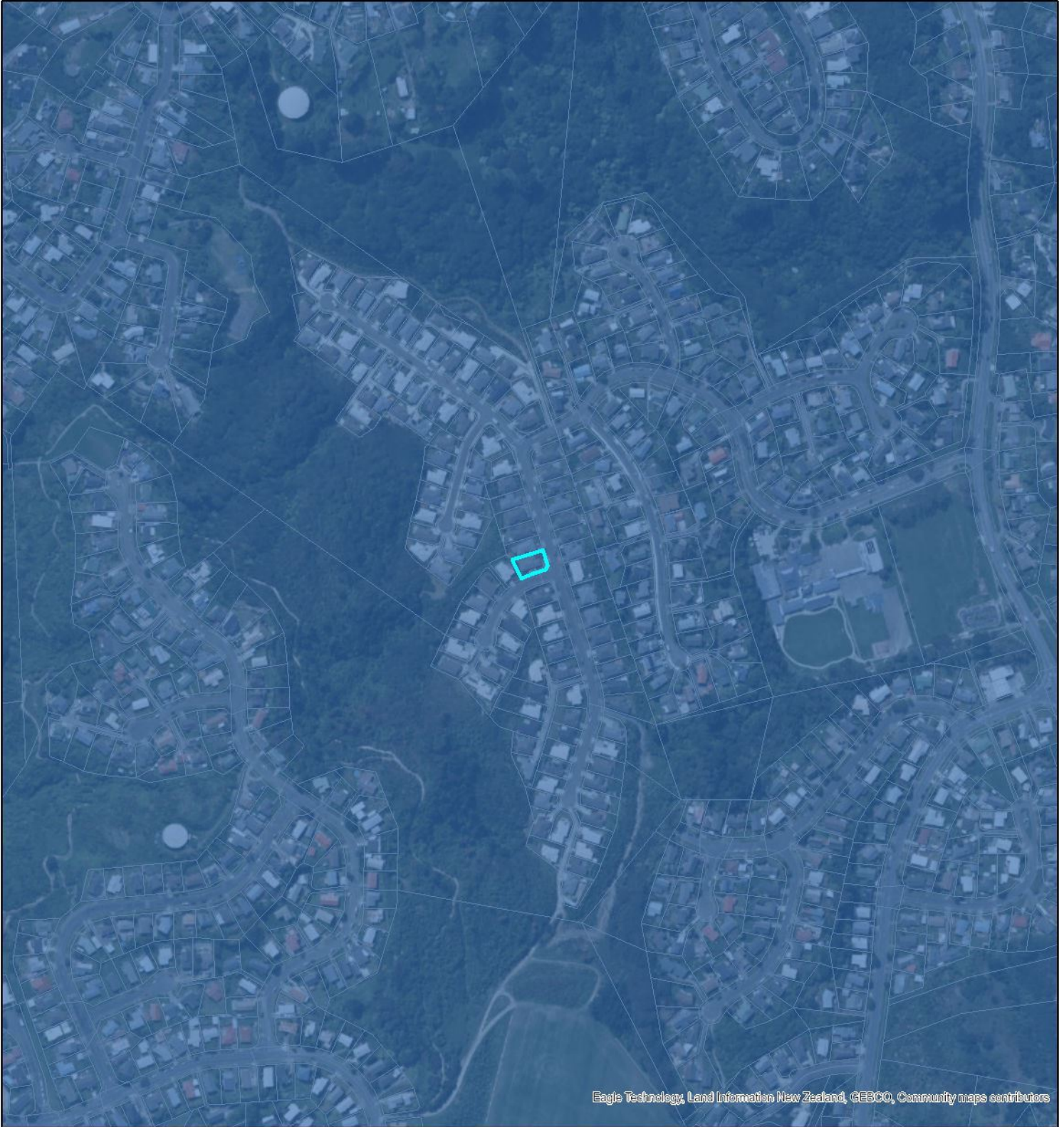
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
# Liquefaction Hazard - Draft Level B Vulnerability



Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

## LEGEND

Geohazards - Liquefaction Hazard - Draft Level B Vulnerability

-  Very Low
-  Parcel



0 80 160  
Meters

Scale: 1:5,000

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## SEISMIC SCENARIOS

1. Moderate regional earthquake  $\geq 5.5$  @ 0-30km from epicentre, OR large distant shallow earthquake  $\geq 6.0$  @ 50-100km from epicenter
2. Large regional earthquake  $\geq 6.0$  @ 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

## 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

Further information regarding potential surface fault rupture zone can be found in the Porirua District Plan: [https://eplan.porirua.govt.nz/districtplan/property/0/0/175?\\_fp=true](https://eplan.porirua.govt.nz/districtplan/property/0/0/175?_fp=true)

## NOTICE ISSUED UNDER SECTION 73 OF THE BUILDING ACT

For further information contact [building.compliance@porirua.govt.nz](mailto:building.compliance@porirua.govt.nz)

Section 73 of the Building Act 2004 outlines the conditions for building consents granted under section 72, specifically when a building is located on land subject to natural hazards.

- Porirua City Council holds no record of a 'Section 73 notice' pertaining to the property


# Ground Shaking



Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

## LEGEND

Ground Shaking

 least shaking least shaking



0 8 16  
Meters

Scale: 1:500

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## Hazard Information

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website:

<https://mapping1.gw.govt.nz/gw/ClimateChange/>

and

[https://mapping1.gw.govt.nz/GW/ClimateChange\\_StoryMap/#](https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#)

Please contact Greater Wellington Regional Council at [info@gw.govt.nz](mailto:info@gw.govt.nz) for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's Flood Advisory Team: <https://www.gw.govt.nz/your-region/emergency-and-hazard-management/floodprotection/floodhazard-advice/>

## Be Prepared

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan.

For further guidance please visit the Wellington Regional Emergency Management Office for more information <https://www.wremo.nz/>. It is also recommended that you check that your insurance cover is appropriate for the hazards present.