



Residential Land Information Memorandum

532 Evans Bay Parade, Hataitai

10 September 2025

Matthew Nicholls
532 Evans Bay Parade
Hataitai
Wellington 6021

Service Request No: 562742
File Reference: 0600 1020827

Land Information Memorandum (LIM)

Please refer to the attached LIM for 532 Evans Bay Parade, Hataitai, as requested by you.

On 14 March 2024 and 12 June 2025, Wellington City Council made decisions on parts of the Proposed District Plan. These have been incorporated into the 2024 Wellington City District Plan (2024 District Plan) from 7 July 2025.

Until appeals are resolved on the 2024 District Plan, both it and the 2000 District Plan may need to be consulted to determine the classification of any existing or proposed activity on the subject property.

Please refer to District Plan section of the LIM for more information.

Yours sincerely

Michelle Nolan

LIM Team
City Consenting and Compliance
Wellington City Council
Phone: 04 801 4303

Table of Contents

Contacts	4
Natural Hazards	6
Drainage and Water	8
Leaks and Faults	8
Hazardous Substances	9
Earthmoving	9
Footpath and Roding	9
District Plan	9
Historic Heritage and Notable Trees	10
Resource Consents.....	11
Town Planning and/or Local Government Act 1974.....	11
Legal Documents	11
Rates and Levies.....	11
Building	12
Building Permits	12
Building Consents	12
Certificates of Acceptance	13
Compliance Schedule and Building Warrant of Fitness.....	13
Swimming Pools	13
Unresolved Complaints	14
Building Resilience	14
Earthquake Prone Buildings	14
Verandahs	14
Unreinforced Masonry Buildings	14
Weathertightness.....	15
Encroachments and Licences	15
Land and Structure	16
Access.....	16

Contacts

For general queries, please contact the LIM Team: lims@wcc.govt.nz, phone 04 801 4303.

For queries about a specific section of the LIM, please refer to the contact details below.

Department	Email	Phone
Rates	rates@wcc.govt.nz	04 499 4444
Encroachments	encroachments@wcc.govt.nz	04 801 4266
Wellington City Archives	archives@wcc.govt.nz	04 801 2096
Building Consent Search Service	consentsearch@wcc.govt.nz	
For copies of building permits and building consents		
Building Compliance & Consents	bcc@wcc.govt.nz	04 801 4311
Building Resilience	buildingresilience@wcc.govt.nz	04 499 4444
Building Complaints	bcc@wcc.govt.nz	04 801 4311
Resource Management Complaints	rcmonitoring@wcc.govt.nz	
Swimming Pools	bccpoolaudits@wcc.govt.nz	04 499 4444
Water & Drainage	customer@wellingtonwater.co.nz	04 912 4470
Leaks & Faults	customer@wellingtonwater.co.nz	04 912 4470
Roads, Footpaths & Accesses	transportenquiries@wcc.govt.nz	04 499 444
Resource Consents	planning@wcc.govt.nz	04 801 3590
Heritage	heritage@wcc.govt.nz	04 499 4444
Climate Change		04 499 4444
Multi-Unit Development Waste Plans	wasteplans@wcc.govt.nz	04 383 7460
Hazardous Substances	info@worksafe.govt.nz	

For further context on the information included in this LIM, refer to:

- [Section 44A of the Local Government Official Information and Meetings Act 1987](#)
- [Sections 121, 123, 133AA & 133AB of the Building Act 2004](#) (buildings which are deemed to be dangerous, earthquake prone and insanitary)
- [Sections 100, 101, 103, 105, 108 & 110 of the Building Act 2004](#) (compliance schedules and building warrants of fitness)

Land Information Memorandum

Address	532 Evans Bay Parade, Hataitai
Legal Description	LOT 9 DP 4483
Record of Title	WN21D/341

This LIM contains information Wellington City Council is required to provide in accordance with s 44A of the Local Government Official Information and Meetings Act 1987, alongside information the Council deems relevant for the property. It contains information the Council holds on record. Although every effort has been taken to provide accurate information within the LIM, a LIM is only able to report relevant information on the property if the Council has record of it.

No site visits or further investigation into the property have taken place in preparing this LIM. Records may not show any illegal or unconsented work to the land if the Council has not been notified. The property's current and any known prior legal descriptions and addresses have been used to compile the information.

Wellington City Council deems the information in the LIM accurate only to its date of issue. The Council does not accept liability for any errors in this LIM.

The LIM letter is intended to be read in conjunction with the attached documents. For any queries on the content of this LIM, please contact the relevant department. Contact details can be found on page 4 of the LIM.

Natural Hazards

Please note, additional natural hazard information can be found in the maps in the LIM attachments.

Climate change is causing natural hazards to become more severe, occur more often, and affect a wider range of areas. For further information on the impacts of climate change on natural hazards, see [Natural Hazards Portal: Climate change](#).

Information provided by Greater Wellington Regional Council:

- [Wellington Regional Climate Change Impact Assessment](#)
- [Report \[Wellington Region Climate Change Projections and Impacts\]](#)
- [NIWA - Climate Change and Variability - Wellington Region](#)
- [Digital maps + Report and Summary Info](#)

Earthquakes

Information in the 2024 District Plan:

- This property is located within a Liquefaction Hazard Area.

Information Relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- This property is located within a High Liquefaction Potential Area. Refer to the attached Earthquake Hazard Map.

Information provided by Greater Wellington Regional Council:

- [Fault areas](#)
- [Combined seismic hazard](#)
- [Earthquake induced slope failure](#)
- [Groundshaking](#)

Wind

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- The Wind Zone for this property is recorded as “Extra High”. Refer to the attached Wind Map.
 - The Wind Zone in terms of NZS3604:2011 for this property was determined by the CLC Consulting Group Limited, Auckland.

Coastal Hazards

Information in the 2024 District Plan:

- This property is located within a Medium Coastal Inundation Hazard Area.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- This property is located within the Wellington City corrosion/exposure zone D.
- Sites are classified as being in an exposure zone B, C or D depending on the severity of exposure to wind-driven sea salt or geothermal gases. These zones are defined in NZS3604:2011, the NZ Standard for light framed buildings.
- For Wellington City, most sites are either in exposure zone D, which includes the area within 500 metres of the sea, or exposure zone C in terms of NZS3604:2011.

Information provided by Greater Wellington Regional Council:

- [Coastal storm tide inundation modelling](#)

Flooding

Information in the 2024 District Plan:

- This property is located within an Inundation Area (Flood Hazard Overlay).
- This property is located within an Overland Flowpath (Flood Hazard Overlay).

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- The Council holds record of potential flooding issues with this property:
 - This property has been identified as possibly at risk of flooding during severe storm events (1 in 100 year Annual Return Interval + 20% Climate Change Intensity). The accompanying coloured legend is an indicator of the potential flood risk depth for a given area. This risk has been identified from either historic flooding records or flood modelling compiled by Wellington Water. Please contact Wellington Water if you require more information.
 - If new construction is contemplated on this property this flood risk information will be taken into consideration and may have implications on minimum floor levels and natural hazard assessments. Please contact Building Compliance and Consents for more information regarding what these implications could be.
 - An on-site survey by an engineer is recommended if a more detailed site evaluation is needed.
 - Refer to the attached map.

Information provided by Greater Wellington Regional Council:

- [Fluvial flood hazard modelling - regional](#)
- [Fluvial flood hazard modelling - detailed](#)

Landslips, Subsidence, Sedimentation, and Erosion

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None.

Tsunamis

Information in the 2024 District Plan:

- This property is located within Low, Medium, and High Tsunami Hazard Areas.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None.

Information provided by Greater Wellington Regional Council:

- [Wellington Region Tsunami Evacuation Zones](#)

Other Natural Hazards

Including Fire, Drought, and Volcanic and Geothermal Hazards

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None.

Information provided by Greater Wellington Regional Council:

- [Rural wildfire risk](#)

Drainage and Water

Refer to the attached drainage map and plan for details of private and public drainage.

Refer to the attached water services map.

There are no public wastewater or stormwater mains located within this property.

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

The Council holds no record regarding cross connections at this property.

Approval to build any structure over public drains or water mains is subject to conditions.

Leaks and Faults

This section of the LIM includes any record the Council holds of reported leaks and/or faults on the property or its accessway.

Note, records of leaks and/or faults may be referenced within consent documentation.

On 5 February 1973, seepage across the footpath was reported to the Council. Council investigated and determined this was a private fault.

On 11 April 1978, sewage running across the footpath was reported to the Council. Council investigated and determined this was a private fault.

On 23 March 2021, water coming into the property from a neighbouring property was reported to the Council. Council investigated and determined this was a private fault at the neighbouring property.

Hazardous Substances

No record of hazardous substances exists for this property

Earthmoving

There is no record of any areas of 'Cut' or 'Fill' on this property.

Footpath and Roding

Refer to the attached footpath and roading maps.

District Plan

Please see the link for the District Plan information on this property. The 'property report' is available to download from the left side bar.

2024 District Plan Zone:

The property is located in a Medium Density Residential Zone.

This property is located in a Height Control Area: 11m.

Designations:

This property is located within Designation WIAL1 - Wellington Airport Obstacle Limited Surfaces.

Note: Please refer to the Natural Hazard section of the LIM for information on the District Plan's natural hazard material.

Please note, the above information only identifies zones and designations applying to this property. For information about other planning controls applying to this site and the wider area, please refer to the 2024 District Plan.

Until appeals are resolved on the 2024 District Plan, both it and the 2000 District Plan should be consulted to determine the classification of any existing or proposed activity on the subject property. Please see the following webpage for more information:

[Decision making and status of provisions - Plans, policies and bylaws - Wellington City Council](https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/decision-making-and-status-of-provisions) - <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/decision-making-and-status-of-provisions>

Resource consents may be necessary for activities that are not permitted activities. The District Plan can be viewed online at Wellington City Libraries, or visit the Wellington City Council website (see link below).

[2024 District Plan ePlan](https://eplan.wellington.govt.nz/proposed/) - <https://eplan.wellington.govt.nz/proposed/>

[2000 District Plan ePlan](https://eplan.wellington.govt.nz/eplan/) - <https://eplan.wellington.govt.nz/eplan/>

District Plan Changes

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

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

Historic Heritage and Notable Trees

Scheduled Historic Heritage and Notable Trees in the 2024 District Plan

Including heritage buildings, heritage structures, heritage areas, sites and areas of significance to Māori, and notable trees.

There are no scheduled historic heritage items in the 2024 District Plan affecting this property.

Heritage New Zealand Pouhere Taonga Identification

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

Heritage Orders Under Part 8 of the Resource Management Act 1991

There are no heritage orders on this property.

Heritage New Zealand Pouhere Taonga Archaeological Sites

There is not a recorded archaeological site on this property.

This is based on data from the New Zealand Archaeological Association.

To find out more about archaeological sites in Wellington, legal implications for your property and FAQs, go to [Advice and guidance - Heritage - Wellington City Council](#) or contact WCC on 04 499 4444.

For further information, go to www.heritage.org.nz/archaeology: [Archaeology in Aotearoa New Zealand | Heritage New Zealand Pouhere Taonga](#).

Resource Consents

There are no Subdivision consents for this property.

There are no Land Use consents for this property.

There are no other types of consents for this property.

Resource Consents for adjoining properties: SR 30969, 168042, 249381, 289262, 433597, 447890

Note: If a consent has not been given effect to, then it may have lapsed. Contact planning@wcc.govt.nz for more information.

Town Planning and/or Local Government Act 1974

There is a record of consents for this property.

Council granted approval dated 24 December 1956, subject to conditions, to excavate for the preparation of a garage site.

The Council holds information regarding the subdivision of this property prior to 1990.

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

Legal Documents

There are no legal documents attached.

Rates and Levies

Rates There are no outstanding rates for this property.

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

Sludge Levy The annual sludge levy for this property is \$159.99.

Properties in the rating categories BGR1, BGR2, BGC1, and BGC2 are subject to an annual sludge levy for the purpose of funding certain costs relating to the construction of a sludge minimisation facility at Moa Point, Wellington. The levy period is 1 July 2024 to 30 July 2057.

Liability for the levy is assessed in accordance with clauses 13 to 19 of the Infrastructure Funding and Financing (Wellington Sludge Minimisation Facility Levy) Order 2023.

For information on the sludge levy billing and rating categories, please see: [Billing categories - Rates - Wellington City Council and Rates for 2024/2025 - Rates - Wellington City Council](#).

Refer to attached report for further information on rates and levies.

For valuation information, please contact Quotable Value: [QV - Discover your property value](#).

Building

Building Permits

There is a record of building permits for this property.

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

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

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

It is not practical to copy the information relating to permits and/or completed consents held at Wellington City Archives. If you want to order copies of the permits and/or consents please order through [Building consent search - Property - Wellington City Council](#) or email consentsearch@wcc.govt.nz.

Building Consents

There is no record of building consents for this property.

Building consents replaced building permits following the implementation of the Building Act 1991, and subsequently the Building Act 2004.

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

- Demolish or remove the work,
- Upgrade to building code requirements (consent may be required, contact Building Compliance and Consents on 04 801 4311),

- Apply for Certificate of Acceptance (refer to the Certificate of Acceptance section below).

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

Certificates of Acceptance

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

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

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

- Work was carried out without a building consent, where a building consent was required but not obtained
- Work was carried out under urgency
- A private building certifier refuses or is unable to issue a Code Compliance Certificate, and no other building consent authority will agree to issue a Code Compliance Certificate.

Compliance Schedule and Building Warrant of Fitness

There is no compliance schedule or building warrant of fitness for the buildings on this property.

Swimming Pools

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

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

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

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

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

Unresolved Complaints

There is no record of unresolved complaints for this property.

Building Resilience

Earthquake Prone Buildings

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

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

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

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

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

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

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

Verandahs

Wellington City Council is undertaking assessments of verandahs in Wellington City in accordance with the Public Places Bylaw 2022.

The intention of the verandah-related rules in the bylaw is to ensure that all verandahs are maintained in a waterproof condition and in a good state of repair.

Unreinforced Masonry Buildings

Following the Hurunui/Kaikōura earthquake on November 2016, the Ministry of Business Innovation & Employment (MBIE) set up an initiative to improve the seismic performance of unreinforced masonry buildings (URM) in high-risk areas, including Wellington.

The initiative requires owners of certain buildings to take action to secure unreinforced masonry parapets and facades by March 2018. This is an amendment to the Building Act 2004 and was passed February 2017 under an Order in Council.

This relates to unreinforced masonry buildings with street-facing parapets and/or facades on busy, high-traffic areas (pedestrian or vehicles) that are already known to be vulnerable in the event of an earthquake.

Weathertightness

The Council has not received any formal notification of Weathertightness issues for this property.

Pursuant to section 124 of the Weathertight Homes Resolution Services Act 2006, the Council will report formal notification of possible water ingress issues at a property from one of the following sources:

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

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

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

The Council may hold other information about possible weathertight issues with the dwelling, e.g. via notes of phone calls, emails, or other correspondence or documents such as building consent applications. The Council may, at its discretion, include this information under the "Unresolved Complaints" section of this LIM.

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

Encroachments and Licences

There is no encroachment licence for this property.

Property owners are legally required under cl 19 of the Public Places Bylaw to have a valid encroachment license for any private occupation of legal road. Encroachments typically require an annual fee, and when a property changes ownership an administration fee is charged.

Properties with multiple units under a cross lease or unit title subdivision may have encroachment licenses relating to specific units. A LIM is required to include information for all units on the underlying land, so these encroachment licenses are included under this section.

Note: Encroachments are not permitted on parks or reserve land. If one exists, owners are required to contact the Council and remove the encroachment at the owner's cost. In some instances, dwellings may have historically encroached on an adjacent reserve. In these instances, removal will be required at the time of any future demolition or major reconstruction. For more information see: [Encroachments - Wellington City Council](#).

Land and Structure

The maintenance of any common property is the responsibility of the owners.

Access

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

Invoice Attachments

Tax Invoice

GST Number 53-204-635

Matthew Nicholls
532 Evans Bay Parade
Hataitai
Wellington 6021

Date: 28-Aug-25
Reference: TW 562742 - 1
Land Information Memorandum

Property Address

532 Evans Bay Parade, Hataitai

Owners**Fees Payable**

Description	Reference	Fee	GST	Total
LIM Application Fee	RES LIM	\$490.00	\$73.50	\$563.50
Total		\$490.00	\$73.50	\$563.50

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

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

Payment Advice*Please return this section with your payment*

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

28-Aug-25

Matthew Nicholls
532 Evans Bay Parade
Hataitai
Wellington 6021

Reference:	TW 562742 - 1
Amount Due:	\$563.50
AMOUNT PAID:	PLEASE COMPLETE

Payment can be made by:

- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted
- Online at wellington.govt.nz/payments/online

STATEMENT

GST Number 53-204-635

Matthew Nicholls
532 Evans Bay Parade
Hataitai
Wellington 6021

Date: 9-Sep-25
Reference: TW 562742
Land Information Memorandum
Property Address: 532 Evans Bay Parade, Hataitai

Reference	Code	Date	Debit	Credit
562742 - 1	INV	28/08/2025	563.50	
N0000180277-001	PAY	28/08/2025		563.50
			563.50	563.50

Amount Due: 0.00

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

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

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

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

Payment Advice

Please return this section with your payment

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

Matthew Nicholls
532 Evans Bay Parade
Hataitai
Wellington 6021

9-Sep-25

Reference:	TW 562742
Amount Due:	0.00
AMOUNT PAID:	PLEASE COMPLETE

Payment can be made by:

- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted
- EFTPOS, Credit Cards or Cash at Council Offices
- Online at wellington.govt.nz/payments/online

Property Summary



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

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




R.W. Muir
Registrar-General
of Land

Identifier **WN21D/341**

Land Registration District **Wellington**

Date Issued 15 October 1981

Prior References

WN267/191

Estate Fee Simple
Area 440 square metres more or less
Legal Description Lot 9 Deposited Plan 4483

Registered Owners

Mathew Hamish Nicholls and Lorraine Esther Nicholls

Interests

7182491.2 Mortgage to Westpac New Zealand Limited - 3.1.2007 at 9:00 am

Guaranteed Search Copy Dated 28/08/25 12:24 pm, Page 2 of 2
Register Only

Valuation Property Details

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

Wufi	Property Status	Address	Area (m2)
1108674	C	532 Evans Bay Parade	440.0000

Legal Description:	LOT 9 DP 4483
Apportionment:	0
Valuation Ref:	17080-52800-

Valuation Usage

Land Use Zone	9A
Garage And Parking	1
Land Usage	92
Building Construction	CI
Building Condition	FF
Building Age	1920-29
Building Floor Area (m2)	200
Building Site Area	200
Units Of Use	3
Building Category	RC2B

Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
532 Evans Bay Parade	W	N	Y

Maps

Aerial Photo



Part Lot
1 DP-6069

September 9, 2025

Disclaimer:

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

Data Statement:

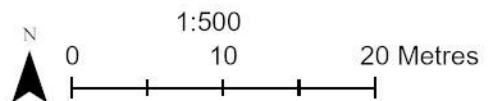
Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its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

Property Boundaries Accuracy:

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

Data Source:

Census data - Statistics NZ.
Postcodes - NZ Post.

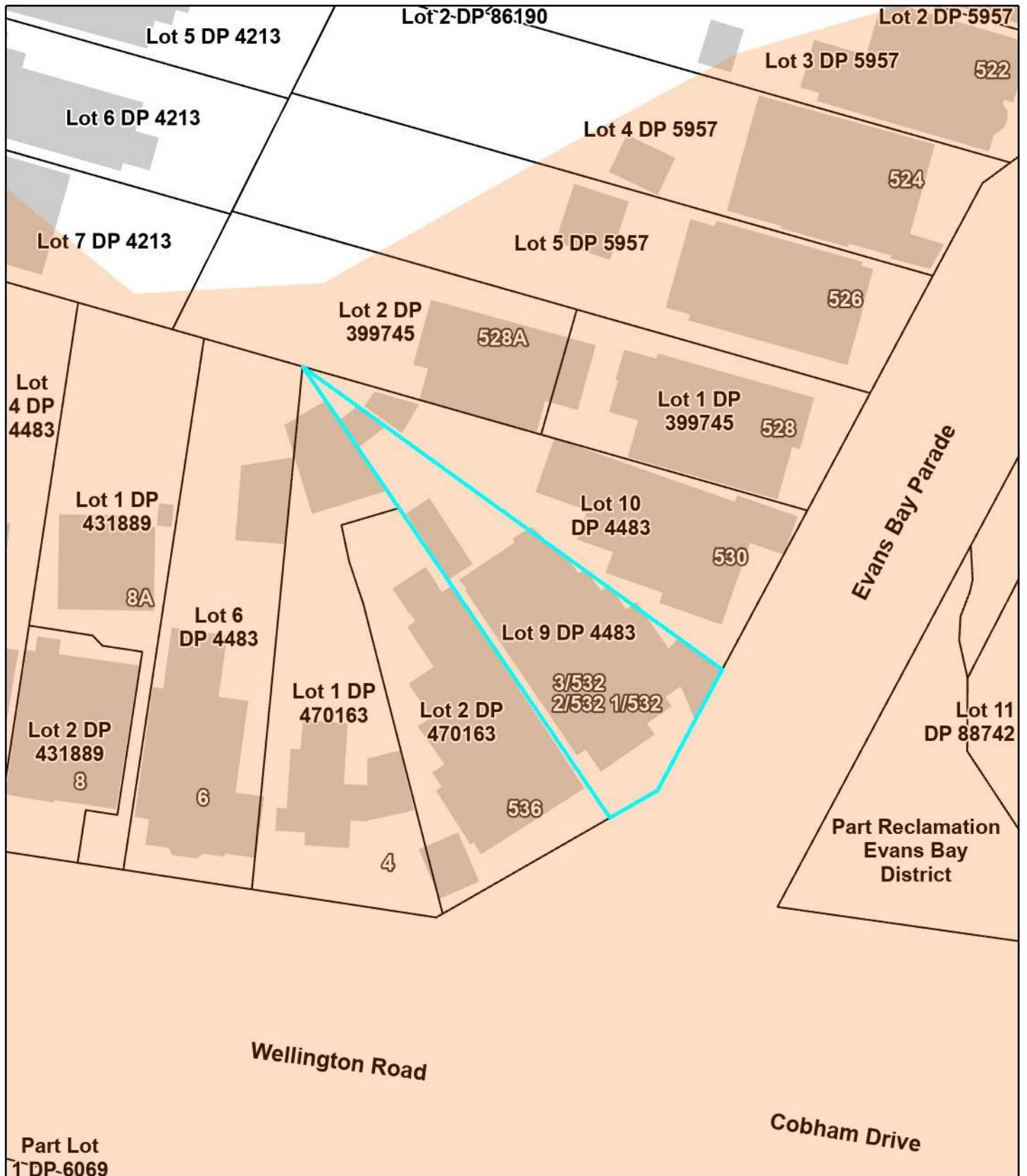


Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Legend

-  Parcels (LINZ)
-  Titles
-  Building Footprints
- Encroachments**
- Encroachment Subtype**
-  Accessway
-  Airspace
-  Building
-  Car Parking
-  Fences and Walls
-  Land
-  Point Objects
-  Subsoil
-  Park and Reserve Encroachments

Earthquake Hazards



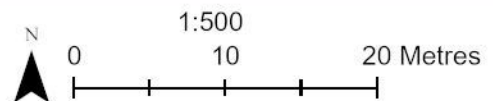
September 9, 2025

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

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

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

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

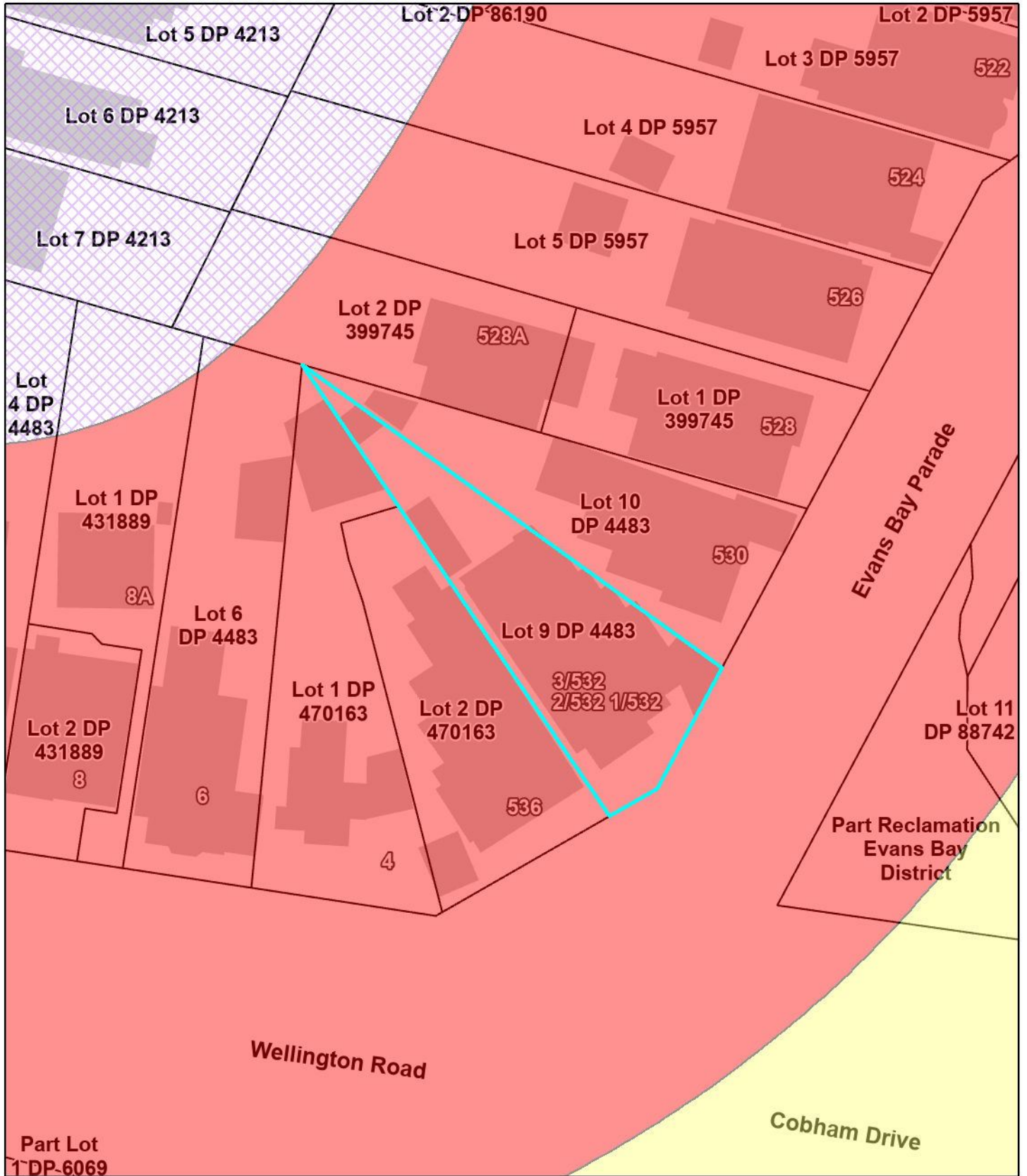


Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Legend

-  Parcels (LINZ)
-  Titles
-  Building Footprints
-  Faultline Areas
- Liquefaction Potential**
 -  Low
 -  Moderate
 -  High
 -  Very High

Wind Zone



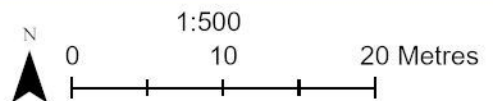
September 9, 2025

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

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

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

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

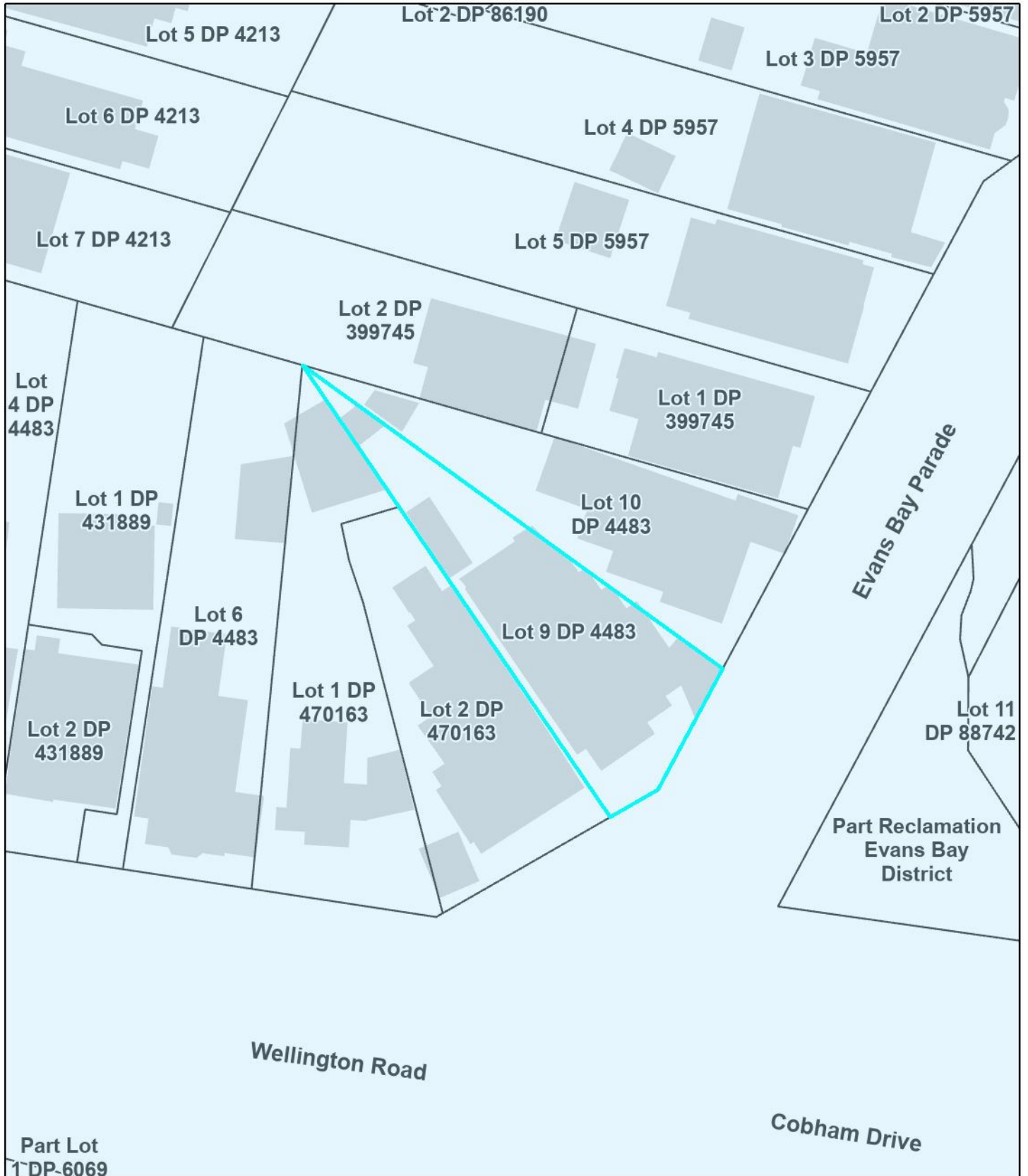


Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Legend

-  Parcels (LINZ)
-  Titles
-  Building Footprints
- Wind Zone**
- Wind zone**
-  Extra High
-  Very High
-  High
-  Medium
-  Specific Engineered Design
-  Unknown

Corrosion Zone



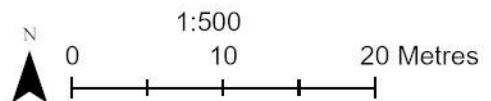
September 9, 2025

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

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

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

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

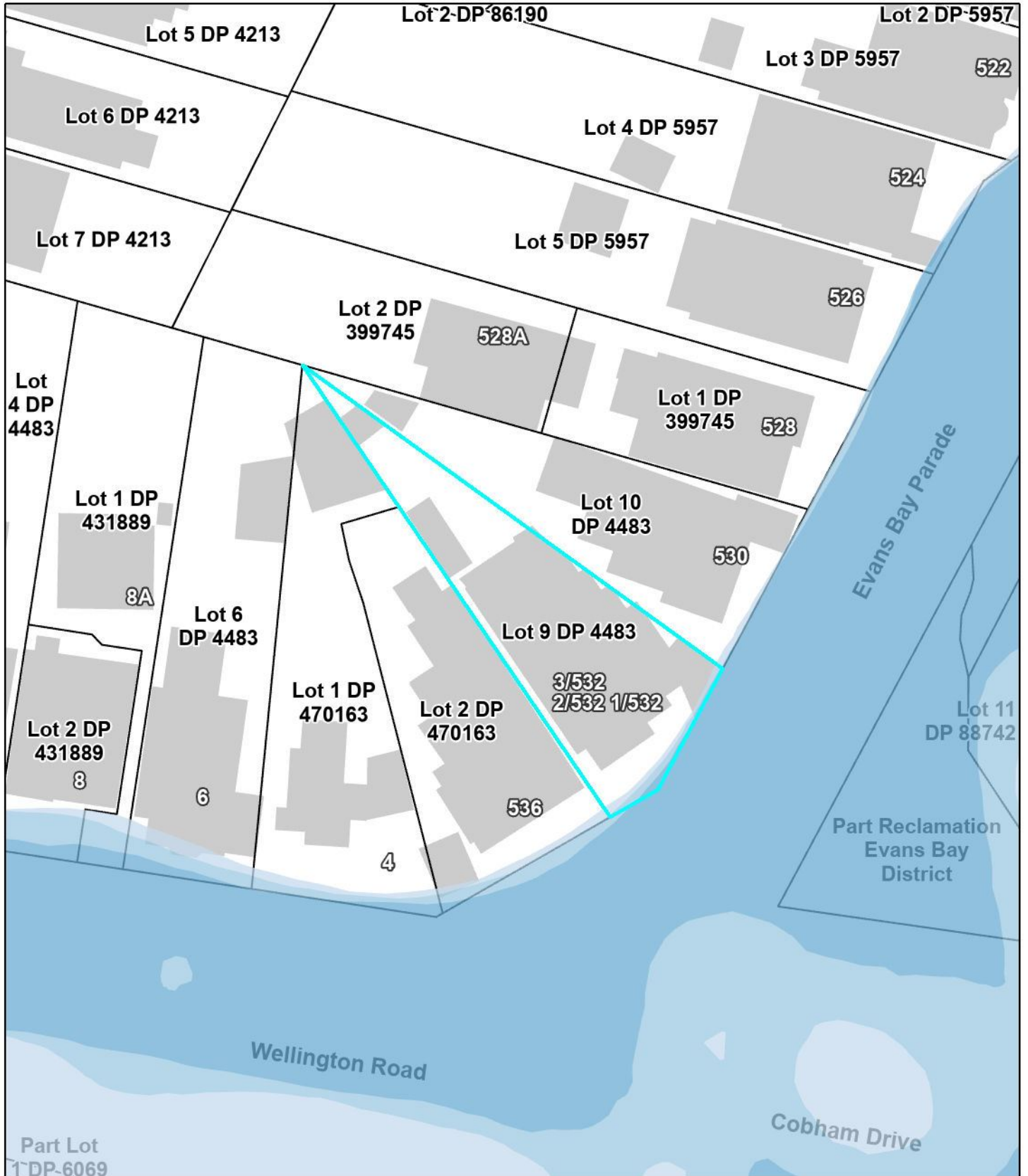


Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Legend

-  Parcels (LINZ)
-  Building Footprints
-  Corrosion Zone

Potential Flood



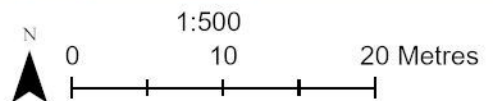
September 9, 2025

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

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

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

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



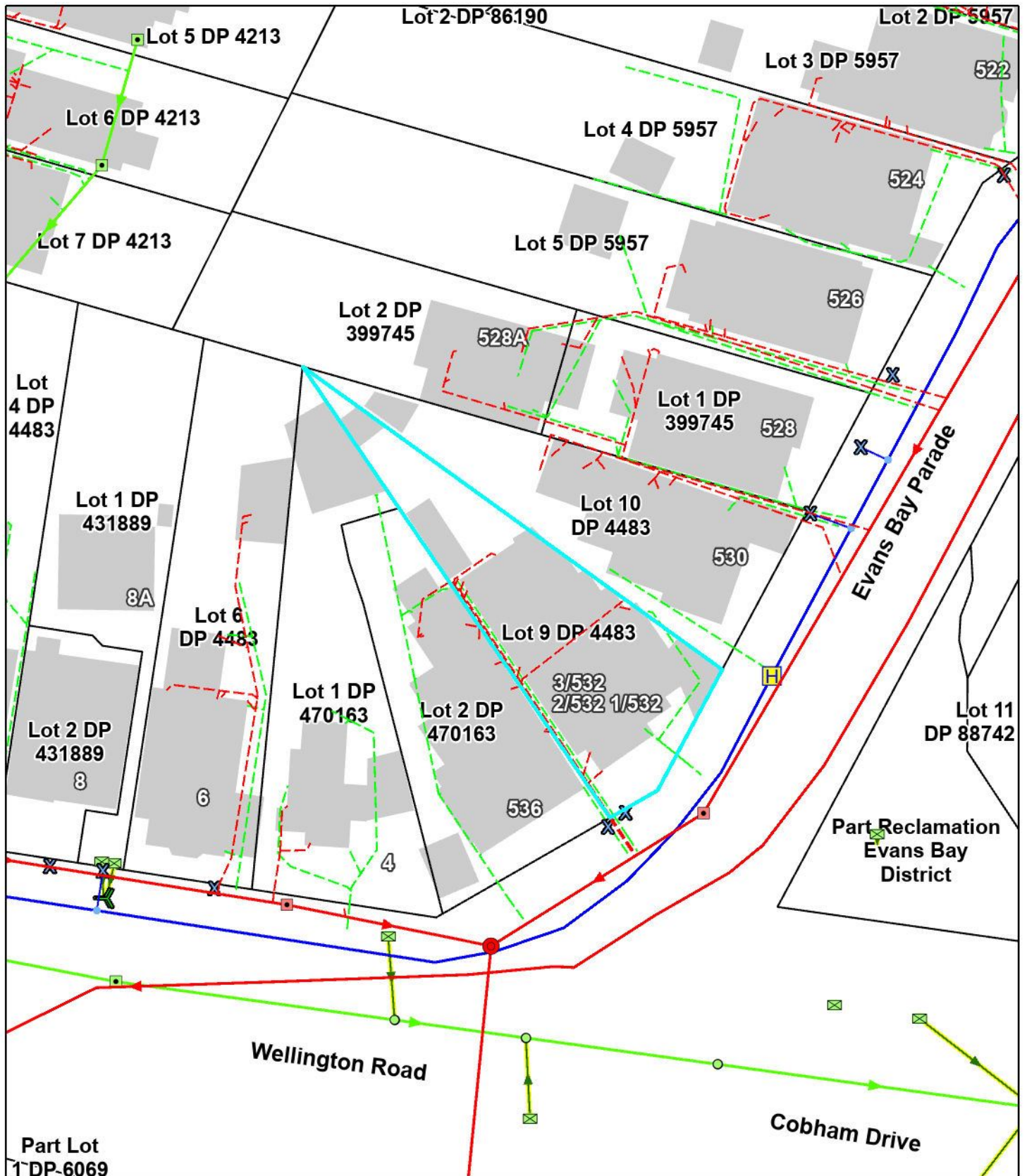
Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Legend

100yr Climate Change Freeboard 2025 Flood Depths

-  0.01 - 0.05m
-  0.05 - 0.10m
-  0.10 - 0.25m
-  0.25 - 0.50m
-  0.50 - 1.00m
-  > 1.00m
-  Parcels (LINZ)
-  Titles
-  Building Footprints

Plumbing and Drainage



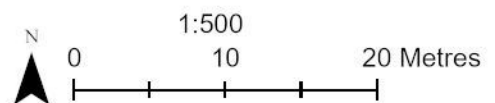
September 9, 2025

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

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

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

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

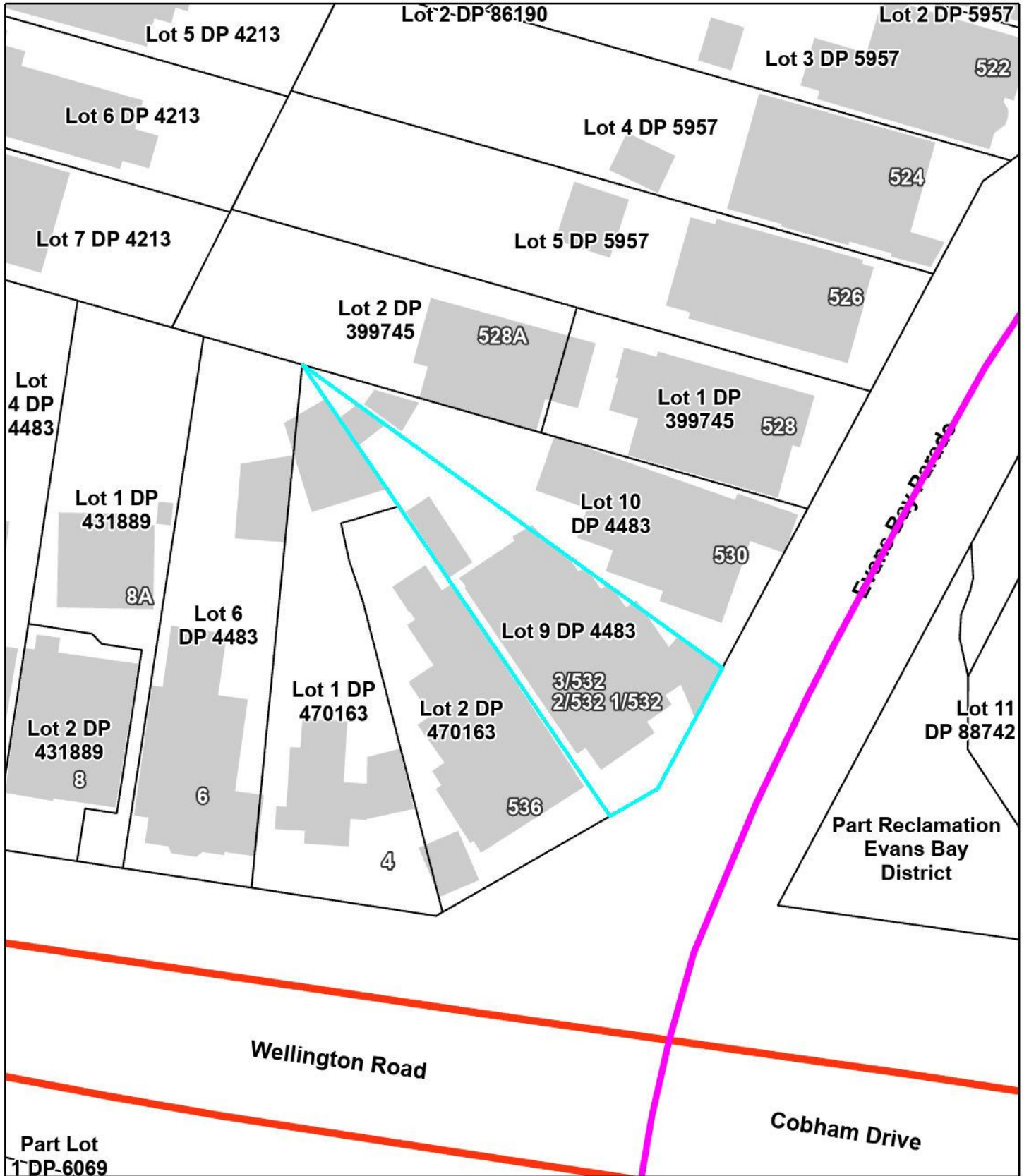


**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke

Legend

	Abandoned Wastewater Pipe		WCC Emergency	Bulk Water Pipe		Bulk Water Transmission Main
	Abandoned Stormwater Pipe		All other values			Bulk Water Intake Main
	Wastewater Pumpstation		Water Pumpstation			Bulk Water Discharge Pipe
	Wastewater Pump		Water Pump			Bulk Water Other Pipe
Wastewater Node			Water Meter			Abandoned Bulk Water Pipe
	Manhole	Water Pipe				Virtual Bulk Water Pipe
	Lamphole		Transmission Main			All other values
	Valve		Water Main			Stormwater Pumpstation
	Pump Station		RIDER Main	Stormwater Node		
	Minor WW Node		Fire Service			Manhole
	All other values		Service Connection			Sump
Wastewater Pipe_Arrow			Service Connection Private			Lamphole
	Trunk Main		All other values			Inlet
	Rising Main	Water Reservoir				Outlet
	Main	Operational Status				Minor SW Node
	Service Connection		In Use			All other values
	All other values		Abandoned	Stormwater Pipe_Arrow		
	Water Hydrant		All other values			Main
Water Valve			Bulk Water Hydrant			Sump Lead
	Water Valve	Bulk Water Valve				Service Connection
	Backflow Preventer		Closed			All other values
	Pressure Control or Relief Valve		Open			Stormwater Open Channel
	All other values		Other			Parcels (LINZ)
Water Reservoir or Tank			Bulk Water Pumpstation			Titles
	WCC Reservoir		Bulk Water Meter			Building Footprints
	Private Reservoir					

Access - Roading



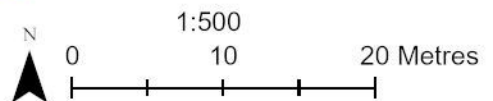
September 9, 2025

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

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

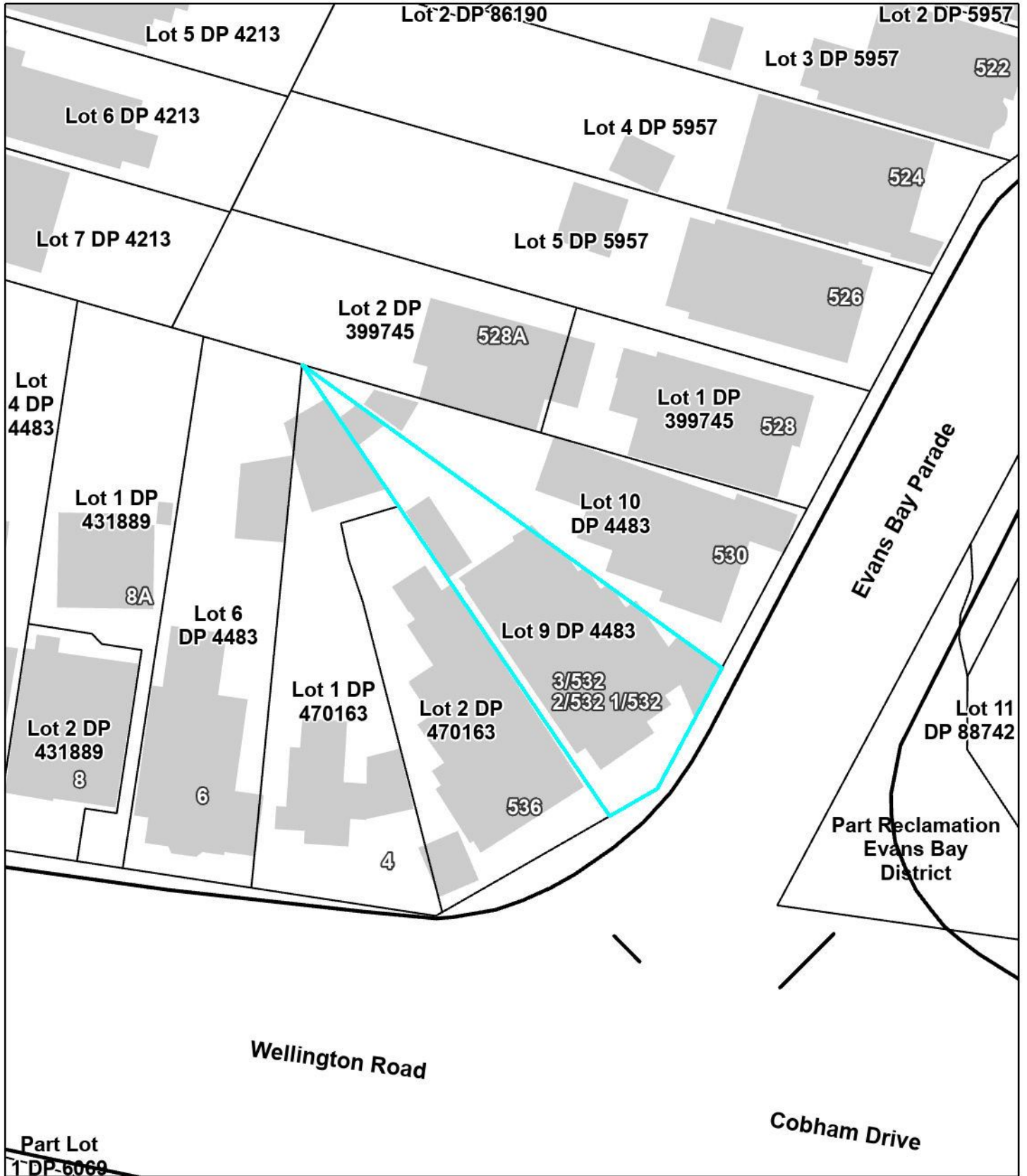
Property Boundaries Accuracy:
+/-1m in urban areas
+/-30m in rural areas

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



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

Access - Footpath



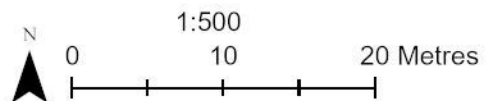
September 9, 2025

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

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

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

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



Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Legend

Footpath

	Golden Mile Pedestrian Route
	Shopping/Entertainment Pedestrian Route
	Business Pedestrian Route
	Commuter/Recreational Pedestrian Route
	Pedestrian Mall
	Suburban Shopping
	Through Path
	Cul de Sac 1
	Cul de Sac 2
	Suburban Path
	Public Path/Private Driveway
	Private Path/Public Access
	Half Cost Path
	Private Path
	Public Path not Maintained by Roading
	Walking Track
	Tramping Track
	Walking Route/No Formed Path
	<all other values>

Road Category

Category

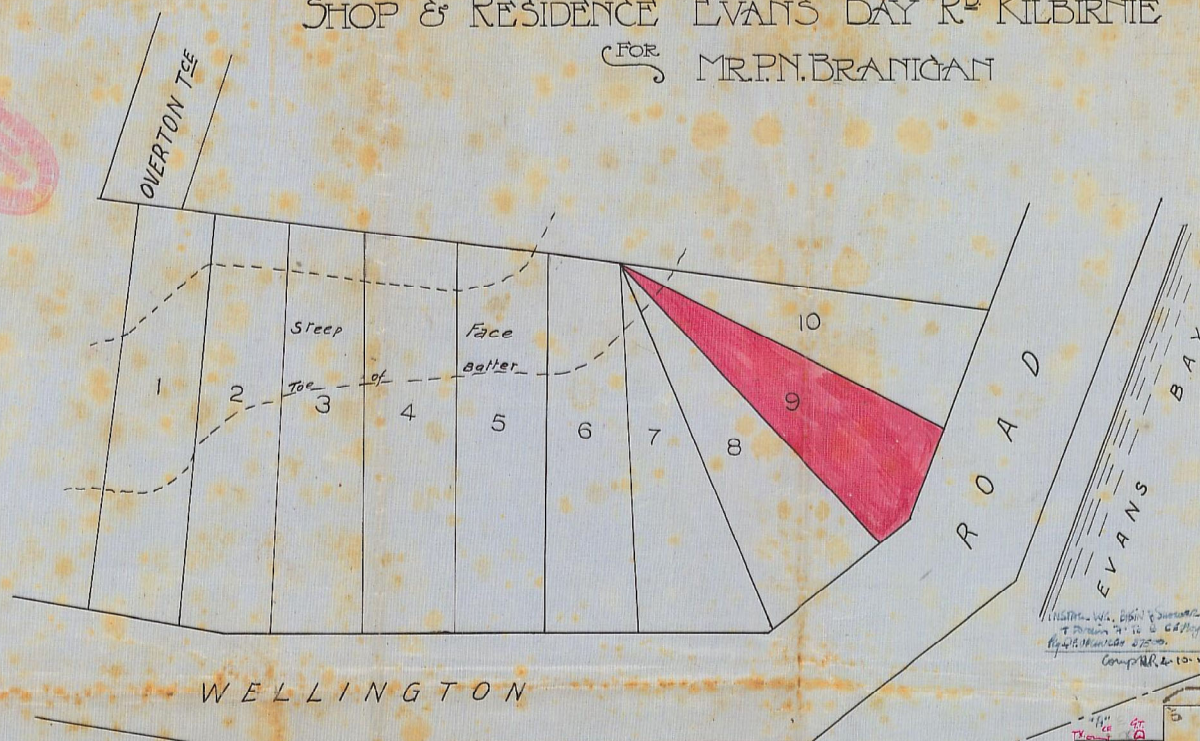
	Motorway
	State Highway
	SH On/Off Ramp
	Arterial

	Principal
	Collector
	Sub-Collector
	Local
	Residential
	Rural 1
	Rural 2
	Rural 3
	Central City Golden Mile
	Central City Shopping
	Central City Business
	Suburban Shopping
	Service Lane
	Tawa Driveway
	Private Street
	Private Access on Legal Road
	Proposed Road
	Unformed Public Road
	Unformed Private Street
	Walkway
	Council Road - Non-Transport
	To Be Vested
	Carpark
	Parcels (LINZ)
	Building Footprints

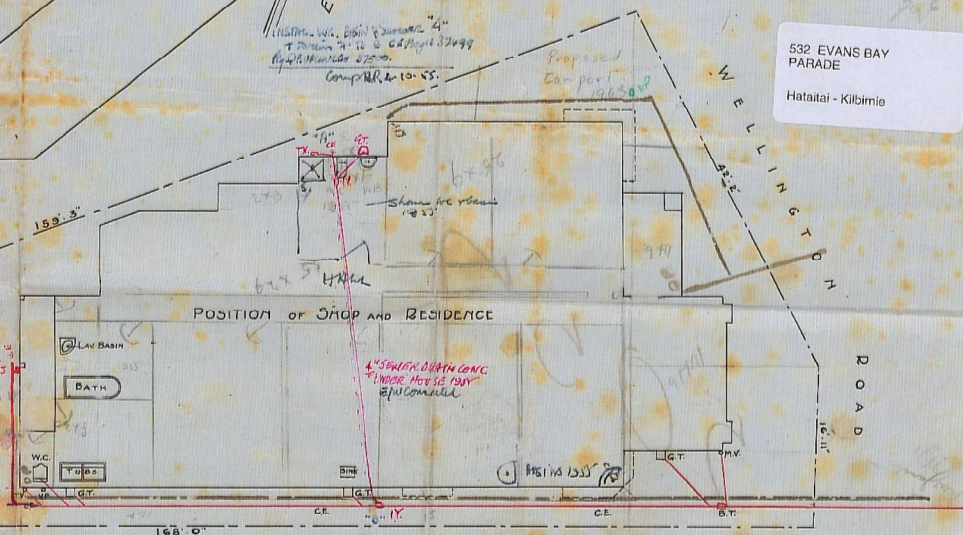
Additional Plumbing and Drainage Attachments

SHOP & RESIDENCE EVANS BAY RD KILBIRNIE

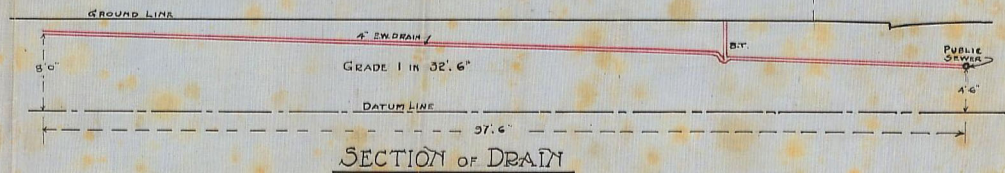
FOR MR. P. N. BRANIGAN



SITE PLAN
SCALE 33' = 1" INCH



DRAINAGE PLAN



SECTION OF DRAIN

532 EVANS BAY PARADE
Hataitai - Kilbirnie

District Plan Attachments

532 Evans Bay Parade, Hataitai

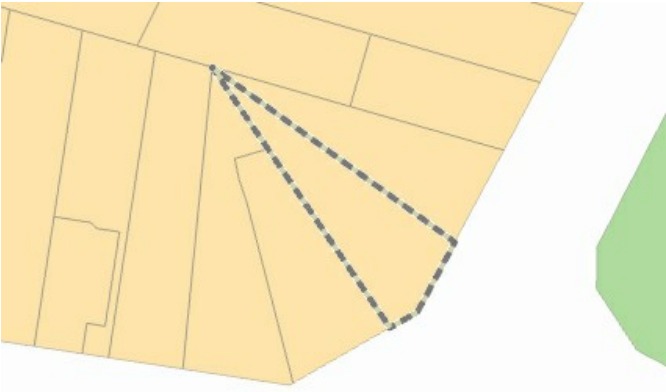


Area 440.00 m²

Aerial View Map



District Plan Zoning



Zones

Medium Density Residential Zone



Zone Details

Status: Operative

Specific Controls

Height Control Area



Height Control: 11m

Status: Operative

Description: Height measured from Ground Level, as defined in the WCC District Plan.

Energy Infrastructure and Transport

8 km Bird Strike Risk Activity Management Area



Status: Operative

13 km Bird Strike Risk Activity Management Area



Status: Operative

More information about the rules that apply to these developments, and details of other developments, are available at <https://wellington.govt.nz/>

Disclaimer: Other relevant District Plan provisions: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Hazards and Risks Overlays

Coastal Inundation Hazard - Medium Hazard Area	
Status: Operative	
Flood Hazard Overlay - Inundation Area	
Status: Operative	
Flood Hazard Overlay - Overland Flowpath	
Status: Operative	
Liquefaction Hazard Overlay	
Status: Operative	
Tsunami Hazard Overlay - Low Hazard Area	
Status: Operative	
Tsunami Hazard Overlay - Medium Hazard Area	
Status: Operative	
Tsunami Hazard Overlay - High Hazard Area	
Status: Operative	

General District-Wide Matters Overlays

Coastal Environment	
Status: Operative	
Designation Setbacks	
Category: High Noise Area	
Name: State Highway Designation 40m Setback	
Status: Operative	

Designations

WIAL - Wellington International Airport Ltd	
Name: Wellington Airport Obstacle Limitation Surfaces	
Designation ID: WIAL1	
Status: Proposed	
WIAL - Obstacle Limitation Surface (OLS)	
OLS Surface: Inner Horizontal	
Highest Ground Elevation: 13m	
Lowest OLS Elevation: 57m	
OLS height above or below the ground elevation: 44m	
Notification: Approval required from Wellington International Airport Limited (WIAL) for buildings and structures exceeding 44m in height.	
Status: Proposed	

Additional Map – Specific Controls and Nearby Zonings



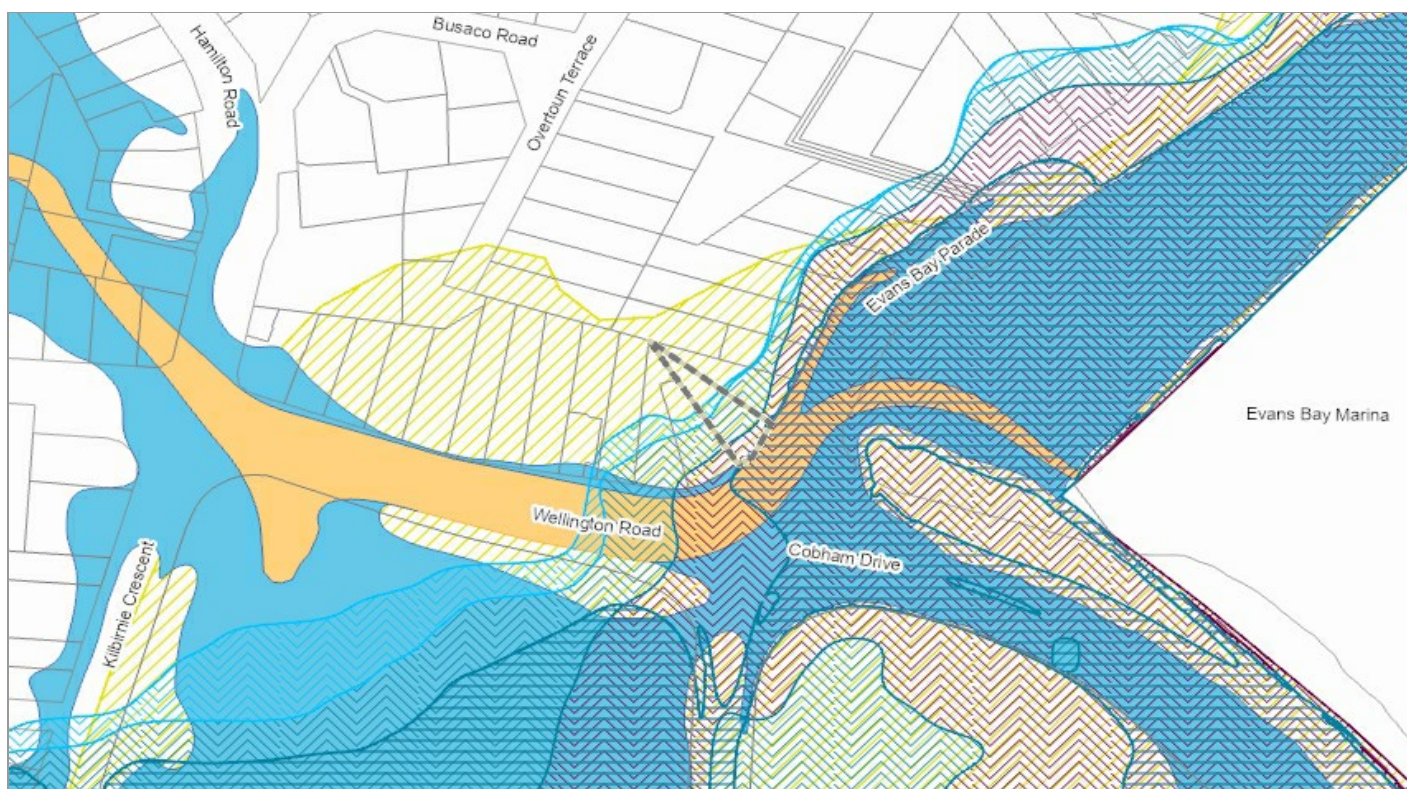
Additional Map - Precincts



Additional Map – Historical and Cultural Values



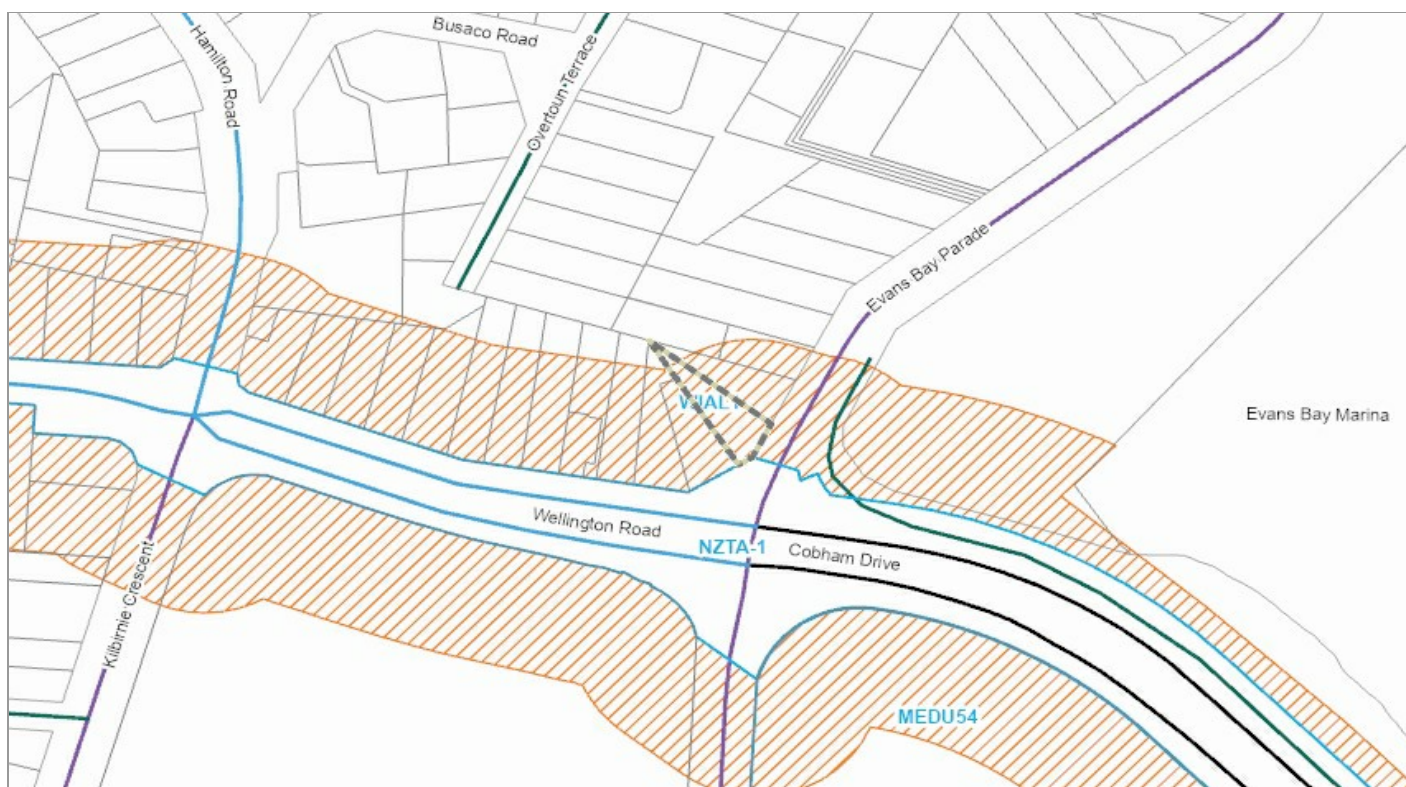
Additional Map - Hazards and Risks



Additional Map – Natural Environment Values



Additional Map – Other DP Overlays



LEGEND FOR PLANNING MAPS

DISTRICT PLAN ZONING

Large Lot Residential	Neighbourhood Centre	Metropolitan Centre	Open Space
Medium Density Residential	Local Centre	City Centre	Sport and Active Recreation
High Density Residential	Commercial	General Industrial	Special Purpose (See Label)
General Rural	Mixed Use	Natural Open Space	

PRECINCTS

Character Precincts	Inner Harbour Port Precinct	Makara Beach and Makara Village Precinct	Mt Victoria North Townscape Precinct
Curtis Street Precinct	Kiwipoint Quarry Precinct	Miramar/Burnham Wharf Precinct	Multi-User Ferry Precinct
Horokiwi Quarry Precinct			

SPECIFIC CONTROLS

Height Control Area (See Map Label)	Active Frontage	40dBA Noise Contour Line	Miramar South
Verandah Control	Non-Residential Activity Frontage	Airport Specific Control Area	Rongotai Ridge
Minimum Sunlight Access Requirement	Old St Paul's - Building Line Restriction	Airside	South Coast
Waterfront Areas of Change	Moa Point Road Seawall Area	Bridge Street	Terminal
Waterfront Public Open Space	Specific Control (See Label)	Broadway	West Side
		East Side	

ENERGY, INFRASTRUCTURE, AND TRANSPORT OVERLAYS

National Grid Transmission Lines	8 km Bird Strike Risk Activity Management Area	Road Classification	Peri-urban Roads
National Grid Corridor Advisory Layer	13 km Bird Strike Risk Activity Management Area	Activity Streets	Rural Connectors
Gas Transmission Lines		City Hubs	Rural Roads
		Civic Spaces	Transit Corridors
		Local Streets	Urban Connectors
		Main Streets	

HAZARDS AND RISKS

Medium Coastal Inundation Hazard	Low Coastal Tsunami Hazard	Inundation Area Flood Hazard	Fault Hazard Overlay
High Coastal Inundation Hazard	Medium Coastal Tsunami Hazard	Overland Flowpath Flood Hazard	Distributed
Liquefaction Hazard Overlay	High Coastal Tsunami Hazard	Stream Corridor Flood Hazard	Uncertain Constrained
			Uncertain Poorly-Constrained
			Well-Defined
			Well-Defined Extended

HISTORICAL AND CULTURAL VALUES OVERLAYS

Heritage Building (SCHED1)	Heritage Building Extent (SCHED1)	Notable Tree Indicative Root Protection Area (SCHED6)	SASM (Extent)
Heritage Structure (SCHED2)	Heritage Structure Extent (SCHED2)	Sites and Areas of Significance to Māori (SCHED7)	Category A
Heritage Area - Contributing Building (SCHED3)	Heritage Area (SCHED3)	Category A	Category B
Heritage Area - Non-heritage Building (SCHED3)	Viewshaft (SCHED5)	Category B	Category C
Notable Tree (SCHED6)	Archaeological Site (SCHED4)	Category A	Mana Whenua Statutory Acknowledgements
		Category B	

LEGEND FOR PLANNING MAPS (cont'd)

NATURAL ENVIRONMENT VALUES

 Ridgelines and Hilltops	 Outstanding Natural Features (SCHED10)	 Special Amenity Landscapes (SCHED11)	 Very High Coastal Natural Character (SCHED12)
 Significant Natural Areas (SCHED8)	 Outstanding Natural Landscapes (SCHED10)	 High Coastal Natural Character (SCHED12)	

GENERAL DISTRICT-WIDE MATTERS

 Air Noise Boundary	 Coastal Environment	 Helicopter Noise Effects Advisory Overlay (HNEAO)	 Rail Vibration Advisory Overlay
 Port Noise Control Line	 Noise Area Overlay		

DEVELOPMENT AREAS

 Development area boundary	 Local centre	 Bus stop	 Indicative local street
 Community sports and active recreation	 Medium density residential	 Potential connection	 Large lot residential zone
 Clean fill	 Natural open space	 School and community hub	 Marshalls Ridge
 General industrial	 Neighbourhood park (approx. location)	 Walking track	 No Build Area
 Key local road	 Neighbourhood park catchment	 Urban Connector	 Open space

DESIGNATIONS

DESIGNATIONS

Designation

OLS and Ground Height Differences

Penetrates OLS

0-5 metres clearance

5-10 metres clearance

10-15 metres clearance

15-20 metres clearance

20 plus metres clearance

Rates Attachments

Wellington City Property Rates Record

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

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

This information is provided as at **9 September 2025** and may not include all of this day's transactions. Please check the Account Details carefully to ensure this is the property record you require, particularly if the property is a recent subdivision.

Rates & Billing Services

Email: rates@wcc.govt.nz

Phone: 499 4444

Fax: 04 801 3011

532 Evans Bay Parade Hataitai 6021

1 July 2025 - 30 June 2026

Details

Rate Account:	1108674	Area:	440 m ²
Account Status:	Current	Improvement:	3 FLAT OBS OI
Rateable Status	Current	Diff. Rating Category:	Base
Valuation Ref:	17080-52800	Billing Category:	A1C - Base - Full services SLC

Flags

Apportionment Code 0 - M
Direct Debit Facility
LIT Rates invoice to be emailed

Legal Description:

LOT 9 DP 4483

Rates Account Summary

Rates Splits	Annual Rates (2025 - 2026)	\$ 7,771.07
WCC	\$6,204.02	
GWRC	\$1,407.06	
Sludge Levy	\$159.99	

Instalments (Due for Payment)

Installment no	Due Date	Amount
1	1 Sep 2025	\$1,942.72
2	1 Dec 2025	\$1,942.72
3	1 Mar 2026	\$1,942.72
4	1 Jun 2026	\$1,942.91

Opening Balance - 01 Jul 2025	\$0.00
Instalments YTD	\$1,942.72
Paid YTD	\$1,942.72
Penalties YTD	\$0.00
Adjustments YTD	\$0.00
Current Balance	\$0.00

Water Account Details

No Associated Water Property.

Permits and Consent Information Held at WCC Archives

Wellington City Council

Building Consent Search Item List

LIM: SR562742
Property: 532 Evans Bay Parade
Legal description: Lot 9 DP 4483

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

Series	Title	Description	Date
00043-5057	Wellington Road [532 Evans Bay Parade], dwelling	Legal description: Lot 9 DP 4483. Owner and applicant: P Branigan. Application Value: £1450. Note: Permit is for a dwelling and shop. Architect: William Fielding.	1919
00058-C12196	532 Evans Bay Parade, carport	Legal description: Lot 9 DP 4483. Owner and builder: E J Goodin. Application value: £155. Floor area: 24 square feet.	1963