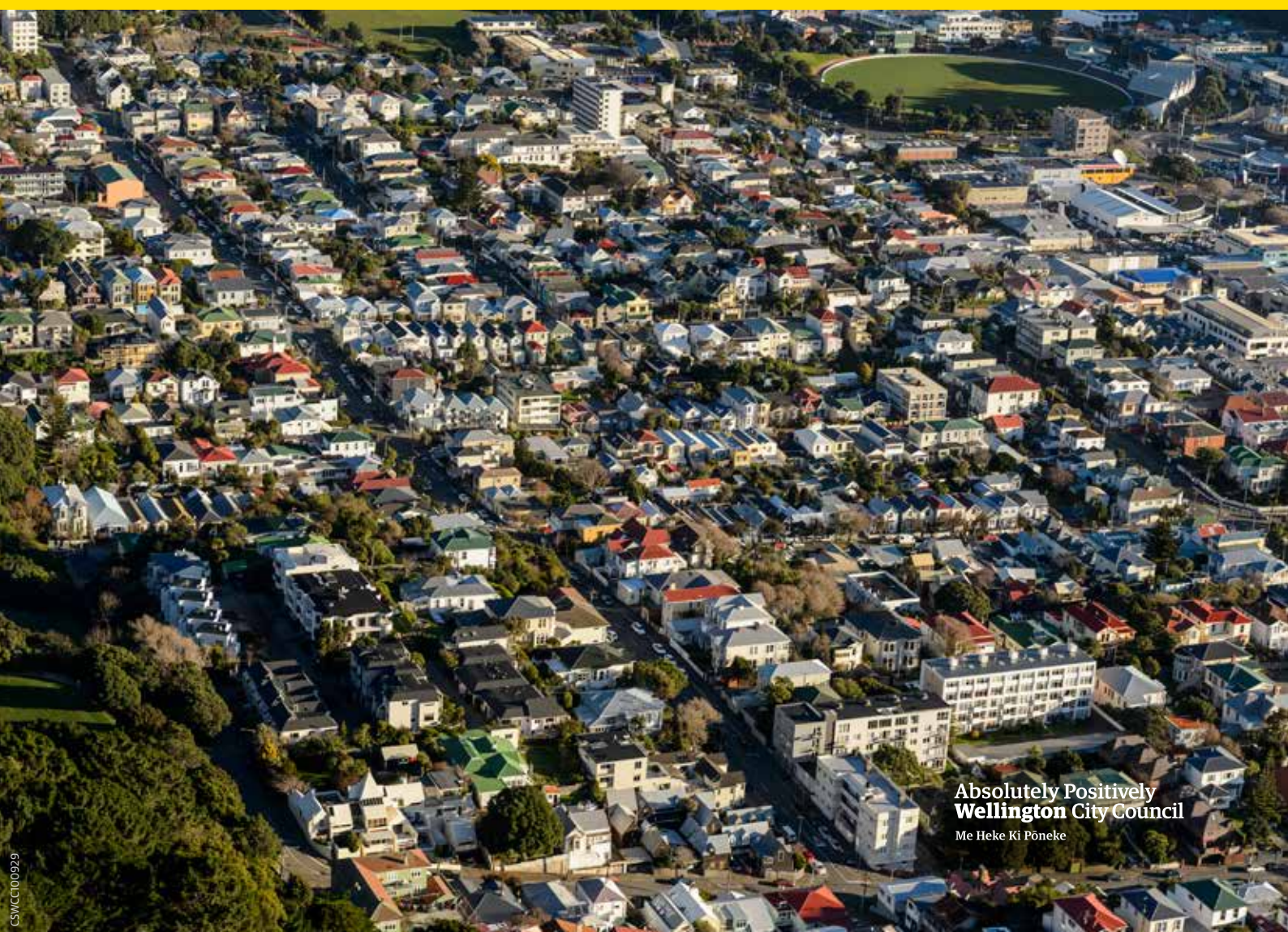

Residential Land Information Memorandum



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

Land Information Memorandum

**145 Aro Street,
Aro Valley**

24 December, 2024

The Armour Investment Trust
145 Aro St
Aro Valley
Wellington 6021

Service Request No: 554217
File Reference: 0600 1016435

Land Information Memorandum (LIM)

Please refer to the attached LIM for 145 ARO STREET, Aro Valley, as requested by you.

On 14 March 2024, 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).

Until decisions are made on remaining parts of the Proposed District Plan, both the 2024 District Plan and 2000 Wellington City District Plan (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 Page 5 of the LIM for more information.

Yours sincerely

Carey Mathias

LIM Team
City Consenting and Compliance
Wellington City Council
Telephone: (04) 801 4303

Table of Contents

Special Features of the Land

District Plan

Historic Heritage

Resource Consents

Town Planning and/or Local Government Act 1974

Legal Documents

Rates

Building

Building Permits

Building Consents

Certificate of Acceptance

Building Complaints

Building Correspondence

Compliance Schedule and Building Warrant of Fitness

Earthquake Prone Buildings

Verandah

Unreinforced Masonry Buildings

Pre-Cast Floors

Wind Zones for Wellington City Council

Corrosion Zones

Swimming Pools

Weathertightness

Drainage

Potential Flooding

Water

Hazardous Substances

Encroachment License: Road Reserve Land and/or Airspace

Encroachments: Parks and Reserve Land

Land and Structure

Access

Land Information Memorandum

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

Address	145 ARO STREET, Aro Valley
Legal Description	PT SEC 13 TOWN OF WELLINGTON & 1/3 share of PT SEC 13 CITY OF WELLINGTON
Record of Title	WN129/42

Special Features of the Land

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

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

District Plan

District Plan Map

Refer to the attached Property Report. Please note this report may contain other information from the 2024 District Plan that has not yet been determined.

Zone

This property is located in a High Density Residential Zone.

This property is located in a Height Control Area: 22m.

This property is located within an Inundation Area – Flood Hazard Overlay.

Aro Street is rated as a Principal road.

Designations

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

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

Decisions relating to parts of the Proposed District Plan were made on 14 March 2024 and have been incorporated into the 2024 District Plan. There are still decisions to be made that may impact any existing or proposed activity on the subject property or nearby properties.

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)

The 2024 and 2000 District Plans should be consulted to determine the classification of any existing or proposed activity on the subject property. Resource consents may be necessary for activities that are not permitted activities. The District Plan can be viewed online at the Wellington City Council Service Centre, 12 Manners Street, Te Aro, at Wellington City Libraries, or visit the Wellington City Council website (see link below).

[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).

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

Historic Heritage

Scheduled historic heritage in the 2024 District Plan, including:

- ***Heritage buildings***
- ***Heritage structures***
- ***Heritage areas***
- ***Archaeological sites***
- ***Sites and areas of significance to Māori***
- ***Notable trees***

This property is within a site and area of significance to Māori.

#144 - Waimapihi

Heritage New Zealand Pouhere Taonga identification

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

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

Heritage New Zealand Pouhere Taonga Archaeological Site Identification There is a recorded archaeological site this property – NZAA Site: R27/270 - Thomas Ward Survey - 1891.

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

Contact Heritage New Zealand Pouhere Taonga on <https://www.heritage.org.nz/> for further information.

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

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

Resource Consents

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

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

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

(d) Resource Consents for adjoining properties SR 155372

Note: If a consent has not been given effect to, then it may have lapsed depending on the legislation under which it was authorised.

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

Town Planning and/or Local Government Act 1974

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 [Archives - Wellington City Council](https://wellington.govt.nz/arts-and-culture/archives) (<https://wellington.govt.nz/arts-and-culture/archives>)

Legal Documents

There are no legal documents attached.

Rates and Levies

Rates	There are outstanding rates for this property. The current rates balance for this property is \$3,982.46
Water Rates	This property does not have water rates associated with it.
Sludge Levy	The annual sludge levy for this property is \$ 104.02

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 computer printout for rates and levies.

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

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

Building

Building Permits

There is a record of building permits for this property.

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

Please note information supplied to Council by a third party indicates that the dwelling on this property was originally constructed between 1990 and 1999.

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

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

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

Building Consents

There is no record of building consents for this property.

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

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

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

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

Certificate of Acceptance

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

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

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

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

Building Complaints

There is no record of unresolved complaints for this property.

Building Correspondence

There is no record of building correspondence for this property.

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

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

Compliance Schedule and Warrant of Fitness

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

Earthquake Prone Building

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

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

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

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

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

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

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

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

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

Verandah

Wellington City Council (the 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.

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

Unreinforced Masonry Buildings

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

action to secure unreinforced masonry parapets and facades by March 2018. This is an amendment to the Building Act 2004 and was passed February 2017 under an Order in Council (OIC).

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

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

Precast Concrete Floors

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

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

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

Wind Zones for Wellington City

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

Wind zones are required when making structural or building envelope changes. Determination of the correct wind zone can only be achieved by accurate knowledge of ground topography, ground roughness, site exposure and "expected conditions five years hence".

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

Corrosion Zone

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

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

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

Swimming Pools

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

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

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

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

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

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

Weathertightness

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

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

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

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

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

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

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

Drainage

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

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

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

On 19 May 2003 sewerage coming from the accessway between 145 & 147 Aro Street was reported to the Council. Council investigated and determined it was a private issue.

On 03 June 2009 a leak from an overflow pipe from a neighbouring property was reported to the Council. Council investigated and determined it was a private fault.

On 08 February 2010 a leak at the corner of 147 Aro Street was reported to the Council. Council investigated and determined it was a private fault at 145 Aro Street was reported to the Council.

On 30 November 2013 leaking tobies outside the property was reported to the Council. Council investigated and completed work.

On 27 June 2016 a blocked shared drain between 143-147 was reported to the Council. Council investigated and determined it was a private fault.

On 31 August 2018 a toby leak from 145A Aro Valley was reported to the Council.

On 16 December 2020 a leak across the footpath between 135-147 Aro Street was reported to the Council.

On 11 April 2020 a leak on the corner of 141 Aro Street was reported to the Council. Council investigated and completed work.

On 28 March 2021 water leaking from toby outside 141A Aro Street was reported to the Council. Council investigated and completed work.

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

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

Potential Flooding

Council does hold 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.

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

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

Water

Refer to the attached Water Services Plan.

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

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

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

Hazardous Substances

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

Encroachment Licence: Road Reserve Land and/or Airspace

There is no encroachment licence for this property.

Property owners are legally required under the bylaw to have an encroachment licence for any private occupation of legal road.

- The owner(s) must obtain an encroachment licence for any ongoing use of legal road: <https://wellington.govt.nz/property-rates-and-building/encroachments/applying-for-an-encroachment-licence>
- Council (as landowner of legal road) has the discretion to approve or decline an encroachment licence in accordance with its Road Encroachment and Sale Policy.

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

Encroachments: Parks and Reserve Land

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

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

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

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

Land and Structure

The maintenance of any Common Property is the responsibility of the owners.

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

Access

The maintenance of any Right-of-Way is the responsibility of the owners of the properties using the Right-of-Way.

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

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

If you have any queries regarding this section, please contact a Transport Engineer, Transport and Infrastructure. Telephone: (04) 499 4444 or email VehicleAccess@wcc.govt.nz

Appendix I

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

Land information memorandum—

- (1) A person may apply to a territorial authority for the issue, within 10 working days, of a land information memorandum in relation to matters affecting any land in the district of the authority.
- (2) The matters which shall be included in that memorandum are—
 - (a) information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that—
 - (i) is known to the territorial authority; but
 - (ii) is not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991:
 - (b) information on private and public stormwater and sewerage drains as shown in the territorial authority's records:
 - (ba) *[Repealed]*
 - (bb) information on—
 - (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:
 - (ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:
 - (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:
 - (iv) any exemption that has been notified by Taumata Arowai to the territorial authority under section 57 of the Water Services Act 2021:
 - (c) information relating to any rates owing in relation to the land:
 - (ca) if the land concerned is located in a levy area that is subject to a levy order under the Infrastructure Funding and Financing Act 2020, information about—
 - (i) the levy period:
 - (ii) how liability for a levy on the land is assessed:
 - (iii) amounts of any unpaid levy:

- (cb) if the land concerned is located in a project area that is subject to a targeted rates order under the Urban Development Act 2020, information about—
 - (i) the financial years to which the order applies; and
 - (ii) how liability for targeted rates under that Act on the land is calculated; and
 - (iii) amounts of any unpaid targeted rates under that Act:
- (d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act):
- (da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:
- (e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004:
- (ea) information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006:
- (f) information relating to the use to which that land may be put and conditions attached to that use:
- (g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
- (h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.
- (3) In addition to the information provided for under subsection (2), a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.
- (4) An application for a land information memorandum shall be in writing and shall be accompanied by any charge fixed by the territorial authority in relation thereto.
- (5) In the absence of proof to the contrary, a land information memorandum shall be sufficient evidence of the correctness, as at the date of its issue, of any information included in it pursuant to subsection (2).
- (6) Notwithstanding anything to the contrary in this Act, there shall be no grounds for the territorial authority to withhold information specified in terms of subsection (2) or to refuse to provide a land information memorandum where this has been requested.

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix II

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

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

121 Meaning of dangerous building

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

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

123 Meaning of insanitary building

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

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

Compare: 1991 No 150 s 64(4)

133AA Buildings to which this subpart applies

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

133AB Meaning of earthquake-prone building

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

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

Compare: 1991 No 150 s 66

Appendix III

Compliance schedules

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

"100 Requirement for compliance schedule

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

"101 Owner must comply with requirement for compliance schedule

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

"103 Content of compliance schedule

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

"105 Obligations of owner if compliance schedule is issued

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

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

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

"108 Annual building warrant of fitness

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

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

"110 Owner must obtain reports on compliance schedule

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

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

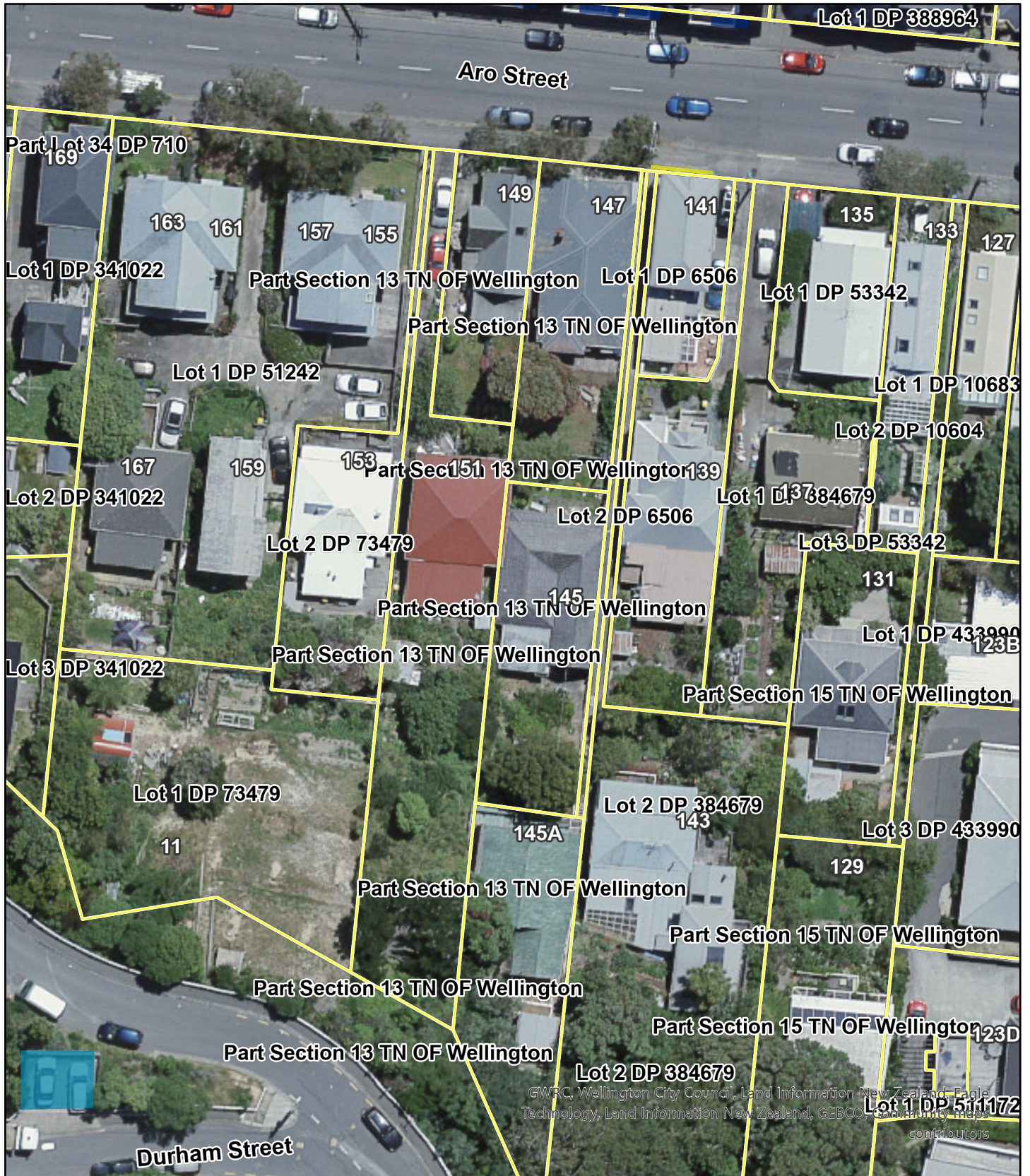
Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 – Schedule 1 as amended by Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Amendment Regulations 2005

"Schedule 1 Specified systems

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

Aerial Photo

145 Aro Street, Aro Valley



December 19, 2024

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:

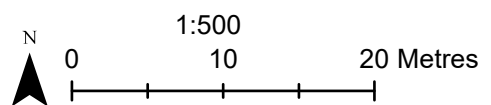
Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its 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.



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Legend

-  Parcels (LINZ)
-  Property
-  Title
-  Earthmoving - Fill
-  Earthmoving - Cut
-  Closed Landfills
-  Corrosion Zone

Selected Land Use Register

-  Contamination Acceptable Managed/Remediated for
-  Contamination Confirmed
-  Entered on Database in Error
-  No Identified Contamination
-  Unverified History of Hazardous Activity or Industry
-  Verified History of Hazardous Activity or Industry

Encroachments

Encroachment Subtype

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

Property Summary

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)
1122622	C	145 Aro Street	278.0000
Legal Description: PT SEC 13 TOWN OF WELLINGTON 1/3 SH INPT SEC 13 TOWN OF WELLINGTON BEING 58M2			
Apportionment: 0			
Valuation Ref: 17250-36400-			

Valuation Usage

Land Use Zone	9B
Garage And Parking	0
Land Usage	91
Building Construction	WI
Building Condition	AA
Building Age	1990-99
Building Floor Area (m2)	112
Building Site Area	112
Units Of Use	1
Building Category	RD1B

Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
145 Aro Street	W	Y	Y



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN129/42**
Land Registration District **Wellington**
Date Issued 29 September 1903

Prior References
WN64/60

Estate Fee Simple
Area 278 square metres more or less
Legal Description Part Section 13 City of Wellington
Registered Owners
Laura Marie Mursell and Lighthouse Trustees (No.1) Limited

Estate Fee Simple - 1/3 share
Area 56 square metres more or less
Legal Description Part Section 13 City of Wellington
Registered Owners
Laura Marie Mursell and Lighthouse Trustees (No.1) Limited

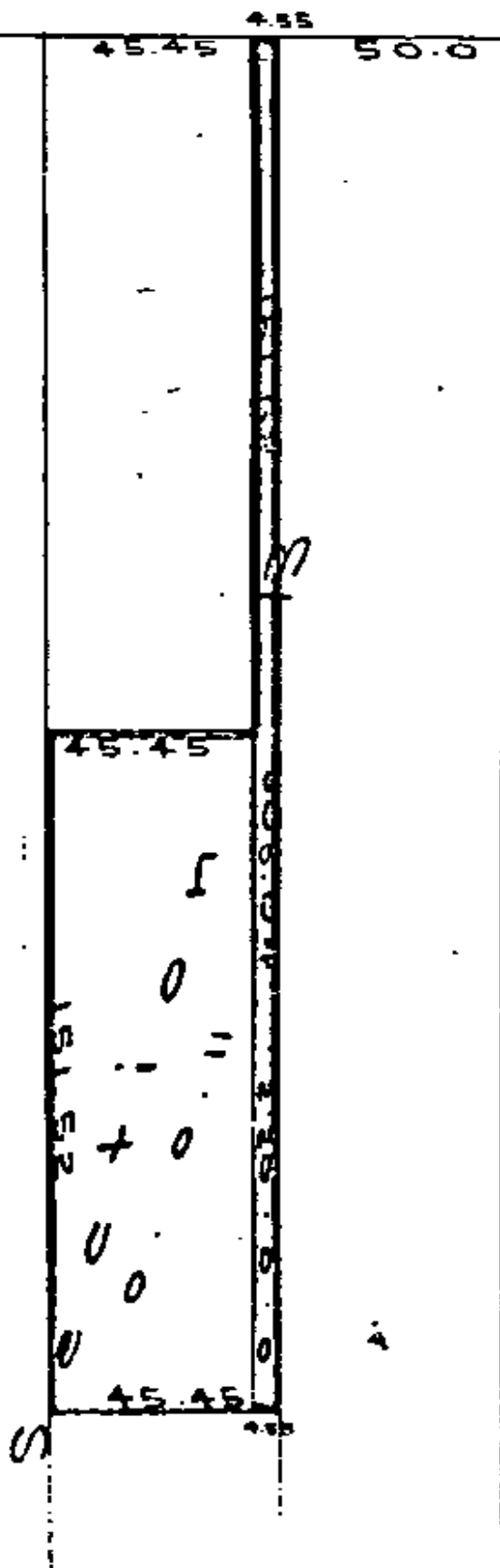
Interests
830 Order in Council exempts Aro St. from Section 117 of The Public Works Act 1905
11068566.3 Mortgage to Bank of New Zealand - 3.4.2018 at 2:16 pm

Image Quality due
to Condition
of Original

Aro Street

DISCHARGE

Sec. 15



Invoice Attachments

Tax Invoice

GST Number 53-204-635

The Armour Investment Trust
145 Aro St
Aro Valley
Wellington 6021

Date: 11-Dec-24
Reference: TW 554217 - 1
Land Information Memorandum

Property Address

145 Aro Street, Aro Valley

Owners**Fees Payable**

Description	Reference	Fee	GST	Total
LIM Application Fee	RES LIM	\$480.43	\$72.07	\$552.50
Total		\$480.43	\$72.07	\$552.50

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*

The Armour Investment Trust
145 Aro St
Aro Valley
Wellington 6021

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

11-Dec-24

Reference:	TW 554217 - 1
Amount Due:	\$552.50
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

The Armour Investment Trust
145 Aro St
Aro Valley
Wellington 6021

Date: 19-Dec-24
Reference: TW 554217
Land Information Memorandum
Property Address: 145 Aro Street, Aro Valley

Reference	Code	Date	Debit	Credit
554217 - 1	INV	11/12/2024	552.50	
N0000152327-001	PAY	11/12/2024		552.50
			552.50	552.50

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

The Armour Investment Trust
145 Aro St
Aro Valley
Wellington 6021

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

19-Dec-24

Reference:	TW 554217
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

District Plan Attachments

145 Aro Street, Aro Valley



Area 278.00 m²

Aerial View Map



Zones

High Density Residential Zone

Zone Details

Status: Operative

Specific Controls

Height Control Area

Height Control: 22m

Status: Operative

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

Hazards and Risks Overlays

Flood Hazard Overlay - Inundation Area

Status: Operative

District Plan Zoning



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.

Historical and Cultural Values Overlays

Sites and Areas of Significance to Māori - Line (SCHED7)

Name: Waimapihi

Category: A

Sub Category: Wāhi Tupuna

Mana Whenua: Taranaki Whānui ki Te Upoko o Te Ika

DP Reference: 144

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: Conical Surface

Highest Ground Elevation: 46m

Lowest OLS Elevation: 68m

OLS height above or below the ground elevation: 22m

Notification: Approval required from Wellington International Airport Limited (WIAL) for buildings and structures exceeding 22m in height.

Status: Proposed

OLS Surface: Conical Surface

Highest Ground Elevation: 62m

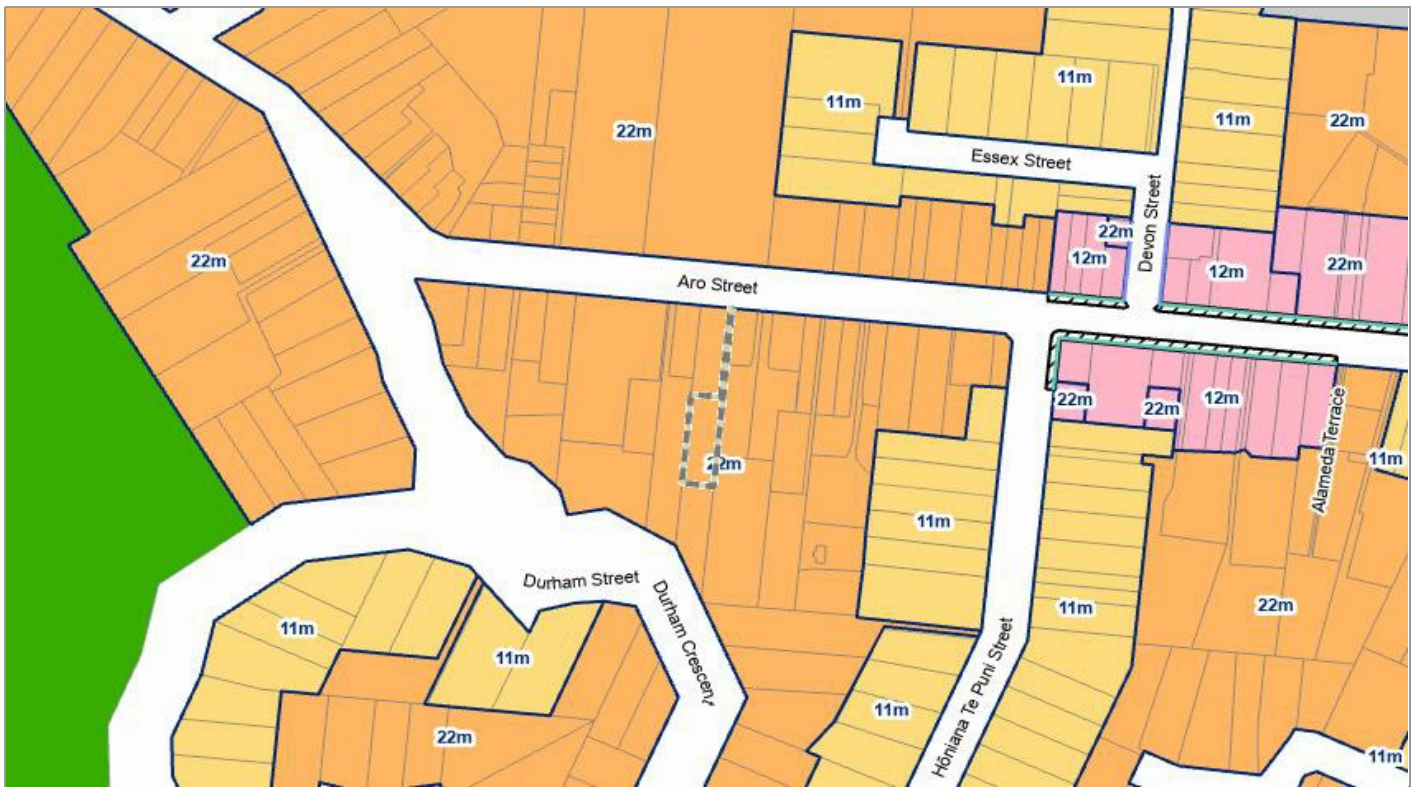
Lowest OLS Elevation: 67m

OLS height above or below the ground elevation: 5m

Notification: Notify Wellington International Airport Limited (WIAL) for buildings and structures 5m or more in height. Approval required from WIAL for buildings and structures exceeding 8m 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

ZONE

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

PRECINCTS

	Character Precinct
	Curtis Street Precinct
	Inner Harbour Port Precinct
	Kiwipoint Quarry Precinct
	Makara Beach and Makara Village Precinct
	Miramar/Burnham Wharf Precinct
	Mount Victoria North Townscape Precinct
	Multi-User Ferry Precinct
	Oriental Bay Height Precinct
	Te Ngākau Civic Square Precinct

SPECIFIC CONTROLS

	Height Control Area (See Map Label)
	Active Frontage
	Non-Residential Activity Frontage
	Verandah Control
	Minimum Sunlight Access Requirement

	Waterfront Areas of Change
	Waterfront Public Open Space
	Specific Control (See Map Label)

ENERGY, INFRASTRUCTURE, AND TRANSPORT

	National Grid Transmission Lines
---	----------------------------------

Road Classification

	Activity Streets
	City Hubs
	Civic Spaces
	Local Streets
	Main Streets
	Peri-urban Roads
	Rural Connectors
	Rural Roads
	Transit Corridors
	Urban Connectors

HAZARDS AND RISKS

	Medium Coastal Inundation Hazard
	High Coastal Inundation Hazard
	Inundation Area Flood Hazard
	Overland Flowpath Flood Hazard
	Stream Corridor Flood Hazard
	Liquefaction Hazard Overlay
	Low Coastal Tsunami Hazard
	Medium Coastal Tsunami Hazard
	High Coastal Tsunami Hazard

Fault Hazard Overlay

	Uncertain Poorly-Constrained
	Uncertain Constrained
	Distributed
	Well-Defined Extended
	Well-Defined

LEGEND FOR PLANNING MAPS

HISTORICAL AND CULTURAL VALUES OVERLAYS

-  Heritage Building (SCHED1)
-  Heritage Structure (SCHED2)
-  Heritage Area - Contributing Building (SCHED3)
-  Heritage Area - Non-heritage Building (SCHED3)
-  Notable Tree (SCHED6)
-  Heritage Building Extent (SCHED1)
-  Heritage Structure Extent (SCHED2)
-  Heritage Area (SCHED3)
-  Archaeological Site (SCHED4)
-  Viewshaft (SCHED5)
-  Notable Tree Indicative Root Protection Area (SCHED6)

Sites and Areas of Significance to Māori (SCHED7):

-    Category A
-    Category B
-  Category C
-  Mana Whenua Statutory Acknowledgements

NATURAL ENVIRONMENT VALUES

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

GENERAL DISTRICT-WIDE MATTERS

-  Coastal Environment
-  Air Noise Boundary
-  Port Noise Control Line
-  Noise Area Overlay

-  Rail Vibration Advisory Overlay
-  Helicopter Noise Effects Advisory Overlay

DEVELOPMENT AREAS

-  Development area boundary
-  Bus stop
-  Clean fill
-  Collector road
-  Community sports and active recreation
-  General industrial
-  Indicative local road
-  Key local road
-  Medium density residential
-  Natural open space
-  Neighbourhood centre
-  Neighbourhood park
-  Neighbourhood park catchment
-  Potential connection
-  Principal road
-  School and community hub
-  Unbuilt areas (open space, cut & fill batters)
-  Walking track

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

OTHER

-  Wellington City Boundary

Rates Attachments

Wellington City Property Rates Record

Wellington City Council maintains property rating information and manages the collection of rates for Wellington City on behalf of itself and Greater Wellington Regional Council. This information is provided as at **19 December 2024** 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.

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Rates & Billing Services
Email: rates@wcc.govt.nz
Phone: 04 499 4444

145 Aro Street Aro Valley 6021

1 July 2024 - 30 June 2025

Details

Rate Account:	1122622	Area:	278 m ²
Account Status:	Current	Improvement:	DWG OI
Rateable Status	Current	Diff. Rating Category:	Base
Valuation Ref:	17250-36400	Billing Category:	A1C - Base - Full services SLC

Flags

- Apportionment Code 0 - M
- LIT Rates invoice to be emailed
- Paying for the GWRC Warm Wellington rate

Legal Description:

PT SEC 13 TOWN OF WELLINGTON 1/3 SH INPT SEC
13 TOWN OF WELLINGTON BEING 58M2

Rates Account Summary

Rates Splits

Annual Rates 2024 - 2025 Rating Year **\$7,142.92**

WCC	\$5,542.46
GWRC	\$1,496.44
Sludge Levy	\$104.02

Instalments (Due for Payment)

Installment no	Due Date	Amount
1	1 Sep 2024	\$1,785.67
2	1 Dec 2024	\$1,785.67
3	1 Mar 2025	\$1,785.67
4	1 Jun 2025	\$1,785.91

Opening Balance - 01 Jul 2024	\$0.00
Instalments YTD	\$3,571.34
Paid YTD	\$0.00
Penalties YTD	\$357.12
Adjustments YTD	\$0.00
Current Balance	\$3,928.46

Water Account Details

No Associated Water Property.

Permits and Consent Information Held at WCC Archives

Wellington City Council

Building Consent Search Item List

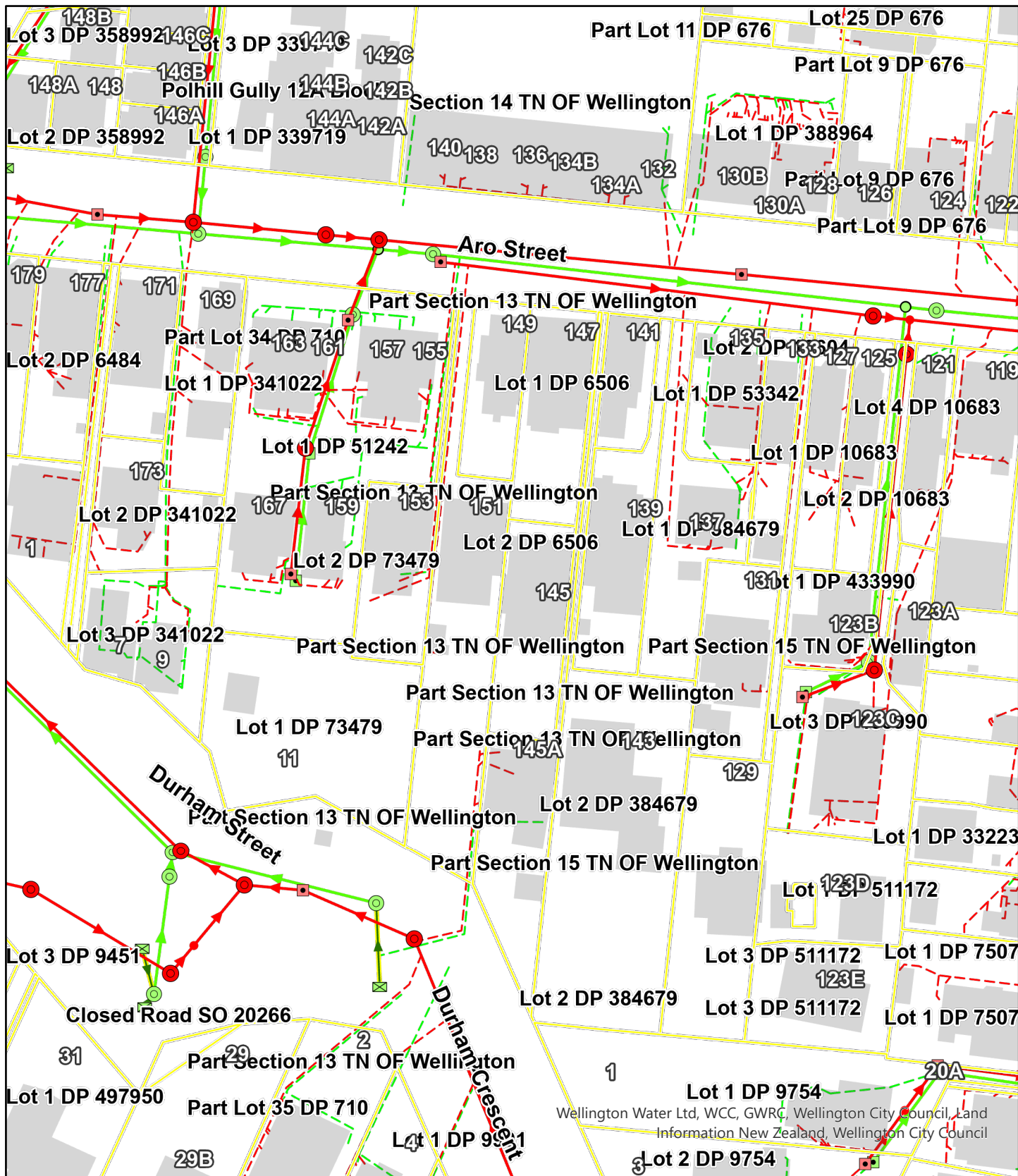
LIM: SR 554217
Property: 145 Aro Street
Legal description: Part Section 13 Town Of Wellington SO 10408

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
00058-C48312	145 Aro Street, repile	Legal description: Part Section 13 Town Of Wellington SO 10408. Owner: N Argus. Builder: I A McGregor. Application value \$1700	1977

Plumbing and Drainage Attachments

145 Aro Street, Aro Valley



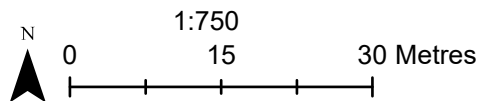
December 19, 2024

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

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

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



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Legend

-  Parcels (LINZ)
-  Property
-  Buildings
-  Title
-  Wastewater Pumpstation
-  Wastewater Pump

Wastewater Node

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

Wastewater Pipe_Arrow

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

Stormwater Node

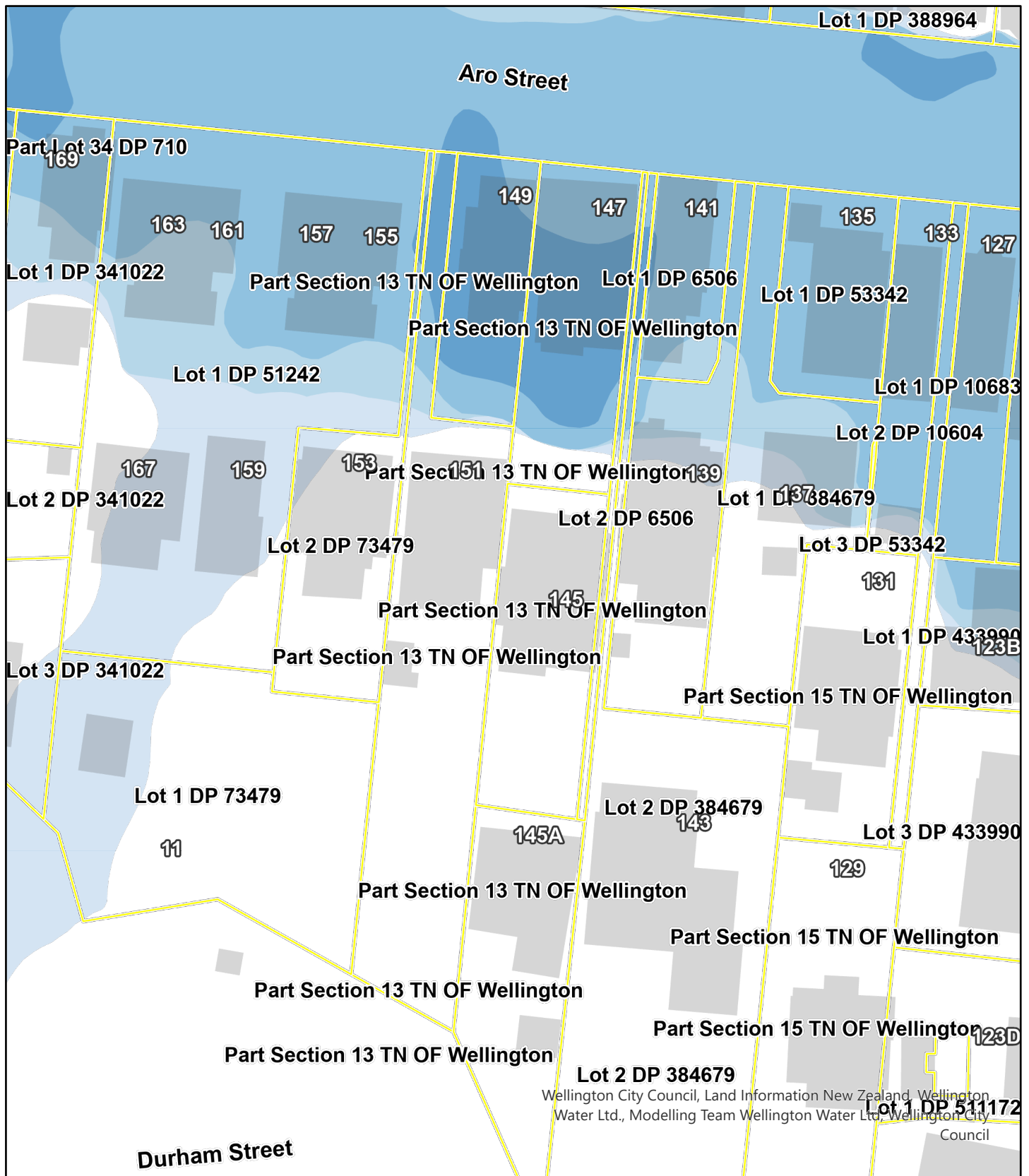
-  Manhole
-  Sump
-  Lamphole
-  Inlet
-  Outlet
-  Minor SW Node
-  All other values

Stormwater Pipe_Arrow

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

Potential Flood Attachments

145 Aro Street, Aro Valley



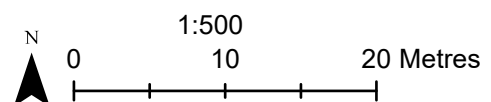
December 19, 2024

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

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

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



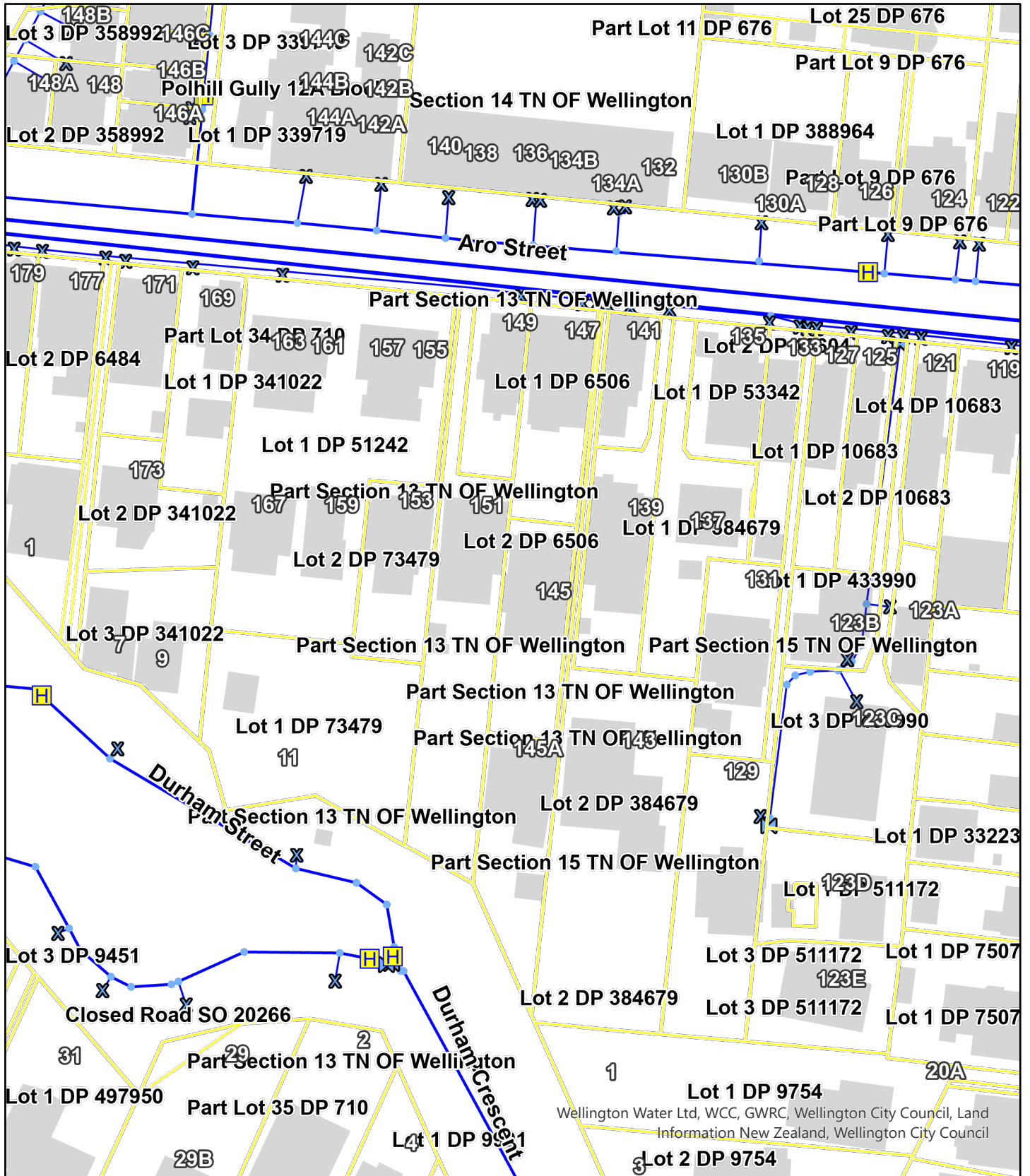
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Legend

- Parcels (LINZ)
- Property
- Buildings
- Title
- WCC_Flood_Hazard_Combined_17122020**
- 0.01 - 0.05m
- 0.05 - 0.10m
- 0.10 - 0.25m
- 0.25 - 0.50m
- 0.50 - 1.00m
- > 1.00m
- Catchments To Be Modelled

Water Attachments

145 Aro Street, Aro Valley



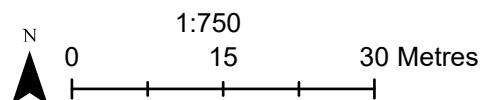
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Legend

-  Parcels (LINZ)
-  Property
-  Buildings
-  Title
-  Water Hydrant

Water Valve

-  Water Valve
-  Backflow Preventer
-  Pressure Control or Relief Valve
-  All other values
-  Water Customer Service Valve

Water Reservoir or Tank

-  WCC Reservoir
-  Private Reservoir
-  WCC Emergency
-  All other values
-  Water Pumpstation
-  Water Pump
-  Water Meter
-  Water Fitting

Water Pipe

-  Transmission Main
-  Water Main
-  RIder Main
-  Fire Service
-  Service Connection
-  Service Connection Private
-  All other values

Water Reservoir

Operational Status

-  In Use
-  Abandoned
-  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
-  All other values

Water Reservoir

Operational Status

-  In Use
-  Abandoned
-  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
-  All other values