
Residential Land Information Memorandum



Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Land Information Memorandum

**76 Taylor Terrace,
Tawa**

18 June, 2021

Julie Ann Kerr
76 Taylor Tce
Tawa
Wellington 5028

Service Request No: 492714
File Reference: 0600 1028404

Land Information Memorandum (LIM)

Please refer to the attached LIM for 76 Taylor Terrace, as requested by you.

Yours sincerely

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

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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 76 Taylor Terrace

Legal Description LOT 68 DP 20176

Record of Title WN13D/75

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>		✓

District Plan

District Plan Map

Extract Attached

Activity Area

This property is located within an area zoned Outer Residential. Refer to the attached summary.

This property is located near to an area zoned Business 1. Refer to the attached summary.

This property is located near to an area zoned Rural. Refer to the attached summary.

This property is located near to areas zoned Open Space A and B. Refer to the attached summary.

Taylor Terrace is rated as a Local Road. Refer to the attached Road Hierarchy summary and map.

Designations

This property is located near to Designations H1 – State Highway 1 & 2, and R5 – North Island Main Trunk Railway.

The Proposed District Plan was notified on 27 July 1994 and became operative on 27 July 2000.

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

<http://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/plan-changes-and-variations>

District Plan Changes

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

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

If you have any queries regarding this section, please contact the Planning Customer Service Team. Telephone: (04) 801 3590

Historic heritage

Scheduled historic heritage in the District Plan None.

(including buildings, objects, areas, sites, trees, Māori precincts and sites of significance)

Scheduled historic heritage in the District Plan for adjoining/nearby properties None.

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.

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 145930, SR 162015

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, or would like information regarding Resource Consents on properties nearby, but not adjoining the property that is the subject of this LIM, please contact the Planning Customer Service Team. Telephone: (04) 801 3590.

Town Planning and/or Local Government Act 1974

There is no record of consents for this property.

Legal Documents

There are no legal documents attached.

Rates

Rates	There are outstanding rates for this property. The current rates balance for this property is \$1,614.49.
Water Rates	This property does not have water rates associated with it.

Refer to attached computer printout for rates.

For valuation information please contact Quotable Value: www.qv.co.nz

***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.
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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 Building Warrant of Fitness

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

Earthquake Prone Building

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

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

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

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

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

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

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

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

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

Veranda

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

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

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

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.

Windzones for Wellington City

The Wind Zone in terms of NZS3604:2011 for the subject property was determined to be “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 from one of the following sources:

- Ministry of Business Innovation and Employment (MBIE)
- Weathertight Homes Tribunal
- 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 have received **informal** advice of possible issues with the dwelling, i.e. via phone call, and the Council is unable to substantiate or corroborate the extent of the issue, these notifications will be held 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 Public Wastewater and Stormwater mains located within this property.

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

On 23 August 2012, a burst sewage pipe on the property was reported to Council. Council investigated and completed work on a private fault.

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

To understand how the potential Rainfall Flood Risks in Wellington City are arrived at and more of what they mean, please [click here](https://www.wellingtonwater.co.nz/work-in-your-area/managing-flood-risks-in-the-wellington-region/) (https://www.wellingtonwater.co.nz/work-in-your-area/managing-flood-risks-in-the-wellington-region/). 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 are no road reserve and/or airspace encroachment licences for this property.

Property owners are legally required under the Bylaw 2008: Part 5 – Public Places, to have an encroachment licence or lease for any private structure or exclusive use of road reserve. If an encroachment use exists, or is discovered, the owner(s) must submit an encroachment licence application to the Council. The Council (as landowner of legal roads) has the discretion to approve or decline an encroachment licence or lease in accordance with the Road Encroachment and Sale Policy.

Policy document link:

<http://wellington.govt.nz/services/consents-and-licences/encroachments/road-encroachment-policy>

Application link:

<http://wellington.govt.nz/services/consents-and-licences/encroachments/apply-for-an-encroachment-licence>

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 Town Belt Deed. 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 (wherever possible) to remove the encroachment immediately or alternatively, to contact Council to set a timeframe for removal.

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

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

Land and Structure

A search of our records shows there are no requirements.

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

Access

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

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

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

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) any information that has been notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956:
 - (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:
 - (c) information relating to any rates owing in relation to the land:
 - (d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act):
 - (da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:
 - (e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004:

- (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): inserted, on 1 July 2008, by section 18 of the Health (Drinking Water) Amendment Act 2007 (2007 No 92).

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)(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

76 Taylor Terrace, Tawa



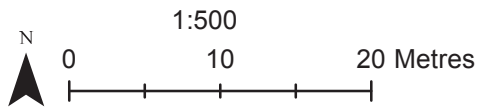
June 17, 2021

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

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

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

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



Absolutely Positively
Wellington City Council
 Me Heke Ki Pōneke


Legend


Address

Road Name
(LINZ)

Legal
Description
(LINZ)


 Parcels (LINZ)


 Earthmoving -
Cut


 Earthmoving -
Fill


 Closed Landfills


Flood Zones


 0.01 - 0.10m

 0.01 - 0.10m


 0.10 - 0.25m

 0.25 - 0.50m

 0.50 - 1.00m

 > 1.00m





 Catchments To
Be Modelled

Encroachments

 Accessway


 Airspace


 Building


 Car Parking


 Fences and
Walls

 Land

 Point Objects

 Subsoil

 Park and
Reserve
Encroachments

 Corrosion Zone

 SLUR_Polyg...

Property Summary

Property Summary

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

Wufi	Property Type	Property Status	Address	Area (m ²)
1066822	Valuation	Current	76 Taylor Terrace Tawa 5028	640

Legal Description:	LOT 68 D P 20176
Valuation Ref:	15660 – 37500 –
Apportionment:	0

Valuation Usage

Land Use Zone	9A
Garage and Parking	1
Land Usage	Single Unit excluding bach
Building Construction	FI Fibrolite External Walls, Iron Roof
Building Condition	GA Good External Walls, Average Roof
Building Age	1950-59
Building Floor Area (m²)	80
Building Site Area	80
Unit of Use	1
Building Category	RD5B

Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
76 Taylor Terrace	W	N	Y



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




R.W. Muir
Registrar-General
of Land

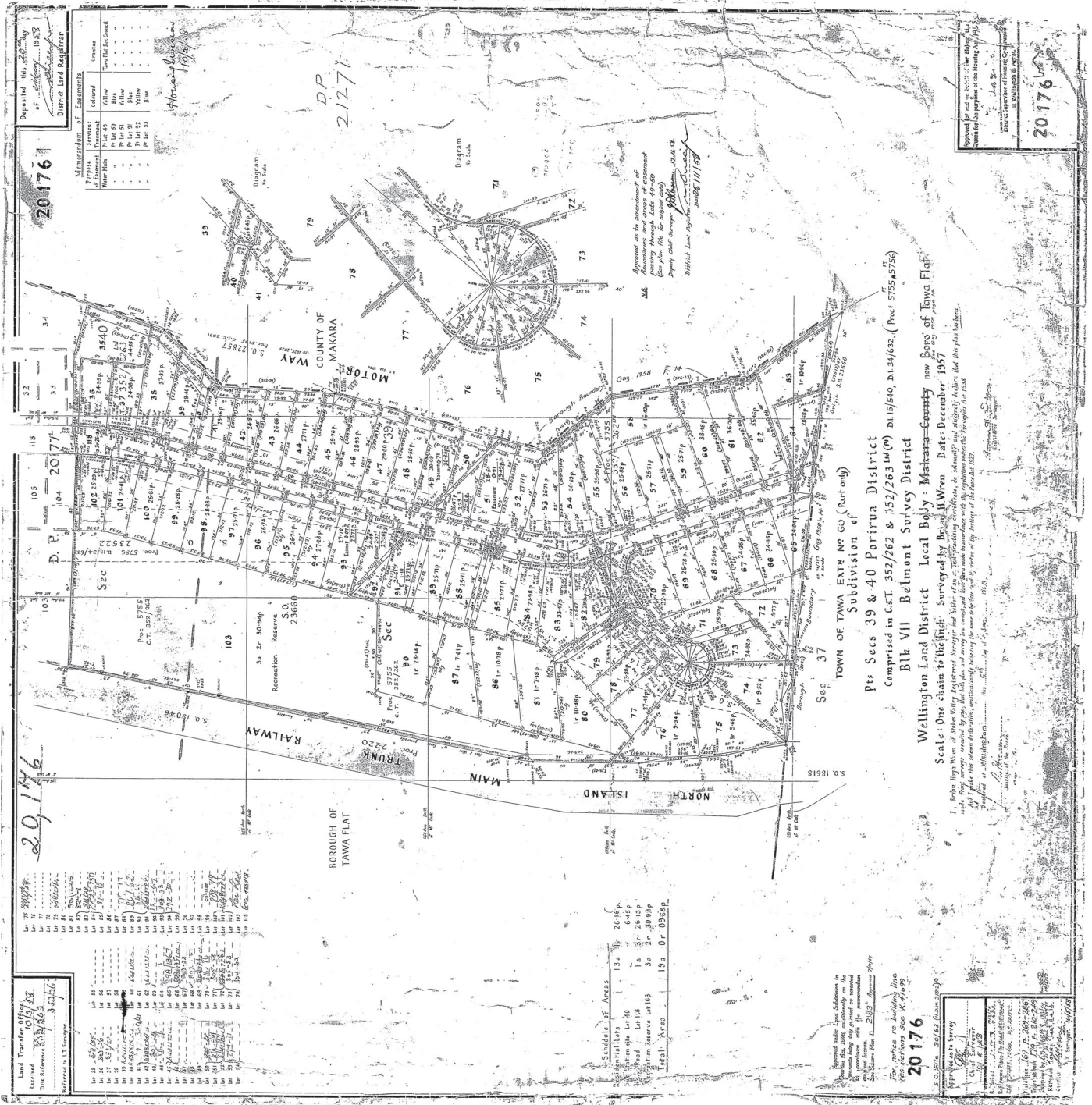
Identifier **WN13D/75**
Land Registration District **Wellington**
Date Issued 19 March 1980

Prior References
WNPR831/8

Estate Fee Simple
Area 640 square metres more or less
Legal Description Lot 68 Deposited Plan 20176
Registered Owners
Julie Ann Kerr

Interests

Subject to Section 59 Land Act 1948
K41699 Building Line Restriction
9762233.4 Mortgage to ANZ Bank New Zealand Limited - 2.7.2014 at 8:42 am



Land Transfer Office
 Received 20/11/2007
 This reference is for the purpose of the District Land Register

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16	Lot 17	Lot 18	Lot 19	Lot 20
Lot 21	Lot 22	Lot 23	Lot 24	Lot 25	Lot 26	Lot 27	Lot 28	Lot 29	Lot 30
Lot 31	Lot 32	Lot 33	Lot 34	Lot 35	Lot 36	Lot 37	Lot 38	Lot 39	Lot 40
Lot 41	Lot 42	Lot 43	Lot 44	Lot 45	Lot 46	Lot 47	Lot 48	Lot 49	Lot 50
Lot 51	Lot 52	Lot 53	Lot 54	Lot 55	Lot 56	Lot 57	Lot 58	Lot 59	Lot 60
Lot 61	Lot 62	Lot 63	Lot 64	Lot 65	Lot 66	Lot 67	Lot 68	Lot 69	Lot 70
Lot 71	Lot 72	Lot 73	Lot 74	Lot 75	Lot 76	Lot 77	Lot 78	Lot 79	Lot 80
Lot 81	Lot 82	Lot 83	Lot 84	Lot 85	Lot 86	Lot 87	Lot 88	Lot 89	Lot 90
Lot 91	Lot 92	Lot 93	Lot 94	Lot 95	Lot 96	Lot 97	Lot 98	Lot 99	Lot 100

Schedule of Areas

Designated	13*	2616*
Section 40	1a	648*
Section 41	1a	2616*
Section 42	1a	2616*
Section 43	1a	2616*
Section 44	1a	2616*
Section 45	1a	2616*
Section 46	1a	2616*
Section 47	1a	2616*
Section 48	1a	2616*
Section 49	1a	2616*
Section 50	1a	2616*
Section 51	1a	2616*
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Section 94	1a	2616*
Section 95	1a	2616*
Section 96	1a	2616*
Section 97	1a	2616*
Section 98	1a	2616*
Section 99	1a	2616*
Section 100	1a	2616*

20176

Approved by Survey
 District Land Register
 Wellington

20176

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16	Lot 17	Lot 18	Lot 19	Lot 20
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Lot 91	Lot 92	Lot 93	Lot 94	Lot 95	Lot 96	Lot 97	Lot 98	Lot 99	Lot 100

Invoice

Attachments

Tax Invoice

GST Number 53-204-635

Julie Ann Kerr
76 Taylor Tce
Tawa
Wellington 5028

Date: 8-Jun-21
Reference: TW 492714 - 1

Land Information Memorandum

Property Address

76 Taylor Terrace, Tawa

Fees Payable

Description	Reference	Fee	GST	Total
LIM Application Fee	Residential	\$289.78	\$43.47	\$333.25
Total		\$289.78	\$43.47	\$333.25

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

Julie Ann Kerr
76 Taylor Tce
Tawa
Wellington 5028

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

8-Jun-21

Reference:	TW 492714 - 1
Amount Due:	\$333.25
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.

STATEMENT

GST Number 53-204-635

Julie Ann Kerr
76 Taylor Tce
Tawa
Wellington 5028

Date: 17-Jun-21
Reference: TW 492714
Land Information Memorandum
Property Address: 76 Taylor Terrace, Tawa

Reference	Code	Date	Debit	Credit
000000071168aa27	PAY	08/06/2021		333.25
492714 - 1	INV	08/06/2021	333.25	
			333.25	333.25

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

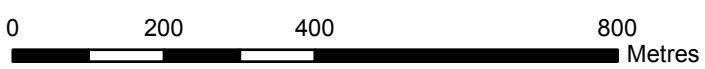
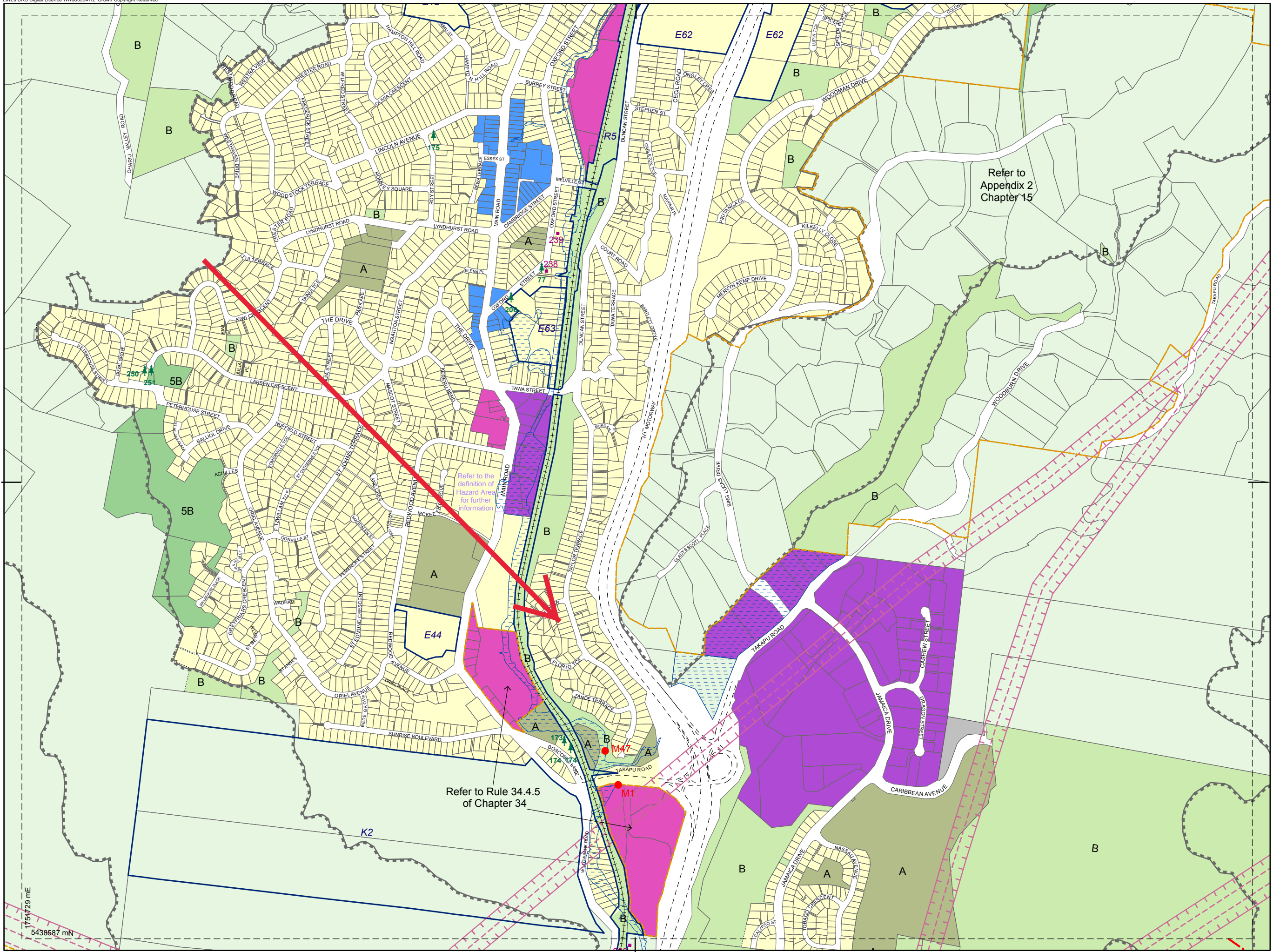
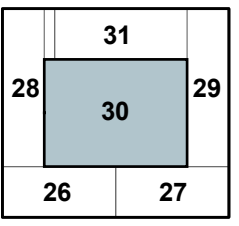
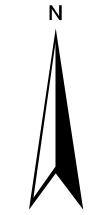
Julie Ann Kerr
76 Taylor Tce
Tawa
Wellington 5028

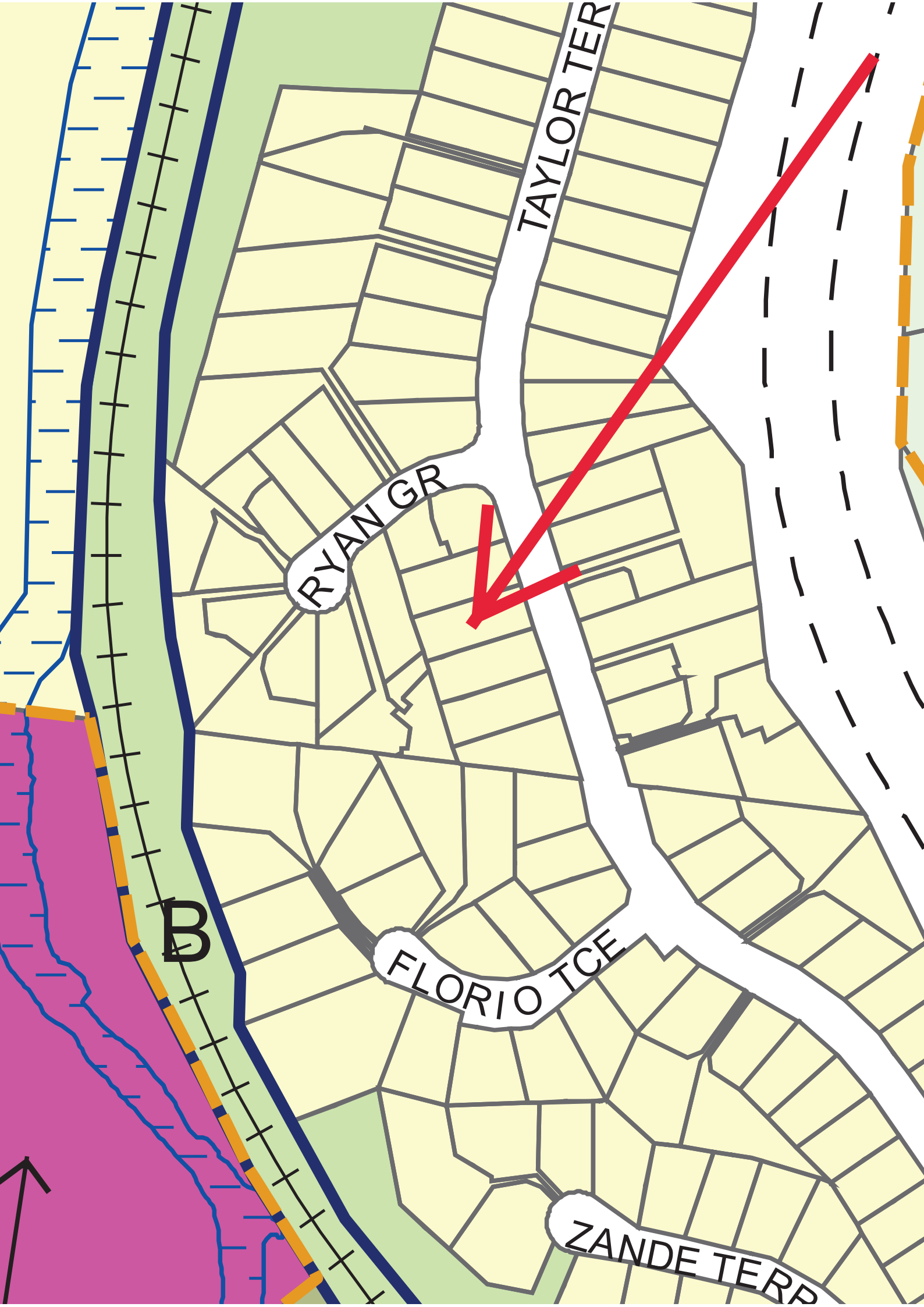
17-Jun-21

Reference:	TW 492714
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

District Plan Attachments





TAYLOR TER

RYAN GR

















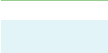
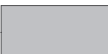



FLORIO TCE

ZANDE TERP




B

LEGEND FOR PLANNING MAPS




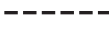

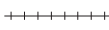









AREAS

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






HAZARD AREAS

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




BOUNDARIES

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

HERITAGE

	Heritage Areas
	Heritage Sea Walls
	Heritage Objects
	Heritage Buildings
	Heritage Trees

MAORI

	Maori Precinct Boundary
	Maori Tracks
	Maori Site Points

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

4 RESIDENTIAL AREAS

4.1 Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

33 BUSINESS AREAS

33.1 Introduction

The commercial and business areas of Wellington are places of employment, commerce, administration, retail, industry and entertainment and residential activities. Geographically spread throughout the City, Business Areas provide focal points of business activity outside of the Central Area and make a substantial contribution to the City's economy by providing for employment generation and economic development.

The Business Areas within the City are extremely varied and generate a range of resource management issues. The diversity of activities within Business Areas is a combination of historical land use patterns and previous regulatory regimes.

A notable trend in the period from 1995-2009 has been the move of residential and retail activities into areas previously dominated by commercial and industrial uses. This has provided a greater mix in some areas, but a downside is that over time it will make it difficult for small to medium-sized industrial activities and businesses to find land and premises within the city boundaries. A tightening of supply for industrial land and significant increases in land residential and retail values and rental rates is tightening supply for industrial and business land and is beginning to push these (industrial and business) uses to outlying areas.

The nature of retail activities has also changed, with increasing pressure for larger scale supermarkets, large format retailing and other shopping destinations to locate in areas outside of the City's traditional town centres - often with Business Areas land creating such opportunities. Activities located away from town centres do not provide for the same synergies as centre-located retail activities and have the potential to adversely affect the viability and vitality of existing centres, as well as reduce the supply of land that can be used for commercial-type activities. Wellington's town centres, which are the focus of economic and social life in our communities and provide shopping and services that complement the Central Area, are dealt with in Chapters Chapter 6 and Chapter 7 of the District Plan.

The Business Area chapter of the District Plan recognises these changing circumstances and aims to provide a balanced approach to the management of activities and their effects. The philosophy of enabling and providing flexibility has been retained, together with tailor-made provisions intended to foster the diversity of Business Areas.

Two Business Area sub-zones are identified which recognise the different environments created by predominantly commercial-type activity. The Business 1 and Business 2 Areas are characterised as follows:

- Business 1 Areas

Contain a range of uses including: employment activities, light industrial, commercial and business services, recreational, residential and entertainment uses, and local community services. In some cases retail activities are also appropriate.

- Business 2 Areas

Traditional business areas where a range of industrial activities including warehousing, manufacturing and commercial services can occur. Because of the industrial nature of the activities in such areas, lower levels of amenity are acceptable compared with other areas in the City. Residential and some retail activities are restricted in Business 2 Areas.

The Plan seeks to ensure that all new development within the Business Areas is provided for in a manner that will maintain existing character and respect the amenity of that particular area. Council's approach is to permit appropriate activities in certain areas and to assess others on a discretionary basis.

Under the Discretionary Activity process, design guides are used to assess most new larger-scale building developments or those that are visible from public spaces, such as those adjoining the state highway. This is to ensure that any new building enhances the public realm. Design guides describe the urban design outcomes that will enhance public amenity, and provide guidance on achieving those outcomes. Specific rules deal with the siting, design and appearance of new buildings so that the existing urban form is maintained and enhanced.

The area at Shelly Bay has special character that has been recognised in the Plan. Shelly Bay is a highly visible coastal area covering the former military base and has important historical associations. The Shelly Bay Design Guidelines promote development generally in accordance with the quality and character of the area and that respects the special coastal location. The Shelly Bay provisions are in accordance with decisions of the Environment Court (refer Minister of Defence v Wellington City Council W66/99 and W85/99).

Like Shelly Bay, Greta Point is a special area which abuts the coastline. Additional provisions have been included at Greta Point to encourage opportunities for public access to the water's edge.

Performance standards have been imposed on all activities in Business Areas to avoid, remedy or mitigate the impact of development on Residential Areas. More stringent standards apply at the interface between Business Areas and Residential Areas so that residents will have added protection. The Business Area and Residential Area adjacent to the Operational Port Area in Miramar are affected by noise from port activities. The Plan includes specific provisions to provide for this. Maintaining the character, appearance and environment in and around any Business Areas is an important objective of the Plan.

Industrial activities are also catered for in Business Areas. For the continued economic development of the City, it is important that sufficient industrial land is available to cater for differing employment activity needs. Council recognises that the District Plan is a vital player in the retention of the City's industrial land supply and therefore the Plan includes specific policies and rules.

The Kiwi Point Quarry is also included as a Business Area. The quarry is subject to specific rules recognising its economic importance to the City and wider region as well as to other relevant rules applying elsewhere in Business Areas to mitigate adverse effects.

14 RURAL AREA

14.1 Introduction

The Rural Area extends from the outer boundary of urban areas of the city to the coastal margins and boundaries of Hutt City and Porirua City to the north. About 65 percent of the total City land area is included in the Rural Area.

The landscape of the Rural Area is rugged and is characterised by steep ridges and deep gullies like much of the hill country of the North Island. [Some areas are reverting back to native bush in parts of Makara and South Karori, otherwise a pastoral character predominates.] PC33 The Rural Area has important landscape values for the City as a whole, and contains areas of indigenous vegetation and habitat for indigenous fauna.

Maori occupied the area for centuries, particularly along the coast, but there are no existing Maori settlements. Numerous sites of significance to Maori still remain and these are identified and protected.

[In 2004, Wellington's rural population of some 1200 people reside mainly in Makara, Ohariu and Takapu Valleys and Horokiwi.] PC33 Two clustered settlements exist, one at Makara Village and the other at Makara Beach. [Rural residential/lifestyle blocks are a feature of the land adjoining the northern motorway around Grenada Village and Grenada North.] PC33 Council intends to maintain the open rural character while recognising that some change will occur over time.

[There is continuing demand for rural/residential living and lifestyle farming blocks within rural areas.] PC33 This demand imposes pressures to subdivide existing titles and erect new dwellinghouses. [The potential environmental impacts of allowing further subdivision in Wellington's diverse rural areas have been the subject of a significant investigation and consultation with existing rural communities.] PC33

[During 2001/2002 the Council undertook a Rural planning exercise and through consultation with rural landowners developed four non-statutory rural community plans for South Karori, Makara, Ohariu Valley and Horokiwi. The community plans that were adopted by the Council in 2002 have subsequently informed a review of the rural provisions of the District Plan, and reflect a community led response to Wellington's rural resource management issues.

Council's policy is to generally discourage the fragmentation of most rural land, and particularly land to the west of the Outer Green Belt, Takapu Valley and at Horokiwi. However, provision has been made for some minor subdivision on an incremental basis in these areas.

In addition, provision has been made for rural residential development close to specified areas to the east of the Outer Green Belt generally on the city fringe. In all cases, where subdivision and the development of new dwellings is proposed in these areas, the Council will seek to ensure that developments are sensitively located and designed to respect the existing rural character and to ensure that existing amenities will not be compromised. Flexibility with design solutions is possible through the use of the Rural Area Design Guide. It is expected that densities in these areas will be generally low due to topographical constraints, and to achieve consistency with the principles of the Rural Area Design Guide.

A particular resource management issue for the City is the extent to which rural land on the edge of the city (particularly in the north where there is a significant area of undeveloped rural land) should be used for new urban development. In this regard, the Council initiated a planning review of the northern suburbs in March 2001. The Northern Growth Management Framework was adopted by the Council in October 2003. This strategic plan provides a framework for the growth and development of the northern area of the City over the next 20 years and identifies areas of existing rurally zoned land considered appropriate for urban expansion. Rural land proposed to be developed for urban purposes will be considered by way of a change to the District Plan.

Council specifically seeks to encourage farming activities with the Rural Area. Provision is made for most activities and farm buildings as either Permitted or Controlled Activities, subject to compliance with specified conditions.

[The impact of possible future change from pastoral farming to forestry will be monitored. No restrictions on forestry planting or harvesting currently apply. The effects of forestry activities have not proved to be a significant resource management issue for Wellington to date, although consultation relating to appropriate rural and non-rural activities has raised a concern over the short term effects of the harvesting of trees. There is also a need to consider the visual and ecological effects of permitting forestry activities within the Outer Green Belt. Further monitoring and assessment work will be undertaken to work through an appropriate approach to these issues.] PC33

Various activities that provide services to the City, but which are not traditionally rural or suitable to an urban location, are proposed from time to time. Council supports the establishment of a limited range of appropriate non-rural activities in the Rural Area provided that the adverse effects on rural character and amenity are avoided, remedied or mitigated. Such activities require individual assessment through the resource consent process to ensure that they are appropriate to the Rural Area and that adverse effects on the environment will be avoided, remedied or mitigated.

16 OPEN SPACE

16.1 Introduction

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

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

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

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

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

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

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

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

16.2 Open Space A

(Recreation facilities)

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

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

16.3 Open Space B

(Natural environment)

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

16.4 Open Space C

(Inner Town Belt)

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

watercourses (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation and farm drainage canal).] PC70

ROAD HIERARCHY:

- Motorway: high standard limited access roads designed to carry long distance through traffic at speed (primary road).
- Arterial Road: high standard limited access roads designed to carry long distance through traffic (primary road).
- Principal Road: roads that provide access to motorways and to arterial roads having a dominant through-traffic function and carrying the major public transport routes (primary road).
- Collector Road: roads that distribute traffic between and within local areas and form the link between principal and secondary roads (secondary road).
- Sub-collector Road: roads that distribute traffic within the local area and form the link between collector and local roads (secondary road).
- Local Road: roads that provide direct access to properties fronting the road and include both long and short cul-de-sacs (secondary road).

76 Taylor Terrace, Tawa



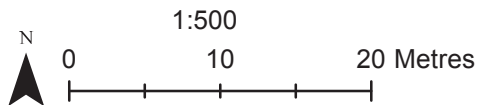
June 17, 2021

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

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




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Legend

Address

Road Name
(LINZ)

Road Classification


 Golden Mile
(Principal Road)

 Motorway /
State Highway

 Arterial Road

 Principal Road

 Collector Road


 Sub-Collector
Road


 Local Road

 Proposed Road

 To Be Vested

Legal
Description
(LINZ)

 Parcels (LINZ)

 Buildings

Rates

Attachments

Rates & Billing Services

Email: rates@wcc.govt.nz
Phone: 499 4444
Fax: 04 801 3011

Wellington City Property Rates Record

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

This information is provided as at **18 June 2021** 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.

76 Taylor Terrace Tawa 5028

01 July 2020 - 30 June 2021

Details

Rate Account	1066822
Account Status	Current
Account Type	Rateable
Valuation Ref	15660-37500
Area	640m2
Improvements	[N/A]
Diff. Rating Category	Base
Billing Category	A1
Flags	
• <i>Email encroachments@wcc.govt.nz or call 801-4266 for accurate WCC encroachments information.</i>	
• APC0M	Apportionment Code 0 - M
• ATP	Arrangement to Pay
• OD42018	Overdue inst 4 2018
• ODS	Overdue letter sent
• REBATE191	Rebate Granted 2010-2011
• REBATE223	Rebate Granted 2011-2012

Legal Description

LOT 68 D P 20176

Rates Account Summary

Annual Rates (2020 - 2021)		\$2,613.68
Rates Splits	WCC	\$2,200.63
	GWRC	\$413.05
Instalments (Due date for payment)		
1 (1 Sep)		\$653.38
2 (1 Dec)		\$653.38
3 (1 Mar)		\$653.38
4 (1 Jun)		\$653.54
Opening Balance - 1 July 2020		\$620.81
Instalments YTD		\$2,613.68
Paid YTD		\$1,620.00
Penalties YTD		\$0.00
Adjustments YTD		\$0.00
Current Balance		\$1,614.49

Water Account Details

No Associated Water Property

Permits and Consent Information Held at WCC Archives

Wellington City Council

Building Consent Search Item List

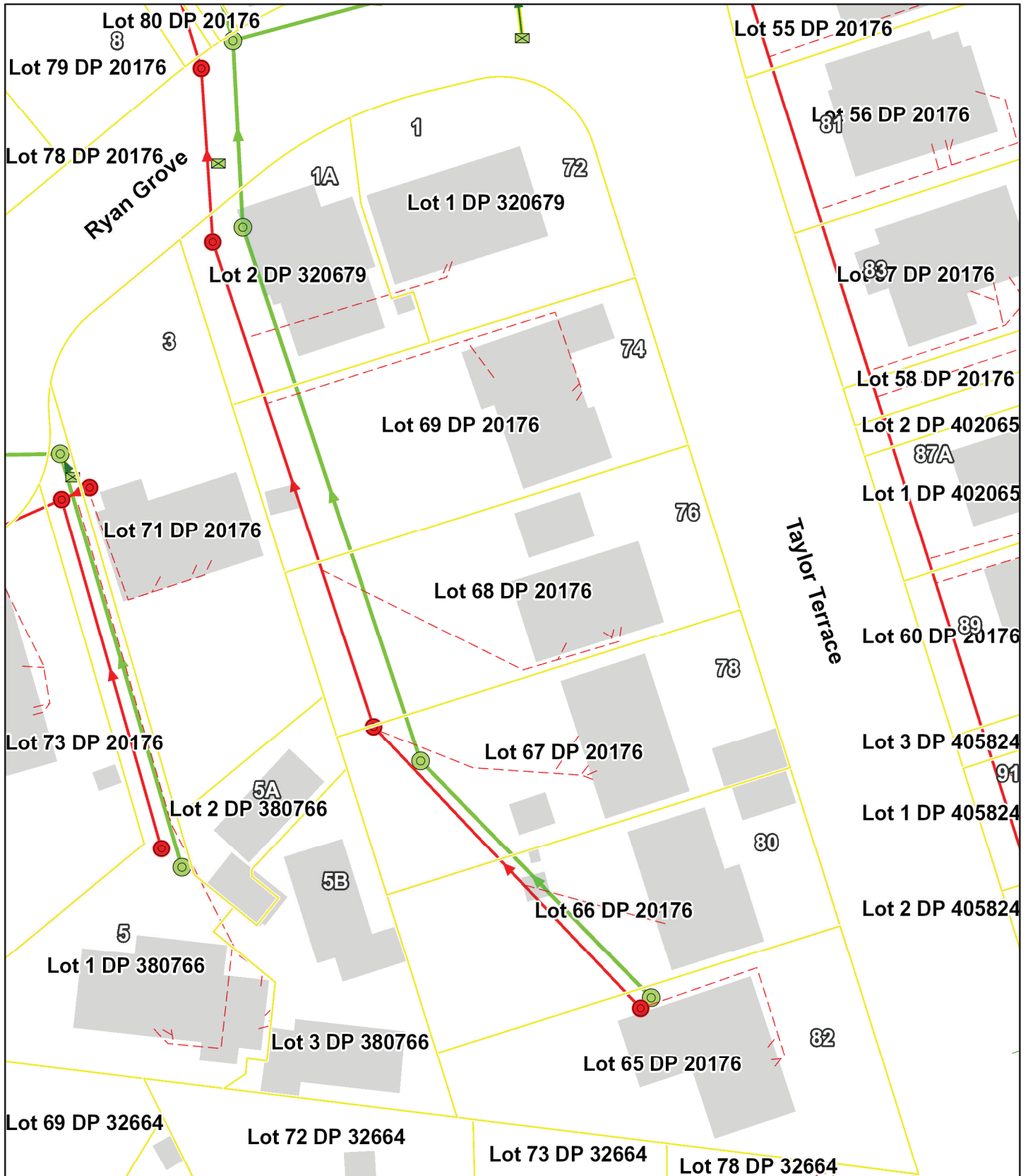
LIM: SR492714
Property: 76 Taylor Terrace
Legal description: LOT 68 DP 20176

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
00124-4337-1625	76 Taylor Terrace, dwelling	Legal description: Lot 68 DP 20176. Owner: W N Limb. Application value: £2,760.	1958
00124-4337-B021230	76 Taylor Terrace, garage	Legal description: Lot 68 DP 20176. Owner: W N Limb. Application value: \$320.	1968

Plumbing and Drainage Attachments

76 Taylor Terrace, Tawa



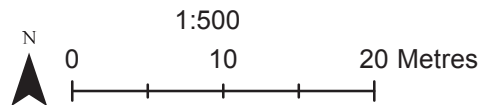
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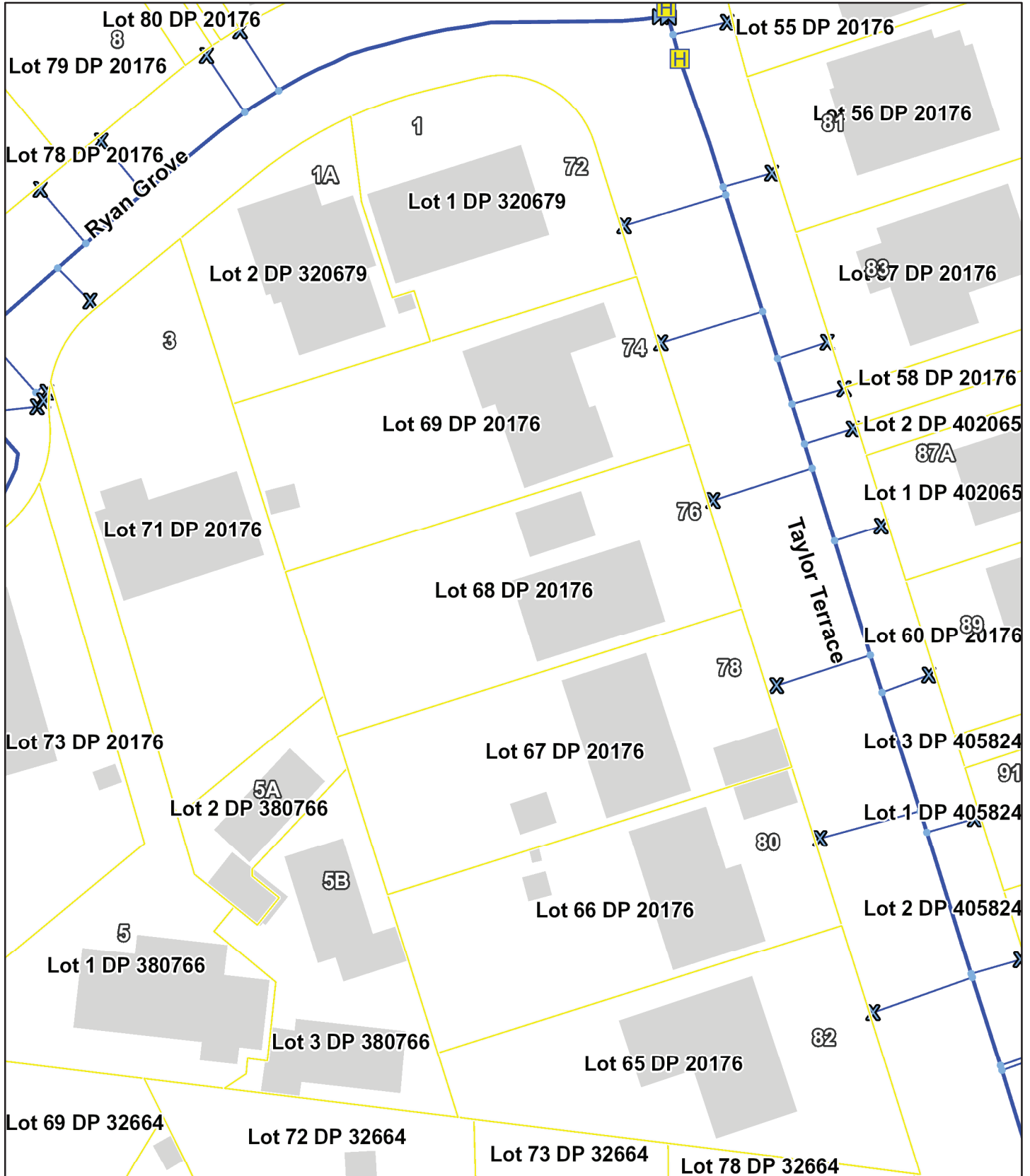
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Legend

Address		Trunk Main
Road Name (LINZ)		Rising Main
Legal Description (LINZ)		Wastewater Pipe
		<all other values>
Parcels (LINZ)		Wastewater Connection Pipe
Buildings		Stormwater Pumpstation
Wastewater Pumpstation		
Wastewater Pump		
Wastewater Node	Stormwater Node	
		Manhole
		Lamphole
		Sump
		Inlet
		Outlet
		All other values
		<all other values>
Wastewater Pipe Directionality	Stormwater Pipe Directionality	
		Stormwater Pipe
		Sump Lead
		<all other values>
		Stormwater Open Channel
		Stormwater Connection Pipe

Water Attachments

76 Taylor Terrace, Tawa



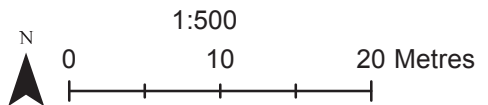
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Legend

- Address
- Road Name (LINZ)
- Legal Description (LINZ)
- Parcels (LINZ)
- Buildings
- Water Hydrant
- Water Valve**
 - Fire Service
 - Water Valve
 - Service Valve
 - <all other values>
- Water Reservoir or Tank**
 - WCC,Reservoir
 - Private,Reser...
 - WCC,Emerg...
 - <all other values>
 - Water Pumpstation
 - Water Pump
 - Water Meter
 - Water Fitting
- Water Pipe**
 - Water Pipe
 - Service Connection
 - Rider Main
 - <all other values>
- Water Reservoir**
 - 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