

**porirua**city

# **LAND INFORMATION MEMORANDUM REPORT**



Dear Applicant

LIM Number:	LIM0185/26
LIM Applicant:	F Leduc
Property Address:	3 Kaweka Close Aotea Porirua City 5024
Land Description:	LOT 422 DP 366936
LIM Issue Date:	23/03/26

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

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

Ngā mihi,

LIM Officer  
Kaiārahi Mōhiotanga Whenua  
Tel: 04 237-5089  
Email: [lims@porirua.govt.nz](mailto:lims@porirua.govt.nz)  
[porirua.govt.nz](http://porirua.govt.nz)

# LAND INFORMATION MEMORANDUM REPORT

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## LIM Report Sections

The LIM report is split into two sections:

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

## Notes to the Applicant

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

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

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

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

- c) Council cannot warrant the information in this LIM is correct and will not accept any liability for errors or omissions in its records or for any costs, damages or expenses incurred in consequence of errors or omissions or reliance on the information for the following reasons:
1. The Council has not undertaken an inspection of the land or any building(s) on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult the Council if you have any questions.

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

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## Contact Emails / Phone Numbers / Websites:

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

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

# LGOIMA 44A (2) – MANDATORY INFORMATION

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

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### EARTHWORKS ASSOCIATED WITH A SUBDIVISION

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

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

- Sub-divisional Earthworks [As per attached Earthworks SR-P-8]

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

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

### ONSITE SEWAGE DISPOSAL

All applicant queries if NOT Council sewer main to the Environmental Health Team [environmentalhealth@pcc.govt.nz](mailto:environmentalhealth@pcc.govt.nz)  
All applicant queries if YES Council sewer main to the Water & Waste Team [cciwateranddrainage@porirua.govt.nz](mailto:cciwateranddrainage@porirua.govt.nz)

- Connected to Councils sewer main

### ONSITE WATER SUPPLY

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

- Connected to Councils water main

### WATER TOBY LOCATION

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

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

## **1.0 INTRODUCTION**

This report presents the results of general earthworks quality monitoring at Stages 4F, 4G & 4H of the Carrus Limited Aotea residential subdivision.

The residential lots within these stages are numbered 182 - 189, 191 - 193, 265 - 310, 350 - 372 and 454 - 457 (total 84). The access lots are lots 605 & 606. The road lots are 110 - 115. The balance lot is lot 3 and lot 2 is a recreation reserve.

The extent of the fill placed during bulk earthworks (and the extent of excavated ground) is shown on the attached drawing no. 000632-4F-AB201 (as-built cut/fill contours).

A Statement of Professional Opinion regarding the appropriateness of the development for its intended purpose is included in Appendix 6.

## **2.0 PREVIOUS REPORTS**

A geotechnical report by Tonkin & Taylor, dated October 2002, entitled "Carrus Limited; Aotea Block Development; Porirua; Geotechnical Feasibility Assessment", reference 83023, describes in detail the various investigations and tests conducted on the site.

The investigation report describes the pre-construction landform, published geology relating to the site, field investigations, sub-surface and surface conditions. The report also makes reference to cut and fill slopes, settlement of fills and fill compaction.

The silts, siltstones and sandstones described in the report were the predominant materials used for filling. Together with our visual appraisal and specific testing, that report's recommendations and information have been used to arrive at our conclusions regarding the non-filled portions of the site.

Foundation Completion Reports were prepared for stages 4A & 4B and stages 4C, 4D & 4E of this subdivision by Harrison Grierson Consultants in February 2006 and May 2006 respectively.

## **3.0 CONSTRUCTION EVENTS**

The earthworks construction for this site was undertaken by Draper Earthmoving Limited. Some of the fill on this area was placed during the stage 3 earthworks operation, and subject to resource consent no. RC 3625. These works were

carried out during the 2004-2005 construction season. More recent earthworks took place from September 2005 to February 2006. Filling was continuous as allowed by weather and ground conditions.

Appropriate machinery was used in earthworking, including motor scrapers, self-propelled sheepsfoot compactors, excavators, bulldozers and dump trucks.

#### 4.0 EARTHFILL

Materials used in the controlled earthfilling of the site previously described were obtained from a "cut" exercise, reducing the ground levels on the surrounding higher ground. The fill materials used mainly comprise silts, siltstones and sandstones. The ground surfaces within the filled areas were stripped of topsoil and organic soils and any soft areas excavated prior to filling.

During bulk earthworks, fill was placed on all or part of lots 182 - 189, 191 - 193, 272, 273, 276 - 285, 287, 288, 290 - 302, 304 - 307, 354, 357 - 360, 370 - 372 and 454 - 457. The extent of the fill placed during bulk earthworks is shown on appended drawing no. 000632-4F-AB201. The fill was observed and tested for compliance with the fill specification.

For earthfill control, we adopted our specification, based on previous experience with similar soils in the area, the recommendations of Tonkin & Taylor and the requirements of Porirua City Council. Measurement of compaction is based on *percentage of maximum dry density* using Test 14 of NZS4402:1981, Part 2 and *moisture content*.

Our specification for general fill is:

**Percentage of Maximum Dry Density**

**Moisture Content**

**(NZS 4407:1991 Cl 4.2.1)**

**(NZS 4402:Part 1)**

95% for general fill

Range +2% to -4% optimum

97% for final 1 metre of bulk fill; 100% for final 0.6m of road subgrade.

The field and laboratory earthworks compaction control and soil data presented in this report (Appendix 2) were obtained and produced on our behalf by **Materials Advisory and Testing Service Ltd (MATS)**. The engineer consulted with MATS staff regarding the timing and positioning of compaction tests and re-tests where considered necessary. Where necessary, the engineer discussed instructions to the contractor regarding the removal of unsatisfactorily compacted material and/or further compactive or drying effort as required and as indicated by the test results.

Fill up to about 13m deep was placed at the site. Based on guidelines provided by Tonkin & Taylor, settlement within the engineered fill are estimated to be negligible. (Tonkin & Taylor suggest 10-20mm, most of which will occur during fill construction).

Within stages 4F, 4G and 4H, approximately 50 compaction control tests were undertaken.

A total of approximately 65,000 cubic metres of controlled compacted fill was placed on these stages. The entire placed fill originated from the site. Compaction tests were carried out on the fill as it was placed.

A number of Proctor compaction tests were completed for earthworks on this development to establish the maximum dry density (MDD) and optimum moisture content (OMC) of the various soil types encountered. Those test results were used for stage 4 earthworks and were supplemented throughout the course of the works with further tests, either where obviously-different material was encountered, or purely as confirmation of previous results. The test results are attached as Appendix 3. Judgement on site was used to select the appropriate MDD and OMC to use when calculating compaction factors.

In all cases, acceptance or rejection of the fill was at the discretion of the engineer, after consideration of the compaction test results, type of soil being placed and effort given to compaction by the earthworks contractor.

Earthfill was thus generally placed in accordance with the requirements of NZS 4431:1989, "Code of Practice for Earthfills for Residential Development", NZS 4404:2004, "New Zealand Standard Land Development and Subdivision Engineering" and the Porirua City Council's Code of Urban Subdivision 1983.

NZS 4431:1989 requires compaction tests to be carried out in areas likely to yield the lowest values of in-situ dry density. Tests positions were therefore selected visually. Failed tests generally require the whole area recently worked to be reworked. Retest locations are also selected visually for the likely lowest density value and due to the scale of the work these places will not necessarily coincide with the earlier failed test locations.

A small amount of organic material, roots, etc. may have inevitably been included in the fill material, due to being picked up and deposited from the machine wheels or tracks. We believe however, that this material would be widely dispersed and would not have a detrimental effect on the quality of the fill material.

On the basis of the test results and our observation of the construction procedures, we conclude that the constructed earthfills as reported here are acceptable and have been placed in accordance with the requirements of the

New Zealand Standards mentioned above. We also conclude that they were placed in accordance with the compaction criteria set out in the fill specification (attached as Appendix 4).

## **5.0 TOPSOIL**

The placement of topsoil is undertaken without Harrison Grierson Consultants Limited involvement and is therefore outside the scope of this report. Harrison Grierson Consultants Limited is not responsible for final topsoil thicknesses. The depth of topsoil respread was specified to be generally 150mm.

## **6.0 CUT AREAS AND NATURAL GROUND**

On completion of earthworks, Scala penetrometer tests were attempted in areas of significant excavation. However, the excavated ground proved too hard to significantly penetrate. Lot numbers where at least some excavation took place are 182 – 186, 189, 191 – 193, 265 – 278, 285 – 295, 297 – 310, 350 – 372 and 454 - 456. The maximum depth of excavation was approximately 8 metres.

Allowable bearing pressures for buildings have been determined from in-situ measured penetration resistances from the tests referred to above. Based on the soils encountered and measured penetration resistances, the cut and natural ground have sufficient bearing capacity for an allowable bearing pressure of 100kPa for strip footings (maximum width of 0.5m) founded at 0.45m depth (assuming a capacity reduction factor of 0.33 for serviceability limit state).

## **7.0 SERVICE TRENCHES**

Service trenches excavated in the filled or original ground are generally not backfilled to the standards described above for major fills. Where such trenches have been filled over (as distinct from backfilled) after the service has been laid, the degree of compaction will approach that of the remainder of the fill. Backfill in all other trenches was not specifically tested, but all will have been traversed by heavy plant in dressing off the platforms to final levels and spreading topsoil.

All services are generally located close to and parallel with boundaries, and will probably not be built over. If buildings encroach into a zone equal in width to the depth of the invert level of the services, then foundations will require specific design by a Chartered Professional engineer practicing in geotechnical engineering/foundation design.

## **8.0 SLOPE STABILITY**

No significant stability issues affect any of the residential lots.

Building set-backs have been imposed on some of the lots. These areas will require house foundations and other forms of development, including earthworks and retaining, to be designed by a Chartered Professional Engineer, taking stability of the ground into account. Restrictions that are related to possible soft ground apply to lot numbers 297 – 306 & 456. Restrictions that are related to steep ground apply to lot numbers 267 – 272, 289 – 291, 294 – 296, 350 – 353 and 355.

Condition 9 of the Resource Consent (RC 4022 – attached as Appendix 1) requires that the stability of constructed cut batters be addressed and references sections 205.3 and 205.3.4 of the PCC Code of Urban Subdivision, 1983. The only significant cut batter on this site is:

- Along the rear of lots 350 - 353, which is up to 5 metres high and at a gradient of approximately 1.5H:1V

This cut is within the parameters stipulated in section 205.3.4 and is considered to be globally stable.

## **9.0 EXPANSIVE SOILS**

Expansive soils are defined in NZS 3604:1999 "Timber Framed Buildings" as those soils that have a liquid limit of greater than 50% and a linear shrinkage of greater than 15%.

The soils on this site are considered to have values less than those limits and therefore, are considered to lie within the definition of "good ground" as defined in that code.

Notwithstanding this however, the home owner has a responsibility to care for and adequately maintain a site. The standard of maintenance expected by AS2870:1996 (a document referenced in NZS3604) is outlined in the CSIRO BTF 18 enclosed as Appendix 5 of this report.

## **10.0 CONCLUSIONS AND RECOMMENDATIONS**

As a result of our investigations, inspections, testing and evaluations as detailed in this report, it is our professional opinion that each residential lot is suitable for the construction of residential dwellings constructed generally in accordance with NZS 3604:1999.

Fill depths on these lots range up to 13m. Given the standard of compaction achieved, it is considered that any settlement should be within acceptable limits.

Building design restrictions are noted on some lots as listed in section 8.0 of this report.

This certification does not remove the necessity for the normal inspection and design of foundations as would be made under normal circumstances in accordance with the relevant New Zealand codes.

## **11.0 LIMITATIONS**

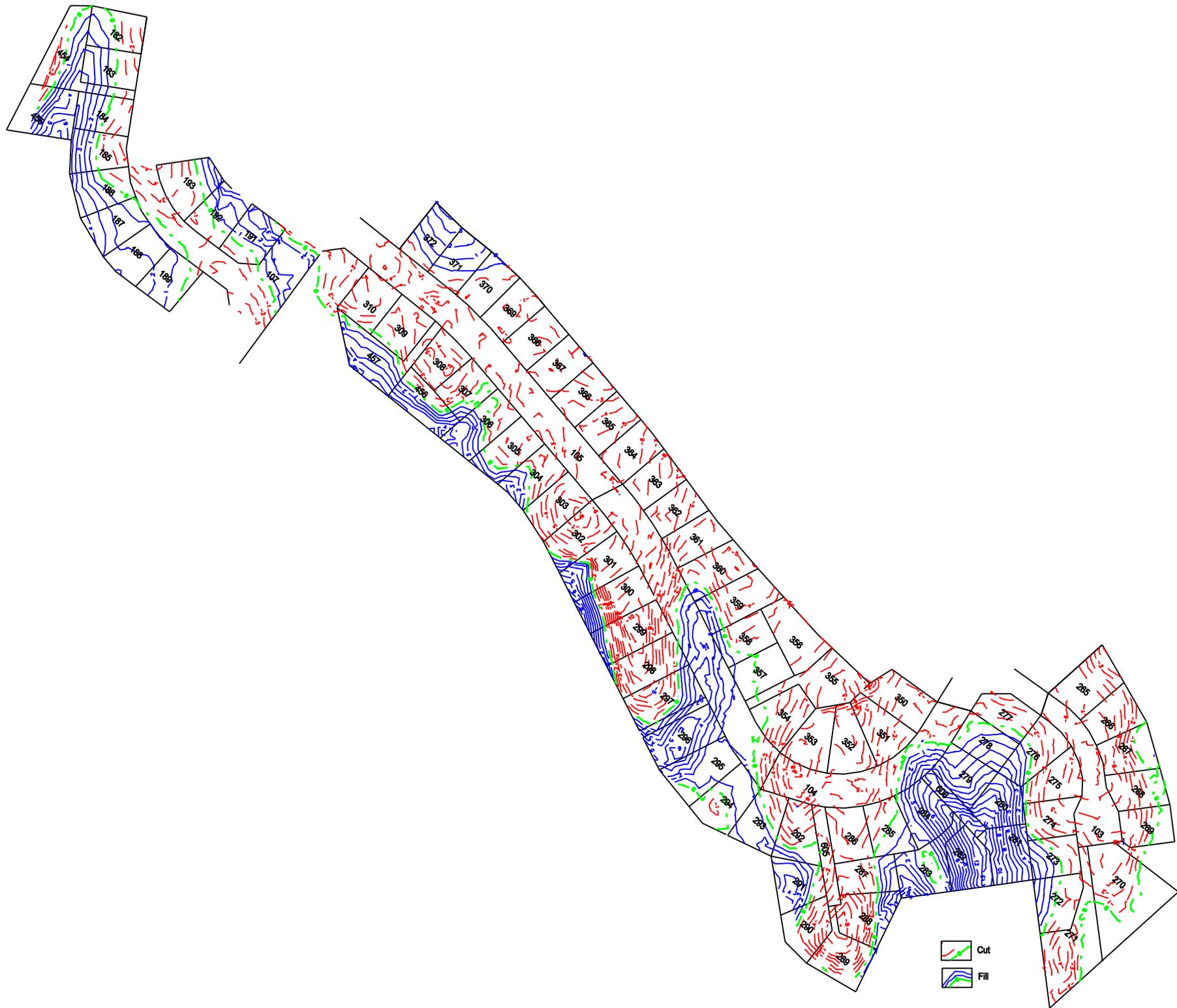
The recommendations and opinions contained in this report are based on our visual reconnaissance of the site, information from geological maps, and the data from the field investigations and testing. Inferences about the nature and continuity of sub-surface conditions away from and beyond the areas of testing are made, but cannot be guaranteed.

This report has been prepared for the particular project described to us, and no responsibility is accepted by Harrison Grierson Consultants Limited or its directors, servants, agents, staff, or employees for the use of any part of this report in any other context or for any other purposes.

The professional opinion expressed in this report is furnished to CARRUS LIMITED and PORIRUA CITY COUNCIL for their purposes only, on the express conditions that it is not be used or relied upon by any other person or entity or for any other project and on the understanding that where heavy or unusual constructions are proposed, then the building sites of concern will be specifically appraised by an engineer competent in geotechnical engineering. This opinion should be read in conjunction with the remainder of this report.

**Harrison Grierson Consultants Limited**

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## KNOWING YOUR PIPES PROJECT

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

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

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

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

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

### Knowing Your Pipes - Assessments / Faults Identified

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

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

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

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

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

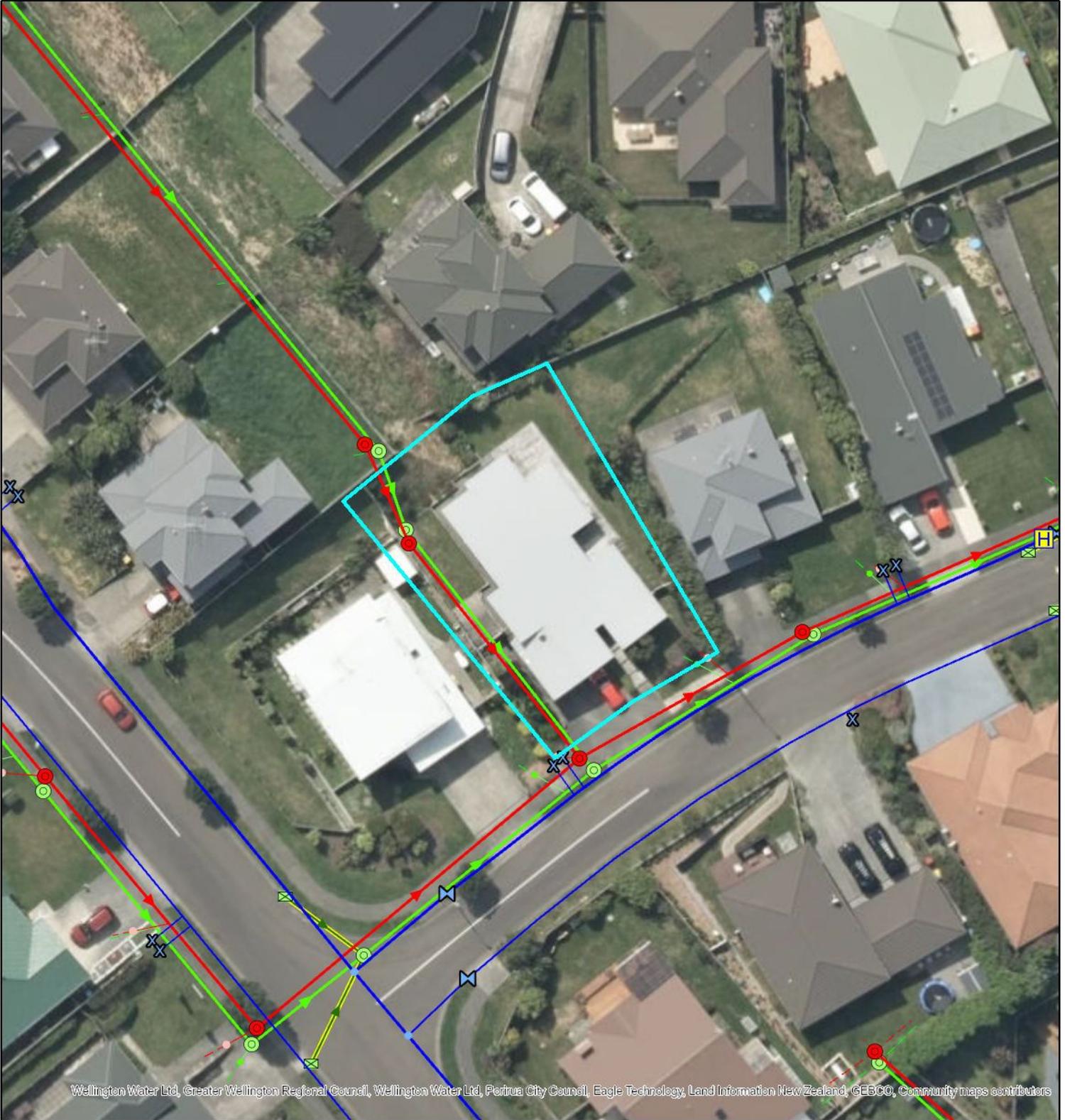
44A (2) (bb) Information on:

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

Attachments:

Aerial photo with Council Utilities  
Drainage Plans – Private

# Water Services



## LEGEND

Please see overleaf for the water services legend.



0 8 16 Meters

Scale: 1:500

Created on 20 March 2026

### DISCLAIMER

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

porirua city

# LEGEND

## ABANDONED UNDERGROUND SERVICES

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

## WATER

-  Water Hydrant
- WATER VALVE**
-  Fire Service
-  Water Valve
-  Service Valve
-  all other values
- WATER RESERVOIR OR TANK**
-  PCC
-  Private
-  <all other values>
-  Water Pumpstation
-  Water Pump
-  Water Meter
-  Water Fitting

## WATER PIPE

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

## WASTEWATER

-  Wastewater Pumpstation
-  Wastewater Pump
- WASTEWATER NODE**
-  Manhole
-  Lamphole
-  Valve
-  Chamber
-  Pump or Pumpstation
-  All other values
-  all other values

## WASTEWATER PIPE DIRECTIONALITY

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

## WASTEWATER PIPE

-  Trunk Main
-  Rising Main

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

 Parcel

## STORMWATER

-  Stormwater Pumpstation

## STORMWATER NODE

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

## STORMWATER PIPE DIRECTIONALITY

-  Stormwater Pipe
-  Sump Lead
-  all other values

## STORMWATER PIPE

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

## BULK WATER

### WATER RESERVOIR

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

### BULK WATER VALVE

-  Closed
-  Open
-  Other

-  Bulk Water Pumpstation

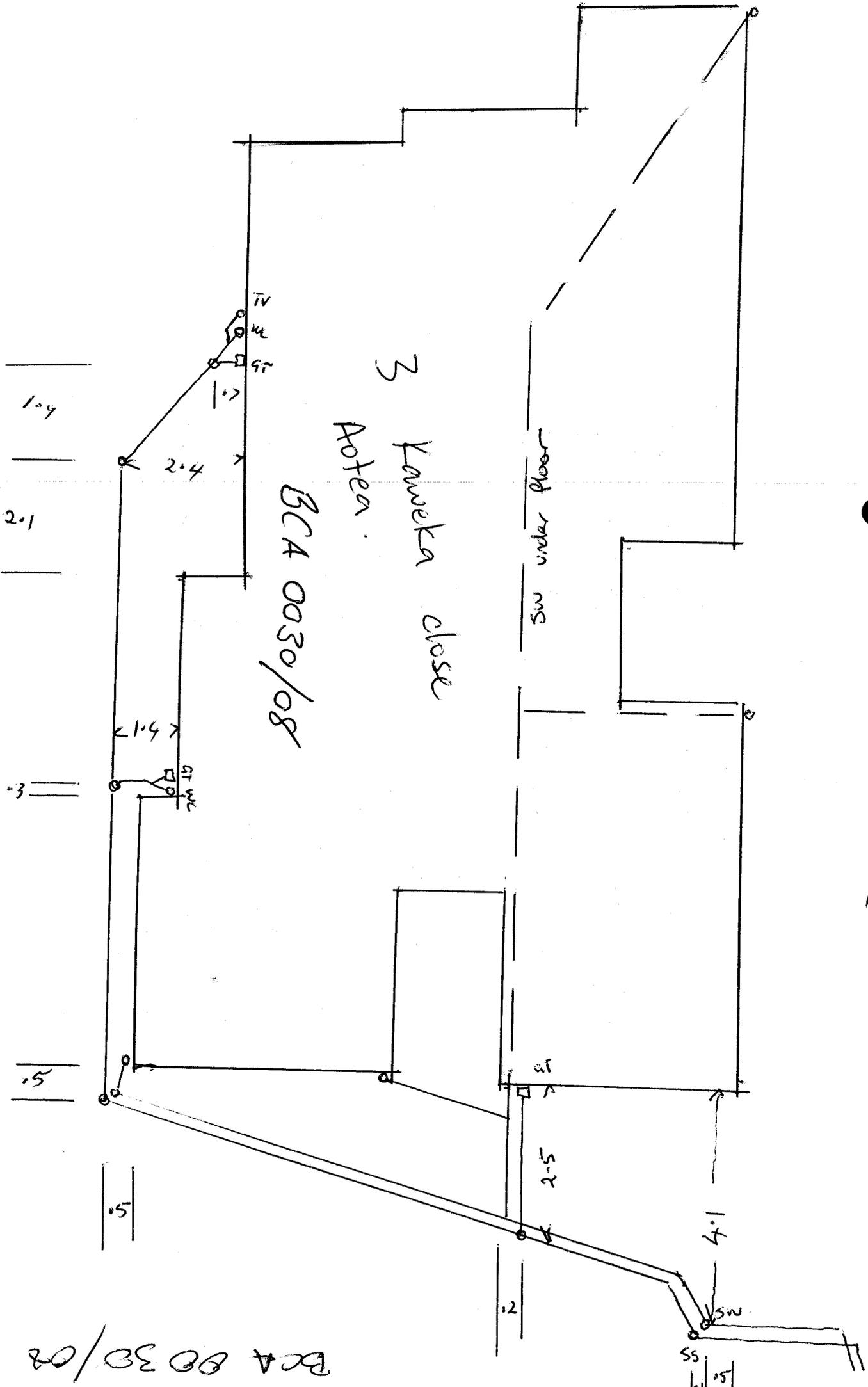
-  Bulk Water Meter

-  Bulk Water Fitting

### BULK WATER PIPE

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





3 Kamar close  
Aotera.

BCA 0030/08

Sw under floor

1.4  
2.1

3

5

5

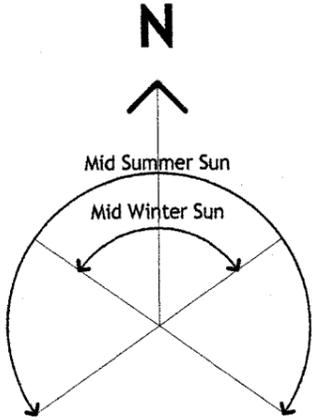
2

5.5  
1.5

BCA 0030/08

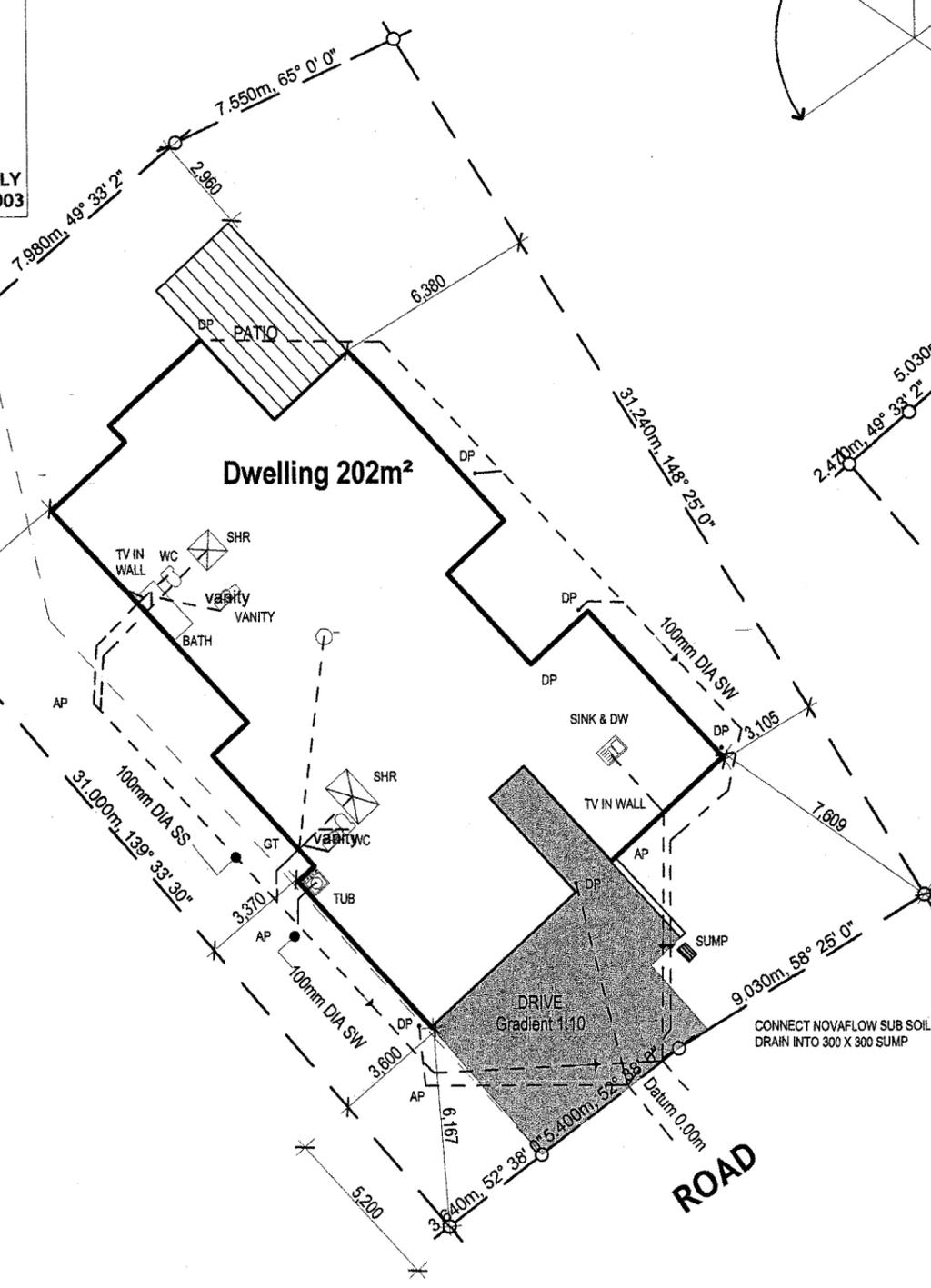
DISCHARGE PIPE & TRAP SIZES	
FIXTURE	PIPE
VANITIES, SHR, SINK & BATH	40mm @ 1:40
TUB	65mm @ 1:40
WC	100mm @ 1:60
AP	ACCESS POINT
RP	RODING POINT
DP	DOWN PIPE 80mm DIA
FWG	FLOOR WASTE GULLY
GT	GULLY TRAP
WC	WATER CLOSET
VAN	VANITY
SHR	SHOWER
W/D	WASTE DISPOSAL
W/M	WASHING MACHINE
D/W	DISH WASHER

ALL PLUMBING AND DRAINAGE IS TO COMPLY WITH NZBC G13 AND OR AS/NZS 3500.2.2003

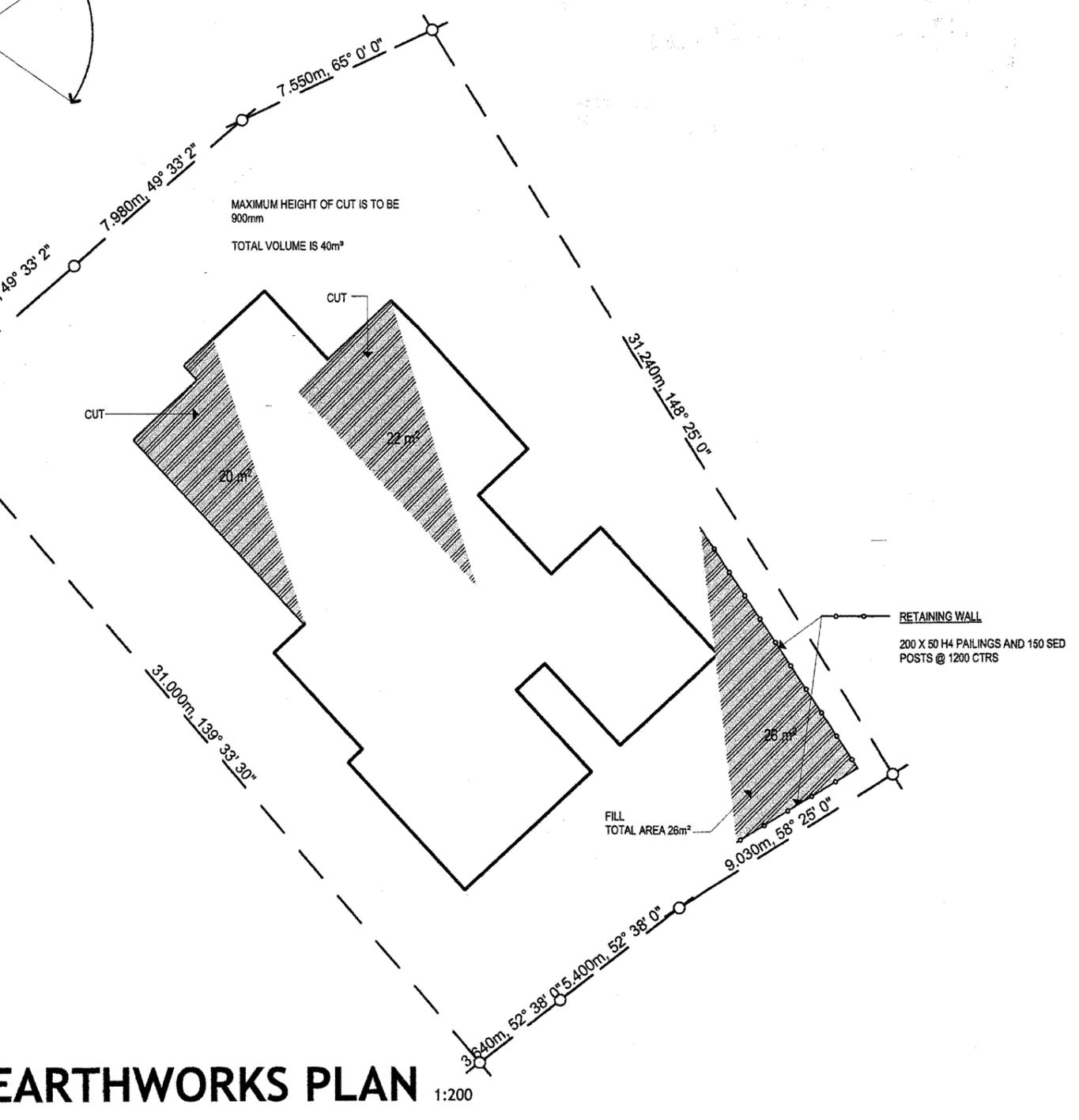


**Lot 422 DP 366936**  
**0.645ha**  
 Floor Area 202m<sup>2</sup>  
 Soffit Area 225 m<sup>2</sup>  
 Site Coverage 34.88%

**SITE PLAN** 1:200



**EARTHWORKS PLAN** 1:200



**NEW HOUSE**  
**3 KAWEKA CLOSE, LOT 422 AOTEA**  
**PORIRUA, L101**



**Hunter Design Studio**  
 All Plans, Designs and Drawings by Hunter Design Studio Ltd are subject to copyright under the provisions of the Copyright Act 1994. Any attempted or actual infringement by using, Reproducing Copying of same wholly or in part without prior written permission will result in court proceedings for damages and may result in criminal prosecution.

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

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

### RATES

Assessment No	Current Rates
1547103008	\$7,944.42

### WATER RATES

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

### WARM WELLINGTON INSULATION GRANT

For further information contact [warm@gw.govt.nz](mailto:warm@gw.govt.nz)

No information is held by Porirua City Council
--

## 44A (2)(D); (DA); (E) - CONSENT, CERTIFICATE, NOTICE, ORDER, OR REQUISITION THE LAND OR ANY BUILDINGS ON THE LAND

- (d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act)
  - (da) the information required to be provided to a territorial authority under section 362T (2) of the Building Act 2004
- (e) information concerning any certificate issued by a building certifier pursuant to the building Act 1991 or the Building Act 2004

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

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

### RESOURCE CONSENTS

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

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

Consent No	Description	Application Date	Decision Date	Decision
	No information is held by Porirua City Council			

### ABATEMENT NOTICES

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

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

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

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

## REGISTERED ENVIRONMENTAL HEALTH PREMISES

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

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

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

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

Building with a specified intended life note:

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

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

Consent No	Description	PIM Issued	BC Granted	BC Issued	CCC Issued*
BCA0030/08	New dwelling- RC not required		31/07/07	03/08/07	04/04/08

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

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

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

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

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

## BUILDING PERMITS GRANTED PRIOR TO THE BUILDING ACT 1991

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

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

## CERTIFICATES ISSUED BY BUILDING CERTIFIERS

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

No information is held by Porirua City Council

## CERTIFICATE OF ACCEPTANCE

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

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

## UNAUTHORISED BUILDING WORK

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

No information is held by Porirua City Council

## NOTICE TO RECTIFY AND/OR FIX

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

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

## DETERMINATIONS

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

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

## REQUISITIONS

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

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

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

## DANGEROUS, AFFECTED AND/OR INSANITARY BUILDINGS

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

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

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

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

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

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

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

## SWIMMING POOL

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

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

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

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

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

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

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

Restricted Building Work (Residential only).

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

The RBW scheme has 7 licence classes:

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

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

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

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

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- f) information relating to the use to which that land may be put, and conditions attached to that use:
- g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
- h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004:

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

### **EARTHQUAKE PRONE BUILDINGS (SECTION 124 BUILDING ACT 2004)**

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

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

No information is held by Porirua City Council
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Search the register of earthquake-prone buildings (EPB Register) available on the link below via the MBIE website. It provides information about buildings that territorial authorities have determined to be earthquake prone: <https://epbr.building.govt.nz>

### **ZONING**

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

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

- Suburban Zone
- Medium Density Residential Zone

## DESIGNATION

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

A designation is a provision in a district plan for public works or projects like road, schools, or infrastructure. Only a requiring authority can give notice of a requirement for a designation.

- No information held by Porirua City Council

## LAND OR BUILDING CLASSIFICATIONS

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

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

- No information held by Porirua City Council

# LGOIMA 44A (3) – DISCRETIONARY INFORMATION

## ROAD RESERVE

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

- There is no encroachment licence applicable to this property.

## RESERVE LAND

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

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

## RECORD OF TITLE

For further information contact [customersupport@linz.govt.nz](mailto:customersupport@linz.govt.nz)

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

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

## FEES AND CHARGES

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

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



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **277867**  
**Land Registration District** **Wellington**  
**Date Issued** 14 July 2006

**Prior References**  
248537

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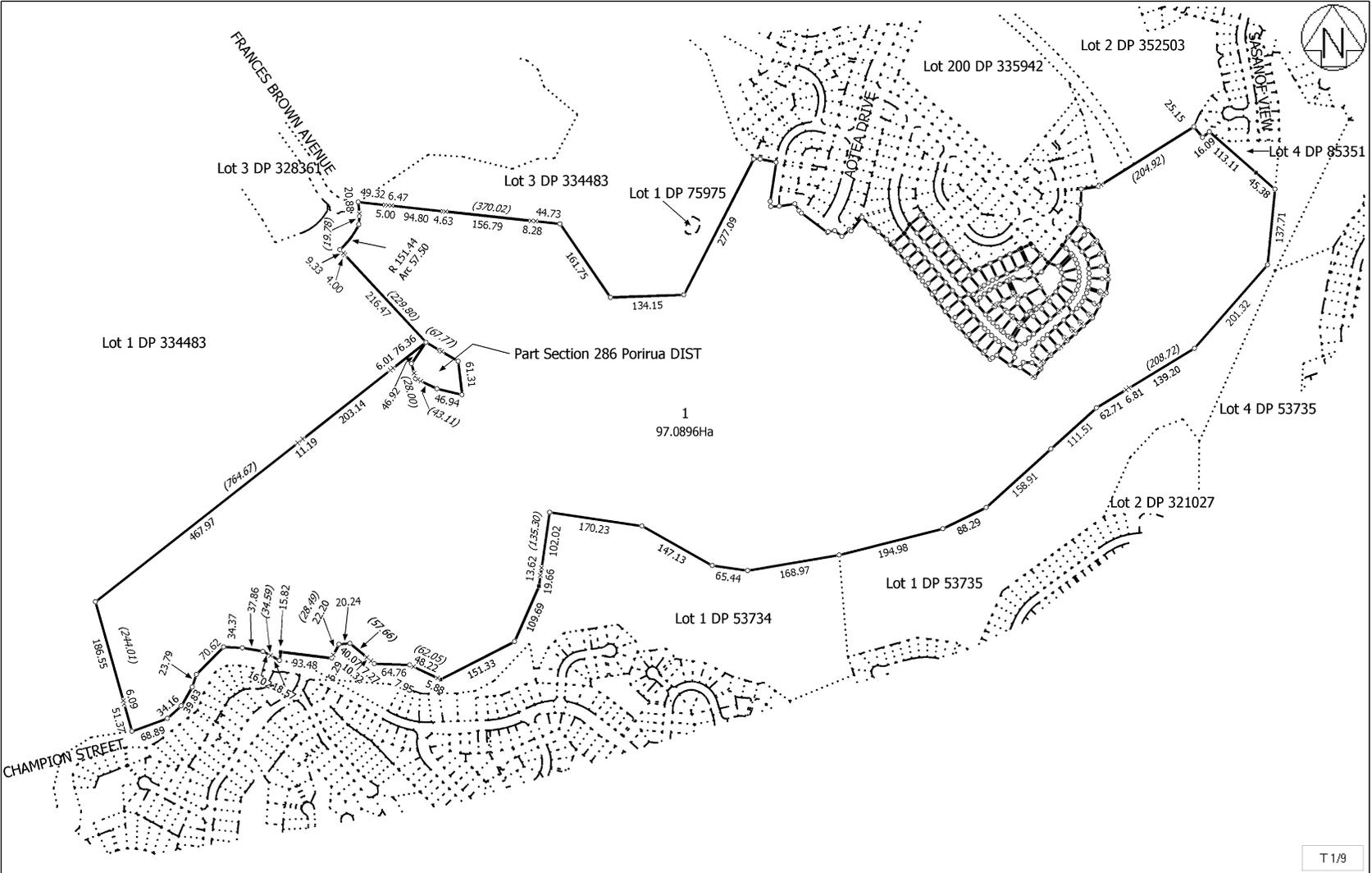
**Estate** Fee Simple  
**Area** 645 square metres more or less  
**Legal Description** Lot 422 Deposited Plan 366936

**Registered Owners**  
Fanny Leduc and Deborah Simon

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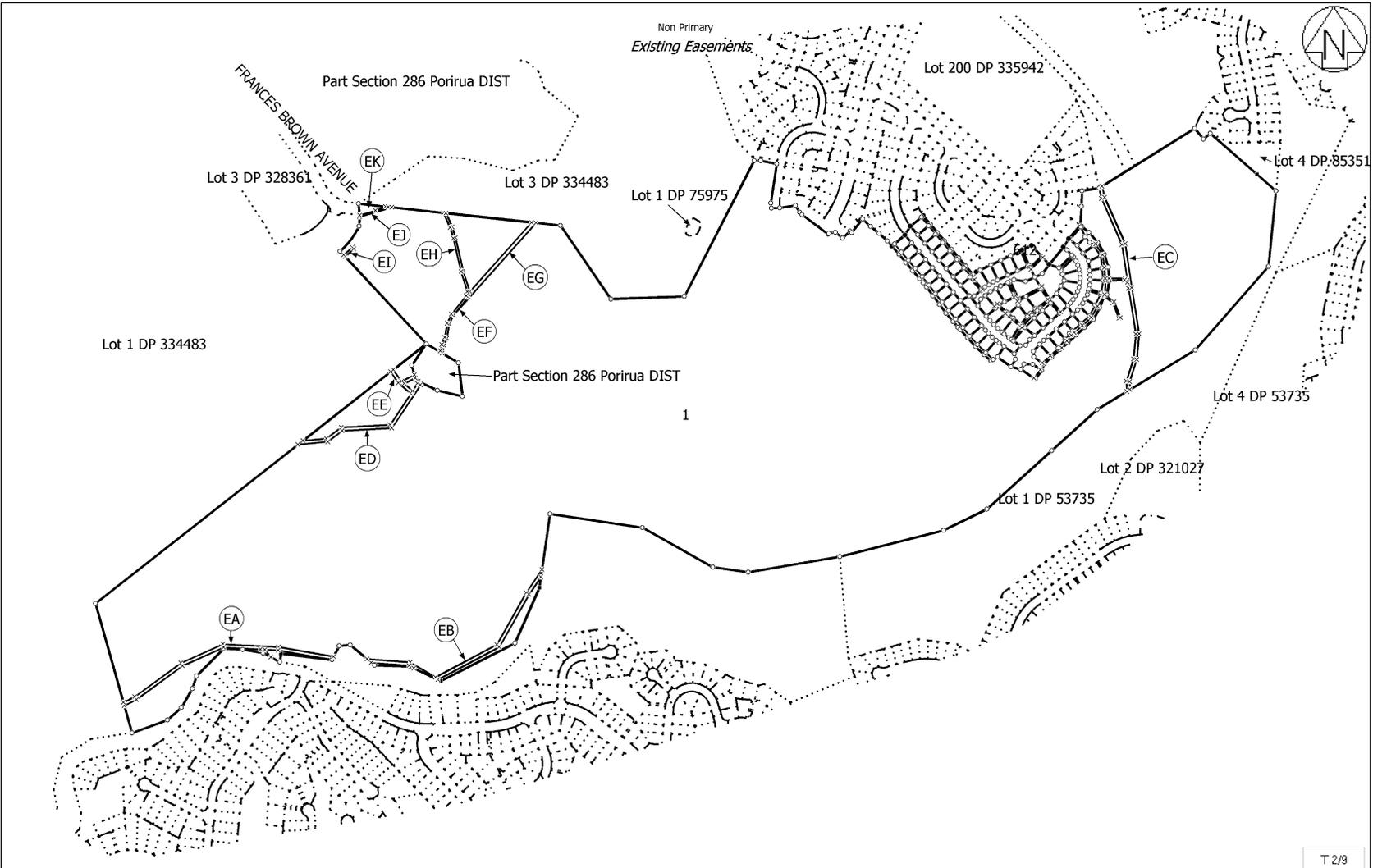
**Interests**

6948869.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.7.2006 at 9:00 am  
Subject to a right (in gross) to drain sewage & water over part marked CW on DP 366936 in favour of Porirua City Council created by Easement Instrument 6948869.9 - 14.7.2006 at 9:00 am  
The easements created by Easement Instrument 6948869.9 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 6948869.10 - 14.7.2006 at 9:00 am  
Fencing Covenant in Easement Instrument 6948869.10 - 14.7.2006 at 9:00 am  
11241466.3 Mortgage to ANZ Bank New Zealand Limited - 4.10.2018 at 2:11 pm



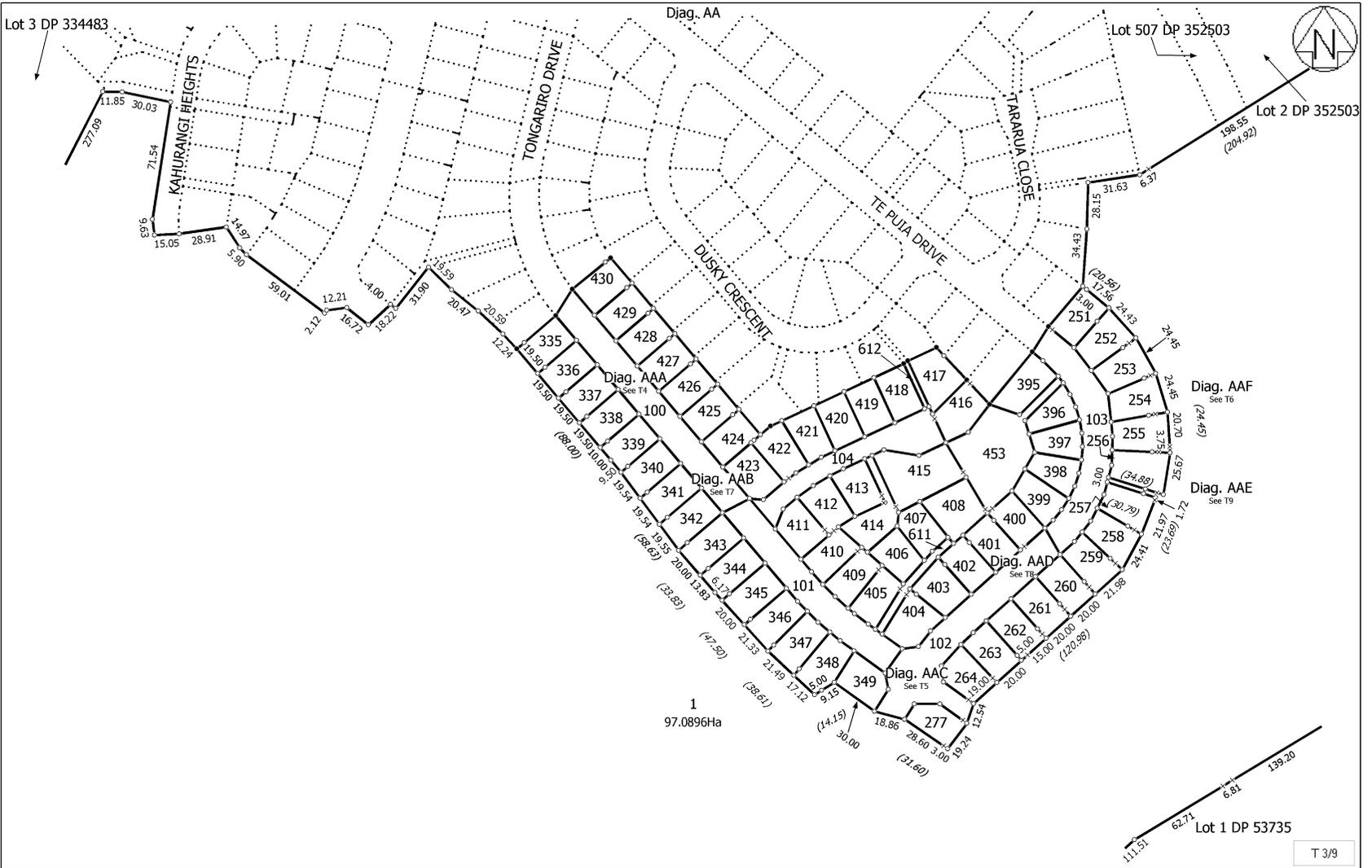
T 1/9

Land District Wellington  Digitally Generated Plan Generated on: 08/08/2006 4:53pm Page 8 of 16	<b>Lots 1, 100-104, 251-264, 277, 335-349, 395-430, 453, 611 &amp; 612 BEING A SUBDIVISION OF LOT 1 DP 361171</b>	Surveyor: Stefan Imre Kiss Firm: Harrison Grierson Consultants Limited	<b>Digital Title Plan DP 366936</b>  Deposited on: 14/07/2006
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T 2/9

<p>Land District Wellington</p> <p>Digitally Generated Plan Generated on: 08/08/2006 4:53pm Page 9 of 16</p>	<p>Lots 1, 100-104, 251-264, 277, 335-349, 395-430, 453, 611 &amp; 612 BEING A SUBDIVISION OF LOT 1 DP 361171</p>	<p>Surveyor: Stefan Imre Kiss Firm: Harrison Grierson Consultants Limited</p>	<p>Digital Title Plan DP 366936 Deposited on: 14/07/2006</p>
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Land District Wellington  Digitally Generated Plan Generated on: 08/08/2006 4:53pm Page 10 of 16	<b>Lots 1, 100-104, 251-264, 277, 335-349, 395-430, 453, 611 &amp; 612 BEING A SUBDIVISION OF LOT 1 DP 361171</b>	Surveyor: Stefan Imre Kiss Firm: Harrison Grierson Consultants Limited	<b>Digital Title Plan DP 366936</b>  Deposited on: 14/07/2006
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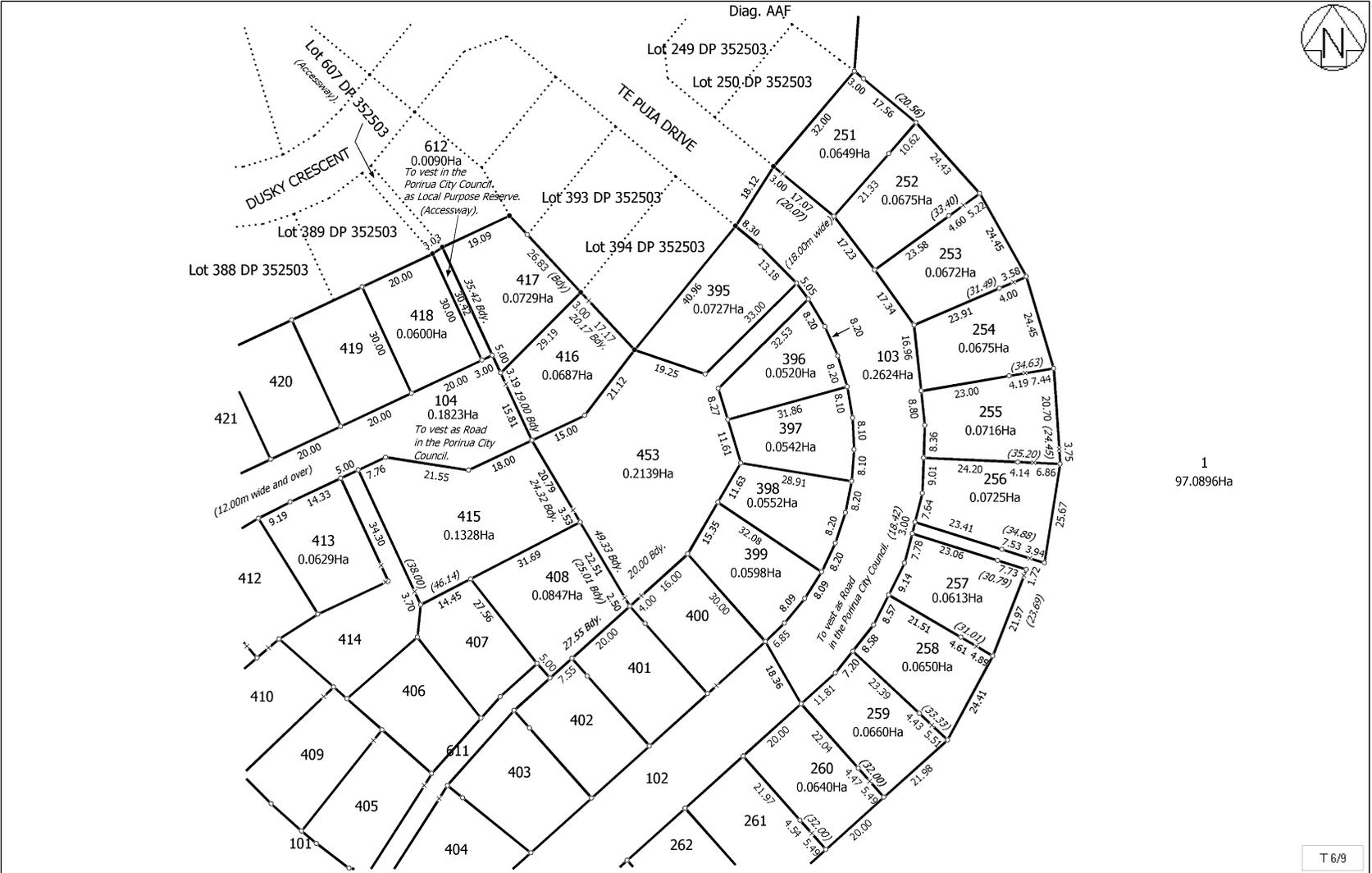
T 3/9





T 5/9

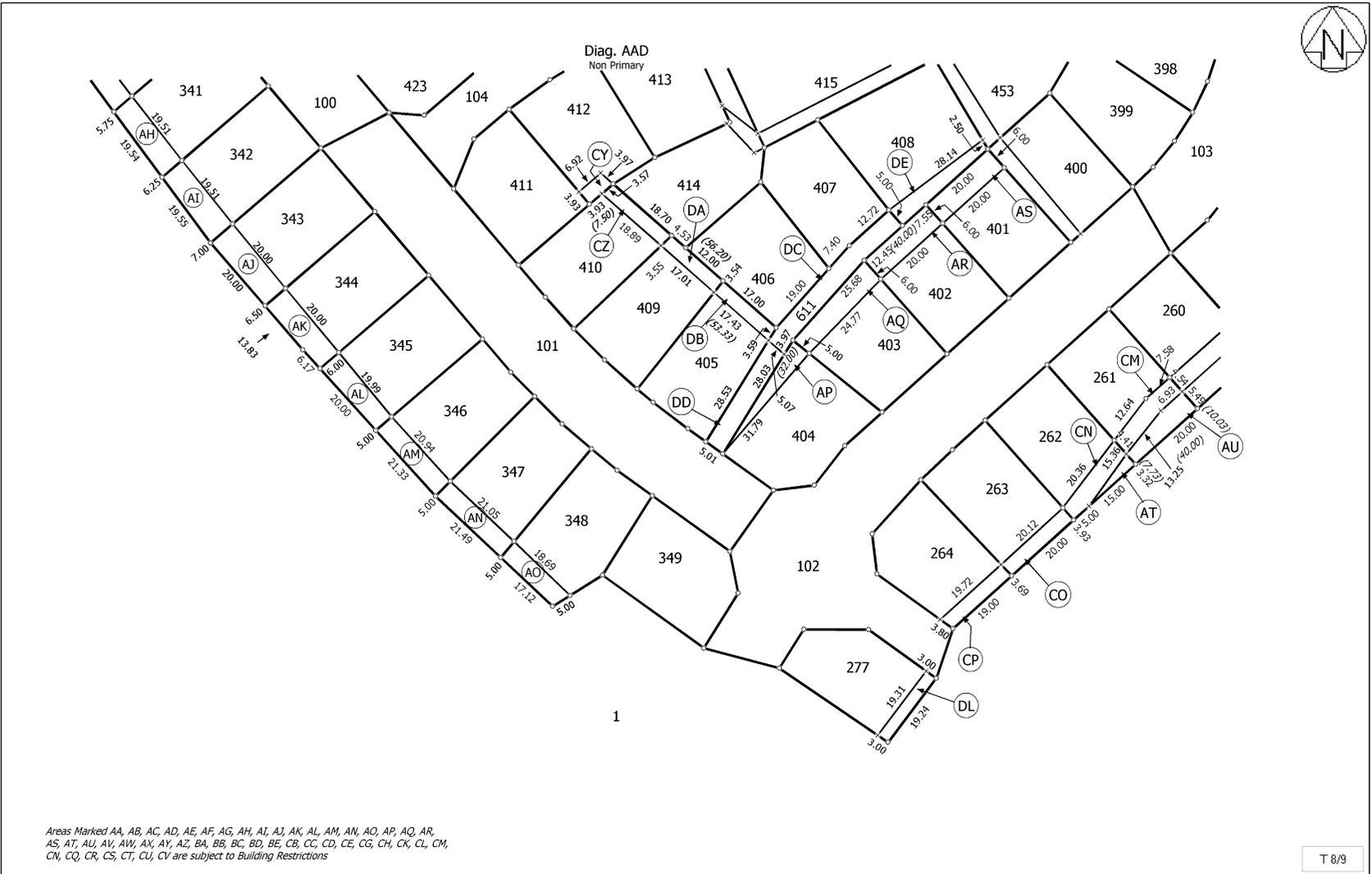
<p>Land District Wellington</p> <p>Digitally Generated Plan Generated on: 03/08/2006 4:53pm Page 12 of 16</p>	<p>Lots 1, 100-104, 251-264, 277, 335-349, 395-430, 453, 611 &amp; 612 BEING A SUBDIVISION OF LOT 1 DP 361171</p>	<p>Surveyor: Stefan Imre Kiss Firm: Harrison Grierson Consultants Limited</p>	<p>Digital Title Plan DP 366936 Deposited on: 14/07/2006</p>
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T 6/9

<p>Land District Wellington</p> <p>Digitally Generated Plan Generated on: 08/08/2006 4:53pm Page 13 of 16</p>	<p>Lots 1, 100-104, 251-264, 277, 335-349, 395-430, 453, 611 &amp; 612 BEING A SUBDIVISION OF LOT 1 DP 361171</p>	<p>Surveyor: Stefan Imre Kiss Firm: Harrison Grierson Consultants Limited</p>	<p>Digital Title Plan DP 366936 Deposited on: 14/07/2006</p>
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Areas Marked AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, CE, CG, CH, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV are subject to Building Restrictions

Land District Wellington  Digitally Generated Plan Generated on: 08/08/2006 4:53pm Page 15 of 16	<b>Lots 1, 100-104, 251-264, 277, 335-349, 395-430, 453, 611 &amp; 612 BEING A SUBDIVISION OF LOT 1 DP 361171</b>	Surveyor: Stefan Imre Kiss Firm: Harrison Grierson Consultants Limited	<b>Digital Title Plan DP 366936</b>  Deposited on: 14/07/2006
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CONO 6948869.3 Consen

Cpy - 01/01, Pgs - 001, 14/07/06, 09:08



DocID: 411685514

In reply please quote: SB0019/06
For enquiries please contact: Harriet Cruden
Email: hcruden@pcc.govt.nz
Direct Dial: 237 1468

Address correspondence to:

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

Officer of the Registrar - General of Land
Land Registry Office
PO Box 5014
WELLINGTON

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

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

To: The District Land Registrar at Wellington

In the Matter of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 in respect of a fee simple subdivision of LOT 1 DP 361171 lodged for deposit under Plan No 366936.

I, Roger Blakeley, Chief Executive of the Porirua City Council, hereby certify that the following condition, to be complied with on an ongoing basis, was imposed by the Porirua City Council on 29 September 2005, giving consent to the subdivision described herein:

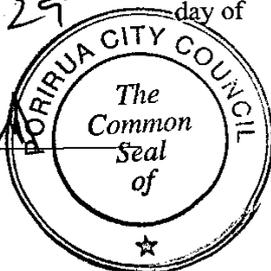
In respect of area "CA" on Lot 251, area "CC" on Lot 254, area "CD" on Lot 255, area "CE" on Lot 256, area "CG" on Lot 257, area "CH" on Lot 258, area "CK" on Lot 259, area "CL" on Lot 260, area "CM" on Lot 261, area "CN" on Lot 262, area "CO" on Lot 263, area "CP" on Lot 264, area "DI" on Lot 400, area "DB" on Lot 405, area "DE" on Lot 408, area "DA" on Lot 409, area "CZ" on Lot 410, area "CY" on Lot 412, area "DF" on Lot 414, area "DG" on Lot 415, area "CX" on Lot 416, area "CW" on Lot 422, area "CV" on Lot 424, area "CU" on Lot 425, area "CT" on Lot 426, area "CS" on Lot 427, area "CR" on Lot 428, area "CQ" on Lot 429, area "DH" on Lot 453, and areas "DC" and "DD" on Lot 611.

No buildings or retaining walls shall be constructed within the areas identified above. Any earthworks located within the areas identified above, shall only be undertaken with the express written approval of the Drainage Asset Manager, Porirua City Council and requires specific design of those earthworks by a Chartered Professional Engineer with experience in geomechanics, taking the impact of the proposed earthworks on the drainage pipes into account. In addition, where buildings are proposed to be constructed adjacent to the easement but within the 45 degree zone of influence of those drainage pipe inverts that are shown on the Land Transfer Plan as being subject to drainage easement, then specific design of building foundations is required by a suitably qualified engineer

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

Dated at Porirua this 29 day of June 2006

Roger Blakeley
CHIEF EXECUTIVE



## HISTORICAL AND CULTURAL VALUES

---

For further information contact Environment & City Planning 04 237 5089

### HERITAGE SITE

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

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

### AREAS OF CULTURAL SIGNIFICANCE TO NGĀTI TOA RANGATIRA

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

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

### NOTABLE TREE

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

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

### NATURAL ENVIRONMENTAL VALUES

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

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

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

# INFRASTRUCTURE

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For further information contact Environment & City Planning 04 237 5089

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

## NOISE CORRIDORS

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

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

## GAS TRANSMISSION PIPELINE CORRIDOR

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

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

## GAS TRANSMISSION ABOVE GROUND STATION

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

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

## NATIONAL GRID CORRIDOR

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

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

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

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

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

(2) A land information memorandum must include -

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

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

### POTENTIAL EROSION

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

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

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

### AVULSION

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

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

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

### FALLING DEBRIS

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

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

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

## SUBSIDENCE

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

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

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

## SLIPPAGE

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

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

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

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

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

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

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

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

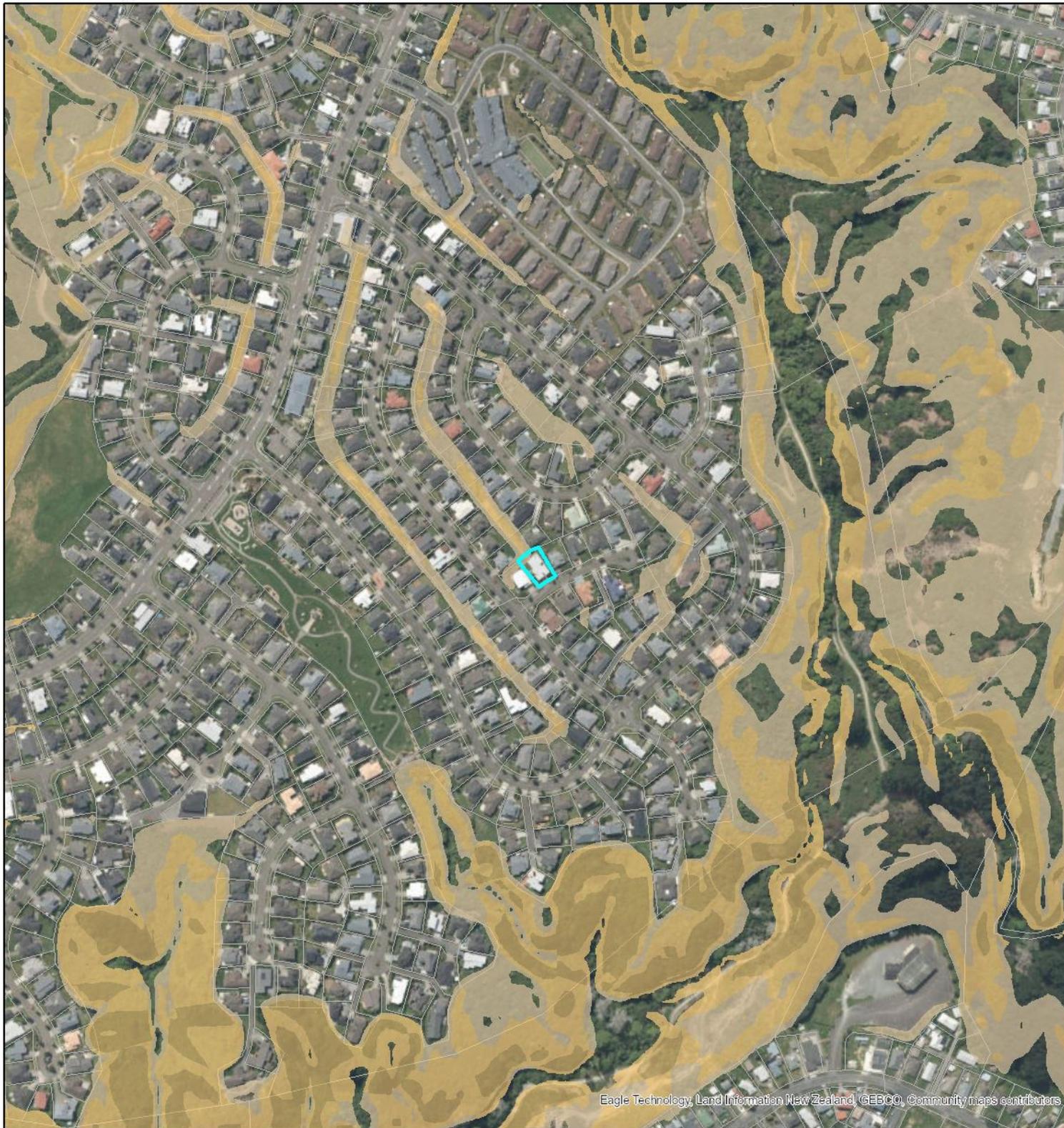
**Copy of report:** Access the report and maps here: <https://poriruacity.govt.nz/your-council/city-planning-and-reporting/district-plan/responding-to-natural-hazards/geological-hazards/landslides/>

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

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

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

# Landslide Hazard - Draft Level A Susceptibility

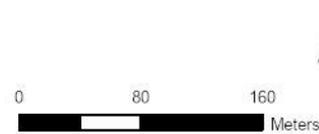


Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

## LEGEND

Geohazards - Landslide Hazard - Draft Level A Susceptibility

- |  |        |        |
|--|--------|--------|
|  | High   | High   |
|  | Medium | Medium |
|  | Low    | Low    |
|  | Parcel |        |

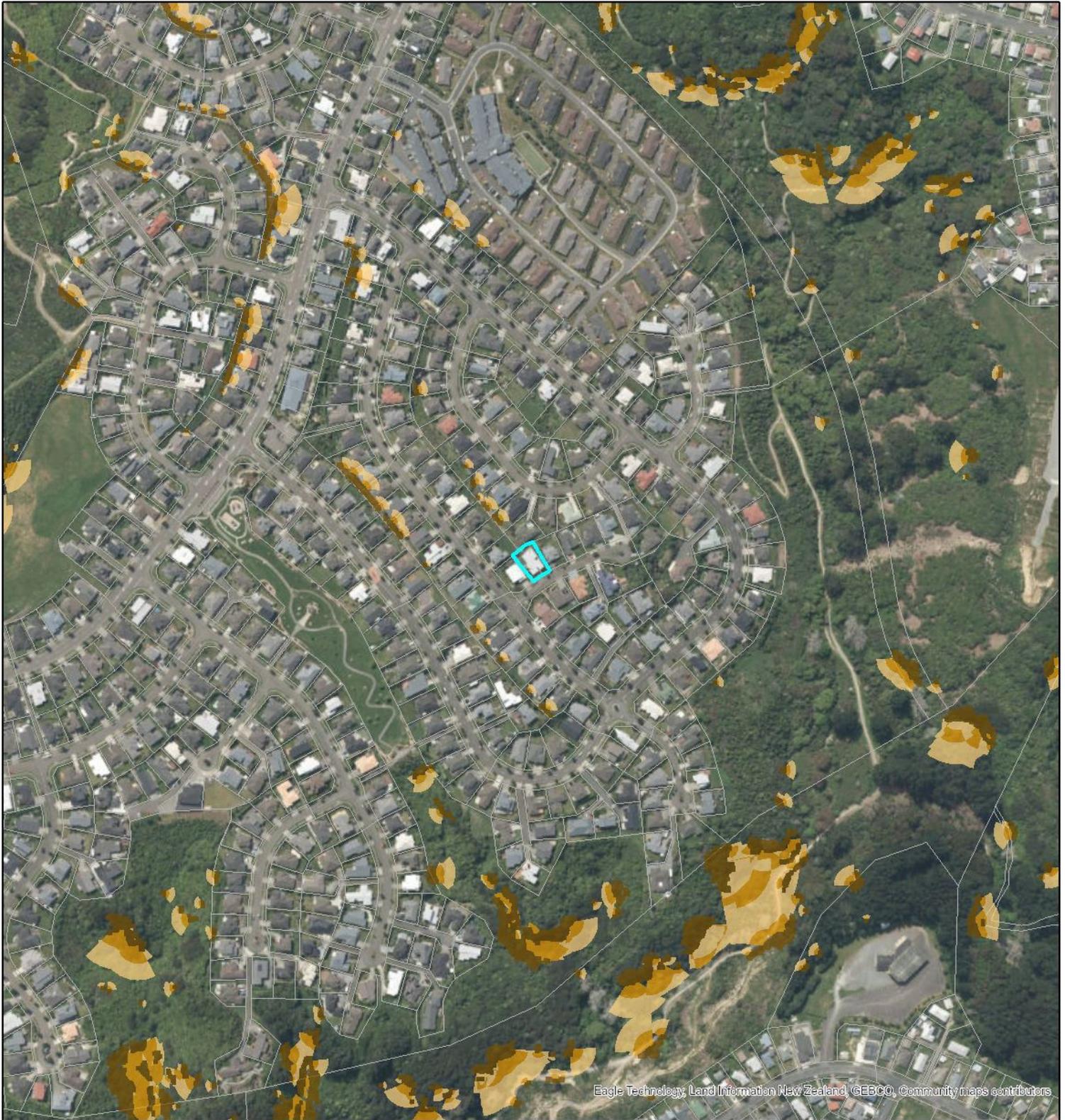


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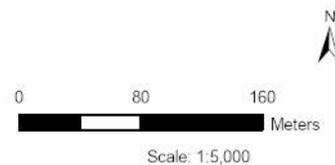
# Landslide Hazard - Draft Level B Run Out



## LEGEND

Geohazards - Landslide Hazard - Draft Level B Run Out

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



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## FLOODING (ALLUVION OR INUNDATION)

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

Overflow or flood; to cover with water especially flood waters

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

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

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

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

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

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

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

# Flood Hazards (most recent data)



## LEGEND

-  Stormwater Catchments
-  Parcel



0 8 16 Meters

Scale: 1:500

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## REGIONAL CLIMATE CHANGE INFORMATION

For further information contact Environment & City Planning 04 237 5089

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

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

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

This webpage displays a dynamic map which shows the calculated inundation areas at a range of sea level rise values in the Wellington Region. Alternative map overlays show modelled storm surge flooding at different sea level rise values, for a 1% AEP (100 year) event. Inundation areas were modelled in 2017 based off a detailed digital elevation model (DEM) of the Wellington Region. Tide level offsets are based on values in a report produced by NIWA for the Parliamentary Commissioner for the Environment in 2016.

An assessment of coastal vulnerability to climate change, sea level rise and natural hazards titled 'Preparing Coastal Communities for Climate Change' has also been prepared. That report was commissioned to assist councils in the Wellington region in designing a process for working with the affected communities to develop long-term adaptive strategies. That report may be of interest in relation to this property. A link to that report can be found here:

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

## TSUNAMI HAZARDS

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

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

Further information regarding tsunami hazards can be found in the Porirua District Plan:

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

## COASTAL HAZARDS

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

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

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

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

## LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS

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

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

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

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

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

[https://mapping.gw.govt.nz/GW/GWpublicMap\\_Mobile/?webmap=72ece62d902e4c3fb6506136104abfb9](https://mapping.gw.govt.nz/GW/GWpublicMap_Mobile/?webmap=72ece62d902e4c3fb6506136104abfb9)

## WIND ZONES

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

### **Wind Zone Classifications are:**

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

## CORROSION ZONES

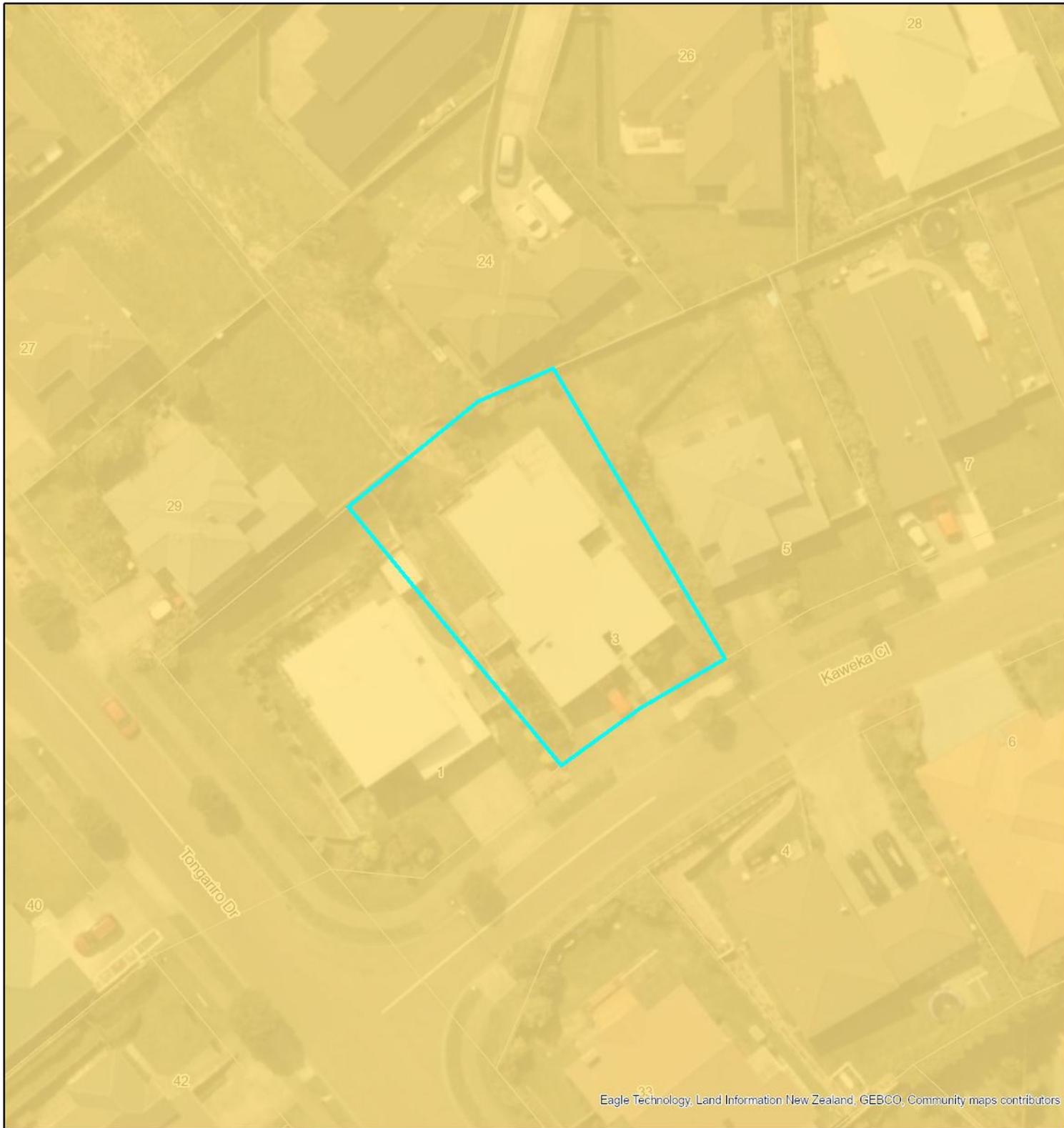
Building Sites are classified as being in Exposure Zones, these are Zone C and Zone D, depending on the severity of exposure to wind driven sea salt.

### **The Exposure Zone Classifications are:**

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

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

# Wind Zones



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

## LEGEND

Wind Zone

- c - High c - High
- Parcel



0 8 16 Meters

Scale: 1:500

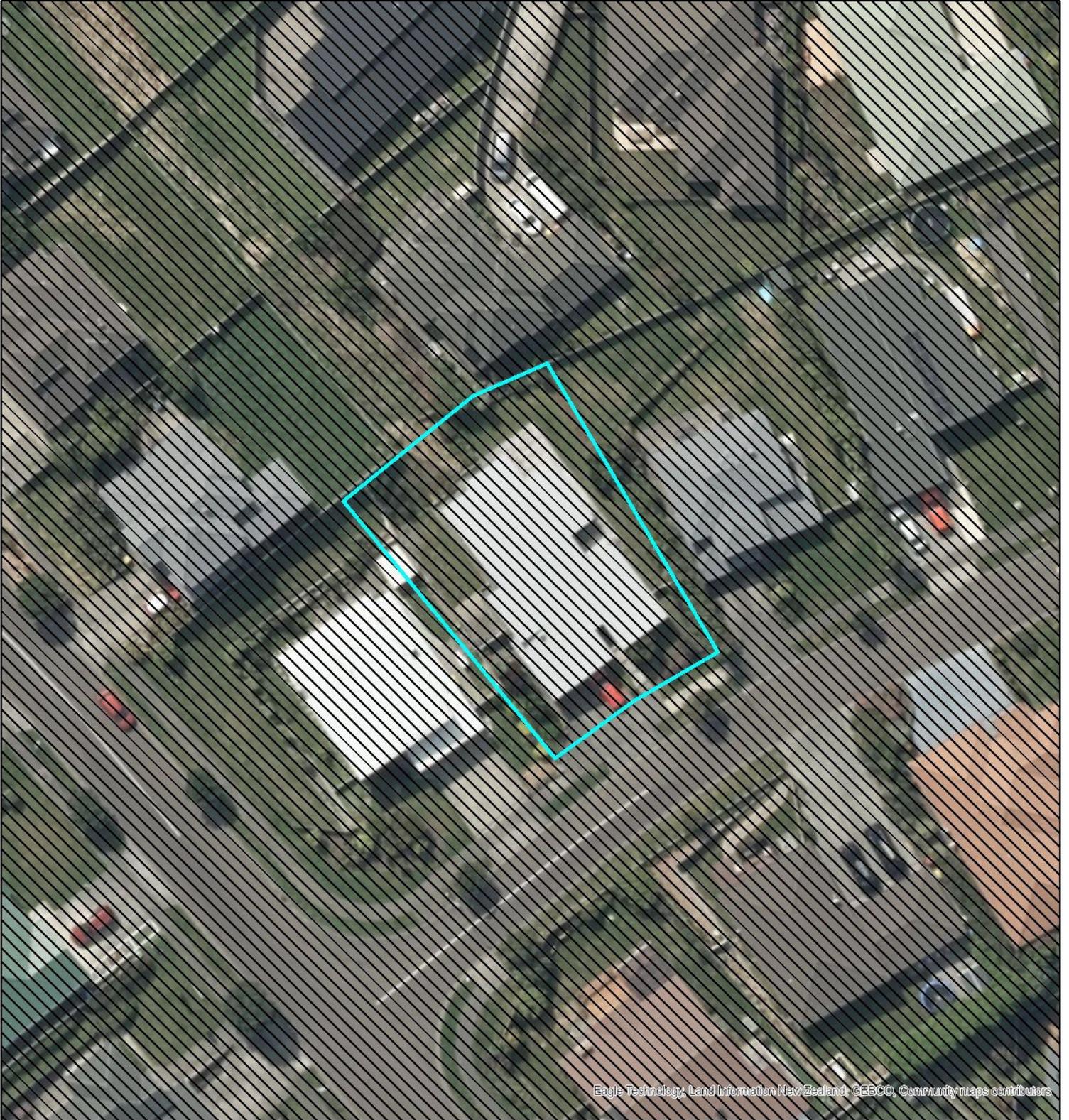
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# Corrosion Zones



## LEGEND

Corrosion Zone

 Zone C Zone C



0 8 16 Meters

Scale: 1:500

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## LIQUEFACTION

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

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

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

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

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

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

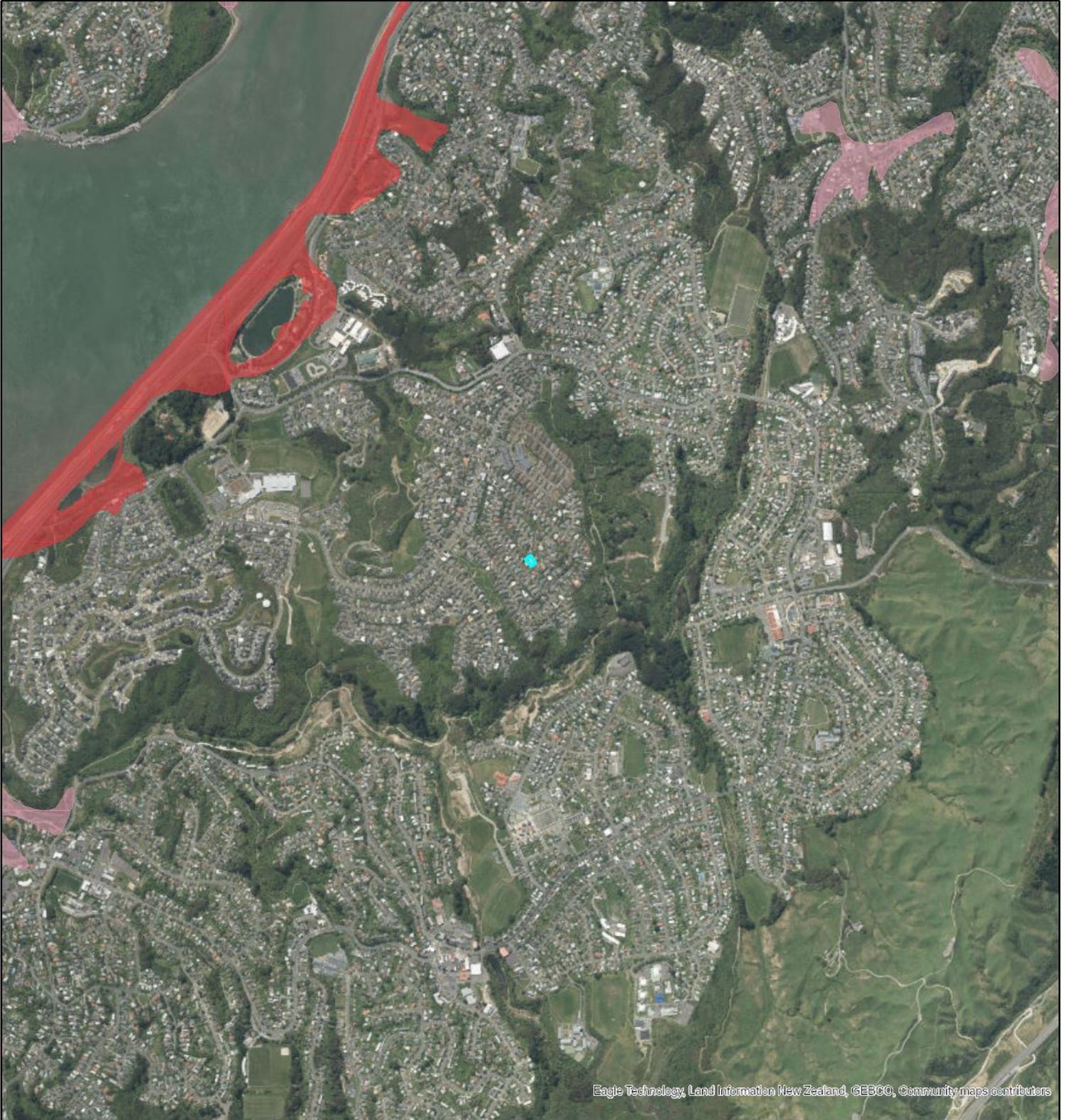
The draft Porirua Liquefaction Assessment data and outputs have not been peer reviewed. The assessment and maps are currently in draft and are based on available information, some of which is not mapped to a site-specific level of detail and so are not intended for property-specific assessment.

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

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

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

# Potential Liquefaction Areas



## LEGEND

### Liquefaction

- Low Low
- High High



0 330 660 Meters

Scale: 1:20,000

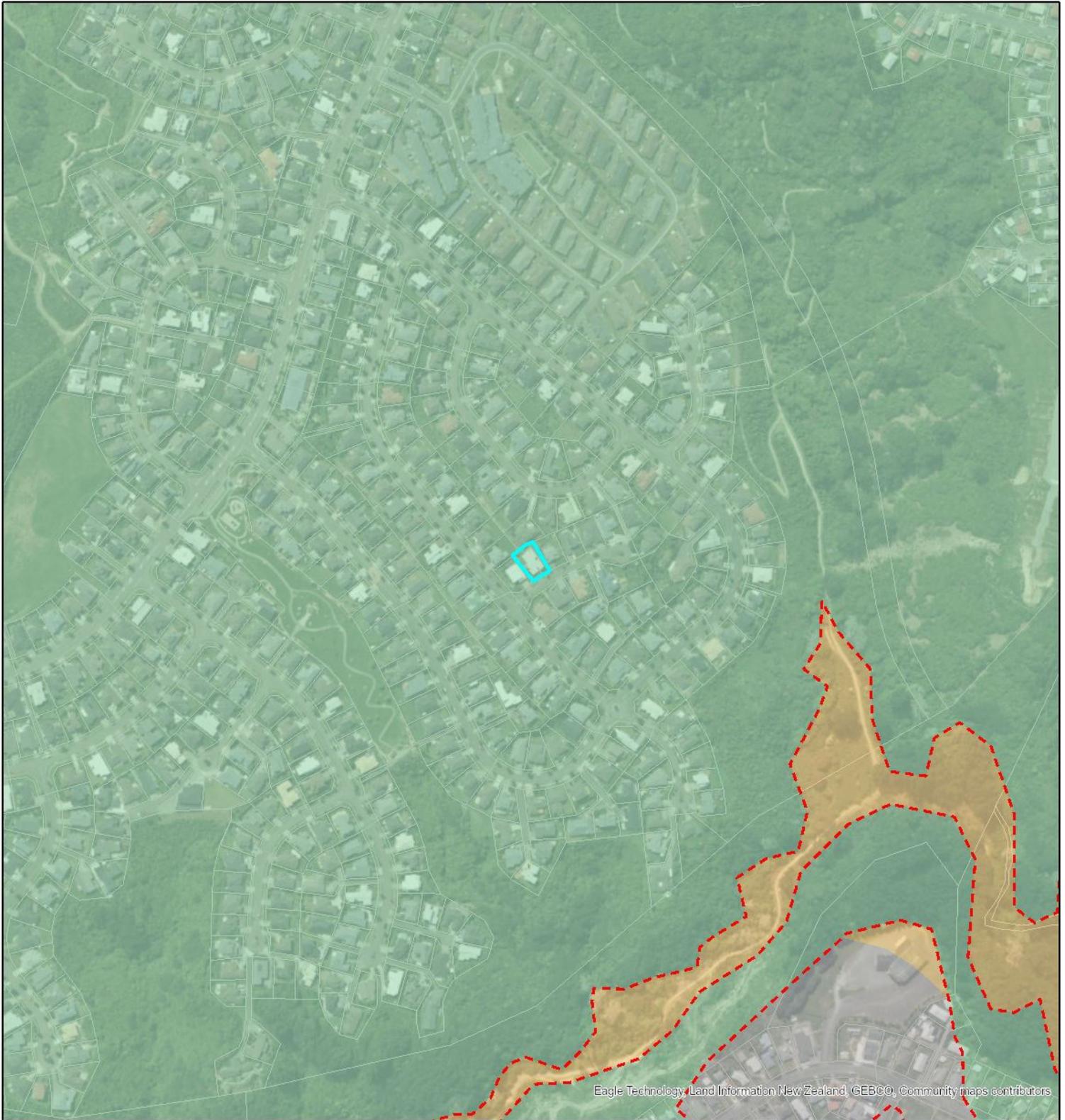
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# Liquefaction Hazard - Draft Level A Vulnerability



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

## LEGEND

 Geohazards - Liquefaction Hazard - Draft Level A Lateral Spread

Geohazards - Liquefaction Hazard - Draft Level A Vulnerability

 Possible	 Possible
 Unlikely	 Unlikely
 Undetermined	 Undetermined
 Parcel	



0 80 160 Meters

Scale: 1:5,000

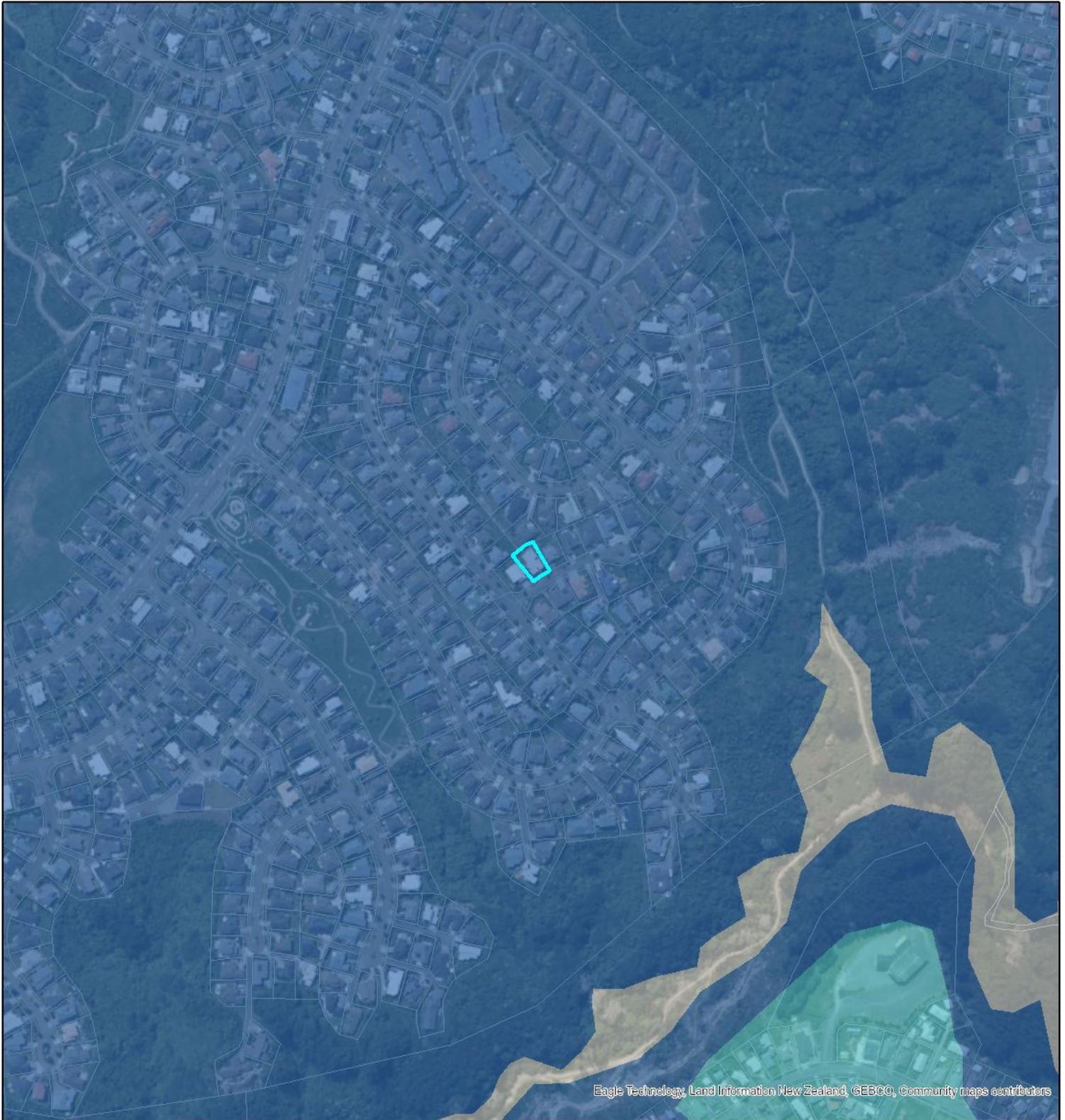
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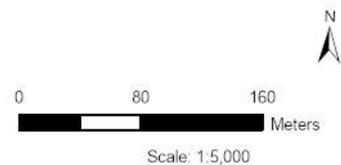
# Liquefaction Hazard - Draft Level B Vulnerability



## LEGEND

Geohazards - Liquefaction Hazard - Draft Level B Vulnerability

	Low	Low
	Very Low	Very Low
	Undetermined	Undetermined
	Parcel	



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## SEISMIC SCENARIOS

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

## GROUND SHAKING

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

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

## POTENTIAL SURFACE FAULT RUPTURE ZONE

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

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

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

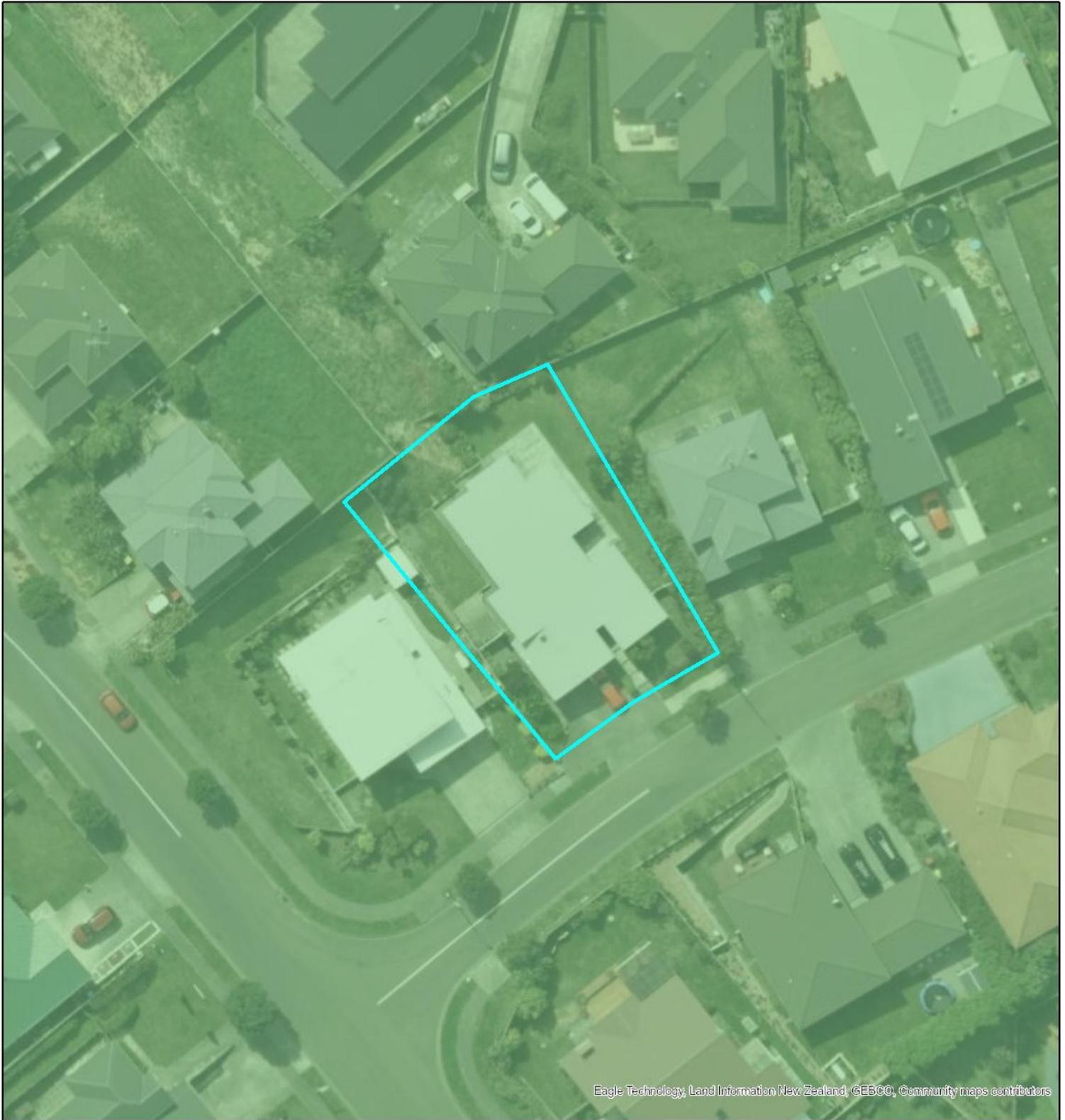
## NOTICE ISSUED UNDER SECTION 73 OF THE BUILDING ACT

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

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

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

# Ground Shaking



## LEGEND

Ground Shaking

 least shaking least shaking



0 8 16  
Meters

Scale: 1:500

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## Hazard Information

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

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

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

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

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

and

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

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

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

## Be Prepared

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

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