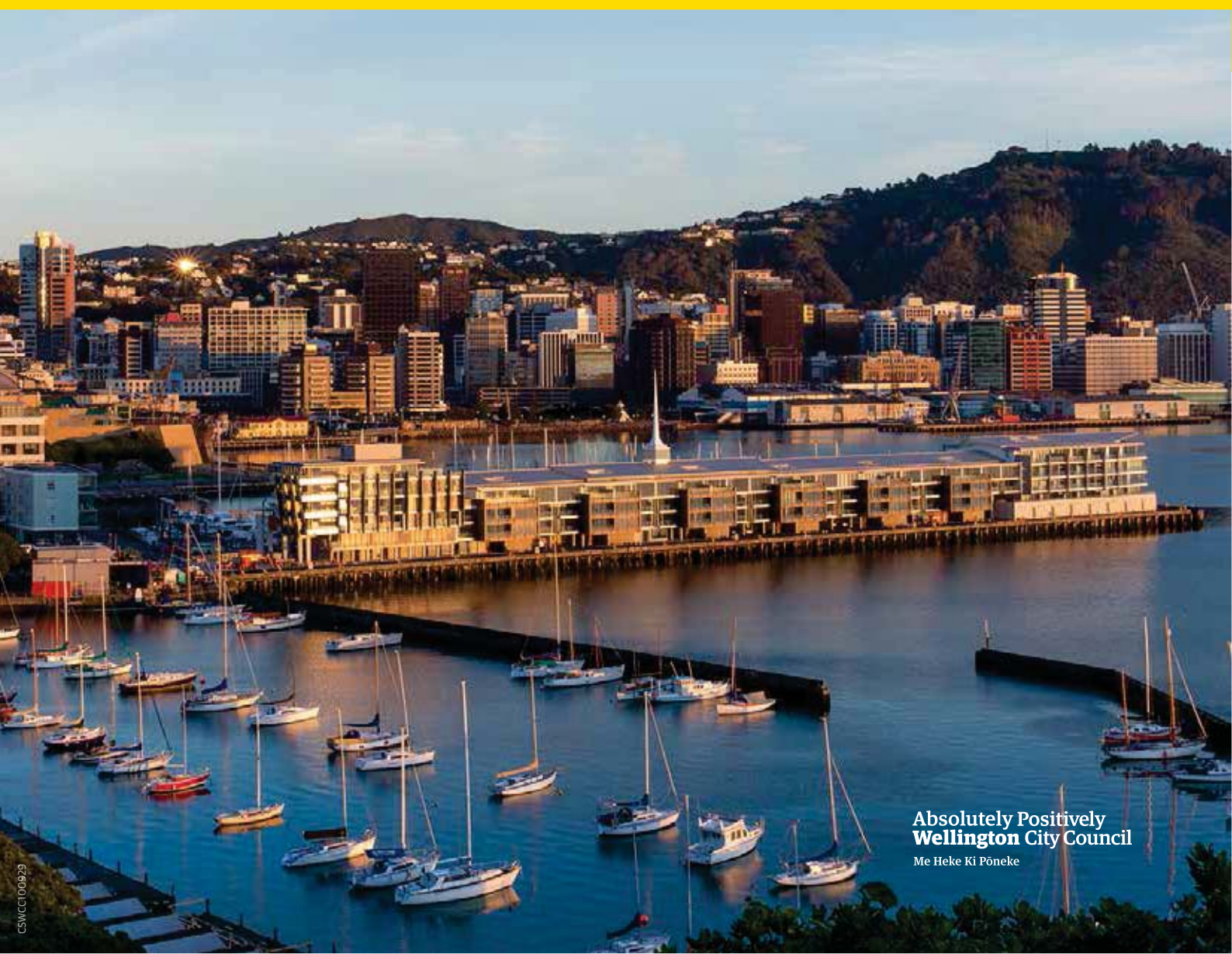


---

# Property Report

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**Wellington** City Council  
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---

# Property Report

---

**341 Horokiwi Road,  
Horokiwi**

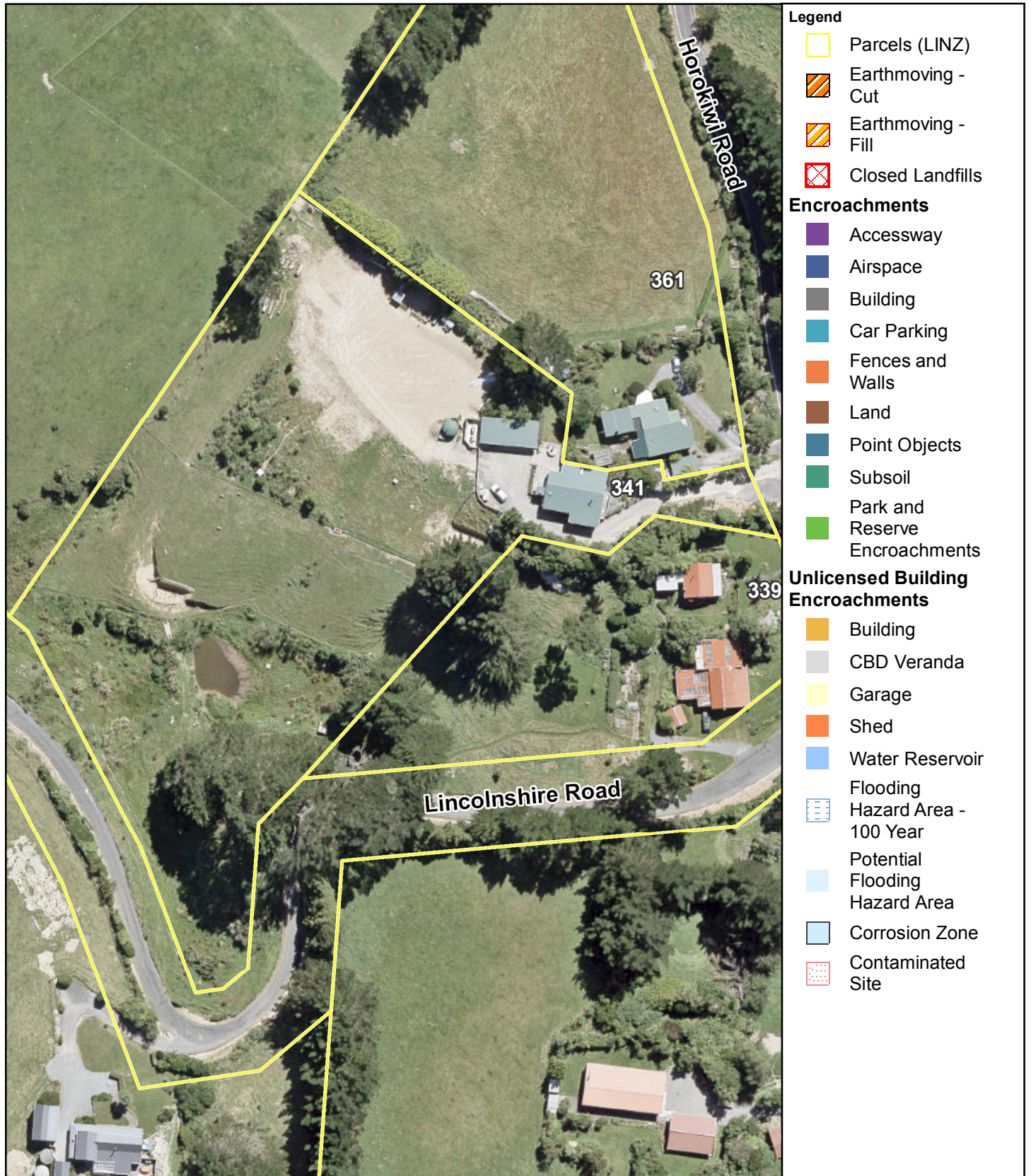
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# **Aerial Photo**

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# 341 Horokiwi Road, Horokiwi



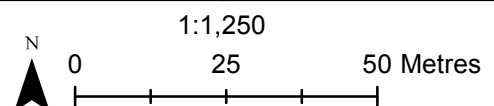
May 21, 2018

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

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

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

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



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Me Heke Ki Pōneke

---

# 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.

This is not a Land Information Memorandum (LIM). A LIM is recommended if you require more detailed land information.

Wufi	Property Type	Property Status	Address	Area (m <sup>2</sup> )	Lands Link No.
1071319	Valuation	Current	341 Horokiwi Road Horokiwi 5016	12464	13516

**Legal Description:** LOT 2 DP 53453

**Valuation Ref:** 16690 – 62000 –

**Apportionment:** 0

**File Type:**

### **Valuation Usage**

<b>Date Rating Effective</b>	01/07/2010	<b>Date of Valuation</b>	01/09/2007
<b>Received Date</b>	11/07/2009		
<b>Land Use Zone</b>	1A-Rural		
<b>Garage and Parking</b>	3		
<b>Land Usage</b>	Single unit		
<b>Building Construction</b>	XI Mixture/Other External Walls, Iron Roof		
<b>Building Condition</b>	AA Average External Walls, Average Roof		
<b>Building Age</b>	Can't describe		
<b>Building Floor Area (m2)</b>	170		
<b>Building Site Area</b>	170		
<b>Unit of Use</b>	1		

### **Property Addresses**

Full Address	Source	WCC Assigned	WCC Accepted
341 Horokiwi Road West	E	N	N
341 Horokiwi Road	W	N	Y
341 Horokiwi Rd	E	N	N

---

# Invoice Attachments

---

## Tax Invoice

GST Number 53-204-635

Steven Charles Fejos  
9 Puketiro Ave  
Northland  
Wellington 6012

Date: 21-May-18  
Reference: TW 410614 - 1  
**Property Report**

**Property Address**  
341 Horokiwi Road, Horokiwi

### Fees Payable

Description	Reference	Fee	GST	Total
Property Report Fee	Property Report	\$135.22	\$20.28	\$155.50
<b>Total</b>		<b>\$135.22</b>	<b>\$20.28</b>	<b>\$155.50</b>

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

Steven Charles Fejos  
9 Puketiro Ave  
Northland  
Wellington 6012

WELLINGTON CITY COUNCIL  
PO BOX 2199 WELLINGTON

21-May-18

<b>Reference:</b>	<b>TW 410614 - 1</b>
<b>Amount Due:</b>	<b>\$155.50</b>
<b>AMOUNT PAID:</b>	PLEASE COMPLETE

Payment can be made by:

- Cheque to WCC with TW reference number noted
- 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

Steven Charles Fejos  
9 Puketiro Ave  
Northland  
Wellington 6012

Date: 21-May-18  
Reference: TW 410614  
**Property Report**  
**Property Address:** 341 Horokiwi Road, Horokiwi

Reference	Code	Date	Debit	Credit
000000035f4b6551	PAY	21/05/2018		155.50
410614 - 1	INV	21/05/2018	155.50	
			155.50	155.50

**Amount Due: 0.00**

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

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

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

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- 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

Steven Charles Fejos  
9 Puketiro Ave  
Northland  
Wellington 6012

21-May-18

<b>Reference:</b>	<b>TW 410614</b>
<b>Amount Due:</b>	<b>0.00</b>
<b>AMOUNT PAID:</b>	PLEASE COMPLETE

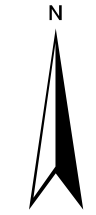
Payment can be made by:

- Cheque to WCC with TW reference number noted
- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted
- EFTPOS, Credit Cards or Cash at Council Offices

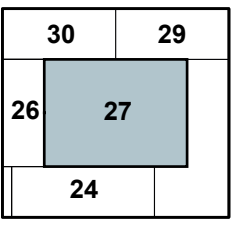
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# **District Plan Attachments**

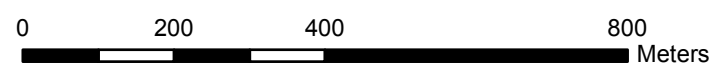
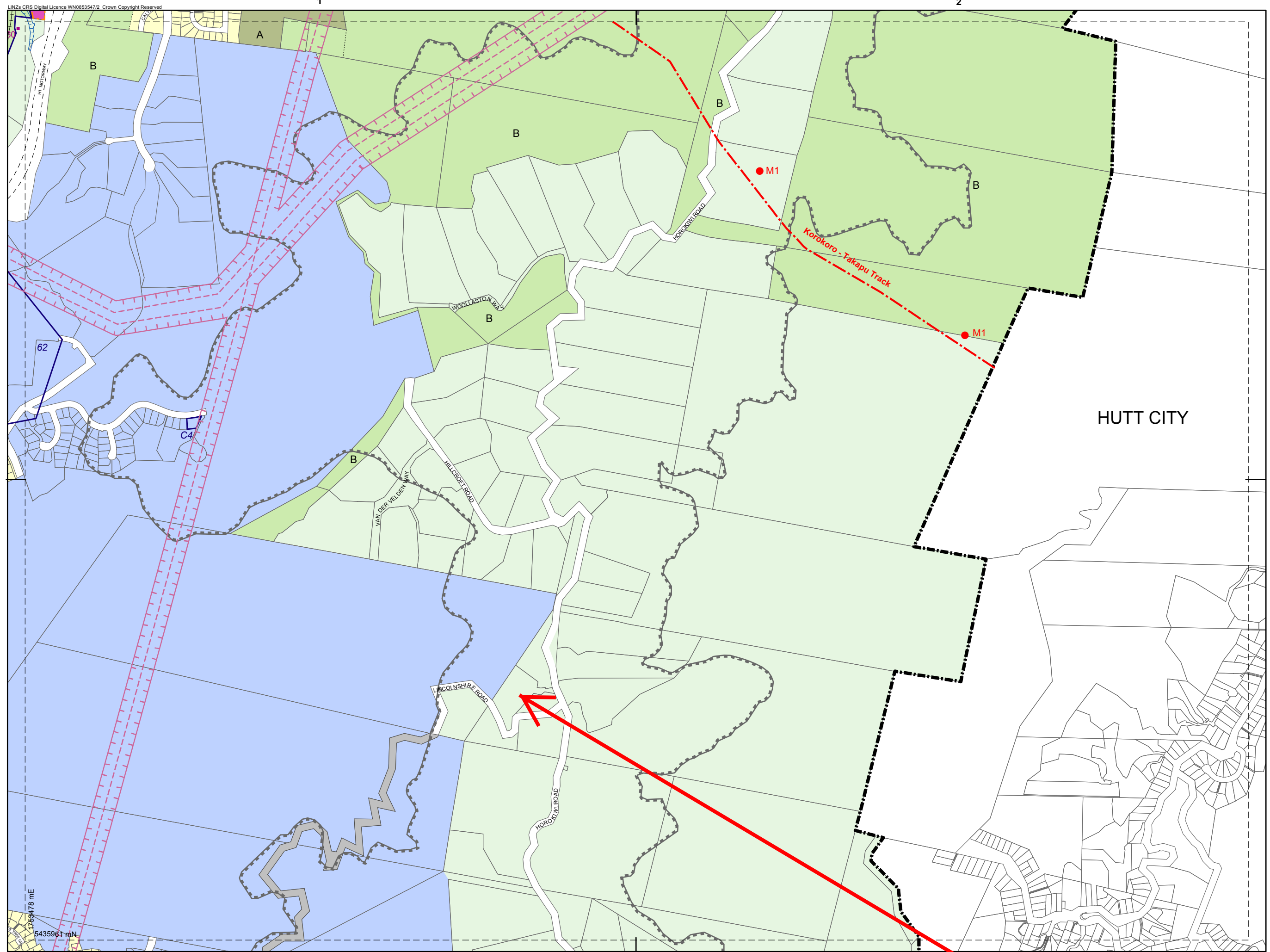
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1:10,000



**Absolutely**  
**POSITIVELY**  
HE HĀKE KI PŌHĀKE  
WELLINGTON CITY COUNCIL **Wellington**



# WELLINGTON CITY COUNCIL DISTRICT PLAN MAP

Operative July 2000  
Updated November 2014






1D

# LEGEND FOR PLANNING MAPS




## AREAS

	INNER RESIDENTIAL
	OUTER RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL AREA
	CENTRE
	BUSINESS 1
	BUSINESS 2
	CENTRAL AREA
	URBAN DEVELOPMENT AREA
	INSTITUTIONAL PRECINCT
	AIRPORT PRECINCT
	RURAL
	CONSERVATION
	OPEN SPACE A
	OPEN SPACE B
	OPEN SPACE C
	UNFORMED LEGAL ROAD
	PIPITEA PRECINCT
	LAMBTON HARBOUR AREA

## MAORI
















	PRECINCT BOUNDARY
	TRACKS
	SITES

## HAZARD AREAS






	HAZARD (FAULT LINE) AREA
	HAZARD (FLOODING) AREA
	HAZARD (GROUND SHAKING) AREA

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

## BOUNDARIES

	DISTRICT BOUNDARY
	CHARACTER AREA BOUNDARY
	NON CADASTRAL BOUNDARIES
	DESIGNATIONS Number Reference refer to Chapter 24 Schedule
	GOLF COURSE BOUNDARY
	AIRPORT CONTROL TOWER RESTRICTION
	RAILWAY LINES
	AREAS SUBJECT TO SITE SPECIFIC RULES/APPENDICES
	PORT REDEVELOPMENT PRECINCT BOUNDARY
	OPERATIONAL PORT AREA BOUNDARY
	RIDGELINES AND HILLTOPS OVERLAY
	TRANSMISSION LINES
	TRANSMISSION LINE BUFFER (32m)
	EDUCATIONAL PRECINCTS
	SPECIAL RESIDENTIAL AREAS

## HERITAGE

	HERITAGE AREAS
	HERITAGE SEA WALLS
	OBJECTS
	BUILDINGS
	TREES



# 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.]<sup>PC33</sup> 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.]<sup>PC33</sup> 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.]<sup>PC33</sup> 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.]<sup>PC33</sup> 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.]<sup>PC33</sup>

[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. ]<sup>PC33</sup>

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.

# 27. URBAN DEVELOPMENT AREA

## 27.1 Introduction

The land between Johnsonville and Tawa forms part of the natural land corridor that provides one of the two main access routes to and from the city. The recent history of the area has been one of progressive urbanisation. Pastoral farming has continued to decline and has been replaced, in the main, by suburban residential development.

The urbanisation of the area was first planned by the former Hutt County administration in the 1960's and has continued in various forms since this time. Following the incorporation of the area into Wellington City in April 1973 a detailed study of the area was initiated. The Churton-Bridgetown-Grenada Development Report that resulted was adopted by Council in November 1976. This provided the basis for the planning of the area for the next two decades or more.

The introduction of the Resource Management Act in 1991 and the preparation of the new District Plan under this Act signalled changes in the approach to planning and land development in the area. The management of urban development on the edge of the city was identified as a significant resource management issue for the city and an initial step was taken through the adoption of the Subdivision Design Guide to achieve development consistent with the aim of promoting a more sustainable urban form.

To further advance the planning of the area Council decided in 2000/01 to undertake a comprehensive planning review of the northern suburbs of the city. The purpose of the review was to create a growth management plan for the northern suburbs with the following objectives:

- *To consolidate the northern part of Wellington City into a highly attractive, efficient and accessible urban area that realises its potential of contributing to the city as a whole.*
- *To enhance, protect and link significant landscape, ecological and natural features of the area as a foundation for sustainable urban living.*

After an intensive consultative process the Northern Growth Management Framework (NGMF) was adopted by the Council in October 2003.

The NGMF is predicated on a growth of 9000 people over the next 20 years and is based on the premise of building on existing communities. The proposed growth is intended to be accommodated in three main areas: Stebbings Valley to the north of the existing Churton Park subdivision; the Lincolnshire farm block between the motorway and the Horokiwi rural area; and land around the lower Takapu Valley.

Planning for the urbanisation of these development areas involves a wide range of initiatives to be applied progressively. The actions for the ten years from 2003 are detailed in the Implementation Plan that accompanies the NGMF.

The key contribution of the District Plan to the wider planning process is to provide an appropriate regulatory framework for the assessment of future land development proposals. In this respect the Council has decided that the first requirement is to establish a zoning that will provide certainty to the landowners, developers and adjacent communities regarding the future use of the land for various urban purposes.

#### *District Plan implementation*

Before urban development processes occur a structure plan must be adopted as part of the Urban Development Area provisions. A structure plan is a framework to guide the development of land by defining the future development and land use patterns, areas of open space, the layout of nature and infrastructure (including transportation links), and other features for managing the effects of development. It is intended that structure plans will be prepared by the Council in consultation with land owners and other interested parties and will reflect the values and principles of the NGMF. Structure plans will be introduced progressively over time in advance of new urban development.

Under the Urban Development Area provisions a resource consent will be required for all subdivision and associated earthworks. Applications will be assessed against approved structure plans that will apply to various areas, the Subdivision Design Guide and the Code of Practice for Land Development.

The rules provide for the continuation of existing rural activities as 'interim' uses and for the establishment of cleanfills that might be required to facilitate subdivision development. Provision is also made for some residential activities to enable building development to proceed prior to the completion of subdivision processes.

It is intended that following the depositing of subdivision plans, further District Plan changes will be initiated to rezone land within structure plan areas to reflect the intended future land uses. New urban development will then proceed in accordance with the provisions of the respective area based provisions that apply.

As the structure plans may seek outcomes that are not covered by existing area based provisions consideration will be given to the initiation of further District Plan changes for the introduction of appropriate new provisions, for example:

- Minimum requirements to promote more intensive residential development in residential areas close to employment or neighbourhood centres
- The planning and design of employment or neighbourhood centres through the assessment of comprehensive development plans or similar methods
- The limitation of inappropriate uses in employment or neighbourhood centres

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# **Rates Attachments**

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**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 **21 May 2018** 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.

**341 Horokiwi Road Horokiwi 5016**

**01 July 2017 - 30 June 2018**

**Details**

<b>Rate Account</b>	1071319
<b>Account Status</b>	Current
<b>Account Type</b>	Rateable
<b>Valuation Ref</b>	16690-62000
<b>Area</b>	12,464m2
<b>Improvements</b>	[N/A]
<b>Diff. Rating Category</b>	Base
<b>Billing Category</b>	D1
<b>Flags</b>	
• Email encroachments@wcc.govt.nz or call 801-4266 for accurate WCC encroachments information.	
• APC0M	Apportionment Code 0 - M
• DIRDEBIT	Direct Debit Facility
• LRUSE	LIT Change to Usage
<b>Legal Description</b>	
LOT 2 DP 53453	

**Rates Account Summary**

<b>Annual Rates (2017 - 2018)</b>	\$1,975.23
<b>Rates Splits</b>	
WCC	\$1,621.79
GWRC	\$353.44
<b>Instalments (Due date for payment)</b>	
1 (1 Sep)	\$493.78
2 (1 Dec)	\$493.78
3 (1 Mar)	\$493.78
4 (1 Jun)	\$493.89
<b>Opening Balance - 1 July 2017</b>	\$0.00
<b>Instalments YTD</b>	\$1,975.23
<b>Paid YTD</b>	\$1,809.91
<b>Penalties YTD</b>	\$0.00
<b>Adjustments YTD</b>	\$0.00
<b>Current Balance</b>	\$165.32

## Water Account Details

---

No Associated Water Property

---

# **Building and Plumbing Permits Attachments**

---

Permit	No	Street	Work Desc	Start	Finish	Owner	Builder	Application Value	Work Comment	Legal Desc
D7169	2	Horokiwi Rd	Dwelling Additions and Alterations	25-Nov-87		Mr and Mrs D O'Neill	J Angell	\$8,900	Might also be known as 341 Horokiwi Rd	Lot 2 DP 53453

Service Request 8012627 (Bldg Cons<500K) Item 1 (Appl Form)  
Service Request Item

Item: 1

SR Location: 341 HOROKIWI ROAD Horokiwi

Designated Wufi: 1044537 Survey Current - 341 Horokiwi Road

File Reference: 0600 SR8012627

Contact:

Contact Address:

Attention:

Status: Completed

Status Date: 26-Nov-87 12:00 AM SR Status: Completed

Owner: Member: TW Legacy Extn:

Team: 1996 Q1/Comp Mon/Enf Team 36

Due Date: Days Remaining :  
Days Elapsed :

Description: Deck - Dwg., Site Address is 341 Horokiwi Rd

Extended:  
Description

Special  
Conditions or  
Comment Details migrated from PMLC Appln #000012627,  
(Permits Monitoring and Licensing Control PMLC  
System 1986-1991) on 20-02-1999





Service Request 9085769 (Bldg Cons<500K) Item 1 (Appl Form)  
Service Request Item

Item: 1

SR Location: 341 HOROKIWI ROAD Horokiwi

Designated Wufi: 1044537 Survey Current - 341 Horokiwi Road

File Reference: 0600 SR9085769

Contact:

Contact Address:

Attention:

Status: Completed

Status Date: 25-Nov-87 12:02 AM SR Status: Completed

Owner: Member: TW Legacy Extn:

Team: 1996 Q1/Comp Mon/Enf Team 36

Due Date: Days Remaining :  
Days Elapsed :

Description:	Deck - Dwg., Site Address is 341 Horokiwi Rd
Extended: Description	
Special Conditions or Comment	Details migrated from Permits Monitoring and Licensing Control (PMLC) System Archive Index (1900-1986) on 29-04-2000

---

# **Building Consent Attachments**

---

Service Request 87701 (Bldg Cons<500K) Item 1 (Appl Form)

Service Request Item

Item: 1

SR Location: 341 HOROKIWI ROAD Horokiwi

Designated Wufi: 1044537 Survey Current - 341 Horokiwi Road

File Reference: 0600 SR87701

Contact: 51869478 Peter Robin Fenwick

Contact Address: 25195700

Attention:

Status: Completed

Status Date: 17-Jul-07 9:09 AM

SR Status: Completed

Owner: Member:

Extn:

Team: 1999/CCC-Compliance Team 113

Due Date:

Days Remaining :

Days Elapsed :

Description: Kitchen alterations

Extended:  
Description

Special  
Conditions or  
Comment

## Code Compliance Certificate (Form 7)

### Section 95, Building Act 2004

Service Request No. 87701

<b>The Building</b>			
<b>Street address of building:</b>	341 Horokiwi Road	<b>Building name:</b>	Dwelling
	SH – Sleeping single home	<b>Location of building within site/block number:</b>	-
<b>Current, Lawfully established, use:</b>		<b>Intended life of the building if 50 years or less:</b>	50
<b>Level/unit number:</b>		<b>Year first constructed:</b>	-
<b>Legal description of land where building is located:</b>	LOT 2 DP 53453		
<b>The Owner</b>			
<b>Name of owner:</b>	Peter Robin Fenwick	<b>Street address /registered office:</b>	-
<b>Contact person:</b>		<b>Phone numbers:</b>	
<b>Mailing address:</b>	341 Horokiwi Rd Horokiwi Wellington 5016	<b>Landline:</b>	-
		<b>Mobile:</b>	-
		<b>Daytime:</b>	-
<b>Email address:</b>	-	<b>After hours:</b>	-
<b>Website:</b>	-	<b>Facsimile number:</b>	-
<b>First point of contact for communications with the Wellington City Council:</b>			
<b>Name:</b>	Peter Robin Fenwick		<b>Phone numbers:</b>
<b>Mailing address:</b>	341 Horokiwi Rd Horokiwi Wellington 5016	<b>Landline:</b>	-
		<b>Mobile:</b>	-
<b>Email address:</b>	-	<b>Daytime:</b>	-
<b>Website address:</b>	-	<b>After hours:</b>	-
		<b>Facsimile number:</b>	-
<b>Building Work</b>			
<b>Building Consent No:</b>	87701	<b>Issued by:</b>	Wellington City Council
<b>Project Description:</b>	Kitchen alterations		

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) the building work complies with the building consent

---

 Rob Baumgren
**On behalf of Wellington City Council**


---

 Building Officer

Date: 17 July, 2007

---

# **Plumbing and Private Drainage Attachments**

---



DRUM T G ALLEN  
June 1987

Horokiwi Rd

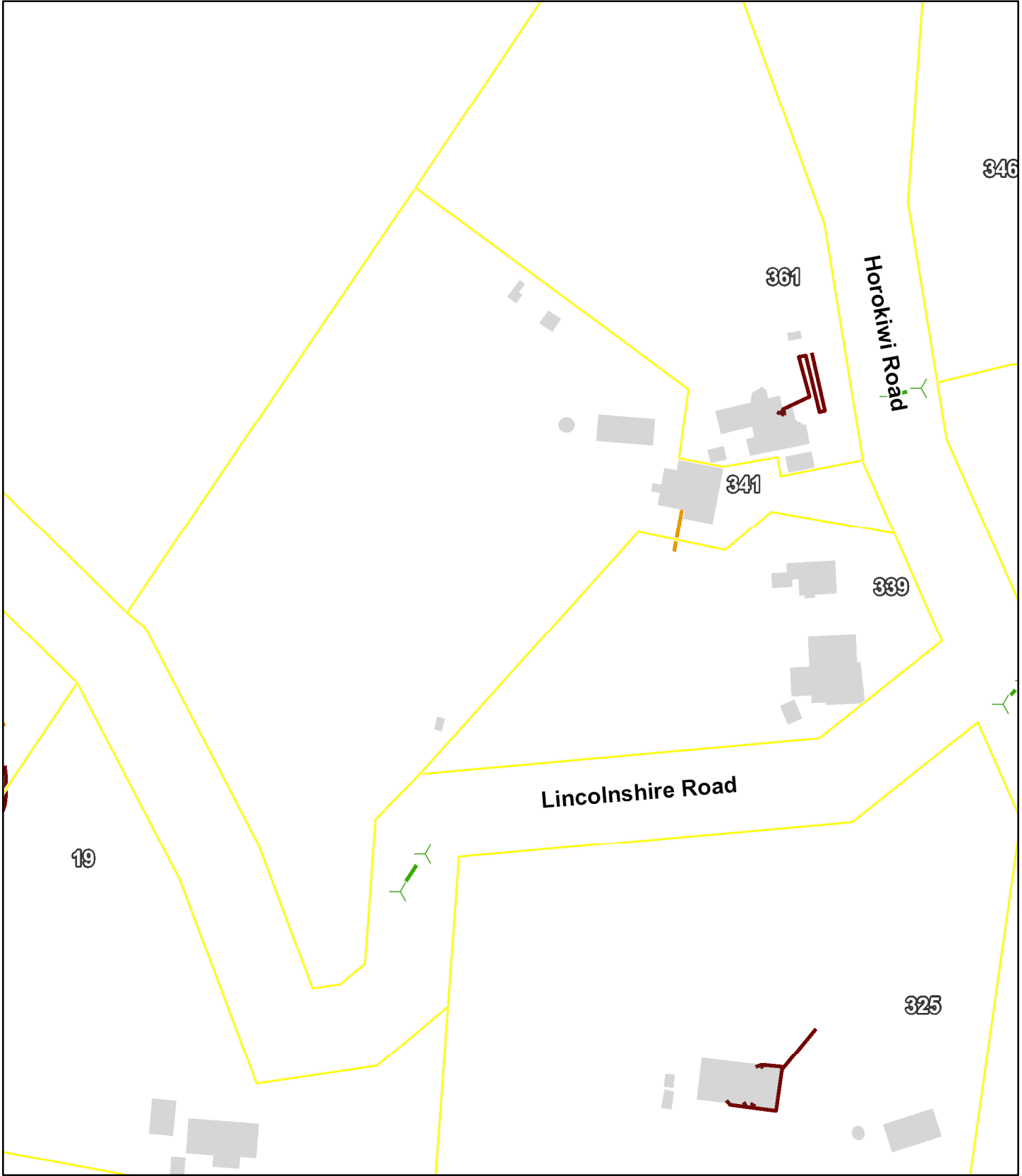
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# **Public Drainage Attachments**

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# 341 Horokiwi Road, Horokiwi



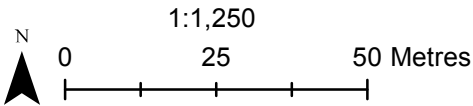
May 21, 2018

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



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

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


















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










Legend

-  Parcels (LINZ)
-  Buildings













Wastewater Node

-  Manhole
-  Chamber
-  Lamphole
-  Pump Station
-  Dry Well
-  Pump Station
-  Wet Well
-  Minor Node
-  Type
-  Valve
-  Connection
-  Dead End
-  Outfall
-  Unknown Node
-  Private





Wastewater Pipe

-  Pipe In Use
-  Pipe
-  Abandoned
-  Rising Main In
-  Use
-  Rising Main
-  Valve In Use
-  Rising Main
-  Abandoned

Stormwater Node

-  Manhole
-  Chamber
-  Grit Chamber
-  Lamphole
-  Sump
-  Inlet/Outlet
-  Dead End
-  Minor Node
-  Types
-  Stormwater
-  Unknown Node
-  Private

Stormwater Pipe

-  In Use
-  Abandoned
-  Removed
-  Unknown