

LAND INFORMATION MEMORANDUM REPORT



Dear Applicant

| | |
|-------------------|---|
| LIM Number: | LIM0729/25 |
| LIM Applicant: | A Glover |
| Property Address: | 170 Paremata Road (SH58) Paremata Porirua City 5024 |
| Land Description: | LOT 3 DP 55368 |
| LIM Issue Date: | 10/12/25 |

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
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: info@wellingtonwater.co.nz |
| 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: enquiries@porirua.govt.nz |
| 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: environmentalhealth@pcc.govt.nz |
| 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: rates@pcc.govt.nz |
| Warm Wellington Insulation Grant | | Greater Wellington Regional Council | Phone 0800 496 734 or email: warm@gw.govt.nz |
| 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: rc.enquiries@porirua.govt.nz |
| Encroachments | | Property Team | Phone 04 237 5089 and request to be put through to the Property team or email: propertyservice@porirua.govt.nz |
| Road Reserves | | Transport Team | Phone 04 237 5089 and request to be put through to the Transport team or email: transport.consents@porirua.govt.nz |
| Reserve Land | | Parks Team | Phone 04 237 5089 and request to be put through to the Parks team or email: enquiries@porirua.govt.nz |
| Heritage Site | | Environment & City Planning Team | Phone 04 237 5089 and request to be put through to the Environment & City Planning team or email: enquiries@porirua.govt.nz |
| Record of Title | | Land Information New Zealand depending on issue raised | Phone 0800 665 463 or email: Customersupport@linz.govt.nz |
| General LIM Enquiries | | LIM Officer | Phone 04 237 5089 or email: lms@porirua.govt.nz |

LGOIMA 44A (2) – MANDATORY INFORMATION

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

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.

- Porirua City Council holds no 'Sub-divisional Earthworks Report' pertaining to the property.

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

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
All applicant queries if YES Council sewer main to the Water & Waste Team cciwateranddrainage@porirua.govt.nz

- Connected to Councils sewer main

ONSITE WATER SUPPLY

For further information contact info@wellingtonwater.co.nz

- Connected to Councils water main

WATER TOBY LOCATION

For further information contact info@wellingtonwater.co.nz

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

KNOWING YOUR PIPES PROJECT

For further information contact 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 is 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

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 10 20
Meters
Scale: 1:1,000


Created on 11 December 2025

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

12.2
4.7 22.5
7.5 7
15 8

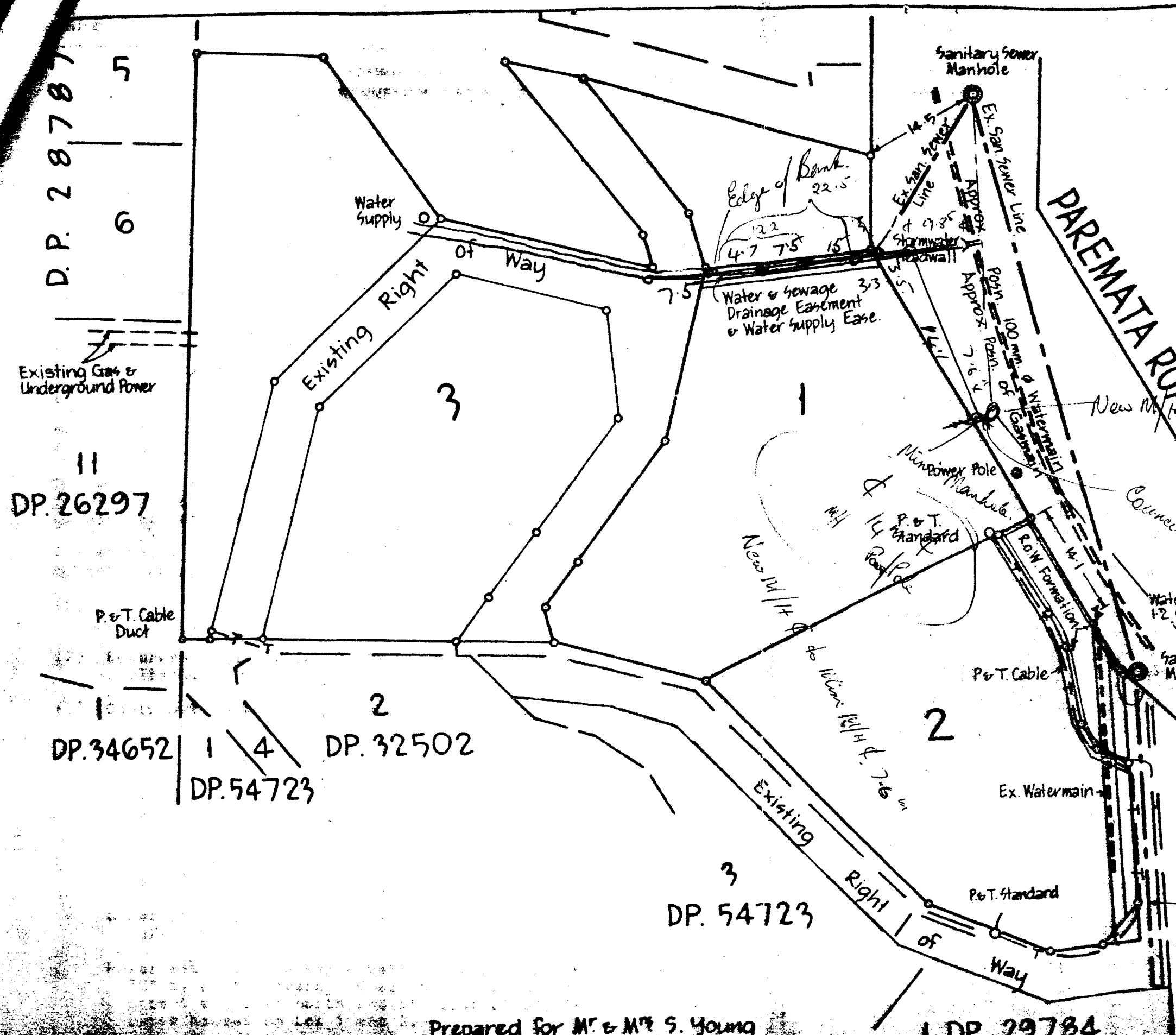


Legend

- Sanitary sewer
- Water main
- Gas & Power
- P & T. Cable
- Water Toby

PAREMATA ROAD (STATE HIGHWAY No 58)

POSTGATE DRIVE

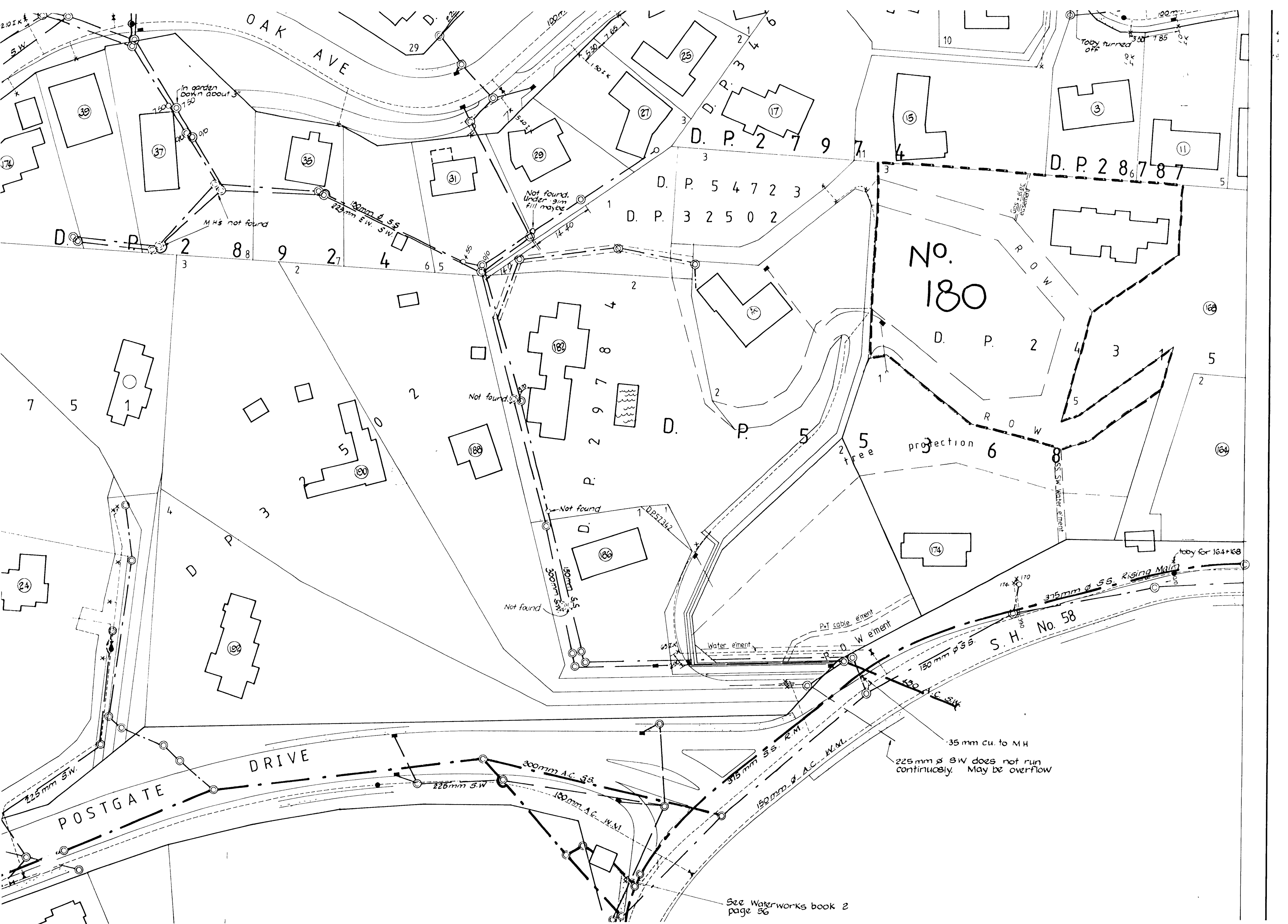


Prepared for Mr & Mrs S. Young

Kenneth E. Wynne
Consulting Surveyor M.N.Z.I.S.
102 Bank Road, Northam Place, Porirua.

PLAN OF SERVICES FOR SUBDIVISION OF LOT 3
DP. 24315 & LOT 5 DP. 29784

| | | |
|-------------------|--|---|
| 81-782 | | 3 |
| PHONE: 474-036 | | |
| TELETYPE: 474-036 | | |
| FAX: 474-036 | | |
| T: 500 | | |



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

For further information contact rates@pcc.govt.nz

RATES

| Assessment No | Current Rates |
|---------------|---------------|
| 1546017400 | \$12,011.04 |

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

| |
|--|
| No information is held by Porirua City Council |
|--|

44A (2)(D); (DA); (E) - CONSENT, CERTIFICATE, NOTICE, ORDER, OR

- (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 | | | |

ALCOHOL LICENCES

For further information contact 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

| 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@porirua.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* |
|--------------|--|------------|------------|-----------|-------------|
| ABA4766 | Crib Retaining Wall | | 28/11/95 | 28/11/95 | 09/05/96 |
| BCA201002052 | Additions/Alterations - Garage door replacement, remove 2 existing garage doors and replace with 1 new door. | | 02/11/20 | 04/11/20 | 07/04/21 |
| BCA200926935 | Swimming Pool Fencing - Fence an existing outdoor pool, with a mixture of railing type fencing and glass. | | 06/11/20 | 09/11/20 | 30/08/21 |

*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@porirua.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

| Permit No | Description | Granted date |
|------------|---|--------------|
| PRMA62739 | Dwelling | 24/12/82 |
| PRMB104581 | Swimming pool | 26/03/85 |
| DRN5496 | Complete sanitary plumbing and h/c water for new dwelling | 04/03/83 |
| DRN5885 | Complete sanitary drainage and stormwater to connection and creek | 11/11/83 |

CERTIFICATE OF ACCEPTANCE

For further information contact building.compliance@porirua.govt.nz

| COA No | Date issued | Date Granted |
|--|-------------|--------------|
| No information is held by Porirua City Council | | |

CONDITIONS OF NOTICE TO FIX

For further information contact 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 | | |

CERTIFICATES ISSUED BY BUILDING CERTIFIERS

For further information contact building.compliance@porirua.govt.nz

No information is held by Porirua City Council

SWIMMING POOL

For further information contact building.compliance@porirua.govt.nz

| Application ID | Origin Date | Last Inspection | Status |
|-----------------------------------|-------------|-----------------|---------------------|
| SP0272 - Swimming Pool & Spa Pool | 21/12/17 | 16/12/20 | Inspection required |

DETERMINATIONS

For further information contact building.compliance@porirua.govt.nz

| Determination No | Date issued | Descriptor |
|--|-------------|------------|
| 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

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

UNAUTHORISED BUILDING WORK

For further information contact building.compliance@porirua.govt.nz

| |
|--|
| No information is held by Porirua City Council |
|--|

REQUISITIONS

For further information contact 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 | | |

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

WEATHERTIGHT HOMES - ARE THERE ANY KNOWN ISSUES?

For further information contact building.compliance@porirua.govt.nz or info@mbie.govt.nz

| |
|--|
| No information is held by Porirua City Council |
|--|

RESTRICTED BUILDING WORKS

For further information contact 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 'Restricted Building Works' recorded to this property.

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

- 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

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

| |
|--|
| No information is held by Porirua City Council |
|--|

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>

CONDITIONS OF NOTICE TO RECTIFY

For further information contact 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 | | |

CONDITIONS OF DANGEROUS AND INSANITARY BUILDINGS

For further information contact 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 | | |

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

- 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 a public work or project - 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@porirua.govt.nz

- There is no encroachment licence applicable to this property.

RESERVE LAND

For further information contact parks@porirua.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

- 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@porirua.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 **WN26B/48**
Land Registration District **Wellington**
Date Issued 10 August 1984

Prior References
WN6D/496

Estate Fee Simple
Area 3365 square metres more or less
Legal Description Lot 3 Deposited Plan 55368
Registered Owners
Evelyn Winifred Margaret Glover and Annette May Glover

Interests

Subject to a right (in gross) to convey electricity over part marked R on DP 55368 in favour of (now) Powerco Limited and Vector Wellington Electricity Network Limited in shares created by Transfer 557315.1

Appurtenant hereto is a right of way created by Transfer 348982

Subject to a right of way over parts marked B, C, S specified in Easement Certificate 771194

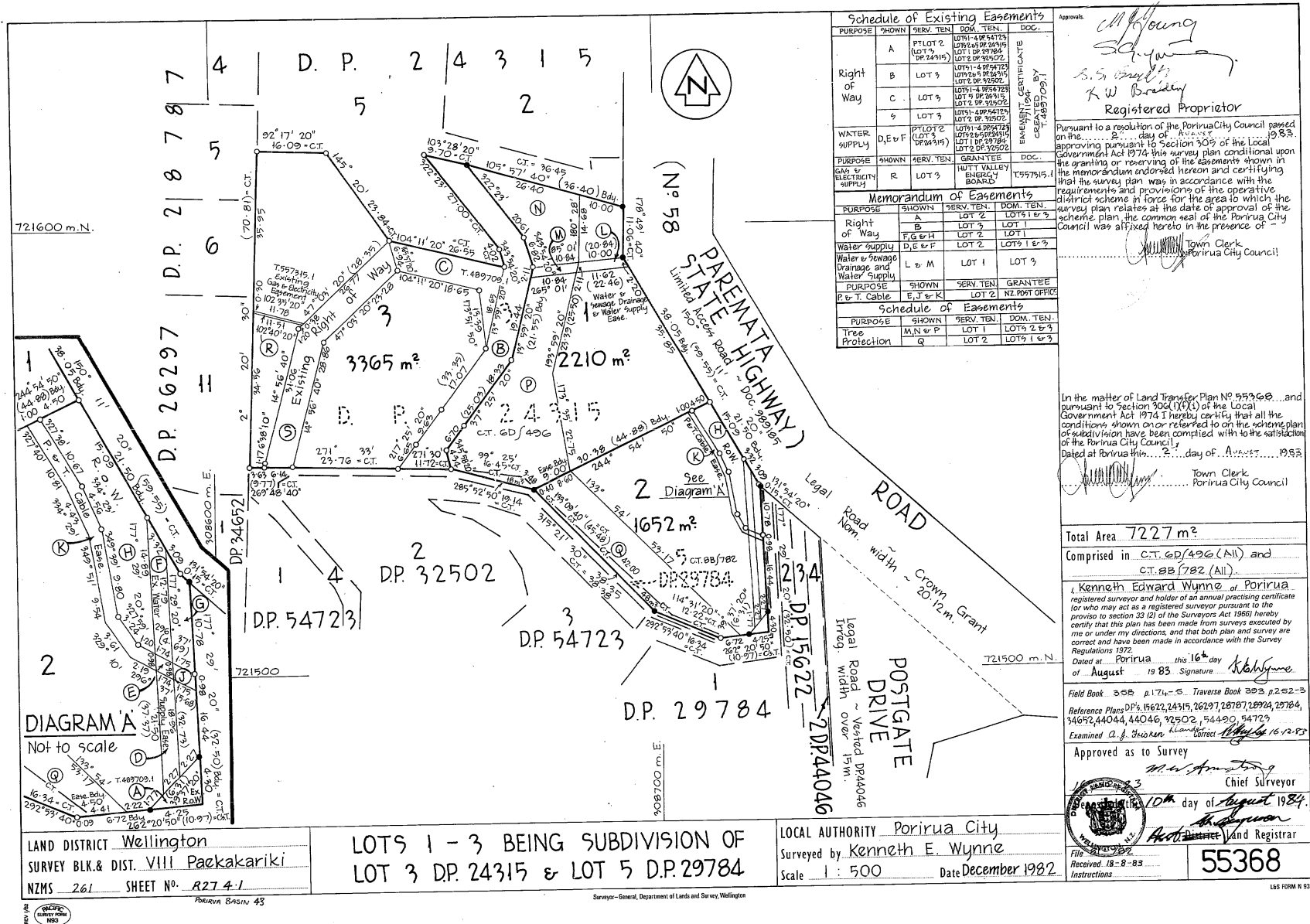
Appurtenant hereto is a right of way specified in Easement Certificate 771194

989185 Gazette Notice declaring portion of No. 58 State Highway to be a limited access road - 2.8.1973 at 9.05 am

Subject to a right of way over part marked B on DP 55368 specified in Easement Certificate 639265.4 - 10.8.1984 at 10.56 am

The easements specified in Easement Certificate 639265.4 are subject to Section 309 (1) (a) Local Government Act 1974 B662772.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 27.4.1998 at 2.06 pm

Search Copy Dated 10/12/25 4:20 pm, Page 2 of 2
Register Only



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.


- All or part of this site has been identified as being part of a significant natural area and has been listed in the Proposed District Plan. Significant natural areas are areas where there is known to be significant indigenous flora and/or fauna.

There may be matters relevant to this site in the Proposed District Plan. The Proposed District Plan can be viewed at 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.

Natural Environment Values Overlays



LEGEND

 Significant Natural Areas



0 10 20
Meters
Scale: 1:1,000

Created on 11 December 2025

INFRASTRUCTURE

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.

- All or part of this site has been identified as being within a mapped 'Noise Corridor' in the Proposed District Plan.

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 Proposed District Plan. The Proposed District Plan can be viewed at 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.

Energy Infrastructure and Transport Overlays



LEGEND

 Noise Corridor PDP



0 10 20
Meters

Scale: 1:1,000

Created on 11 December 2025

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

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

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

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@porirua.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@porirua.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.

FLOODING (ALLUVION OR INUNDATION)

For further information contact 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.

Flood mapping information can also be found under the Proposed 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
- Flood Hazard - Ponding
- Flood Hazard - Overland Flow
- Parcel



0 10 20
Meters

Scale: 1:1,000

Created on 11 December 2025

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,

COASTAL HAZARDS

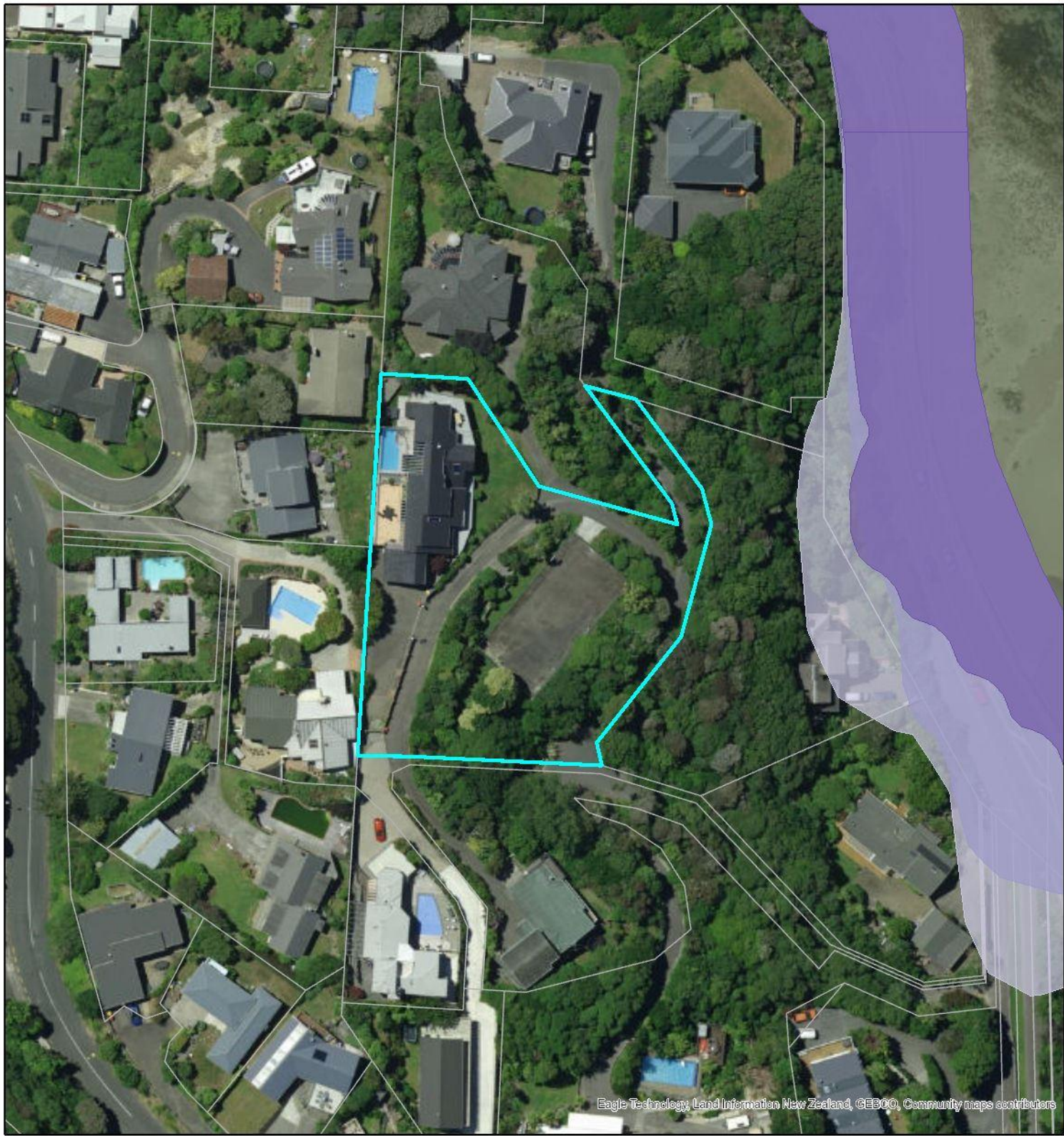
Coastal erosion and coastal flooding are the main coastal hazards in our city. Coastal hazard risks will be made worse in the future as climate change leads to rising sea levels and an increase in the frequency of damaging and disruptive weather events.

- 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

Tsunami Hazards



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

LEGEND

- Tsunami Hazard - 1:100yr Inundation Extent
- Tsunami Hazard - 1:500yr Inundation Extent
- Tsunami Hazard - 1:1000yr Inundation Extent
- Parcel

0 10 20
Meters

Scale: 1:1,000



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LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS

For further information contact 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

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.

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

SEISMIC SCENARIOS

1. Moderate regional earthquake ≥ 5.5 @ 0-30km from epicentre, OR large distant shallow earthquake ≥ 6.0 @ 50-100km from epicenter
2. Large regional earthquake ≥ 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

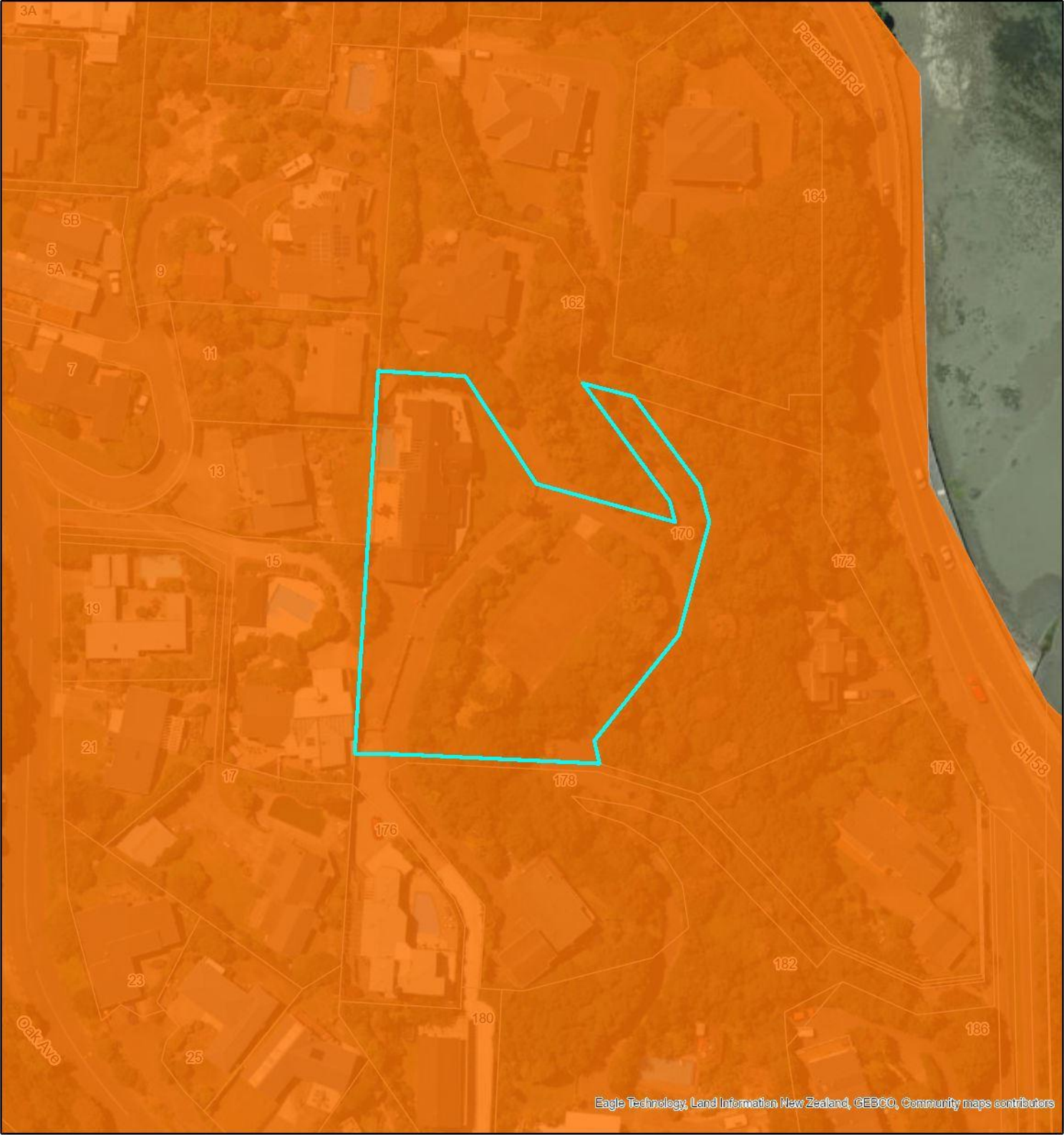
NOTICE ISSUED UNDER SECTION 73 OF THE BUILDING ACT

For further information contact 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

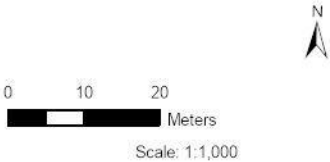
Wind Zones



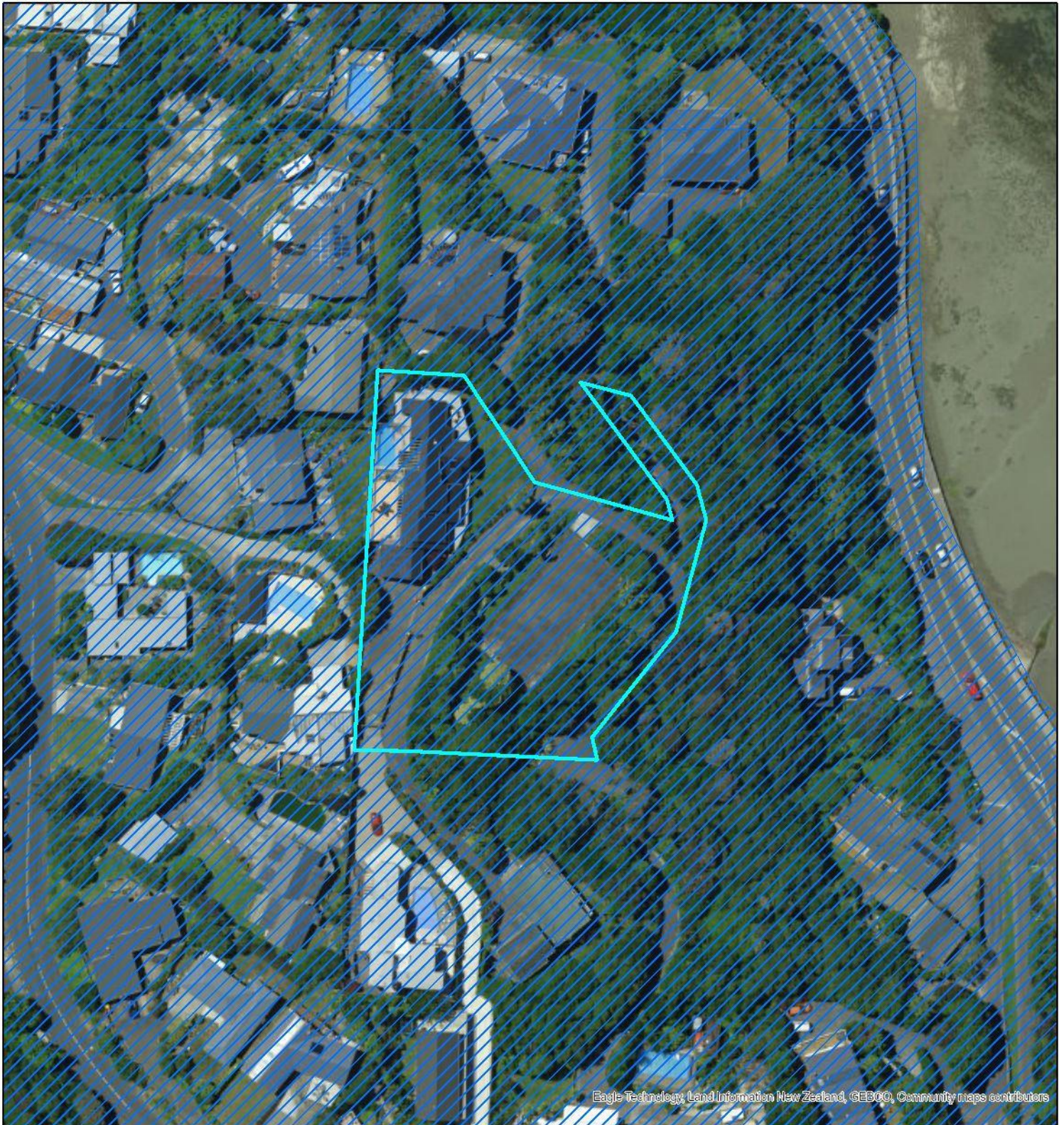
LEGEND

Wind Zone

-  b - Very High (up to 50 m/s)
-  Parcel




Corrosion Zones



LEGEND

Corrosion Zone

 Zone D Zone D



0 10 20
Meters

Scale: 1:1,000

Created on 11 December 2025

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/#

Please contact Greater Wellington Regional Council at 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.

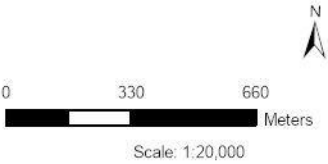
Potential Liquefaction Areas



LEGEND

Liquefaction

| | |
|----------|----------|
| Low | Low |
| Moderate | Moderate |
| High | High |



Ground Shaking



LEGEND

Ground Shaking

least shaking least shaking
greatest shaking greatest shaking

0 10 20
Meters
Scale: 1:1,000



Created on 11 December 2025