

Land Information Memorandum



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POSITIVELY

ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL

Wellington

**LAND
INFORMATION
MEMORANDUM**

FOR

32 LYNDA AVENUE

11 May 2013

Glenys Naik
149 Johnsonville Road
Johnsonville
Wellington 6037

Service Request No: 282593
File Reference: 0600 1027191

Attention: Glenys Naik

Land Information Memorandum (LIM)

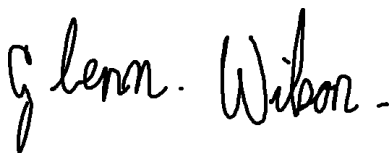
Please refer to the attached LIM for 32 Lynda Avenue, as requested by you.

Included in this Memorandum is:

- LIM Quick reference guide
- Special features of the land
- Supporting Information
- Explanatory Notes
- Appendices
- Supporting Attachments

If you have any concerns or questions with respect to any issues arising from this report please feel free to speak to the officers concerned. Names and contact numbers are included under each section.

Yours sincerely



Glenn Wilson
Building Compliance & Consents
Wellington City Council
Telephone: 801 3802

Land Information Memorandum Quick Reference Guide

This is meant as a quick reference guide to certain aspects of your LIM. For more detailed information please refer to the LIM 'Supporting Information' and 'Supporting Attachments' sections.

Address	32 Lynda Avenue
Legal Description	LOT 33 DP 25971
Certificate of Title	WND2/381
District Plan	
(a) Activity Area	Outer Residential A summary of the operative District Plan rules are attached. This property may be subject to the provisions of District Plan Change 72. Please contact a Planning Technician on 801 3590 for further information.
(b) Designations	None
(c) District Plan Map	Extract Attached.
Heritage designations (including buildings, sites, trees and objects)	There are no Heritage designations located on this property.
Resource Consents	
(a) Subdivision	There are no Subdivision consents for this property.
(b) Land Use	There are no Land Use consents for this property.
(c) Other types of Consents	There are no other types of consents for this property.
(d) Resource Consents for adjoining properties	For more information on Resource Consents for adjoining properties please contact a Planning Technician on 801 3590 and quote the 'SR' number.

**Town Planning and/or
Local Government Act
1974**

There is no record of consents for this property.

Legal

There are no legal documents.

Rates

There are no outstanding rates for this property.

The current rates balance for this property is
\$545.24

Water Rates

This property does not have water rates associated
with it.

Building Permits

There is a record of building permits for this
property.

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

Building Consents

There is no record of building consents for this
property.

Complaints

There is no record of unresolved complaints for this
property.

**Compliance schedules and
building warrants of
fitness**

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

**Earthquake Prone
Buildings**

Refer to LIM “supporting information” for further
details about earthquake prone buildings.

Wind Zone

The wind zone for this property is “**VH**”.

Refer to LIM “supporting information” for details
about wind zones.

Exposure Zone

Refer to LIM “supporting information” for details
about exposure zones.

Swimming Pools	There is no record of a swimming pool or spa pool at this property.
Weathertightness	Council does not hold record of any Weathertightness issues.
Drainage & Potential Flooding Issues	Council does not hold record of any potential flooding issues with this property.
	Please refer to LIM “supporting information” for details of private and public drainage.
Water	Please refer to LIM “supporting information” for details of water supply to this property.
Hazardous Substances	No record can be found relating to any hazardous substances for this property.
Encroachment Licence – Road Reserve/Airspace	There are no road reserve and/or airspace encroachment licences for this property.
	Please refer to LIM “supporting information” for details about road reserve/airspace encroachments.
Encroachment Licence – Park Reserve	Please refer to LIM “supporting information” for details about park reserve encroachments.
Land Structure and Access	For any land structure, land access or vehicular access issues, please refer to the LIM “supporting information”.

Special features of the land

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

Supporting Information

District Plan

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

The District Plan should be consulted to determine the classification of any existing or proposed activity on the subject property. Resource consents may be necessary for activities that are not permitted activities. The District Plan can be viewed at the Building Consents & Licensing Services Service Request Counter, First Floor, Council Offices, 101 Wakefield Street, Wellington, at Wellington City Libraries or visit the Wellington City Council website (see link below).

District Plan Changes

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

The District Plan papers attached to this LIM contain the details of all operative District Plan changes, but not details of proposed plan changes that are still under consideration. For details of any proposed plan changes that may affect this property, please visit the Wellington City Council website (see link below):

<http://www.wellington.govt.nz/plans/district/planchanges/changes.html>

For more details regarding any proposed District Plan changes, Special Rules, further explanation or queries please call the Planning Customer Service Team. Telephone: 801-3590.

Resource Consents

Any queries relating to land use, subdivisions, and encroachment licences should be made to the Planning Customer Service Team. Telephone: 801-3590.

Rates

Refer to attached computer printout for rates.

For valuation information please contact Quotable Valuation.

Any queries relating to rates should be made to Revenue Billing, and for water rates to Metered Water Billing, Financial Transactions. Telephone: 499-4444.

Building, Plumbing and Private Drainage

Permits

A record of permit applications processed under the Wellington City Council Bylaws which relate to the property, are attached.

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

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

Building Consents

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

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

- (i) Demolition or removal of the work
- (ii) Upgrade to building code requirements.
(Consent may be required, please contact BCLS on 801-4311)
- (iii) Apply for Certificate of Acceptance

(Refer to Certificate of Acceptance section below)

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

It is not practical to copy the information relating to permits or completed consents held at Wellington City Archives. If you wish to sight these please contact Archives at 28 Barker Street, Wellington. Please phone (04) 801 2096 first to ensure they hold the information you require.

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

Certificate of Acceptance

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

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

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

***Any queries relating to Certificates of Acceptances should be made to Customer Service Team, Building Consents & Licensing Service.
Telephone: 801-4311.***

Earthquake Prone Buildings

The Building Act 2004 requires that the Wellington City Council maintains an Earthquake-prone Building Policy. Under the current policy any pre-1976 commercial building or any pre-1976 residential building which is two or more stories high and contains three or more residential units will be assessed to determine whether it is Earthquake-prone.

If there are changes to legislation, the loading standard or if the Council receives further information, a building may require an assessment or reassessment to consider whether it is earthquake prone. The Council's current EQP policy can be viewed on the Web – www.wellington.govt.nz/plans

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

Any queries relating to earthquake prone buildings should be made to Hayley Moselen, Earthquake Resilience Team. Telephone: 803-8225.

Wind Zones for Wellington City

The Wind Zone in terms of NZS3604:2011 for the subject property was determined to be “**VH**” by the CLC Consulting Group Limited, Auckland.

Notes:

- (i) "M" means Medium Wind area
"H" means High Wind area
"VH" means Very High Wind area
"EH" means Extra High Wind area
"SED" is the area defined as requiring specific engineering design and is outside the scope of NZS 3604:2011
“UNKNOWN”
- (ii) Determination of the correct wind zone can only be achieved by accurate knowledge of ground topography, ground roughness, site exposure and "expected conditions five years hence".
- (iii) While the wind zone determinations have been made by CLC Consulting Group Limited, Auckland they note that a final interpretation of the wind zone remains the prerogative of Council.

Exposure Zone

Sites are classified as being in an exposure zone. These zones are defined in (NZ3604: 2011) the NZ Standard for light framed buildings.

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

Swimming Pools

The Fencing of Swimming Pools Act 1987 requires the property owner to ensure that any swimming pool or spa pool is enclosed by a fence of at least 1.2 metres high that would prevent access to any child of less than six (6) years of age. Definitions of what constitutes a pool and details of the safety requirements are set out in this Act.

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

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

Any queries relating to swimming pools should be made to Customer Service Team, Building Consents & Licensing Services. Telephone: 801-4311.

Drainage

Refer to the attached Private Drainage Plan.

Refer to the attached copy of City Mapping plan.

There are Public Sewer and Stormwater mains located within this property.

On 28 November 2012 a leak on the road was reported to the Council. Council investigated and completed work.

Notes:

Details of levels relating to public drains can be obtained from the Public Drainage Team, Infrastructure.

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

Any queries relating to drainage matters should be made to John Boot, Public Drainage Team, Infrastructure Planning and Data. Telephone: 803-8125.

Water

The property is fed by a 20 mm water service.

Refer to the attached Water Services Plan.

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

Any queries relating to water reticulation matters should be made to Samir Hermiz, Public Drainage Team, Infrastructure Planning and Data. Telephone: 803-8746.

Encroachment Licence: Road Reserve Land and/or Airspace

Property owners are legally required under the Bylaw 2008: Part 5 – Public Places, to have an encroachment licence or lease for any private structure or exclusive use of road reserve. If an encroachment use exists, or is discovered, the owner(s) must submit an encroachment licence application to the Council. The Council (as landowner of legal roads) has the discretion to approve or decline an encroachment licence or lease in accordance with the Road Encroachment and Sale Policy. Further information about Encroachments can be found under: <http://www.wellington.govt.nz/plans/policies/rdenroach/>

Any queries relating to Road Reserve/Airspace Encroachments should be made to Shane Crowe, Encroachment Advisor, Encroachments, Property Services. Telephone: 801 3428.

Encroachment Licence: Park Reserve Land

Please note that Park Reserve Encroachment Licences are NOT transferable and application must be made for a park reserve encroachment licence on change of ownership to: Reserves Planning Officer, Parks, Sport and Recreation, Wellington City Council, PO Box 2199, Wellington 6140.

If a park reserve encroachment use exists, or is discovered, the owner(s) must submit a reserve encroachment licence to the Council. The Council (as landowner of Reserves) has the discretion to approve or decline an encroachment licence or lease in accordance with the relevant Council Policy and the Reserves Act 1977.

Any queries relating to Park Reserve Encroachments should be made to Bec Ramsay or Terry Baxter, Reserves Planning Officers, Parks Sports and Recreation. Telephone: 803 8229 or 499 4444.

Land Structure/Access

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

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

Any queries relating to access/land structure should be made to a Vehicle Access/Earthworks Engineer, Development Planning and Compliance: Telephone: 499-4444.

Explanatory Notes

- (a) 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.
- (b) A Land Information Memorandum is provided pursuant to section 44A of the Local Government Official Information and Meetings Act 1987 (Refer to Appendix I).
- (c) The address provided with this Land Information Memorandum is Council's address relating to the Certificate of Title supplied. Council does not use addresses consisting of a range e.g. 11-14.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) Copies of plans included in this Land Information Memorandum should not be used as the basis for any proposed development.
- (h) 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.
- (i) 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.
- (j) Other authorities may hold information relevant to the property.
- (k) For information concerning flooding and erosion of streams through or adjacent to the subject property you should contact the Rivers Department of Greater Wellington Regional Council.

Appendix I

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

Land information memorandum—

- (1) A person may apply to a territorial authority for the issue, within 10 working days, of a land information memorandum in relation to matters affecting any land in the district of the authority.
- (2) The matters which shall be included in that memorandum are—
 - (a) Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that—
 - (i) Is known to the territorial authority; but
 - (ii) Is not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991:
 - (b) Information on private and public stormwater and sewerage drains as shown in the territorial authority's records:
 - (ba) any information that has been notified to the territorial authority by a drinking-water supplier under [section 69ZH](#) of the Health Act 1956:
 - (bb) information on—
 - (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:
 - (ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:
 - (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:
 - (c) Information relating to any rates owing in relation to the land:
 - (d) Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the [Building Act 2004](#), or any other Act):
 - (e) Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the [Building Act 2004](#):
 - (ea) information notified to the territorial authority under [section 124](#) of the Weathertight Homes Resolution Services Act 2006:
 - (f) Information relating to the use to which that land may be put and conditions attached to that use:
 - (g) Information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
 - (h) Any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the [Building Act 2004](#).
- (3) In addition to the information provided for under subsection (2) of this section, a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

- (4) An application for a land information memorandum shall be in writing and shall be accompanied by any charge fixed by the territorial authority in relation thereto.
- (5) In the absence of proof to the contrary, a land information memorandum shall be sufficient evidence of the correctness, as at the date of its issue, of any information included in it pursuant to subsection (2) of this section.
- (6) Notwithstanding anything to the contrary in this Act, there shall be no grounds for the territorial authority to withhold information specified in terms of subsection (2) of this section or to refuse to provide a land information memorandum where this has been requested.]

History

Section 44A and heading were inserted, as from 1 December 1992, by s 2 Local Government Official Information and Meetings Amendment Act (No 2) 1991 (1991 No 151).

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

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

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

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

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

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

Appendix II

Sections 121, 122 & 123 The Building Act 2004.

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

121 Meaning of dangerous building

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

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

122 Meaning of earthquake-prone building

- (1) A building is **earthquake prone** for the purposes of this Act if, having regard to its conditions and to the ground on which it is building, and because of its construction, the building-
- (a) will have its ultimate capacity exceeded in a moderate earthquake (as defined in the regulations); and
 - (b) would be likely to collapse causing -
 - (i) injury or death to persons in the building or to persons on any other property; or
 - (ii) damage to any other property.
- (2) Subsection (1) does not apply to a building that is used wholly or mainly for residential purposes unless the building -
- (a) comprises 2 or more storeys; and
 - (b) contains 3 or more household units.

Compare: 1991 No 150 s 66

123 Meaning of insanitary building

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

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

Compare: 1991 No 150 s 64(4)

Appendix III

Compliance schedules

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

"100 Requirement for compliance schedule

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

"101 Owner must comply with requirement for compliance schedule

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

"103 Content of compliance schedule

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

- (ii) a compliance document; or
- (iii) a building method or product.

"105 Obligations of owner if compliance schedule is issued

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

- (a) that each of the specified systems stated in the compliance schedule is performing, and will continue to perform, to the performance standards for that system; and
- (b) that the owner provides to the territorial authority an annual building warrant of fitness in accordance with section 108; and
- (c) that the compliance schedule is kept—
 - (i) in the building; or
 - (ii) in another building in the district of the territorial authority; or
 - (iii) in some other place agreed on by the owner and the territorial authority;
 and
- (d) that the compliance schedule is available for inspection by any person or organisation who or that has a right to inspect the building under any Act; and
- (e) that, for the first 12 months of the period of the compliance schedule, there is displayed publicly in a place in the building so that users of the building can have access to it a statement by the territorial authority in the prescribed form stating—
 - (i) the specified systems covered by the compliance schedule; and
 - (ii) the place where the compliance schedule is held.

"108 Annual building warrant of fitness

- (1) An owner of a building for which a compliance schedule has been issued must supply to the territorial authority a building warrant of fitness in accordance with subsection (3).
- (2) The purpose of a building warrant of fitness is to ensure that the specified systems stated in the compliance schedule are performing, and will continue to perform, to the performance standards for those systems that are set out in the relevant building consent.
- (3) The building warrant of fitness must—
 - (a) be supplied on each anniversary of the issue of the compliance schedule; and
 - (b) state that the inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the previous 12 months; and
 - (c) have attached to it all certificates, in the prescribed form, issued by a licensed building practitioner that, when those certificates are considered together, certify that the inspection, maintenance, and reporting procedures stated in the compliance schedule have been fully complied with during the previous 12 months; and
 - (d) have attached to it any recommendation made by a licensed building practitioner that the compliance schedule should be amended to ensure that the specified systems stated in the compliance schedule are performing, and will continue to perform, to the performance standards for those systems; and
 - (e) be in the prescribed form; and
 - (f) contain the prescribed information.
- (4) The owner must publicly display a copy of the building warrant of fitness in a place in the building to which users of the building have ready access.
- (5) A person commits an offence if the person—
 - (a) fails to display a building warrant of fitness that is required to be displayed under this section; or
 - (b) displays a false or misleading building warrant of fitness; or
 - (c) displays a building warrant of fitness otherwise than in accordance with this section.

- (6) A person who commits an offence under this section is liable to a fine not exceeding \$20,000.
- (7) In subsection (3)(d), a reference to a licensed building practitioner is a reference to the licensed building practitioner or licensed building practitioners who carried out the inspection, maintenance, and reporting procedures stated in a compliance schedule during the previous 12 months.

"110 Owner must obtain reports on compliance schedule

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

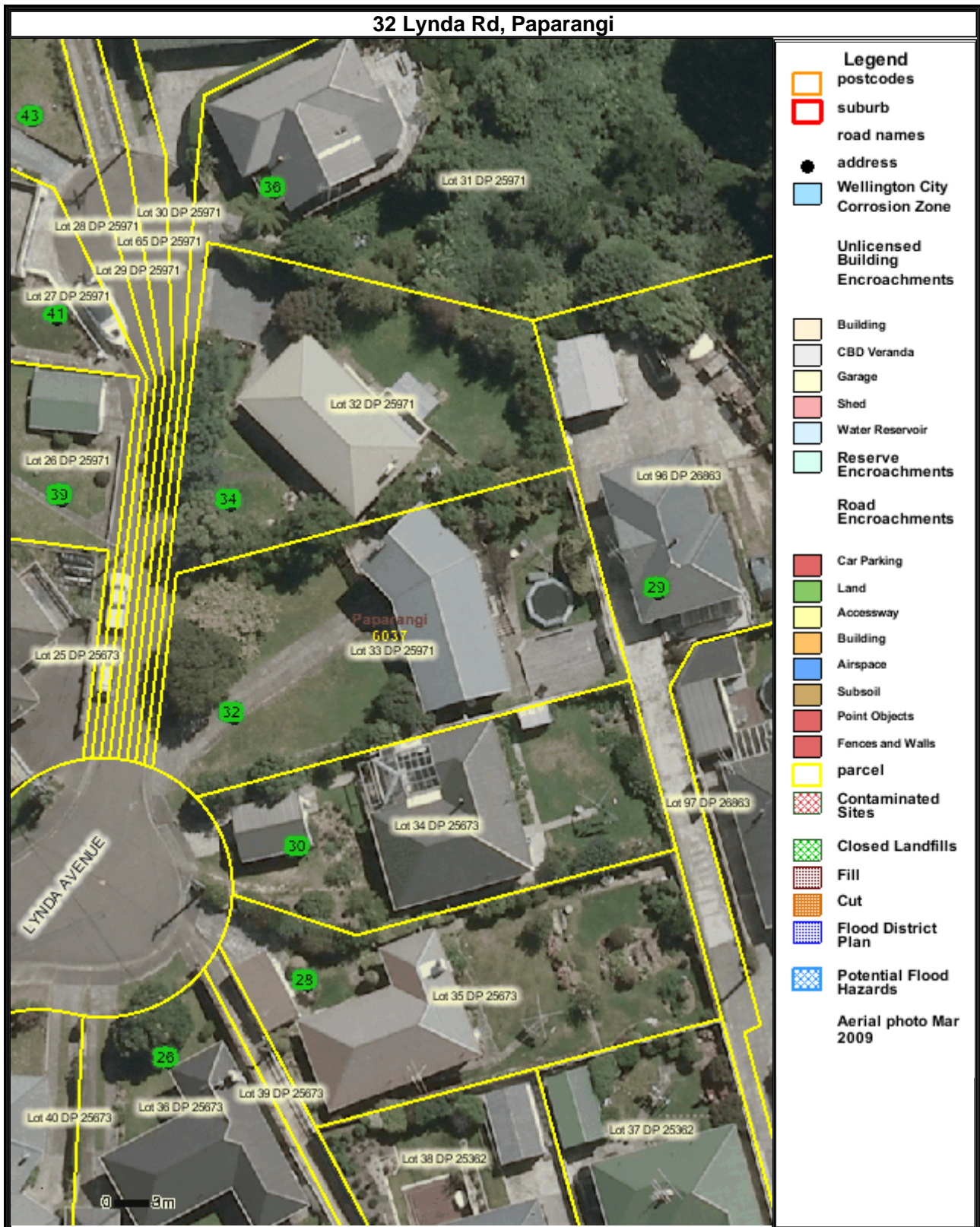
- (a) obtain annual written reports relating to the inspection, maintenance, and reporting procedures of the compliance schedule signed by each licensed building practitioner who carried out 1 or more of those procedures; and
- (b) keep those reports, together with the compliance schedule, for a period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

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

"Schedule 1 Specified systems

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

AERIAL PHOTO



Data statement

Property boundaries, 20m
Contours, road names, rail line,
address & title points sourced
from Land Information NZ.
Crown Copyright reserved.

Census data - Statistics NZ.
Postcodes - NZ Post.

Other data has been compiled
from a variety of sources and its
accuracy may vary, but is
generally +/- 1m.

Property boundaries accuracy:
+/-1m in urban areas
+/-30m in rural areas

Assets, contours, water and
drainage information shown is
approximate and must not be
used for detailed engineering
design.



Scale 1:500


PROPERTY SUMMARY

CityVIEW

+ 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 the information cannot be guaranteed.

Print

Wufi 	Property Type	Property Status	Address	Area (m ²)	Lands Link Number
1079297	Valuation	Current	32 Lynda Avenue Paparangi 6037	751	49437
Legal Description	LOT 33 DP 25971				
Valuation Ref	16760 - 63400 -				
Apportionment	Not Applicable		Property Associations	File Type	<u>null</u>

- Valuation Usage

Date Rating Effective	1/07/2000	Date of Valuation	1/09/1998
Received Date	19/09/1999		
Land Use Zone	9A - Outer Residential		
Garage and Parking	2		
Land Usage	91 - Single Unit excluding bach		
Building Construction	WI - Wood External Walls, Iron Roof		
Building Condition	AA - Average External Walls, Average Roof		
Building Age	1960-69		
Building Floor Area (m²)	200		
Building Site Area (m²)	100		
Units of Use	1		

+ Property Notes

- Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
32 Lynda Avenue	WCC	No	Yes



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **WND2/381**
Land Registration District **Wellington**
Date Issued 26 April 1965

Prior References

WNC4/488

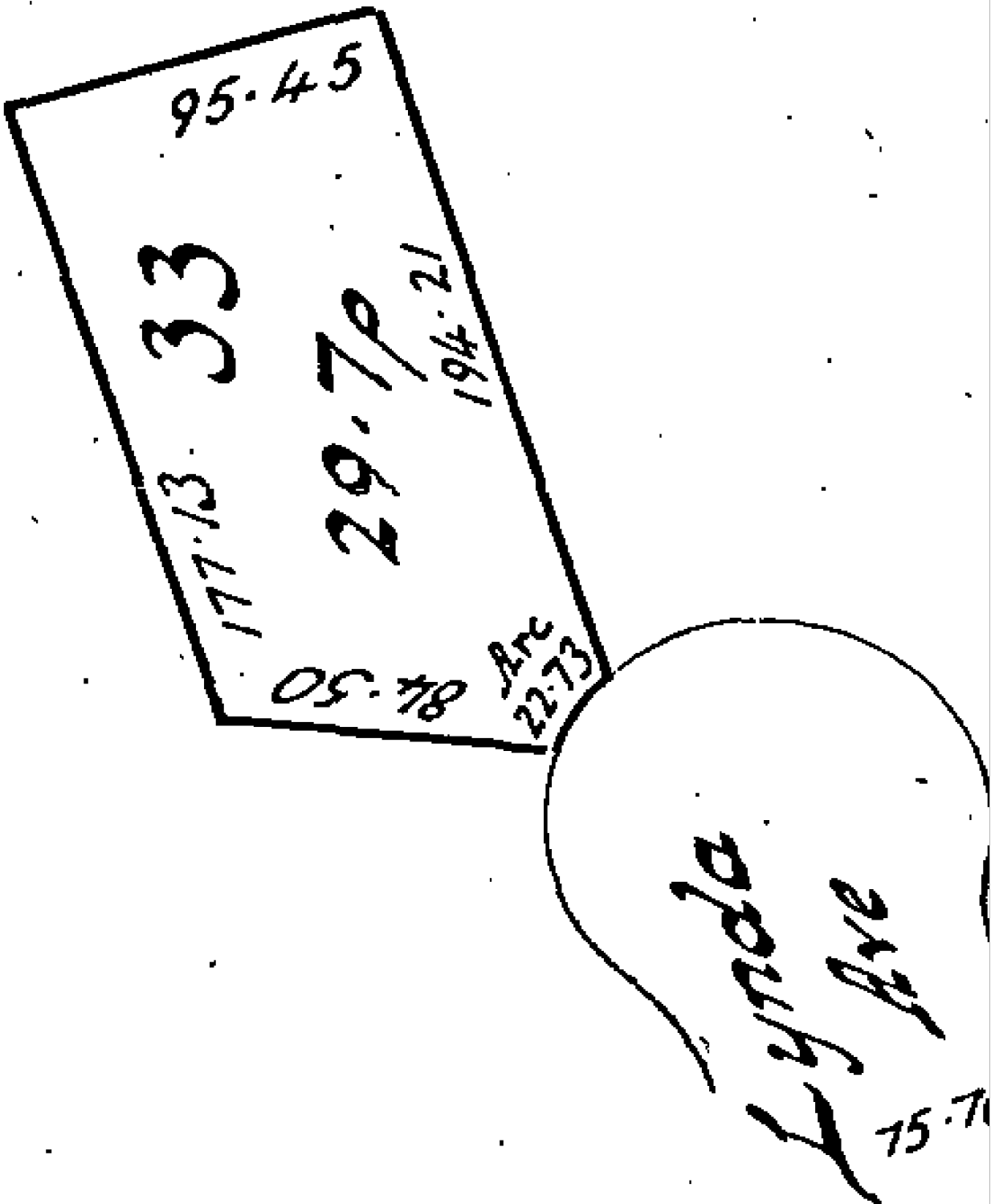
Estate Fee Simple
Area 751 square metres more or less
Legal Description Lot 33 Deposited Plan 25971

Proprietors

Bridget Mary Joy Wilson as to a 1/2 share
Phillip David Lakomy as to a 1/2 share

Interests

8666726.3 Mortgage to Westpac New Zealand Limited - 17.1.2011 at 10:24 am



**INVOICE
ATTACHMENTS**

Tax Invoice

GST Number 53-204-635

Naik Glenys
149 Johnsonville Road
Johnsonville
Wellington 6037

Date: 30-Apr-13
Reference: TW 282593 - 1
Land Information Memorandum
Property Address
32 Lynda Avenue, Paparangi

Fees Payable

Description	Reference	Fee	GST	Total
LIM Application Fee	Residential	\$273.04	\$40.96	\$314.00
Total		\$273.04	\$40.96	\$314.00

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

- interest calculated daily at a rate of 15% pa on the overdue Invoice amount,
- an administrative fee of either 10% of the overdue Invoice amount or \$300 (whichever is less), and
- all costs and expenses incurred by the Council in seeking to recover the overdue Invoice amount.

Payment Advice

Please return this section with your payment

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

Naik Glenys
149 Johnsonville Road
Johnsonville
Wellington 6037

30-Apr-13

Reference:	TW 282593 - 1
Amount Due:	Land Information Memorandum \$314.00
AMOUNT PAID:	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

Naik Glenys
149 Johnsonville Road
Johnsonville
Wellington 6037

Date: 11-May-13
Reference: TW 282593
Land Information Memorandum

Property Address: 32 Lynda Avenue, Paparangi

Reference	Code	Date	Debit	Credit
0000000105e6bd95	PAY	30/04/2013		314.00
282593 - 1	INV	30/04/2013	314.00	
			314.00	314.00

Amount Due: 0.00

Note: Due to system changes invoices issued prior to 11/10/2006 will show on this statement as dated 11/10/2006.
Codes: INV: Invoice CN:Credit Note PAY:Payment TFR:Transferred Payment RFD:Refunded Payment INT:Internal Invoices
DIS:Dishonoured Cheque/Cancelled Payment BAD:Bad Debt Write-off REV:Bad Debt Write-off Reversal
The Council's Terms and Conditions for Supply of Goods and Services require that you pay all invoices by the 20th day of the month following the date it is issued. If payment is not made by that time, you will be liable for:
- interest calculated daily at a rate of 15% pa on the overdue Invoice amount,
- an administrative fee of either 10% of the overdue Invoice amount or \$300 (whichever is less), and
- all costs and expenses incurred by the Council in seeking to recover the overdue Invoice amount.

Payment Advice

Please return this section with your payment

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

Naik Glenys
149 Johnsonville Road
Johnsonville
Wellington 6037

11-May-13

Reference:	TW 282593
	Land Information Memorandum
Amount Due:	0.00
AMOUNT PAID:	PLEASE COMPLETE

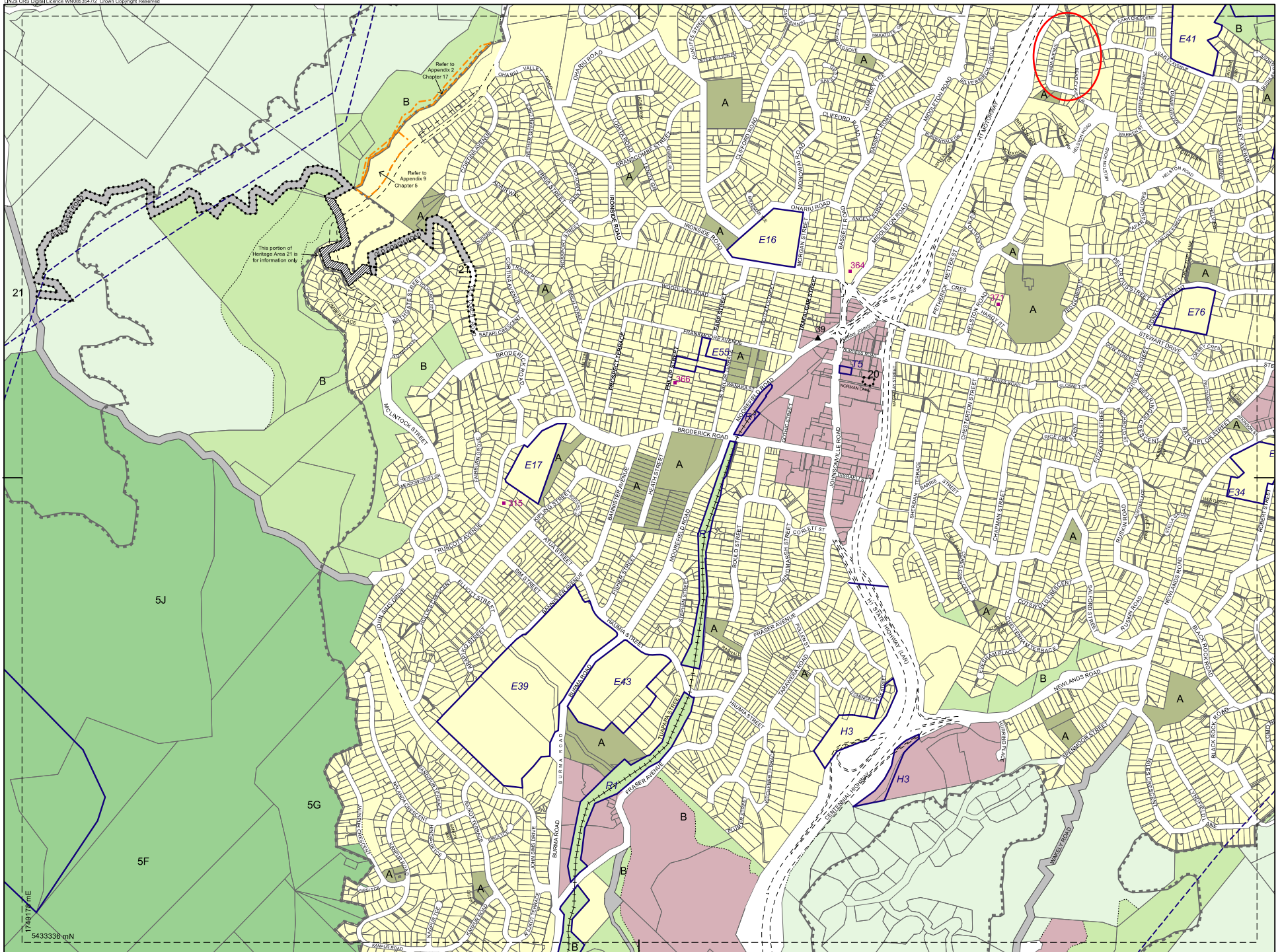
Payment can be made by:

- 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

**DISTRICT PLAN
ATTACHMENTS**

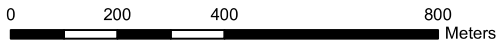


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25	26
20	23
21	22

Absolutely POSITIVELY
 We have a Plan for Wellington City Council

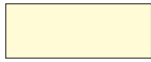



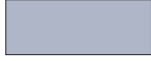










WELLINGTON CITY COUNCIL DISTRICT PLAN MAP




Operative July 2000
Updated March 2011

LEGEND FOR PLANNING MAPS


AREAS

	OUTER RESIDENTIAL
	INNER RESIDENTIAL
	SUBURBAN CENTRE
	CENTRAL AREA
	INSTITUTIONAL PRECINCT
	AIRPORT PRECINCT
	RURAL
	CONSERVATION
	OPEN SPACE A
	OPEN SPACE B
	OPEN SPACE C
	DESIGNATIONS Number Reference refer to Chapter 24 Schedule
	UNFORMED LEGAL ROAD










MAORI

	PRECINCT BOUNDARY
	TRACKS
	SITES




HERITAGE

	HERITAGE AREAS
	HERITAGE SEA WALLS
	OBJECTS
	BUILDINGS
	TREES

BOUNDARIES

	DISTRICT BOUNDARY
	CHARACTER AREA BOUNDARY
	CENTRAL AREA BOUNDARY
	NON CADASTRAL BOUNDARIES
	TRANSMISSION LINES
	GOLF COURSE BOUNDARY
	AIRPORT CONTROL TOWER RESTRICTION
	RAILWAY LINES
	AREAS SUBJECT TO SITE SPECIFIC RULES/APPENDICES

MISCELLANEOUS

	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

Outer Residential Area rules

The District Plan summarises the activities that are permitted in the Outer Residential Area. Resource consent is needed for any other activities.

Residential activities must meet the conditions listed under rule 5.1.1:

Noise

Rule 5.1.1.1 sets out permitted noise levels.

Vehicle parking

The rules covering on-site parking are:

- Residential: a minimum of one space for every household unit
- Visitors: one dedicated visitor car parking space for every four household units in developments of seven units or more
- Boarding houses: one space for every four residents.

Appendix 2 of the District Plan sets out how parking should be provided and maintained.

Vehicle access

Vehicle access is not allowed across any frontage identified on District Plan maps 43–46. Appendix 3 sets out how access must be provided and maintained.

- When access is not directly from a public road it must be a legal right-of-way.
- Only one vehicle access to a site is allowed, except a site with more than one road frontage. In this case, the site may have one access for each frontage.
- Access must not be wider than 6m.
- No access is allowed on to a primary street on sites with frontage to a secondary street. (For street identification see the District Plan maps Volume 3.)
- Access must be a minimum distance from an intersection. For arterial and principal streets this is 20m, for collector streets feeding into arterial and principal streets – 15m and other streets – 10m. See Appendix 3.1 and planning map 33.

Work from home

Rule 5.1.2 explains what conditions you need to meet if you use your home for living and work. For more information, see the Wellington City Council tip sheet on working from home.

Construction, alterations and additions

Under rule 5.1.3 construction, alterations and additions to residential buildings, accessory buildings and residential structures are allowed (except in residential character areas or on a legal road), as long as the building or structure complies with conditions:

Household units

No more than two household units are allowed on any site.

Front yards

Front yards must be a minimum of 3m from the building to the road, or 10m less half the width of the road (whichever is narrower). Yards can be less than 3m to the road if the building is no closer to the road than any part of the two residential buildings on each side (excluding accessory buildings such as garages or sheds). This does not apply to corner or rear sites. Accessory buildings may be erected in front yards to a maximum width of 6m.

Side and rear yards

There are no minimum sizes for side or rear yards, except that:

- Outdoor access with a minimum width of 1m is to be provided to any open area at the rear of a building.
- A minimum width of 1m must be maintained between buildings.
- Decks, terraces or balconies with a finished floor, paving, or turf level of 1.5m or more above ground level at the boundary must not be any closer than 2m to any side or rear boundary. There are exceptions for driveways and parking structures, walkways and stairs. See rule 5.1.3.2.5A for details.

General yards

No structure or building or impervious surface (ie concrete) may be located closer than 3m to a body of water or the coastal marine area. This excludes artificial ponds or channels.

Open space

Each household unit must have a minimum of 50sq m of open space. All ground-level open space must be a minimum width of 4m and adjoin the dwelling. See rule 5.1.3.2.B.6 for more information about the use of open space by vehicles, and conditions governing decks, balconies and verandahs, and where a dwelling has been converted to two household units.

Site coverage

The maximum site coverage is 35 percent. It can be increased to 40 percent where the extra site coverage is made up of uncovered decks. This excludes Mitchelltown and Roseneath (see rule 5.1.3.3.2).

Maximum height

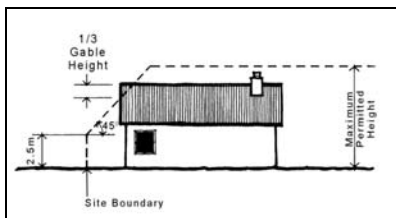
The maximum height is 8m. This excludes the Roseneath area (see Appendix 7), 16–50 Rhine Street, and an infill household unit (rule 5.1.3.4.3).

Infill household unit

The maximum height of an infill household unit is 4.5m on a building site that has a slope of no more than 3:1 and 6m on a building site that has a slope of more than 3:1.

Sunlight access

All parts of a building or structure, including a fence or wall, shall be contained within a 45deg plane, starting 2.5m above ground level from all parts of the sites boundaries and inclined inwards at 45 deg from all parts of the site's boundaries. For exceptions see rule 5.1.3.5.8.



Maximum fence height

A fence or wall (or combination) built within 1m of a boundary or in a front yard, must be no higher than 2m measured from the ground level at the boundary.

Hazard zone (fault line)

In any hazard zone (fault line), residential buildings must be no higher than 8m and be built with a light roof and light wall cladding (rule 5.1.3.7).

Airport area

Noise insulation is required (rule 5.1.3.8).

Transmission lines

All parts of a residential building must be further than 30m from high voltage transmission lines (rule 5.1.3.9).

Adaption and reuse of buildings

If your building already breaches the residential area rules, then see rule 5.1.3A to find out what additions and alterations you can do without applying for a resource consent.

Residential earthworks

For information on what earthworks are permitted, see chapter 30 of the District Plan or refer to the Wellington City Council earthworks tip sheet.

Buildings and structures

Buildings and structures on legal roads require consent (rule 5.3.5).

District Plan rules are regularly updated, with updates going through a consultation and hearings process. The applicant must be aware of these changes and may need to meet both the operative and proposed plan requirements. Recent plan changes to note are Plan Change 72: Residential Review. You can see further plan changes and more details on our website Wellington.govt.nz or please contact a planning technician on 801 3590 or email planning@wcc.govt.nz

Docs# 1820231

**RATES
ATTACHMENT**

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 **11 May 2013** 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.

32 Lynda Avenue Paparangi 6037

01 July 2012 - 30 June 2013

Details

Rate Account 1079297
Account Status Current
Account Type Rateable
Valuation Ref 16760-63400
Area 751m2
Improvements [N/A]
Diff. Rating Category Base
Billing Category A1
Flags
 • Call 801-4266 for accurate WCC encroachments information.
 • APCOM Apportionment Code 0 - M
 • DIRDEBIT Direct Debit Facility
Legal Description
 LOT 33 DP 25971

Rates Account Summary

Annual Rates (2012 - 2013) \$2,180.66
Rates Splits
WCC \$1,873.18
GWRC \$307.48
Instalments (Due date for payment)
 1 (1 Sep) \$545.14
 2 (1 Dec) \$545.14
 3 (1 Mar) \$545.14
 4 (1 Jun) \$545.24
Opening Balance - 1 July 2012 \$0.00
Instalments YTD \$2,180.66
Paid YTD \$1,635.42
Penalties YTD \$0.00
Adjustments YTD \$0.00
Current Balance \$545.24

Water Account Details

No Associated Water Property

**PERMIT & CONSENT
INFORMATION HELD AT
WCC ARCHIVES**

Wellington City Archives

List of Building Permits/Consents



LIM SR#: 282593

Property address: 32 Lynda Avenue, Paparangi

Legal description: Lot 33 DP 25971

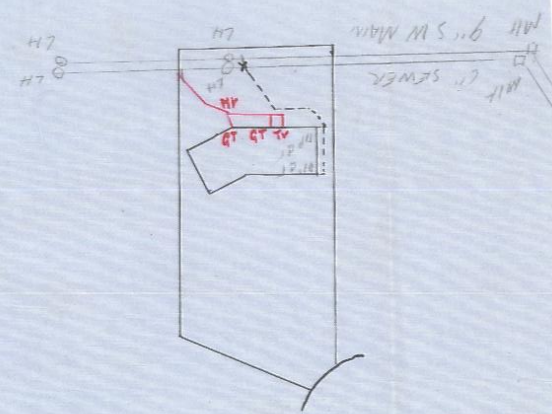
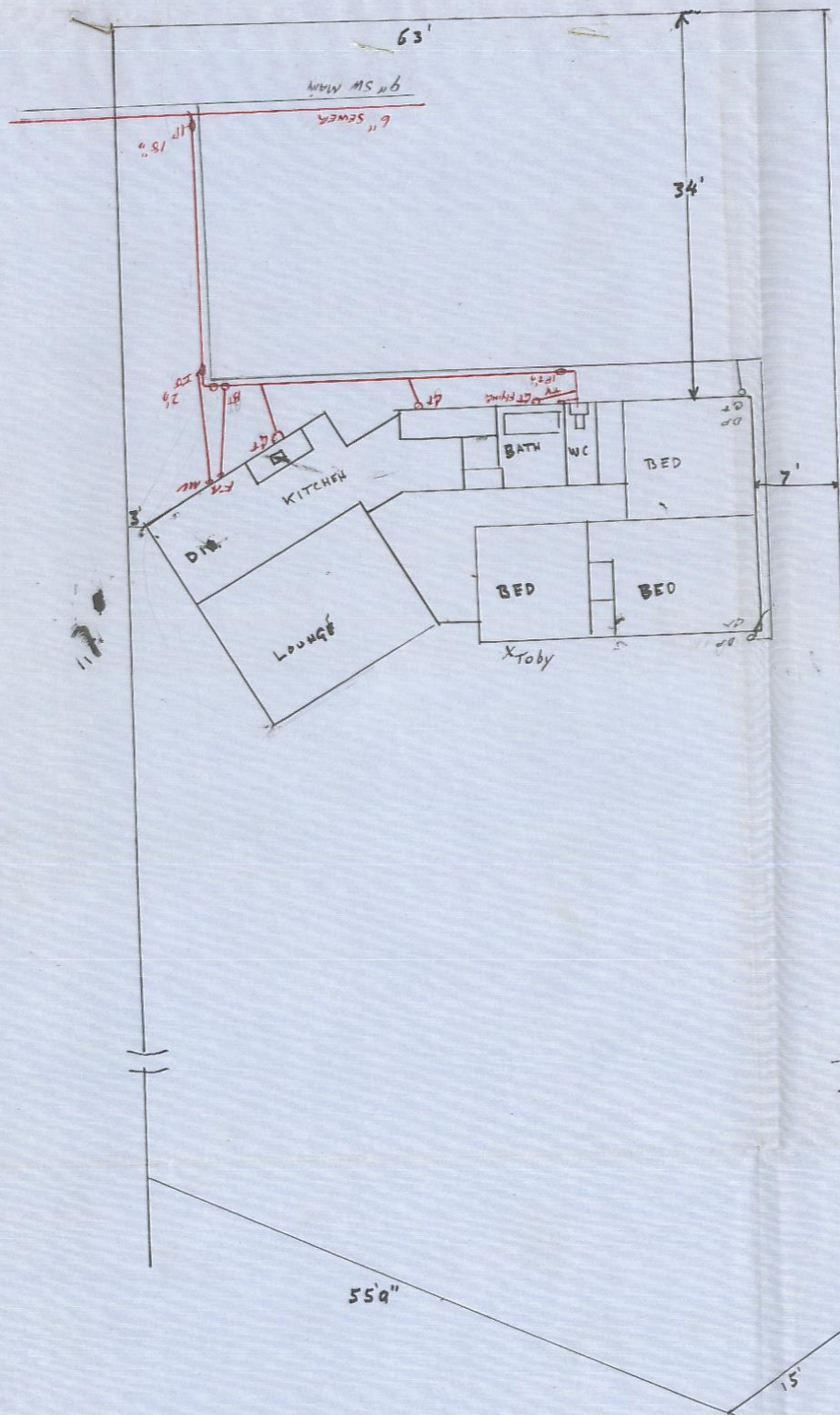
Note: This list has been generated by a search of the Archives database only. It does not necessarily cover all work carried out. This information can be obtained from Building Compliance and Consents.

Archives item reference	Description of work	Additional notes	Issue date
00058:383:C16346	32 Lynda Avenue, dwelling and garage	Legal description: Lot 33 DP 25673 (Lot 33 DP 25971). Owner: JA Williams. Builder: Owner. Application value: £3900.	01 Feb 1965
00059:139:D7673	32 Lynda Avenue, dwelling additions and alterations		1987

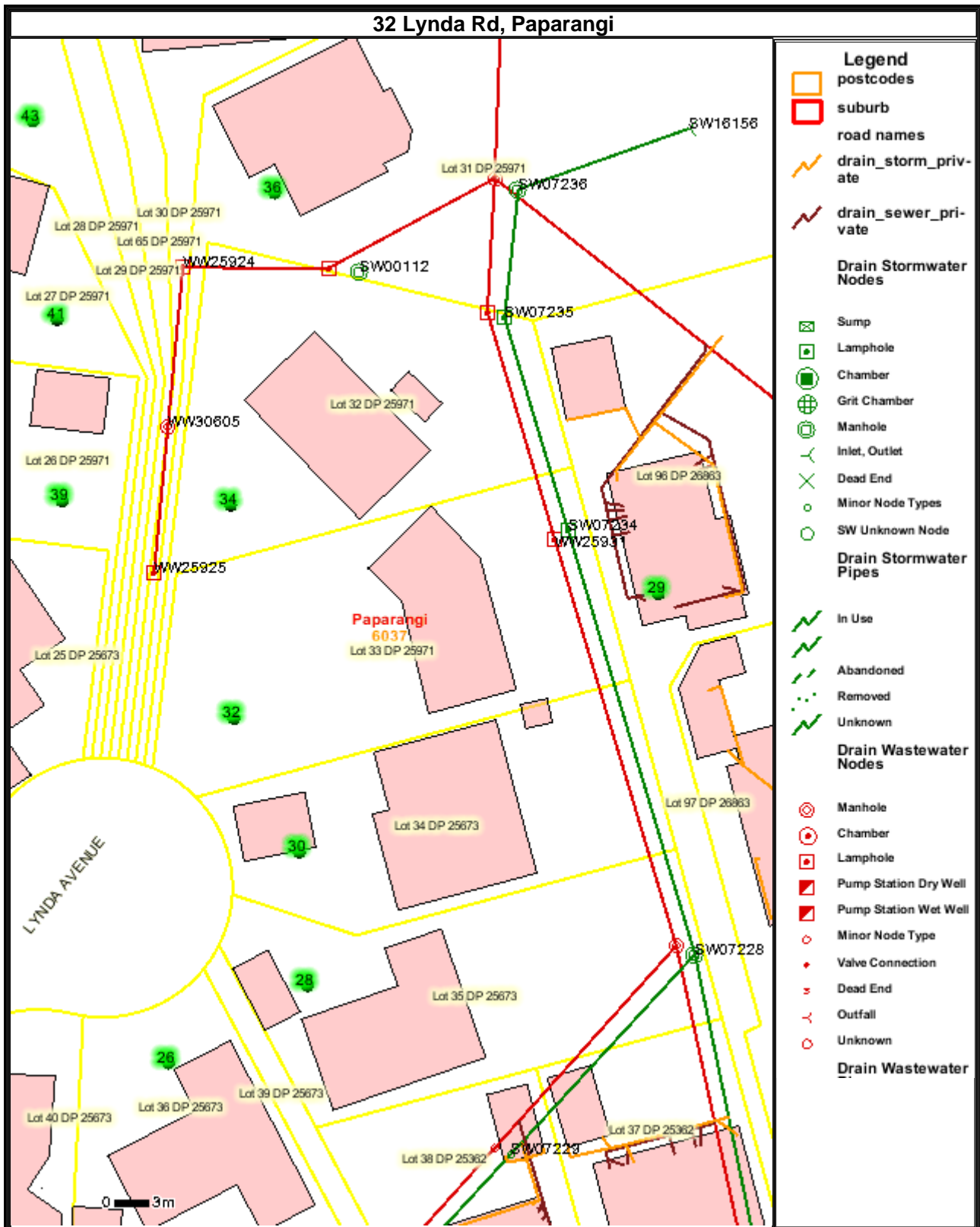
**PLUMBING AND PRIVATE DRAINAGE
ATTACHMENTS**

32 Lynda Ave

J.A. WILLIAMS
LOT 33 DP 25673
LYNDA AVE
PAPARANGI.



**PUBLIC DRAINAGE
ATTACHMENTS**



Data statement

Property boundaries, 20m
Contours, road names, rail line,
address & title points sourced
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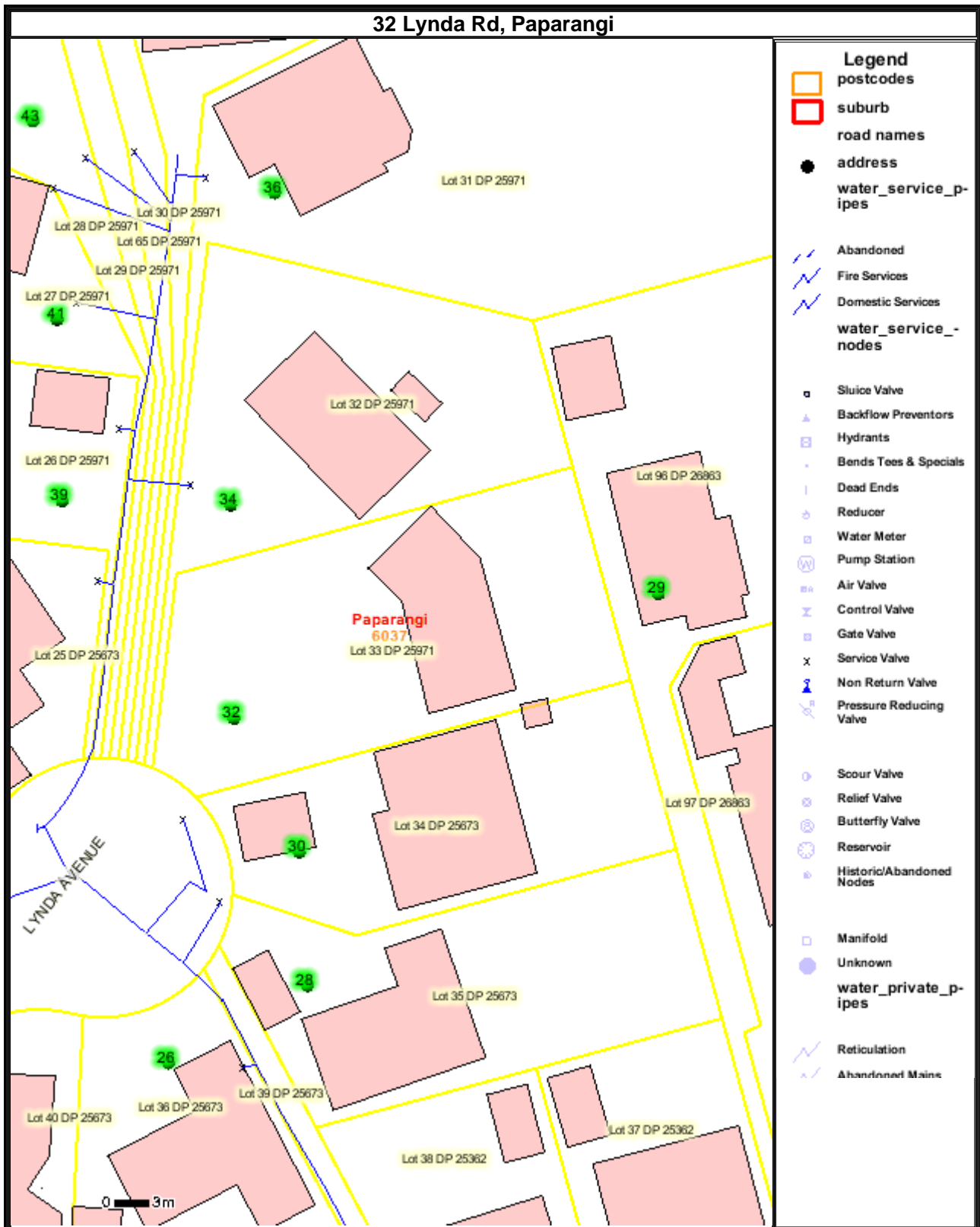
Property boundaries accuracy:
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+/-30m in rural areas

Assets, contours, water and
drainage information shown is
approximate and must not be
used for detailed engineering
design.



Scale 1:500

**WATER SERVICES
ATTACHMENTS**



Data statement

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Census data - Statistics NZ.
Postcodes - NZ Post.

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Property boundaries accuracy:
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Scale 1:500