



Residential Land Information Memorandum

115 Woodman Drive, Tawa

30 July, 2026

Hugh Frizzell
117 Woodman Drive
Tawa
Wellington 5028

Service Request No: 574271
File Reference: 0600 713409

Land Information Memorandum (LIM)

Please refer to the attached LIM for 115 WOODMAN DRIVE, Tawa, as requested by you.

On 14 March 2024 and 12 June 2025, Wellington City Council made decisions on parts of the Proposed District Plan. These have been incorporated into the 2024 Wellington City District Plan (2024 District Plan) from 7 July 2025.

Until appeals are resolved on the 2024 District Plan, both it and the 2000 District Plan may need to be consulted to determine the classification of any existing or proposed activity on the subject property.

Please refer to District Plan section of the LIM for more information.

Yours sincerely

Connor McCashin

LIM Team
City Consenting and Compliance
Wellington City Council
Phone: 04 801 4303

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Contacts

For general queries, please contact the LIM Team: lims@wcc.govt.nz, phone 04 801 4303.

For queries about a specific section of the LIM, please refer to the contact details below.

Department	Email	Phone
Rates	rates@wcc.govt.nz	04 499 4444
Encroachments	encroachments@wcc.govt.nz	04 801 4266
Wellington City Archives and Building Consent Search Service <i>(for copies of building permits and building consents)</i>	consentsearch@wcc.govt.nz	04 801 2096
Building Compliance & Consents	bcc@wcc.govt.nz	04 801 4311
Building Resilience	buildingresilience@wcc.govt.nz	04 499 4444
Building Complaints	bcc@wcc.govt.nz	04 801 4311
Resource Management Complaints	rcmonitoring@wcc.govt.nz	
Swimming Pools	bccpoolaudits@wcc.govt.nz	04 499 4444
Water & Drainage	customer@wellingtonwater.co.nz	04 912 4470
Leaks & Faults	customer@wellingtonwater.co.nz	04 912 4470
Roads, Footpaths & Accesses	transportenquiries@wcc.govt.nz	04 499 4444
Resource Consents	planning@wcc.govt.nz	04 801 3590
Heritage	heritage@wcc.govt.nz	04 499 4444
Climate Change		04 499 4444
Multi-Unit Development Waste Plans	wasteplans@wcc.govt.nz	04 383 7460
Worksafe NZ	info@worksafe.govt.nz	0800 030 040
Greater Wellington Regional Council <i>(including Hazardous Substances)</i>	info@gw.govt.nz	0800 496 734

For further context on the information included in this LIM, refer to:

- [Section 44A of the Local Government Official Information and Meetings Act 1987](#)
- [Sections 121, 123, 133AA & 133AB of the Building Act 2004](#) (buildings which are deemed to be dangerous, earthquake prone and insanitary)
- [Sections 100, 101, 103, 105, 108 & 110 of the Building Act 2004](#) (compliance schedules and building warrants of fitness)

Land Information Memorandum

Address	115 WOODMAN DRIVE, Tawa
Legal Description	LOT 78 DP 80236
Record of Title	WN47A/24

This LIM contains information Wellington City Council is required to provide in accordance with s 44A of the Local Government Official Information and Meetings Act 1987, alongside information the Council deems relevant for the property. It contains information the Council holds on record. Although every effort has been taken to provide accurate information within the LIM, a LIM is only able to report relevant information on the property if the Council has record of it.

No site visits or further investigation into the property have taken place in preparing this LIM. Records may not show any illegal or unconsented work to the land if the Council has not been notified. The property's current and any known prior legal descriptions and addresses have been used to compile the information.

Wellington City Council deems the information in the LIM accurate only to its date of issue. The Council does not accept liability for any errors in this LIM.

The LIM letter is intended to be read in conjunction with the attached documents. For any queries on the content of this LIM, please contact the relevant department. Contact details can be found on page 4 of the LIM.

Note: The land which is the subject of this application is part of a subdivision. Accordingly, Council property records consulted may still relate to the previous un-subdivided property and information provided may extend beyond the subject land.

Natural Hazards

Please note, additional natural hazard information can be found in the maps in the LIM attachments.

Climate change is causing natural hazards to become more severe, occur more often, and affect a wider range of areas. For further information on the impacts of climate change on natural hazards, see [Natural Hazards Portal: Climate change](#).

Earthquakes

Information in the 2024 District Plan:

- None.

Information Relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None.

Wind

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- The Wind Zone for this property is recorded as “Very High”. Refer to the attached Wind Map.
 - The Wind Zone in terms of NZS3604:2011 for this property was determined by the CLC Consulting Group Limited, Auckland.

Coastal Hazards

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- Sites are classified as being in an exposure zone B, C or D depending on the severity of exposure to wind-driven sea salt or geothermal gases. These zones are defined in NZS3604:2011, 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.

Flooding

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None

Landslips, Subsidence, Sedimentation, and Erosion

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None.

Tsunamis

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None.

Other Natural Hazards

Including Fire, Drought, and Volcanic and Geothermal Hazards

Information in the 2024 District Plan:

- None.

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- None.

Information provided by Greater Wellington Regional Council

- [Report \[Wellington Region Climate Change Projections and Impacts\]](#)
- [NIWA - Climate Change and Variability - Wellington Region](#)
- [Digital maps + Report and Summary Info](#)
- [Greater Wellington — LIM hazard information](#)
- [Wellington Region Hazards LIM Map](#)

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/flood-hazard-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.

Drainage and Water

Refer to the attached drainage map and plan for details of private and public drainage.

Refer to the attached water services map.

There are no public wastewater or stormwater mains located within this property.

There is no 'record' of the position of the water service to this property in the Council's GIS system. A property owner can have a mark-out of the position, upon application to the WCC Call Centre.

No outstanding cross-connection faults were found at 21/08/2017.

Approval to build any structure over public drains or water mains is subject to conditions.

Leaks and Faults

This section of the LIM includes any record the Council holds of reported leaks and/or faults on the property or its accessway.

Note, records of leaks and/or faults may be referenced within consent documentation.

On 18 January 2019 a damaged footpath next to the driveway was reported to the Council. The Council investigated and completed work.

Hazardous Substances

No record of hazardous substances exists for this property

Footpath and Roding

Refer to the attached footpath and roading maps.

District Plan

Please see the link for the District Plan information on this property. The 'property report' is available to download from the left side bar.

2024 District Plan Zone:

The property is located in a Medium Density Residential Zone.

This property is located in a Height Control Area: 11m.

Designations:

None.

Note: Please refer to the Natural Hazard section of the LIM for information on the District Plan's natural hazard material.

Please note, the above information only identifies zones and designations applying to this property. For information about other planning controls applying to this site and the wider area, please refer to the 2024 District Plan.

Until appeals are resolved on the 2024 District Plan, both it and the 2000 District Plan should be consulted to determine the classification of any existing or proposed activity on the subject property. Please see the following webpage for more information:

[Decision making and status of provisions - Plans, policies and bylaws - Wellington City Council](https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/decision-making-and-status-of-provisions) - <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/decision-making-and-status-of-provisions>

Resource consents may be necessary for activities that are not permitted activities. The District Plan can be viewed online at Wellington City Libraries, or visit the Wellington City Council website (see link below).

[2024 District Plan ePlan - https://eplan.wellington.govt.nz/proposed/](https://eplan.wellington.govt.nz/proposed/)

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 are relevant on the date they are publicly notified. When they are first released, the changes are referred to as 'proposed Plan Changes'. Once the plan change process is completed, they become 'operative plan changes'.

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

Plan change 1 to the 2024 District Plan

On 20 November 2025 the Council notified Plan Change 1 to the 2024 District Plan. This plan change involves:

- Minor amendments to provisions to support clear plan implementation and fix minor errors;
- Specific changes to zoning of some properties; and
- Updated documents incorporated into the District Plan by reference - Code of Practice for Land Development 2025 and Wellington Water Regional Standard v3.1 December 2024.

In addition, Plan Change 1 involves amendments to flood hazard mapping.

If there are flood hazard or zoning mapping amendments proposed for this property they will be shown on the district plan property report included in this LIM.

Modifications to flood hazard mapping and natural hazards provisions have legal effect.

The rest of the plan change does not have legal effect.

Information on the plan change is available on the Council's website: [Plan Change 1 - Plans, policies and bylaws - Wellington City Council](#)

Historic Heritage and Notable Trees

Scheduled Historic Heritage and Notable Trees in the 2024 District Plan

Including heritage buildings, heritage structures, heritage areas, sites and areas of significance to Māori, and notable trees.

There are no scheduled historic heritage items in the 2024 District Plan affecting this property.

Heritage New Zealand Pouhere Taonga Identification

The Council has not been given notice that this property is included in the New Zealand Heritage List of Historic Places, Historic Areas, Wāhi Tūpuna, Wāhi Tapu, and Wāhi Tapu areas.

Heritage Orders Under Part 8 of the Resource Management Act 1991

There are no heritage orders on this property.

Heritage New Zealand Pouhere Taonga Archaeological Sites

There is not a recorded archaeological site on this property.

This is based on data from the New Zealand Archaeological Association.

To find out more about archaeological sites in Wellington, legal implications for your property and FAQs, go to [Advice and guidance - Heritage - Wellington City Council](#) or contact WCC on 04 499 4444.

For further information, go to www.heritage.org.nz/archaeology: [Archaeology in Aotearoa New Zealand | Heritage New Zealand Pouhere Taonga](#).

Resource Consents

There are Subdivision consents for this property.

There are Land Use consents for this property.

There are no other types of consents for this property.

Resource Consents for adjoining properties: SR 31005, 92689.

Subdivision

13 June 1996 – Application Number: 1954

Resource Consent was granted pursuant to the provisions of the Resource Management Act 1991, subject to conditions, for Woodman Drive Extension, Tawa. Refer to the attached documents for further details.

Land Use

7 October 2002 – SR 92689

Resource Consent was granted pursuant to the provisions of the Resource Management Act 1991, subject to conditions, for Earthworks and a New Dwelling. Refer to the attached documents for further details.

Note: If a consent has not been given effect to, then it may have lapsed. Contact planning@wcc.govt.nz for more information.

Town Planning and/or Local Government Act 1974

The Council holds information regarding the subdivision of this property prior to 1990.

No documents relating to this consent have been attached. If required, they can be requested from the Wellington City Archives: <https://wellington.govt.nz/arts-and-culture/archives>

Legal Documents

There are legal documents attached.

- Restrictive Covenant dated 28 June 1996.

Rates and Levies

Rates There are no outstanding rates for this property.

Water Rates This property does not have water rates associated with it.

Sludge Levy The annual sludge levy for this property is \$44.12.

As of 1 July 2026, water charges are no longer included in Wellington City Council general rates bills. Customers will now receive separate water services bills from Tiaki Wai.

The type of bill you receive will depend on whether your property has a water meter. Non-metered properties will receive a council rates bill plus a Tiaki Wai water bill; metered properties will receive a Council rates bill, a Tiaki Wai drinking water bill (based on usage), and a Tiaki Wai wastewater/stormwater bill.

Please see <https://www.tiakiwai.co.nz/billing> for further information.

Properties in the rating categories BGR1, BGR2, BGC1, and BGC2 are subject to an annual sludge levy for the purpose of funding certain costs relating to the construction of a sludge minimisation facility at Moa Point, Wellington. The levy period is 1 July 2024 to 30 July 2057. Liability for the levy is assessed in accordance with clauses 13 to 19 of the Infrastructure Funding and Financing (Wellington Sludge Minimisation Facility Levy) Order 2023.

For information on the sludge levy billing and rating categories, please see: [Billing categories - Rates - Wellington City Council and Rates for 2024/2025 - Rates - Wellington City Council](#).

Refer to attached report for further information on rates and levies.

For valuation information, please contact Quotable Value: [QV - Discover your property value](#).

Building

Building Permits

No building permit records were located for this property.

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

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

It is not practical to copy the information relating to permits and/or completed consents held at Wellington City Archives. If you want to order copies of the permits and/or consents please order through [Building consent search - Property - Wellington City Council](#).

Building Consents

There is a record of building consents for this property.

There are no outstanding building consents for this property.

Please refer to attached copies of computer details for all building consents.

Building Consent Status Definitions:

- **“Completed”** means a Code Compliance Certificate has been issued.

Building consents replaced building permits following 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:

- Demolish or remove the work,
- Upgrade to building code requirements (consent may be required, contact Building Compliance and Consents on 04 801 4311),
- Apply for Certificate of Acceptance (refer to the 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).

Under section 52 of the Building Act 2004, a building consent lapses and is of no effect if the building work has not been commenced within 12 months of the date of issue, or any further period that the building consent authority may allow.

An owner must apply on the prescribed form for a Code Compliance Certificate when all building work covered by the building consent is complete. A Code Compliance Certificate will be issued once the Council is satisfied that the building work has been completed in accordance with the building consent and complies with the Building Code.

Certificates of Acceptance

There is no record of a Certificate of Acceptance relating to building work at this property.

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

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

- Work was carried out without a building consent, where a building consent was required but not obtained
- Work was carried out under urgency
- A private building certifier refuses or is unable to issue a Code Compliance Certificate, and no other building consent authority will agree to issue a Code Compliance Certificate.

Compliance Schedule and Building Warrant of Fitness

There is no compliance schedule or building warrant of fitness for the buildings on this property.

Swimming Pools

There is no record of a swimming pool or spa pool at this property.

The Building Act 2004 requires the property owner to ensure that every residential pool that is filled or partly filled with water must have physical barriers that restrict access to the pool by unsupervised children under 5 years of age.

Definitions of what constitutes a pool and details of the safety requirements are set out in the 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.

Complaints

There is no record of unresolved complaints for this property.

Building Resilience

Earthquake Prone Buildings

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

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

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

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

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

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

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

Verandahs

Wellington City Council is undertaking assessments of verandahs in Wellington City in accordance with the Public Places Bylaw 2022.

The intention of the verandah-related rules in the bylaw is to ensure that all verandahs are maintained in a waterproof condition and in a good state of repair.

Unreinforced Masonry Buildings

Following the Hurunui/Kaikōura earthquake on November 2016, the Ministry of Business Innovation & Employment (MBIE) set up an initiative to improve the seismic performance of unreinforced masonry buildings (URM) in high-risk areas, including Wellington. The initiative requires owners of certain buildings to take action to secure unreinforced masonry parapets and facades by March 2018. This is an amendment to the Building Act 2004 and was passed February 2017 under an Order in Council.

This relates to unreinforced masonry buildings with street-facing parapets and/or facades on busy, high-traffic areas (pedestrian or vehicles) that are already known to be vulnerable in the event of an earthquake.

Weathertightness

The Council has not received any formal notification of Weathertightness issues for this property.

Pursuant to section 124 of the Weathertight Homes Resolution Services Act 2006, the Council will report formal notification of possible water ingress issues at a property from one of the following sources:

- Ministry of Business Innovation and Employment (MBIE)
- Weathertight Homes Tribunal

The Council may also include information in this section where it has received a notification that it considers relates to water ingress issues from one of the following sources:

- High or District Court
- Written notification from the owner of the property or their agent
- Where the owner has applied to MBIE for a Determination and the report carried out by MBIE has identified areas of water ingress

The Council may hold other information about possible weathertight issues with the dwelling, e.g. via notes of phone calls, emails, or other correspondence or documents such as building consent applications. The Council may, at its discretion, include this information under the "Unresolved Complaints" section of this LIM.

If you have any concerns, we recommend that you seek independent advice from a suitably qualified person such as a building surveyor, and/or speak to the owners of the property.

Encroachments and Licences

There is no encroachment licence for this property.

Property owners are legally required under cl 19 of the Public Places Bylaw to have a valid encroachment license for any private occupation of legal road. Encroachments typically require an annual fee, and when a property changes ownership an administration fee is charged.

Properties with multiple units under a cross lease or unit title subdivision may have encroachment licenses relating to specific units. A LIM is required to include information for all units on the underlying land, so these encroachment licenses are included under this section.

Note: Encroachments are not permitted on parks or reserve land. If one exists, owners are required to contact the Council and remove the encroachment at the owner's cost. In some instances, dwellings may have historically encroached on an adjacent reserve. In these instances, removal will be required at the time of any future demolition or major reconstruction. For more information see: [Encroachments - Wellington City Council](#).

Access

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

Invoice Attachments

Tax Invoice

GST Number 53-204-63

Hugh Frizzell
117 Woodman Drive
Tawa
Wellington 5028

Date: 27-Jul-26
Reference: TW 574271 - 1

Land Information Memorandum**Property Address**

115 Woodman Drive, Tawa

Owners**Fees Payable**

Description	Reference	Fee	GST	Total
LIM Application Fee	RES LIM	\$500.43	\$75.07	\$575.50
Total		\$500.43	\$75.07	\$575.50

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*

Hugh Frizzell
117 Woodman Drive
Tawa
Wellington 5028

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

27-Jul-26

Reference:	TW 574271 - 1
Amount Due:	\$575.50
AMOUNT PAID:	PLEASE COMPLETE

Payment can be made by:

- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted
- Online at wellington.govt.nz/payments/online

STATEMENT

GST Number 53-204-635

Hugh Frizzell
117 Woodman Drive
Tawa
Wellington 5028

Date: 29-Jul-26
Reference: TW 574271
Land Information Memorandum
Property Address: 115 Woodman Drive, Tawa

Reference	Code	Date	Debit	Credit
574271 - 1	INV	27/07/2026	575.50	
N0000212880-001	PAY	27/07/2026		575.50
			575.50	575.50

Amount Due: 0.00

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

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

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)
- 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

Hugh Frizzell
117 Woodman Drive
Tawa
Wellington 5028

29-Jul-26

Reference:	TW 574271
Amount Due:	0.00
AMOUNT PAID:	PLEASE COMPLETE

Payment can be made by:

- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted
- EFTPOS, Credit Cards or Cash at Council Offices
- Online at wellington.govt.nz/payments/online

Property Summary



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **WN47A/24**

Land Registration District **Wellington**

Date Issued 02 July 1996

Prior References

WN42B/184

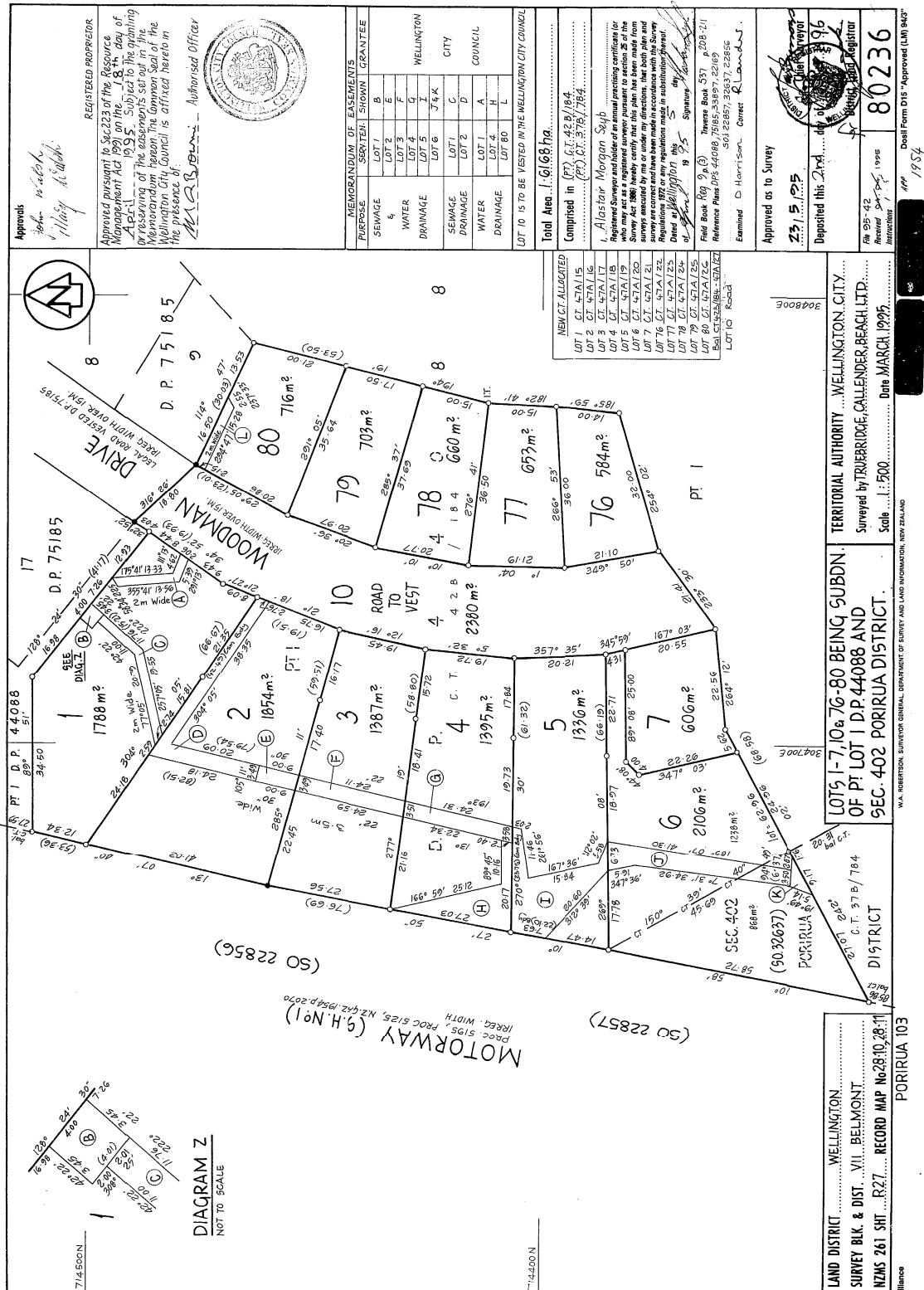
Estate Fee Simple
Area 660 square metres more or less
Legal Description Lot 78 Deposited Plan 80236

Registered Owners

Denis Hugh Frizzell and Meredith Janne Frizzell

Interests

Land Covenant in Transfer B526453.5 - 2.7.1996 at 2.40 pm
Fencing Agreement in Transfer 5329118.1 - 29.8.2002 at 11:18 am
10380287.3 Mortgage to (now) Kiwibank Limited - 4.4.2016 at 1:06 pm



Valuation Property Details

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

Wufi	Property Status	Address	Area (m2)
1067353	C	115 Woodman Drive	660.0000

Legal Description:	LOT 78 DP 80236
Apportionment:	0
Valuation Ref:	15670-34700-

Valuation Usage

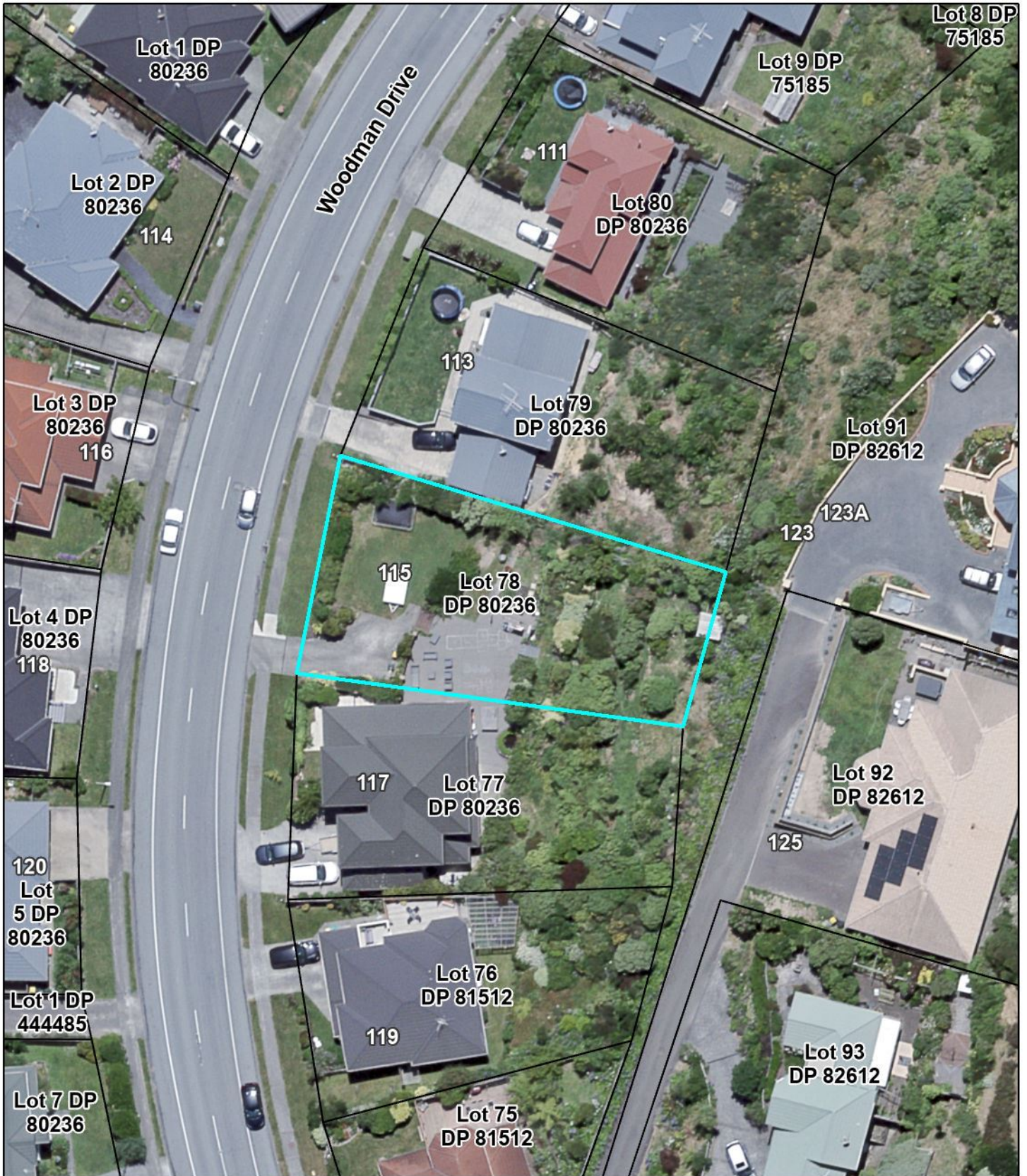
Land Use Zone	9A
Garage And Parking	0
Land Usage	99
Building Construction	
Building Condition	
Building Age	Unknown
Building Floor Area (m2)	0
Building Site Area	0
Units Of Use	1
Building Category	RV

Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
115 Woodman Drive	W	N	Y

Maps

Aerial Photo



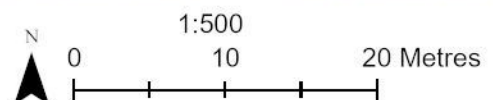
July 29, 2026

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Data Statement:
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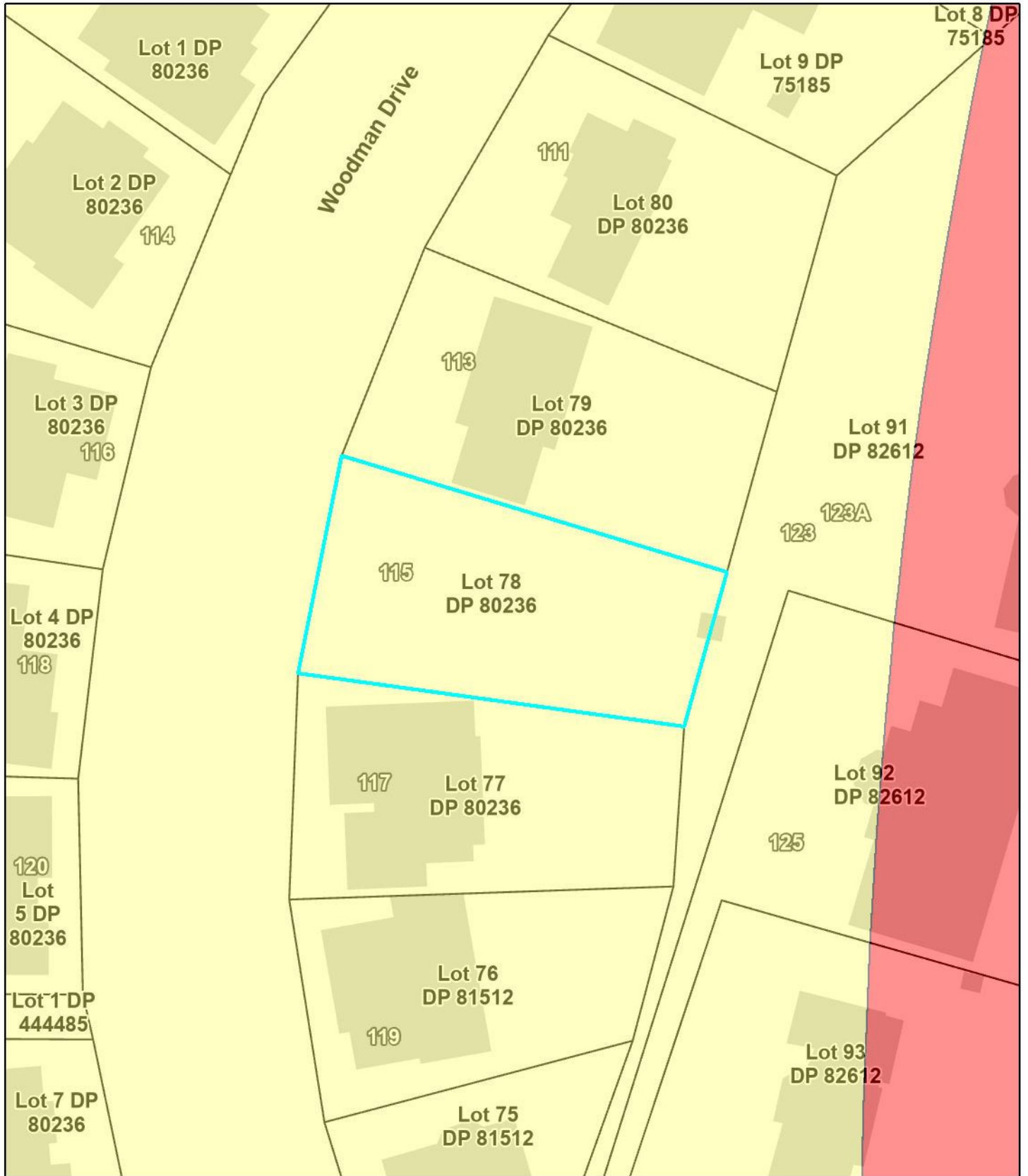


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Legend

-  Parcels (LINZ)
-  Titles
-  Building Footprints
- Encroachments**
- Encroachment Subtype**
-  Accessway
-  Airspace
-  Building
-  Car Parking
-  Fences and Walls
-  Land
-  Point Objects
-  Subsoil
-  Park and Reserve Encroachments

Wind Zone



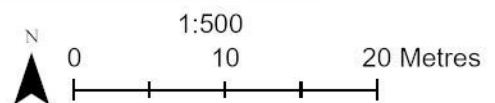
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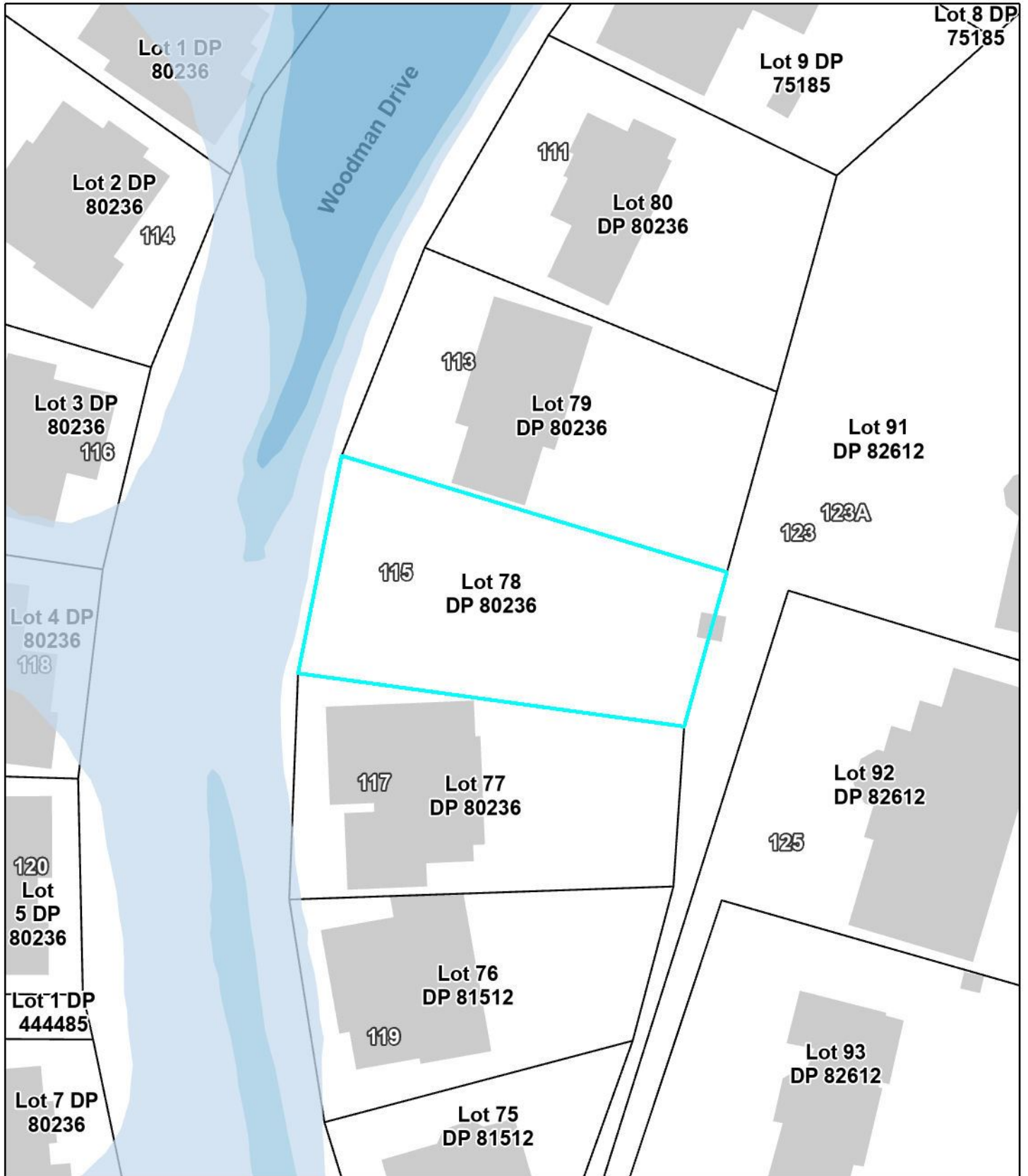


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Legend

-  Parcels (LINZ)
-  Titles
-  Building Footprints
- Wind Zone**
- Wind zone**
-  Extra High
-  Very High
-  High
-  Medium
-  Specific Engineered Design
-  Unknown

Potential Flood



July 29, 2026

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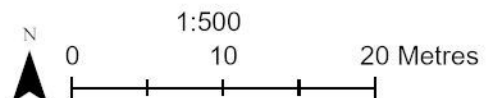
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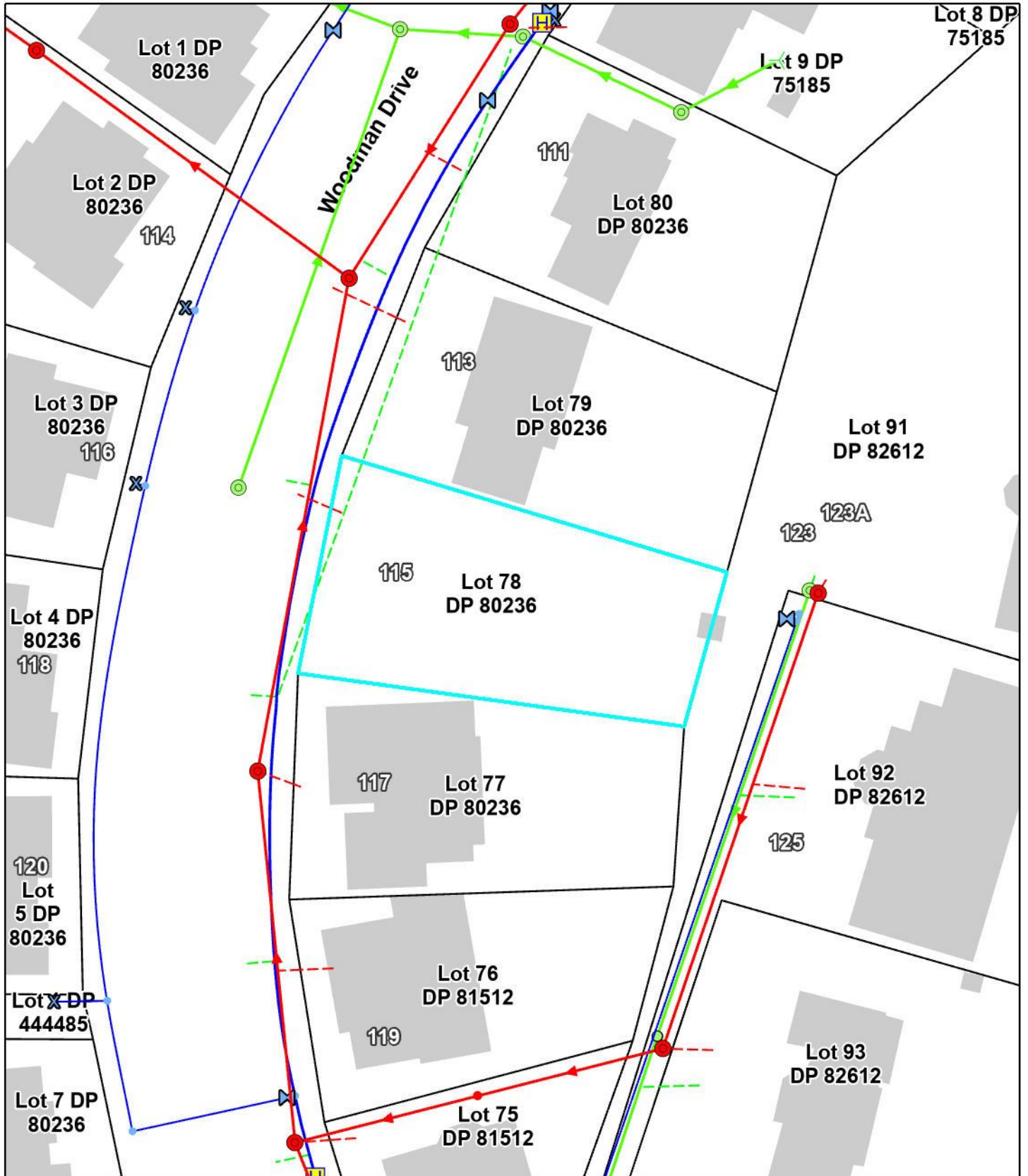
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Legend

100yr Climate Change Freeboard 2025 Flood Depths

-  0.01 - 0.05m
-  0.05 - 0.10m
-  0.10 - 0.25m
-  0.25 - 0.50m
-  0.50 - 1.00m
-  > 1.00m
-  Parcels (LINZ)
-  Titles
-  Building Footprints

Plumbing and Drainage



July 29, 2026

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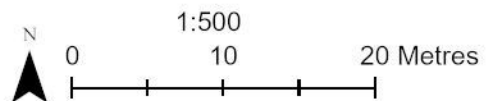
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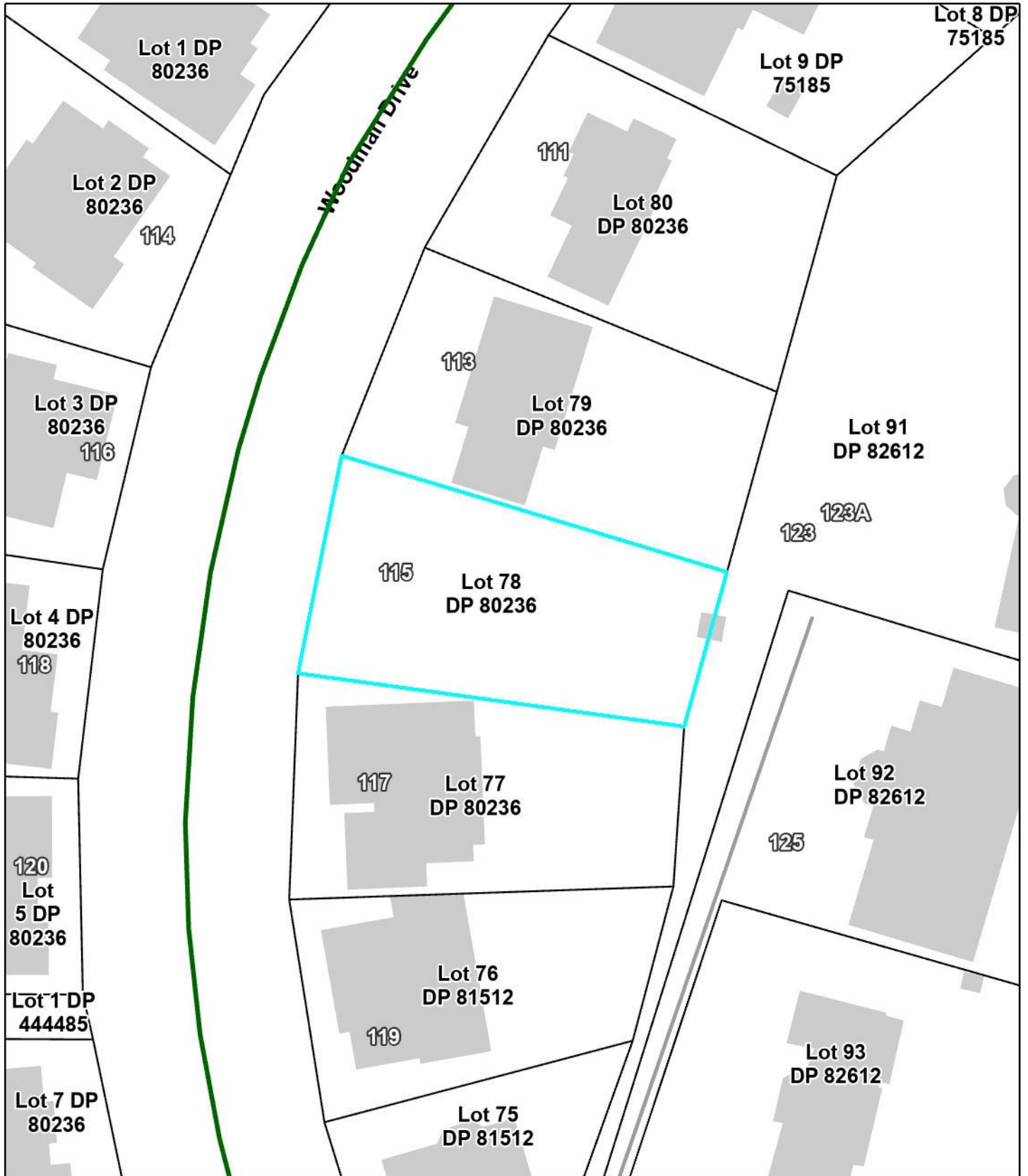


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Legend

	Abandoned Wastewater Pipe		WCC Emergency	Bulk Water Pipe		Bulk Water Transmission Main
	Abandoned Stormwater Pipe		All other values			Bulk Water Intake Main
	Wastewater Pumpstation		Water Pumpstation			Bulk Water Discharge Pipe
	Wastewater Pump		Water Pump			Bulk Water Other Pipe
Wastewater Node			Water Meter			Abandoned Bulk Water Pipe
	Manhole	Water Pipe				Virtual Bulk Water Pipe
	Lamphole		Transmission Main			All other values
	Valve		Water Main			Stormwater Pumpstation
	Pump Station		RIDER Main	Stormwater Node		
	Minor WW Node		Fire Service			Manhole
	All other values		Service Connection			Sump
Wastewater Pipe_Arrow			Service Connection Private			Lamphole
	Trunk Main		All other values			Inlet
	Rising Main	Water Reservoir				Outlet
	Main	Operational Status				Minor SW Node
	Service Connection		In Use			All other values
	All other values		Abandoned	Stormwater Pipe_Arrow		
	Water Hydrant		All other values			Main
Water Valve			Bulk Water Hydrant			Sump Lead
	Water Valve	Bulk Water Valve				Service Connection
	Backflow Preventer		Closed			All other values
	Pressure Control or Relief Valve		Open			Stormwater Open Channel
	All other values		Other			Parcels (LINZ)
Water Reservoir or Tank			Bulk Water Pumpstation			Titles
	WCC Reservoir		Bulk Water Meter			Building Footprints
	Private Reservoir					

Access - Roding



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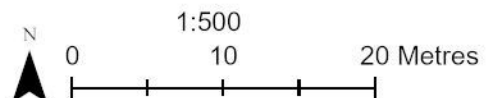
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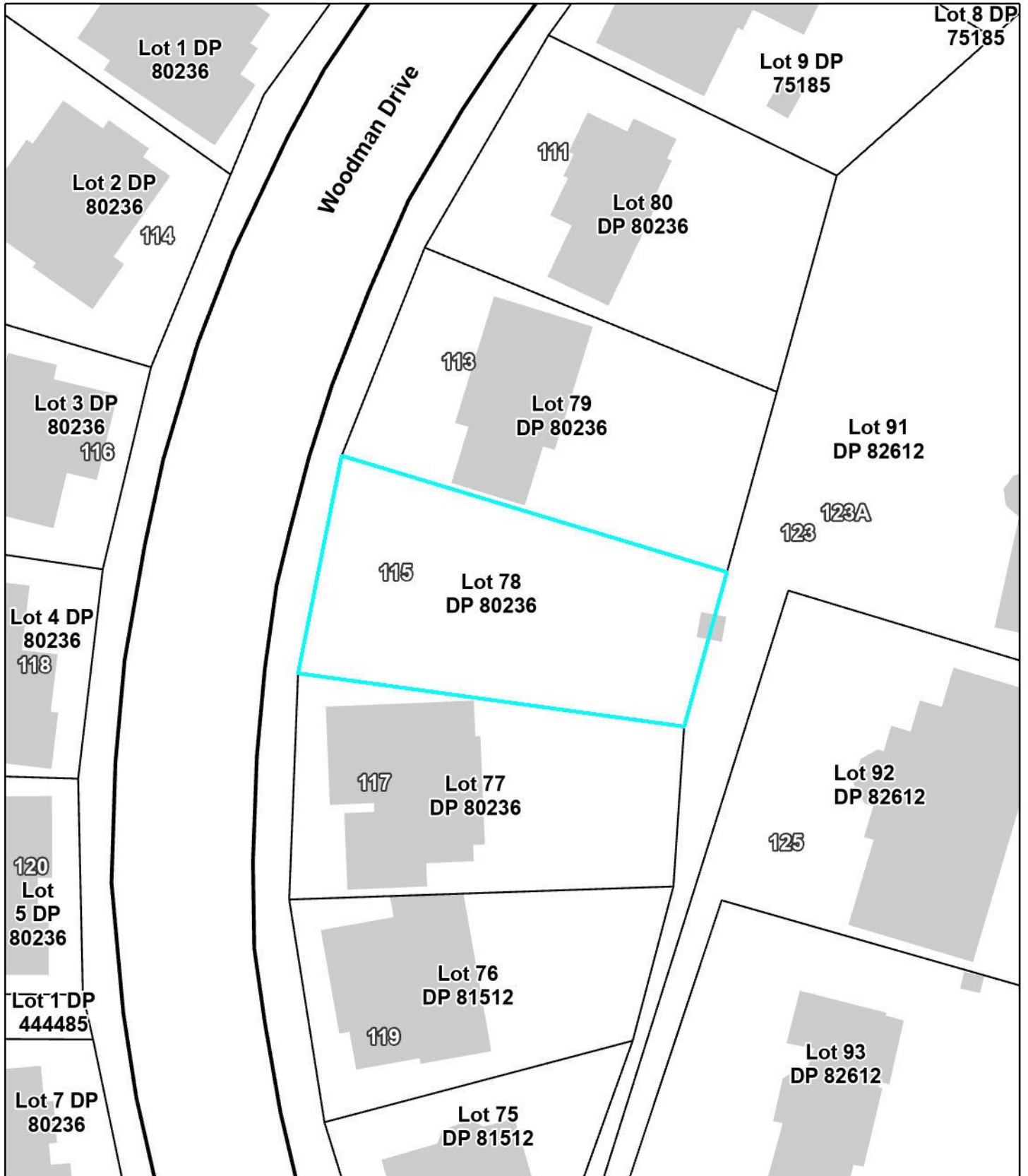
Data Source:

Census data - Statistics NZ.
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Access - Footpath



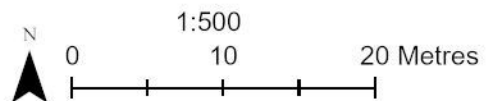
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Legend

Footpath

	Golden Mile Pedestrian Route
	Shopping/Entertainment Pedestrian Route
	Business Pedestrian Route
	Commuter/Recreational Pedestrian Route
	Pedestrian Mall
	Suburban Shopping
	Through Path
	Cul de Sac 1
	Cul de Sac 2
	Suburban Path
	Public Path/Private Driveway
	Private Path/Public Access
	Half Cost Path
	Private Path
	Public Path not Maintained by Roading
	Walking Track
	Tramping Track
	Walking Route/No Formed Path
	<all other values>

Road Category

Category

	Motorway
	State Highway
	SH On/Off Ramp
	Arterial

	Principal
	Collector
	Sub-Collector
	Local
	Residential
	Rural 1
	Rural 2
	Rural 3
	Central City Golden Mile
	Central City Shopping
	Central City Business
	Suburban Shopping
	Service Lane
	Tawa Driveway
	Private Street
	Private Access on Legal Road
	Proposed Road
	Unformed Public Road
	Unformed Private Street
	Walkway
	Council Road - Non-Transport
	To Be Vested
	Carpark
	Parcels (LINZ)
	Building Footprints

District Plan Attachments

115 Woodman Drive, Tawa

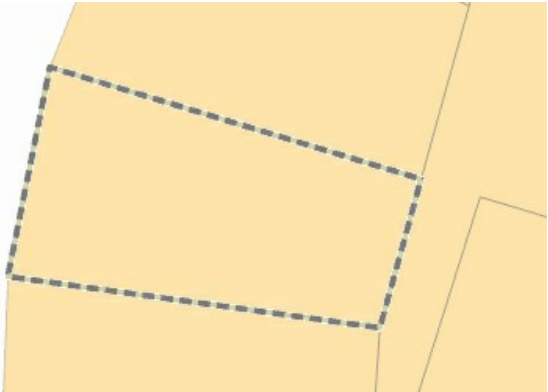


Area 660.00 m²

Aerial View Map



District Plan Zoning



Zones

Medium Density Residential Zone



Zone Details

Status: Operative

Specific Controls

Height Control Area

Height Control: 11m

Status: Operative

Description: Height measured from Ground Level, as defined in the WCC District Plan.



General District-Wide Matters Overlays

Designation Setbacks



Category: Moderate Noise Area

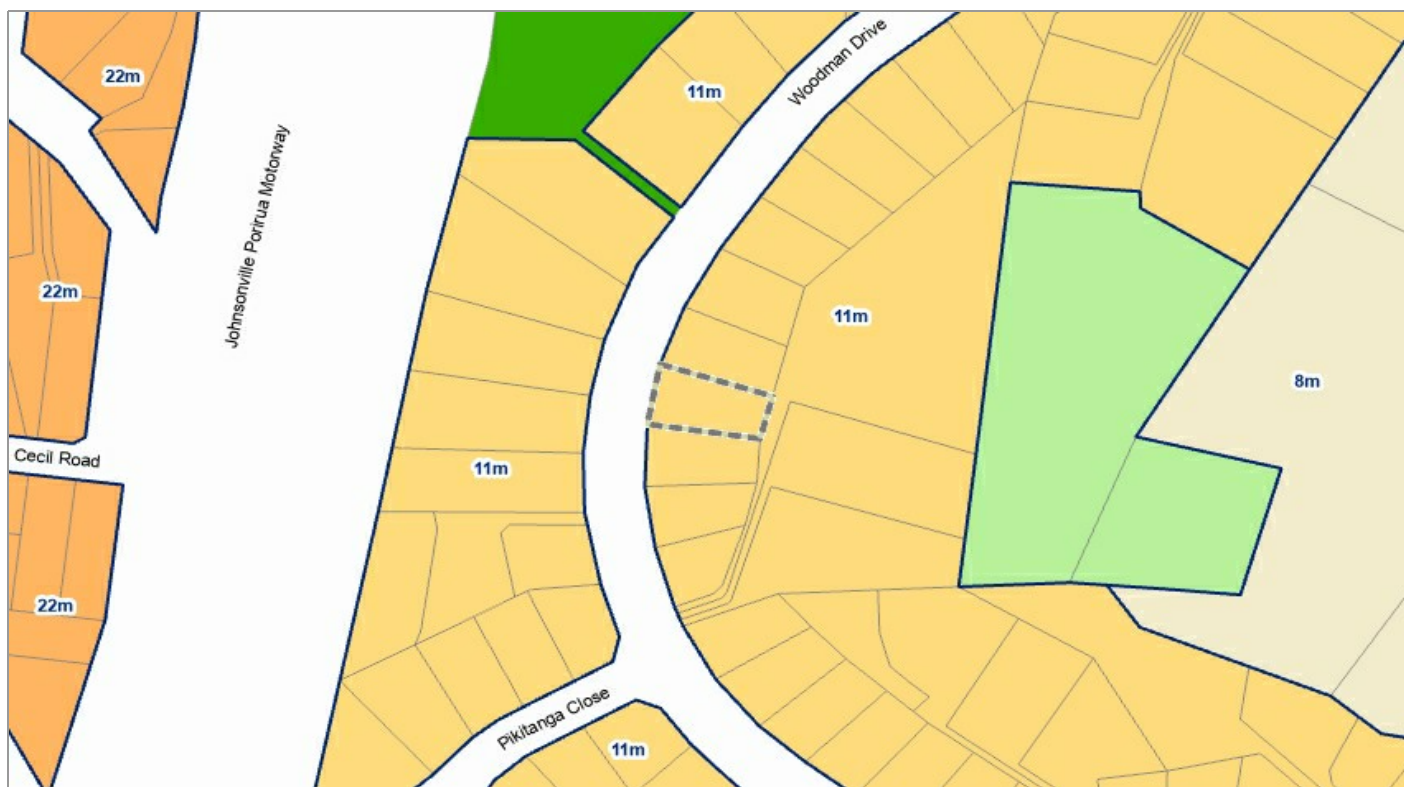
Name: State Highway Designation 40 - 100m Setback

Status: Operative

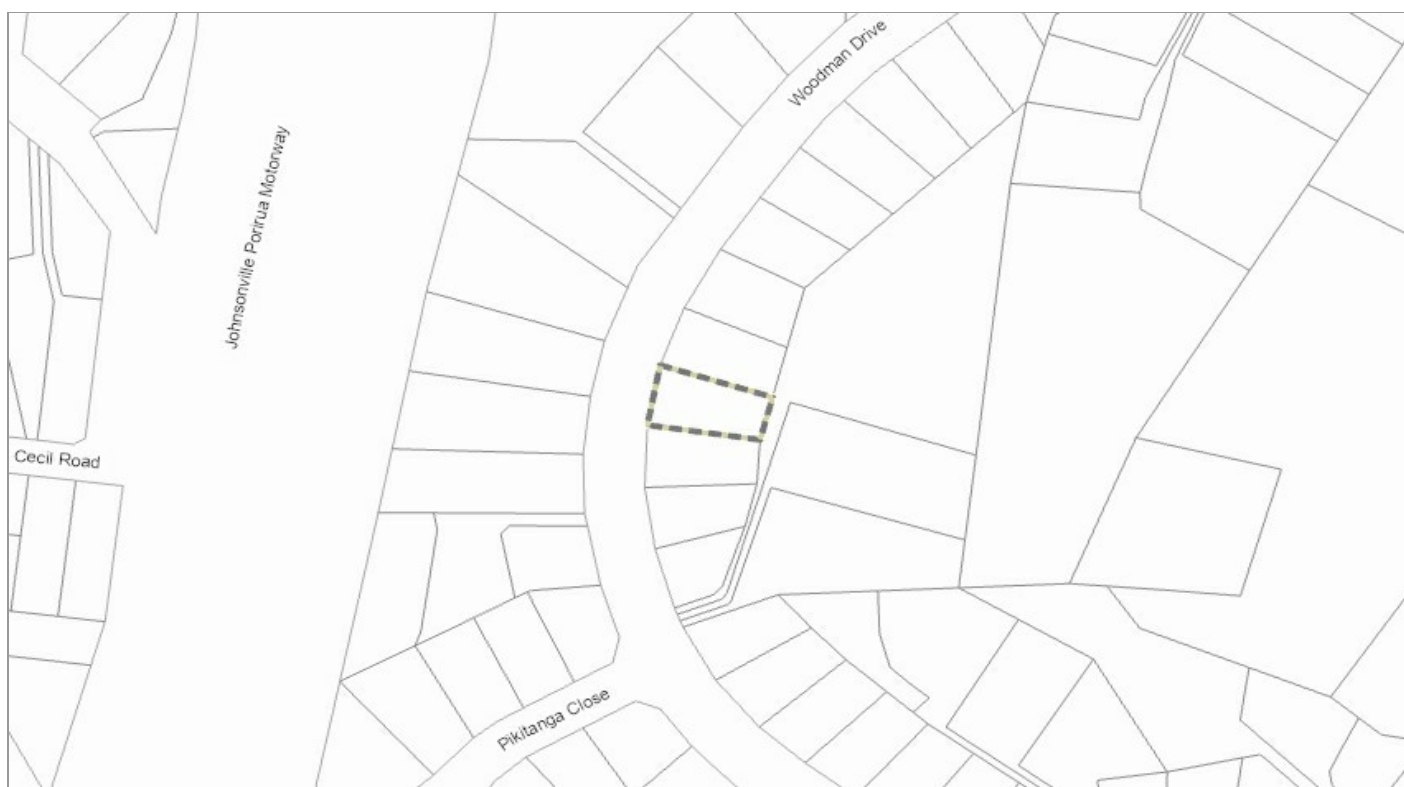
More information about the rules that apply to these developments, and details of other developments, are available at <https://wellington.govt.nz/>

Disclaimer: Other relevant District Plan provisions: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Additional Map – Specific Controls and Nearby Zonings



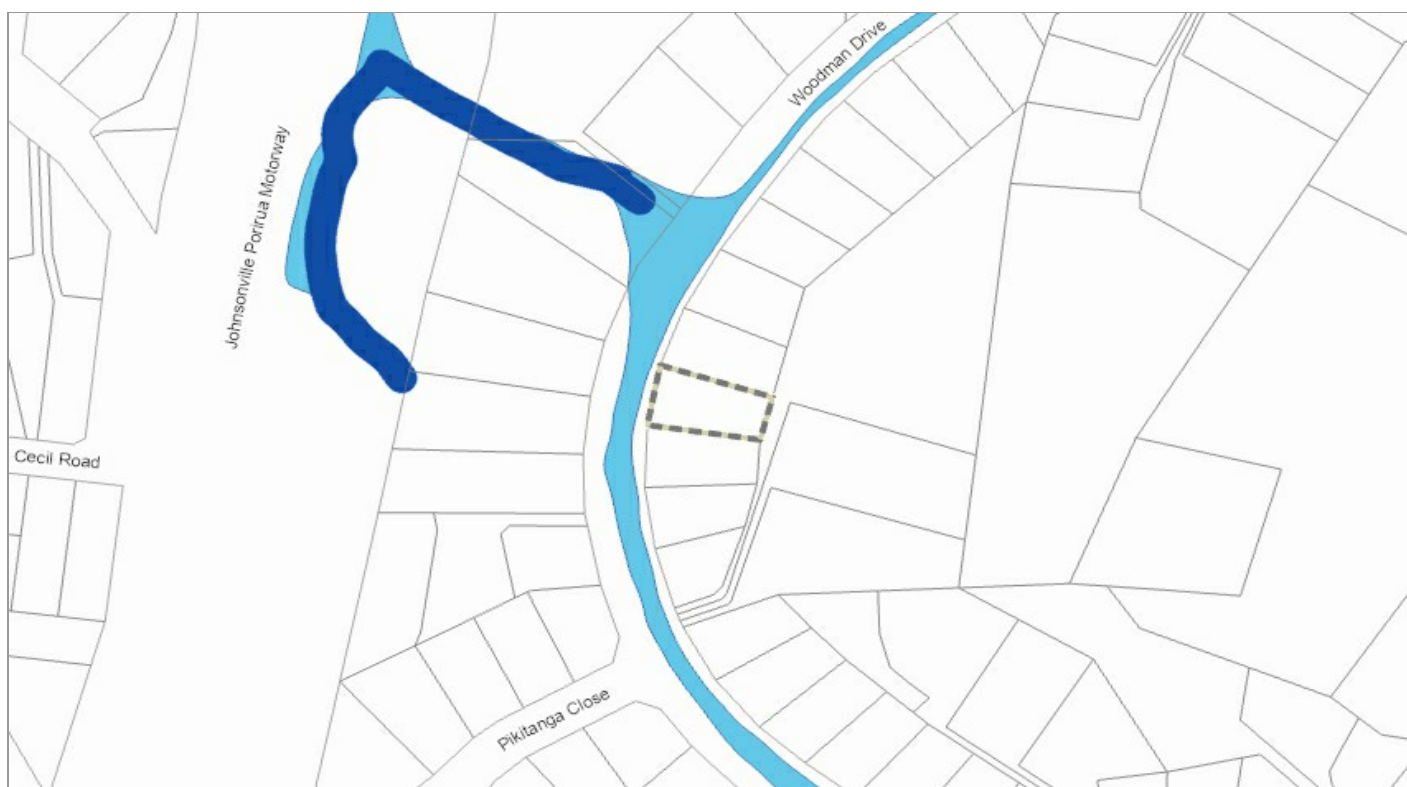
Additional Map - Precincts



Additional Map – Historical and Cultural Values



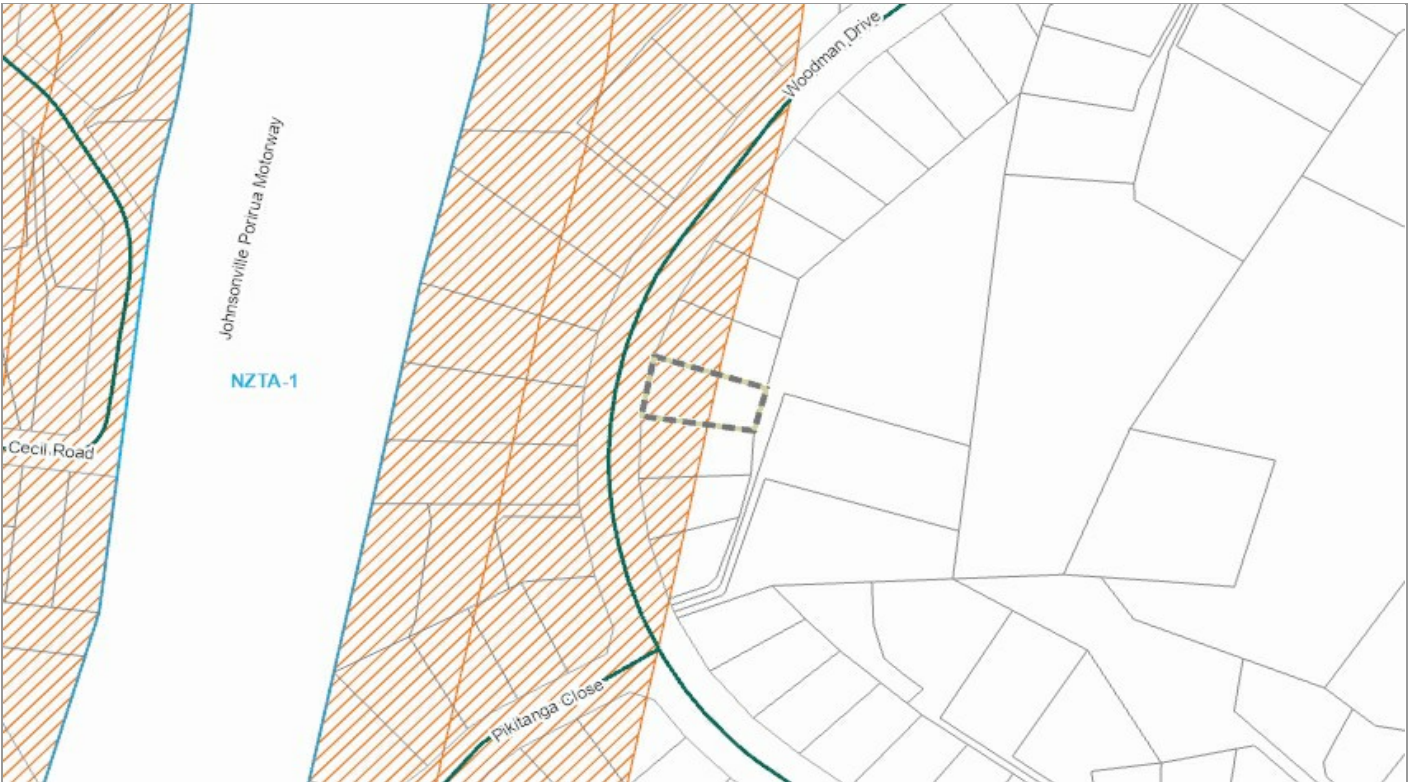
Additional Map - Hazards and Risks



Additional Map – Natural Environment Values



Additional Map – Other DP Overlays



LEGEND FOR PLANNING MAPS

DISTRICT PLAN ZONING

Large Lot Residential	Neighbourhood Centre	Metropolitan Centre	Open Space
Medium Density Residential	Local Centre	City Centre	Sport and Active Recreation
High Density Residential	Commercial	General Industrial	Special Purpose (See Label)
General Rural	Mixed Use	Natural Open Space	

PRECINCTS

Character Precincts	Inner Harbour Port Precinct	Makara Beach and Makara Village Precinct	Mt Victoria North Townscape Precinct
Curtis Street Precinct	Kiwipoint Quarry Precinct	Miramar/Burnham Wharf Precinct	Multi-User Ferry Precinct
Horokiwi Quarry Precinct			

SPECIFIC CONTROLS

Height Control Area (See Map Label)	Active Frontage	40dBA Noise Contour Line	East Side
Verandah Control	Non-Residential Activity Frontage	Rail Setback Area	Miramar South
Minimum Sunlight Access Requirement	Old St Paul's - Building Line Restriction	Airport Specific Control Area	Rongotai Ridge
Waterfront Areas of Change	Moa Point Road Seawall Area	Airside	South Coast
Waterfront Public Open Space	Specific Control (See Label)	Bridge Street	Terminal
		Broadway	West Side

ENERGY, INFRASTRUCTURE, AND TRANSPORT OVERLAYS

National Grid Transmission Lines	Gas Transmission Network Setback Advisory Layer	Road Classification	Peri-urban Roads
National Grid Corridor Advisory Layer	8 km Bird Strike Risk Activity Management Area	Activity Streets	Rural Connectors
Gas Transmission Lines	13 km Bird Strike Risk Activity Management Area	City Hubs	Rural Roads
		Civic Spaces	Transit Corridors
		Local Streets	Urban Connectors
		Main Streets	

HAZARDS AND RISKS

Medium Coastal Inundation Hazard	Low Coastal Tsunami Hazard	Inundation Area Flood Hazard	Fault Hazard Overlay
High Coastal Inundation Hazard	Medium Coastal Tsunami Hazard	Overland Flowpath Flood Hazard	Distributed
Liquefaction Hazard Overlay	High Coastal Tsunami Hazard	Stream Corridor Flood Hazard	Uncertain Constrained
			Uncertain Poorly-Constrained
			Well-Defined
			Well-Defined Extended

HISTORICAL AND CULTURAL VALUES OVERLAYS

Heritage Building (SCHED1)	Heritage Building Extent (SCHED1)	Notable Tree Indicative Root Protection Area (SCHED6)	SASM (Extent)
Heritage Structure (SCHED2)	Heritage Structure Extent (SCHED2)	Sites and Areas of Significance to Māori (SCHED7)	Category A
Heritage Area - Contributing Building (SCHED3)	Heritage Area (SCHED3)	Category A	Category B
Heritage Area - Non-heritage Building (SCHED3)	Viewshaft (SCHED5)	Category B	Category C
Notable Tree (SCHED6)	Archaeological Site (SCHED4)	Category A	Mana Whenua Statutory Acknowledgements
		Category B	

LEGEND FOR PLANNING MAPS (cont'd)

NATURAL ENVIRONMENT VALUES

 Ridgelines and Hilltops	 Outstanding Natural Features (SCHED10)	 Special Amenity Landscapes (SCHED11)	 Very High Coastal Natural Character (SCHED12)
 Significant Natural Areas (SCHED8)	 Outstanding Natural Landscapes (SCHED10)	 High Coastal Natural Character (SCHED12)	

GENERAL DISTRICT-WIDE MATTERS

 Air Noise Boundary	 Coastal Environment	 Noise Area Overlay	 Rail Vibration Advisory Overlay
 Port Noise Control Line	 Coastal Margin Advisory Layer	 Helicopter Noise Effects Advisory Overlay (HNEAO)	

DEVELOPMENT AREAS

 Development area boundary	 Local centre	 Bus stop	 Indicative local street
 Community sports and active recreation	 Medium density residential	 Potential connection	 Large lot residential zone
 Clean fill	 Natural open space	 School and community hub	 Marshall's Ridge
 General industrial	 Neighbourhood park (approx. location)	 Walking track	 No Build Area
 Key local road	 Neighbourhood park catchment	 Urban Connector	 Open space

DESIGNATIONS

 Designation	OLS and Ground Height Differences		
	 Penetrates OLS	 5-10 metres clearance	 15-20 metres clearance
	 0-5 metres clearance	 10-15 metres clearance	 20 plus metres clearance

Resource Management Act 1991 - Subdivision



Wellington City Council
Te Kaunihera o Poneke

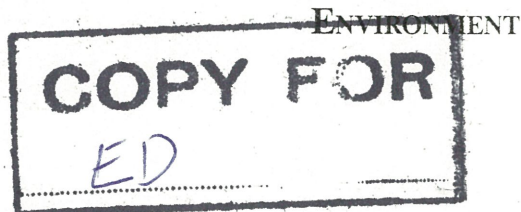


File Reference

TP 16/55

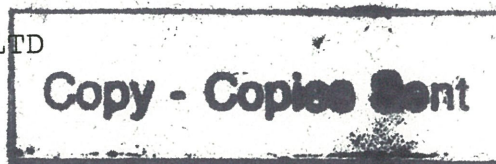
Enquiries to:

MR TACON/efh Extn 3530



04 May 1993

MESSRS TRUEBRIDGE CALLENDER BEACH LTD
REGISTERED SURVEYORS
P O BOX 13142
JOHNSONVILLE
WELLINGTON 4



C.W., BDS, Drainage
WRC - Prof'd. Tawa.

Dear Sirs

APPLICATION NO. 1954
PROPOSED FREEHOLD SUBDIVISION (69 LOTS)
PT LOT 1, DP 44088 AND SEC 402, PORIRUA DISTRICT
WOODMAN DRIVE EXTENSION, TAWA
J & M J WALSH
PLAN NOS. 92-51-11/A AND 92-51-12/A

NOTICE OF DECISION

Pursuant to the provisions of the Resource Management Act 1991, consent has been granted for the proposal to subdivide the above land subject to the following :

- (1) The Survey Plan must be sealed in accordance with Section 223 within five (5) years of the granting of this consent, or within such extended period of time pursuant to Sections 125 and 37, as Council may allow.
- (2) A certificate pursuant to Section 224 will be issued following compliance with all of the conditions of consent set out below, and payment of all relevant charges and levies.

(3) CONDITIONS OF CONSENT:

- a) Construction plans of roading, Rights-of-Way, water reticulation and public sewers and stormwater drains to serve all lots shall be submitted for approval and all work carried out in accordance with the approved plans and to the satisfaction of the General Manager, Cityworks Division.

These plans are to include a 150mm water main linking Linden Reservoir with the main in Road No. 3 and the piping of the existing overflow/scour outlet from Linden Avenue to a piped stormwater system to prevent damage to developed sections in the event of overflow or emptying of the reservoir. The access to Lot 65 must also be graded to conform with the Wellington City Council's Code of Practice for Urban Development.

- b) "As-built" plans of earthworks, roading and services, certified by the Surveyor or Consulting Engineer are required to be approved by the General Manager, Cityworks Division. These shall show the levels and positions of all services, mains and roading work and the location of all service connections relative to the lot boundaries.

As-built plans must include co-ordinate values on all surface openings of all service installations in terms of the Wellington Circuit Co-ordinates.

- c) The applicant shall comply with the requirements of the Council's "Code of Practice for Urban Land Development, December 1982" issued under Section 313 of the Local Government Act 1974 and any monies payable under the Code must be paid prior to the release of the Survey Plan.
- d) Adequate provision shall be made for the control of stormwater run-off during the construction period to the satisfaction of the General Manager, Cityworks Division (including response to any requirement by the General Manager, Cityworks Division), and such silt retaining structures or ponding areas as are required, shall be constructed and maintained throughout the duration of the works.
- e) All mass earthworks shall be carried out in accordance with the relevant provisions of NZSS:4431 : 1989, entitled "Code of Practice for Earth Fill for Residential Development", as per submitted Plan Nos. 92-51-11/A AND 92-51-12/A and to the satisfaction of the General Manager, Cityworks Division.
- f) The applicant shall enter into a satisfactory agreement to ensure that all earthworked areas upon completion will be covered with topsoil and sown or hydroseeded so as to achieve a satisfactory strike within one (1) year of the sealing of the Survey Plan; such strike must be to the satisfaction of the General Manager, Cityworks Division.

- g) The Cityworks Division's "General Conditions of Excavation and Transport of Excavated Materials" dated 12 December 1975, shall apply and remain in force for the duration of the works or as determined by the General Manager, Cityworks Division.
- h) Sewage from this development must be discharged by a gravity system under the Motorway to the existing drains in Duncan Street. Investigations show that the existing sewer drains in Duncan Street have insufficient capacity to meet the subdivision potential of the remaining Greenvue development. For each lot in the subdivision, the subdivider shall pay one-sixty ninth of the cost of upgrading the sewer system in Duncan Street and Hinau Street below Stephens Street as determined by the General Manager, Cityworks Division.
- i) Council will accept the lots to be vested as reserves with the proviso that the developer places ~~a fencing covenant on all new lots adjoining the proposed reserve, exempting the Council from liability to contribute towards the cost of any boundary fences. In addition, this covenant shall give the Council the right to request the erection of a suitable fence at the time the need arise if no fence has yet been erected. This is to be determined by the General Manager, Culture & Recreation Division.~~ X
- VARIATION
see
Council
decision
13/6/96
- To ensure registration of this covenant on the new Titles, a bond or cash deposit to the value of \$6,000.00 (based on 12 abutting new lots) will be accepted by the Manager, Survey & Land Information Services. This bond or cash deposit will be refunded on presentation of the new Titles suitably encumbered to the Manager, Survey & Land Information Services.
- j) The Registered Surveyor who prepares the subdivisional or Right-of-Way plans must advise the appropriate Electricity Supply Authority, Telecom and the appropriate Gas Supply authority of the proposals as approved herein and ascertain their requirements in respect of lighting, underground cabling and reticulation, substations and associated structures, easements, domestic connections and service leads.

The Surveyor must certify in writing that all the requirements have been complied with or that satisfactory arrangements have been made for compliance. This certification must accompany the final plan when it is submitted for sealing.

- k) Letters from the various service authorities stating that their requirements have been met or that satisfactory arrangements have been made for compliance, will be required prior to the sealing of the plan.
- l) All above ground service structures such as substations, link pillars and gas regulators must be placed in a manner that minimises their visual and physical intrusion on the subdivision and a plan must be submitted showing the proposed placing of such structures and this plan must be approved before any of the work is undertaken.
- m) The schedule setting out the tenements of the Right-of-Way easements, for Lots 33 and 34, must be shown on the final plan as a "Memorandum of Easements".
- n) The schedule setting out the tenements of the stormwater and sewer easements must be shown on the final plan as a "Memorandum of Easements". The outside edge of these easements must be 1.0 metres from the centreline of the nearest pipe.
- o) With respect to Section 7 of the Act and in order to minimise the impact that the start of construction works may have on the immediate neighbourhood, you are required to arrange a letter box "drop" for the following streets:
 - i) Woodman Drive (nos. 22 and upward)
 - ii) Colonial Grove (nos. 1 to 13)
 - iii) Lupin Terrace (nos. 13 to 21 and 16 to 28)

This "drop" is to occur at least two weeks prior to the commencement of the works and is to set out the start time of the earthworks, the expected completion date, daily hours of operation and the nature of the intended works.

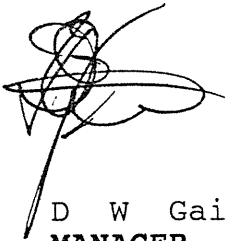
Council also strongly recommends that construction traffic, associated with the works, is limited to as few of the adjacent public roads as is practicable in order to minimise the effects on the immediate neighbourhood.

PLEASE NOTE:

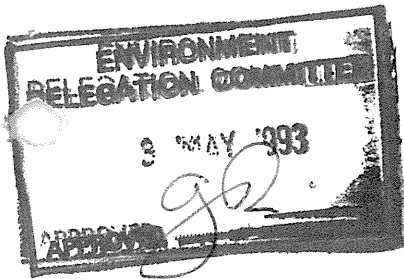
Depending on the location of future dwellings on Lots 56 and 65, it may not be possible to ensure a gravity feed for domestic water supply. It may, in fact, prove necessary to pump water to storage tanks from the service connection gravity at the road. It is the responsibility of the developer to advise prospective purchasers of this fact and Council will accept no liability if there is a failure to do this.

- (4) At any time prior to the issue of the certificate pursuant to Section 224, Council may, in accordance with Section 128(a)(i), review the consent, to deal with any adverse effect on the environment which may arise from the exercise of the consent.
- (5) Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection, within 15 working days of this notification or within such extended period as Council in any special case may allow.

Yours faithfully



D W Gair
MANAGER, REGULATORY SECTION
SURVEY & LAND INFORMATION SERVICES



ENVIRONMENT DIVISION

TP 16/55

WAYNE TACON/efh
Extn 3530

29 April 1993

REPORT FOR THE ENVIRONMENT DELEGATION COMMITTEE

**APPLICATION NO. 1954
PROPOSED FREEHOLD SUBDIVISION (80 LOTS)
PT LOT 1, DP 44088 AND SEC 402, PORIRUA DISTRICT
WOODMAN DRIVE EXTENSION, TAWA
J & M J WALSH
PLAN NOS. 92-51-11/A AND 92-51-12/A**

An application was received on 12th March 1993 from Mr I Prentice, Truebridge Callender Beach Ltd, Registered Surveyors, P O Box 13142, Johnsonville, Wellington, on behalf of J & M J Walsh, for Council's consideration of the above. Following a site inspection and liaison with the Tawa District Office, further information was requested on a number of issues, especially earthworks. This additional information was received on 13th April 1993.

THE SITE:

The site is in two Titles, has an approximate land area of 14 hectares and has two zonings. These are Residential A, Tawa Borough District Planning Map Review 3 and Residential R5, Porirua City District Planning Map 10.

The topography varies from rolling to steep and the site is predominantly a series of ridges and gullies. Ground cover is generally grass except in the steeper gully areas where it is gorse and scrub.

THE PROPOSAL:

The proposal is to subdivide the two existing Titles into 69 freehold lots. Associated with this will be approximately 650 linear metres of new roading, comprising an extension to Woodman Drive and three small culs-de-sac.

In order to form the new lots, the site will be extensively mass earthworked and re-shaped.

Development will occur in stages and a consent valid for five years has been requested.

SUBDIVISIONAL ASSESSMENT:

AREA AND WIDTH REQUIREMENTS

All of the proposed new lots are complying in terms of the area and width requirements for their zonings.

WATER/SEWER/STORM WATER RETICULATIONS

The Tawa District Office has stated that all the lots can be serviced by extensions to the existing reticulation network.

EARTHWORKS

The initial earthwork plan submitted showed cut and fill areas intruded considerably into the adjacent property. As these intrusions were necessary to support the proposed design, the applicant was requested to supply evidence that the adjacent property owner was prepared to allow these works.

In response to this, the applicant has modified the proposed design by removing the 11 proposed residential sections which were adjacent to this common property boundary. Development work in this area will proceed at a later date, when an agreement has been reached between the two owners.

The design shows a balance between cut and fill with approximately 100,000 cubic metres to be moved. The work is to be done in two stages. Stage 1 (approximately 55,000 cubic metres) will take place in the summer of 1993-1994 and the construction period will be approximately two months. Stage 2 will take place in the summer of 1994-1995 or 1995-1996, with construction again taking place about two months.

RESERVES CONTRIBUTION

The land shown as reserve to vest is in accord with the reserves agreement that has already been signed between the developer and Council. No additional financial or land contribution has been requested.

ASSESSMENT OF EFFECTS

The proposal is typical of the development style in this immediate area, where the topography consists of ridges and gullies. Given that the land is zoned Residential, there is little option but mass earthworks to produce the new lots.

While a significant portion of the site is to be earthworked, once the site is re-grassed and developed, this work will not be apparent. There are approximately 20 completed but vacant lots between the start of the development and existing dwellings on Woodman Drive. By starting earthworks at an early stage, this separating distance will mean that much of the nuisance of noise and dust will be reduced. The balancing of the cut/fill volumes also means that there will be no hauling of excavated material past existing residential development.

RECOMMENDATION:

69 THAT the **Environment Delegation Committee**, acting under delegated authority from Council, RESOLVES to GRANT A CONSENT for the CONTROLLED ACTIVITY shown on **Plan Nos. 92-51-11A and 92-51-12A** (being an ~~80~~-lot subdivision) pursuant to Section 105(1)(a) of the Resource Management Act 1991 and subject to the conditions of consent written below. Further to this and pursuant to Section 123(d) of the Resource Management Act 1991, the duration of this consent shall be extended for a period of five (5) years.

- a) Construction plans of roading, Rights-of-Way, water reticulation and public sewers and stormwater drains to serve all lots shall be submitted for approval and all work carried out in accordance with the approved plans and to the satisfaction of the General Manager, Cityworks Division.

These plans are to include a 150mm water main linking Linden Reservoir with the main in Road No. 3 and the piping of the existing overflow/scour outlet from Linden Avenue to a piped stormwater system to prevent damage to developed sections in the event of overflow or emptying of the reservoir. The access to Lot 65 must also be graded to conform with the Wellington City Council's Code of Practice for Urban Development.

- b) "As-built" plans of earthworks, roading and services, certified by the Surveyor or Consulting Engineer are required to be approved by the General Manager, Cityworks Division. These shall show the levels and positions of all services, mains and roading work and the location of all service connections relative to the lot boundaries.

As-built plans must include co-ordinate values on all surface openings of all service installations in terms of the Wellington Circuit Co-ordinates.

- c) The applicant shall comply with the requirements of the Council's "Code of Practice for Urban Land Development, December 1982" issued under Section 313 of the Local Government Act 1974 and any monies payable under the Code must be paid prior to the release of the Survey Plan.

- d) Adequate provision shall be made for the control of stormwater run-off during the construction period to the satisfaction of the General Manager, Cityworks Division (including response to any requirement by the General Manager, Cityworks Division), and such silt retaining structures or ponding areas as are required, shall be constructed and maintained throughout the duration of the works.
- e) All mass earthworks shall be carried out in accordance with the relevant provisions of NZSS:4431 : 1989, entitled "Code of Practice for Earth Fill for Residential Development", and plans must be approved by the General Manager, Cityworks Division prior to the commencement of works.
- f) The applicant shall enter into a satisfactory agreement to ensure that all earthworked areas upon completion will be covered with topsoil and sown or hydroseeded so as to achieve a satisfactory strike within one (1) year of the sealing of the Survey Plan; such strike must be to the satisfaction of the General Manager, Cityworks Division.
- g) The Cityworks Division's "General Conditions of Excavation and Transport of Excavated Materials" dated 12 December 1975, shall apply and remain in force for the duration of the works or as determined by the General Manager, Cityworks Division.
- h) Sewage from this development must be discharged by a gravity system under the Motorway to the existing drains in Duncan Street. Investigations show that the existing sewer drains in Duncan Street have insufficient capacity to meet the subdivision potential of the remaining Greenvue development. For each lot in the subdivision, the subdivider shall pay one-sixty ninth of the cost of upgrading the sewer system in Duncan Street and Hinau Street below Stephens Street as determined by the General Manager, Cityworks Division.
- i) Council will accept the lots to be vested as reserves with the proviso that the developer places a fencing covenant on all new lots adjoining the proposed reserve, exempting the Council from liability to contribute towards the cost of any boundary fences. In addition, this covenant shall give the Council the right to request the erection of a suitable fence at the time the need arises if no fence has yet been erected. This is to be determined by the General Manager, Culture & Recreation Division.

*Submitted
as per plans No's 92-51-11/A
and 92-51-12/A ~~submitted~~ and
to the satisfaction of the General
Manager City Works*

To ensure registration of this covenant on the new Titles, a bond or cash deposit to the value of \$6,000.00 (based on 12 abutting new lots) will be accepted by the Manager, Survey & Land Information Services. This bond or cash deposit will be refunded on presentation of the new Titles suitably encumbered to the Manager, Survey & Land Information Services.

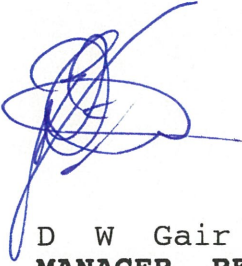
- j) The Registered Surveyor who prepares the subdivisional or Right-of-Way plans must advise the appropriate Electricity Supply Authority, Telecom and the appropriate Gas Supply authority of the proposals as approved herein and ascertain their requirements in respect of lighting, underground cabling and reticulation, substations and associated structures, easements, domestic connections and service leads.

The Surveyor must certify in writing that all the requirements have been complied with or that satisfactory arrangements have been made for compliance. This certification must accompany the final plan when it is submitted for sealing.

- k) Letters from the various service authorities stating that their requirements have been met or that satisfactory arrangements have been made for compliance, will be required prior to the sealing of the plan.
- l) All above ground service structures such as substations, link pillars and gas regulators must be placed in a manner that minimises their visual and physical intrusion on the subdivision and a plan must be submitted showing the proposed placing of such structures and this plan must be approved before any of the work is undertaken.
- m) The schedule setting out the tenements of the Right-of-Way easements, for Lots 33 and 34, must be shown on the final plan as a "Memorandum of Easements".
- n) The schedule setting out the tenements of the stormwater and sewer easements must be shown on the final plan as a "Memorandum of Easements". The outside edge of these easements must be 1.0 metres from the centreline of the nearest pipe.

PLEASE NOTE:

Depending on the location of future dwellings on Lots 56 and 65, it may not be possible to ensure a gravity feed for domestic water supply. It may, in fact, prove necessary to pump water to storage tanks from the service connection gravity at the road. It is the responsibility of the developer to advise prospective purchasers of this fact and Council will accept no liability if there is a failure to do this.



D W Gair
**MANAGER, REGULATORY SECTION
SURVEY & LAND INFORMATION SERVICES**



Wayne Tacon
REGULATORY SURVEYOR

Extra Condition by E.D. Clee

- o) In order to mitigate the social effects of unannounced commencement of earthworks, you are required to arrange a suitable "letter box drop" for the following streets:

- i)
- ii)
- iii)

at least 2 weeks prior to commencement of the works which sets out the expected duration of the works, the hours of operation and a description of the nature and scope of the proposed construction.

You are strongly recommended to limit the amount of construction traffic using adjacent public roads in order to reduce any adverse effects to adjacent residents to a minimum.

Mr Dan Rodie
Ph 801 3516

LINK #710065
ENV 16/55

13 June 1996

Mr V H Peters
C.J. O'Regan, Arndt, Peters & Evans
P O Box 11-577
WELLINGTON

On behalf of J & M J Walsh

Dear Sir

*** NOTICE OF DECISION ***

<u>APPLICATION NO.</u>	1954
<u>SUBJECT PROPERTY:</u>	PART LOT 1 DP 44088 & SEC 402, PORIRUA DISTRICT WOODMAN DRIVE EXTENSION TAWA
<u>OWNER:</u>	J & M J WALSH
<u>PLANS:</u>	92/51/A AND 92/51/12/A

- (I) Variation to condition (3) (i) of the subdivision consent issued for Wellington City Council application No. 1954, on 4 May 1993

REQUEST TO VARY CONDITION OF SUBDIVISION CONSENT PURSUANT TO SECTION 127 OF THE RESOURCE MANAGEMENT ACT 1991:

Pursuant to the provisions of Section 127(1) of the Resource Management Act 1991, consent has been granted to your application to change Condition (3) (i) of the Notice of Decision dated 4 May 1993 issued in regard to subdivision consent application No. 1954 and as shown on Plan No.s 92/51/A and 92/51/12/A.

The changed condition reads as follows:

- 3) (i) Council will accept the lots to be vested as reserves with the proviso that the developer places a fencing covenant on all new lots adjoining the proposed reserve, exempting the Council from liability to contribute towards the cost of any boundary fences.

To ensure registration of this covenant on the new Titles, a bond or cash deposit to the value of \$6,000.00 (based on 12 abutting new lots) will be accepted by the Compliance Monitoring Team, Environment Control Business Unit. This bond or cash deposit will be refunded on presentation of the new title suitably encumbered to the Compliance Monitoring Team, Environment Control Business Unit.

PLEASE NOTE:

In regard to the Subdivision Consent issued on 30 June 1992 relating to application No. 1600 Council, without prejudice, agrees to the wording of the fencing covenants to be issued against all titles of those allotments abutting proposed reserve as suggested by Mr V H Peters in his letter to Council of 6 June 1996. Council expects that covenants will be issued in respect of all relevant titles except Lot 19 DP 75185. Council will however require documentary evidence that a genuine effort has been made to register the covenant against the title for Lot 19 DP 75185.

(Please note that all the other Conditions of the Consent, as stated in the Notice of Decision dated 4 May 1993 for Application No. 1954, remain unchanged.)

If you have any queries, please do not hesitate to contact the undersigned on 801-3516.

Yours faithfully



Dan Rodie
Permissions Process
ENVIRONMENTAL CONTROL BUSINESS UNIT



Wayne Gair
Service Request Process
ENVIRONMENTAL CONTROL BUSINESS UNIT

ENVIRONMENTAL CONTROL BUSINESS UNIT

D A Rodie
Ext 3516

ENV 16/55
Link No. 710065

Date: ~~10 May 1996~~
13 June 1996 DAR.

**DECISION REPORT ON REQUEST TO VARY CONDITION OF SUBDIVISION
CONSENT PURSUANT TO SECTION 127 OF THE RESOURCE MANAGEMENT
ACT 1991:**

<u>APPLICATION NO.</u>	1954
<u>SUBJECT PROPERTY:</u>	PART LOT 1 DP 44088 & SEC 402, PORIRUA DISTRICT WOODMAN DRIVE EXTENSION TAWA
<u>OWNER:</u>	J & M J WALSH
<u>PLANS:</u>	92/51/A AND 92/51/12/A

CONSENTS SOUGHT/REQUIRED:

- (I) Variation to condition (3) (i) of the subdivision consent issued for Wellington City Council application No. 1954 on 4 May 1993

APPLICATION DETAILS:

Date of Decision: 4 May 1993

Applicant: Mr V Peters
C.J. O'Regan, Arndt, Peters & Evans
P O Box 11-577
WELLINGTON

On behalf of J & M J Walsh

=====

THE PROPOSAL:

The basis of this request to vary condition (3) (i) of consent for the above application is that the applicant has stated that the condition as it relates to the wording of fencing covenants on the title of the allotments abutting proposed reserves is not standard and is overly onerous in that Council has reserved the right to "request the erection of a suitable fence at the time the need arises"

BACKGROUND INFORMATION:

The conditions subject to this application were imposed by the Environment Delegation Committee on 3 May 1993. The condition relating to the fencing covenants was imposed on the recommendation of Culture and Recreation at that time.

Council's Reserve Policy Unit have agreed to the alteration of condition (3) (i) to delete the following wording of that condition:

"In addition , this covenant shall give the Council the right to request the erection of a suitable fence at the time the need arise if no fence has yet been erected. This is to be determined by the General Manager, Culture & Recreation Division."

EVALUATION AND ASSESSMENT OF EFFECTS:

The amending of condition (3) (i) to alter the wording of the fencing covenants has been agreed to by Council's Reserves Policy Unit. The applicant has pointed out that the condition as originally worded was not standard, overly onerous and may have been difficult to enforce.

As The Manager, Survey and Land Information Services is a position no longer held in Council reference to this position has been amended to "Compliance Monitoring Team, Environment Control Business Unit."

The amending of this condition will not create any adverse effect on any party or the environment.

RECOMMENDATION:

Pursuant to Section 127 of the Resource Management Act 1991, the **UNDERSIGNED OFFICERS**, acting under delegated authority from Council, **HEREBY CHANGE** Condition (3). (i) of the Notice of Decision dated 4 May 1993, issued in respect to Wellington City Council Application Number 1954.

- 3) (i) Council will accept the lots to be vested as reserves with the proviso that the developer places a fencing covenant on all new lots adjoining the proposed reserve, exempting the Council from liability to contribute towards the cost of any boundary fences.

To ensure registration of this covenant on the new Titles, a bond or cash deposit to the value of \$6,000.00 (based on 12 abutting new lots) will be accepted by the Compliance Monitoring Team, Environment Control Business Unit. This bond or cash deposit will be refunded on presentation of the new title suitably encumbered to the Compliance Monitoring Team, Environment Control Business Unit.

PLEASE NOTE:

In regard to the Subdivision Consent issued on 30 June 1992 relating to application No. 1600 Council, without prejudice, agrees to the wording ^{of} for the fencing covenants to be ~~the~~ 13/6/96 issued against all titles of those allotments abutting proposed reserve as suggested by Mr V H Peters in his letter to Council of 6 June 1996. Council expects that covenants will be issued in respect of all relevant titles except Lot 19 DP 75185. Council will however require documentary evidence that a genuine effort has been made to register the covenant against the title for Lot 19 DP 75185.

APPROVED BY AUTHORISED RESOURCE CONSENT OFFICERS:



AUTHORISED OFFICER

DATE: 13-6-96.



AUTHORISED OFFICER

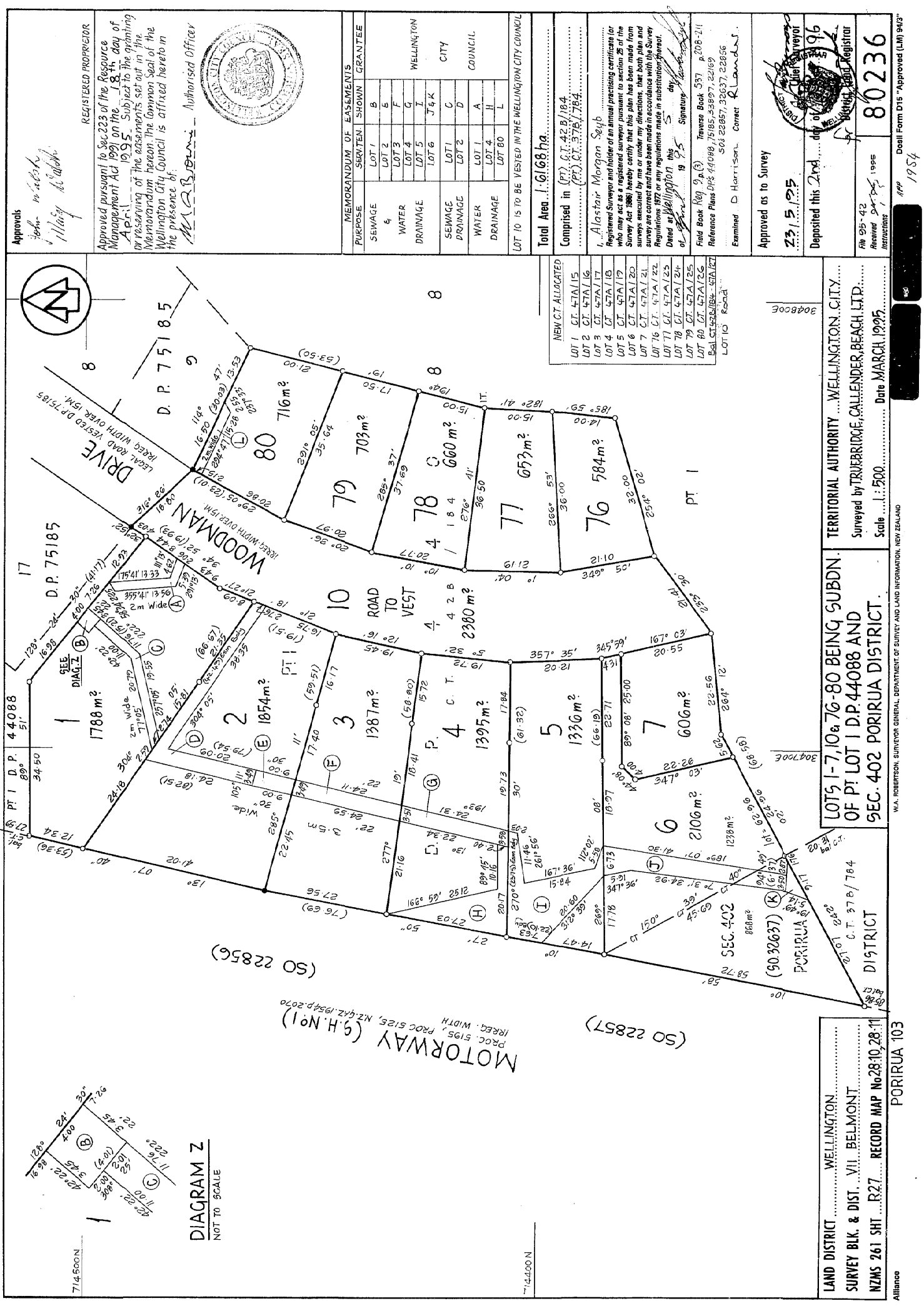
DATE: 13-6-96

(DELEGATED AUTHORITY NO. XX)

TO: The District Land Registrar at Wellington

DATED at Wellington this 21st day of June 1996

Signed by David Wayne Gair, of the Environmental Control Business Unit of the Wellington City Council on behalf of, and by the authority of the said Council under Sections 252(1)(a) and 716(1) of the Local Government Act 1974.



Approvals

John Wicks
11 May 1995

REGISTERED PROPRIETOR

Approved pursuant to Sec 223 of the Resource Management Act 1991 on the 18th day of April 1995. Subject to the granting or reserving of the easements set out in the Memorandum hereon the Common Seal of the Wellington City Council is affixed hereto in the presence of:

M. R. B. B. B. Authorised Officer



MEMORANDUM OF EASEMENTS	
PURPOSE	SERVIENT SHOWN GRANTEE
SEWAGE	LOT 1 B
	LOT 2 B
	LOT 3 F
WATER	LOT 4 G
DRAINAGE	LOT 5 I
	LOT 6 J & K
SEWAGE	LOT 1 C
DRAINAGE	LOT 2 D
WATER	LOT 1 A
DRAINAGE	LOT 4 H
	LOT 6 L

LOT 10 IS TO BE VESTED IN THE WELLINGTON CITY COUNCIL

Total Area 1:61.68 ha.

Comprised in (PT) 67: 42.8/18.4

(PT) 67: 378/764

1. Alastair Morgan Sayb

Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 26 of the Survey Act 1981) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.

Dated at Wellington this 5th day of April 1995

Field Book Reg 9 (B) Inverse Book 537 p 208-211

Reference Plans DPs 44088/51857, 55597, 22169

Examined D Harrison Correct

Approved as to Survey

23.5.95

Deposited this 2nd day of May 1995

80236

File 95-42

Received 2nd Dec 1995

Instructions

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. VII. BELMONT
NZMS 261 SH1 R27 RECORD MAP No 28.10.28.11

LOT 1-7, 10, 76-80 BEING SUBDN. OF PT LOT 1 D.P. 44088 AND SEC. 402 PORIRUA DISTRICT

TERRITORIAL AUTHORITY WELLINGTON CITY
Surveyed by TRUEBRIDGE, CALLENDER, BEACH LTD.
Scale 1:500 Date MARCH 1995

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Deal Form D15 Approved (LH) 9403 1954

Resource Management Act 1991 - Land Use

Service Request 92689 (RC - a Res.Con) Item 1 (Appl Form)

Service Request Item

Item: 1

SR Location: 115 & 11 WOODMAN DRIVE TAWA Tawa

Designated Wufi: 1058001 Survey Current - 115 Woodman Drive

File Reference: 0600 713409

Contact: 1205498 Mr & Mrs N F & K I Hicklin

Contact Address: 15073846

Attention:

Status: Completed

Status Date: 4-Feb-05 3:38 PM SR Status: Completed

Owner: Member: Scott Cantley Extn: 803 8142

Team: 1996 Q4/Comp Mon/Enf Team 74

Due Date: Days Remaining :

Days Elapsed :

Description: Land Use Consent - Earthworks - New Dwelling

Extended:
Description

Special
Conditions or
Comment

7 October, 2002

Mr & Mrs Hicklin
19 Turkington Street
Tawa
WELLINGTON

Service Request No: 92689
Link No: 0600 713409

Dear Mr & Mrs Hicklin,

APPLICATION FOR RESOURCE CONSENT 92689 GRANTED

Service Request Type:	Resource Consent
Site Address:	115 & 117 Woodman Drive, Tawa Lots 77 and 78 DP 80236
Consent Type:	Land Use
Consent Description:	Earthworks & New Dwelling

Please refer to Service Request No. 92689.

I refer to your recent Resource Consent application in which you seek consent to undertake earthworks and construct a dwelling.

The application was considered by officers acting under delegated authority on 07/10/2002. I advise that under section 105(1)(b) of the Resource Management Act 1991 (the Act), consent to the application is hereby granted subject to the conditions listed in the attached Notice of Decision.

Please note that under the provisions of section 125 of the Act, this consent will expire at the end of a two (2) year period, commencing from the date of this decision. If you have not given effect to this consent by then, you may either make an application for an extension of time, within three (3) months of the expiry, or lodge a fresh resource consent application.

If you would like to discuss this application further please contact me on 801-3523.

Yours sincerely,

Gary Scholfield
Resource Consent Planner
Environmental Control Business Unit
Wellington City Council

Notice of Decision

<u>Date:</u>	7 October, 2002
<u>Site Address:</u>	115 & 117 Woodman Drive, Tawa
<u>Legal Description:</u>	Lots 77 & 78 DP 80236
<u>Applicant:</u>	Mr & Mrs Hicklin
<u>Proposal:</u>	Earthworks & New Dwelling
<u>Owner:</u>	N.F. & K.I. Hicklin
<u>Plan No:</u>	AyMac Design Limited, Project Number 0251, Sheet Numbers 01-05, all dated 30/08/02

Decision:

That officers acting under delegated authority from Council and pursuant to section 105(1)(b) of the Resource Management Act 1991, grant consent under the Wellington City District Plan to undertake earthworks and construct a dwelling at 115 & 117 Woodman Drive, Tawa (Lots 77 & 78 DP 80236), subject to the following conditions:

Conditions of Consent:

- (a) That the proposal must be in accordance with the plans prepared by AyMac Design Limited, Project Number 0251, Sheet Numbers 01-05, all dated 30/08/02 and the information provided with Application Service Request No. 92689.
- (b) Within 7 months of the consent being exercised (as notified under condition (c) below), the consent holder shall ensure that all earthworked areas are:
 - either covered by buildings / structures or other hard surfacing, or
 - covered with landscaping and / or grassed (or hydroseeded) so as to achieve a satisfactory strike, to the satisfaction of the Compliance Monitoring Team, ECBU.

Monitoring Condition/Review of Consent Conditions:

- (c) The consent holder shall notify the Compliance and Monitoring Officer a minimum of 48 hours before the consent is to be exercised either by telephone (**801 4017**) or facsimile (**801 3100**) quoting the address of the property and the service request number.
- (d) That the consent holder shall pay to the Wellington City Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or supervision of the resource consent as set in accordance with section 36 of the Resource Management Act 1991. These costs* may include site visits,

correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

- * Please refer to ECBU's current schedule of Resource Management Fees for guidance on the current administration charge and hourly rate chargeable for Council officers.

Notes:

- 1 Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to Council.
- 2 Any safety barriers to be constructed on the top of the retaining walls will need to comply with rule 5.1.3.6 of the District Plan, which relates to maximum fence height. Please note that Plan Change 6 has altered the wording of this rule, which now reads: *“Within 1 metre of a boundary or in a front yard, a fence or wall, or combination of these structures (whether separate or joined together), shall have a maximum height of 2 metres measured from the ground level at the boundary.”*
- 3 It is the applicant's responsibility to locate / define the site boundaries, using a registered surveyor, prior to the commencement of any work.
- 4 The Council's "General Conditions of Excavation and Transport of Excavated Materials", December 1993, shall apply and remain in force for the duration of the site development works.
- 5 Any excess soil or other waste materials produced as a result of excavation, clearing or demolition, must be removed from the site to an approved disposal site.
- 6 Placement of the excess material on the disposal site may necessitate the need for a Land Use Consent for earthworks with respect to that site.

Reasons for the Decision:

- 1 The effects of the proposal on the environment will be less than minor and there are no persons considered to be adversely affected by the proposal.
 - 2 This proposal is in accordance with the relevant objectives and policies, and assessment criteria, of the Wellington City District Plan.
-

**Environmental Control Business Unit
Decision Report For Land Use Consent (Earthworks)**

Service Request No: 92689
Link No: 0600 713409

7 October, 2002

Non-Notified Application

<u>Site Address:</u>	115 & 117 Woodman Drive, Tawa
<u>Legal Description:</u>	Lot 77 & 78 DP 80236
<u>Applicant:</u>	Mr & Mrs Hicklin
<u>Proposal:</u>	Earthworks & New Dwelling
<u>Owner:</u>	N.F. & K.I. Hicklin
<u>Plan No:</u>	AyMac Design Limited, Project Number 0251, Sheet Numbers 01-05, all dated 30/08/02

District Plan:

Planning Maps

Outer Residential Area

Activity

The earthworks are a Discretionary Activity (Restricted) under rule 5.3.9 as the total area of ground surface disturbance will exceed 250m². Under rule 5.3.9 Council's discretion has been restricted to:

- 5.3.9.1 the alteration or disturbance of the ground
- 5.3.9.2 the degree of slope
- 5.3.9.3 the undertaking of earthworks in a Hazard Zone (Flooding)
- 5.3.9.4 the undertaking of earthworks within 5m of a waterbody or the coastal marine area.

The standards and terms state that the conditions for earthworks in rule 5.1.9 may be waived totally. It is noted that Plan Change 11 has deleted these standards and terms, however this does not impact upon the current proposal.

The assessment criteria for this aspect of the proposal are set out under rules 5.3.9.5 - 5.3.9.12 and this proposal has been assessed against the relevant criteria below.

The Site:

The subject site fronts onto Woodman Drive, and occupies a total area of 1313m² which is contained in two separate Certificates of Title. The vacant allotments are located on the eastern side of Woodman Drive, and are predominantly covered with grasses and gorse. The portion of the site closest to the road frontage has a gentle upward slope, however the rear of the site gets noticeably steeper. The site is located in an area that was formed as part of a greenfield subdivision, and many surrounding sites are still in the process of being developed and landscaped.

The Proposal:

It is proposed to undertake earthworks to prepare the site for the construction of the house and to provide outdoor living space. It is intended to excavate the area surrounding the dwelling on Lot 77, with the excavated material being used to build up the ground level in the north-western corner of the same lot. Any remaining fill will be used to build up the north-western corner of Lot 88.

Excavation around the dwelling will occur to a maximum depth of 2.5 metres and will be retained by timber retaining walls. The north-western corner of each allotment will be retained by timber retaining walls up to a maximum height of 1.45 metres.

Section 94 Analysis:

Pursuant to section 94(2) of the Act the application can be considered on a non-notified basis provided that the adverse effect on the environment will be minor and that the written approval of all persons that could be adversely affected has been obtained.

The actual and potential adverse effects of this proposal in terms of the alteration of the existing landform have been considered. It is noted that a good majority of the area where the earthworks will be undertaken will be occupied and / or screened by the dwelling. Obviously, the retaining walls at the front of the allotments will be visible from the carriageway of Woodman Drive, however I note that several sections within the vicinity of the site have been developed in a similar manner.

In addition, it is noted that the subject site consists of two separate allotments, with separate Certificates of Title. In this respect, up to 250m² of earthworks could be undertaken on each allotment as of right, without a resource consent. When comparing the effects of what has been proposed with that which could be undertaken without a resource consent, I am of the opinion that the any additional effects will be negligible.

Accordingly, it is considered that the effects of the earthworks will be less than minor. There are no persons considered to be adversely affected by the proposal. In addition, there are no special circumstances under section 94(5) of the Act that warrant the public notification of this application. Accordingly, this application has been processed on a non-notified basis.

Assessment:

This proposal has been assessed against the relevant assessment criteria as follows:

5.3.9.5 *the extent to which any earth cut or fill will remove existing vegetation, alter existing landforms, affect water quality, cause or contribute to soil erosion or affect existing natural features, such as waterbodies.*

The site is currently covered in grasses and gorse and the earthworks will not result in the removal of any established trees or native vegetation. While the works will alter the existing landform it is not considered that the works will result in unnatural forms or unsightly scars being created, nor is it considered that the excavation will detract from the amenities of the area. In addition, it is not considered that the excavation will affect water quality, cause or contribute to soil erosion, or affect existing natural features.

5.3.9.6 *the extent to which any cut or fill can be restored or treated to resemble natural landforms. Council will seek to avoid the creation of unnatural scar faces.*

It is considered that the earthworks will only have a minor effect on the existing landform. The effects will be primarily confined to the site once the house has been constructed and landscaping undertaken. As such, it is not considered that the earthworks proposed will detract from the visual character or amenity of the area.

5.3.9.7 *the extent to which any earthworks may impact on prominent or visually sensitive situations, including the coastal marine area, ridgelines, cliffs, escarpments and waterbodies.*

The earthworks are not going to be undertaken in a prominent or visually sensitive situation. Accordingly they need not be assessed in terms of this criteria.

5.3.9.8 *the necessity for carrying out the works.*

The site lacks a flat area to construct a dwelling and for outdoor living space. While a house could be built on the site in its current form, it would essentially lack usable outdoor living areas. It is considered that the earthworks are of an acceptable scale, and are necessary toward improving the functionality of the site for both the construction of the house and for outdoor living space. In addition, it is noted that several other sites along Woodman Drive have undertaken earthworks in various forms, which indicates that there is a need in this area to prepare sites prior to dwellings being constructed.

5.3.9.9 *whether the earthworks proposed increase or decrease flood hazards.*

It is not considered that the earthworks will increase or decrease flood hazards.

5.3.9.10 *where the activity is within a Maori Precinct the outcome of consultation with tangata whenua and other Maori.*

The site is not located within a Maori Precinct.

5.3.9.11 *the effects on any water body or the coastal marine area arising from the contaminants associated with earthworks.*

It is not considered that the earthworks that will affect any water body or coastal marine area.

5.3.9.12 *Rule 5.3.9 shall not apply to a subdivision where earthworks is controlled or subject to a discretion in the grant or refusal of a subdivision consent.*

Not applicable.

The effects from the earthworks will only be temporary being limited to the construction period. These will be controlled by the Wellington City Council 'General Conditions of Excavation and Transport of Excavated Materials', December 1993. The proposal will not affect water quality, cause or contribute to soil erosion or affect existing natural features, such as watercourses. The stability of the cuts and any engineering requirements have been dealt with as part of the building consent under the Building Act 1991 and the earthworks consent under the Part 8 of the Wellington Consolidated By Law 1991 (both already issued under SR# 92685).

Objectives and Policies:

The relevant objectives and policies of the District Plan are as follows:

Objective 4.2.2 To maintain and enhance the amenity values of Residential Areas.

Policy 4.2.2.5 Manage any adverse effects of earthworks.

Objective 4.2.5 To maintain and enhance natural features (including landscapes and ecosystems) that contribute to Wellington's natural environment.

Policy 4.2.5.1 Protect significant escarpments, coastal cliffs and areas of open space from development and visual obstruction.

Policy 4.2.5.3 Ensure that any approved earthworks are designed and engineered to reflect natural landforms.

Policy 4.2.5.4 Encourage retention of existing vegetation, especially established trees and existing native vegetation.

Objective 4.2.7 To avoid or mitigate the adverse effects of natural and technological hazards on people, property and the environment.

Policy 4.2.7.4 Ensure that earthworks and structures in Residential Areas do not exacerbate natural hazards, particularly flood events.

Through the use of the assessment criteria earlier in this report, it is considered that the proposal will maintain the integrity of these objectives and policies.

Conclusion:

Through the use of the rules and assessment criteria of the District Plan, I consider that the proposal will uphold the purpose and principles of Part II of the Act, and will have less than minor adverse effects on the environment. In addition, the proposal is consistent with the relevant objectives and policies of the District Plan. Therefore, I am therefore of the opinion that consent can be granted in terms of section 104 of the Act.

Decision:

That officers acting under delegated authority from Council and pursuant to section 105(1)(b) of the Resource Management Act 1991, grant consent under the Wellington City District Plan to undertake earthworks and construct a dwelling at 115 & 117 Woodman Drive, Tawa (Lots 77 & 78 DP 80236), subject to the following conditions:

Conditions of Consent:

- (a) That the proposal must be in accordance with the plans prepared by AyMac Design Limited, Project Number 0251, Sheet Numbers 01-05, all dated 30/08/02 and the information provided with Application Service Request No. 92689.
- (b) Within 7 months of the consent being exercised (as notified under condition (c) below), the consent holder shall ensure that all earthworked areas are:
 - either covered by buildings / structures or other hard surfacing, or
 - covered with landscaping and / or grassed (or hydroseeded) so as to achieve a satisfactory strike, to the satisfaction of the Compliance Monitoring Team, ECBU.

Monitoring Condition/Review of Consent Conditions:

- (c) The consent holder shall notify the Compliance and Monitoring Officer a minimum of 48 hours before the consent is to be exercised either by telephone (**801 4017**) or facsimile (**801 3100**) quoting the address of the property and the service request number.
- (d) That the consent holder shall pay to the Wellington City Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or supervision of the resource consent as set in accordance with section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

* Please refer to ECBU's current schedule of Resource Management Fees for guidance on the current administration charge and hourly rate chargeable for Council officers.

Notes:

- 1 Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to Council.
- 2 Any safety barriers to be constructed on the top of the retaining walls will need to comply with rule 5.1.3.6 of the District Plan, which relates to maximum fence height. Please note that Plan Change 6 has altered the wording of this rule, which now reads: *"Within 1 metre of a boundary or in a front yard, a fence or wall, or combination of these structures (whether separate or joined together), shall have a maximum height of 2 metres measured from the ground level at the boundary."*
- 3 It is the applicant's responsibility to locate / define the site boundaries, using a registered surveyor, prior to the commencement of any work.
- 4 The Council's "General Conditions of Excavation and Transport of Excavated Materials", December 1993, shall apply and remain in force for the duration of the site development works.
- 5 Any excess soil or other waste materials produced as a result of excavation, clearing or demolition, must be removed from the site to an approved disposal site.
- 6 Placement of the excess material on the disposal site may necessitate the need for a Land Use Consent for earthworks with respect to that site.

Reasons for the Decision:

- 1 The effects of the proposal on the environment will be less than minor and there are no persons considered to be adversely affected by the proposal.
- 2 This proposal is in accordance with the relevant objectives and policies, and assessment criteria, of the Wellington City District Plan.

Gary Scholfield
Delegated Officer

Sarah Gambitsis
Delegated Officer

Delegated Authority Code: (1 & 2)

31 July, 2003

N F & K I Hicklin
117 Woodman Drive
Tawa
Wellington

Service Request: 92689
Property Link: 713409

Dear Neil and Kay,

Re: Compliance with Land Use Consent for Earthworks and New Dwelling
– 115/117 Woodman Dr, Tawa

On 7 October, 2002 a Land Use Consent was granted to undertake earthworks and construct a dwelling. A site inspection was undertaken on 24 July, 2003 to check compliance with Consent conditions.

My inspection revealed that the new dwelling has been completed in accordance with the approved plans, and subsequently I am pleased to advise that condition (a) has been met. Thank you for this.

Condition (b) requires that:

Within 7 months of the consent being exercised, the consent holder shall ensure that all earthworked areas are either:

- *Covered by buildings / structures or other hard surfacing, or*
- *Covered with landscaping and / or grassed (or hydroseeded) so as to achieve a satisfactory strike, to the satisfaction of the Compliance Monitoring Team, ECBU.*

Please ensure that the requirements of this condition are met. Please be aware that a further site inspection will be carried out later this year to ensure compliance with condition (b).

An invoice for \$45.00 will be sent shortly to cover the costs associated with the monitoring of this Consent to date. This fee is outlined by condition (d), it covers administration, the site visit and material costs.

Please do not hesitate to contact me on the numbers below if you have any questions.

Yours sincerely

Scott Cantley
Environmental Control Business Unit
Wellington City Council
Telephone 801 3422
Fax 801 3100

Legal Attachments

B 526453.5T

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER

Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

Wellington

Certificate of Title No.	All or Part?	Area and legal description — Insert only when part or Stratum, CT
47A	15	☒ All
47A	16	☒ All
47A	17	☒ All

(continued on page 2 annexure schedule)

Transferor Surnames must be underlined

JOHN WALSH of Wellington, Company Director and MARY JOSEPHINE WALSH his wife

Transferee Surnames must be underlined

JOHN WALSH of Wellington, Company Director and MARY JOSEPHINE WALSH his wife

Estate or interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.

Fee simple with the intent that all of the lots described shall have the burden and benefit of the restrictive covenants set out on pages 2 and 3 of the annexure schedule.

Consideration

Creation of restrictive covenants as set out on pages 2 and 3 annexure schedule

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

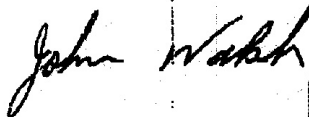
Dated this 28th

day of

June

1996

Attestation


Signed in my presence by the Transferor
Signature of Witness

Witness to complete in BLOCK letters
(unless typewritten or legibly stamped)

Witness name

Vernon Henry Peters

Occupation

Solicitor

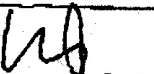
Address

Wellington

Signature, or common seal of Transferor

Certified correct for the purposes of the Land Transfer Act 1952

Certified that Part 1A of the Land Settlement Promotion and Land Acquisition Act 1952 does not apply
Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1977
(DELEGATE INAPPLICABLE CERTIFICATE)


Solicitor for the Transferee

Annexure Schedule

TRANSFER

Dated

28th June 1996

Page

3

of

3

Pages

in relation to that Lot to the intent that thereafter this Clause need not be complied with in respect of any alteration to the improvements or any further dwelling, buildings or structures erected on the Lot concerned **AND PROVIDED FURTHER** that reference in this Clause to Evergreen Management Limited shall be reference to that company alone and shall not include its successors in title and assigns.

2. **THE** purchaser of any Lot shall not erect or place upon that Lot any buildings other than, nor at any time to use any building on that land otherwise than as:

- (a) a dwellinghouse consisting of a single household unit; or
- (b) outbuildings appurtenant to that dwellinghouse.

2. **NO** caravan, truck, bus, trailer, machinery or other unsightly object (not including any motor vehicle, small van or utility truck that is in good working order, repair and appearance) shall be parked or permitted to remain on that part of any Lot that is situated between the dwelling situated on the Lot and the street frontage of the Lot for any material period of time.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

John J. Walsh

John Walsh

John Walsh

Approved by Registrar-General
of Land under No. 1995/1004

TRANSFER

Land Transfer Act 1952

Law Firm Acting
C J O'Regan Amdt Peters & Evans Solicitors Wellington ldm112@1234res.com

Auckland District Law Society
REP: 4135

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

47A/15 to 20
12.40 02 JUL 96 B 563453.5
R/C
⊗



Rates Attachments

Wellington City Property Rates Record

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

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

This information is provided as at **29 July 2026** 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.

Rates & Billing Services
Email: rates@wcc.govt.nz
Phone: 499 4444
Fax: 04 801 3011

115 Woodman Drive Tawa 5028

1 July 2026 - 30 June 2027

Details

Rate Account:	1067353	Area:	660 m ²
Account Status:	Current	Improvement:	
Rateable Status	Current	Diff. Rating Category:	Base
Valuation Ref:	15670-34700	Billing Category:	A3 - Base - No sewerage or water SLN

Flags

Apportionment Code 0 - M

Legal Description:

LOT 78 DP 80236

Rates Account Summary

Rates Splits	Annual Rates (2026 - 2027)	\$ 2,107.68
WCC	\$1,470.45	
GWRC	\$593.11	
Sludge Levy	\$44.12	

Instalments (Due for Payment)

Installment no	Due Date	Amount
1	1 Sep 2026	\$526.90
2	1 Dec 2026	\$526.90
3	1 Mar 2027	\$526.90
4	1 Jun 2027	\$526.98

Opening Balance - 01 Jul 2026	\$0.00
Instalments YTD	\$0.00
Paid YTD	\$0.00
Penalties YTD	\$0.00
Adjustments YTD	\$0.00
Current Balance	\$0.00

Water Account Details

No Associated Water Property.

Permits and Consent Information Held at WCC Archives

Wellington City Council

Building Consent Search Item List

LIM: SR 574271
Property: 115 WOODMAN DRIVE
Legal description: LOT 78 DP 80236

Digital copies of these records, which usually include plans, can be accessed through the Building Consent Search Service. Please see: <https://digital.wellington.govt.nz/services/building-consents/search>
Charges and turnaround times apply.

Series	Title	Description	Date
00124-5036-92685	115 and 117 Woodman Drive, Two, dwelling	Legal description: Lot 77, 78 DP 80236. Project value: \$270,000. Floor area: 273 square metres.	2002

Complete Building Consent Attachments

Service Request 92685 (Bldg Cons<500K) Item 1 (Appl Form)
Service Request Item

Item: 1

SR Location: 115 & 11 WOODMAN DRIVE TAWA Tawa

Designated Wufi: 1058001 Survey Current - 115 Woodman Drive

File Reference: 0600 SR92685

Contact: 1205498 Mr & Mrs N F & K I Hicklin

Contact Address: 15073846

Attention:

Status: Completed

Status Date: 6-Apr-04 11:55 AM SR Status: On-going

Owner: Member: Extn:

Team: 1996 Q1/Comp Mon/Enf Team 36

Due Date: Days Remaining :

Days Elapsed :

Description: Two, two level dwellings with internal double garage.
Lot 77 No 117 & Lot 78 No 115

Extended:
Description

Special
Conditions or
Comment

6 April, 2004

Mr & Mrs N F & K I Hicklin
19 Turkington St
Tawa
Wellington
6006

Service Request No. 92685
Property ID:1058001

***CODE COMPLIANCE CERTIFICATE FOR BUILDING CONSENT No. 92685
PURSUANT TO SECTION 43(3) OF THE BUILDING ACT 1991***

Service Request Type:	Building Consent for less than \$500,000
Site Address:	115 Woodman Drive Tawa
Legal Description:	LOTs 77 & 78 DP 80236
Project Description:	Two, two level dwellings with internal double garage. Lot 77 No 117 & Lot 78 No 115
Intended Life	50years

This is a final Code Compliance Certificate in respect of all of the building work under the above consent.

This certificate is issued subject to the conditions specified under the heading "CONDITIONS OF CODE COMPLIANCE". (See attached page.)

Signed for and on behalf of the Wellington City Council.

John Drysdale-Smith
Building Consents and Licensing Services
Wellington City Council
Telephone 801 3813

6 April, 2004

Site Address: 115 Woodman Drive Tawa LOTs 77 & 78 DP 80236
Project Description: Two, two level dwellings with internal double garage. Lot 77 No
117 & Lot 78 No 115
Building Consent No: 92685

CONDITIONS OF CODE COMPLIANCE CERTIFICATE.

1. This certificate relates only to building consent no 92685.
2. The issuing of this code compliance certificate does not certify approval by Wellington City Council that the building work can be occupied. Council has no power under the Building Act 1991 to authorise occupation. The decision to occupy a building is made solely by the building owner on the basis that the owner considers that the state of the building is safe for occupation.
3. Note: The Building Act 1991 requires that all building work must comply with the Building Code. Clause B2 of the Building Code requires that all building elements must be sufficiently durable to meet their functional requirements, with only normal maintenance. It is the responsibility of the owner to ensure that building elements are maintained in accordance with the manufacturers specifications.

Signed for and on behalf of the Wellington City Council

John Drysdale-Smith

Building Consents and Licensing Services
Wellington City Council
Telephone 801 3813