



Residential Land Information Memorandum

20 Frankmoore Avenue, Johnsonville

15 July, 2026

Wai Ling Balcombe
7 Duthie St
Karori
Wellington 6012

Service Request No: 573153
File Reference: 0600 1007966

Land Information Memorandum (LIM)

Please refer to the attached LIM for 20 FRANKMOORE AVENUE, Johnsonville, 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

Lachlan Saunders

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	20 FRANKMOORE AVENUE, Johnsonville – Flat 2
Legal Description	LOT 1 DP 16513 - Flat 2 Deposited Plan 42896
Record of Title	WN14D/841

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 LIM is part of a cross lease or a unit title subdivision. The Council is required to include in the LIM all relevant information relating to the underlying land. There are multiple units located on the property, and there may be consents or other information included in this LIM relating to different units to the one identified in the Record of Title provided with the application. Council property records consulted in preparing this LIM relate to the underlying land known as LOT 1 DP 16513.

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 “Medium”. 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.

Water supply is available to this property.

The Council holds no record regarding cross connections at this property.

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 29 September 2001 water seeping onto the road in front of 20 Frankmoore Avenue was reported to the Council. The Council investigated and completed work.

On 04 April 2016 a leaking toby outside flat 2 20 Frankmoore Avenue was reported to the Council. The Council investigated and determined this was a private fault.

On 01 August 2019 a pothole outside 20 Frankmoore Avenue was reported to the Council.

Hazardous Substances

No record of hazardous substances exists for this property

Footpath and Roothing

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 High Density Residential Zone.

This property is located in a Height Control Area: 22m.

Designations:

This property is located within Designation WIAL1 - Wellington Airport Obstacle Limited Surfaces.

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/)

[2000 District Plan ePlan - https://eplan.wellington.govt.nz/eplan/](https://eplan.wellington.govt.nz/eplan/)

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 no Subdivision consents for this property.

There are no Land Use consents for this property.

There are no other types of consents for this property.

Resource Consents for adjoining properties: SR 9600305, 67941, 307027, 330630, 411033, 416520.

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

There is a record of consents for this property.

Council granted permission dated 21 March 1956, subject to conditions, to install an additional sink and cooking facilities

Council granted approval dated 15 July 1976, subject to conditions, for the erection of a car port, with dispensation to allow the structure to be erected in the front yard in lieu of a set-back of 15ft.

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 no legal documents attached.

Rates and Levies

Rates	Please note that this property's rates are yet to be struck for the new financial year.
Water Rates	This property does not have water rates associated with it.
Sludge Levy	Please note that the annual sludge levy for this property is yet to be struck for the new financial year.

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

There is a record of building permits for this property.

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

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 no record of building consents for this property.

There is a record of an exemption from the need to obtain a building consent for this property.

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 building on this property is not considered earthquake-prone.

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.

This building is not considered earthquake-prone.

This status comes as a result of an assessment process carried out under Council's previous earthquake-prone building policy 2009 which Council is reasonably satisfied qualifies as a previous assessment in terms of the current EPB Methodology. The original assessment process was part of a programme of assessments and subject to a moderation process and oversight by suitably qualified engineers.

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.

Refer to the attached documents (including Letter to Owner and IEP Assessment) for further information.

Background:

Council-initiated Initial Evaluation Procedures (IEPs) and assessments were carried out solely as a screening tool in terms of the Council's previous Earthquake-prone Building Policy. The process was developed in line with the New Zealand Society for Earthquake Engineering document 'Recommendations for the Assessment and Improvement of the Structural Performance of Buildings in Earthquakes'. Council-initiated IEPs and assessments were carried out as a screening tool and should not be relied on by anyone for

any other purpose; a detailed engineering inspection and/or engineering calculations may lead to a different result or seismic grade.

A Detailed Seismic Assessment (DSA) includes some calculation and/or computer analysis and should provide a more accurate indication of the seismic performance of a building.

In some cases, a building owner or body corporate may have already received a DSA and may be available for review. Parties should seek their own independent engineering advice.

Please note, select personal identifying information may have been removed from the attachments pursuant to the Privacy Act 2020.

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](#).

Land and Structure

The maintenance of the common property is the responsibility of the owners.

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

Wai Ling Balcombe
7 Duthie St
Karori
Wellington 6012

Date: 25-Jun-26
Reference: TW 573153 - 1
Land Information Memorandum

Property Address
20 Frankmoore Avenue, Johnsonville

Owners

Fees Payable

Description	Reference	Fee	GST	Total
LIM Application Fee	RES LIM	\$490.00	\$73.50	\$563.50
Total		\$490.00	\$73.50	\$563.50

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

Wai Ling Balcombe
7 Duthie St
Karori
Wellington 6012

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

25-Jun-26

Reference:	TW 573153 - 1
Amount Due:	\$563.50
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 53-204-63

Wai Ling Balcombe
7 Duthie St
Karori
Wellington 6012

Date: 14-Jul-26
Reference: TW 573153
Land Information Memorandum
Property Address: 20 Frankmoore Avenue, Johnsonville

Reference	Code	Date	Debit	Credit
N0000207672-001	PAY	24/06/2026		563.50
573153 - 1	INV	25/06/2026	563.50	
			563.50	563.50

Amount Due: 0.00

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

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

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

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

Payment Advice

Please return this section with your payment

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

Wai Ling Balcombe
7 Duthie St
Karori
Wellington 6012

14-Jul-26

Reference:	TW 573153
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
CROSS LEASE
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN14D/841**

Land Registration District **Wellington**

Date Issued 10 July 1975

Prior References

WN593/41

Estate Fee Simple - 1/5 share
Area 558 square metres more or less
Legal Description Lot 1 Deposited Plan 16513
Registered Owners
Wai Ling Balcombe

Estate	Leasehold	Instrument	L 073178.2
		Term	999 years commencing on 1.6.1975
Legal Description	Flat 2 Deposited Plan 42896		
Registered Owners	Wai Ling Balcombe		

Interests

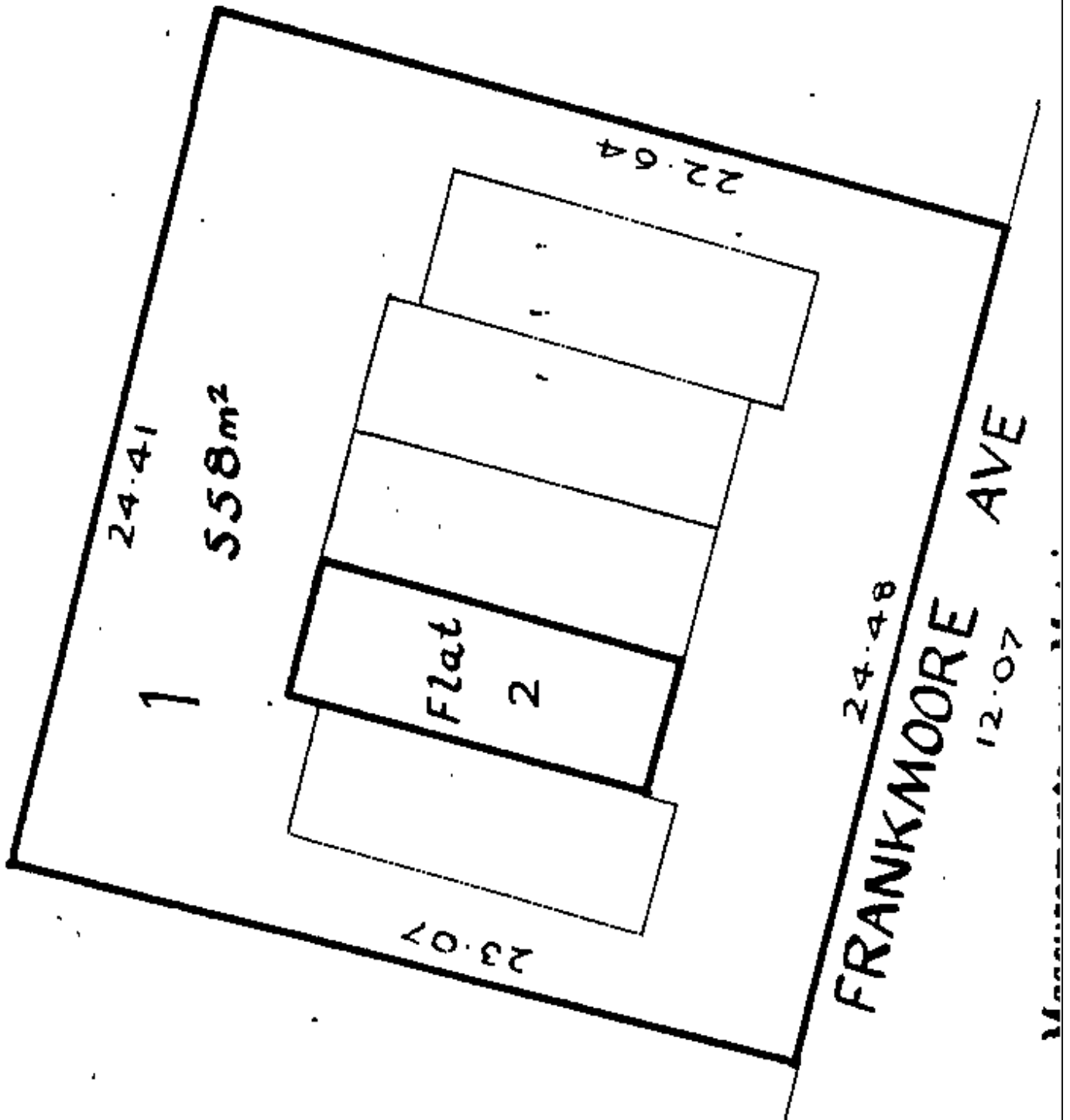
073178.1 Lease of Flat 1 DP 42896 Term 999 years commencing on 1.6.1975 CT WN14D/840 issued - 10.7.1975 at 11.21 am (Affects Fee Simple)

073178.2 Lease of Flat 2 DP 42896 Term 999 years commencing on 1.6.1975 Composite CT WN14D/841 issued - 10.7.1975 at 11.21 am (Affects Fee Simple)

073178.3 Lease of Flat 3 DP 42896 Term 999 years commencing on 1.6.1975 CT WN14D/842 issued - 10.7.1975 at 11.21 am (Affects Fee Simple)

073178.4 Lease of Flat 4 DP 42896 Term 999 years commencing on 1.6.1975 CT WN14D/843 issued - 10.7.1975 at 11.21 am (Affects Fee Simple)

073178.5 Lease of Flat 5 DP 42896 Term 999 years commencing on 1.6.1975 CT WN14D/844 issued - 10.7.1975 at 11.21 am (Affects Fee Simple)



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)
1076498	C	20 Frankmoore Avenue	558.0000

Legal Description:	LOT 1 D P 16513
Apportionment:	6
Valuation Ref:	16752-3400-

Valuation Usage

Land Use Zone	9C
Garage And Parking	5
Land Usage	92
Building Construction	XI
Building Condition	GG
Building Age	1970-79
Building Floor Area (m2)	410
Building Site Area	210
Units Of Use	5
Building Category	RF7B

Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
20 Frankmoore Avenue	W	N	Y

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)
1076500	C	Flat 2 20 Frankmoore Avenue	0.0000
Legal Description:	FLAT 2 DP 42896 AND UNDIVIDED 1/5 SH IN 558 SQ METRES BEING LOT 1 DP 16513		
Apportionment:	2		
Valuation Ref:	16752-3400-B		

Valuation Usage

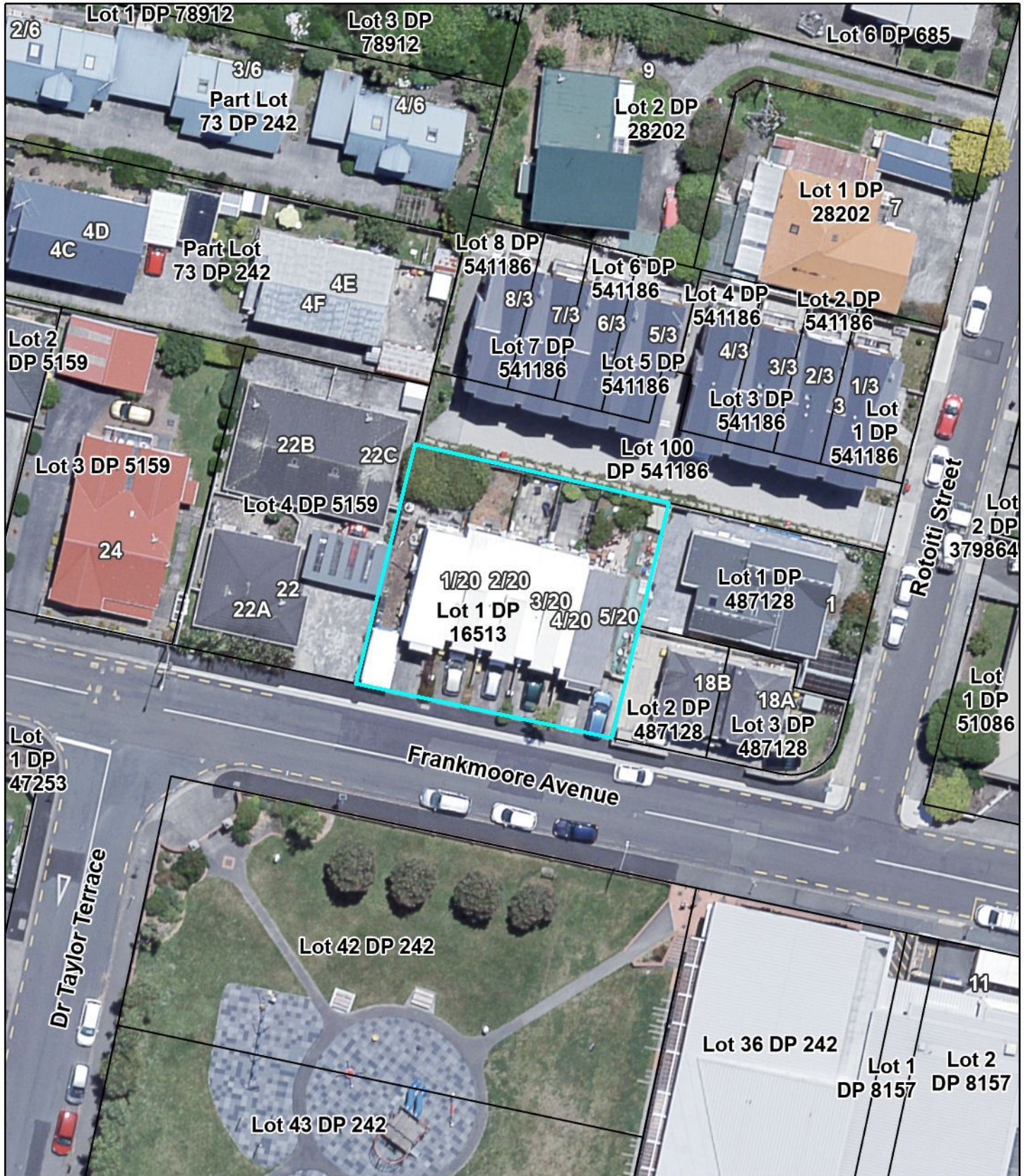
Land Use Zone	9C
Garage And Parking	1
Land Usage	91
Building Construction	XI
Building Condition	GG
Building Age	1970-79
Building Floor Area (m2)	80
Building Site Area	40
Units Of Use	1
Building Category	RF7B

Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
Flat 2 20 Frankmoore Avenue	W	N	Y

Maps

Aerial Photo



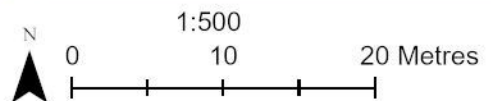
July 14, 2026

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

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

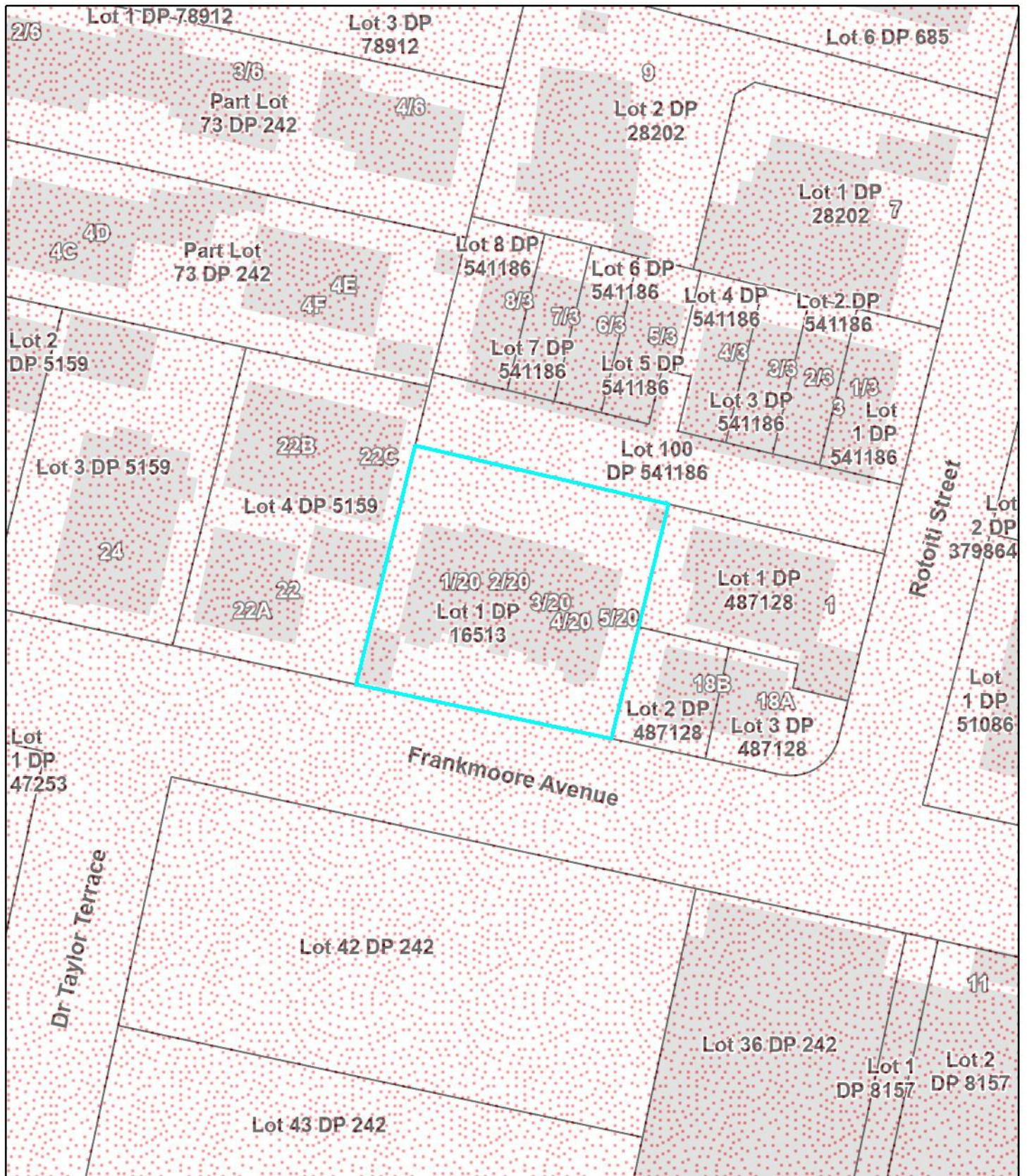


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Legend

-  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



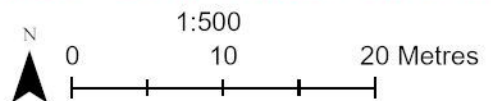
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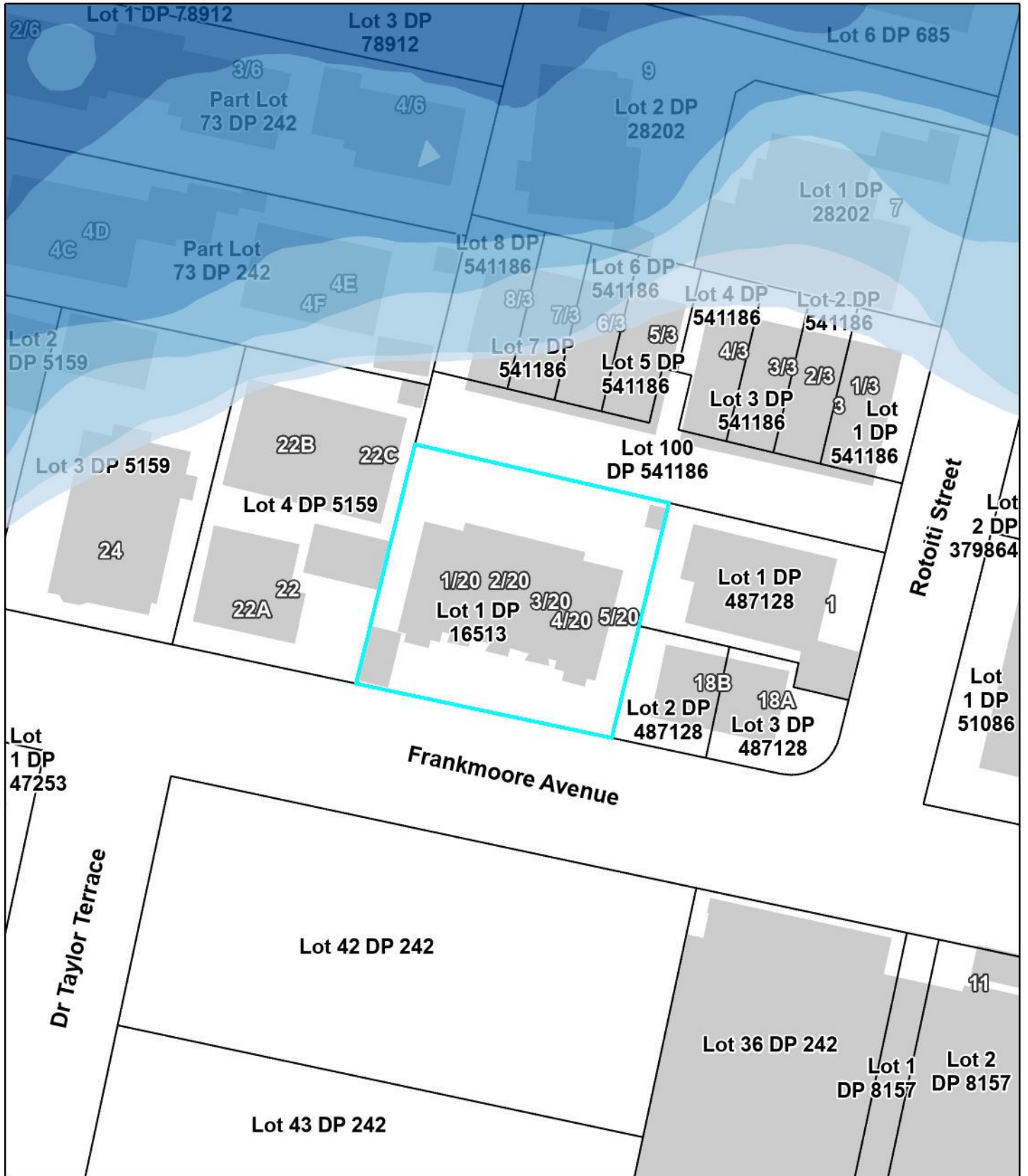


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Legend

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

Potential Flood



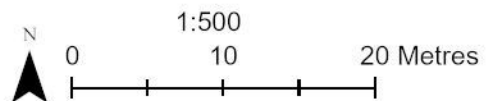
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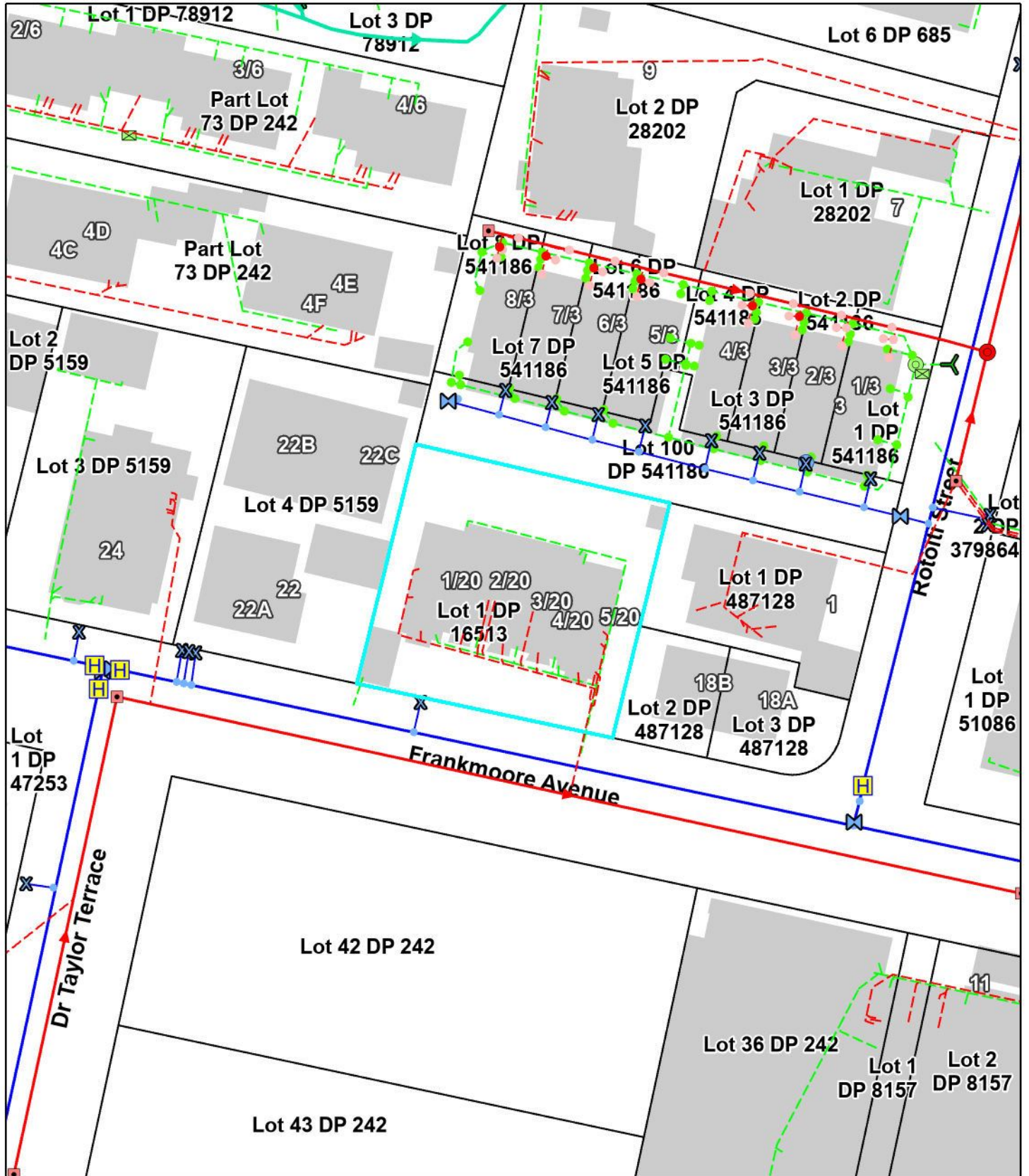
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Legend

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



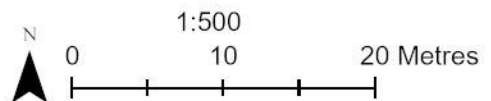
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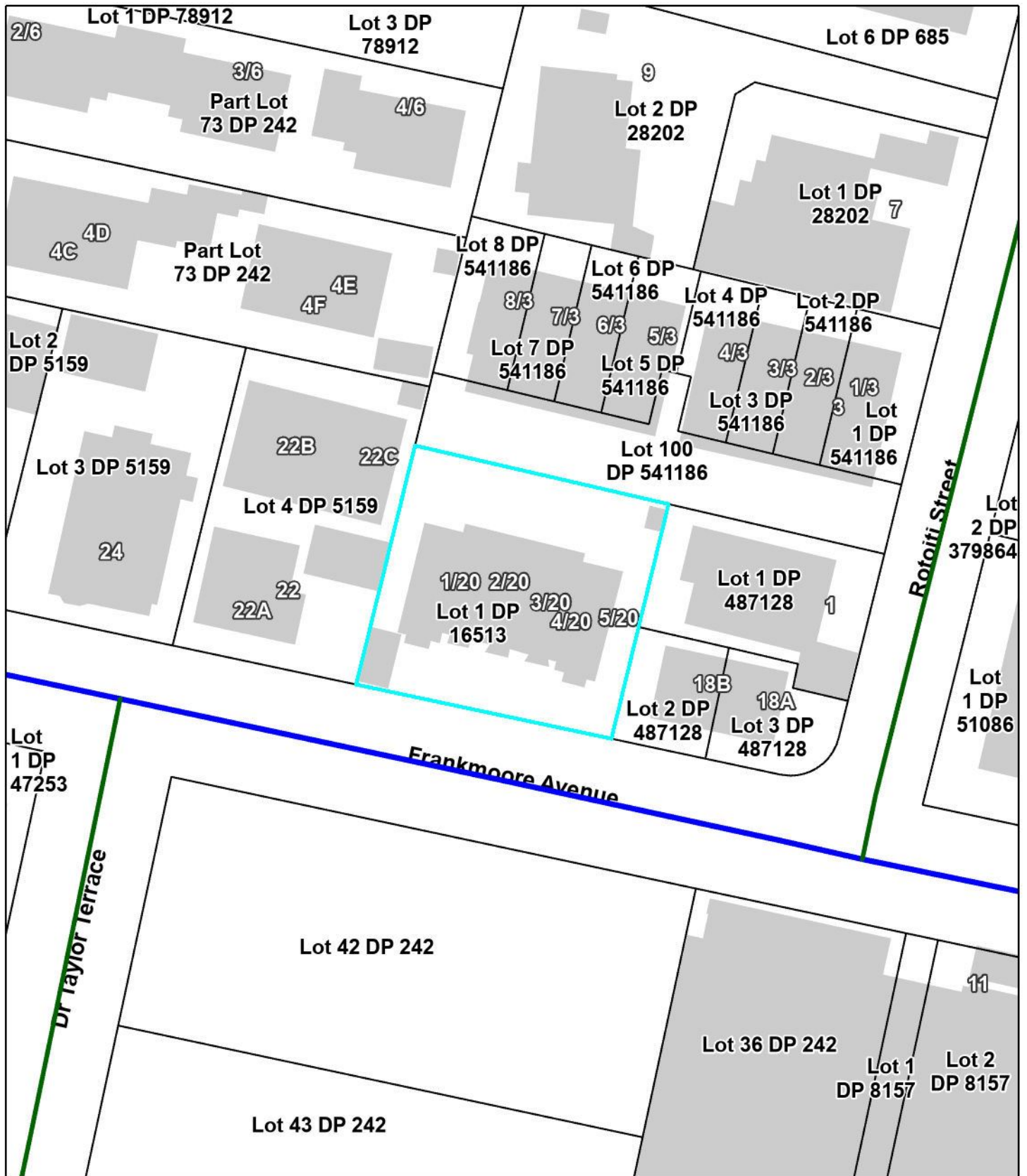


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Legend

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

Access - Rooding



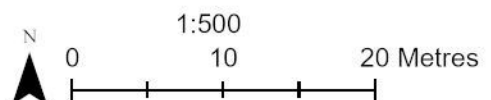
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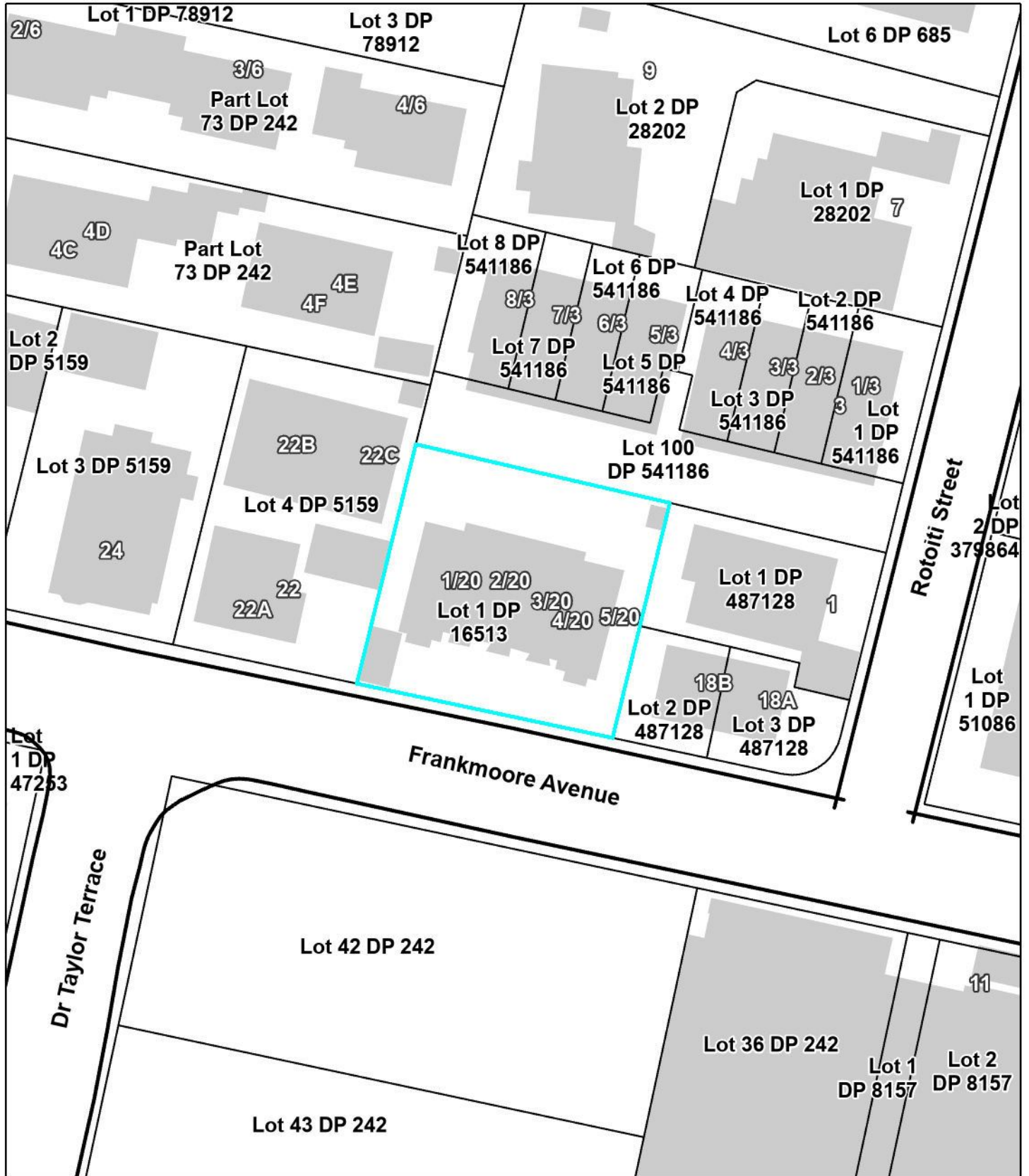
Property Boundaries Accuracy:
+/-1m in urban areas
+/-30m in rural areas

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



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Access - Footpath



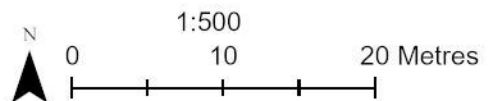
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Data Source:
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Postcodes - NZ Post.



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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

Additional Plumbing and Drainage Attachments

District Plan Attachments

20 Frankmoore Avenue, Johnsonville



Area 558.00 m²

Aerial View Map



Zones

High Density Residential Zone

Zone Details

Status: Operative

Specific Controls

Height Control Area

Height Control: 22m

Status: Operative

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

Energy Infrastructure and Transport

13 km Bird Strike Risk Activity Management Area

Status: Operative

District Plan Zoning



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.

Designations

WIAL - Wellington International Airport Ltd



Name: Wellington Airport Obstacle Limitation Surfaces

Designation ID: WIAL1

Status: Operative

WIAL - Obstacle Limitation Surface (OLS)

OLS Surface: Approach Surface

Highest Ground Elevation: 146m

Lowest OLS Elevation: 225m

OLS height above or below the ground elevation: 79m

Notification: Approval required from Wellington International Airport Limited (WIAL) for buildings and structures exceeding 79m in height.

Status: Operative

Additional Map – Specific Controls and Nearby Zonings



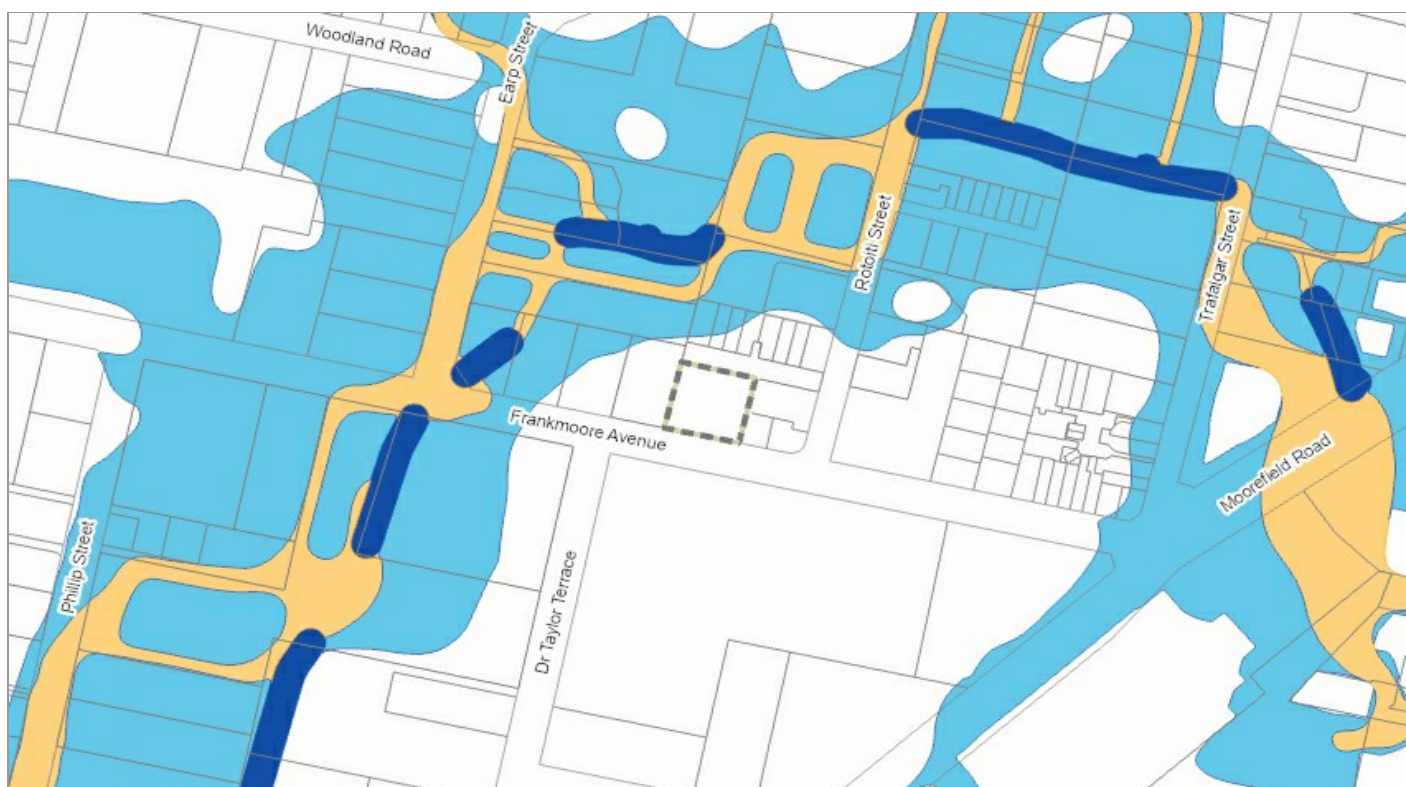
Additional Map - Precincts



Additional Map – Historical and Cultural Values



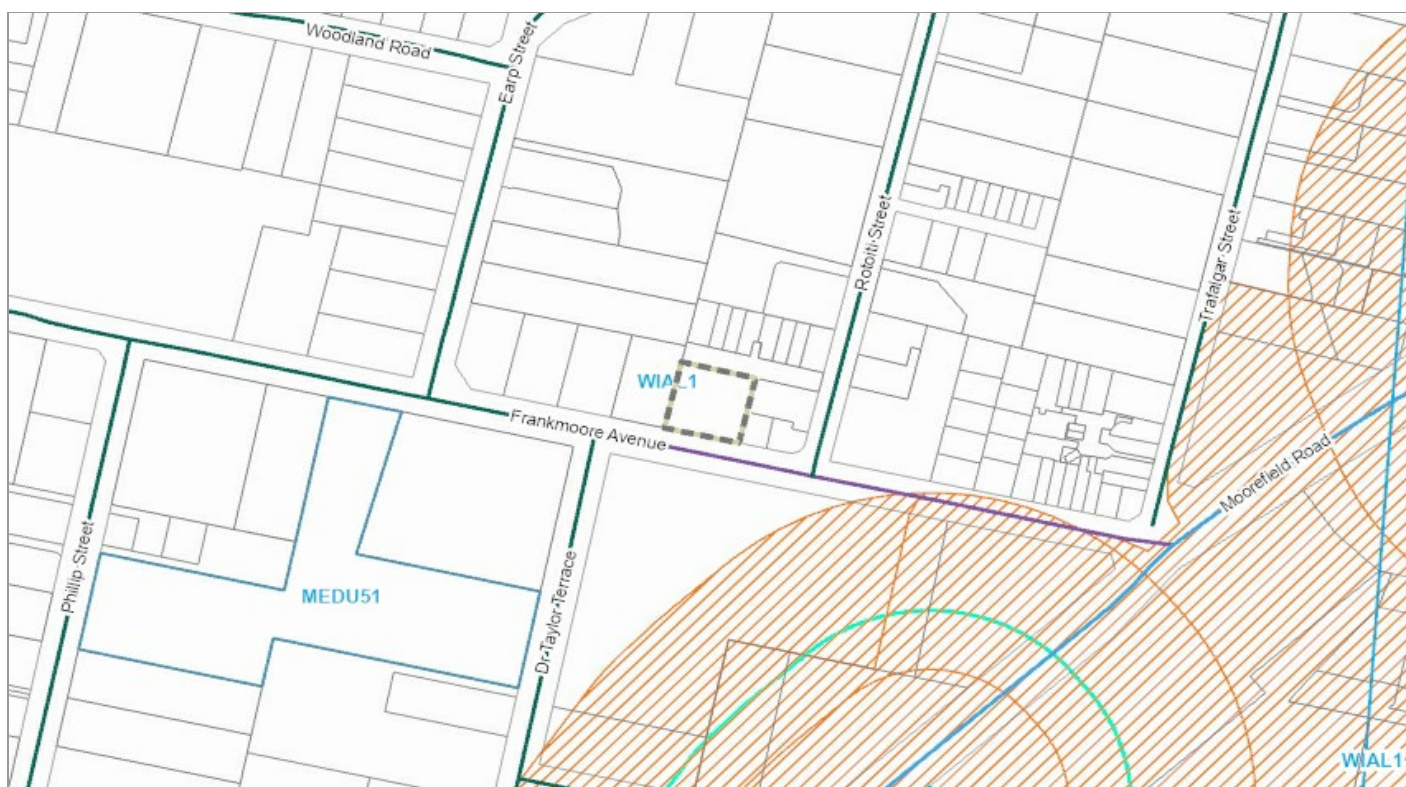
Additional Map - Hazards and Risks



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

Rates Attachments

Wellington City Property Rates Record

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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 **14 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

20 Frankmoore Avenue Johnsonville 6037

1 July 2026 - 30 June 2027

Details

Rate Account:	1076498	Area:	558 m ²
Account Status:	Current	Improvement:	5 FLAT OI
Rateable Status	Not (ZAPCS)	Diff. Rating Category:	Not rated
Valuation Ref:	16752-3400	Billing Category:	ZAPCS - Special Apportionment Code Properties

Flags

Apportionment Code 6 - S

Legal Description:

LOT 1 D P 16513

Rates Account Summary

Rates Splits	Annual Rates (2026 - 2027)	\$ 0.00
--------------	----------------------------	---------

Instalments (Due for Payment)

Installment no	Due Date	Amount
1	1 Sep 2026	\$0.00
2	1 Dec 2026	\$0.00
3	1 Mar 2027	\$0.00
4	1 Jun 2027	\$0.00

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.

Wellington City Property Rates Record

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Rates & Billing Services

Email: rates@wcc.govt.nz

Phone: 499 4444

Fax: 04 801 3011

Flat 2 20 Frankmoore Avenue Johnsonville 6037

1 July 2026 - 30 June 2027

Details

Rate Account:	1076500	Area:	0 m ²
Account Status:	Current	Improvement:	FLAT OI
Rateable Status:	Current	Diff. Rating Category:	Base
Valuation Ref:	16752-3400-B	Billing Category:	A1C - Base - Full services SLC

Flags

Apportionment Code 2 - M

Legal Description:

FLAT 2 DP 42896 AND UNDIVIDED 1/5 SH IN 558 SQ

Rates Account Summary

Rates Splits	Annual Rates (2026 - 2027)	\$ 0.00
--------------	----------------------------	---------

Instalments (Due for Payment)

Installment no	Due Date	Amount
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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 573153
Property: 20 Frankmoore Avenue
Legal description: Lot 1 DP 16513

This is a list of all building permits and/or building consents held at Archives for the above address. Digital copies of these records, which usually include plans, can be accessed through the Building Consent Search Service. Please see [Building consent search | Wellington City Council](#) for more information.

Series	Title	Description	Date
00049-178-JTB139	20 Frankmoore Avenue, erect dwelling	Legal description: Lot 1 DP 16513. Owner and applicant H Fisher.	1923
00056-B39304	20 Frankmoore Avenue, dwelling alterations	Legal description: Lot 1 DP 16513, Lot 5 Section 9 DP 5159. Owner: A and A MacDonald. Builder: D MacLeod. Application value: £225	1956
00058-C41109	20 Frankmoore Avenue, demolition	Legal description: Lot 1 DP 16513, Lot 5 Section 9 DP 5159. Owner: T and M Associates. Builder: DW McKee. Application value: \$160. Note: Demolish Dwelling	1974
00058-C41340	20 Frankmoore Avenue, 5 flat block and car parks	Legal description: Lot 1 DP 16513, Lot 5 Section 9 DP 5159. Owner: T and M Associates. Builder: Owner. Application value: \$58500. Floor area: 2125 square feet	1974
00058-C45587	20 Frankmoore Avenue, carport additions	Legal description: Lot 1 DP 16513, Lot 5 Section 9 DP 5159. Owner: KM Sturgeon. Builder: Owner. Application value: \$300. Floor area: 14 square metres	1976
00078-537411	20 Frankmoore Avenue, notification of blown-in insulation exemption	Legal description: Lot 1 DP 16513. Value of work: \$6,000. Floor area: 80 square metres.	2023

Exemption from the Need to Obtain a Building Consent Attachments

Service Request 537411 (aBLDG CONSENT - Online) Item 1 (Appl Form)

Service Request Item

Item: 1

SR Location: 20 FRANKMOORE AVENUE Johnsonville

Designated Wufi: 1007966 Survey Current - 20 Frankmoore Avenue

File Reference: 0600 SR537411

Contact: 53925901 Insulmax Wellington Ltd

Contact Address: 26364263

Attention: Eamonn Kilgariff

Status: Exemption - Closed

Status Date: 24-Aug-23 2:59 PM SR Status: Completed

Owner: Member: Extn:

Team: 1996 Q1/Comp Mon/Enf Team 36

Due Date: Days Remaining :

Days Elapsed :

Description: R2 - Notification of Blown-in Insulation Exemption.

Extended:
Description WCC146079 - Mon

Special
Conditions or
Comment exempt letter uploaded to portal 24/08/23 EP

23 August 2023

Insulmax Wellington Ltd
31 Willcox Grove Lower Hutt 5010

Service Request No. 537411
Property ID:

Dear Sir/Madam

Exemption from the need to obtain a Building Consent

Site Address: 20 FRANKMOORE AVENUE
Legal Description: LOT 1 DP 16513
Project Description: **R2 - Notification of Blown-in Insulation Exemption.**

We recently received from you an application for an exemption from the need to obtain a building consent relating to the above building/site.

Having examined the application, the Council wishes to advise you that under the Building Act 2004, Schedule 1 part 1.2, the project as described in the application is exempt from the requirement to obtain a building consent subject to the following conditions:

This exemption only covers the use and installation of the proposed product under the compliance of the associated CodeMark above for the property addressed in the Exemption. Any deviations from the approved scope or products will require a separate exemption or a building consent.

Provide in writing, to the property owner, a letter advising that:

- An exemption has been granted by WCC under Schedule 1, Section 2 of the Building Act 2004
- No building consent has been issued, no inspection and no CCC will be issued by the Wellington City Council.

A Certificate of Completion is to be supplied to the property owner by the installer upon completion of the works.

Please note that if the proposed building work is changed from that stated in your current application, you may subsequently need to apply for a building consent. Please seek advice from me if this situation arises.

Please contact me if you would like to discuss this matter.

Yours sincerely

Alex Furniss
Building Compliance and Consents

cc: Rhys Thomas White

Earthquake-prone Building Process Attachments

Service Request 435482 (EPB Invstgn) Item 1 (Status Item)

Service Request Item

Item: 1

SR Location: 20 FRANKMOORE AVENUE Johnsonville

Designated Wufi: 1007966 Survey Current - 20 Frankmoore Avenue

File Reference: 0600 1007966

Contact:

Contact Address:

Attention:

Status: Not EPB

Status Date: 16-May-19 9:47 PM SR Status: On-going

Owner: Member: Extn:

Team: 1999/Comp Mon/Enf Team 120

Due Date: Days Remaining :

Days Elapsed :

Description: Bldg -

Extended: 20 Frankmoore Avenue
Description

Special
Conditions or
Comment

26 March, 2009



Service Request No. 192842
Property ID: 1007966

Dear Sir/Madam

Earthquake Prone Building policy assessment of buildings

Site Address: 20 Frankmoore Avenue
Legal Description: LOT 1 DP 16513

In May 2006, Wellington City Council adopted an Earthquake Prone Buildings Policy. Under this policy all buildings to which the Building Act 2004 provisions apply and that have been built or strengthened to pre-1976 structural design codes, are being assessed using the Initial Evaluation Process (IEP) set out in the New Zealand Society for Earthquake Engineering *Recommendations for the assessment and Improvement of the Structural Performance of Buildings in an Earthquake*.

The building at 20 Frankmoore Avenue has been assessed and the IEP result is greater than 34 percent. The Building Act 2004 and the associated regulations currently define an earthquake prone building as a building whose strength is 33 percent or less of the current seismic loading standard(NZS1170.5:2004). On the basis of this result Council advises that this building has been identified as unlikely to be earthquake prone.

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

Council has recorded the information about this building and no further action under the Council's Earthquake prone building policy is proposed. This information will be made available on Land Information Memorandum (LIMS).

Yours faithfully

A handwritten signature in black ink, appearing to be 'Suzie Fitchett', written over a horizontal line.

Suzie Fitchett
Building Consents and Licensing Services
Wellington City Council
Telephone 801 3522

Table IEP-1 Initial Evaluation Procedure Step 1

Page 1

(Refer Table IEP - 2 for Step 2; Table IEP - 3 for Step 3, Table IEP - 4 for Steps 4, 5 and 6)

Street Number & Name:	20 Frankmoore Avenue	Ref:	Lot # 42
AKA:		WUFI:	1076498
Name of building:		By:	Beca-JQS
Suburb:	Johnsonville	Date:	2/02/2009

Step 1 - General Information

1.1 Photos (attach sufficient to describe building)



Building front view, taken from Frankmoore Avenue

IEP-1a ATTACHED

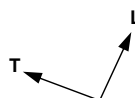
Note: There is additional room for photos, notes and sketches on page IEP-1a

1.2 Sketch of plan



rear side not seen

free-standing



Note: There is additional room for photos, notes and sketches on page IEP-1a

1.3 List relevant features

- Occupancy: Residential / Multi-unit (5 units)
- 2 storey building / light metal roofing
- Mixed construction, timber upper, lower uncertain
- flat ground
- no signs of deterioration seen, rear side not seen
- Constructed 1974

1.4 Note information sources

- Visual Inspection of Exterior
- Visual Inspection of Interior
- Drawings (note type)
- Specifications
- Geotechnical Reports
- Other (list)

Tick as appropriate

☒
☐
☐
☐
☒

WCC summary sheet, aerial photomap.

Table IEP-2 Initial Evaluation Procedure Step 2

Page 2

(Refer Table IEP - 1 for Step 1; Table IEP - 3 for Step 3; Table IEP - 4 for Steps 4, 5 and 6)

Street Number & Name:	20 Frankmoore Avenue	Ref.	Lot # 42
AKA:		By	Beca-JQS
Direction Considered:	a) Longitudinal & b) Transverse	Date:	2/02/2009
(Choose worse case if clear at start. Complete IEP-2 and IEP-3 for each if in doubt)			

Step 2 - Determination of (%NBS)_b**2.1 Determine nominal (%NBS) = (%NBS)_{nom}**

(Baseline (%NBS) for particular building - refer Section B5)

a) Date of Design and Seismic Zone

Date of Design:
(or date of code strengthened to)

☐ Pre 1935
☐ 1935-1965
☒ 1965-1976
☐ 1976-1992
☐ 1992-2004

Strengthening

☐ Tick if building has been strengthened
 If strengthened enter original design date:

See Note 4 below also

Building Category: Others

Seismic Zone: Zone A

b) Soil Type

From NZS1170.5:2004, CI 3.1.3 :

NZS1170.5:2004

☐ A or B Rock
☐ C Shallow Soil
☐ D Soft Soil
☐ E Very Soft Soil

From NZS4203:1992, CI 4.6.2.2 :
 (for 1992 to 2004 only and only if known)

NZS4203:1992

☐ Rigid
☐ Intermediate or Not Known

c) Estimate Period, T

Comment: Assume heights = 3m+3m = 6m

Moment Resisting Concrete Frames: $T = 0.09h_n^{0.75}$
 Moment Resisting Steel Frames: $T = 0.14h_n^{0.75}$
 Eccentrically Braced Steel Frames: $T = 0.08h_n^{0.75}$
 All Other Frame Structures: $T = 0.06h_n^{0.75}$
 Concrete Shear Walls: $T = 0.09h_n^{0.75} / A_c^{0.5}$
 Masonry Shear Walls: $T \leq 0.4\text{sec}$
 User Defined (input Period):

Where h_n = height in m from the base of the structure to the uppermost seismic weight or mass.

Longitudinal Transverse

$h_n = 6$ m
 $A_c = 1.00$ m²

☐ MRCF ☐ MRCF
☐ MRSF ☐ MRSF
☐ EBSF ☐ EBSF
☐ Others ☐ Others
☐ CW ☐ CW
☐ MSW ☐ MSW
☒ Defined ☒ Defined

0.40 0.40 Seconds

d) (%NBS)_{nom} determined from Figure 3.3

Longitudinal: 7.61%

Transverse: 7.61%

Note 1: For buildings designed prior to 1965 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)_{nom} by 1.25.
 For buildings designed 1965 - 1976 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)_{nom} by 1.33 - Zone A, or by 1.2 - Zone B

N/A

Note 2: For reinforced concrete buildings designed between 1976-84 multiply (%NBS)_{nom} by 1.2

N/A

Note 3: For buildings designed prior to 1935 multiply (%NBS)_{nom} by 0.8 except for Wellington where the factor may be taken as 1.

N/A

Note 4: If the building is known to have been strengthened, enter the percentage of the code selected in 2.1 a) that the building has been strengthened to for each direction.

Longitudinal Direction

Transverse Direction

(%NBS)_{nom}

Longitudinal: 7.61%

Transverse: 7.61%

(Scaled as per Notes 1 to 4)

Continued over page.....

2.2 Near Fault Scaling Factor, Factor AIf $T \leq 1.5\text{sec}$, Factor A = 1

- a) Near Fault Factor, $N(T,D)$
(from NZS1170.5:2004, Cl 3.1.6)

Longitudinal: 1
Transverse: 1

- b) Near Fault Scaling Factor = $1/N(T,D)$

Factor A
Longitudinal: 1.00
Transverse: 1.00

2.3 Hazard Scaling Factor, Factor B

- a) Hazard Factor, Z , for site
(from NZS1170.5:2004, Table 3.3)

Site Area : Wellington

Z = 0.4

 $Z_{1992} =$

- b) Hazard Scaling Factor

For pre 1992 = $1/Z$
For 1992 onwards = Z_{1992}/Z

(Where Z_{1992} is the NZS4203:1992 Zone Factor from accompanying Figure 3.5(b))

Factor B
2.50

2.4 Return Period Scaling Factor, Factor C

- a) Building Importance Level
(from NZS1170.0:2004, Table 3.1 and 3.2)

Choose Importance Level

☐ 1 ☒ 2 ☐ 3 ☐ 4

Comment:

- b) Return Period Scaling Factor from accompanying Table 3.1

Factor C
1.00

2.5 Ductility Scaling Factor, D

- a) Assessed Ductility of Existing Structure, μ

(shall be less than maximum given in accompanying Table 3.2)

 $\mu = 2.00$ Longitudinal Direction $\mu = 2.00$ Transverse Direction

max = 2

Comment:

- b) Ductility Scaling Factor

Longitudinal Transverse

For pre 1976 = k_{μ} k_{μ}

= 1.57 1.57

For 1976 onwards = 1 1

(where k_{μ} is NZS1170.5:2004 Ductility Factor, from accompanying Table 3.3)

Factor D
Longitudinal: 1.57
Transverse: 1.57

2.6 Structural Performance Scaling Factor, Factor E

- a) Structural Performance Factor, S_p
from accompanying Figure 3.4

 $S_p = 0.7$ Longitudinal Direction $S_p = 0.7$ Transverse Direction

- b) Structural Performance Scaling Factor
= $1/S_p$

Factor E
Longitudinal: 1.43
Transverse: 1.43

2.7 Baseline %NBS for Building, (%NBS)_b
(equals (%NSB)_{nom} x A x B x C x D x E)

Longitudinal : 43%
Transverse : 43%

(Refer Table IEP - 1 for Step 1; Table IEP - 2 for Step 2; Table IEP - 4 for Steps 4, 5 and 6)

Street Number & Name:	20 Frankmoore Avenue	Ref. Lot # 42
AKA:		By: Beca-JQS
Direction Considered:	a) Longitudinal & b) Transverse	Date: 2/02/2009
(Choose worse case if clear at start. Complete IEP-2 and IEP-3 for each if in doubt)		

a) Longitudinal Direction

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

Critical Structural Weakness	Effect on Structural Performance (Choose a value - Do not interpolate)	Building Score
3.1 Plan Irregularity Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant Comment:	Factor A	1.0
3.2 Vertical Irregularity Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant Comment:	Factor B	1.0
3.3 Short Columns Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant Comment:	Factor C	1.0
3.4 Pounding Potential (Estimate D1 and D2 and set D = the lower of the two, or =1.0 if no potential for pounding)		

a) Factor D1: - Pounding Effect

Select appropriate value from Table

Note:
 Values given assume the building has a frame structure. For stiff buildings (eg with shear walls), the effect of pounding may be reduced by taking the co-efficient to the right of the value applicable to frame buildings.

Factor D1 For Longitudinal Direction:				1.0
Table for Selection of Factor D1				
	Separation	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
Alignment of Floors within 20% of Storey Height		☐ 0.7	☒ 0.8	☒ 1
Alignment of Floors not within 20% of Storey Height		☐ 0.4	☐ 0.7	☐ 0.8
Comment: Free-standing				

b) Factor D2: - Height Difference Effect

Select appropriate value from Table

Factor D2 For Longitudinal Direction:				1.0
Table for Selection of Factor D2				
	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H	
Height Difference > 4 Storeys	☐ 0.4	☐ 0.7	☒ 1	
Height Difference 2 to 4 Storeys	☐ 0.7	☐ 0.9	☐ 1	
Height Difference < 2 Storeys	☒ 1	☐ 1	☐ 1	
Comment: Free-standing				

Factor D 1.0

(Set D = lesser of D1 and D2 or..
 set D = 1.0 if no prospect of pounding)

3.5 Site Characteristics - (Stability, landslide threat, liquefaction etc)

Severe Significant Insignificant
☐ 0.5max ☐ 0.7 ☒ 1

Factor E 1.0

Comment:

3.6 Other Factors

For ≤ 3 storeys - Maximum value 2.5,
 otherwise - Maximum value 1.5. No minimum.

Factor F 1.5

Record rationale for choice of Factor F:

Good walls

3.7 Performance Achievement Ratio (PAR)

(equals A x B x C x D x E x F)

PAR (Longitudinal): 1.50

b) Transverse Direction

Page 5

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

Critical Structural Weakness

Effect on Structural Performance
(Choose a value - Do not interpolate)

Building Score

3.1 Plan Irregularity

Effect on Structural Performance

☐ Severe
 ☐ Significant
 ☒ Insignificant

Factor A 1.0

 Comment: Offset walls/ frames of the two exterior units
but good diaphragm assumed.

3.2 Vertical Irregularity

Effect on Structural Performance

☐ Severe
 ☐ Significant
 ☒ Insignificant

Factor B 1.0

Comment:

3.3 Short Columns

Effect on Structural Performance

☐ Severe
 ☐ Significant
 ☒ Insignificant

Factor C 1.0

Comment:

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or =1.0 if no potential for pounding)

a) Factor D1: - Pounding Effect

Select appropriate value from Table

Note:
Values given assume the building has a frame structure. For stiff buildings (eg with shear walls), the effect of pounding may be reduced by taking the co-efficient to the right of the value applicable to frame buildings.

Factor D1 For Transverse Direction: 1

Table for Selection of Factor D1

	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
Alignment of Floors within 20% of Storey Height	☒ 0.7	☒ 0.8	☒ 1
Alignment of Floors not within 20% of Storey Height	☒ 0.4	☒ 0.7	☒ 0.8

Comment: Free-standing

b) Factor D2: - Height Difference Effect

Select appropriate value from Table

Factor D2 For Transverse Direction: 1

Table for Selection of Factor D2

	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
Height Difference > 4 Storeys	☒ 0.4	☒ 0.7	☒ 1
Height Difference 2 to 4 Storeys	☒ 0.7	☒ 0.9	☒ 1
Height Difference < 2 Storeys	☒ 1	☒ 1	☒ 1

Comment: Free-standing

Factor D 1.0

 (Set D = lesser of D1 and D2 or..
set D = 1.0 if no prospect of pounding)

3.5 Site Characteristics - (Stability, landslide threat, liquefaction etc)

☒ Severe 0.5max
 ☐ Significant 0.7
 ☒ Insignificant 1

Factor E 1.0

Comment:

3.6 Other Factors

 For ≤ 3 storeys - Maximum value 2.5,
otherwise - Maximum value 1.5. No minimum.

Factor F 1.0

Record rationale for choice of Factor F:

3.7 Performance Achievement Ratio (PAR)
(equals A x B x C x D x E x F)

PAR (Transverse): 1.00

Table IEP- 4 Initial Evaluation Procedure Steps 4, 5 and 6
Page 6
(Refer Table IEP - 1 for Step 1; Table IEP - 2 for Step 2; Table IEP - 3 for Step 3)

Street Number & Name:	20 Frankmoore Avenue	Ref.	Lot # 42
AKA:		By:	Beca-JQS
		Date:	2/02/2009

Step 4 - Percentage of New Building Standard (%NBS)

	Longitudinal	Transverse
4.1 Assessed Baseline (%NBS)_b (from Table IEP - 1)	43%	43%
4.2 Performance Achievement Ratio (PAR) (from Table IEP - 2)	1.50	1.00
4.3 PAR x Baseline (%NBS)_b	64%	43%
4.4 Percentage New Building Standard (%NBS) (Use lower of two values from Step 3.3)		43%

Step 5 - Potentially Earthquake Prone?

(Mark as appropriate)

%NBS ≤ 33

NO

Step 6 - Potentially Earthquake Risk?

(Mark as appropriate)

%NBS < 67

YES

Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade

C

 Evaluation Confirmed by Beca Signature

On behalf of Wgtn City Council Name

CPEng. No
Relationship between Grade and SPS:

Grade:	A+	A	B	C	D	E
%NBS:	> 100	100 to 80	80 to 67	67 to 33	33 to 20	< 20

Table IEP-1a Additional Photos and Sketches**Page 1a***(Refer Table IEP - 2 for Step 2; Table IEP - 3 for Step 3, Table IEP - 4 for Steps 4, 5 and 6)*

Street Number & Name:	20 Frankmoore Avenue	Ref.	Lot # 42
AKA:		By:	Beca-JQS
		Date:	2/02/2009

Add any additional photographs, notes or sketches required below:*Note: print this page separately*