



Residential Land Information Memorandum

17A Wantwood Grove, Churton Park

27 July, 2026

Xinmiao Liu
17A Wantwood Grove
Churton Park
Wellington 6037

Service Request No: 573897
File Reference: 0600 1834468

Land Information Memorandum (LIM)

Please refer to the attached LIM for 17A WANTWOOD GROVE, Churton Park, 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

Jerome Respicio

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	17A WANTWOOD GROVE, Churton Park
Legal Description	LOT 2 DP 410291
Record of Title	437970

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 “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:

- This property is located within an Inundation Area (Flood Hazard Overlay).

Information relating to the Building Act 2004:

- None.

Other information held by Wellington City Council:

- The Council holds record of potential flooding issues with this property:
 - This property has been identified as possibly at risk of flooding during severe storm events (1 in 100 year Annual Return Interval + 20% Climate Change Intensity). The accompanying coloured legend is an indicator of the potential flood risk depth for a given area. This risk has been identified from either historic flooding records or flood modelling compiled by Wellington Water. Please contact Tiaki Wai if you require more information.
 - If new construction is contemplated on this property this flood risk information will be taken into consideration and may have implications on minimum floor levels and natural hazard assessments. Please contact Building Compliance and Consents for more information regarding what these implications could be.
 - An on-site survey by an engineer is recommended if a more detailed site evaluation is needed.
 - Refer to the attached map.

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 public stormwater mains located within this property.

There are public stormwater and wastewater mains located within the shared access to 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.

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.

The Council does not hold any record of leaks or faults being reported at this property.

Hazardous Substances

No record of hazardous substances exists for this property

Earthmoving

This property contains an area of 'Fill'.

'Cut/Fill' indicates the land has been modified by earthworks. As a result, any development of this site is likely to require additional investigation and construction measures.

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:

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 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: None.

Subdivision and Land Use

20 June 2008 – SR 175380

Resource Consent was granted pursuant to the provisions of the Resource Management Act 1991, subject to conditions, for Three lot fee simple subdivision and land use consent for three dwelling multi-unit development. Refer to the attached documents for further details.

30 September 2004 – SR 115535

Resource Consent was granted pursuant to the provisions of the Resource Management Act 1991, subject to conditions, for 10 lot fee simple subdivision with associated land use consent for the associated earthworks. Including objection SR 120542. No documents relating to this consent have been attached. They can be requested if required.

5 April 2007 – SR 158674

Resource Consent was granted pursuant to the provisions of the Resource Management Act 1991, subject to conditions, for 6 lot fee simple subdivision with retrospective land use consent for associated earthworks. 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.

- Consent Notice dated 9 March 2009. (Refer to Resource Consent SR 175380)
- Easement Instrument (Right to Convey water) dated 12 October 2007.

- Easement Instrument (Right of Way, Right to convey gas, Water, electricity, telecommunications and computer media, right to drain sewage, Right to drain water) dated 12 October 2007.
- Section 348 dated 11 May 2022.

Rates and Levies

Rates	There are no outstanding rates for this property. The current rates balance for this property is a credit of \$405.18.
Water Rates	This property does not have water rates associated with it.
Sludge Levy	The annual sludge levy for this property is \$77.85.

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 maintenance of the Right-of-Way is the responsibility of the owners of the properties using the Right-of-Way.

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

Xinmiao Liu
17A Wantwood Grove
Churton Park
Wellington 6037

Date: 17-Jul-26
Reference: TW 573897 - 1
Land Information Memorandum

Property Address
17A Wantwood Grove, Churton Park

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

Xinmiao Liu
17A Wantwood Grove
Churton Park
Wellington 6037

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

17-Jul-26

Reference:	TW 573897 - 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 53-204-63

Xinmiao Liu
17A Wantwood Grove
Churton Park
Wellington 6037

Date: 23-Jul-26
Reference: TW 573897
Land Information Memorandum
Property Address: 17A Wantwood Grove, Churton Park

Reference	Code	Date	Debit	Credit
N0000211231-001	PAY	15/07/2026		575.50
573897 - 1	INV	17/07/2026	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 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

Xinmiao Liu
17A Wantwood Grove
Churton Park
Wellington 6037

23-Jul-26

Reference:	TW 573897
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 **437970**
Land Registration District **Wellington**
Date Issued 23 March 2009

Prior References
372288

Estate Fee Simple
Area 303 square metres more or less
Legal Description Lot 2 Deposited Plan 410291
Registered Owners
Xinmiao Liu and Zhi Pei

Interests

Appurtenant hereto is a right of way, right to convey gas, water, electricity, telecommunications and computer media created by Easement Instrument 7582355.3 - 18.10.2007 at 9:00 am

The easements created by Easement Instrument 7582355.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7582355.8 - 18.10.2007 at 9:00 am

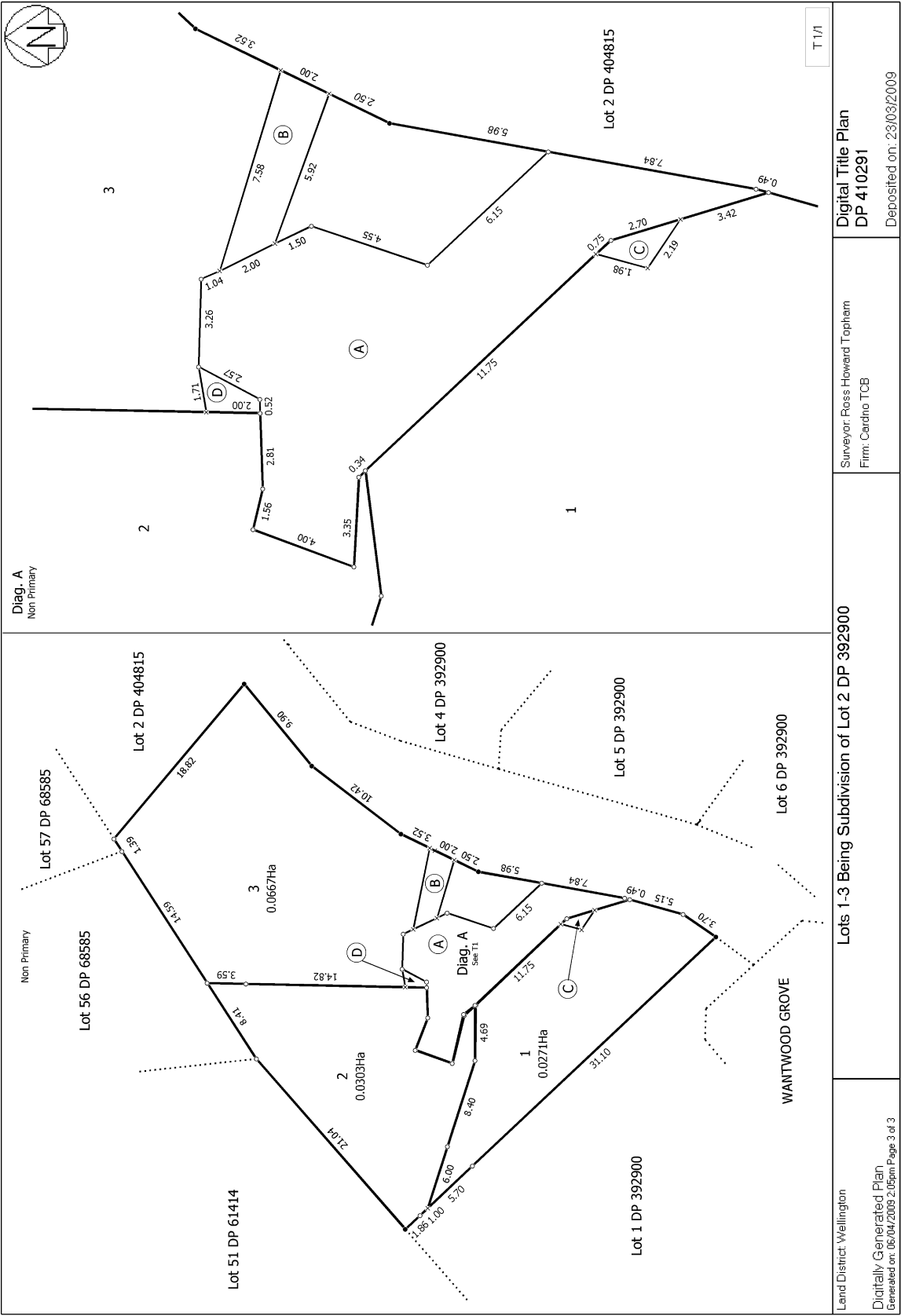
Appurtenant hereto is a right of way and rights to convey water, electricity, gas, computer media and telecommunications and to drain water and sewage created by Easement Instrument 8083545.2 - 23.3.2009 at 2:37 pm

Some of the easements created by Easement Instrument 8083545.2 are subject to Section 243 (a) Resource Management Act 1991

8083545.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.3.2009 at 2:37 pm

Fencing Covenant in Transfer 8168449.1 - 25.5.2009 at 10:55 am

8168449.3 Mortgage to ANZ National Bank Limited - 25.5.2009 at 10:55 am



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)
1836707	C	17A Wantwood Grove	303.0000

Legal Description:	LOT 2 DP 410291 - INT IN ROW
Apportionment:	0
Valuation Ref:	16701-4808-

Valuation Usage

Land Use Zone	9A
Garage And Parking	1
Land Usage	91
Building Construction	WI
Building Condition	GG
Building Age	2000-09
Building Floor Area (m2)	176
Building Site Area	88
Units Of Use	1
Building Category	RD20B

Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
17A Wantwood Grove	W	N	Y

Maps

Aerial Photo



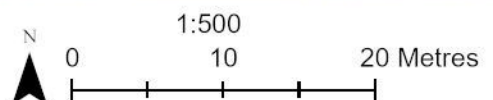
July 23, 2026

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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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Wellington City Council**
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Legend

Legal Description (CRS)

 Parcels (CRS)

 Property

 Title

Encroachments

Encroachment Subtype

 Accessway

 Airspace

 Building

 Car Parking

 Fences and Walls

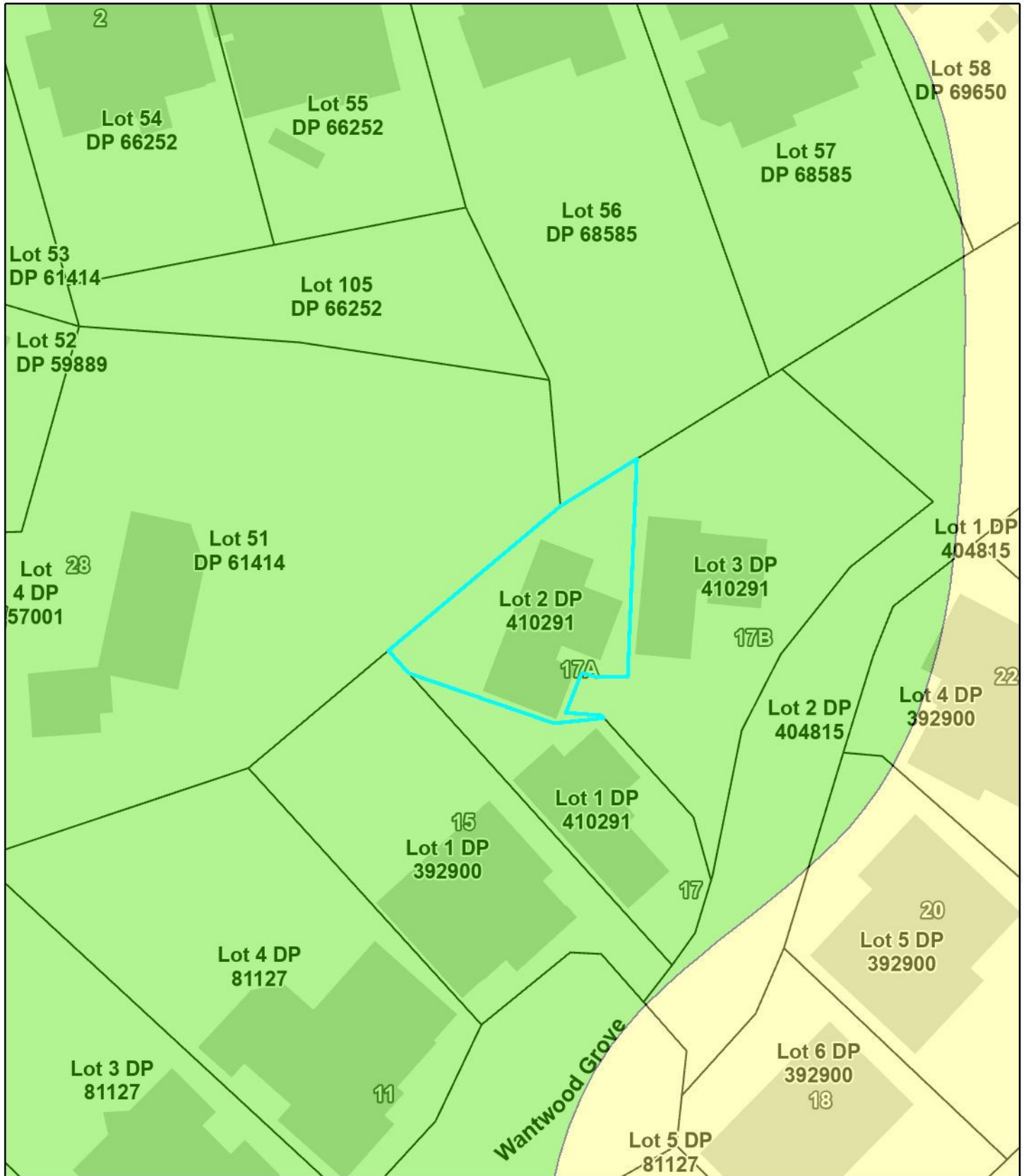
 Land

 Point Objects

 Subsoil

 Park and Reserve Encroachments

Wind Zone



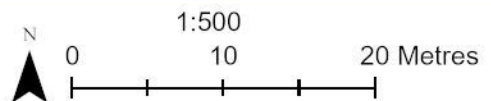
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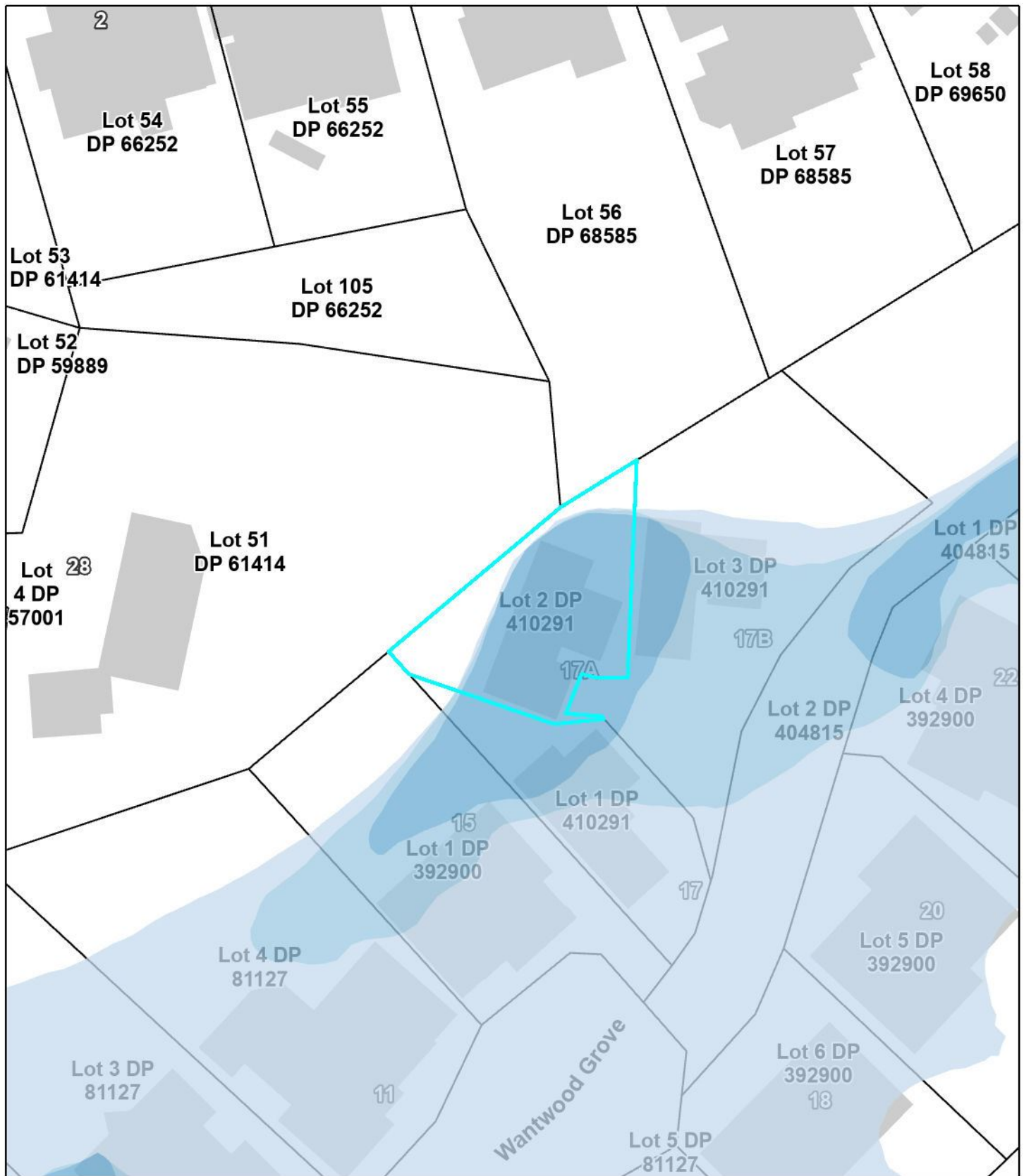


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Legend

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

Potential Flood



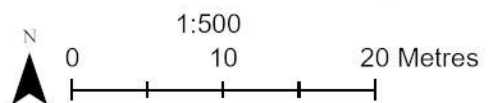
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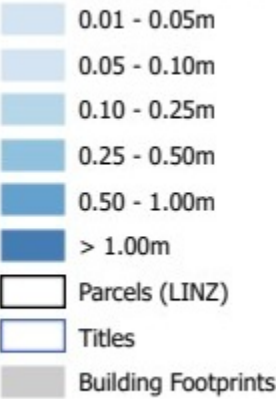
Data Source:
Census data - Statistics NZ.
Postcodes - NZ Post.



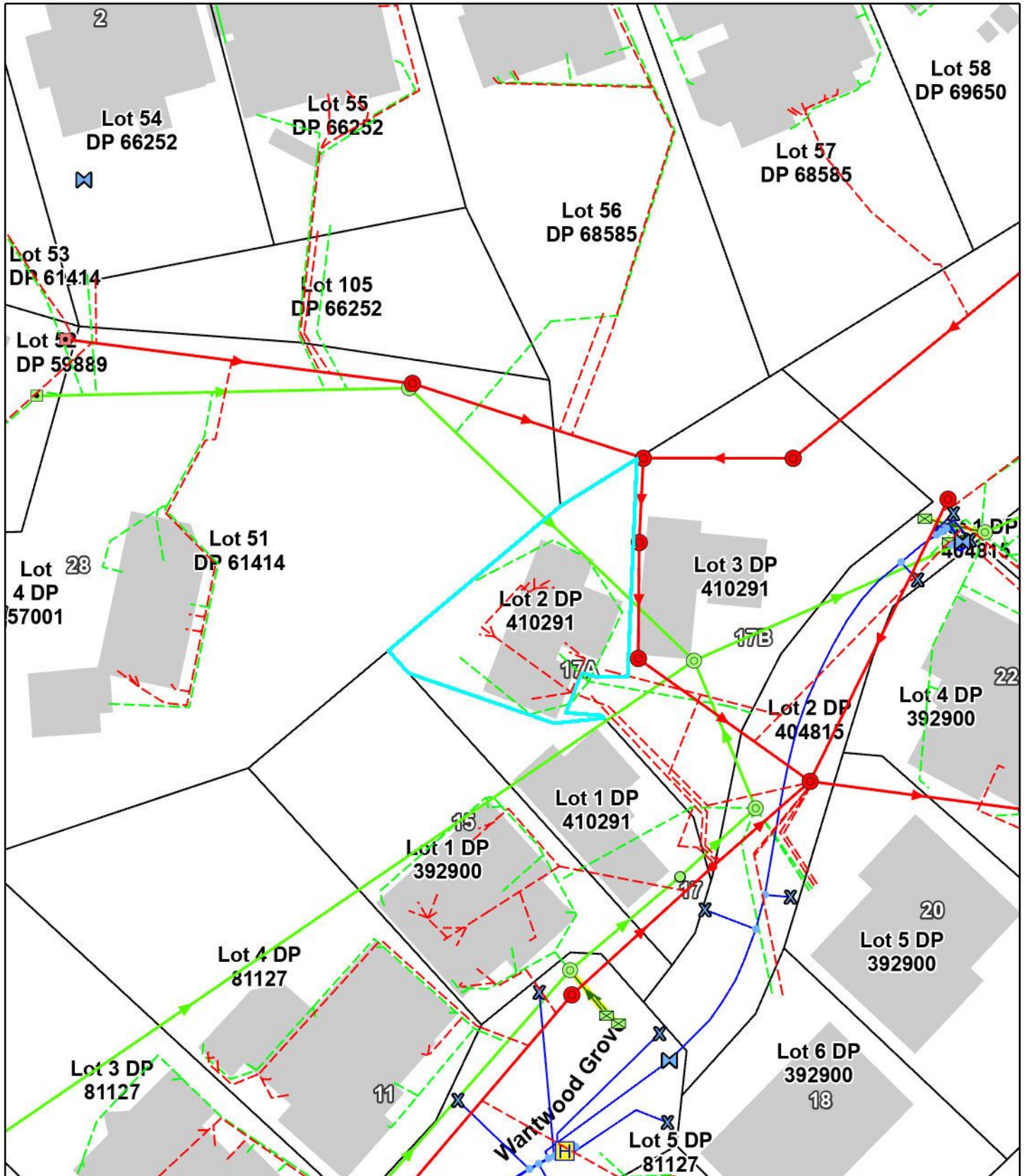
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Legend

100yr Climate Change Freeboard 2025 Flood Depths



Plumbing and Drainage



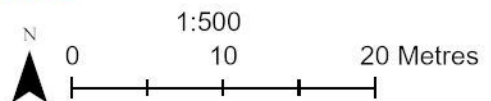
July 23, 2026

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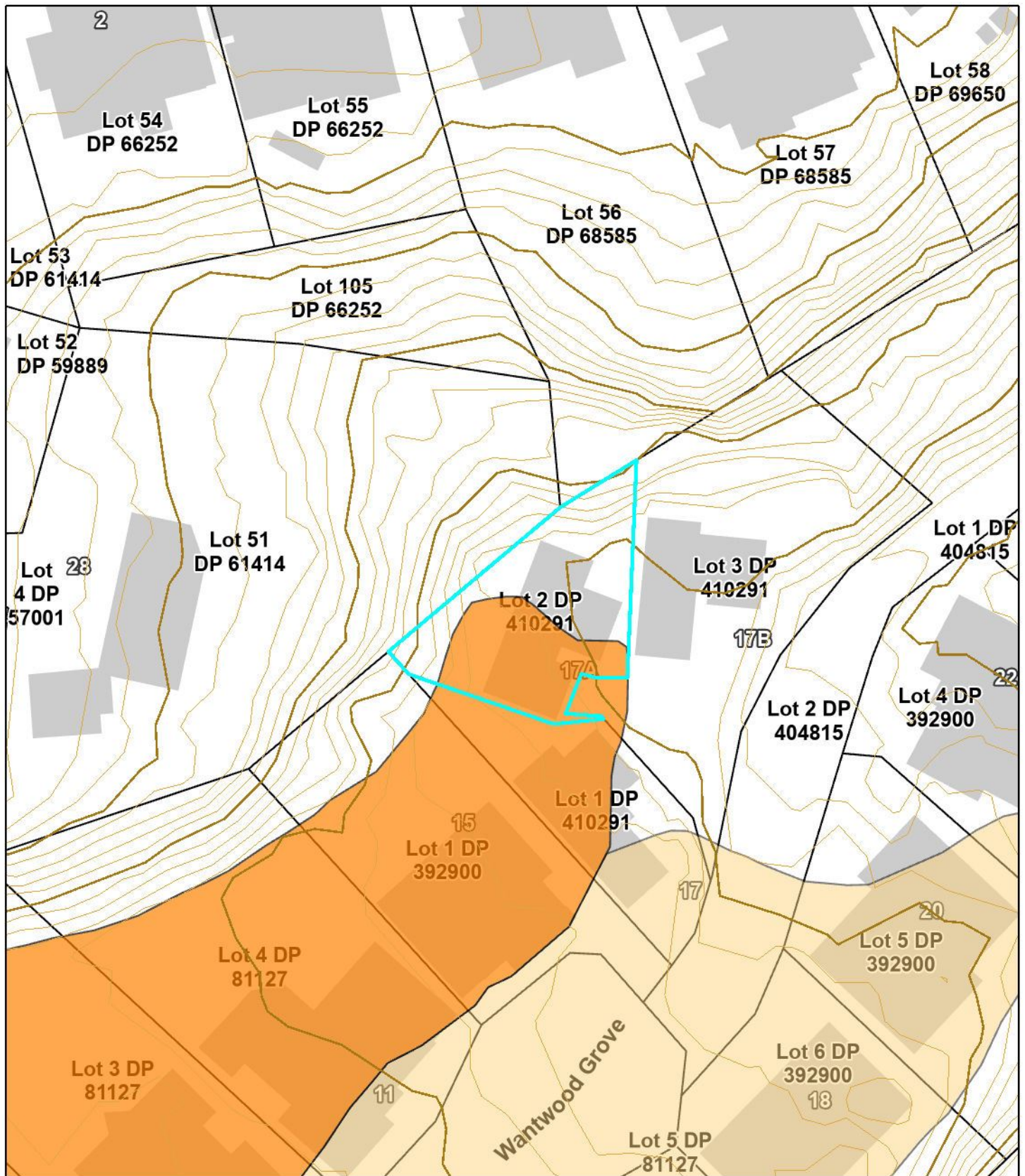


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Legend

	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					

Earth Moving



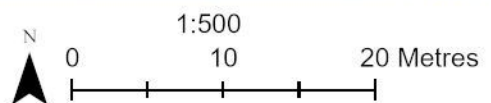
July 23, 2026

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Legend

 Parcels (LINZ)

 Titles

 Building Footprints

Contours (Urban 5m) 2017 - Wellington1953
elevation

 Index Contour

 Intermediate Contour

Contours (Rural 5m) 2004 - Wellington1953
type

 Index Contour

 Intermediate Contour

 Earthmoving - Cut

 Earthmoving - Fill

Reclaimed Land

Date

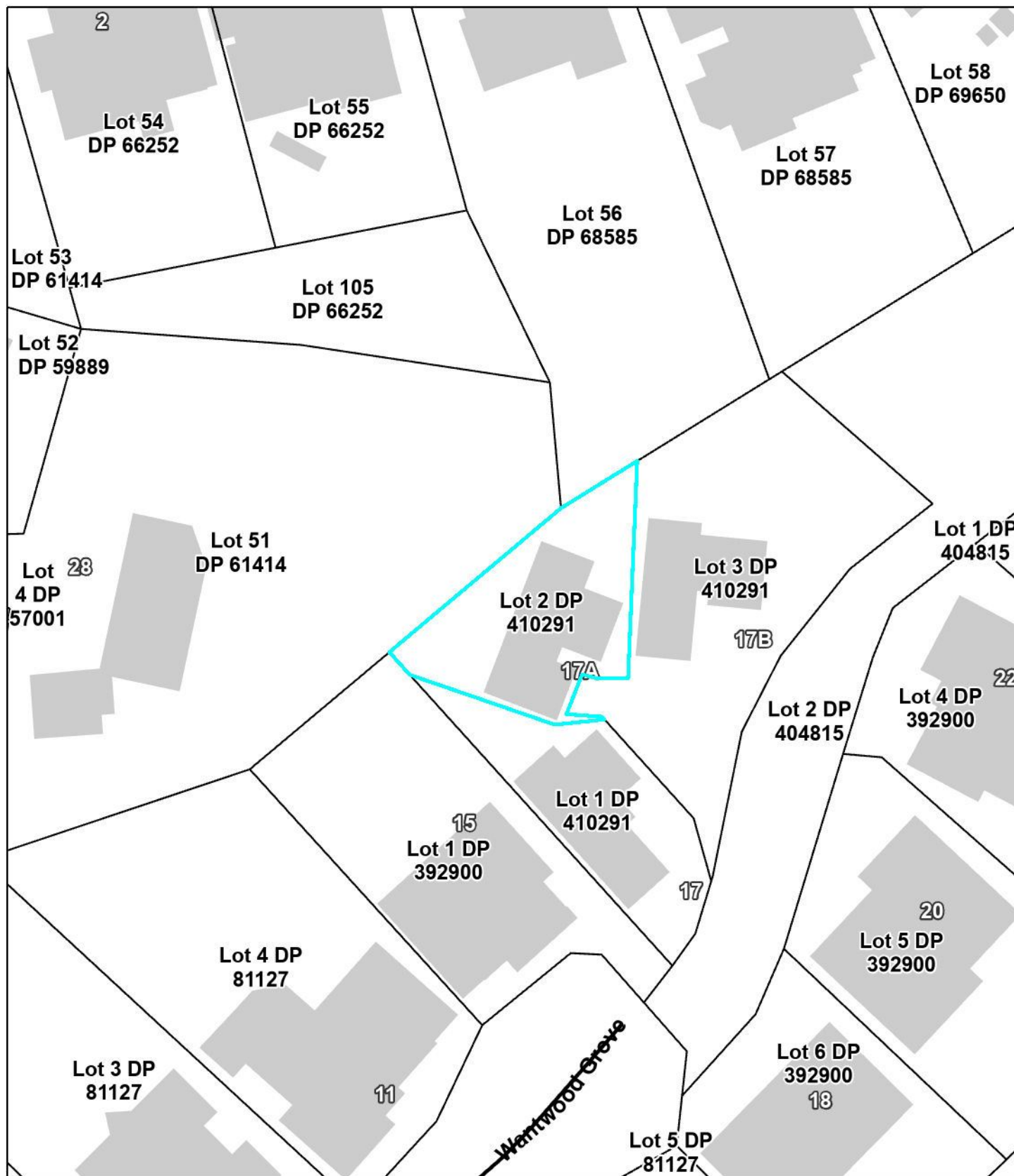
 Pre-1900

 1900-1920

 1921-1960

 Post-1960

Access - Rooding



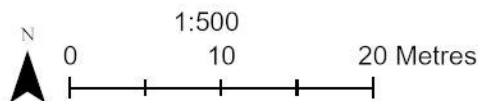
July 23, 2026

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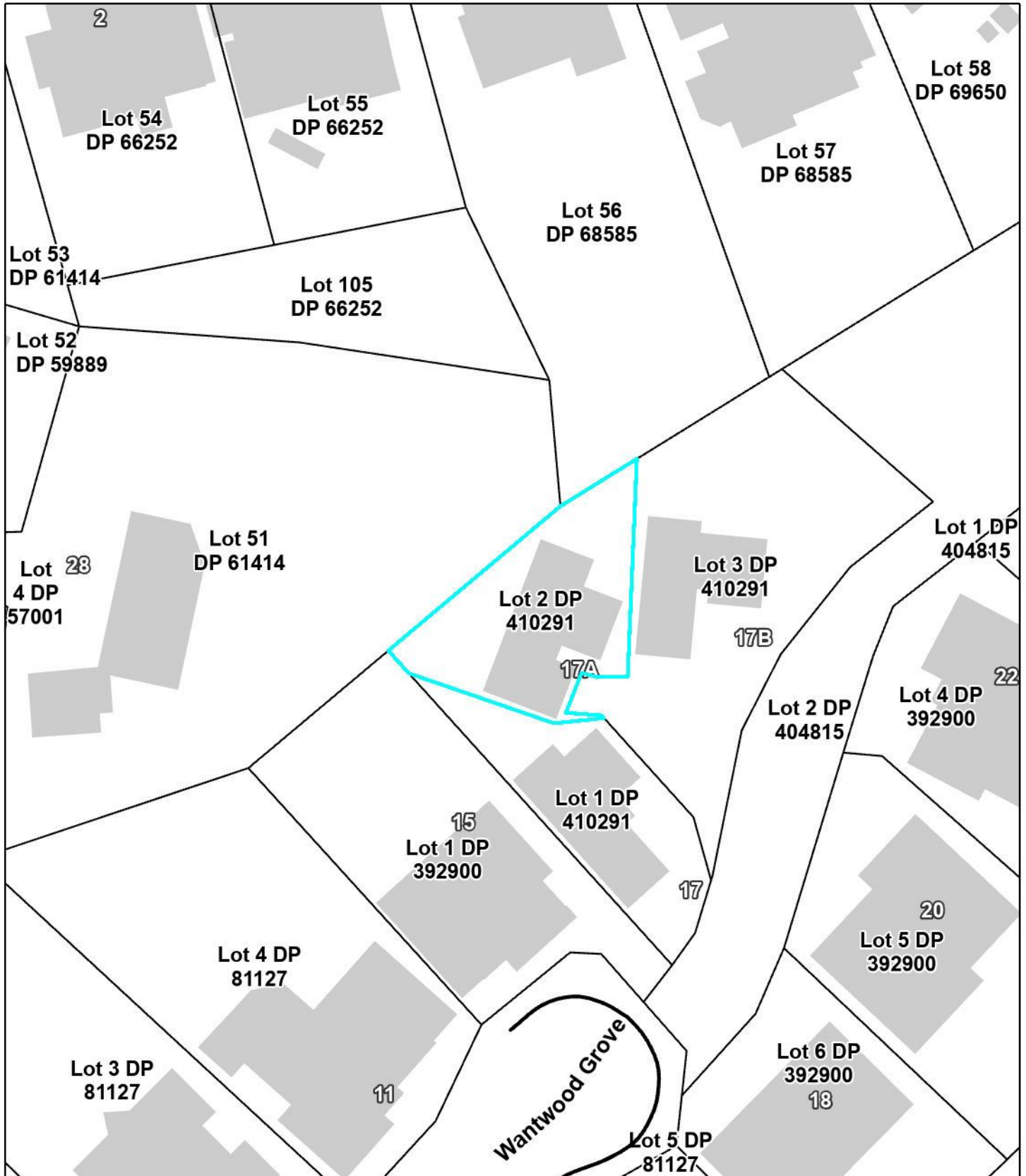
Property Boundaries Accuracy:
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+/-30m in rural areas

Data Source:
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Access - Footpath



July 23, 2026

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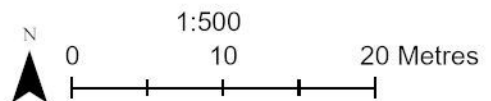
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Legend

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

REVISIONS:

LOT 3
AREA = 555 sqm + row

SCAN CODE: ALDP

SR No.: 180625

ADDRESS: 17 Wantwood Grove

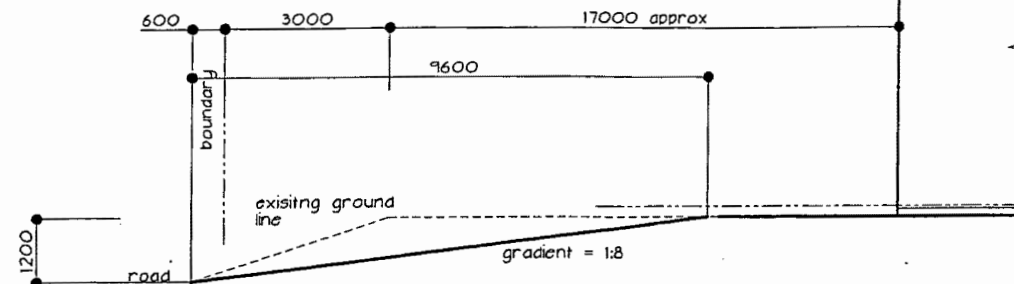
WUFI:

DOC:

TOWNHOUSE THREE

DRIVEWAY SECTION

SCALE 1:100



PLUMBING SCHEMATIC

NTS

GROUND FLOOR A53500 SECTION 3.10 DRAINAGE
FIRST FLOOR A53500 SINGLE STACK SECTION 8.84

ENGINEERING DESIGN

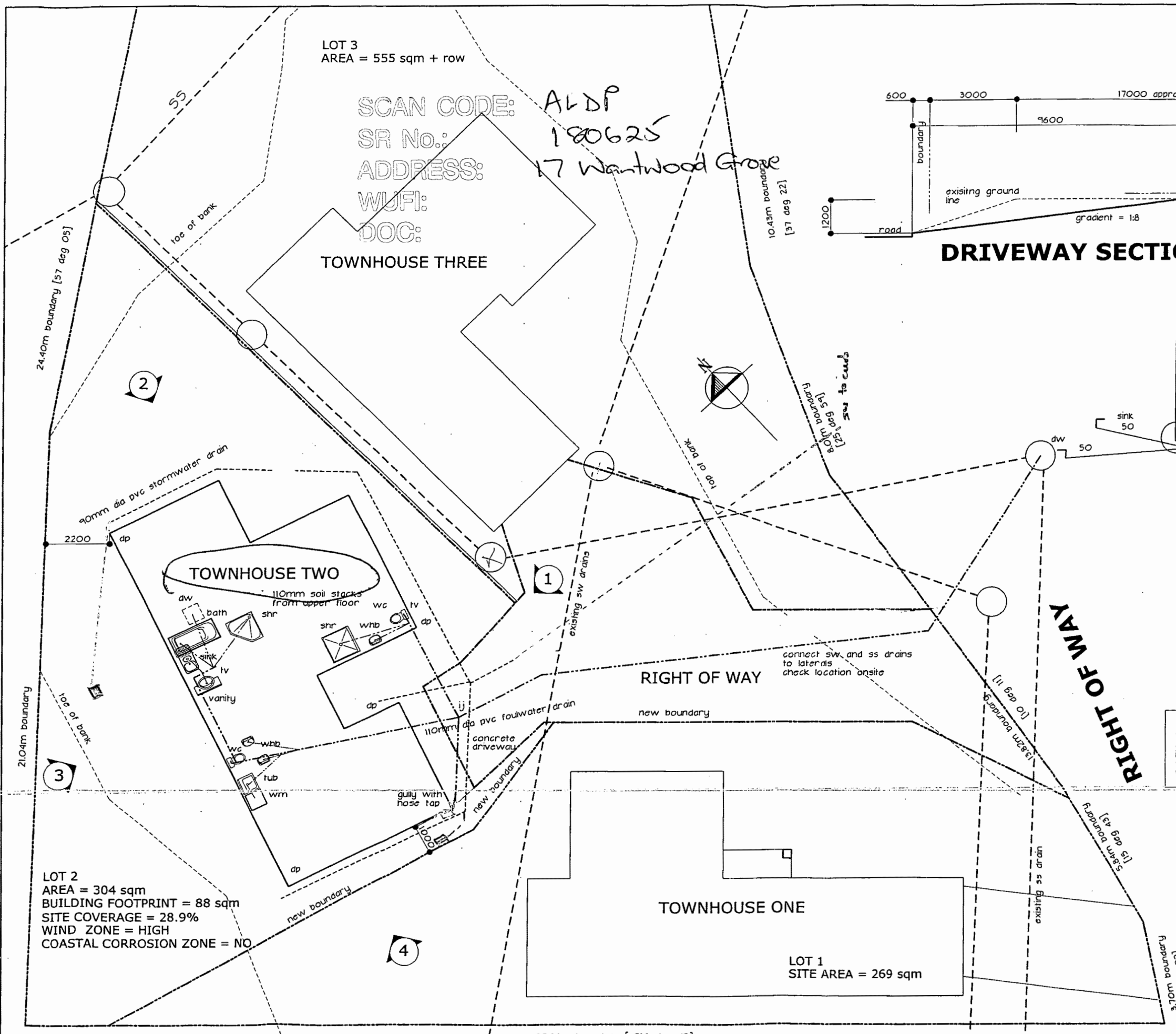
This project contains elements specifically designed by an engineer. The owner/builder is required to ensure the Engineer inspects the work and provides the local council with written evidence of the inspection.

BOUNDARY LINES

The owner/builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey. NOTE: Established fences are not necessarily on the site boundary.

SITE AND DRAINAGE PLAN

SCALE 1:100



LOT 2
AREA = 304 sqm
BUILDING FOOTPRINT = 88 sqm
SITE COVERAGE = 28.9%
WIND ZONE = HIGH
COASTAL CORROSION ZONE = NO

TOWNHOUSE ONE

LOT 1
SITE AREA = 269 sqm

TOWNHOUSE DEVELOPMENT
LOT 2 WANTWOOD GROVE, CHURTON PARK
17A Wantwood Grove.



102 Ratanui Road
Paraparaumu
Kapiti Coast

Telephone 04 298 1487
Facsimile 04 298 1488
Mobile 027 233 9840
Email:
greighayward@xtra.co.nz

Greig Hayward NZCAD
Architectural Designer

DATE: MAY 2008

DRAWN: GREIG

CAD REF: 0820.WORKING

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ALL WORK TO COMPLY WITH NZS3604:1999 AND NZ BUILDING CODE. THESE DRAWINGS ARE COPYRIGHT. DO NOT SCALE DRAWINGS. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

JOB/SHEET No:

0820/2/1

(A2 original) OF 7

greig hayward architecture

District Plan Attachments

17A Wantwood Grove, Churton Park

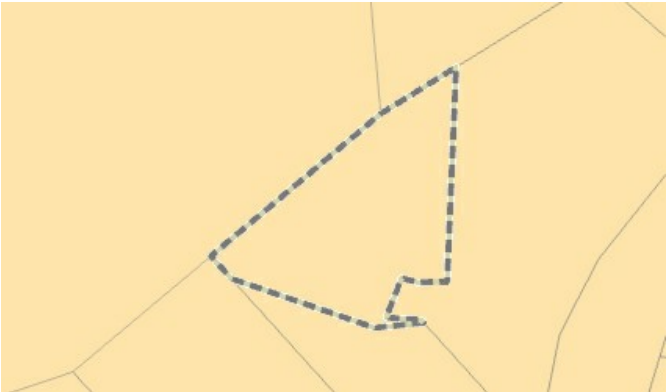


Area 303.00 m²

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.

Energy Infrastructure and Transport

13 km Bird Strike Risk Activity Management Area



Status: Operative

Hazards and Risks Overlays

Flood Hazard Overlay - Inundation Area



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.

Designations

WIAL - Wellington International Airport Ltd



Name: Wellington Airport Obstacle Limitation Surfaces

Designation ID: WIAL1

Status: Operative

WIAL - Obstacle Limitation Surface (OLS)

OLS Surface: Takeoff Surface

Highest Ground Elevation: 80m

Lowest OLS Elevation: 263m

OLS height above or below the ground elevation: 183m

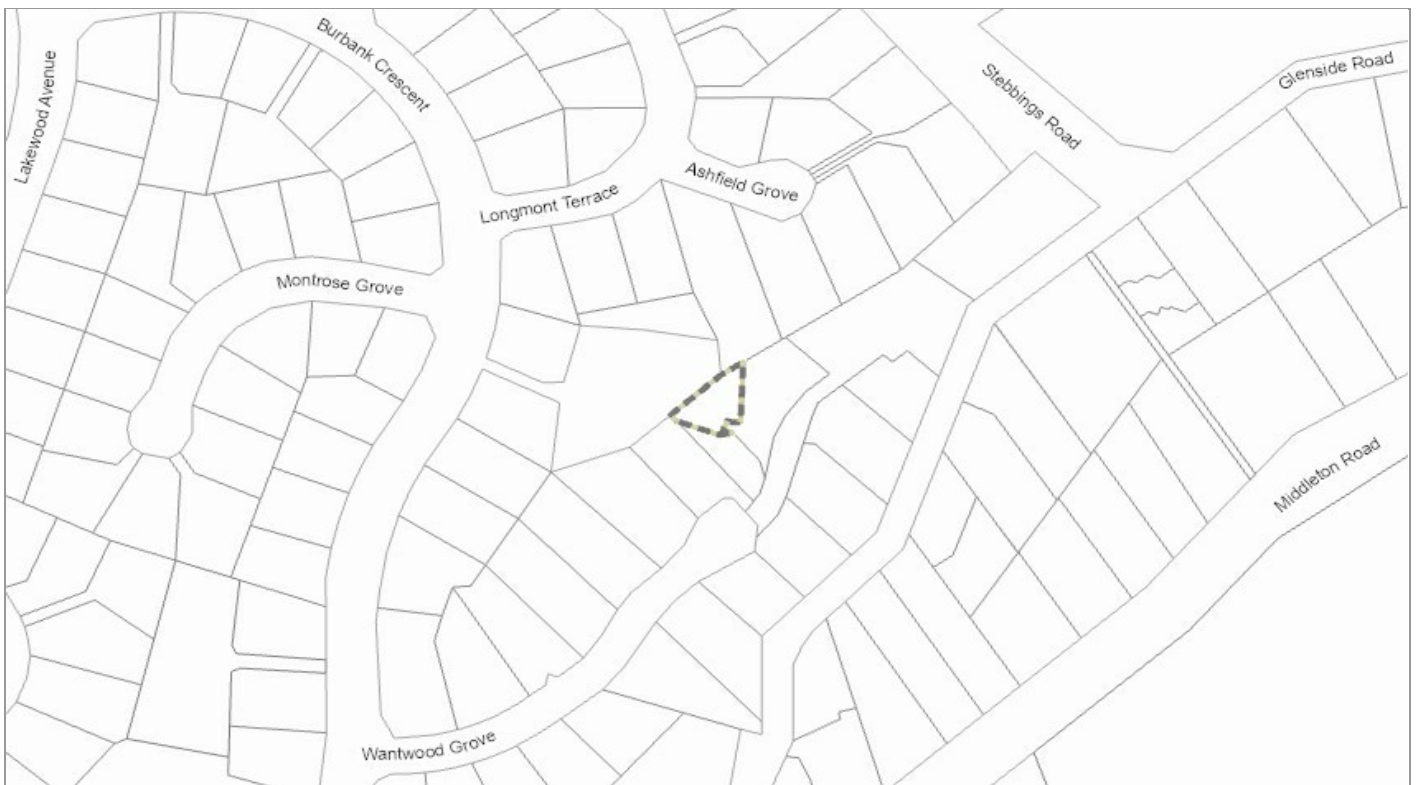
Notification: Approval required from Wellington International Airport Limited (WIAL) for buildings and structures exceeding 183m in height.

Status: Operative

Additional Map – Specific Controls and Nearby Zonings



Additional Map - Precincts



Additional Map – Historical and Cultural Values



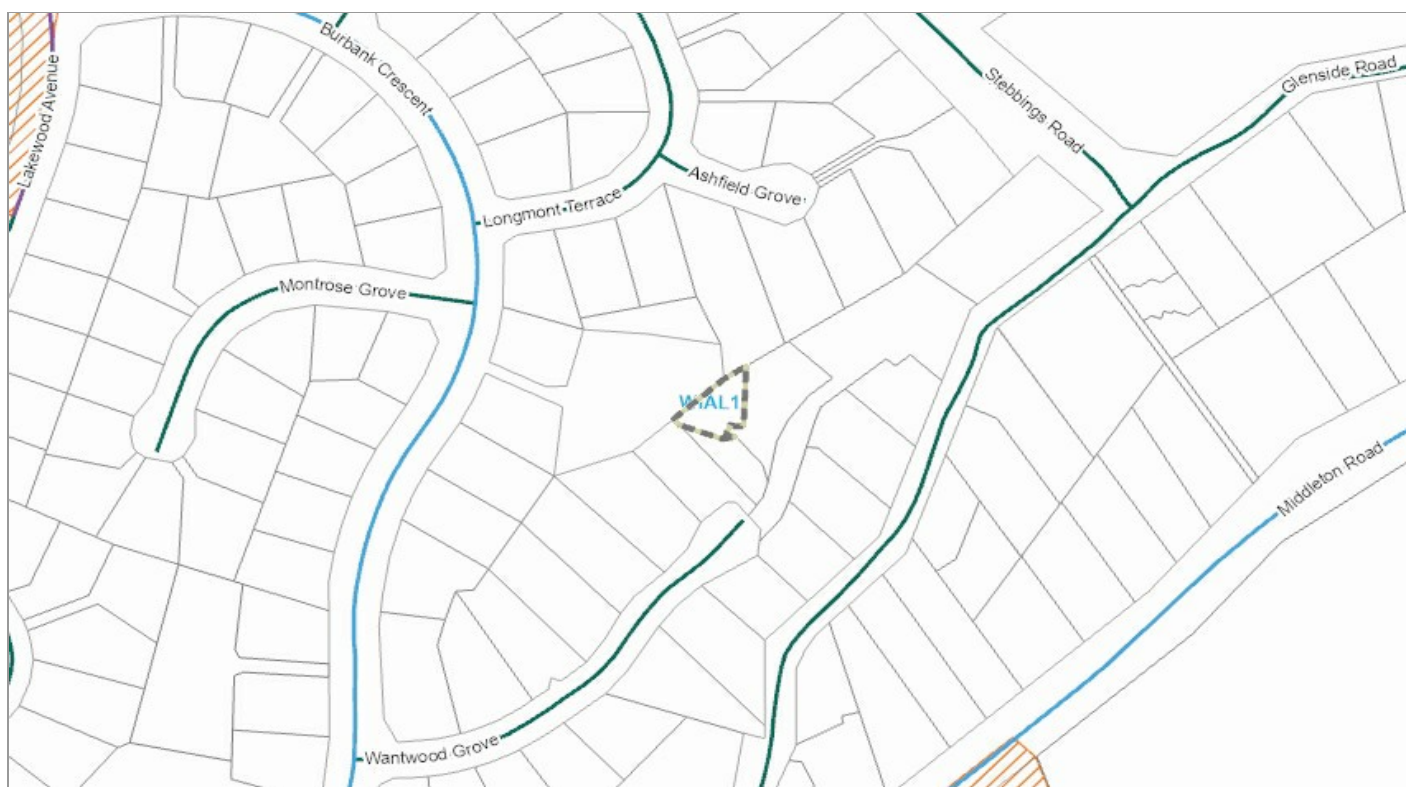
Additional Map - Hazards and Risks



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

Resource Management Act 1991 - Subdivision and Land Use

Service Request 175380 (RC - a Res.Con) Item 1 (Appl Form)
Service Request Item

Item: 1

SR Location: 17 WANTWOOD GROVE Churton Park

Designated Wufi: 1796754 Survey Historic - 15 Wantwood Grove

File Reference: 0600 1796754

Contact: 52230098 Stebbings Farmlands Limited

Contact Address: 25694232

Attention:

Status: Completed

Status Date: 9-Apr-09 2:55 PM SR Status: On-going

Owner: Member: Narendra Kumar Extn: 803 8638

Team: 1996 Q4/Comp Mon/Enf Team 74

Due Date: Days Remaining :
Days Elapsed :

Description:	3 lot subdivision
Extended: Description	
Special Conditions or Comment	Angela Jones x3241

20 June, 2008

Stebbings Farmlands Ltd
PO Box 13407
Johnsonville
Wellington 6440

Service Request No: 175380
File Reference: 1796754

Attention: Rod Halliday

Dear Rod,

APPLICATION FOR RESOURCE CONSENT 175380 GRANTED

Service Request Type:	Resource Consent
Site Address:	17 Wantwood Grove, Churton Lot 2 DP 392900 Park
Consent Type:	Subdivision and Landuse
Consent Description:	Three lot fee simple subdivision and landuse consent for three dwelling multi-unit development

Please refer to Service Request No. 175380. I refer to your recent Resource Consent application in which you seek consent to three lot fee simple subdivision and landuse consent for three dwelling multi-unit development.

The application was considered by officers acting under delegated authority on 20 June 2008. I advise that under section 104B and 104C 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.

The new addresses, which are enclosed in the attached schedule, have now been allocated to this development. Please note that these are provisional until all conditions of the resource consent have been complied with and the section 224 certificate issued.

A copy of the full decision report is attached. If you would like to discuss this application further please contact me on 801- 3241.

Yours sincerely

Angela Jones
Senior Planner – Local Area Planning
Urban Development and Transport Directorate
Wellington City Council

Notice of Decision

<u>Date:</u>	20 June, 2008
<u>Site Address:</u>	17 Wantwood Grove, Churton Park
<u>Legal Description:</u>	LOT 2 DP 392900
<u>Applicant:</u>	Stebbings Farmlands Ltd
<u>Proposal:</u>	Three lot fee simple subdivision and landuse consent for three dwelling multi-unit development
<u>Owner:</u>	Stebbings Farmlands Ltd
<u>Plan No:</u>	Subdivision consent proposal shown on greig haywood architecture plan entitled “Townhouse Development Lot 2 Wantwood Grove, Churton Park”, Job/Sheet No. 0550/2/1, submitted with SR# 175380. Plans prepared by greig haywood architecture entitled “Townhouse Development Lot 2 Wantwood Grove, Churton Park”, Job/Sheet No. 0550/2/1 (undated), 0550/2/2 – 0550/2/7 amended 12/5/08, 0550/2/8 undated and 0550/2/3A (fencing) undated.

DECISION ONE: SUBDIVISION

That officers acting under delegated authority from the Council and pursuant to section 104B of the Resource Management Act 1991 **grant consent** to the proposal for a three lot fee simple subdivision at **17 Wantwood Grove**, being Lot 2 DP 392900, subject to the following conditions:

Conditions of Consent:

General:

- (a) The survey plan must conform to the subdivision consent proposal shown on greig haywood architecture plan entitled “Townhouse Development Lot 2 Wantwood Grove, Churton Park”, Job/Sheet No. 0550/2/1, submitted with SR# 175380.

Easements:

- (b) The right of way (A) shall be duly granted and reserved, as shown in the table of easements on the subdivision consent plans.

Water supply:

- (c) A water supply connection to the public main will be required for Lots 2 and 3. Application is to be made to Wellington City Council. An engraved plastic tag reading “WATER SUPPLY MANIFOLD FOR (Street No)” must be secured to the manifold clearly showing which property is served by the manifold.
- (d) No water supply pipe(s) shall pass through a new lot, or cross a proposed boundary between lots, to serve another lot being created by the subdivision, except where it is within an associated right of way or access lot.
- (e) The Surveyor shall certify in writing that, at the time of certification, this has been achieved. (see E.1.1.2 & E.1.7.2.3 of the Code of Practice).

Drainage:

- (f) In accordance with the Council’s Code of Practice for Land Development, Lots 1, 2 and 3 must be provided with a stormwater connection to a gravity stormwater system connected to an existing public stormwater drain or other approved outfall. A drainage consent must be obtained prior to commencing work, all construction must be completed in accordance with the approved construction plans, and an as-built plan must be provided.
- (g) In accordance with the Council’s Code of Practice for Land Development, Lots 1, 2 and 3 must be provided with a sanitary sewer connection to a gravity sewer system connected to an existing public sewer drain. A drainage consent must be obtained prior to commencing work, all construction must be completed in accordance with the approved construction plans, and an as-built plan must be provided.
- (h) Any existing public or private stormwater drains within any of the proposed lots shall be constructed clear of the proposed building site on that lot.

Single household unit restriction:

- (i) In order to maintain the integrity of the District Plan and Proposed Plan Change 56, in relation to number of household units, Lots 1, 2 and 3 are restricted to only one household.

Note:

Upon issue of the Certificate pursuant to Section 224 or at such earlier time as may be required, a Consent Notice pursuant to Section 221 will be issued. The Consent Notice will specify Condition (i) above to be registered against the Computer Freehold Register of Lots 1, 2 and 3 to be issued in respect of this subdivision.

DECISION TWO: LANDUSE

That officers acting under delegated authority from the Council and pursuant to section 104C of the Resource Management Act 1991 **grant consent** to the proposal for a three dwelling

multi-unit development at **17 Wantwood Grove**, being Lot 2 DP 392900, subject to the following conditions:

Conditions of Consent:

General:

- (a) That the proposal must be in accordance with the information provided with Application Service Request No. 175380 and the following plans:

Plans prepared by greig haywood architecture entitled “Townhouse Development Lot 2 Wantwood Grove, Churton Park”, Job/Sheet No. 0550/2/1 (undated), 0550/2/2 – 0550/2/7 amended 12/5/08, 0550/2/8 undated and 0550/2/3A (fencing) undated.

Monitoring and Review:

- (b) Prior to starting work, the consent holder must advise of the date when work will begin. This advice must be provided at least 48 hours before work starts to the Wellington City Council's Compliance & Monitoring Team by either telephone (801 4017) or facsimile (801 3165), and must include the address of the property and the service request number.
- (c) 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 the current schedule of Resource Management Fees for guidance on the current administration charge and hourly rate chargeable for Council officers.

Subdivision and Landuse Notes:

1. The survey plan must be certified in accordance with section 223 and the land use consent given effect to within 5 years of the granting of this consent or within such extended period of time pursuant to sections 125 and 37 as the Council may allow.
2. 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.
3. This resource consent is not consent to build. Such consent must be obtained under the Building Act 2004 prior to commencement of construction.
4. A vehicle access bylaw consent is required for the construction of the kerb crossings, driveways and parking facilities under Part 17 of the Wellington City Council Consolidated Bylaw 1991.

5. An earthworks bylaw consent is required if the volume of cut or fill exceeds 10 cubic metres or ground level is changed by more than 600 mm under Part 8 of the Wellington City Council Consolidated Bylaw 1991.
6. This development will be assessed for development contributions under the Councils Development Contributions Policy when an application for building consent is made. If a development contribution is required it will be imposed under section 198 LGA 2002. If you want to obtain an indication of the amount of the development contribution payable you can:
 - access the development contributions policy and calculator online at www.Wellington.govt.nz; or
 - contact Councils Development Contribution Officer.
7. Rights of objection to the conditions specified above may be exercised pursuant to section 357A(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 the Council in any special case may allow.

Reasons for Decision:

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

URBAN DEVELOPMENT & TRANSPORT RESOURCE CONSENT - DECISION REPORT

SR No. 175380	Address: 17 Wantwood Grove, Churton Park	Property File: 1796754
Proposal: Three lot fee simple subdivision and landuse consent for three dwelling multi-unit development		
District Plan Area: Outer Residential		
Notations in District Plan: The site is not subject to any designations or located within a special character area.		
Relevant Plan Changes: Managing Infill Housing Development Plan Change 56 On 5 May 2007, proposed Plan Change No. 56 was notified. Plan Change 56 takes effect from the date of notification and assessment under the provisions of both the Operative Plan and Plan Change 56 has been undertaken as required. Plan Change 56 responds to concerns regarding the variable quality of infill housing in Wellington's residential areas. The Plan Change amends a number of the District Plan rules in order to avoid the worst effects of poorly-designed infill housing. Key changes include: 1. A requirement for each dwelling to have an area of outdoor open space attached to it; 2. A height restriction of infill residential units; 3. Greater discretion over the subdivision process; and 4. Visitor parking requirements for 7(+) multi-unit developments. At the time that this application was lodged with Council (14 February 2008), the proposed plan change had been publicly notified, and therefore has bearing on the activity status of this proposal and is relevant to the substantive assessment of the proposal under section 104. The weighting given to Plan Change 56 is significant, as the Plan Change introduces a distinctive new policy direction with regard to residential infill and is relevant to the activity status and substantive assessment of this application. The decision on Plan Change 56 was notified by Council on 29th November 2007. However, as this decision is subject to an appeal, the plan change will not become operative until such time this appeal has been resolved.		
SITE DESCRIPTION		
Legal Description: Lot 2 DP 392900 Site Area: 1242m² Owner: Stebbings Farmlands Limited		
The site has access via a right-of-way at the end of the cul-de-sac street. The central part of the site is generally flat, although the area along the northwest boundary slopes upward and then continues into a steep bank with the rear of the properties with frontage to Burbank Crescent and Longmont Terrace. The northeastern part of the site slopes steeply down to meet the existing right-of-way. The immediately neighbouring sites to the northeast, east and southwest either vacant or accommodate dwellings under construction. The surrounding area is characterised by residential development. The site was created as a result of a six lot fee simple subdivision which was granted consent in April 2007 (SR#158674).		

PROPOSAL	
Consent is sought to construct three residential dwellings on the site and to subdivide the site into three fee simple allotments around the proposed dwellings. Each dwelling will be have the living, kitchen areas and an internal access single garage on the ground floor, with the bedrooms and main bathroom facilities on the upper level. The dwellings will be clad in a mix of timber weatherboard, polystyrene cladding, with coloursteel corrugated roofing. The dwellings will be separated by 1.5m high timber fences and an additional 1m high ballustrade fence being constructed along the top of a small bank on the eastern side of townhouse three. A 1.2m high timber fence will also be constructed on top of the existing retaining wall along the southwest boundary alongside townhouse one. Access to the dwellings will be via a new internal right-of-way which will be accessed from the existing right-of-way access. The proposed three lot fee simple subdivision will be around the above mentioned dwellings. The subdivision will comprise: • Lot 1 will be 269m² and accommodate townhouse one. The resulting site coverage of Lot 1 will be 32%. • Lot 2 will be 304m² and accommodate townhouse two. The resulting site coverage of Lot 2 will be 28.9%. • Lot 3 will be 669m² and includes the 114m² right-of-way. The resulting site coverage of Lot 3 will be 15.2%.	
ACTIVITY STATUS - SUBDIVISION	
<i>Operative District Plan</i> The proposal requires Discretionary Activity (Unrestricted) consent pursuant to Rule 5.4.5. In particular, the proposal cannot be considered a Controlled Activity under Rule 5.2.5 as the proposal does not meet the standards and terms of this rule which require that all buildings and structures meet the permitted activity conditions in relation to all existing and proposed fee simple allotments. There are no relevant standards and terms under Rule 5.4.5. <i>Plan Change 56</i> The proposal requires Discretionary Activity (Unrestricted) consent pursuant to Rule 5.4.5. In particular, the proposal cannot be considered a Controlled Activity under Rule 5.2.5 as it results in allotments of less than 400m² and not all allotments can contain a circle with a radius of 7m (i.e. Lots 1 and 2). In addition, the proposal does not meet the standards and terms of Rule 5.2.5 which requires that all buildings and structures meet the permitted activity conditions in relation to all existing and proposed fee simple allotments. Furthermore, the proposal cannot be considered as a Discretionary Activity (Restricted) under Rule 5.3.14 as the proposal does not meet the standards and terms of Rule 5.3.14 which requires that all buildings and structures meet the permitted activity conditions in relation to all existing and proposed fee simple allotments. There are no standards and terms under Rule 5.3.14.	Discretionary(U)
ACTIVITY STATUS - LANDUSE	
<u>Building Bulk and Location – Operative District Plan</u>	Discretionary (R)

The proposal requires Discretionary (Restricted) Activity consent pursuant to Rule 5.3.3 for sunlight access. In particular, the proposal will result in a maximum 0.7m sunlight access infringement on the southwest boundary and thereby fails to comply with Rule 5.1.3.5.8. The standards and terms of Rule 5.3.3 states that sunlight access planes cannot be exceeded by more than 3.0m. The proposal meets this standard and term. ☒ Standards and Terms have been met	
<u>Multi-Unit – Operative District Plan</u> The proposal requires Discretionary Activity (Restricted) Consent pursuant to Rule 5.3.4 for the construction of residential buildings will where the result will be three or more household units on any site. Under Rule 5.3.4 Council’s discretion is limited to design, external appearance and siting, site landscaping and parking and site access. The standards and terms of Rule 5.3.4 state that all activities, buildings and structures must meet the conditions for parking, site access and buildings unless consent is concurrently sought and granted for the conditions not met. ☒ Standards and Terms have been met	Discretionary (R)
<u>Multi-Unit – Plan Change 56</u> The proposal requires Discretionary Activity (Restricted) Consent pursuant to Rule 5.3.4a for the construction of residential buildings will where the result will be three or more household units on any site. Under Rule 5.3.4a Council’s discretion is limited to design (including building bulk, height, and scale), external appearance and siting, site landscaping and parking and site access (in particular the proportion of the site devoted to parking, site access and manoeuvring). The standards and terms of Rule 5.3.4a state that all activities, buildings and structures must meet the conditions for parking, site access and buildings unless consent is concurrently sought and granted for the conditions not met. ☒ Standards and Terms have been met	Discretionary (R)
NOTIFICATION ANALYSIS	
POTENTIAL ADVERSE EFFECTS	
<i>Residential Amenity</i>	Residential amenity effects include any effects on the amenity of neighbouring properties such as visual dominance, privacy and shading. The proposal has the potential to result in minor shading and visual dominance effects to the adjoining properties of 15 and 19 Wantwood Grove. These two properties are owned by the applicant and therefore any effects on these properties can be

	ignored. The other neighbouring properties to the south east of the application, being 18, 20 and 22 Wantwood Grove, are not considered affected with respect to the multi-unit development given the scale, location and siting of the dwellings on the site as well as the separation distance (of approximately 15m) between the proposed dwellings and the neighbouring properties. In addition, the site could accommodate two dwellings as a permitted activity. The proposed multi-unit development would not render any greater effect on these neighbouring properties than a two dwelling development would could be done as a permitted activity. The other adjoining properties are those which are elevated above the application site with frontage to Burbank Crescent and Longmont Terrace. The southern part of these sites are steep and densely vegetated with the building platforms and outdoor living areas being elevated above the application site by approximately 20m. Given the separation distance, as a result of the elevation of the site, these properties will not be adversely affected by the construction of the dwellings. No other neighbouring properties will be adversely affected given the nature and scale of the development and their separation distance from the application site.
Streetscape	Although the application site is accessed via a right-of-way, and does not have frontage to the Wantwood Grove, the dwellings will be visible from the street. The dwellings are however of a design, scale and bulk comparable with the surrounding residential development and existing streetscape amenities will not be adversely affected. For the above reasons the proposal will have only a <i>de minimis</i> effect on the existing streetscape.
Subdivision	The subdivision is simply to allow each of the proposed dwellings to be owned separately and in itself does not have an effect on any adjoining landowners or the surrounding environment.
☒ 93(1)(b)/94(2) Adverse effects minor and no parties will be adversely affected.	
☒ 94C(2) There are no special circumstances relating to this proposal which requires it to be publicly notified	
SECTION 104 ASSESSMENT	
Consideration of effects on the environment has been discussed above. The matters discussed and the conclusions reached are also applicable to section 104(1)(a) considerations, and it is considered that overall, the proposal will have no more than minor environmental effects.	

☒ I have discussed the proposal with the following experts:

Urban Design

The proposal has been assessed by Council's Urban Designer, Sarah Duffell. Ms Duffell's assessment concludes that the applicant appears to have considered all relevant matters in their design and assessment. Subject to small alteration to one of the ground floor windows/door, the proposal would meet the requirements of the Design Guide and have the support of the Urban Design Policy Team. I concur with this assessment. In response to this assessment the application has been amended to relocate the access door from the living area to the outdoor area of Townhouse Three to the northern wall.

Vehicle Access

The proposal has been assessed by Council's Vehicle Access Engineer, Patricia Wood. Ms Wood has no concerns with the proposals parking or site access arrangements. I concur with her assessment.

Water and Drainage

The Council's Drainage Engineer and Water Supply Engineer (Capacity) have reviewed the proposal and have requested that standard conditions of consent relating to infrastructure and easements be imposed. These have been included in the decision section of this report.

Other matters

In order to maintain the integrity of the District Plan it has been recommended that a consent notice be put on the title for Lots 1, 2 and 3 which limit them to only one household unit.

☒ I have considered this proposal and consider that it is consistent with the relevant assessment criteria set out in the Plan.

Subdivision

Operative District Plan

Assessment Criteria 5.4.5.1 – 5.4.5.5

Plan Change 56

Assessment Criteria 5.4.5.1 – 5.4.5.5 (includes new criteria 5.4.5.2A and 5.4.4.2B)

Landuse – Building Bulk and Location

Operative District Plan

Assessment Criteria 5.3.3.5 – 5.3.3.9

Plan Change 56

Assessment Criteria 5.3.3.5 – 5.3.3.12

Landuse – Multi-Unit

Operative District Plan

Assessment Criteria 5.3.4.4

Plan Change 56

Assessment Criteria 5.3.4.4 – 5.3.4.10

☒ The proposal is consistent with the relevant objectives and policies of the Plan.

Operative District Plan

Objective 4.2.1 Policy 4.2.1.1

Objective 4.2.2 Policy 4.2.2.1, 4.2.2.5

Objective 4.2.4 Policy 4.2.2.4, 4.2.4.3

Plan Change 56

Objective 4.2.1 Policy 4.2.1.1

Objective 4.2.2 Policy 4.2.2.1, 4.2.2.1A

Objective 4.2.4 Policy 4.2.4.1, 4.2.4.1A

CONCLUSION

The effects of this proposal are no more than minor and the proposal is consistent with the objectives, policies and assessment criteria of the Wellington City District Plan. Having considered the matters set out in section 104 of the Act, I am of the opinion that consent can be granted subject to appropriate conditions.

DECISION ONE: SUBDIVISION

That officers acting under delegated authority from the Council and pursuant to section 104B of the Resource Management Act 1991 **grant consent** to the proposal for a three lot fee simple subdivision at **17 Wantwood Grove**, being Lot 2 DP 392900, subject to the following conditions:

Conditions of Consent:

General:

- (a) The survey plan must conform to the subdivision consent proposal shown on greig haywood architecture plan entitled “Townhouse Development Lot 2 Wantwood Grove, Churton Park”, Job/Sheet No. 0550/2/1, submitted with SR# 175380.

Easements:

- (b) The right of way (A) shall be duly granted and reserved, as shown in the table of easements on the subdivision consent plans.

Water supply:

- (c) A water supply connection to the public main will be required for Lots 2 and 3. Application is to be made to Wellington City Council. An engraved plastic tag reading “WATER SUPPLY MANIFOLD FOR (Street No)” must be secured to the manifold clearly showing which property is served by the manifold.
- (d) No water supply pipe(s) shall pass through a new lot, or cross a proposed boundary between lots, to serve another lot being created by the subdivision, except where it is within an associated right of way or access lot.
- (e) The Surveyor shall certify in writing that, at the time of certification, this has been achieved. (see E.1.1.2 & E.1.7.2.3 of the Code of Practice).

Drainage:

- (f) In accordance with the Council’s Code of Practice for Land Development, Lots 1, 2 and 3 must be provided with a stormwater connection to a gravity stormwater

system connected to an existing public stormwater drain or other approved outfall. A drainage consent must be obtained prior to commencing work, all construction must be completed in accordance with the approved construction plans, and an as-built plan must be provided.

- (g) In accordance with the Council's Code of Practice for Land Development, Lots 1, 2 and 3 must be provided with a sanitary sewer connection to a gravity sewer system connected to an existing public sewer drain. A drainage consent must be obtained prior to commencing work, all construction must be completed in accordance with the approved construction plans, and an as-built plan must be provided.

- (h) Any existing public or private stormwater drains within any of the proposed lots shall be constructed clear of the proposed building site on that lot.

Single household unit restriction:

- (i) In order to maintain the integrity of the District Plan and Proposed Plan Change 56, in relation to number of household units, Lots 1, 2 and 3 are restricted to only one household.

Note:

Upon issue of the Certificate pursuant to Section 224 or at such earlier time as may be required, a Consent Notice pursuant to Section 221 will be issued. The Consent Notice will specify Condition (i) above to be registered against the Computer Freehold Register of Lots 1, 2 and 3 to be issued in respect of this subdivision.

DECISION ONE: LANDUSE

That officers acting under delegated authority from the Council and pursuant to section 104C of the Resource Management Act 1991 **grant consent** to the proposal for a three dwelling multi-unit development at **17 Wantwood Grove**, being Lot 2 DP 392900, subject to the following conditions:

Conditions of Consent:

General:

- (a) That the proposal must be in accordance with the information provided with Application Service Request No. 175380 and the following plans:

Plans prepared by greig haywood architecture entitled "Townhouse Development Lot 2 Wantwood Grove, Churton Park", Job/Sheet No. 0550/2/1 (undated), 0550/2/2 – 0550/2/7 amended 12/5/08, 0550/2/8 undated and 0550/2/3A (fencing) undated.

Monitoring and Review:

- (b) Prior to starting work, the consent holder must advise of the date when work will begin. This advice must be provided at least 48 hours before work starts to the Wellington City Council's Compliance & Monitoring Team by either telephone (801 4017) or facsimile (801 3165), and must include the address of the property

and the service request number.

- (c) 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 the current schedule of Resource Management Fees for guidance on the current administration charge and hourly rate chargeable for Council officers.

Subdivision and Landuse Notes:

1. The survey plan must be certified in accordance with section 223 and the land use consent given effect to within 5 years of the granting of this consent or within such extended period of time pursuant to sections 125 and 37 as the Council may allow.
2. 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.
3. This resource consent is not consent to build. Such consent must be obtained under the Building Act 2004 prior to commencement of construction.
4. A vehicle access bylaw consent is required for the construction of the kerb crossings, driveways and parking facilities under Part 17 of the Wellington City Council Consolidated Bylaw 1991.
5. An earthworks bylaw consent is required if the volume of cut or fill exceeds 10 cubic metres or ground level is changed by more than 600 mm under Part 8 of the Wellington City Council Consolidated Bylaw 1991.
6. This development will be assessed for development contributions under the Councils Development Contributions Policy when an application for building consent is made. If a development contribution is required it will be imposed under section 198 LGA 2002. If you want to obtain an indication of the amount of the development contribution payable you can:
 - access the development contributions policy and calculator online at www.Wellington.govt.nz; or
 - contact Councils Development Contribution Officer.
7. Rights of objection to the conditions specified above may be exercised pursuant to section 357A(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 the Council in any special case may allow.

Reasons for Decision:

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

Report prepared by: Angela Jones

Angela Jones
Delegated Officer
20 June 2008

Jeffrey Loo
Delegated Officer
20 June 2008

Delegation Authority No. (1 & 2)

9 April, 2009

Stebbing's Farmlands Ltd
PO Box 13436
Johnsonville
Wellington 6440

Service Request: 175380
Property Link: 640798

Dear Sir/Madam

**Compliance with Land Use Consent for Multi Unit Development
– 17 Wantwood Grove**

On 20th June 2008 land use consent was granted for three dwelling multi unit development. On 8th April 2009, I undertook a site inspection to check compliance with consent conditions.

I am pleased to advise that all conditions under decision two have been met. Therefore I can confirm that the works fully comply with the land use consent, thank you for this.

An invoice for \$187.50 is enclosed. This fee covers the costs associated with the monitoring of this consent. Condition (c) outlines this fee which covers administration, the site visit and material costs.

Please do not hesitate to contact me if you have any questions.

Yours sincerely

Narendra Kumar
Specialist Advice and Compliance Team
Wellington City Council
Telephone 803 8638
Fax 801 3165



TA Approvals

Territorial Authority	Wellington City Council TA Certification Division	TA Reference	SR 175380
Survey Number	LT 410291	Survey Purpose	LT Subdivision
Surveyor Reference	W08194	Land District	Wellington
Surveyor	Ross Howard Topham		
Surveyor Firm	Cardno TCB		
Dataset Description	Lots 1-3 Being Subdivision of Lot 2 DP 392900		

TA Certificates

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan 410291. ☒

I hereby certify that plan 410291 was approved by the Wellington City Council pursuant to section 223 of the Resource Management Act 1991 on the 9th day of March 2009. ☒

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Wellington City Council and that a consent notice has been issued in respect of those conditions that have not been complied with. ☒
Dated this 9th day of March 2009.

Signature

Signed by Fiona Pocock, Authorised Officer, on 09/03/2009 02:31 PM

Receipt Information

Transaction Receipt Number 3911668
Signing Certificate (Distinguished Name) Pocock, Fiona
Signing Certificate (Serial Number) 1019657847
Signature Date 09/03/2009

*** End of Report ***

SB 18801
RC 175380
SDV 191345



Digital Title Plan - LT 410291

Survey Number LT 410291
Surveyor Reference W08194
Surveyor Ross Howard Topham
Survey Firm Cardno TCB
Surveyor Declaration

Survey Details

Dataset Description Lots 1-3 Being Subdivision of Lot 2 DP 392900
Status Initiated
Land District Wellington
Submitted Date
Survey Class Class I Cadastral Survey
Survey Approval Date
Deposit Date

Territorial Authorities

Wellington City

Comprised In

CT 372288

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 410291	Fee Simple Title	0.0271 Ha	437969
Lot 3 Deposited Plan 410291	Fee Simple Title	0.0667 Ha	437971
Easement A Deposited Plan 410291	Easement		
Lot 2 Deposited Plan 410291	Fee Simple Title	0.0303 Ha	437970
Easement B Deposited Plan 410291	Easement		
Easement C Deposited Plan 410291	Easement		
Easement D Deposited Plan 410291	Easement		
Total Area		0.1241 Ha	

Prepared by: Ross Topham
 Licensed Cadastral Surveyor
 ross.topham@cardno.co.nz



Shaping the Future

January 2009

CardnoTCB

4 Frankmoore Avenue
 Johnsonville Wellington NZ
 PO Box 13 142
 Wellington 6440 New Zealand
 Telephone: 04 478 0342
 Facsimile: 04 478 9416
 International: +64 4 478 0342
 Email: tcb@cardno.co.nz
 Web: www.cardno.co.nz

Land Registration District

Wellington

Plan Number

DP 410291

Territorial Authority (the Council)

Wellington City Council

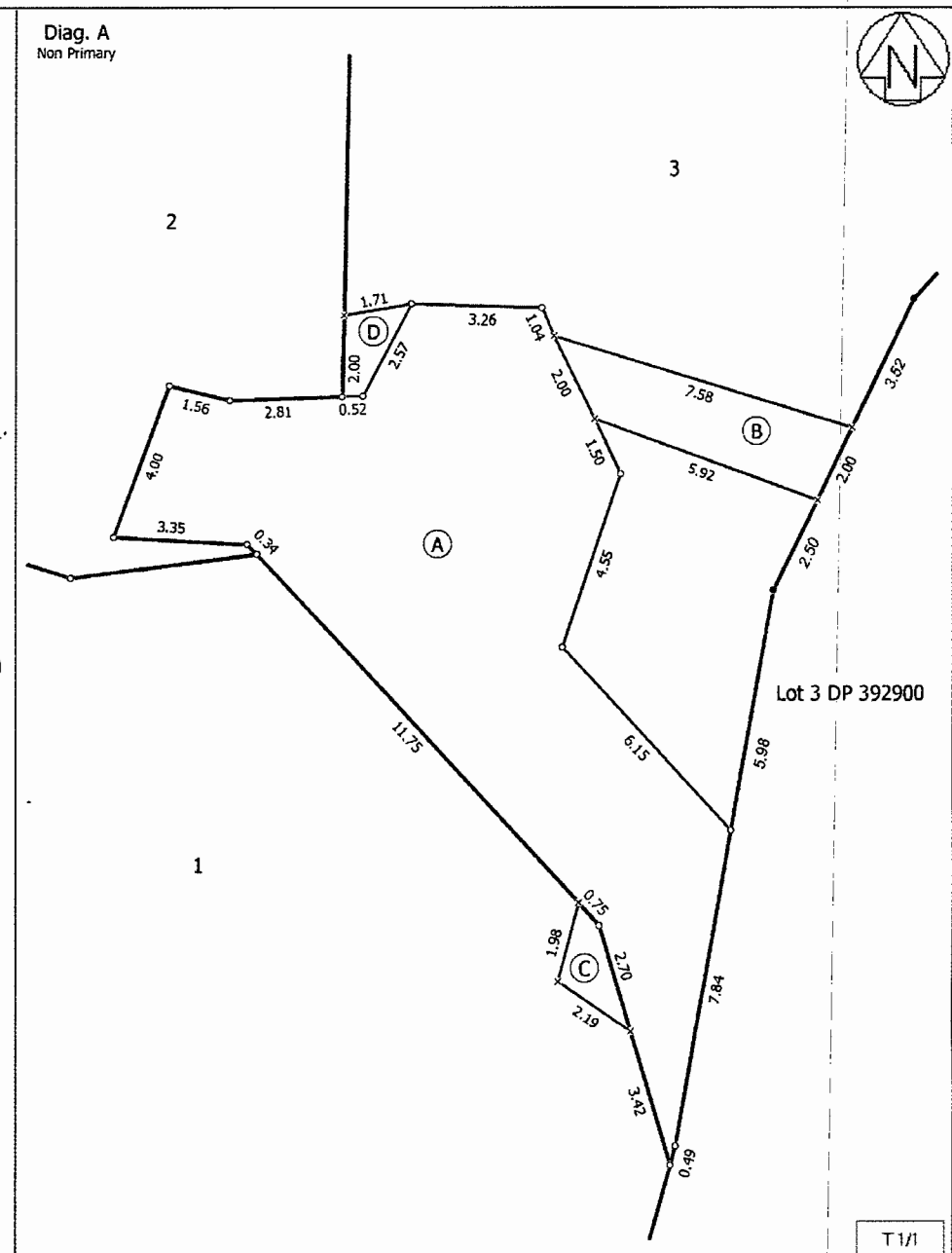
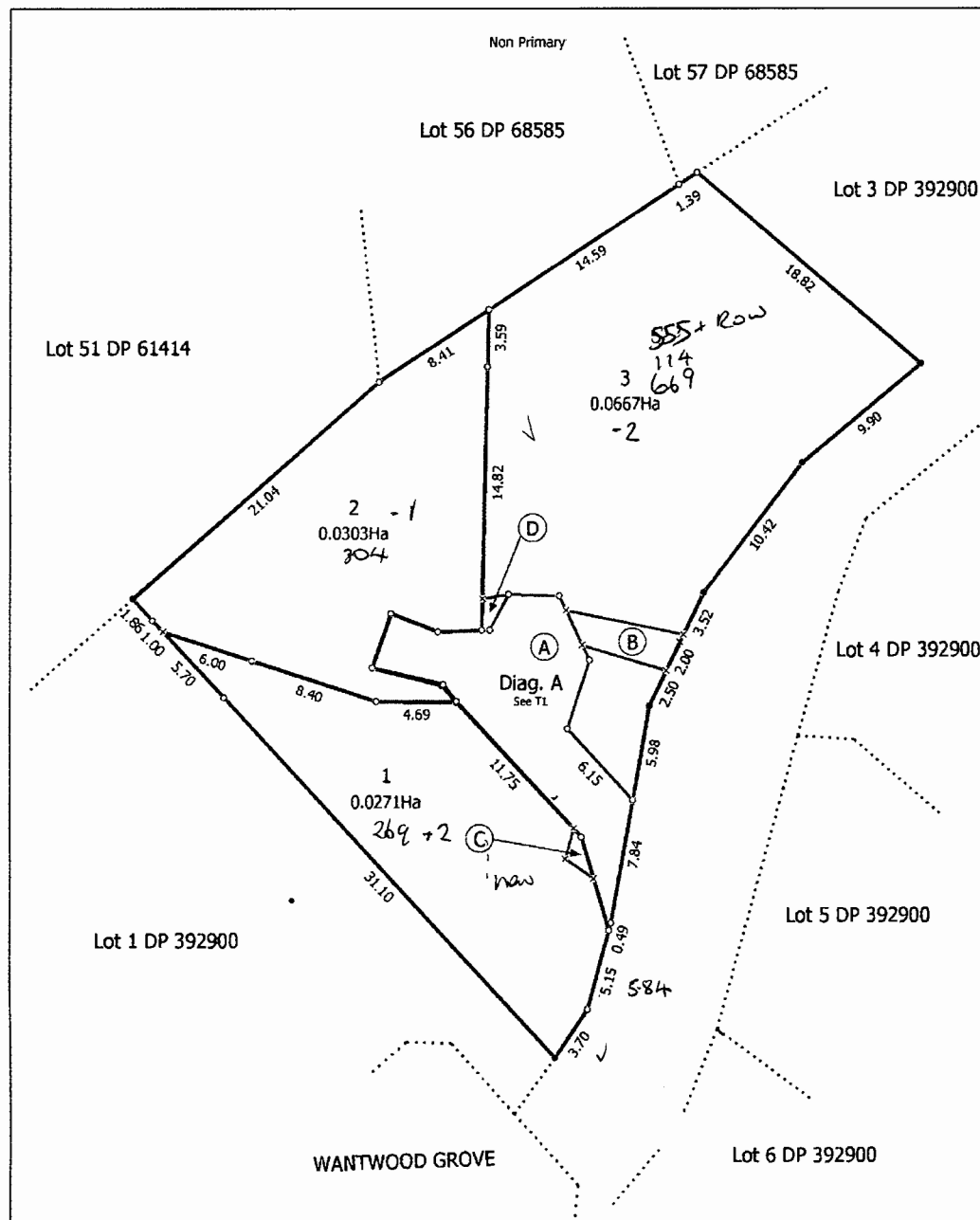
Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY ✓ RIGHT TO CONVEY WATER ✓ RIGHT TO DRAIN WATER RIGHT TO CONVEY ELECTRICITY RIGHT TO CONVEY TELECOMMUNICATIONS ✓ AND COMPTON MEDIA RIGHT TO CONVEY GAS	A	Lot 3	Lots 1 & 2

Schedule Proposed of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT TO DRAIN WATER	B D	Lot 3	Lot 2
RIGHT TO DRAIN SEWAGE	C	Lot 1	Lots 2 & 3
RIGHT TO DRAIN SEWAGE	A	Lot 3	Lots 1 & 2

New Zealand Wellington Auckland Hawkes Bay Wairarapa Taupo Christchurch
Australia Brisbane Sydney Canberra Melbourne Darwin Perth **Belgium** Brussels **Indonesia** Jakarta
Kenya Nairobi **Papua New Guinea** Port Moresby **Sri Lanka** Colombo **United Arab Emirates** Abu Dhabi
United Kingdom London **United States of America** Portland Washington Phoenix Sacramento Boise Las Vegas Charlotte



Land District: Wellington

Lots 1-3 Being Subdivision of Lot 2 DP 392900

Surveyor: Ross Howard Topham
Firm: Cardno TCB

Digital Title Plan
LT 410291
DRAFT

Digitally Generated Plan
Generated on: 13/02/2009 4:10pm Page 3 of 3

**WELLINGTON CITY COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991**

TO: The Registrar-General of Land at Wellington

In the matter of a consent notice issued pursuant to Section 221 of the Resource Management Act 1991 in respect of a Fee Simple subdivision of Lot 2 DP 392900 lodged for deposit under no. 410291

I, Fiona Pocock, Subdivision Compliance, Wellington City Council, hereby certify that the following condition, to be complied with on a continuing basis, was imposed by the Wellington City Council by a decision dated the 20th day of June 2008 giving Resource Consent to the subdivision described herein:

In order to maintain the integrity of the District Plan and Proposed Plan Change 56, in relation to number of household units, Lots 1, 2 and 3 are restricted to only one household.

The above condition is to be registered against the Computer Freehold Registers to issue in respect of **Lots 1, 2 and 3** of this subdivision.

DATED at Wellington this *9th* day of *March* 2009

Signed by Fiona Pocock,
Subdivision Compliance, Wellington City
Council, on behalf of, and by the authority of
the said Council under Section 252(1)(a)
of the Local Government Act 1974.

)
)
)
)
)

Fiona Pocock
.....

Service Request 158674 (RC - a Res.Con) Item 1 (Appl Form)

Service Request Item

Item: 1 ▼

SR Location: 9 GLENSIDE ROAD Churton Park

Designated Wufi: 1057863 Survey Historic - 9 Glenside Road

File Reference: 0600 1057863

Contact: 52220580 Cardno TCB Ltd

Contact Address: 25779853 ▼

Attention: Rod Halliday

Status: Passed to CME

Status Date: 5-Apr-07 11:36 AM

SR Status: On-going

Owner: Member:

Extn:

Team: 1996 Q4/Comp Mon/Enf Team 74

Due Date:

Days Remaining :

Extension: Yes

Days Elapsed :

Description: 1. Six lot fee simple subdivision consent and land use consent for earthworks (retrospective)

Extended:
Description

Special
Conditions or
Comment

DIF SR 159372 ,Suspended during disscussions about conditions. NOD sent 10.4.07
s224(c) signed 15/10/07

5 April, 2007

TCB Ltd
PO Box 13142
Johnsonville
Wellington 6440

Service Request No: 158674
File Reference: 1057863

Attention: Rod Halliday

Dear Rod,

APPLICATION FOR RESOURCE CONSENT 158674 GRANTED

Service Request Type:	Resource Consent	
Site Address:	9 Glenside Road	Lot 3 DP 88736
Consent Type:	Land Use Subdivision	
Consent Description:	Six lot fee simple subdivision consent and land use consent for earthworks (retrospective)	

Please refer to Service Request No. 158674. I refer to your recent Resource Consent application in which you seek consent to carry out a 6 lot fee simple subdivision with retrospective land use consent for associated earthworks.

The application was considered by officers acting under delegated authority on 5 April 2007. I advise that under section 104B 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.

The new addresses, which are enclosed in the attached schedule, have now been allocated to this development. Please note that these are provisional until all conditions of the resource consent have been complied with and the section 224 certificate issued.

A copy of the full decision report can be made available on request. If you would like to discuss this application further please contact me on 801-3274.

Yours sincerely

Rebecca Scannell
Resource Consents Planner
Planning and Urban Design Directorate
Wellington City Council

Notice of Decision

<u>Date:</u>	5 April, 2007
<u>Site Address:</u>	9 Glenside Road, Churton Park
<u>Legal Description:</u>	Lot 3 DP 88736
<u>Applicant:</u>	Stebbins Farmlands Ltd. (C/- Truebridge Callender Beach Limited)
<u>Proposal:</u>	6 lot fee simple subdivision with retrospective land use consent for associated earthworks.
<u>Owner:</u>	Stebbins Farmlands Limited
<u>Plans:</u>	Plans By: TCB; Project No: 04-156; Dated: March 2007; Drawing Number: CS 03; Entitled: "Lots 1-6 being proposed subdivision of Lot 3 DP 88736"

Planning Maps

The site is located in the Outer Residential Area of the District Plan. It is not subject to any special character rules or designations.

Activity – Subdivision

The proposed fee simple subdivision is a discretionary activity (unrestricted) under Rule 5.4.5 as the proposal is for more than 5 lots.

The standards and terms require any subdivision incorporating new roads to provide underground reticulation of services. In this case I am satisfied that these standards and terms can be complied with. The assessment criteria for the subdivision aspect of the proposal (5.4.5.1 - 5.4.5.3) are referred to later in the report.

Activity – Land Use Consent

The landuse consent application is deemed to be a Discretionary Activity (Restricted) under Rule 5.3.9 as:

- the earthworks that have been carried out on site to form the building platforms will not comply with the permitted activity conditions set out within rule 5.1.9 as the existing ground level was altered vertically by more than 2.5 metres and because the area of ground disturbance exceeded 250 m².

In accordance with assessment criterion 5.3.9.12 the proposed earthworks will be assessed in conjunction with the subdivision. There are no relevant standards and terms under this rule. The assessment criteria 5.3.9.5 – 5.3.9.11 are referred to later in this report.

Decision: (Subdivision incl. Earthworks)

That officers acting under delegated authority from the Council and pursuant to sections 104C & 104B of the Resource Management Act 1991 grant subdivision consent to allow a 6 lot fee-simple subdivision, and retrospective consent for earthworks (as shown on TCB Plan, Project No: 04-156; Dated: February 07; Drawing Number: CS 02; Entitled: “*Lots 1-6 being proposed subdivision of Lot 3 DP 88736. Wantwood Grove Glenside*”; WCC Allocated Plan Number: 1; Annotated to show the extent of earthworks), at 9 Glenside Road, Churton Park (Lot 3 DP 88736), subject to the following conditions:

Survey Plan:

- a. *The Survey Plan must conform with the subdivision consent proposal shown on TCB Plan; Project No: 04-156; Dated: March 2007; Drawing Number: CS 03; Entitled: “Lots 1-6 being proposed subdivision of Lot 3 DP88736”, submitted with Service Request No. 158674.*

Construction Plans/Engineering:

- b. The consent holder shall comply with the design, construction and as-built requirements of the Council’s Code of Practice for Land Development 1994 (either its current version or replacement document). These are the land development engineering standards for mitigating adverse effects on the environment from earthworks, traffic (roading and vehicle access), sewage and stormwater drainage, water supply and utility structures.

Other alternative solutions may be approved for those aspects where the standards of the Code of Practice are unable to be met or can be achieved in a different way.

Construction plans must be submitted to the Council and its approval sought. This may be for specific engineering consent or building consent.

All construction plans must be approved by the Council prior to commencement of any construction on the site.

As-built plans that meet the requirements of the Code of Practice (A.5.2 As-built

Details) for earthworks, roading and vehicle access, sewage and stormwater drainage

and water supply must be supplied to, and approved by, the Council. These must be

certified as being correct by a suitably qualified person.

Exception: *In the following circumstances as-built plans will not be required prior to certification in terms of s224(c).*

1. *As-built plans (only) for works completed under a Building Consent, except for drainage connections on fee simple subdivisions, must be submitted for approval as part of the Code of Compliance Certificate for the Building Consent.*
2. *As-built plans for any water service pipe(s) that the Council's Water Supply Department constructs.*

Earthworks

- c. It must be confirmed prior to the issue of the section 224(c) certificate that the earthworks previously carried out on the site conform with the standards of the Council's Code of Practice for Land Development and accordingly that each residential allotment in the subdivision is suitable for future residential development. An as built plan must be provided in conjunction with this condition.

Water Supply:

- d. Each lot must be provided with individual water supply connections to the public main. There are three existing water connections and those can be used for three of the new lots (Lots 1,2 & 3)

Note:

Application is to be made to Wellington City Council Water Supply for these works. An engraved plastic tag reading "WATER SUPPLY MANIFOLD FOR (Street No)" is to be secured to the new manifolds, clearly showing which lot is serviced by which manifold.

- e. No water supply pipe(s) shall pass through a new lot, or cross a proposed boundary between lots, to serve another lot being created by the subdivision, except where it is within an associated right of way or access lot.

The Surveyor shall certify in writing that, at the time of certification, this has been achieved. (see E.1.1.2 & E.1.7.2.3 of the Code of Practice)

Sewerage / Stormwater:

- f. Each allotment must be provided with a stormwater connection to a gravity stormwater system connected to an existing public stormwater drain or other approved outfall. All construction must be completed in accordance with the approved construction plans, and condition b. above.
- g. Each allotment must be provided with a sewage connection to a gravity sewage system connected to an existing public sewage drain. All construction must be completed in accordance with the approved construction plans, and condition b. above.

Vehicle Access

- h. The private way/private drive within both the legal road and the private property must be constructed. All construction shall be completed generally in accordance with the approved construction plans (refer to condition b. above).

Note: All plans for the proposed right of way must be submitted for vehicle access approval before construction commences.

Easement Creation

- i. All right of way and service easements are to be duly granted and reserved, as shown in the table of easements on the subdivision consent plans.
- j. A water supply easement in gross will be required to provide protection over any public water supply infrastructure constructed on private property.
- k. Easements in favour of the lots being served are to be created over any private sanitary sewer drain, or stormwater drain that serves any lot where the sanitary sewer drain, or stormwater drain is located within another lot of the proposed subdivision.

General Notes:

- 1. The proposed driveway must be located clear of the sumps at the end of Wantwood Grove, or the sumps will need to be relocated at the consent holder's expense.
- 2. The Survey Plan must be certified in accordance with Section 223 within 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.
- 3. As earthworks have already been carried out on the site, retrospective earthworks bylaw consent is required under the Wellington City Council Consolidated Bylaw 1991 part 8 for this work.
- 4. This resource consent is not a consent to build. Such consent must be obtained under the Building Act 2004 prior to commencement of construction.
- 5. This development will be assessed and may be required to pay development contributions under the Council's Development Contributions Policy.
- 6. Rights of objection to the conditions specified above may be exercised pursuant to section 357A(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 the Council in any special case may allow.

Reasons for the Decision:

- 1. The adverse effects of the proposal upon the environment will be no more than minor and there are no parties which are considered to be affected.
- 2. This proposal is in accordance with the relevant objectives, policies and assessment criteria of the Wellington City District Plan.

Planning and Urban Design
Decision Report for Subdivision & Land Use Consents

Service Request No: 158674
File Reference: 1057863

5 April 2007

Non-Notified Application

<u>Site Address:</u>	9 Glenside Road, Churton Park
<u>Legal Description:</u>	Lot 3 DP 88736
<u>Applicant:</u>	Stebbings Farmlands Ltd. (C/- Truebridge Callender Beach Limited)
<u>Proposal:</u>	6 lot fee simple subdivision with retrospective land use consent for associated earthworks.
<u>Owner:</u>	Stebbings Farmlands Limited
<u>Plans:</u>	Plans By: TCB; Project No: 04-156; Dated: March 2007; Drawing Number: CS 03; Entitled: "Lots 1-6 being proposed subdivision of Lot 3 DP 88736"

The Site

The 5975m² site is located between the end of Wantwood Grove and the western side Glenside Road south of the intersection with Stebbings Road.

The sites generally slopes down from the northwestern boundary towards Glenside Road. Earthworks have been carried out on the site to form building platforms. The site is currently vacant and contains some weeds and grasses, but the majority of the site is bare earth.

Glenside Road is a narrow winding road with the carriageway being of a rural standard. There is no kerb and channel along either Glenside or Stebbings Road. Wantwood Grove contains a modern carriageway with kerb and channel.

The sites are crossed by a number of Council sewer and stormwater drainage mains and a number of private service connections to those mains.

A resource consent for the same site was previously approved under SR 115535. The consent was for 10 lots and was approved on 30 September 2004. The previous consent covered a larger amount of the site and involved greater earthworks than have been carried out.

The Proposal:

The applicant proposes to carry out a fee simple subdivision of the site to create 6 residential lots. The lots will vary in net area from 520m² to 2275m². Lot 1 will gain direct vehicular access from Wantwood Grove and Lots 2-6 will gain vehicle access from that street via a right of way that will pass over Lots 3&4. The right of way will vary in width with the first section from the road boundary being 5.9m in width and the carriageway being approximately 6.1m in width. Plans that depict the proposed subdivision, the location services and the extent of the proposed earthworks and roading have been submitted with the application.

In conjunction with the proposed subdivision the applicant seeks retrospective consent for earthworks that have been undertaken to shape the pre-existing contours of the site to form suitable building platforms within each lot and to create practical vehicle access to each site.

Vehicular and pedestrian access will be available to all lots either straight from the Wantwood Grove or via the right of way which is proposed.

The existing services are to be utilised where practical and new services will be provided to serve each of the lots where necessary. Service easements are proposed to be created where necessary.

Planning Maps

The site is located in the Outer Residential Area of the District Plan. It is not subject to any special character rules or designations.

Activity – Subdivision

The proposed fee simple subdivision is a discretionary activity (unrestricted) under Rule 5.4.5 as the proposal is for more than 5 lots.

The standards and terms require any subdivision incorporating new roads to provide underground reticulation of services. In this case I am satisfied that these standards and terms can be complied with. The assessment criteria for the subdivision aspect of the proposal (5.4.5.1 - 5.4.5.3) are referred to later in the report.

Activity – Land Use Consent

The landuse consent application is deemed to be a Discretionary Activity (Restricted) under Rule 5.3.9 as:

- the earthworks that have been carried out on site to form the building platforms will not comply with the permitted activity conditions set out within rule 5.1.9 as the existing ground level was altered vertically by more than 2.5 metres and because the area of ground disturbance exceeded 250 m².

In accordance with assessment criterion 5.3.9.12 the proposed earthworks will be assessed in conjunction with the subdivision. There are no relevant standards and terms under this rule. The assessment criteria 5.3.9.5 – 5.3.9.11 are referred to later in this report.

Notification Analysis and Determination

Pursuant to section 94(2) and 93(1)(b) of the Act, the application can be considered non-notified and without service provided that the adverse effect on the environment will be minor and that the written approvals of all parties that could be adversely affected have been obtained.

Effects

The actual and potential effects of this proposal are earthworks and subdivision effects.

Earthworks effects

The earthworks undertaken are located at least 20 metres from the nearest existing residential property in Wantwood Grove. The topography within the northern portion of the site where the majority of the works took place is such that there is a significant difference in height between the area where the works took place and the adjoining properties to the west.

The properties on the eastern side of Glenside Road are located at a lower level to the site and are also separated from the site by the width of the road. These topographic features in conjunction with the relatively moderate extent of the earthworks are such that any adverse effects of the proposed works, such as noise and dust, in terms of the adjoining properties would be *de minimis*.

The works undertaken have not resulted in the removal of any vegetation or topographic feature that could be considered to be significant. Taking this into consideration and also the existing residential development that surrounds the site and also this sites residential zoning, it is considered that the adverse effects of the earthworks upon the environment is be no more than minor.

The earthworks which have been carried out on the site are of a smaller scale than those previously approved under SR 115535

Subdivision effects

The undertaking of the proposed subdivision will result in each allotment being able to accommodate a dwelling that could be designed to comply with all relevant permitted activity rules and conditions. Practical and legal pedestrian and vehicular access will be available to each of the allotments. A residential development of the nature and density proposed will be in keeping with that of the existing residential development surrounding the site. On this basis it is considered that with regard to the nature of subdivision anticipated by the District Plan, the adverse effects of this proposed subdivision in terms of the surrounding properties will be *de minimis*, and any adverse effects upon the environment will be no more than minor.

Affected Parties

There are no parties considered to be adversely affected by the proposal because of the reasons outlined above.

Summary

Overall, on the basis of the above, the effects on the environment are considered to be no more than minor and no persons will be affected. Notwithstanding the conclusion regarding effects and affected persons, the Council must consider whether there are any special circumstances that warrant public notification under section 94C(2) of the Act. Special circumstances are circumstances that are unusual or exceptional, but may be less than extraordinary or unique. There is nothing to suggest that there are unusual or exceptional circumstances relevant to the proposal. Accordingly, the proposal has been processed on a non-notified basis and without service.

Assessment under section 104

Section 104(1)(a) – Effects Assessment

Consideration of effects on the environment has been discussed above. The matters discussed and the conclusions reached are also applicable to section 104(1)(a) considerations, and it is considered that overall, the proposal will have no more than minor environmental effects.

Section 104(1)(b) Assessment

In this assessment I will cover the following key guidance material:

- District Plan Assessment Criteria
- Objectives and Policies

Assessment Criteria - Subdivision:

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

- 5.4.5.1 *The requirements of section 106 of the Act.*
- 5.4.5.2 *Whether proposed allotments are capable of accommodating permitted activities in compliance with the Residential Area rules.*
- 5.4.5.3 *The extent of compliance with the relevant parts of the Subdivision Design Guide and the Code of Practice for Land Development.*
- 5.4.5.2 *Whether proposed allotments are capable of accommodating Permitted Activities in compliance with the residential area rules; and*
- 5.4.5.3 *The extent of compliance with the relevant parts of the Subdivision Design Guide, City Bylaws and if applicable the Council's Code of Practice for Land Development.*

A site inspection has revealed there is no obvious reason to consider that the land or structures on the land are likely to be subject to erosion, falling debris, subsidence, slippage or inundation from any source. A geotechnical report was provided with the previous earthworks proposal.

The Council's restriction and hazards register has been checked and that there are no entries relating to the underlying property.

Practical and legal pedestrian and vehicular access will be available to the proposed lots.

For all these reasons it is considered that the provisions of section 106 have been met in relation to this proposal.

The proposed allotments are of sufficient size and design that activities in full compliance with all the relevant permitted activity rules and conditions will be able to be accommodated within each of the proposed lots.

The land within the site has been earthworked to form suitable building platforms and access to the proposed lots. Taking into account the size of site, the topography within the site and the topography within the area surrounding the site, the alteration of the existing landform within the site is not seen as excessive. The general form of the land will remain and the resulting surface will allow this residentially zoned land to be able to be developed for its intended purpose.

All of the proposed lots will have practical pedestrian, cycle and vehicular access to Wantwood Grove and from there to the established areas and public transport stops within Churton Park. Lots 3-6 also have possible access via Gelnside Road.

The scale and location of the dwellings that could be accommodated within the proposed allotments will be in keeping with that of the existing dwellings within the surrounding area of Churton Park.

The applicant has stated that the proposed lots will be provided with all necessary services in accordance with the Council's Code of Practice for Land Development.

The application to subdivide the site has been circulated to the following Council officers and Departments.

The Vehicle Access Engineer assessed the application and she has advised that standard conditions be imposed in relation to this proposal. The WCC Public Drainage Engineer has assessed the application and has advised that standard conditions be imposed in relation to this proposal. The Water Engineer has also assessed the application and asked for a number of standard conditions be imposed. The Council's Consultant Traffic Engineer assessed the proposal and has confirmed that he has no concerns in relation to the proposed development.

Objectives and Policies:

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

Subdivision & Landuse:

Objective 4.2.1 To promote the efficient use and development of natural and physical resources in Residential Areas.

Policy 4.2.1.1 Encourage new urban development to locate within the established urban area.

Policy 4.2.1.3 Encourage subdivision design and housing development that optimises resource and energy use and accessibility.

The proposed subdivision is located within an existing residential area and represents the subdivision of one of the remaining large pieces of vacant land in Churton Park. Such development helps to contain urban growth within the established boundaries of the urban areas within the City. Therefore the proposal is considered to meet the above policies and objectives as it represents the efficient use of land in Wellington City.

Objective 4.2.4 To ensure that the adverse effects of new subdivisions are avoided, remedied or mitigated.

Policy 4.2.4.1 Allow infill subdivision within suburban areas subject to conditions or criteria which ensure adverse effects, including cumulative effects, are avoided, remedied or mitigated and that sites are suitable for intended uses.

Policy 4.2.4.3 Ensure the sound design, development and servicing of all subdivisions.

The proposed subdivision is in character with the surrounding area of Churton Park. All of the proposed lots will be large enough to accommodate dwellings which comply with the permitted activity standards of the District Plan. All of the proposed lots in the subdivision will have access to all services. Therefore it is considered that the proposed development will protect and enhance the amenity of the surrounding area and avoid any adverse effects for the surrounding area.

Section 104(1)(c) Assessment - Other Matters

There are no other matters that Council needs to consider when assessing the application.

Part 2 of the Act

This proposal is consistent with the Part 2 requirement relating to amenity values for the reasons described above. I consider the proposal is consistent to the principle of sustainable management.

Overall, I consider the proposal is in accordance with Part 2 of the Act.

Sections 108 and 220 of the RM Act

Servicing and Access

Servicing and access requirements are discussed under assessment criteria 5.4.5.3 above.

I consider the requested conditions are fair and reasonable for the circumstances of the proposal and are justified in terms of the relevant rules and are able to be imposed under these sections of the Act.

Conclusion

In conclusion, I believe that the proposal will have no more than minor adverse effects on the environment and effects can be mitigated by conditions of consent. The proposal is also consistent with the relevant objectives, policies and assessment criteria of the District Plan. Having considered the matters set out in section 104 of the Act, I am of the opinion that consent can be granted subject to appropriate conditions.

Decision: (Subdivision incl. Earthworks)

That officers acting under delegated authority from the Council and pursuant to sections 104C & 104B of the Resource Management Act 1991 grant subdivision consent to allow a 6 lot fee-simple subdivision, and retrospective consent for earthworks (as shown on TCB Plan, Project No: 04-156; Dated: February 07; Drawing Number: CS 02; Entitled: “*Lots 1-6 being proposed subdivision of Lot 3 DP 88736. Wantwood Grove Glenside*”; WCC Allocated Plan Number: 1; Annotated to show the extent of earthworks), at 9 Glenside Road, Churton Park (Lot 3 DP 88736), subject to the following conditions:

Survey Plan:

- a. The Survey Plan must conform with the subdivision consent proposal shown on TCB Plan; Project No: 04-156; Dated: March 2007; Drawing Number: CS 03; Entitled: “*Lots 1-6 being proposed subdivision of Lot 3 DP88736*”, submitted with Service Request No. 158674.

Construction Plans/Engineering:

- b. The consent holder shall comply with the design, construction and as-built requirements of the Council’s Code of Practice for Land Development 1994 (either its current version or replacement document). These are the land development engineering standards for mitigating adverse effects on the environment from earthworks, traffic (roading and vehicle access), sewage and stormwater drainage, water supply and utility structures.

Other alternative solutions may be approved for those aspects where the standards of the Code of Practice are unable to be met or can be achieved in a different way.

Construction plans must be submitted to the Council and its approval sought. This may be for specific engineering consent or building consent.

All construction plans must be approved by the Council prior to commencement of any construction on the site.

As-built plans that meet the requirements of the Code of Practice (A.5.2 As-built Details) for earthworks, roading and vehicle access, sewage and stormwater drainage

and water supply must be supplied to, and approved by, the Council. These must be certified as being correct by a suitably qualified person.

Exception: In the following circumstances as-built plans will not be required prior to certification in terms of s224(c).

1. As-built plans (only) for works completed under a Building Consent, except for drainage connections on fee simple subdivisions, must be submitted for approval as part of the Code of Compliance Certificate for the Building Consent.
2. As-built plans for any water service pipe(s) that the Council's Water Supply Department constructs.

Earthworks

- c. It must be confirmed prior to the issue of the section 224(c) certificate that the earthworks previously carried out on the site conform with the standards of the Council's Code of Practice for Land Development and accordingly that each residential allotment in the subdivision is suitable for future residential development. An as built plan must be provided in conjunction with this condition.

Water Supply:

- d. Each lot must be provided with individual water supply connections to the public main. There are three existing water connections and those can be used for three of the new lots (Lots 1,2 & 3)

Note:

Application is to be made to Wellington City Council Water Supply for these works. An engraved plastic tag reading "WATER SUPPLY MANIFOLD FOR (Street No)" is to be secured to the new manifolds, clearly showing which lot is serviced by which manifold.

- e. No water supply pipe(s) shall pass through a new lot, or cross a proposed boundary between lots, to serve another lot being created by the subdivision, except where it is within an associated right of way or access lot.

The Surveyor shall certify in writing that, at the time of certification, this has been achieved. (see E.1.1.2 & E.1.7.2.3 of the Code of Practice)

Sewerage / Stormwater:

- f. Each allotment must be provided with a stormwater connection to a gravity stormwater system connected to an existing public stormwater drain or other approved outfall. All construction must be completed in accordance with the approved construction plans, and condition b. above.
- g. Each allotment must be provided with a sewage connection to a gravity sewage system connected to an existing public sewage drain. All construction must be completed in accordance with the approved construction plans, and condition b. above.

Vehicle Access

- h. The private way/private drive within both the legal road and the private property must be constructed. All construction shall be completed generally in accordance with the approved construction plans (refer to condition b. above).

Note: All plans for the proposed right of way must be submitted for vehicle access approval before construction commences.

Easement Creation

- i. All right of way and service easements are to be duly granted and reserved, as shown in the table of easements on the subdivision consent plans.
- j. A water supply easement in gross will be required to provide protection over any public water supply infrastructure constructed on private property.
- k. Easements in favour of the lots being served are to be created over any private sanitary sewer drain, or stormwater drain that serves any lot where the sanitary sewer drain, or stormwater drain is located within another lot of the proposed subdivision.

General Notes:

- 1. The proposed driveway must be located clear of the sumps at the end of Wantwood Grove, or the sumps will need to be relocated at the consent holder's expense.
- 2. The Survey Plan must be certified in accordance with Section 223 within 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.
- 3. As earthworks have already been carried out on the site, retrospective earthworks bylaw consent is required under the Wellington City Council Consolidated Bylaw 1991 part 8 for this work.
- 4. This resource consent is not a consent to build. Such consent must be obtained under the Building Act 2004 prior to commencement of construction.
- 5. This development will be assessed and may be required to pay development contributions under the Council's Development Contributions Policy.
- 6. Rights of objection to the conditions specified above may be exercised pursuant to section 357A(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 the Council in any special case may allow.

Reasons for the Decision:

- 1. The adverse effects of the proposal upon the environment will be no more than minor and there are no parties which are considered to be affected.

2. This proposal is in accordance with the relevant objectives, policies and assessment criteria of the Wellington City District Plan.

Rebecca Scannell
Delegated Officer

Bill Stevens
Delegated Officer

Delegated Authority Code: (1, 2 & 7)



TA Approvals

Territorial Authority	Wellington City Council TA Certification Division	TA Reference	SR 158674
Survey Number	LT 392900	Survey Purpose	LT Subdivision
Surveyor Reference	W04156 SFL WANTWOOD	Land District	Wellington
Surveyor	Ian Murray Prentice		
Surveyor Firm	Truebridge Callender Beach (Wellington)		
Dataset Description	LOTS 1 - 6 BEING SUBDIVISION OF LOT 3 DP 88736		

TA Certificates

I hereby certify that plan 392900 was approved by the Wellington City Council pursuant to section 223 of the Resource Management Act 1991 on the 28th day of August 2007. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan 392900. ☒

Signature

Signed by Fiona Pocock, Authorised Officer, on 28/08/2007 10:26 AM

Receipt Information

Transaction Receipt Number	2866767
Signing Certificate (Distinguished Name)	Pocock, Fiona
Signing Certificate (Serial Number)	1019296896
Signature Date	28/08/2007

*** End of Report ***

SB 18427
RC SR 158674
Subdv. SR 167276

28/8/2007 at 3:38 pm



Digital Title Plan - LT 392900

Survey Number LT 392900
Surveyor Reference W04156 SFL WANTWOOD
Surveyor Ian Murray Prentice
Survey Firm Truebridge Callender Beach (Wellington)
Surveyor Declaration

Survey Details

Dataset Description LOTS 1 - 6 BEING SUBDIVISION OF LOT 3 DP 88736
Status Initiated
Land District Wellington
Survey Class Class I Cadastral Survey
Submitted Date
Survey Approval Date
Deposit Date

Territorial Authorities

Wellington City

Comprised In

CT 63833

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 392900	Fee Simple Title	0.0588 ha	372287
Lot 2 Deposited Plan 392900	Fee Simple Title	0.1242 ha	372288
Lot 3 Deposited Plan 392900	Fee Simple Title	0.2277 ha	372289
Lot 4 Deposited Plan 392900	Fee Simple Title	0.0718 ha	372290
Lot 5 Deposited Plan 392900	Fee Simple Title	0.0656 ha	372291
Lot 6 Deposited Plan 392900	Fee Simple Title	0.0533 ha	372292
Marked A Deposited Plan 392900	Easement		
Marked B Deposited Plan 392900	Easement		
Marked C Deposited Plan 392900	Easement		
Marked D Deposited Plan 392900	Easement		
Total Area		0.6014 ha	

SB 18427
RC SR 158674
Subdiv. SR 167276

Schedule / Memorandum

Schedule / Memorandum

15 August 2007

PREPARED BY:



Tas Practice
Registered Professional Surveyor
Truebridge Cellender Beach
4 Frankmoore Avenue
Johnsonville
PO Box 13 142
Wellington 6032
Tel: (04) 478 0342
Fax: (04) 478 9416
Web: www.tcb.co.nz

Land Registration District

WELLINGTON

Plan Number

DP 392900

Territorial Authority (the Council)

WELLINGTON CITY

MEMORANDUM OF EASEMENTS

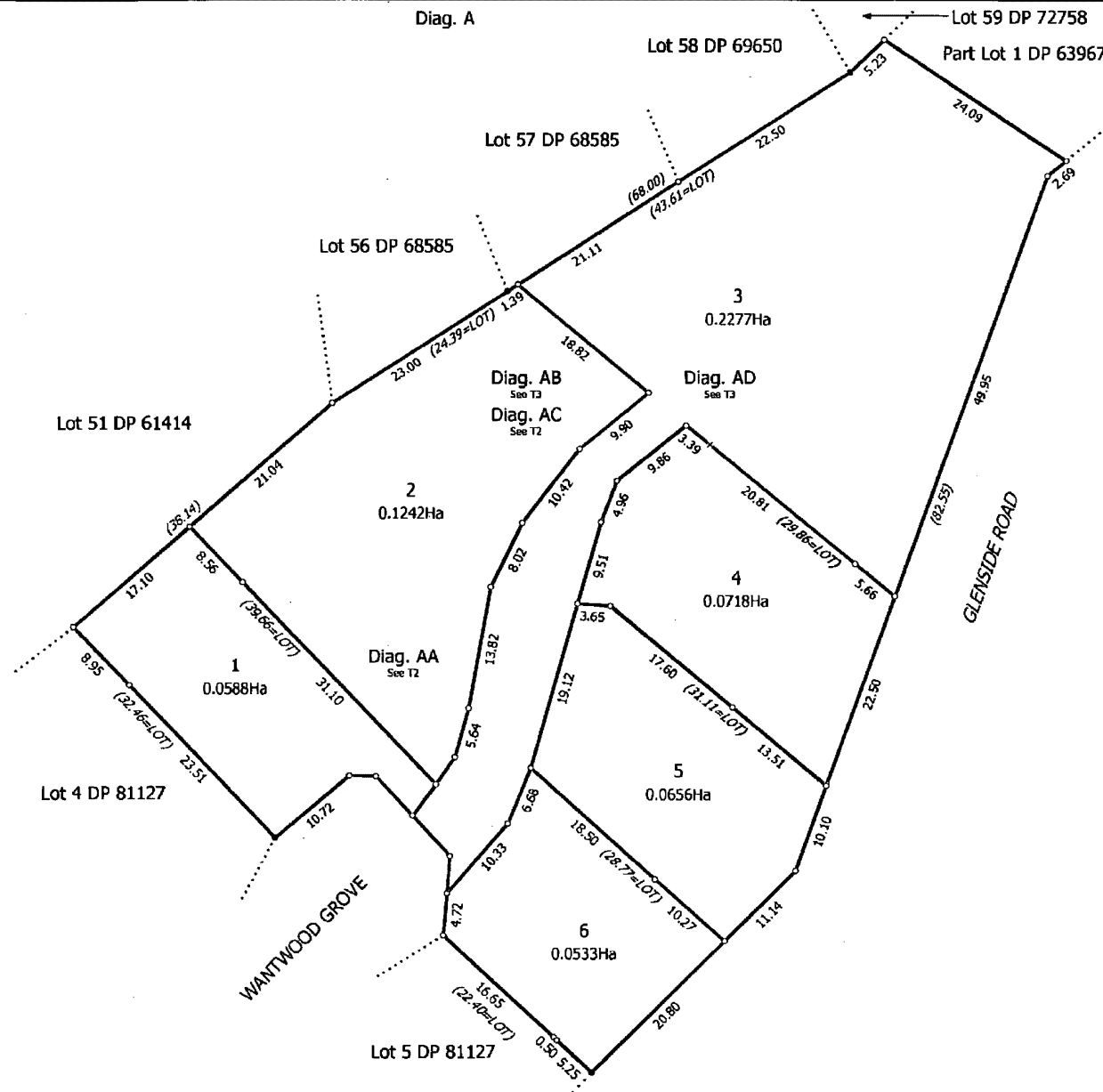
PURPOSE	SHOWN	SERV. TENEMENT	DOM. TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY GAS, WATER, ELECTRICITY, TELECOMMUNICATIONS AND COMPUTER MEDIA	A	LOT 3	LOTS 2,4,5,6
	B	LOT 4	LOTS 2,3,5,6
RIGHT TO DRAIN SEWAGE	C	LOT 3	LOT 4
RIGHT TO DRAIN WATER	D	LOT 3	LOT 4

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERV. TENEMENT	GRANTEE
RIGHT TO CONVEY WATER	A	LOT 3	WELLINGTON CITY COUNCIL
	B	LOT 4	

SCHEDULE OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERV. TENEMENT	GRANTEE
RIGHT TO CONVEY GAS	B	LOT 4	POWERCO
RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS AND ELECTRONIC DATA	A	LOT 3	VECTOR
	B	LOT 4	
RIGHT TO CONVEY TELECOMMUNICATIONS AND ELECTRONIC DATA	A	LOT 3	TELECOM
	B	LOT 4	



T 1/3

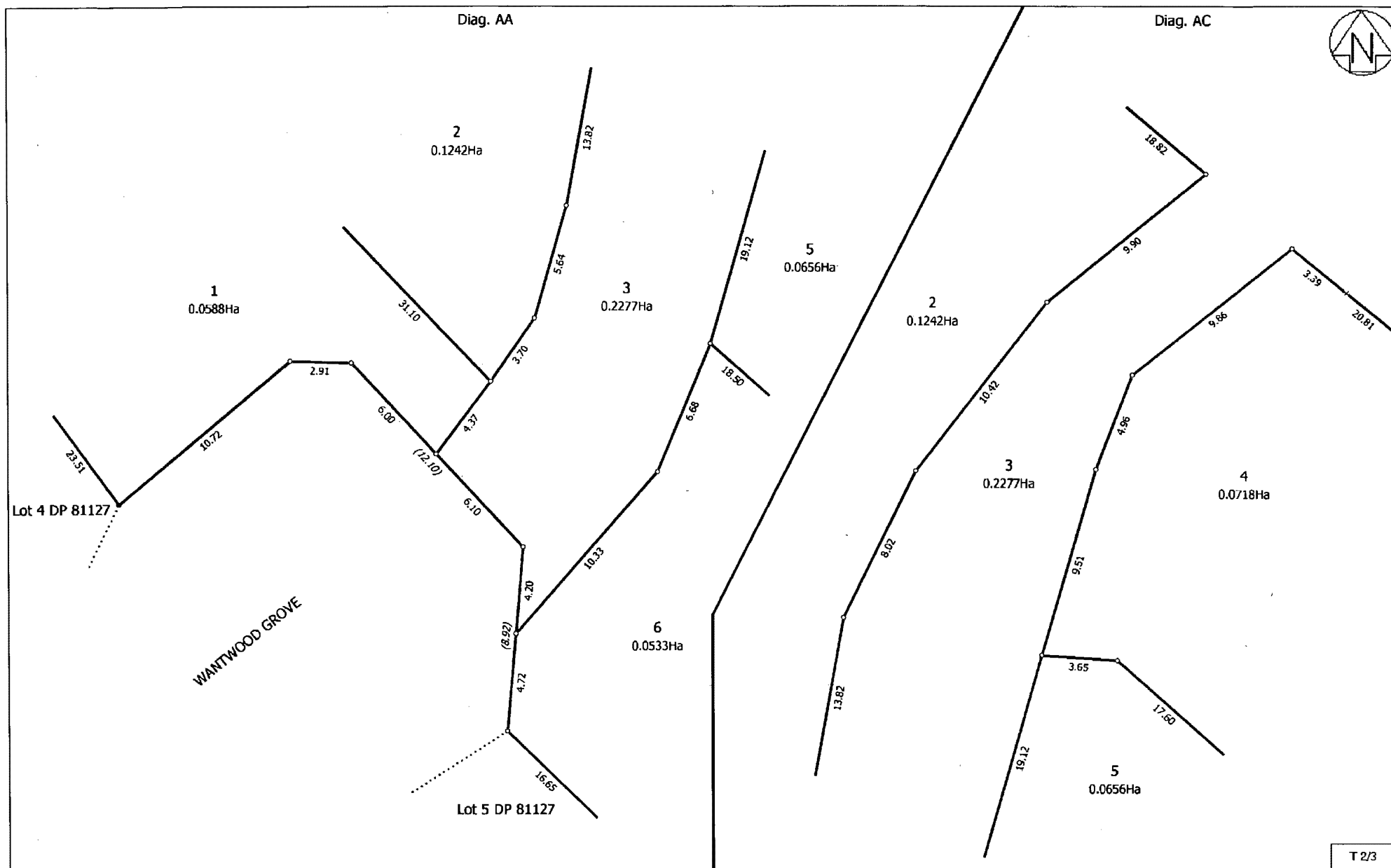
Land District Wellington

LOTS 1 - 6 BEING SUBDIVISION OF LOT 3 DP 88736

Surveyor: Ian Murray Prentice
Firm: Truebridge Callender Beach (Wellington)

Digital Title Plan
LT 392900
DRAFT

Digitally Generated Plan
Generated on: 15/06/2007 3:41pm Page 3 of 5



Land District Wellington

LOTS 1 - 6 BEING SUBDIVISION OF LOT 3 DP 88736

Surveyor: Ian Murray Prentice
Firm: Truebridge Callender Beach (Wellington)

Digital Title Plan
LT 392900
DRAFT

Digitally Generated Plan
Generated on: 15/08/2007 3:41pm Page 4 of 5

T 2/3

TO: The Registrar-General of Land at Wellington

- the plan was approved pursuant to Section 223 of the Resource Management Act 1991 on 28th of August, 2007 ; and
- all of the conditions of the subdivision consent have been complied with to the satisfaction of the Wellington City Council.

DATED at Wellington this 15th day of October 2007

Signed by Fiona Pocock,)
Property, Consents & Licensing,)
Wellington City Council,)
on behalf of, and by the authority of the)
said Council under Section 252(1)(a))
of the Local Government Act 1974.)

Throck

Legal Attachments

THE SCHEDULE

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

STEBBINGS FARMLANDS LIMITED

Grantee

WELLINGTON CITY COUNCIL

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right to Convey Water	"C" DP 404815	416860	In Gross

Form B - continued

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule]~~

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

~~The provisions applying to the specified covenants are those set out in:~~

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule]~~

W.A.C.

Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

Implied Obligations

- 1 Except as provided in this annexure schedule, the covenants rights and powers implied in specific classes of easements are those provided by The Land Transfer Regulations 2002.
- 2 For the purposes of the Fourth Schedule of The Land Transfer Regulations 2002, the "stipulated course" or "stipulated area" is the area shown "C" on DP 404815.

Maintenance Rights Applying to Easements

- 3 Any maintenance, repair or replacement of any drains or pipes, or other installations or facilities on the servient land that is necessary because of any deliberate or negligent act or omission by any registered proprietor having the right to use the servient land (which includes agents, employees, contractors, subcontractors and invitees of the registered proprietor) must be carried out promptly by the registered proprietor and at the registered proprietors sole cost. Where the act or omission is the partial cause of the need for maintenance, repair or replacement, the costs payable by the registered proprietor must be proportionate to the amount attributable to the act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule of the Land Transfer Regulations 2002.

No Buildings on Easement Land

- 4 The Grantor will not without the specific written consent of the Grantee erect any building or other structure on any part of the servient land marked "C" on DP 404815. The issue of a building consent under the Building Act 2004 (or any replacement legislation) or a resource consent under the Resource Management Act 1991 (or any replacement legislation) will not for the purposes of this clause be considered written consent.

See

**Easement instrument to grant easement
or profit à prendre, or create land covenant**
Section 90A and 90F, Land Transfer Act 1952

2005/6211EF
Approved
Registrar-General of Land

EI 7582355.3 Easement I

Cpy - 01/01, Pgs - 003, 17/10/07, 12:22



DocID: 411918841

Land registration district
Wellington

Grantor

Surname(s) must be underlined or in CAPITALS.

STEBBINGS FARMLANDS LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

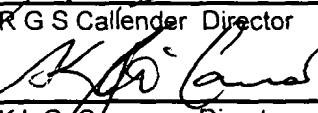
STEBBINGS FARMLANDS LIMITED

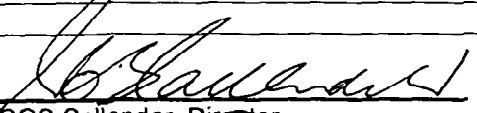
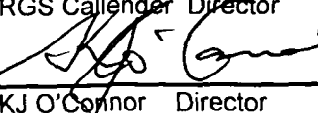
Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

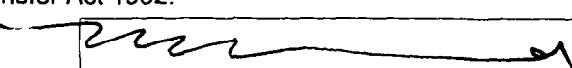
Dated this 12th day of October 2007

Attestation

 RGS Callender Director	Signed in my presence by the Grantor
 KJ O'Connor Director	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed) Witness name
	Occupation
Signature [common seal] of Grantor	Address

 RGS Callender Director	Signed in my presence by the Grantee
 KJ O'Connor Director	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed) Witness name
	Occupation
Signature [common seal] of Grantee	Address

Certified correct for the purposes of the Land Transfer Act 1952.


[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1

2005/6211EF
Approved
Registrar-General of Land

Easement instrument

Dated

12th October

2007

Page

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of

3

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way, Right to Convey Gas, Water, Electricity, Telecommunications and Computer Media	"A " DP 382900	372289	372288, 372290, 372291 and 372292
	"B" DP 392900	372900	372288, 372289, 372291 and 372292
Right to Drain Sewage	"C " DP 392900	372289	372290
Right to Drain Water	"D" DP 392900	372289	372290

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are [varied] ~~[negated]~~ ~~[added to]~~ or [substituted] by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box.

[Handwritten signatures]

Annexure Schedule

Insert type of instrument
Transfer

Easement Instrument

Dated

12 October 2007

Page

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of

3

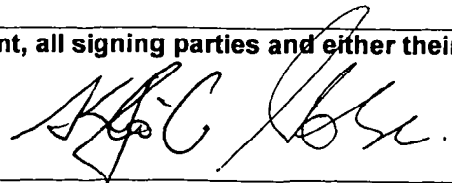
pages

(Continue in additional Annexure Schedule if required.)

Annexure Schedule 2

- 1 Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Ninth Schedule to the Property Law Act 1952, the provisions of the Ninth Schedule must prevail.
- 2 Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and/or the Ninth Schedule to the Property Law Act 1952, and the modifications in this Easement Instrument, these modifications must prevail.
- 3 Any maintenance, repair or replacement of any easement facility on the servient land that is necessary because of any act or omission by any registered proprietor of those proprietors entitled to use the servient land (which includes agents, employees, contractors, subcontractors and invitees of the registered proprietor) must be carried out promptly by the registered proprietor and at the registered proprietors sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by the registered proprietor must be in proportion to the amount attributable to the act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule.)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



Section 348 Local Government Act Certificate

Pursuant to Section 348 Local Government Act 1974,

Wellington City Council approves the right of way specified in the Schedule below:

Shown DP 404815	Burdened land	RT reference	Benefitting land	RT reference
A and C	Lot 2 DP 404815	416860	Lot 1 DP 404815	416859

DATED at Wellington this 11th day of May 2022



Signed by Stella Lucia Dourley
on behalf of, and
by the delegated authority of the Council
under Clause 32(4), Schedule 7
of the Local Government Act 2002

**Easement instrument to grant easement
or profit à prendre, or create land covenant**
Section 90A and 90F, Land Transfer Act 1952

2005/6211EF
Approved
Registrar-General of Land

Land registration district
Wellington

BARCODE

Grantor

Surname(s) must be underlined or in CAPITALS.

STEBBINGS FARMLANDS LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

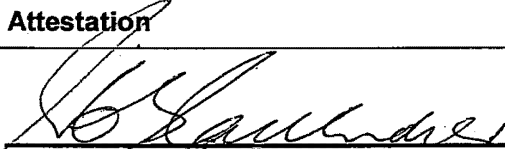
WELLINGTON CITY COUNCIL

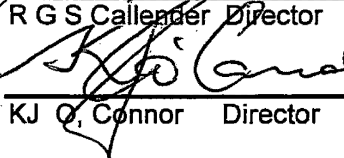
Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this _____ day of _____

Attestation


R G S Callender Director


KJ O'Connor Director

Signature [common seal] of Grantor

Signed in my presence by the Grantor

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

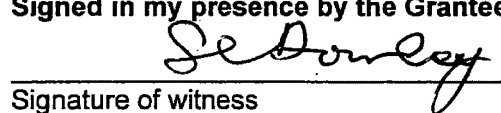
Occupation

Address



Signature [common seal] of Grantee

Signed in my presence by the Grantee


Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name Stella Dourkey

Occupation Subdivision Compliance officer
Wellington City Council

Address 101 Wakefield Street

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

Annexure Schedule 1

2005/6211EF
Approved
Registrar-General of Land

Easement instrument

Dated

Page

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of

3

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right to Convey Water	" A " DP 392900	372289	In gross
Right to Convey Water	" B " DP 392900	372290	In gross

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[varied]** ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number]~~, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number]~~, registered under section 155A of the Land Transfer Act 1952].

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box.

200 *SPC* *Robt.*

Annexure Schedule

Insert type of instrument
Transfer

Easement Instrument

Dated

2007

Page

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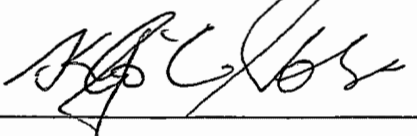
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(Continue in additional Annexure Schedule if required.)

Annexure Schedule 2

- 1 Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Ninth Schedule to the Property Law Act 1952, the provisions of the Ninth Schedule must prevail'
- 2 Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and/or the Ninth Schedule to the Property Law Act 1952, and the modifications in this Easement Instrument, these modifications must prevail.
- 3 For the purposes of the Fourth Schedule of The Land Transfer Regulations 2002 the "stipulated course" or "stipulated area" are the areas shown "A", and "B" on DP 392900
- 4 The Grantor will not construct or erect, or permit to be constructed or erected any building fence wall or other structure on the areas marked "A", and "B" on DP 392900, without the prior consent in writing of the Grantee.
- 5 Any maintenance , repair or replacement of any water supply or other drains or pipes on the servient land that is necessary because of any act or omission by any registered proprietor of the servient land(which includes agents, employees, contractors, subcontractors and invitees of the registered proprietor) must be carried out promptly by the registered proprietor and at the registered proprietors sole cost. Where the act or omission is the partial cause of the maintenance , repair or replacement, the costs payable by the registered proprietor must be in proportion to the amount attributable to the act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

sed 

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 **23 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

17A Wantwood Grove Churton Park 6037

1 July 2026 - 30 June 2027

Details

Rate Account:	1836707	Area:	303 m ²
Account Status:	Current	Improvement:	DWG OI
Rateable Status	Current	Diff. Rating Category:	Base
Valuation Ref:	16701-4808	Billing Category:	A1N - Base - Full services SLN

Flags

Apportionment Code 0 - M
Direct Debit Facility
DD fixup 18 September payments
Overdue inst 4 2018

Legal Description:

LOT 2 DP 410291 - INT IN ROW

Rates Account Summary

Rates Splits	Annual Rates (2026 - 2027)	\$ 4,949.12
WCC	\$3,488.04	
GWRC	\$1,383.23	
Sludge Levy	\$77.85	

Instalments (Due for Payment)

Installment no	Due Date	Amount
1	1 Sep 2026	\$1,237.25
2	1 Dec 2026	\$1,237.25
3	1 Mar 2027	\$1,237.25
4	1 Jun 2027	\$1,237.37

Opening Balance - 01 Jul 2026	\$0.00
Instalments YTD	\$0.00
Paid YTD	\$405.18
Penalties YTD	\$0.00
Adjustments YTD	\$0.00
Current Balance	(\$405.18)

Water Account Details

No Associated Water Property.

Permits and Consent Information Held at WCC Archives

Wellington City Council

Building Consent Search Item List

LIM: SR573897
Property: 17A Wantwood Grove
Legal description: Lot 2 DP 392900

Digital copies of these records, which usually include plans, can be accessed through the Building Consent Search Service. Charges and turnaround times apply.

<https://digital.wellington.govt.nz/services/building-consents/search>

Series	Title	Description	Date
00078-180625	17 Wantwood Grove [17A Wantwood Grove], dwelling	Legal description: Lot 2 DP 392900. Designer: Greg Hayward Architecture. Project value: \$180,000. New floor area: 176.00 square metres. Note: Two storey dwelling with single garage, 3 bedrooms, 1 bathroom and ensuite.	2009

Complete Building Consent Attachments

Service Request 180624 (aBLDG CONSENT - Regular Under) Item 1 (Appl Form)

Service Request Item

Item: 1

SR Location: 17 WANTWOOD GROVE Churton Park

Designated Wufi: 1796754 Survey Historic - 15 Wantwood Grove

File Reference: 0600 SR180624

Contact: 51486242 Churton Homes Limited

Contact Address: 25127932

Attention: Guy Callender

Status: Completed

Status Date: 30-Apr-09 11:47 AM SR Status: On-going

Owner: Member: Extn:

Team: 1999/CCC-Compliance Team 113

Due Date: Days Remaining :

Days Elapsed :

Description: 2.1 - Residential - Construction of 2 storey new dwelling with single garage, 3 bedrooms, 1 bathroom and ensuite. House 1.

Extended:
Description

Special
Conditions or
Comment

Code Compliance Certificate (Form 7)

Section 95, Building Act 2004

Service Request No. 180624

The Building			
Street address of building:	17 Wantwood Grove	Building name:	New Dwelling
Current, Lawfully established, use:	SH (Sleeping Single Home)	Location of building within site/block number:	-
		Intended life of the building if 50 years or less:	50.0
Level/unit number:	2 Levels	Year first constructed:	2008
Legal description of land where building is located:	LOT 2 DP 392900		
The Owner			
Name of owner:	Churton Homes Ltd	Street address /registered office:	-
Contact person:	-	Phone numbers:	
Mailing address:	PO Box 13407 Johnsonville Wellington 6440	Landline:	478 4632
		Mobile:	0-27-217 4277
		Daytime:	-
Email address:	curton.homes@gmail.com	After hours:	-
Website:	-	Facsimile number:	478 6428
First point of contact for communications with the Wellington City Council:			
Name:	Churton Homes Ltd		
Mailing address:	PO Box 13407 Johnsonville Wellington 6440	Phone numbers:	
		Landline:	478 4632
Email address:	churton.homes@gmail.com	Mobile:	0-27-217 4277
Website address:	-	Daytime:	-
		After hours:	-
		Facsimile number:	478 6428
Building Work			
Building Consent No:	180624	Issued by:	Wellington City Council
Project Description:	Residential - Construction of 2 storey new dwelling with single garage, 3 bedrooms, 1 bathroom and ensuite. House 1.		

Code Compliance

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

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

Glen Botha

On behalf of Wellington City Council

Building Officer

Date: 30 April, 2009

Service Request 180625 (aBLDG CONSENT - Regular Under) Item 1 (Appl Form)

Service Request Item

Item: 1

SR Location: 17 WANTWOOD GROVE Churton Park

Designated Wufi: 1796754 Survey Historic - 15 Wantwood Grove

File Reference: 0600 SR180625

Contact: 52552257 Best Farm Limited

Contact Address: 25207402

Attention: Mike Russell

Status: Completed

Status Date: 11-May-09 4:05 PM SR Status: On-going

Owner: Member: Extn:

Team: 1999/CCC-Compliance Team 113

Due Date: Days Remaining :

Days Elapsed :

Description: 2.1 - Residential - Construction of 2 storey new dwelling with single garage, 3 bedrooms, 1 bathroom and ensuite. House 2.

Extended:
Description

Special
Conditions or
Comment

Code Compliance Certificate (Form 7)

Section 95, Building Act 2004

Service Request No. 180625

The Building			
Street address of building:	17 Wantwood Grove	Building name:	New Dwelling
Current, Lawfully established, use:	SH (Sleeping Single Home)	Location of building within site/block number:	-
		Intended life of the building if 50 years or less:	50.0
Level/unit number:	2 Levels	Year first constructed:	2008
Legal description of land where building is located:	LOT 2 DP 392900		
The Owner			
Name of owner:	Russell Properties Ltd	Street address /registered office:	-
Contact person:	-	Phone numbers:	
Mailing address:	PO Box 13407 Johnsonville Wellington 6440	Landline:	478 4632
		Mobile:	0-27-217 4277
		Daytime:	-
Email address:	m.v.russell@xtra.co.nz	After hours:	-
Website:	-	Facsimile number:	478 6428
First point of contact for communications with the Wellington City Council:			
Name:	Russell Properties Ltd		Phone numbers:
Mailing address:	PO Box 13407 Johnsonville Wellington 6440	Landline:	478 4632
		Mobile:	0-27-217 4277
Email address:	m.v.russell@xtra.co.nz	Daytime:	-
Website address:	-	After hours:	-
		Facsimile number:	478 6428
Building Work			
Building Consent No:	180625	Issued by:	Wellington City Council
Project Description:	Residential - Construction of 2 storey new dwelling with single garage, 3 bedrooms, 1 bathroom and ensuite. House 2. AKA 17a Wantwood Grove		

Code Compliance

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

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

Glen Botha

On behalf of Wellington City Council

Building Officer

Date: 11 May, 2009