
Invoice Attachments

Tax Invoice

GST Number 53-204-635

Attention: Bruce Corkill
Wallcork Upland Limited
1 Jones Deviation
RD 1
Porirua 5381

Date: 8-Jan-26
Reference: TW 567186 - 1
Land Information Memorandum

Property Address
34 Upland Road, Kelburn

Owners

Fees Payable

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

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

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

Payment Advice

Please return this section with your payment

Attention: Bruce Corkill
Wallcork Upland Limited
1 Jones Deviation
RD 1
Porirua 5381

WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

8-Jan-26

Reference:	TW 567186 - 1
Amount Due:	\$563.50
AMOUNT PAID:	PLEASE COMPLETE

Payment can be made by:

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

STATEMENT

GST Number 53-204-635

Attention: Bruce Corkill
Wallcork Upland Limited
1 Jones Deviation
RD 1
Porirua 5381

Date: 29-Jan-26
Reference: TW 567186
Land Information Memorandum
Property Address: 34 Upland Road, Kelburn

Reference	Code	Date	Debit	Credit
N0000190734-001	PAY	07/01/2026		563.50
567186 - 1	INV	08/01/2026	563.50	
			563.50	563.50

Amount Due: 0.00

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

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

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WELLINGTON CITY COUNCIL
PO BOX 2199 WELLINGTON

29-Jan-26

Reference:	TW 567186
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
Search Copy



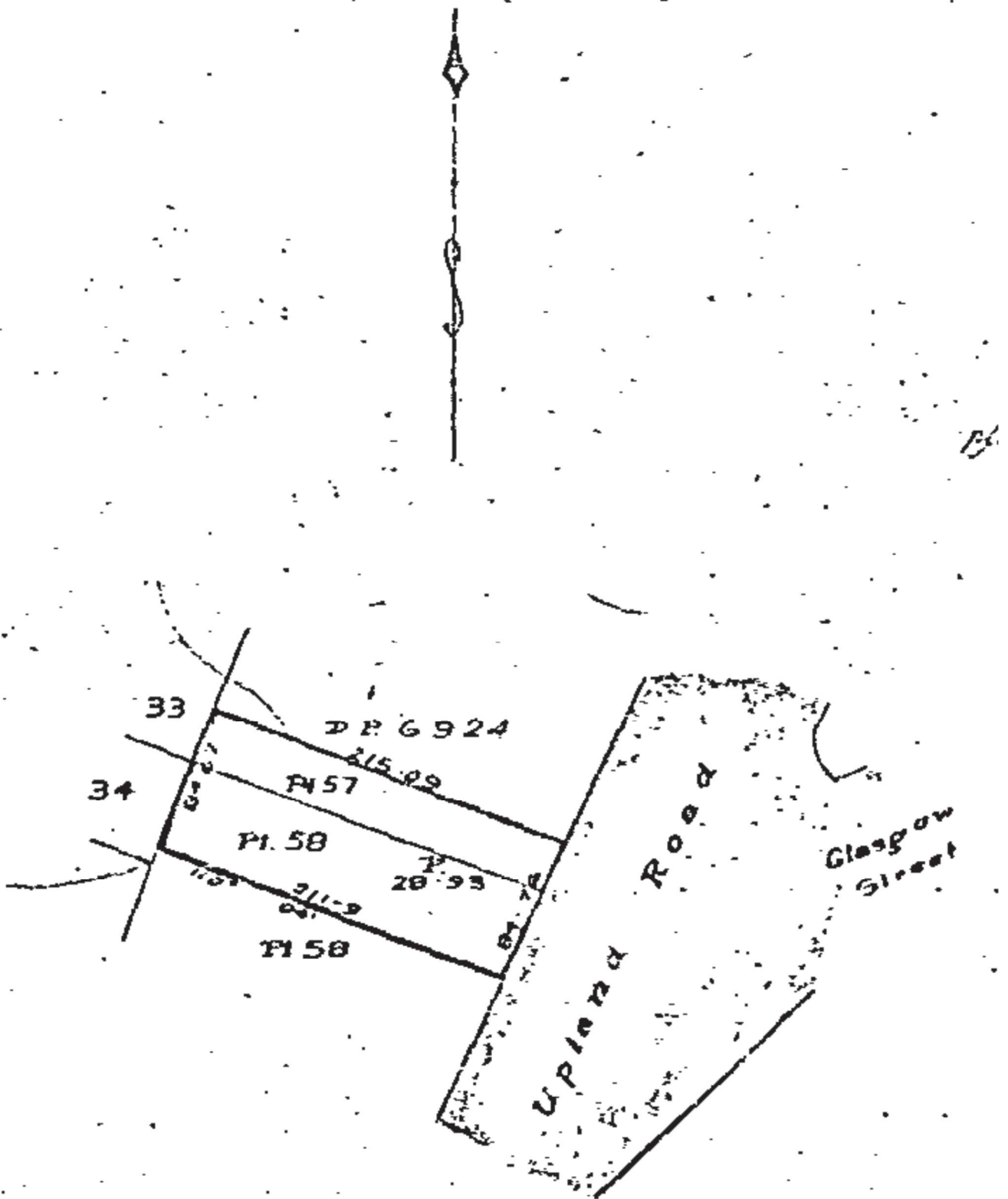

R.W. Muir
Registrar-General
of Land

Identifier **WN526/35**
Land Registration District **Wellington**
Date Issued 16 May 1947

Prior References
WN319/277 WN448/174 WN449/40

Estate Fee Simple
Area 732 square metres more or less
Legal Description Part Lot 57-58 Deposited Plan 2135
Registered Owners
Wallcork Upland Limited

Interests
Appurtenant hereto is a stormwater right created by Transfer 176721
6451140.3 Mortgage to (now) Westpac New Zealand Limited - 8.6.2005 at 9:00 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)
1091083	C	34 Upland Road	732.0000

Legal Description:	PT LOTS 57 58 DP 2135
Apportionment:	0
Valuation Ref:	16881-26900-

Valuation Usage

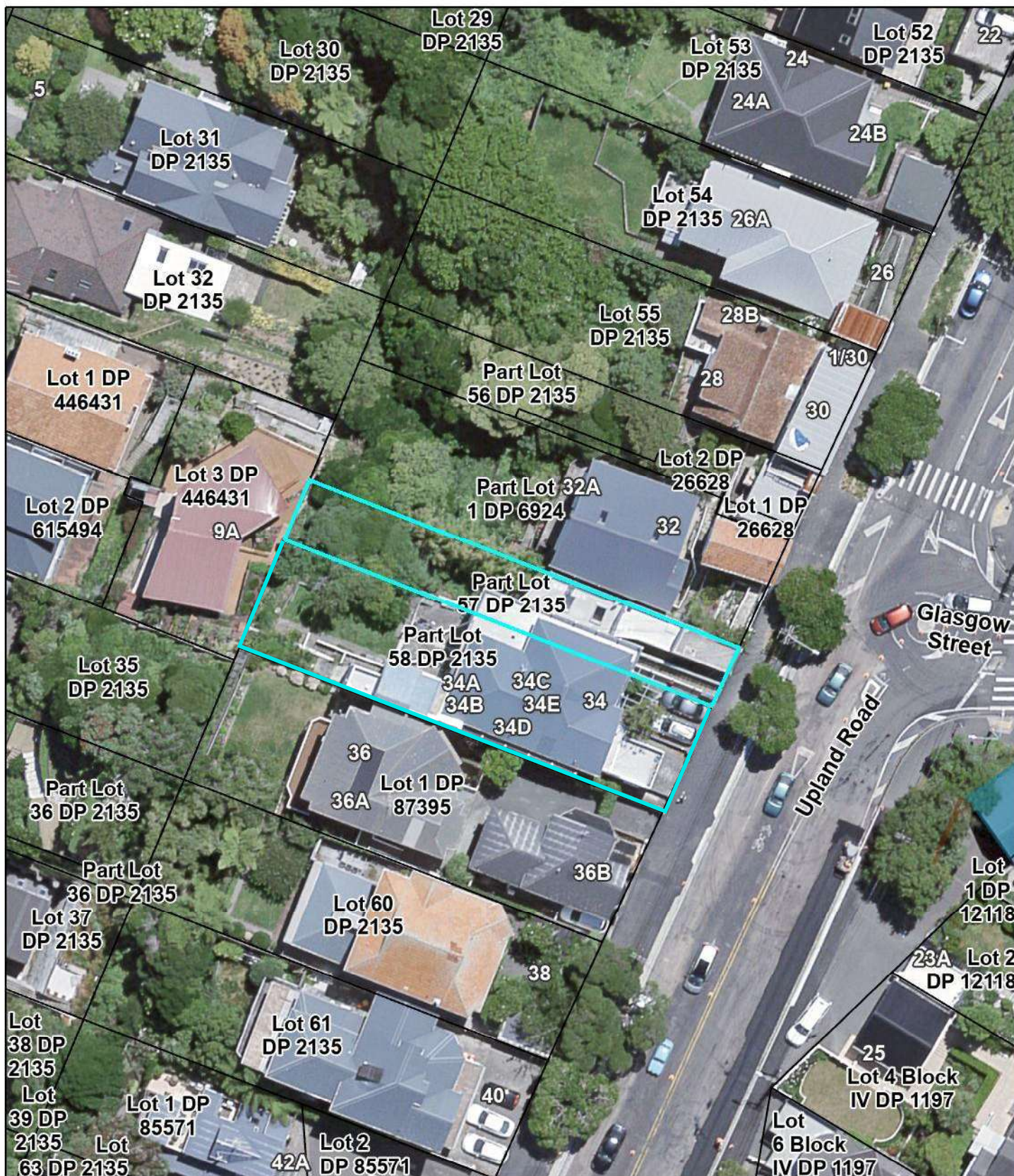
Land Use Zone	9A
Garage And Parking	4
Land Usage	92
Building Construction	RF
Building Condition	GA
Building Age	1920-29
Building Floor Area (m2)	630
Building Site Area	220
Units Of Use	6
Building Category	RC2B

Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
34 Upland Road	W	N	Y

Maps

Aerial Photo



January 29, 2026

Disclaimer:

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Data Statement:

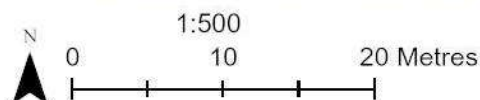
Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m. Crown Copyright reserved.

Property Boundaries Accuracy:

+/- 1m in urban areas
+/- 30m in rural areas

Data Source:

Census data - Statistics NZ
Postcodes - NZ Post

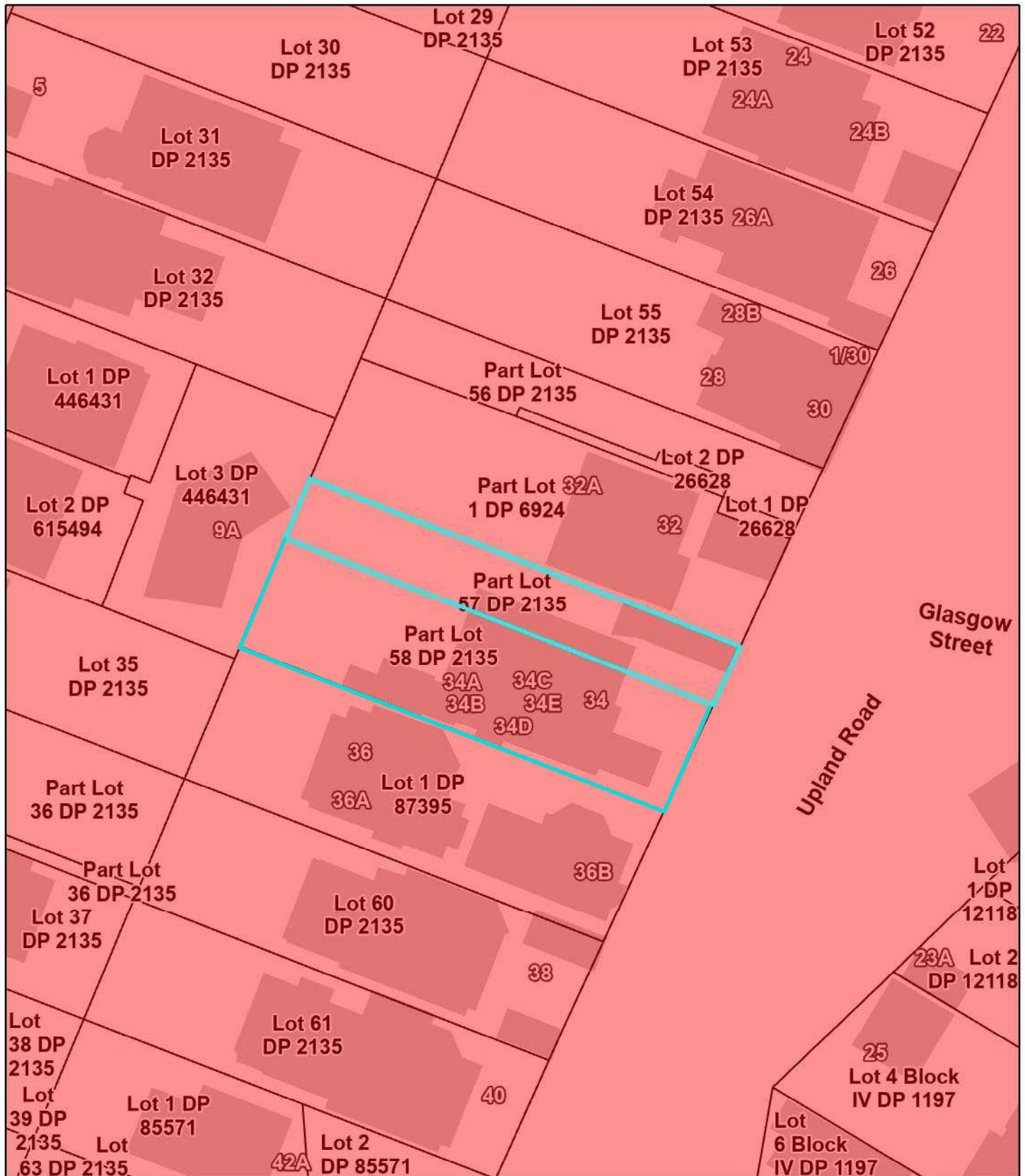


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Wellington City Council
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Legend

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

Wind Zone



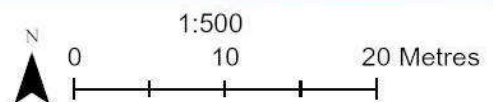
January 29, 2026

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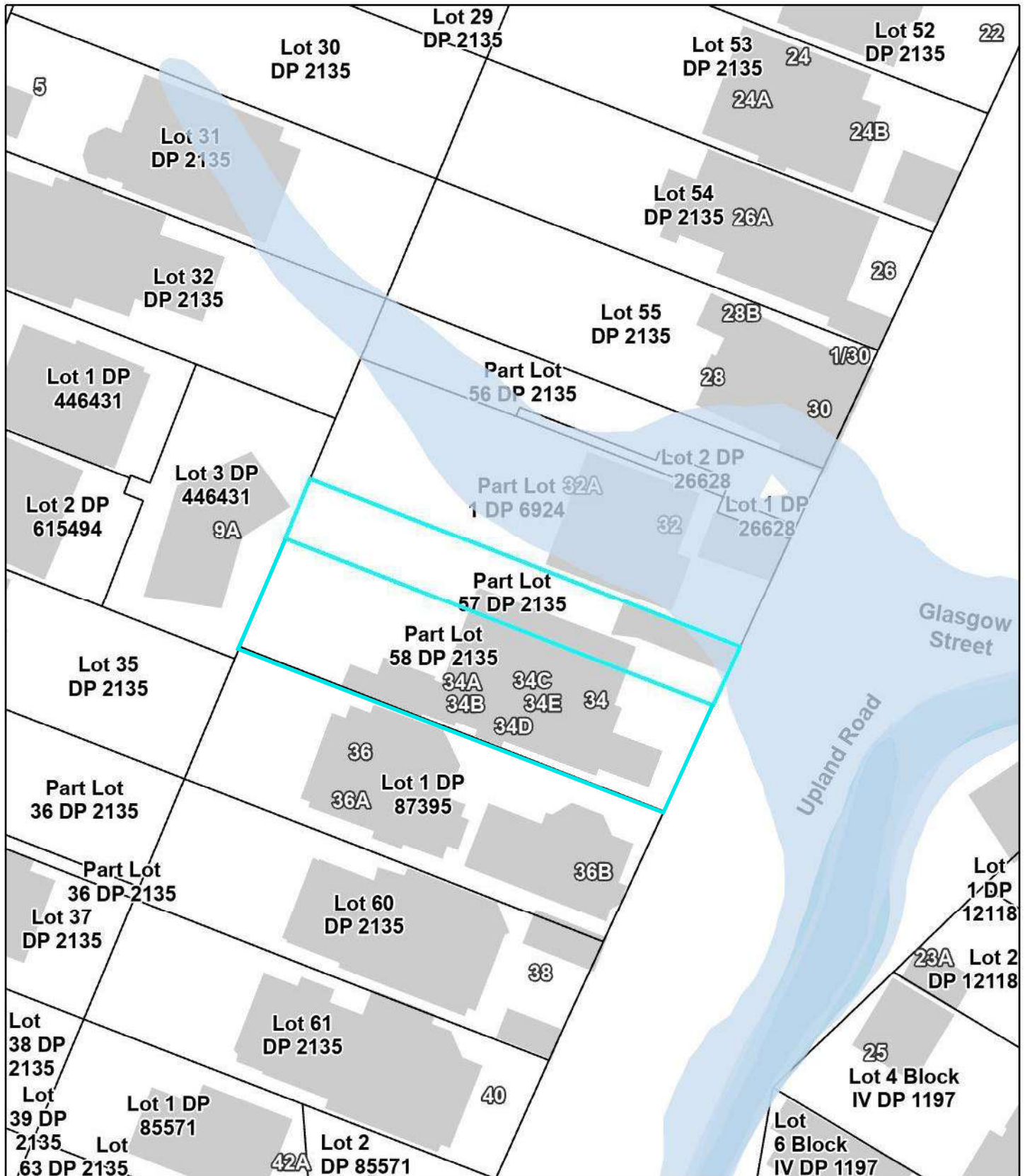


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Legend

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

Potential Flood



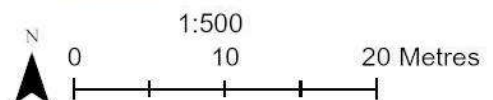
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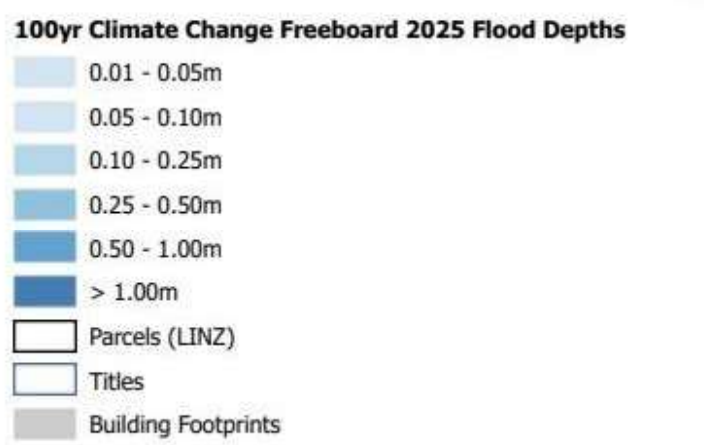
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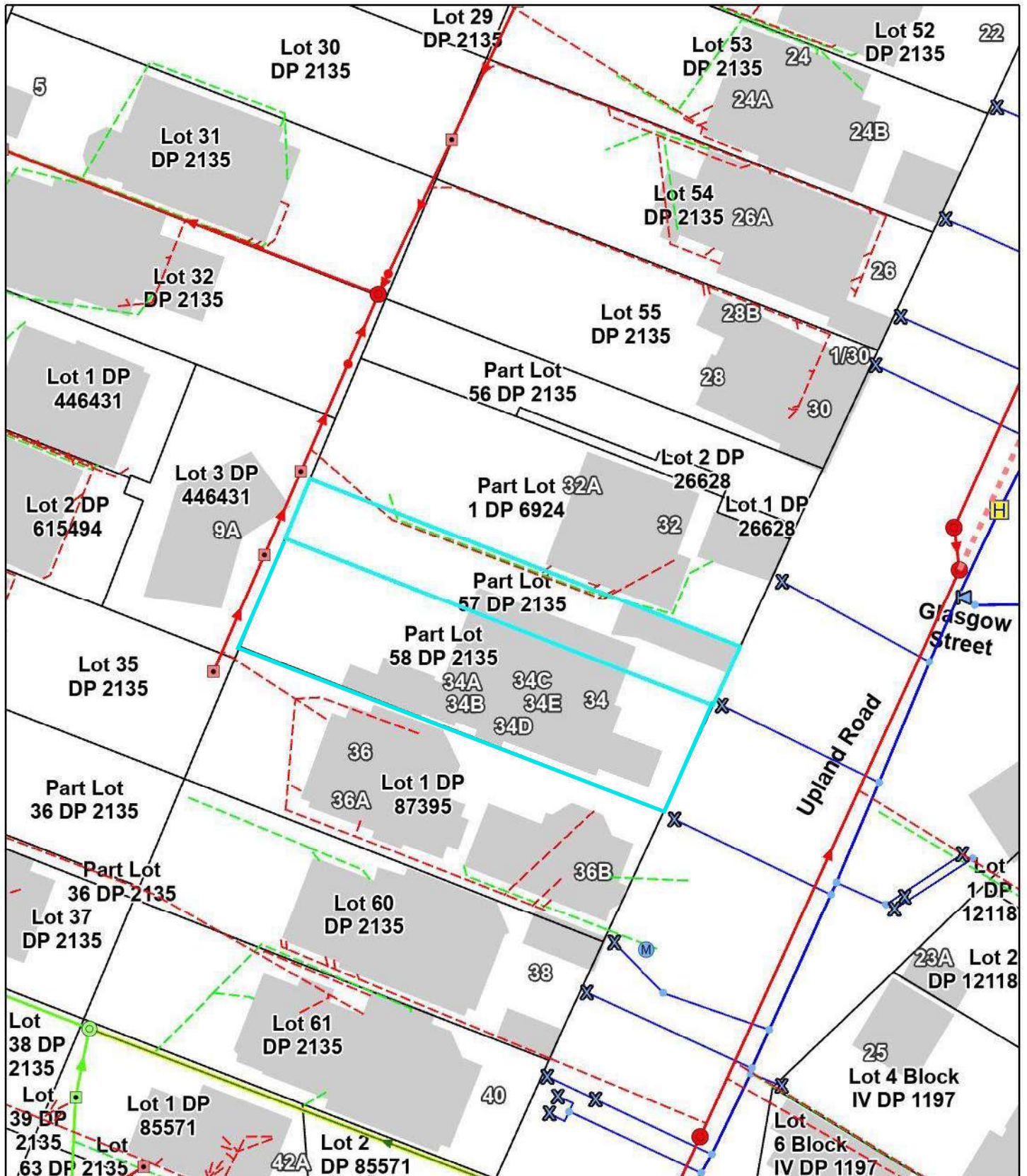


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Legend



Plumbing and Drainage



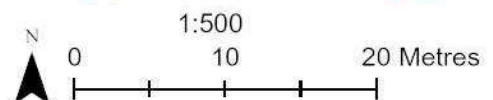
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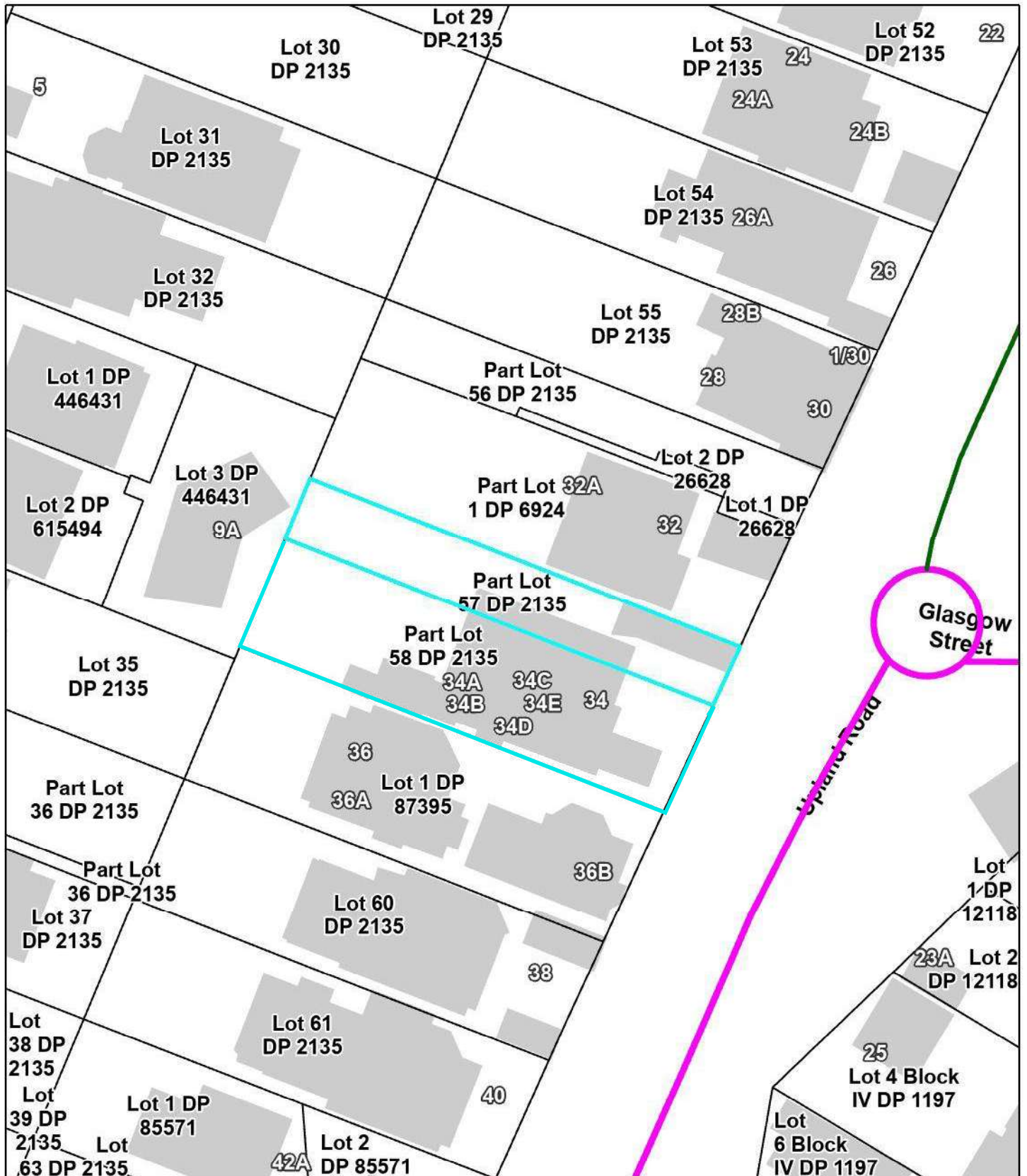


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Legend

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

Access - Roding



January 29, 2026

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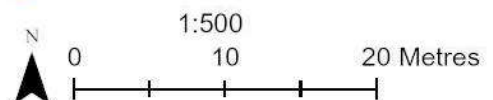
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Access - Footpath



January 29, 2026

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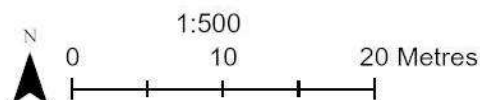
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+/-1m in urban areas
+/-30m in rural areas

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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 Roding
	Walking Track
	Tramping Track
	Walking Route/No Formed Path
	<all other values>

Road Category

Category

	Motorway
	State Highway
	SH On/Off Ramp
	Arterial

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

District Plan Attachments

34 Upland Road, Kelburn

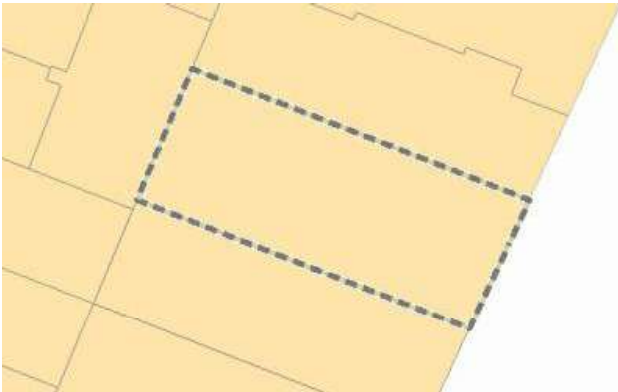


Area 732.00 m²

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

8 km Bird Strike Risk Activity Management Area

Status: Operative



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: Conical Surface

Highest Ground Elevation: 124m

Lowest OLS Elevation: 96m

OLS height above or below the ground elevation: -28m

Notification: Approval required from WIAL for buildings and structures exceeding 8m 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	 Marshalls Ridge
 General industrial	 Neighbourhood park (approx. location)	 Walking track	 No Build Area
 Key local road	 Neighbourhood park catchment	 Urban Connector	 Open space

DESIGNATIONS

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

Rates Attachments

Wellington City Property Rates Record

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

This information is provided as at **29 January 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

34 Upland Road Kelburn 6012

1 July 2025 - 30 June 2026

Details

Rate Account:	1091083	Area:	732 m²
Account Status:	Current	Improvement:	6 FLAT OBS OI
Rateable Status	Current	Diff. Rating Category:	Base
Valuation Ref:	16881-26900	Billing Category:	A1C - Base - Full services SLC

Flags

Apportionment Code 0 - M
Direct Debit Facility

Legal Description:

PT LOTS 57 58 DP 2135

Rates Account Summary

Rates Splits	Annual Rates (2025 - 2026)	\$ 18,568.46
WCC	\$14,664.03	
GWRC	\$3,461.25	
Sludge Levy	\$443.18	

Instalments (Due for Payment)

Installment no	Due Date	Amount
1	1 Sep 2025	\$4,642.08
2	1 Dec 2025	\$4,642.08
3	1 Mar 2026	\$4,642.08
4	1 Jun 2026	\$4,642.22

Opening Balance - 01 Jul 2025	\$0.00
Instalments YTD	\$9,284.16
Paid YTD	\$10,349.35
Penalties YTD	\$0.00
Adjustments YTD	\$0.00
Current Balance	(\$1,065.19)

Water Account Details

No Associated Water Property.

Permits and Consent Information Held at WCC Archives

Wellington City Council

Building Consent Search Item List

LIM: SR 567186
 Property: 34 Upland Road
 Legal description: Part Lot 57 & 58 DP 2135

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

Series	Title	Description	Date
00043-2987	34 Upland Road, dwelling	Legal description: Part Lot 57 & 58 DP 2135. Owner and applicant: M Frain. Application value: £1,200.	1913
00056-B4801	34 Upland Road, extension to dwelling	Legal description: Part Lot 57 & 58 DP 2135. Owner and builder: M J Frain. Application value: £300.	1928
00056-B7581	34 Upland Road, timber store	Legal description: Part Lot 57 & 58 DP 2135. Owner and builder: M J Frain.	1929
00056-B22498	34 Upland Road, repair earthquake damage	Legal description: Part Lot 57 & 58 DP 2135. Owner: Self. Builder: M J Frain.	1942
00060-6627	34E Upland Road, plumbing drainage and partitioning	Legal description: Part Lot 57-58 DP 2135.	1994
00078-30534	34 Upland Road, fire hose reel water supply	Legal description: Part Lot 57 & 58 DP 2135. Application Value: \$300.	1997
00078-110531	34 Upland Road, Unit C, bathroom and kitchen upgrade	Legal description: Part Lot 57 & 58 DP 2135. Application value: \$12,000.	2003
00078-228507	34, 34A, 34B, 34C, 34D, 34E Upland Road, building strengthening work	Legal description: Part Lot 57 & 58 DP 2135. Application value: \$362,000.	2012

Complete Building Consent Attachments

Service Request 6627 (Bldg Cons<500K) Item 1 (Appl Form)

Service Request Item

Item: 1

SR Location: 34 UPLAND ROAD Kelburn

Designated Wufi: 1091083 Valuation Current - 34 Upland Road

File Reference: 0600 SR6627

Contact:

Contact Address:

Attention:

Status: Completed

Status Date: 12-May-95 12:45 PM SR Status: Completed

Owner: Member: TW Legacy Extn:

Team: 1996 Q1/Comp Mon/Enf Team 36

Due Date: Days Remaining :

Days Elapsed :

Description: Dwelling adds alts, Site Address is 34 UPLAND RD

Extended:
Description

Special
Conditions or
Comment Details migrated from BLDC Appln #6627, (Building
Consents System 1992-1994)

Service Request 30534 (BC Smallworks) Item 1 (Appl Form)

Service Request Item

Item: 1

SR Location: 34 UPLAND ROAD Kelburn

Designated Wufi: 1091083 Valuation Current - 34 Upland Road

File Reference: 0600 SR30534

Contact: 51842197 Southern Plumbing & Gasfitting Limite

Contact Address: 15026675

Attention:

Status: Completed

Status Date: 24-Jun-97 10:36 AM SR Status: On-going

Owner: Member: Carol Timmins Extn: 801 3843

Team: 1996 Q1/Comp Mon/Enf Team 36

Due Date: Days Remaining :

Days Elapsed :

Description:	Fire Hose reel water supply only
Extended: Description	
Special Conditions or Comment	

24 June, 1997

Southern Plumbing & Gas Fitting Ltd
129 Mitchell st
Brooklyn
Wellington

Service Request No. 30534

Link No. 0600 142026

Dear Sir/Madam

***CODE COMPLIANCE CERTIFICATE NO.1, PURSUANT TO SECTION 43(2) OF
THE BUILDING ACT 1991***

Service Request Type: Smallworks Building Consent

Site Address: 34 Upland Rd

Project Description: Fire Hose reel water supply only

Intended Life: 50 years

Please accept this letter as a final Code Compliance Certificate in respect of all building works under Building Consent no.30534.

This Code Compliance Certificate excludes any energy work covered by G9 Electricity and G11 Gas.

Signed for and on behalf of the Wellington City Council.

Carol Timmins

Environmental Control Business Unit
Wellington City Council
Telephone 801-3843

Service Request 110531 (Bldg Cons<500K) Item 1 (Appl Form)

Service Request Item

Item: 1

SR Location: 34 UPLAND ROAD Kelburn

Designated Wufi: 1091083 Valuation Current - 34 Upland Road

File Reference: 0600 SR110531

Contact: 52840627 Victor Berezovsky

Contact Address: 25344586

Attention:

Status: Completed

Status Date: 18-Nov-04 9:15 AM SR Status: Completed

Owner: Member: Extn:

Team: 1996 Q1/Comp Mon/Enf Team 36

Due Date: Days Remaining :

Days Elapsed :

Description: Bathroom and kitchen upgrade - Flat C.

Extended:
Description

Special
Conditions or
Comment

18 November, 2004

I Berezovsky
24 Rotherham Terrace
Miramar
Wellington 6003

Service Request No. 110531
Property ID: 1091083

***CODE COMPLIANCE CERTIFICATE FOR BUILDING CONSENT No. 110531
PURSUANT TO SECTION 43(3) OF THE BUILDING ACT 1991***

Service Request Type:	Building Consent for less than \$500,000
Site Address:	34 Upland Road
Legal Description:	PART LOTS 57 58 DP 2135
Project Description:	Bathroom and kitchen upgrade - Flat C.
Intended Life	50years

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

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

Signed for and on behalf of the Wellington City Council.

Phil Robinson

Building Consents and Licensing Services
Wellington City Council
Telephone 801 3813

18 November, 2004

Site Address: 34 Upland Road PART LOTS 57 58 DP 2135
Project Description: Bathroom and kitchen upgrade - Flat C.
Building Consent No: 110531

CONDITIONS OF CODE COMPLIANCE CERTIFICATE.

1. This certificate relates only to building consent no 110531.
2. The issuing of this code compliance certificate does not certify approval by Wellington City Council that the building work can be occupied. Council has no power under the Building Act 1991 to authorise occupation. The decision to occupy a building is made solely by the building owner on the basis that the owner considers that the state of the building is safe for occupation.
3. Note: The Building Act 1991 requires that all building work must comply with the Building Code. Clause B2 of the Building Code requires that all building elements must be sufficiently durable to meet their functional requirements, with only normal maintenance. It is the responsibility of the owner to ensure that building elements are maintained in accordance with the manufacturers specifications.

Signed for and on behalf of the Wellington City Council

Phil Robinson

Building Consents and Licensing Services
Wellington City Council
Telephone 801 3813

Service Request 228507 (aBLDG CONSENT - Regular Under) Item 1 (Appl Form)

Service Request Item

Item: 1 ▼

SR Location: 34 UPLAND ROAD Kelburn

Designated Wufi: 1028262 Survey Current - 34 Upland Road

File Reference: 0600 SR228507

Contact: 52232635 Don Thomson Consulting Engineers L

Contact Address: 26032370 ▼

Attention: Don Thomson

Status: Completed

Status Date: 25-Mar-15 10:56 AM SR Status: Completed

Owner: Member: Extn:

Team: 1999/CCC-Compliance Team 113

Due Date: Days Remaining :

Days Elapsed :

Description:	Commercial - Building strengthening work. With amendments.
Extended: Description	Amended to 67% NBS - Refer to emails - unable to achieve 67%.
Special Conditions or Comment	Email re actual strengthening % obtained 23/06./15 forwarded to j Moser & Chris Scott LMW 29/06/15 Follow up email sent top B Day 27/07. & 7/08 LMW.

Code Compliance Certificate (Form 7)

Section 95, Building Act 2004

Service Request No. 228507

**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

The Building			
Street address of building:	34 Upland Road	Building name:	Multi-residential
Current, Lawfully established, use:	Multi-unit dwelling	Location of building within site/block number:	-
Level/unit number:	-	Intended life of the building if 50 years or less:	50.0
Legal description of land where building is located:	PT LOTs 57 & 58 DP 2135	Year first constructed:	1940
The Owner			
Name of owner:	Wallcork Upland Ltd	Street address /registered office:	-
Contact person:	Bruce Corkill	Phone numbers:	
Mailing address:	37 Grant Rd Thorndon Wellington 6011	Landline:	473 4533
Email address:	justlaw@xtra.co.nz	Mobile:	-
		Daytime:	-
		After hours:	471 1308
First point of contact for communications with the Wellington City Council:			
Name:	Don Thomson	Phone numbers:	
Mailing address:	81 Harbour View Rd Northland Wellington 6012	Landline:	475 7933
Email address:	don@donthomson.co.nz	Mobile:	-
		Daytime:	-
Building Work			
Building Consent No:	228507	Issued by:	Wellington City Council
Project Description:	Multi-unit dwelling- Building strengthening work to upgrade to 40% NBS. With amendments. • Amended Plan # 1 - Building strengthening work to upgrade to 67% NBS. Change fibre wrap to Sikawrap, new piles, soil nails. • Amended Plan #2 - Separated garage from main building and demolition of small porch. • Amended Plan#3 – Cancelled.		

Code Compliance

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

- (a) the building work complies with the building consent; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment

- Compliance schedule


Jon Moser
25 March 2015

Building Officer

On behalf of Wellington City Council

Wellington City Council

101 Wakefield Street
PO Box 2199, Wellington 6140,
New Zealand

Phone +64 4 499 4444
Fax +64 4 801 3138
Wellington.govt.nz

Service Request 549500 (aBLDG CONSENT - Online) Item 1 (Appl Form)

Service Request Item

Item: 1

SR Location: 34E UPLAND ROAD Kelburn

Designated Wufi: 1020398 Survey Current - 34 Upland Road

File Reference: 0600 SR549500

Contact: 52982294 Wallcork Upland Limited

Contact Address: 25908963

Attention:

Status: Completed

Status Date: 28-Nov-25 11:00 AM SR Status: Completed

Owner: Member: Extn:

Team: 1999/CCC-Compliance Team 113

Due Date: Days Remaining :

Days Elapsed :

Description: R3 - Seismic strengthening of an existing concrete building.

Extended: WCC180004- Mon
Description

Special CCC uploaded to portal 28/11/25 AF
Conditions or
Comment

Code Compliance Certificate (Form 7)

Section 95, Building Act 2004

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Service Request No. 549500

The Building			
Street address of building:	34 Upland Road	Building name:	-
Current, Lawfully established, use:	Multi-unit Dwelling	Location of building within site/block number:	-
		Intended life of the building if 50 years or less:	50.0
Level/unit number:	-	Year first constructed:	1920-29
Legal description of land where building is located:	PT LOTs 57 & 58 DP 2135		
The Owner			
Name of owner:	Wallcork Upland Limited	Street address /registered office:	-
Contact person:	Marilyn Wallace	Phone numbers:	
Mailing address:	1 Jones Deviation RD 1 Porirua 5381	Landline:	-
		Mobile:	021 258 5255
		Daytime:	-
Email address:	wallcork@xtra.co.nz	After hours:	-
Website:	-		
First point of contact for communications with the Wellington City Council:			
Name:	Strait Construction Ltd		
Mailing address:	7 Makaro Street Elsdon Porirua	Landline:	-
		Mobile:	021 425 860
Email address:	rob@straitconstruction.co.nz	Daytime:	-
Website address:	-	After hours:	-
Building Work			
Building Consent No:	549500	Issued by:	Wellington City Council
Project Description:	Seismic strengthening of an existing concrete building. Amendment 01 - Strengthening existing garage with steel portal frame rather than demolishing it.		

Code Compliance

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

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

Dave Mackintosh

Building Officer – 28 November 2025

On behalf of Wellington City Council

Building Warrant of Fitness Attachments

Service Request 28956 (Bldg WOF) Item 1 (Compliance Sch)

Service Request Item

Item: 1 ▼

SR Location: 34 UPLAND ROAD Kelburn

Designated Wufi: 1020398 Survey Current - 34 Upland Road

File Reference: 0600 1020398

Contact: 52982294 Wallcork Upland Limited

Contact Address: 25908963 ▼

Attention:

Status: Compliance Sch. Amended & Issued

Status Date: 25-Mar-15 9:33 AM SR Status: On-going

Owner: Member: Kieran McCloat Extn: 801 3463

Team: 1999/Comp Mon/Enf Team 108

Due Date: Days Remaining :

Days Elapsed :

Description:

--

Extended:
Description

--

Special
Conditions or
Comment

--

Building Warrant of Fitness

Property I.D. No: 142026

Annual BWOFF renewal date: 26/05/2026

Building

BWOFF SR No: 28956
Building name: -
Street address: 34 Upland Road, Kelburn, Wellington
Legal description: Pt Lots 57 DP 2135
Level / Unit No: 4
Location of building onsite: -
Year constructed: 1940
Highest fire hazard category: 08 - SR
Used as: Residential Flats
Max occupants: 20
Intended life: -
Compliance records kept: By owner and agent

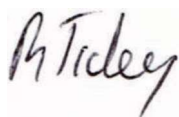
Building owner

Name of owner: Wallcork Upland Ltd
Contact person: Karen Ellis
Mailing address: P O Box 14-131, Wellington
Street address/Registered office: -
Phone No: (Daytime): -
Phone No: (After hours): -
Mobile No: 027 231 1003

Systems

SS2 Automatic or Manual Emergency Warning Systems for Fire or other Dangers
SS4 Emergency Lighting System
SS14/2 Signs required for Specified Systems
SS15/2 Final Exits
SS15/4 Signs Communicating Information Intended to Facilitate Evacuation

The inspection, maintenance and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated.



Rob Tidey IQP 285196

Date: 13/05/2025

HAWKEYE FIRE & BUILDING COMPLIANCE

admin@hawkeyefire.net
0800 248 800



Form 12, Section 108 (3), Building Act 2004

Compliance Schedule

Section 103, Building Act 2004

The Building

Bldg Info SR : 144390

Property Ref: 1020398

Street address : 34 Upland Road**Legal description** : PT LOT 57 DP 2135**Location Within Site:****Building name** :**Year Constructed** : 1940

Proposed & Currently Lawfully Established Use

Bldg Consent SR	Purpose Group / Use	Description	Level No	Occupancy	Lawfully Est. Date
	08-SR (Sleeping Residential)	Apartments (6)	0 - 5	20	01/07/1992

The Owner

Name: Wallcork Upland Limited
Address: 1 Jones Deviation
RD 1
Porirua 5381
Contact Details: ; 0-27-538 9574 (Vicki Collins - agent);

wallcork@xtra.co.nz;

Specified Systems

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 - Schedule 1

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Amendment Regulations 2005

System/Sub System	Performance Standards	Inspection, Maintenance & Reporting Procedures
-------------------	-----------------------	--

SS 2 Automatic or manual emergency warning systems for fire or other dangers

Manual Fire Alarm

NZS 4512:1997 - Fire alarm systems in buildings

Relevant parts of NZS 4512

Inspection:

Independent Qualified Person

Monthly

Maintenance:

Independent Qualified Person

As necessary to maintain system in working order

Testing:

Independent Qualified Person

Monthly

Survey:

Independent Qualified Person

Annually

SS 4 Emergency lighting systems

.

AS/NZS 2293.1:1995 -
Emergency evacuation lighting
for buildings - System design,
installation and operation**Inspection:**

Six monthly - IQP

Annually - IQP

In accordance with AS/NZS 2293.2:1995 Emergency escape lighting and exit signs for buildings – Part 2: Inspection and maintenance.

Maintenance:

As required by AS/NZS 2293.2:1995 Emergency escape lighting and exit signs for buildings – Part 2: Inspection and maintenance.

Survey:

Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection, Maintenance & Reporting Procedures
-------------------	-----------------------	--

SS 14 Emergency power systems for, or signs relating to, a system or feature specified above

SS 14/2 Signs for Systems Acceptable Solution F8/AS1
Amendment 4 (effective 1
January 2017)

Comments:

e.g. Fire alarm system
signage

Inspection:

Monthly - Owner or Agent
Annually - IQP

Ensure all signs are of the correct type, present in the right locations, legible, clearly visible, and unobstructed.

Maintenance:

Signs shall be refurbished before they become illegible and shall be replaced immediately should they be missing.

Testing:

Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible

SS 15 Other fire safety systems or features

SS 15/2 Final exits NZBC C2 (Means of Escape)
Amendment 9 - Effective 10
October 2011.
Acceptable Solution C/AS1 Part
3: Means of Escape.

Location:

For escape route from each
apartment to a safe place.
e.g. evacuation assembly
point. Inspection is to include
condition of associated
external walkways and
stairways

Inspection:

Monthly - Owner or Agent
Annually - IQP

Final exits are to be inspected to ensure they can be opened & are not locked, barred, or blocked (including the egress route). Door locking devices are to be clearly visible, operated without a key or other security device

Maintenance:

Responsive maintenance shall be carried out to ensure occupants are not prevented from leaving the building in the event of an emergency & be maintained to ensure they are clearly identified, free of obstructions, unlocked & easy to use.

Testing:

Survey:

Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible

SS 15/4 Signs for
communicating information
intended to facilitate
evacuation NZBC F8/AS1 Signs, or to the
standard applicable at the time
of installation and last lawful
approval

Comments:

e.g. EXIT signs

Maintain signage to ensure continued functional operation

Inspection:

Owner or Agent - Monthly
IQP - Annually

Maintenance:

Testing:

Illuminated exit signs shall be tested in accordance with the emergency lighting system standard for duration - refer MBIE Compliance Schedule Handbook section SS 15/4

Survey:

Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible

The records must, as a minimum, include:

Details of any inspection, test or preventative maintenance carried out, including dates, work undertaken, faults found, remedies applied, and the person who performed the work.

Compliance Schedule (Continued)

On behalf of Wellington City Council

Kieran McCloat

Admin Officer BWOF

Original Issue Date: 26 May 1994

Last Amended Date: 25 March 2015

BWOF Online Copy

Earthquake-prone Building Process Attachments

Service Request 435973 (EPB Invstgn) Item 1 (Status Item)

Service Request Item

Item: 1

SR Location: 34 UPLAND ROAD Kelburn

Designated Wufi: 1028262 Survey Current - 34 Upland Road

File Reference: 0600 1028262

Contact:

Contact Address:

Attention:

Status: Not EPB

Status Date: 16-May-19 9:52 PM SR Status: On-going

Owner: Member: Ryan Fraser Extn: 806 4759

Team: 1999/Comp Mon/Enf Team 120

Due Date: Days Remaining :

Days Elapsed :

Description:

Extended:
Description

Special
Conditions or
Comment

SR 228507 - ccc suspended pending docs 15Jul14

25 June, 2015

Service request No. 207049

Property ID: 1028262

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir/Madam,

Building no longer considered to be earthquake-prone

Site address: 34 UPLAND ROAD, Kelburn

Legal description: PT LOT 58 DP 2135

We have received confirmation that the seismic strengthening work for the above building under building consent SR [228507](#) has been completed. A code compliance certificate has also been issued for this work.

As a result of the completion of this work, the building is currently no longer considered to be earthquake-prone under section 122 of the Building Act 2004 and the Council's Earthquake-Prone Buildings Policy 2009.

As the building has been strengthened, the earthquake-prone building notice we issued under section 124 of the Building Act has been satisfied and the copy attached to the building may be removed.

Information about the earthquake-prone status of the building, including this letter, is publicly available on request and will be included in land and project information memoranda (LIMs and PIMs). The Earthquake-Prone Buildings Policy can be viewed online at Wellington.govt.nz/earthquake.

Please note that if there are changes to legislation, to seismic standards or if the Council receives additional relevant information about the building, the building may require reassessment to determine its earthquake-prone status.

Yours sincerely



Kirsten Forrest
Seismic Assessment Support Officer
Building Resilience
04 803 8693
kirsten.forrest@wcc.govt.nz



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.