OIR: 2627/56

7 September 2026

[redacted]

Tēnā koe [redacted],

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **11 August 2026** requesting the following information:

1. ***The total number of Section 72 notices (under the Building Act 2004) currently registered on property titles along Ngapotiki Street and Manly Street, and all streets between Kapiti Road and Olive Terrace in Paraparaumu Beach.***

   Council's searchable register dates from late 2013. A search of that register identified eight properties within the specified area where a decision was made to place a section 72 notice on the title. This figure includes notices that have not yet been registered on the title.

   Identifying any earlier notices would require Council to examine the individual records of a large number of properties.

   Council has considered whether consulting with you to refine the scope of this part of the request would enable the information to be provided. However, any search beyond the searchable register referenced above, would require Council to examine individual property records, and refinement would not provide a practicable way to identify the relevant properties without undertaking that work. Council has also considered extending the timeframe or imposing a charge, but neither option would reduce the substantial work involved or its impact on Council's other operations.

   Accordingly, this part of your request is refused under section 17(f) of the LGOIMA, as the information cannot be made available without substantial collation or research.

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

2. ***For the properties identified above, please confirm the specific natural hazard type (e.g., surface water ponding, inundation) that triggered the Section 72 registration.***

   Of the eight properties identified, six notice decisions related to ponding, one to fill control, and one to a 1-in-50-year flood event.

3. ***For any Section 72 notices issued on these streets within the last 5 years, please confirm:***

   - ***Whether the building designs utilized raised timber piles or concrete slab-on-ground foundations.***
   - ***Whether these properties had only parts of the section lower than the road level, similar to our site.***

   Of the eight properties identified, four section 72 decisions were made within the past five years.

   For two of these properties, the notice has now been registered on the title. For the other two, a decision was made to place a notice on the title, but registration has not yet occurred.

   Two of the proposed buildings used pile foundations and one used a concrete slab foundation. The building consent for the remaining property has subsequently lapsed therefore the section 72 notice will not proceed on this property.

   Council has not undertaken an assessment comparing section and road levels between these properties and your site. Therefore, we do not hold the information required to provide a response to the second part of this question. On that basis, this part of your request is refused under section 17(e) of the Act because the requested information does not exist.

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi,



Kris Pervan
Group Manager Strategy and Growth
Te Kaihautū Rautaki me te Tupu

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