

LAND INFORMATION MEMORANDUM

**22 YORK STREET
MOERA**

(EXAMPLE ONLY)

Produced by Hutt City Council

22/09/2022

Reference: LIM220363

L Officer
30 Laings Road
HUTT CENTRAL 5010

Dear L Officer,

Land information memorandum for 22 York Street MOERA 5010

Please find enclosed your land information memorandum (LIM).

The LIM contains information Hutt City Council holds on record about the property and is required to provide in accordance with the requirements of section 44A of the Local Government Official Information and Meetings Act 1987, together with information it considers is relevant.

This LIM Report is an accurate representation of the information held on file and has been provided in good faith. It is not the result of any site visits. If you are unsure of what you are looking for, or how to read your LIM report, it is recommended you have your lawyer check it over with you.

While every care has been taken to ensure the information is correct, its accuracy cannot be guaranteed as third parties may have provided some of the details. Please also bear in mind the age of the building in assessing the comprehensiveness of this LIM. The older the building is, the greater the likelihood that alterations may have been made to it without the council having been informed, or that Council's archives do not record the street address or legal description.

Hutt City Council accepts no liability for any errors in the report, in particular the exact location of property boundaries and private drains.

Other sources of information that may be of help include:

- Building inspectors: A building inspector can help to resolve questions about the building's structural soundness and the quality of workmanship. A register of independent building advisers can be found at the New Zealand Institute of Building Surveyors [website](#).
- Building consents and permits: More detailed information about building consents and building permits granted for work on the property can be viewed online for free using Council's [Building Information Search](#) or at Council's consents counter, 30 Laings Road, Lower Hutt.
- Council's plan for the city: The [Long Term Plan](#) outlines our priorities for the next 10 years, including what we plan to do. Council's [Annual Plan](#) is an operational look at the financial year ahead to ensure we're on track.
- Greater Wellington regional council: This council may hold information on the property. Ring 04 384 5708.
- Utilities: Electricity and gas companies may also hold information on the property.

Please do not hesitate to contact the LIM Team on 04 570 6666 or at LIM.reports@huttcity.govt.nz if you have any questions.

Yours sincerely,

G Piotto
LIM Officer

TABLE OF CONTENTS

OVERVIEW

PROPERTY ADDRESS
LEGAL DESCRIPTION
VALUATION NUMBER
LAND AREA
DEPOSITED PLAN
CERTIFICATE OF TITLE

RATES

ANNUAL RATES
RATES DUE AND PAYABLE
CAPITAL VALUE
LAND VALUE
RATING CATEGORY
WARM GREATER WELLINGTON HOME INSULATION SCHEME

BUILDING WORK

BUILDING PERMITS AND CONSENTS
MATTERS RELATING TO THE WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006
BUILDING WARRANTS OF FITNESS
FENCING OF SWIMMING POOLS
HEALTHY HOMES
LEAD-BASED PAINT
ASBESTOS
TREATED TIMBER

PLUMBING AND DRAINAGE

COUNCIL MAINS POSITIONS
PRIVATE PLUMBING AND DRAINAGE
STREAMS / OPEN DRAINS
DRINKING WATER SUPPLY
METERED WATER SUPPLY
INFLOW
OTHER UNDERGROUND SERVICES

HAZARDS

CERTIFICATE OF TITLE INTERESTS
FLOODING
SLIPS

EROSION
EARTHQUAKE-PRONE BUILDING
CONTAMINATED SITES
EARTHQUAKE HAZARDS
TSUNAMI
SEA LEVEL RISE
CO-SEISMIC SUBSIDENCE
WELLINGTON REGION EMERGENCY MANAGEMENT
COMMUNITY EMERGENCY HUBS

DISTRICT PLAN

THE DISTRICT PLAN
ACTIVITY AREA
PROPOSED PLAN CHANGES
URBAN GROWTH STRATEGY
HERITAGE BUILDINGS
PROTECTED TREES
RESOURCE CONSENTS AND DISPENSATIONS
MONITORING AND ENFORCEMENT

ENVIRONMENTAL HEALTH

HEALTH ACT 1956 NOTICES
NOISE CONTROL
LIQUOR LICENSING AND HEALTH REGISTRATIONS

ROAD AND TRAFFIC

ENCROACHMENTS
PLANNED LONG TERM ROAD WORKS
VEHICLE CROSSINGS

ARCHIVES

SEARCH METHODOLOGY
ARCHIVE FILE REFERENCES

COMMUNITY SERVICES

LOCAL ELECTORAL AREA
RUBBISH AND RECYCLING
POLICE
EXPLORE LOWER HUTT
REPORT A PROBLEM
COMMUNITY SUPPORT
CONTACT US

OVERVIEW

PROPERTY ADDRESS

22 York Street MOERA

LEGAL DESCRIPTION

SEC 60 BLK L HUTT VALLEY SETTLEMENT SO 18339 DP 8193 WN450/136

VALUATION NUMBER

1605650000

LAND AREA

15975 m²

DEPOSITED PLAN

















See the attached deposited plan.

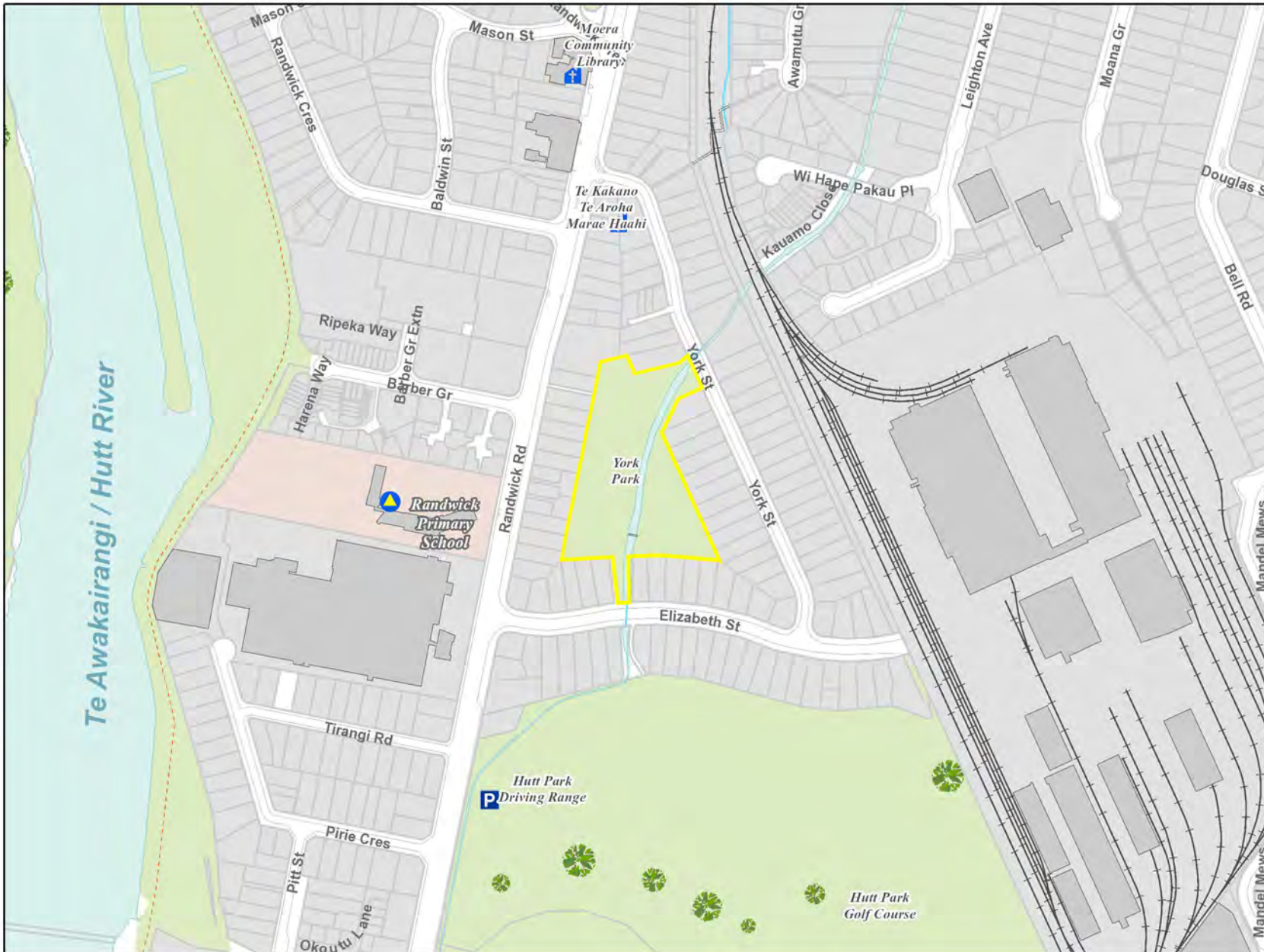
Contacts	Position	Phone
Deposited Plan	Engineering Records Officer	04 570 6666

PROPERTY DETAILS

Type	Description
Suburb	Moera
Ward	Harbour Ward (Petone Community)
Rubbish Collection Day	Monday
District Plan - Activity Area	General Recreation
Tsunami SLR Zone	This property is in a Probabilistic Tsunami Inundation area
Tsunami Evacuation Zone	Orange Evacuation Zone
Exposure Zone (Sea spray)	NZS 3604:2011 - 4.2.3.2 Zone C: Medium NZS 3604:2011 - 4.2.3.3 Zone D: High
Wind Zone (Indicative only)	This land is in a MEDIUM wind zone in accordance with NZS 3604:2011.
Reported Flooding (2004)	Please see Hazards Section
Geological and Nuclear Sciences 1:50,000 Soil Type	Beach gravels with sand and mud. Fine grained. Floodplain gravels. Medium grained.
Greater Wellington Regional Council Aquifer Depth	16 to 18m 18 to 20m
Greater Wellington Regional Council Flood Modelled Area	Please see Hazards Section

Legend

-  LIM Property
-  Community Emergency Hub
-  Police Station
-  Fire Station
-  Hospital
-  Medical Centre
-  Church
-  Public Toilet
-  Playground
-  Swimming Pool
-  Artesian Water
-  Railway Station
-  Public Car Park
-  Public Land
-  Tracks
-  Streams / Rivers




LOCALITY MAP

Scale: 1:5,000



Legend

-  LIM Property
-  Properties
-  Land Parcels
-  Encroachment Licence
-  Easements
-  School
-  Reserves
-  Contours

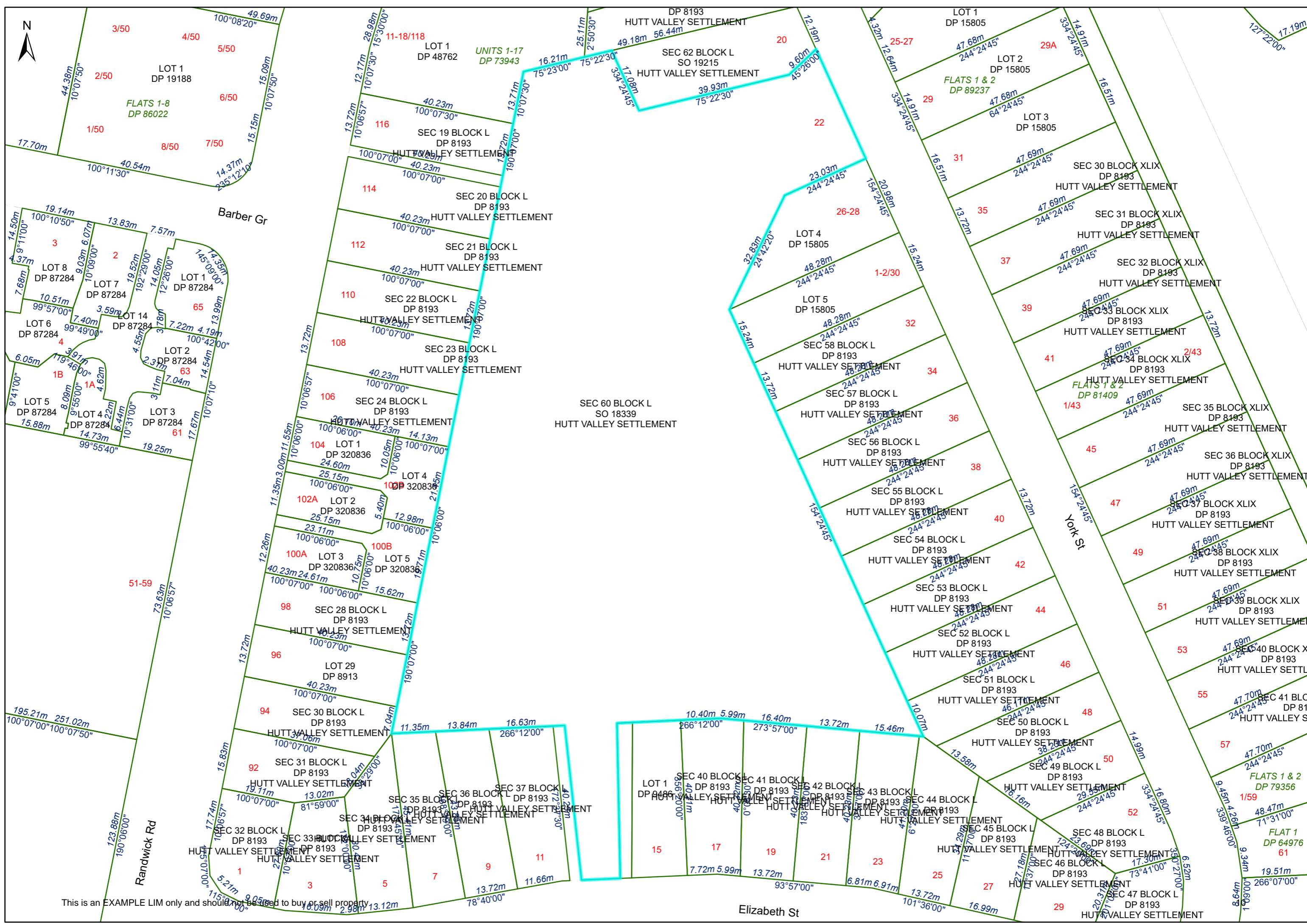


2021 AERIAL PHOTOGRAPH

Scale: 1:2,346

Although the information displayed has been prepared with care and in good faith, it is an information service and is designed to be illustrative only. The Council cannot guarantee the accuracy or completeness of the information and accepts no liability for any loss or damage caused by reliance on this information. This is an EXAMPLE LIM only and should not be used to buy or sell property. Information New Zealand data supplied under licence to Hutt City Council. Crown Copyright Reserved

Deposited Plan



This is an EXAMPLE LIM only and should not be used to buy or sell property

Elizabeth St

Randwick Rd

Barber Gr

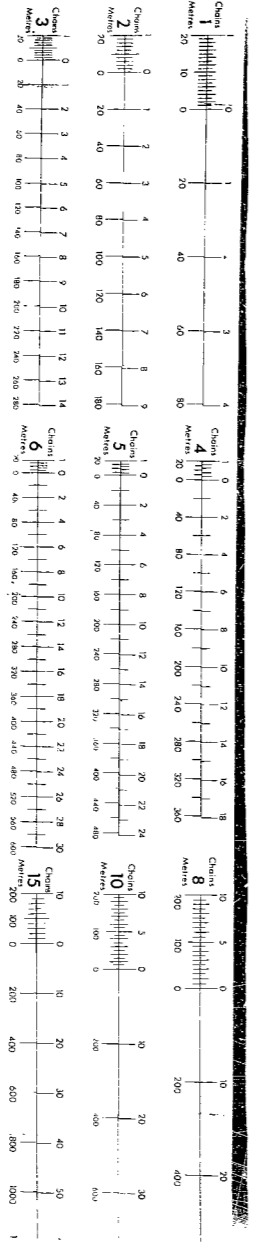
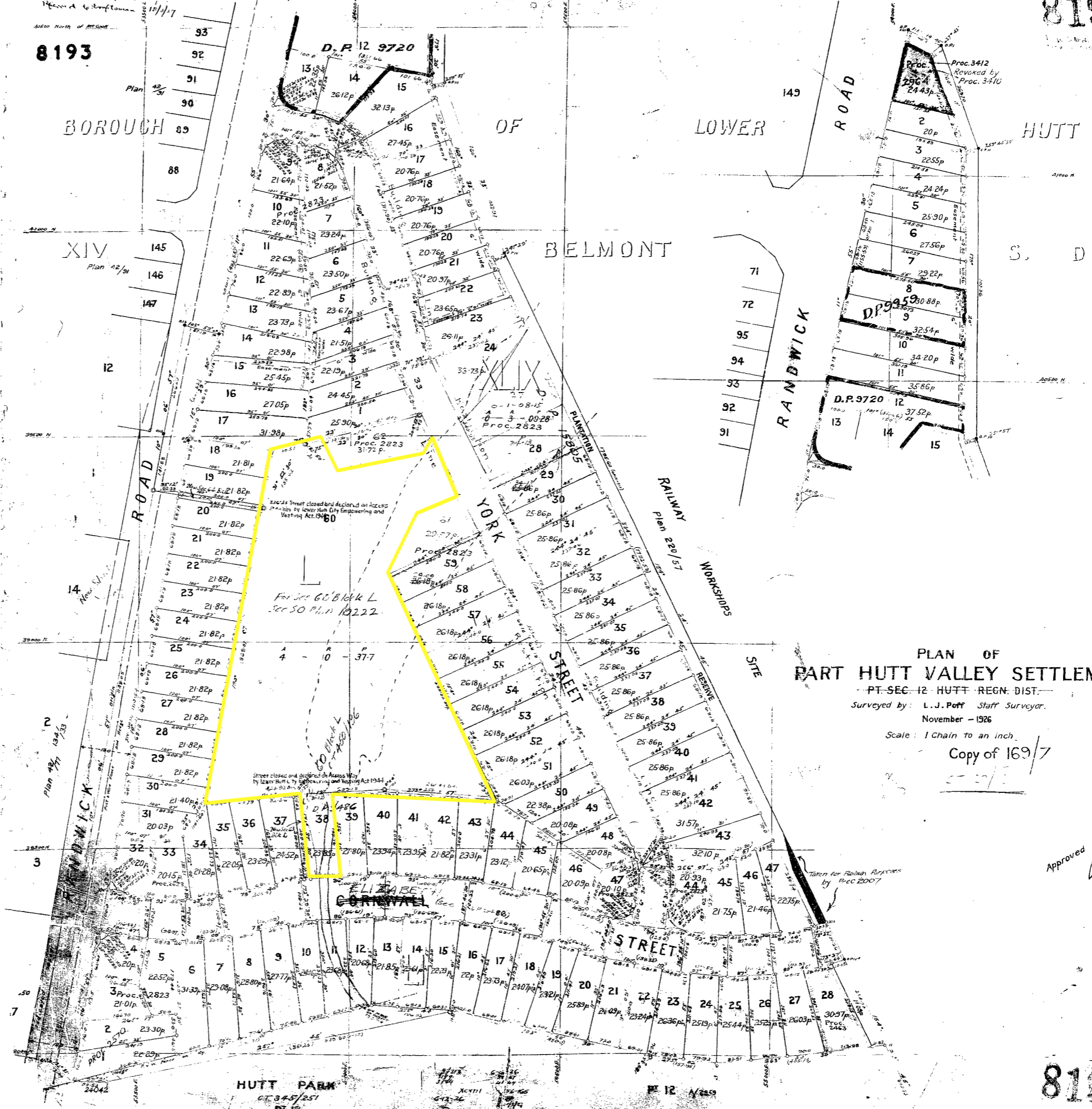
York St

Received 16/1/27 Plan No. 8193
Reference to 127/128, 325/164
Hutt & Co. Wellington 16/1/27

WELLINGTON LAND DISTRICT

8193

8193



PLAN OF PART HUTT VALLEY SETTLEMENT

PT. SEC. 12 HUTT REGN. DIST.
Surveyed by: L.J. Poff Staff Surveyor.
November - 1926

Scale: 1 Chain to an inch.
Copy of 169/7

Approved *[Signature]*
Chief Surveyor
28/2/27

8193

Current Certificate of Title



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



R. W. Muir
Registrar-General
of Land

Identifier **WN450/136**
Land Registration District **Wellington**
Date Issued 11 May 1936

Estate Fee Simple
Area 21 square metres more or less
Legal Description Section 301 Block IX Hutt Valley Settlement
and Defined On Deposited Plan 8027
Purpose Pumping station site

Registered Owners

The Lower Hutt Borough Council

Estate Fee Simple
Area 4578 square metres more or less
Legal Description Section 149 Block I Hutt Valley Settlement
and Defined On Deposited Plan 8229
Purpose Reserve for local purposes (community
buildings)

Registered Owners

The Lower Hutt Borough Council

Estate Fee Simple
Area 1.5975 hectares more or less
Legal Description Section 60 Block L Hutt Valley Settlement
and Defined On Survey Office Plan 134/101
Purpose Recreation

Registered Owners

The Lower Hutt Borough Council

Interests

SUBJECT TO THE PROVISIONS OF THE PUBLIC RESERVES DOMAINS AND NATIONAL PARKS ACT 1928 (AFFECTS SECTION 60 BLOCK I HUTT VALLEY SETTLEMENT AND DEFINED ON SURVEY OFFICE PLAN 134/101)

SUBJECT TO THE RESERVES ACT 1977 (AFFECTS SECTION 149 BLOCK I HUTT VALLEY SETTLEMENT AND DEFINED ON DP 8229)

Subject to a drainage right (in gross) over part in favour of Her Majesty the Queen created by Proclamation 2964 to take effect on and after 12th August 1940 - 22.8.1940 at 3.00 pm (affects Section 149 Block I Hutt Valley Settlement defined on DP 8229)

Subject to rights (in gross) to lay and maintain electric power supply over part marked B on DP 69520 in favour of Vector Limited and Vector Wellington Electricity Network Limited in shares created by Transfer B345464.1 - 28.2.1994 at 2.52 pm

RATES

The following rates are based on the capital value of the property at the start of the current financial year beginning 1 July 2022.

ANNUAL RATES

The general and targeted rates charged on a property during the rating year (1st July 2022 to 30th June 2023.)

Rates: Not Available

RATES DUE AND PAYABLE

Any rates that are past the due date and remain unpaid.

Rates: \$0.00

CAPITAL VALUE

This value is used to calculate the general rates component of the property's annual rates. (It is a combination of the land value and the value of buildings and other improvements.)

Current: \$830,000.00

Effective 1 July 2023: Not Available

LAND VALUE

The land value is one component of the capital value.

Current: \$770,000.00

Effective 1 July 2023: Not Available

RATING CATEGORY

Other - Assembly halls.

WARM GREATER WELLINGTON HOME INSULATION SCHEME

Greater Wellington Regional Council (GWRC) offers the Warm Greater Wellington home insulation scheme by way of voluntary targeted rate to help fund the cost of home insulation. In other words, GWRC fund a specific activity (e.g. insulation) on behalf of an individual ratepayer because the activity meets council policy objectives as well as benefits the ratepayer.

For more information on the scheme visit <https://archive.gw.govt.nz/property-sale-information> or email warm@gw.govt.nz.

For information on how rates are calculated and how they are used, please visit our [website](#)

Contacts	Position	Phone
Rates details	Rates Officer	04 570 6666

BUILDING WORK

BUILDING PERMITS AND CONSENTS

The building card (also called “Building Permit Record” or “Drainage and Plumbing Register”), a copy of which is below, contains a list of all known building permits and building consents for the property up until the early 2000s, at which point the records were digitised. Borough councils may have issued some of these building permits before their amalgamation into Hutt City Council.

In the case of building consents issued from 1991 onwards, copies of the following are included in this section:

- Code compliance certificate (CCC)
- Floor plans
- Elevation drawings

Note: Building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1, 1992 may quite legitimately have no code compliance certificate.

For further information and copies of pre-1991 permits that may not be included in this report, but held on file, you can search online for free using Council’s [Building Information Search](#).

Alternatively you can also order a copy of this information in electronic or hard copy format ([fees apply](#)):

by phoning us on 04 570 6666/0800 HUTT CITY

or sending an [email](#)

or request in person from our team at the [Council offices](#).

The following is a list of building consents issued under the Building Act 1991 and the Building Act 2004.

Consent number	Approval date	Description	CCC issue date
BC130035	13/02/2013	Commercial - New retaining wall and replace existing bridge	04/08/2014

MATTERS RELATING TO THE WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006

The Ministry of Business, Innovation and Employment has sent Council no correspondence about the building(s) on the property as it relates to the Weathertight Homes Resolution Services Act 2006.

BUILDING WARRANTS OF FITNESS

No building warrant of fitness is needed for a single household residence unless it has a cable car. A building warrant of fitness is a statement from a building owner confirming that the specified system has been properly maintained.

If you're unsure or require further information, please click [here](#) or contact the council's building warrant of fitness officer on 04 570 6948.

FENCING OF SWIMMING POOLS

Residential pools are required by law to have physical barriers compliant with the pool safety provisions enacted by the Building Act 2004, regardless of whether there are young children living at the property. This requirement applies also to temporary pools and to small heated pools such as spa pools or hot tubs.

Please note that the Fencing of Swimming Pools Act 1987 was repealed on 1 January 2017 and replaced by provisions for fencing of pools in the Building Act 2004.

HEALTHY HOMES

Eco Design Service:

Hutt City Council offers free and impartial advice on house performance with an Eco Design Advisor service.

The EDA assessment is about houses being warm, dry and healthy. It assesses how well the house will retain heat, heating, moisture control, indoor air quality and energy use. It can also cover building materials, water and waste.

House assessments take one to one-and-one half hours, and you will receive a report/action plan for future reference. If you would like to make an appointment with an Eco Design Advisor, please phone 04 570 6666 or email ecodesign@huttcity.govt.nz.

HomeFit Certification:

New Zealand homes can be cold, draughty, expensive to heat and make us, our friends and our whānau sick.

HomeFit is an inspection-based assessment of the health, comfort, energy efficiency and safety of New Zealand homes. It covers a range of topics that a panel of experts believes to be essential for a home to be liveable, and provides an independent check as to whether the house meets the Healthy Homes Standards.

Check the [Homefit website](#) to do an online check and to find out how to get your home certified.

Rental Properties:

The healthy homes standards became law on 1 July 2019.

The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.

Landlords are responsible for maintaining and improving the quality of their rental properties. These standards will help ensure landlords have healthier, safer properties and lower maintenance costs for their investments.

The standards will also make it easier for tenants to keep their homes warm and dry. For more information on the criteria and deadlines of the standards, please visit the [Tenancy Services](#) website.

New Build:

Are you building a new home? Consider Homestar, a national rating tool that measures the health, warmth and efficiency of New Zealand houses. A home is rated on a scale from 6 to 10 and provides assurance that a house will be better quality - warmer, drier, healthier and cost less to run - than a typical new house built to building code. A 10 Homestar rating means you've built a world leading home. Check the [NZ Green Building Council](#) website for more information.

LEAD BASED PAINT

Lead based paint was widely used in and around New Zealand homes until the 1980s. It is particularly important to keep yourself safe when renovating and not to contaminate your home and garden. For information on managing lead based paint, please see Worksafe New Zealand's [website](#).

ASBESTOS

Most houses built between 1950 and 2000 are likely to contain asbestos in some form, which may be a health hazard if the asbestos fibres become airborne, for example if the material is damaged, sanded or drilled into. For more information, check out the Ministry of Health [website](#).

If you are intending on renovating a home potentially containing asbestos, this [Worksafe](#) website might be of some use to you.

TREATED TIMBER

Treated timber is timber that has been treated with chemicals to preserve its quality. It can be hazardous to health when exposed to the preservative in the wood, for example, when you are cutting the wood and creating dust.

For more information and precautions when handling treated timber visit this Ministry of Business, Innovation and Employment [website](#).

Contacts	Position	Phone
Building consents and permits	Duty Building Consent Officer	04 570 6666
Weathertight Homes Resolution Services Act	LIM Officer	04 570 6666
Building warrant of fitness	Building Warrant of Fitness Officer	04 570 6666
Private swimming pools and spas	Swimming Pool Officer	04 570 6666
Eco design service	Eco Design Advisor	04 570 6666

EVERYONE DESERVES TO LIVE IN A HOME THAT IS WARM, DRY AND HEALTHY



Get free, independent advice about
how to improve the health of your home

Book your own visit: huttcity.govt.nz/ecovisit

Email: ecodesign@huttcity.govt.nz

Ring or text: 027 406 5642

Building Consents

04 August 2014

HCC - Reserve Properties
c/o Riverside Construction Limited
P O Box 641
Levin 5540

J Belworthy
Environmental Consents
T 04 570 6959
john.belworthy@huttcity.govt.nz
Our reference: BC130035

Dear Hutt City Council,

Code compliance certificate for 22 York Street, Moera, Lower Hutt (BC130035)

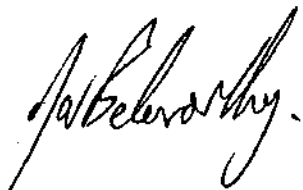
Please find enclosed a code compliance certificate for your work at the above address.

The certificate is a formal statement, issued under section 95 of the Building Act 2004 that the work you carried out complies with the building consent granted by the council.

It is a useful document to retain and should be kept in a safe place.

Do not hesitate to contact me on 04 570 6959 or at john.belworthy@huttcity.govt.nz if you have any questions. Remember to quote your building consent number, which is BC130035.

Yours sincerely,



J Belworthy
Building Officer

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004



THE BUILDING:

Street address: 22 York Street, Moera, Lower Hutt 5010
Legal description of land where building is located: SEC (RES) 60 BLOCK L HUTT VALLEY SETTLEMENT SO 18339
Building name:
Location of building within site/block number:
Level/unit number:
Current lawfully established use: Commercial
Year first constructed:

THE OWNER:

Name of owner: Hutt City Council
Contact person:
Mailing address:
HCC - Reserve Properties
Private Bag 31912
LOWER HUTT 5040

Street address/registered office:
Landline: Mobile:
Daytime: 5690721 After-hours:
Fax: Email:
Website:

First point of contact for communications with Hutt City Council:

BUILDING WORK:

Building consent number: BC130035
Issued by Hutt City Council
Commercial - New retaining wall and replace existing bridge

CODE COMPLIANCE:

The Hutt City Council is satisfied, on reasonable grounds, that the building work complies with the building consent.

J Belworthy
Building Officer, Environmental Consents

On behalf of Hutt City Council

Date: 04 August 2014



BUILDING CONSENT

GRANTED
13/02/2013

HUTT CITY COUNCIL



HUTT CITY COUNCIL AWAMUTU STREAM

YORK PARK CHANNEL IMPROVEMENTS



LOCALITY PLAN
1:2000

DRAWING REGISTER & TRANSMITTAL NOTICE		ISSUE			
DRAWING NUMBER	DRAWING TITLE	DAY	02		
CAD FILE REFERENCE: G:15128208\8_York Park\CADD\Drawings		MONTH	11		
		YEAR	12		
51-28208-G800	DRAWING REGISTER & TRANSMITTAL SHEET		A		
51-28208-C801	YORK PARK CHANNEL IMPROVEMENTS - SHEET 1 OF 3		A		
51-28208-C802	YORK PARK CHANNEL IMPROVEMENTS - SHEET 2 OF 3		A		
51-28208-C803	YORK PARK CHANNEL IMPROVEMENTS - SHEET 3 OF 3		A		
51-28208-C804	STREAM AND FENCE DETAILS		A		

DISTRIBUTION		No. OF COPIES			
GHD - LOWER HUTT	DAVE CROWTHER	1			
CLIENT	HUTT CITY COUNCIL	1			
CONTRACTOR					

DRAWING ISSUE STATUS				
P = PRELIMINARY	D = DETAILED DESIGN	I = INFORMATION		T
S = SCHEME	C = CONSTRUCTION	F = FINAL		
T = TENDER	Y = CONSENT	A = AS BUILT	DRAWING PRINT SIZE	A3

TENDER

NO	REVISION	DATE	BY	DATE
A	ISSUED FOR TENDER	02/11/12	SS	DC



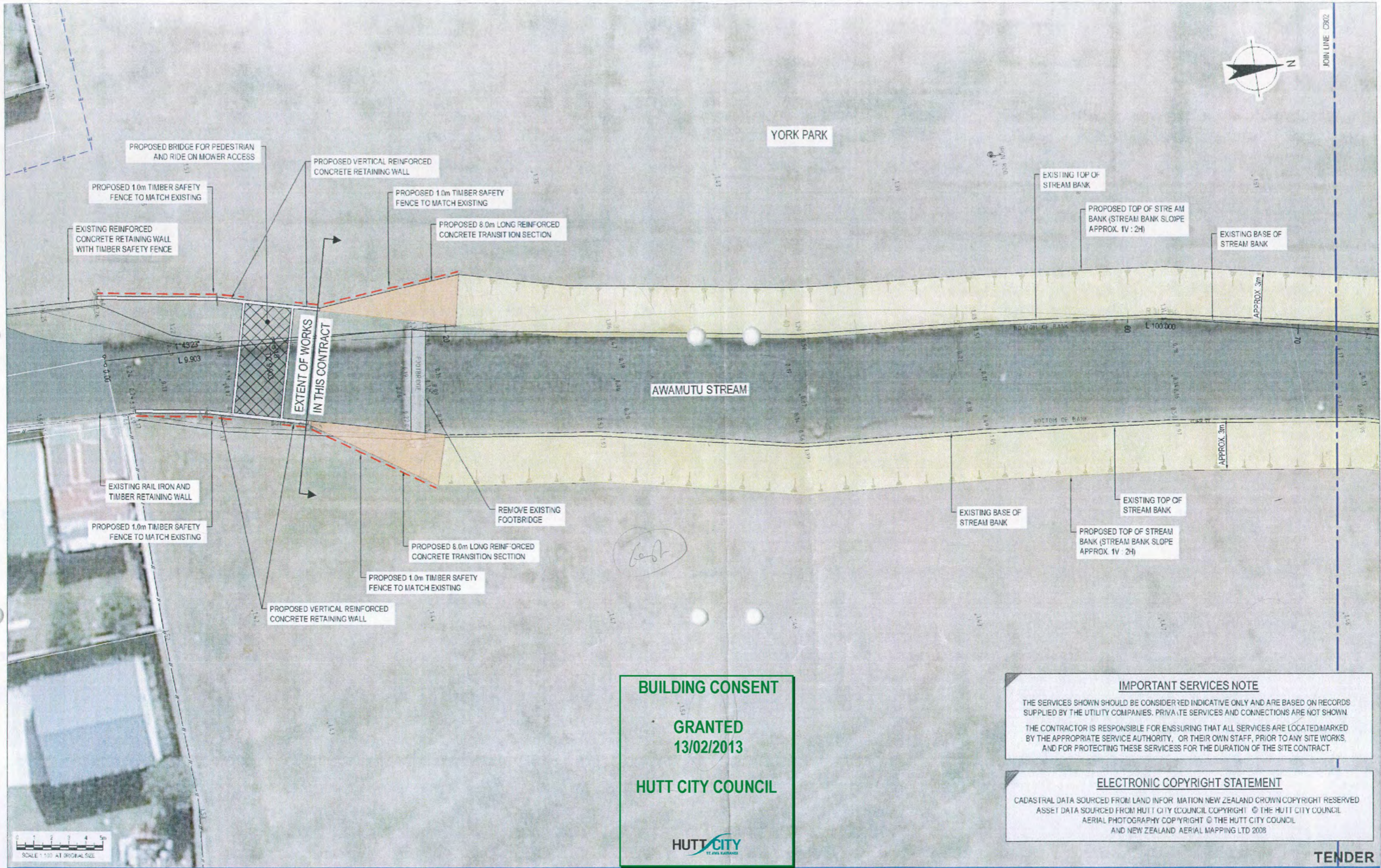
Level 1, 75 The Esplanade, Petone, Lower Hutt 5112, New Zealand
T 64 4 570 0411 F 64 4 570 0425
E huttimail@ghd.com W www.ghd.com

DO NOT SCALE

GHD Limited
Conditions of Use
This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

Drawn P GREGORY
Designer D CROWTHER
Drafting Check S SEATH
Design Check D CROWTHER
Approved D CROWTHER (Project Director)
Date 02/11/2012
Scale N.T.S.

Client **HUTT CITY COUNCIL**
Project **AWAMUTU STREAM**
Title **DRAWING REGISTER & TRANSMITTAL SHEET**
Original Size **A1**
Drawing No: **51-28208-G800**
Rev: **A**



BUILDING CONSENT

GRANTED

13/02/2013

HUTT CITY COUNCIL

HUTT CITY
TE AWA KAIRANGI

IMPORTANT SERVICES NOTE

THE SERVICES SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE BASED ON RECORDS SUPPLIED BY THE UTILITY COMPANIES. PRIVATE SERVICES AND CONNECTIONS ARE NOT SHOWN.

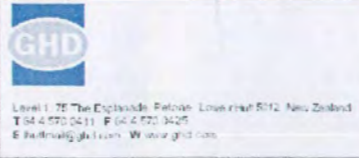
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SERVICES ARE LOCATED/MARKED BY THE APPROPRIATE SERVICE AUTHORITY, OR THEIR OWN STAFF, PRIOR TO ANY SITE WORKS, AND FOR PROTECTING THESE SERVICES FOR THE DURATION OF THE SITE CONTRACT.

ELECTRONIC COPYRIGHT STATEMENT

CADASTRAL DATA SOURCED FROM LAND INFORMATION NEW ZEALAND CROWN COPYRIGHT RESERVED
ASSET DATA SOURCED FROM HUTT CITY COUNCIL COPYRIGHT © THE HUTT CITY COUNCIL
AERIAL PHOTOGRAPHY COPYRIGHT © THE HUTT CITY COUNCIL
AND NEW ZEALAND AERIAL MAPPING LTD 2008

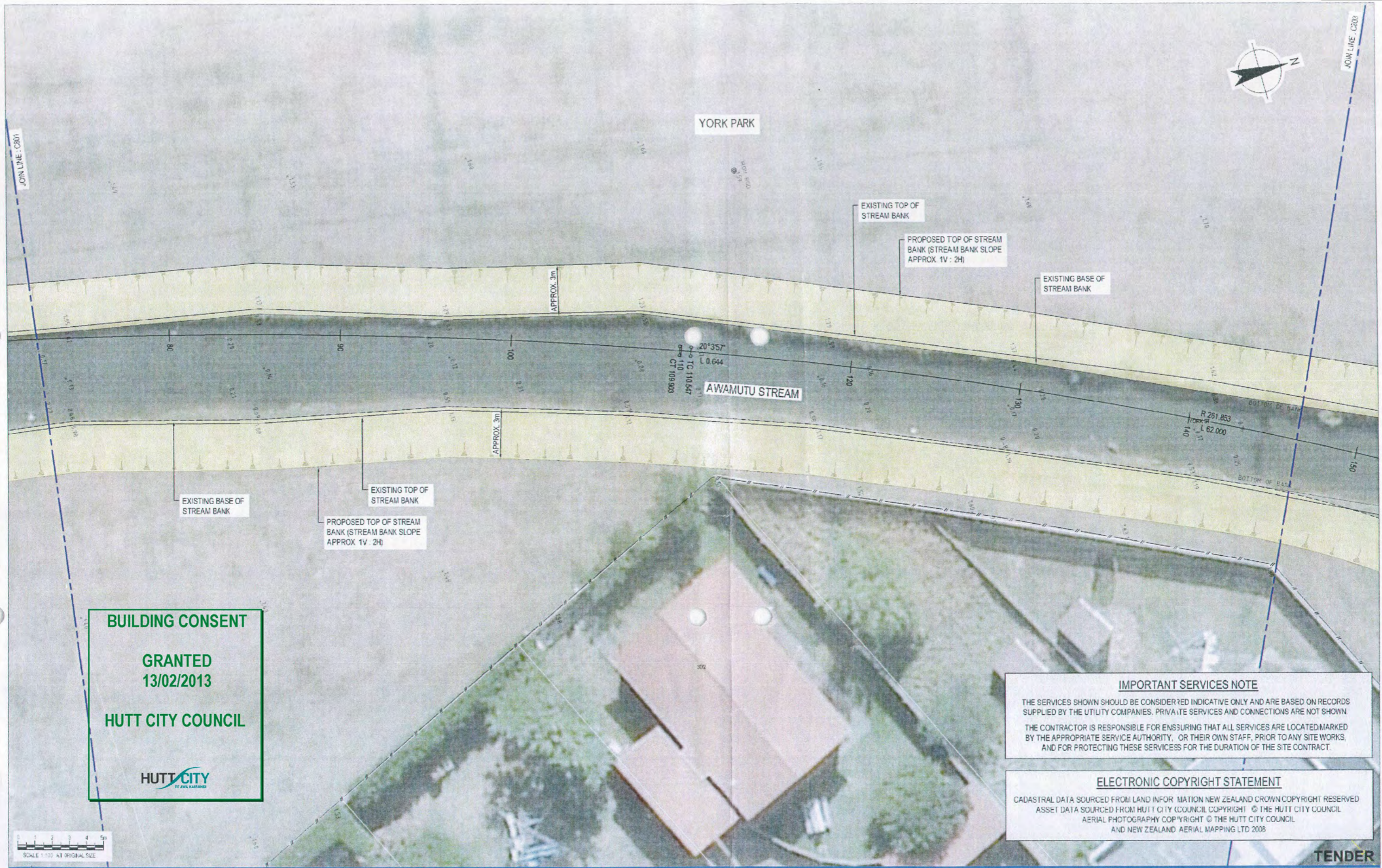
TENDER

A	ISSUED FOR TENDER	SS	DC	DC	02/11/12
Rev	Revision	Drawn	DC	Project Director	Date



DO NOT SCALE	Drawn: P. GREGORY	Designer: D. CROWTHER
GHD Limited Conditions of Use: This document may only be used by GHD's client and any other person whom GHD has agreed can use the document for the purpose for which it was prepared and may not be used by any other person for any other purpose.	Drafting Check: S. BLATT	Design Check: D. CROWTHER
	Approved (Project Director): D. CROWTHER	Date: 02/11/2012
	Scale: 1:100 @ A1	File Name: ghd\hutt\51-28208-C801.dwg

Client:	HUTT CITY COUNCIL	Drawn Date:	
Project:	AWAMUTU STREAM	Project No.:	
File:	YORK PARK CHANNEL IMPROVEMENTS	Sheet No.:	
	SHEET 1 OF 3	Drawing No.:	51-28208-C801
		Rev:	A



BUILDING CONSENT
GRANTED
13/02/2013
HUTT CITY COUNCIL



IMPORTANT SERVICES NOTE
 THE SERVICES SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE BASED ON RECORDS SUPPLIED BY THE UTILITY COMPANIES. PRIVATE SERVICES AND CONNECTIONS ARE NOT SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SERVICES ARE LOCATED/MARKED BY THE APPROPRIATE SERVICE AUTHORITY, OR THEIR OWN STAFF, PRIOR TO ANY SITE WORKS, AND FOR PROTECTING THESE SERVICES FOR THE DURATION OF THE SITE CONTRACT.

ELECTRONIC COPYRIGHT STATEMENT
 CADASTRAL DATA SOURCED FROM LAND INFORMATION NEW ZEALAND CROWN COPYRIGHT RESERVED
 ASSET DATA SOURCED FROM HUTT CITY COUNCIL COPYRIGHT © THE HUTT CITY COUNCIL
 AERIAL PHOTOGRAPHY COPYRIGHT © THE HUTT CITY COUNCIL
 AND NEW ZEALAND AERIAL MAPPING LTD 2008

TENDER

A	ISSUED FOR TENDER	SS	DC	DC	02/11/12
By:	Reviewed:	Drawn:	DC Manager:	Project Director:	Date:



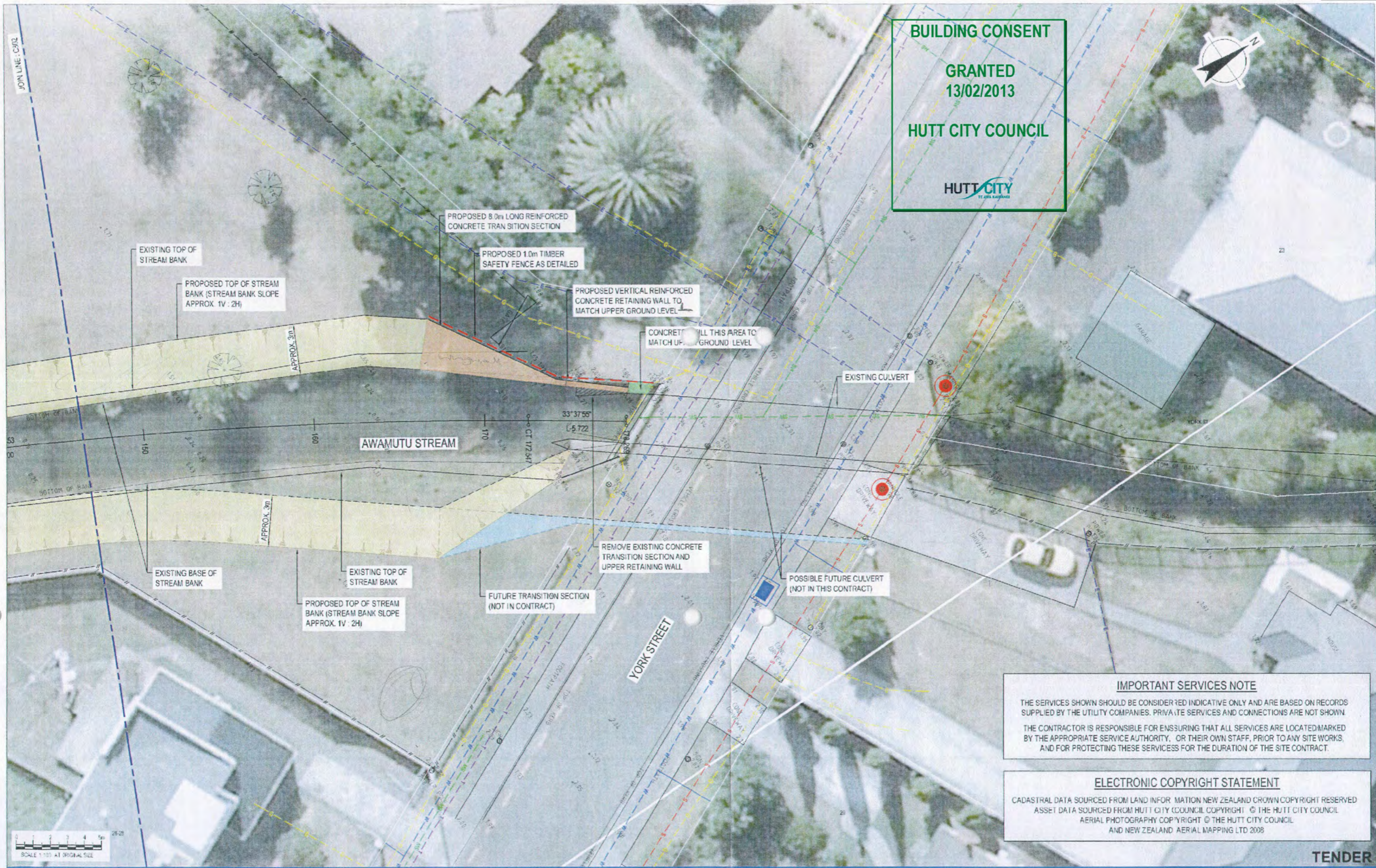
GHD
 Level 5, 75 The Esplanade, Palmerston North 4612, New Zealand
 T 04 570 5411 F 04 570 3425
 E hutt@ghd.co.nz W www.ghd.co.nz

DO NOT SCALE
 GHD Limited
 Conditions of Use:
 This document may only be used by GHD's client and any other person who GHD has agreed in writing to use the documents for the purposes for which it was prepared and must not be used by any other person or for any other purpose.

Drawn: GREGORY
 Design: D CROWTHER
 Checked: GREGORY & SCATHI
 Design Check: D CROWTHER
 Approved: D CROWTHER
 Project Director:
 Date: 02/11/2012
 Scale: 1:100 @ A1

Client: **HUTT CITY COUNCIL**
 Project: **AWAMUTU STREAM**
 For: **YORK PARK CHANNEL IMPROVEMENTS**
SHEET 2 OF 3

Sheet No: **A1**
 Drawing No: **51-28208-C802**
 Rev: **A**



BUILDING CONSENT
GRANTED
13/02/2013
HUTT CITY COUNCIL

HUTT CITY
 TE AWA KAIRANGI



IMPORTANT SERVICES NOTE

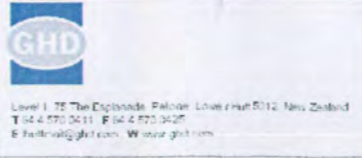
THE SERVICES SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE BASED ON RECORDS SUPPLIED BY THE UTILITY COMPANIES. PRIVATE SERVICES AND CONNECTIONS ARE NOT SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SERVICES ARE LOCATED/MARKED BY THE APPROPRIATE SERVICE AUTHORITY, OR THEIR OWN STAFF, PRIOR TO ANY SITE WORKS AND FOR PROTECTING THESE SERVICES FOR THE DURATION OF THE SITE CONTRACT.

ELECTRONIC COPYRIGHT STATEMENT

CADASTRAL DATA SOURCED FROM LAND INFORMATION NEW ZEALAND CROWN COPYRIGHT RESERVED
 ASSET DATA SOURCED FROM HUTT CITY COUNCIL COPYRIGHT © THE HUTT CITY COUNCIL
 AERIAL PHOTOGRAPHY COPYRIGHT © THE HUTT CITY COUNCIL AND NEW ZEALAND AERIAL MAPPING LTD 2008

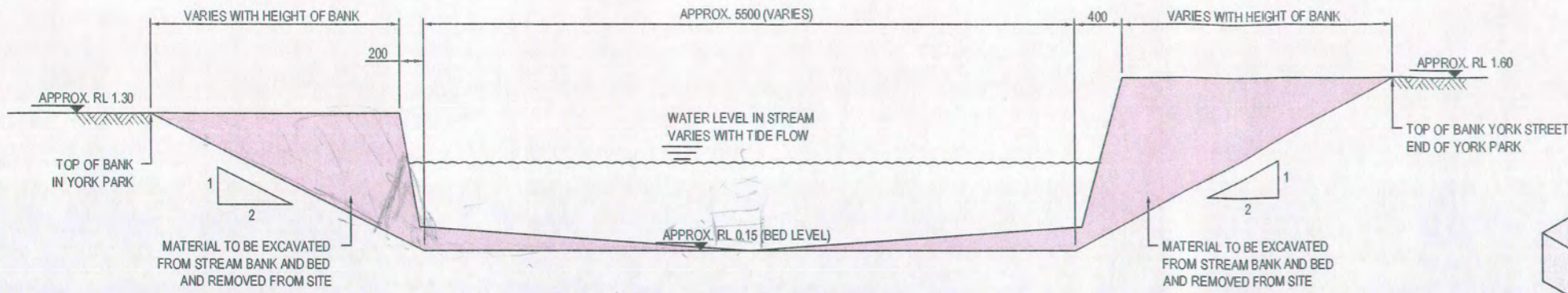
TENDER

A ISSUED FOR TENDER				SS	DC	DC	02/11/12
No.	Revised	By	Date	Drawn	Checked	Project Director	Date

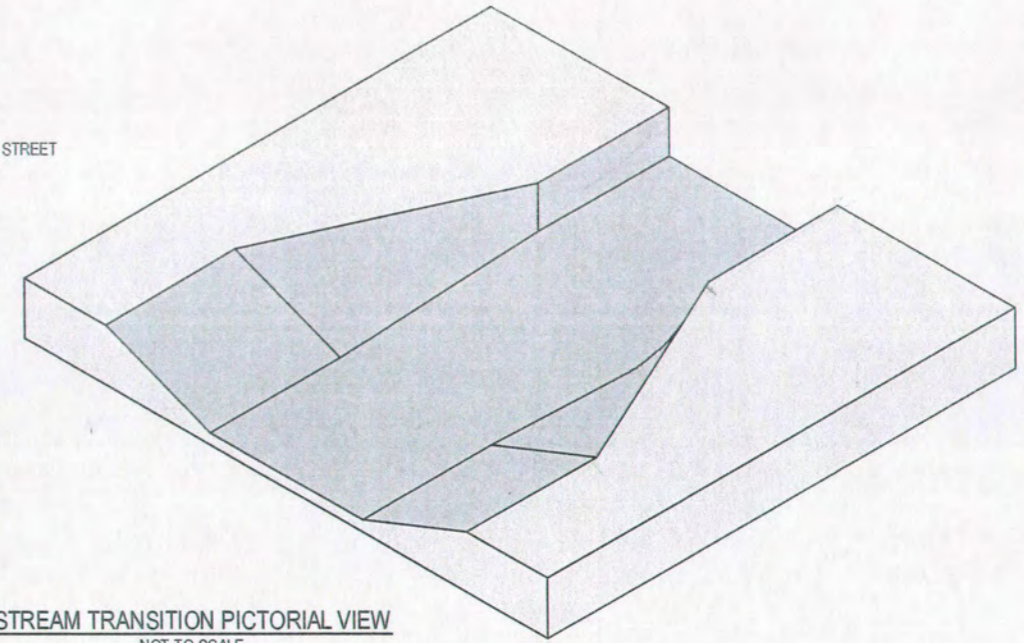


DO NOT SCALE	Drawn: P GREGORY	Designer: D CROWTHER
GIID Limited Conditions of Use: This document may only be used by GHD or other staff of other persons who GHD has agreed can use the documents for the purpose for which it was prepared and must not be used by any other person for any other purpose.	Drafting Check: S SLATI	Design Check: D CROWTHER
	Approved (Project Manager): D CROWTHER	Date: 02/11/2012
	Scale: 1:100 @ A1	This drawing must not be used for construction without the approval of the Designer.

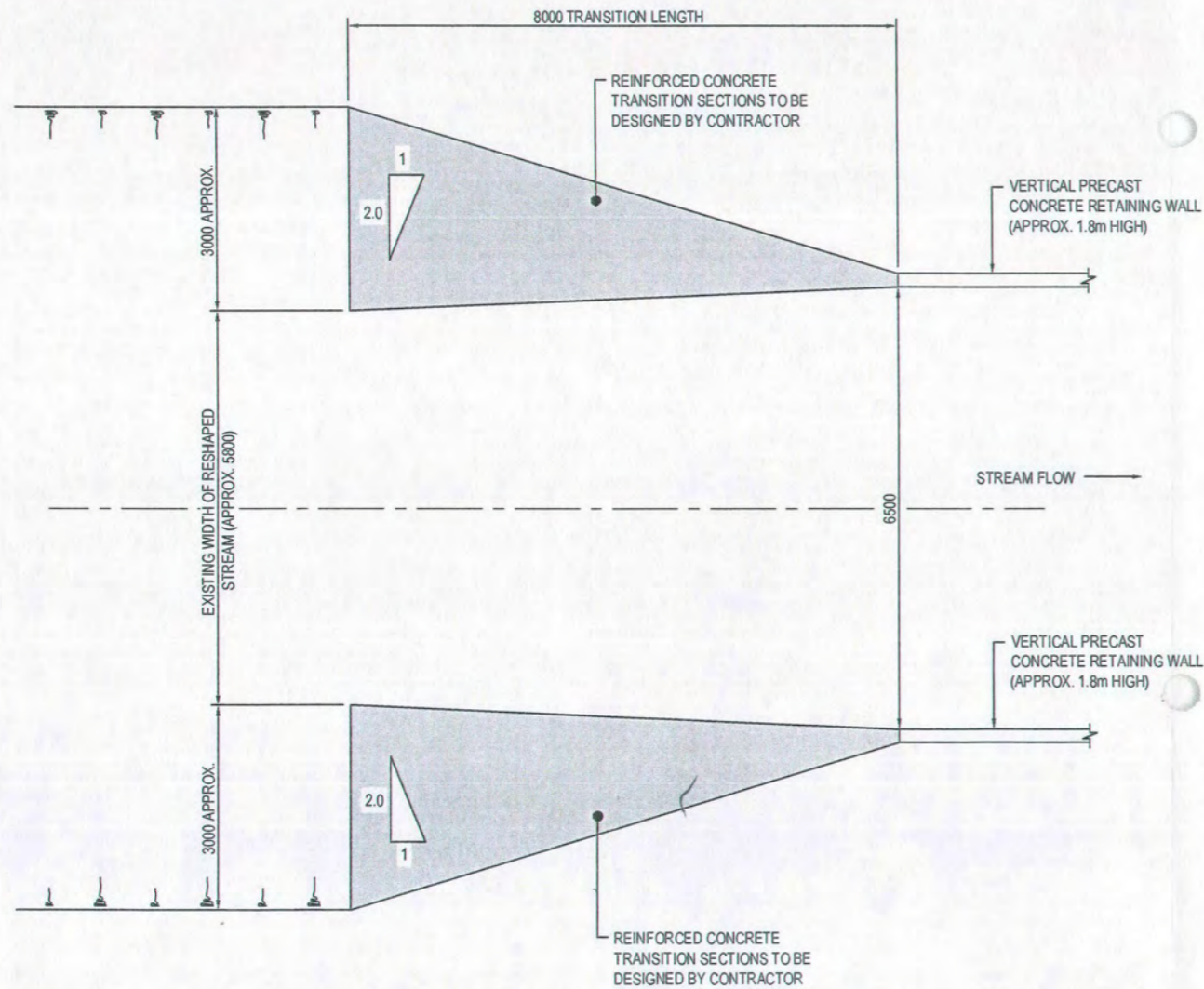
Client:	HUTT CITY COUNCIL	Sheet No:	A1
Project:	AWAMUTU STREAM	Drawing No:	51-28208-C803
Tab:	YORK PARK CHANNEL IMPROVEMENTS	Rev:	A
	SHEET 3 OF 3		



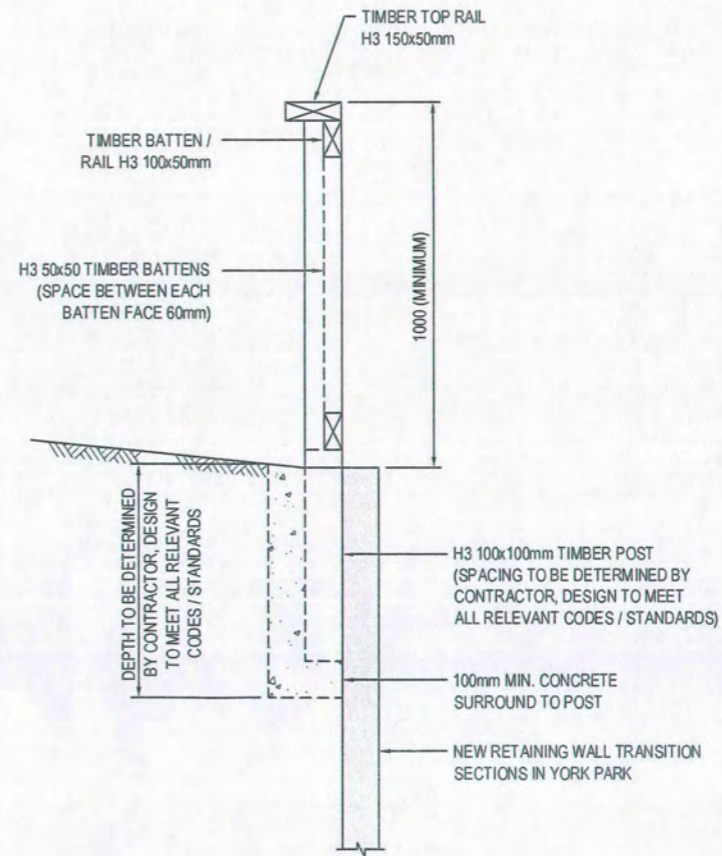
TYPICAL SECTION OF STREAM BANK RESHAPING AND STREAM BED TRIMMING
SCALE 1:25



STREAM TRANSITION PICTORIAL VIEW
NOT TO SCALE

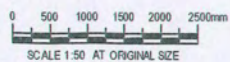
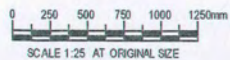


PLAN OF TRANSITION FROM RESHAPED STREAM BANK TO VERTICAL REINFORCED CONCRETE RETAINING WALL
SCALE 1:50



TYPICAL SECTION OF TIMBER FENCE ON RETAINING WALL IN YORK STREET
N.T.S.

BUILDING CONSENT
GRANTED
13/02/2013
HUTT CITY COUNCIL

TENDER

No	Revision	Note	Drawn	Job Manager	Project Director	Date
A	ISSUED FOR TENDER		SS	DC	DC	02/11/12



Level 1, 75 The Esplanade, Petons, Lower Hutt 5012, New Zealand
T 64 4 570 0411 F 64 4 570 0425
E hutt@ghd.com W www.ghd.com

DO NOT SCALE	Drawn P GREGORY	Designer D CROWTHER
GHD Limited Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.	Drafting Check S SEATH	Design Check D CROWTHER
	Approved (Project Director) D CROWTHER	
	Date 02/11/12	
	Scale AS SHOWN	This Drawing must not be used for Construction unless signed as Approved

Client	HUTT CITY COUNCIL
Project	AWAMUTU STREAM
Title	YORK PARK STREAM AND FENCE DETAILS
Original Size	A1
Drawing No:	51-28208-C804
Rev:	A

Historic Building Card and Pre-1990 Building Permits Plans

I485

P1090000

22 York Street MOERA
SCOUT HALL

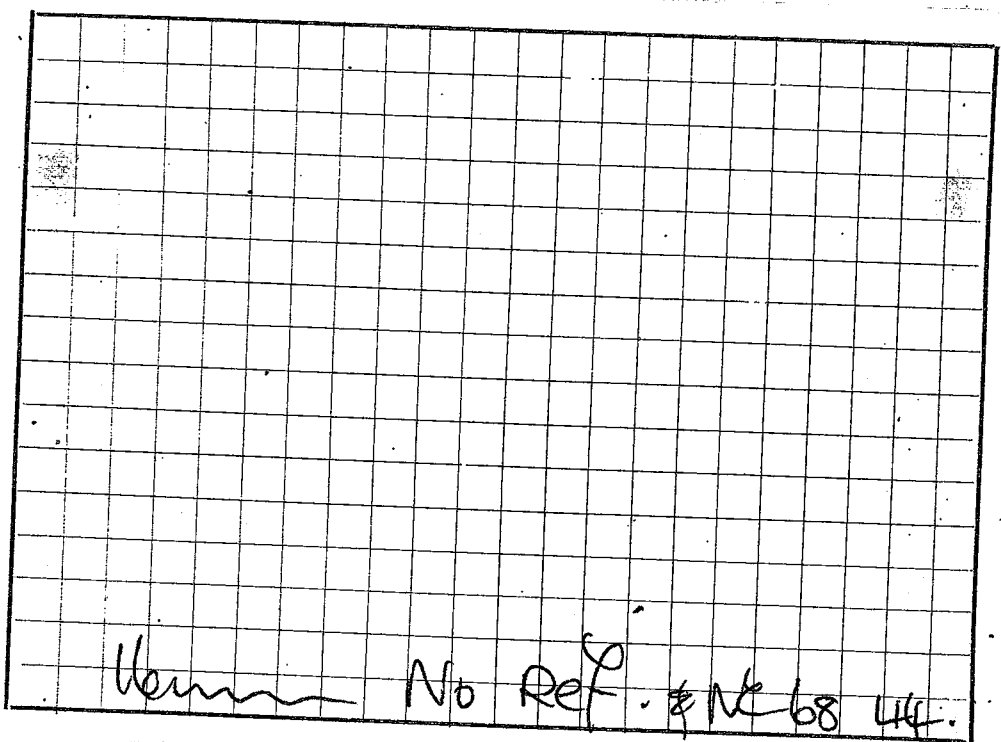
Street: York St. D.P. No. 19222 Sec. Lot: 60
Reserve

Drainage and Plumbing Register

Block:

Owner: Arawa Scout Group	Permits: 17157
Address:	Building No. 18639
Builder:	20684
Plumber:	2-1-92 adds to Hall 10249 P
Drainlayer:	
Nature of Work: Scout Hall	
W.C.'s	Baths: Basins:
Plan Submitted: / /	
Permit Issued: 21 / 11 / 1957	

DRAINAGE PLAN SCALE



FRONTAGE

LOWER HUTT CITY CORPORATION

195

BUILDING APPLICATION FORM

TO THE CITY ENGINEER,
ENGINEER'S OFFICE, LOWER HUTT.

Date: 7th October 1957

I hereby apply for permission to erect, alter, repair a Scout Hall

..... according to locality plan and detailed plans, elevations,
cross-sections, and specifications of building deposited herewith, in duplicate.

Situation: YORK PARK, Off York & Elizabeth streets (Street)

Lot No. Frontage Feet. Area: a. r. p.

D.P. No. Depth (average) feet.

Name of Owner: ARAWA SCOUT GROUP

Address: 46 Adelaide St, Petone (Secretary)

Particulars of Building Foundations:

Walls: Weather board Roof: Corrugated Iron

Area of ground floor: 1302 square feet.

Top Floor: square feet.

Area of outbuildings: square feet.

Estimated Cost—		
Building	£
Plumbing and Drainage	£
Total	£ <u>200</u>

✓/1/11/57

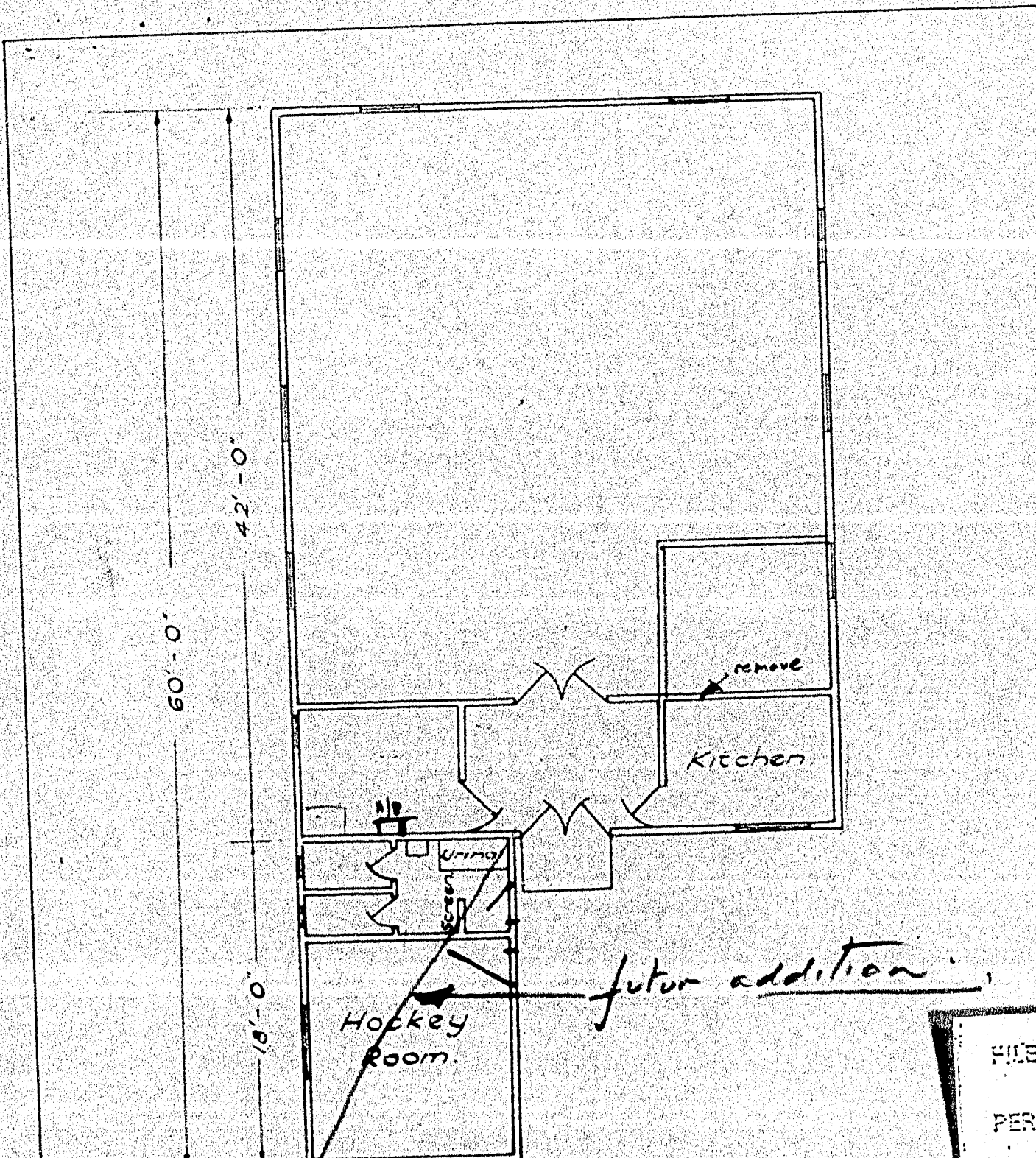
Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose): For Scout & Club
training

Nature of ground on which building is to be placed and of the subjacent strata (e.g., ground water level)
.....

And I do hereby agree to abide by all the provisions of the Lower Hutt City Corporation By-laws governing and regulating all matters the subject of the foregoing.

Arava Scout Group
Chairman
Builder:

Address: 25 Rimburck Rd Lower Hutt



Rough Sums
W/S

Scale: 1/8" to 1 foot

FILE No. 17157

PERMIT No. 77157

DATE OF PERMIT 21 11 57

ADDRESS YORK ST-Reserve

NO Reference

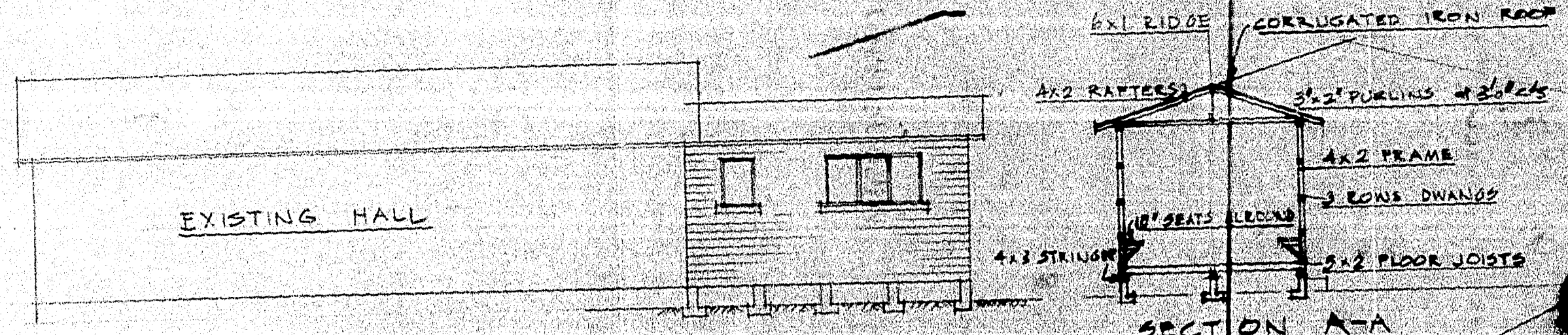
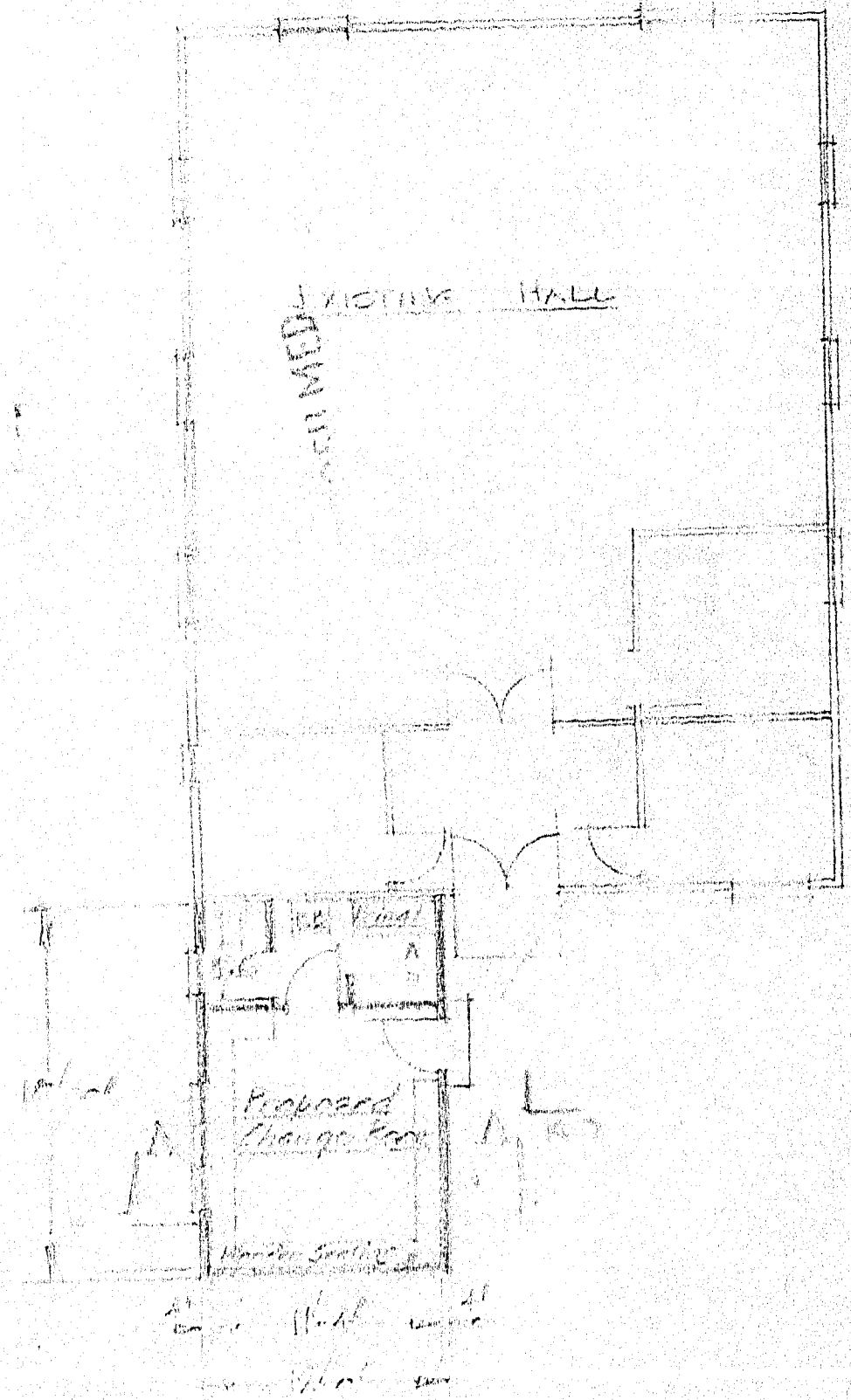
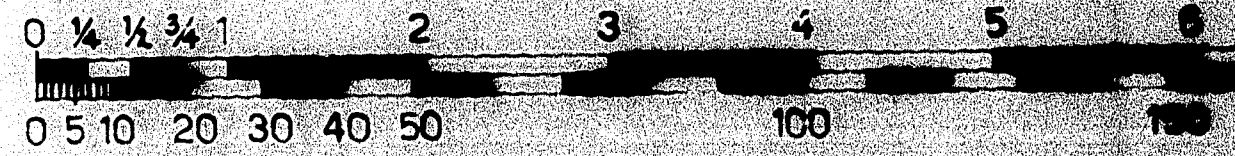
FOR REPLYING.

ANY

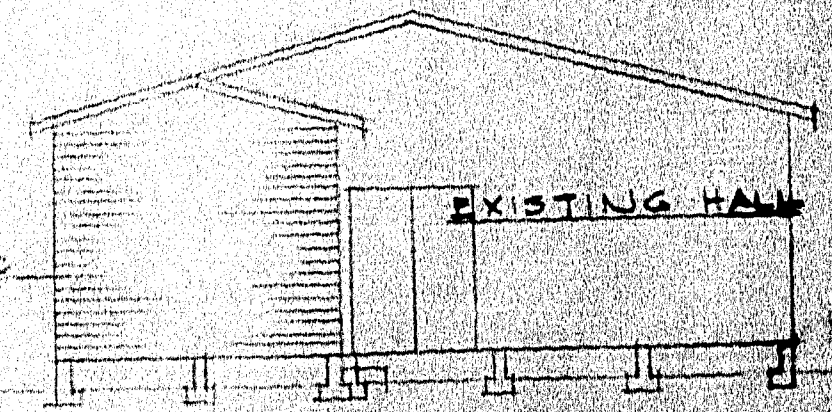
AMENDMENTS TO CHIEF DR. MNG.

J.T. 19/10/57

MICROFILM

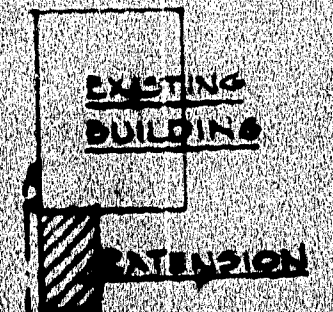


WEST ELEVATION



SOUTH ELEVATION

RANDWICK ROAD



FILE No. 17187
 PERMIT No. MISC
 DATE OF PERMIT _____
 ADDRESS YORK ST
Film 68-44

PROPOSED HOCKEY ROOM

PROPOSED ADDITION OF HOCKEY ROOM TO ARANA

This is an EXAMPLE LIM only and should not be used to buy or sell property.

BUILDING APPLICATION FORM

TO THE CITY ENGINEER,
ENGINEER'S OFFICE, LOWER HUTT.

Date: 22/4/59

I hereby apply for permission to erect, alter, repair a.....

Interior alterations

..... according to locality plan and detailed plans, elevations,
cross-sections, and specifications of building deposited herewith, in duplicate.

Situation: Lot 5 Reserve (Street)

Lot No. Frontage..... Feet. Area: a. r. p.

D.P. No. Depth (average)..... feet.

Name of Owner: Arava Scott

Address: 16 Crawford St. Adelaide La. Petaro

Particulars of Building Foundations:

Walls: Roof:

Area of Ground Floor: square feet.

Top Floor: square feet.

Area of Outbuilding: square feet.

Estimated Value—

Building £

Plumbing and Drainage £

Total £ 10

see letter attached
copy

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose):

Kitchen

Nature of ground on which building is to be placed and of the subjacent strata (e.g., ground water level)

And I do hereby agree to abide by all the provisions of the Lower Hutt City Corporation By-laws governing and regulating all matters the subject of the foregoing.

by Scott
Builder.

Address:

L. 10.9

BUILDING APPLICATION FORM

TO THE CITY ENGINEER,
ENGINEER'S OFFICE, LOWER HUTT.

Date: 2. 3. 61

I hereby apply for permission to erect, alter, repair a Addition
Alawa Street house

..... according to locality plan and detailed plans, elevations,
cross-sections, and specifications of building deposited herewith, in duplicate.

Situation: Lot 5 Reserve.....(Street)

Lot No..... Frontage.....Feet. Area:a.r.p.

D.P. No..... Depth (average).....feet.

Name of Owner: L. H. C. C.

Address:

Particulars of Building Foundations:

Walls: Roof:

Area of Ground Floor: square feet.....

Top Floor: square feet.....

Area of Outbuildings: square feet.....

Estimated Value—

Building

Plumbing and Drainage

Total

Proposed purpose for which every part of building is to be used or occupied (describing separately each
part intended for use or occupation for a separate purpose):

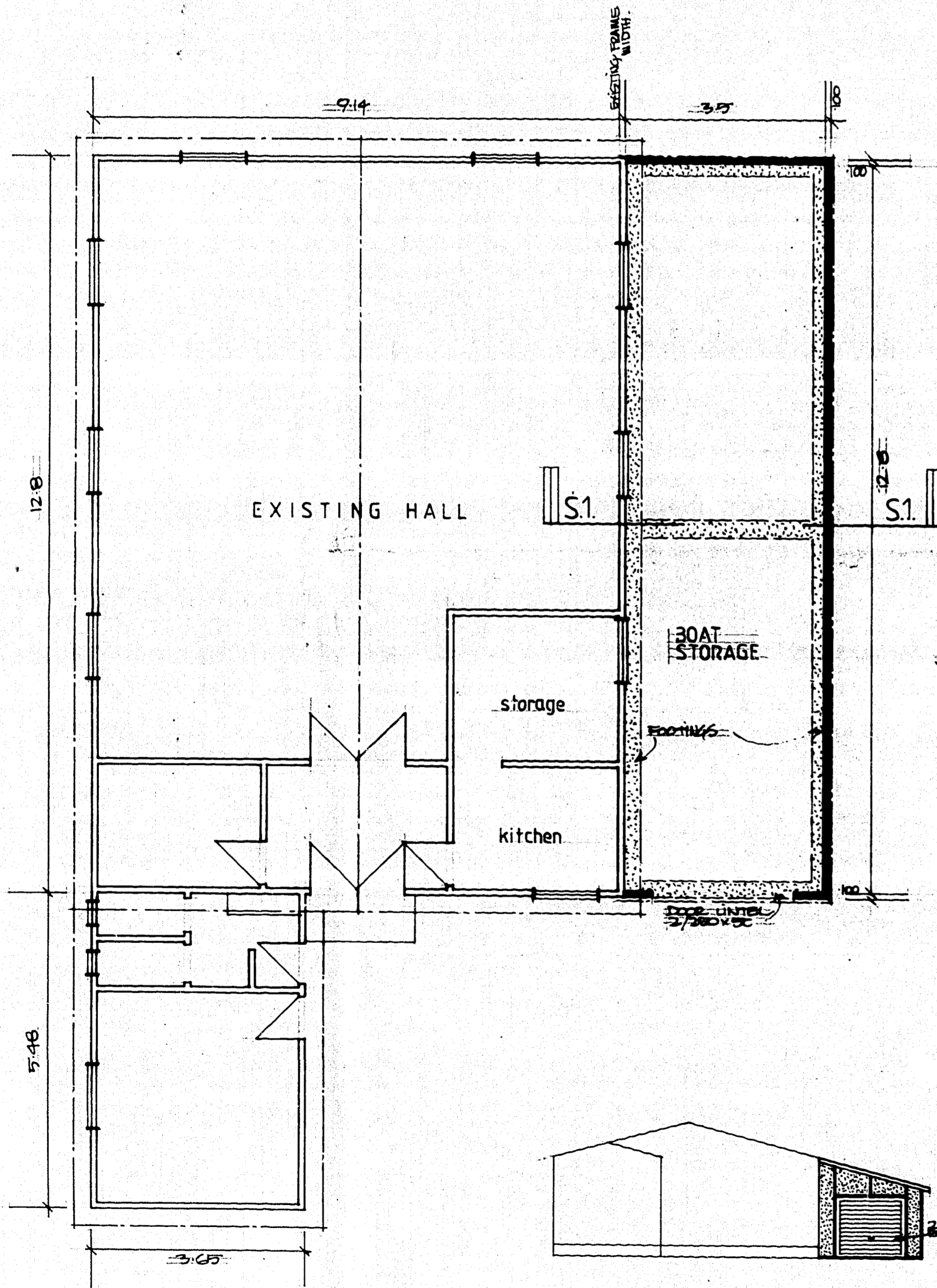
Nature of ground on which building is to be placed and of the subjacent strata (e.g., ground water level)
.....

And I do hereby agree to abide by all the provisions of the Lower Hutt City Corporation By-laws
governing and regulating all matters the subject of the foregoing.

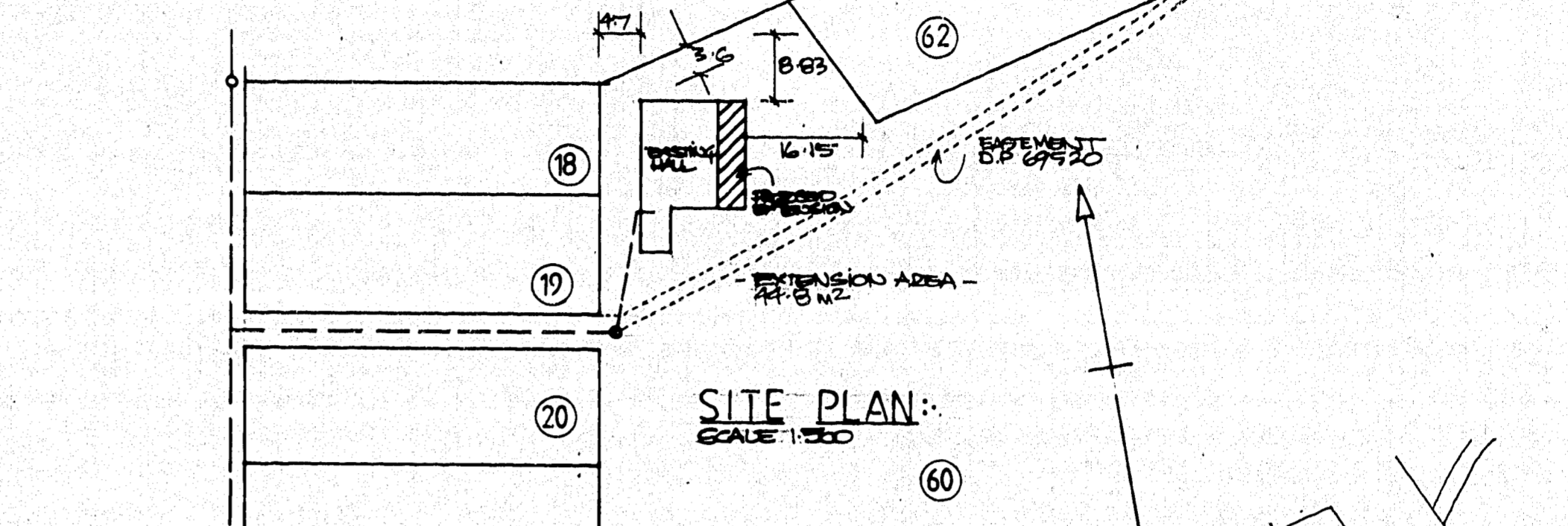
J. F. Morris
Builder.

Address: 98 Geopline Rd.

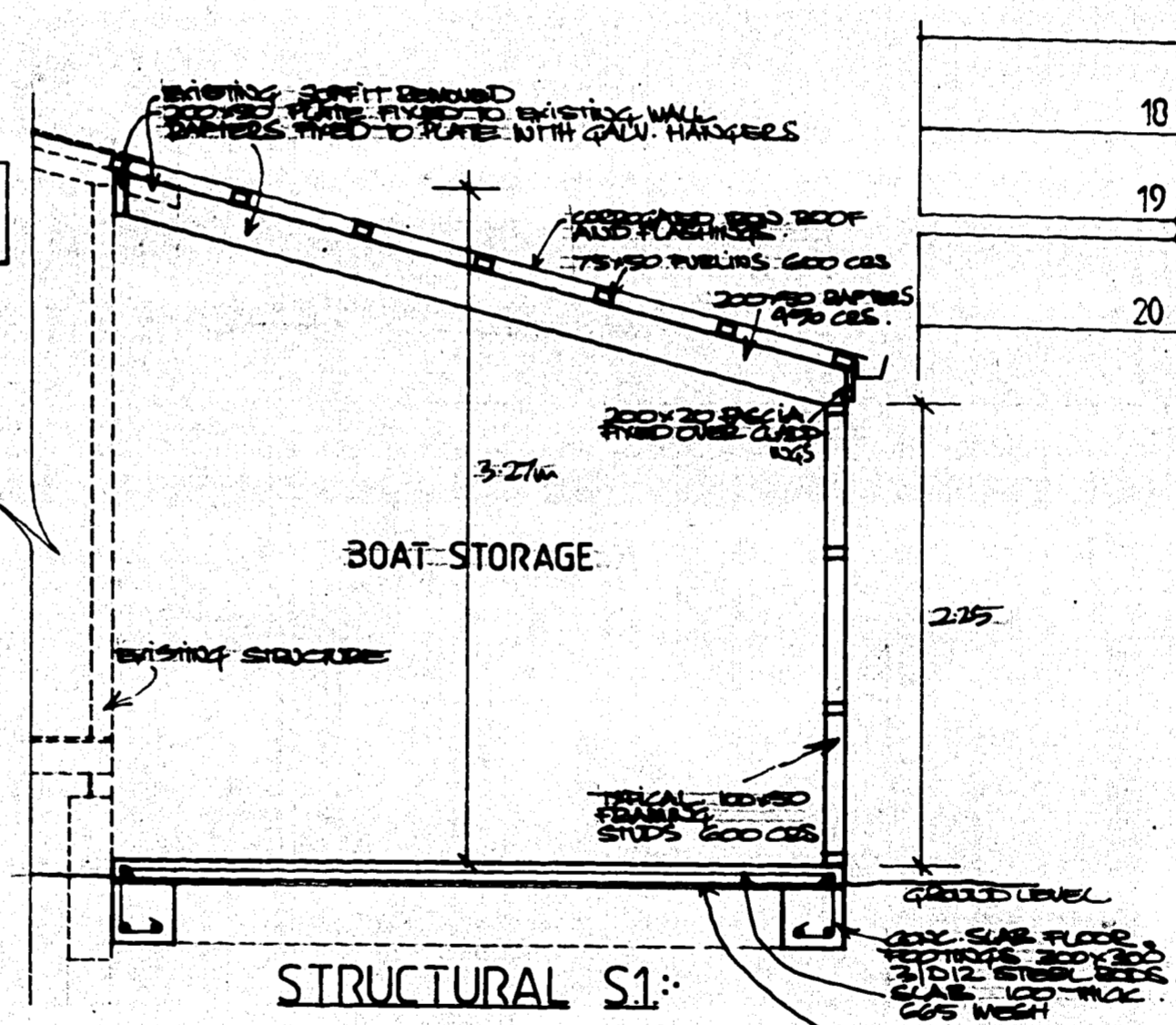
PROPOSED EXTENSION TO THE SEA-SCOUT HALL AT YORK PARK, YORK STREET
 MOERA, LOT 60, S.O. 19222
 DATE: NOV 91



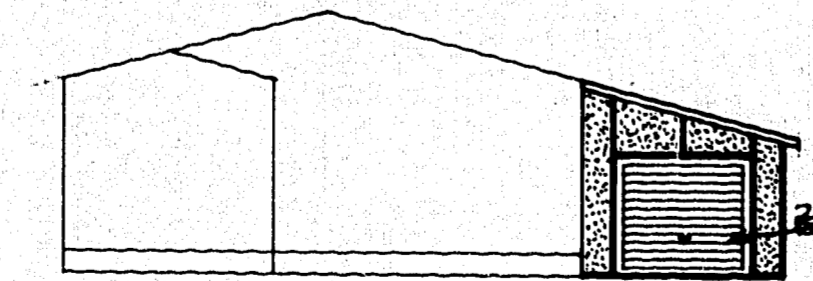
FLOOR PLAN: 1:50



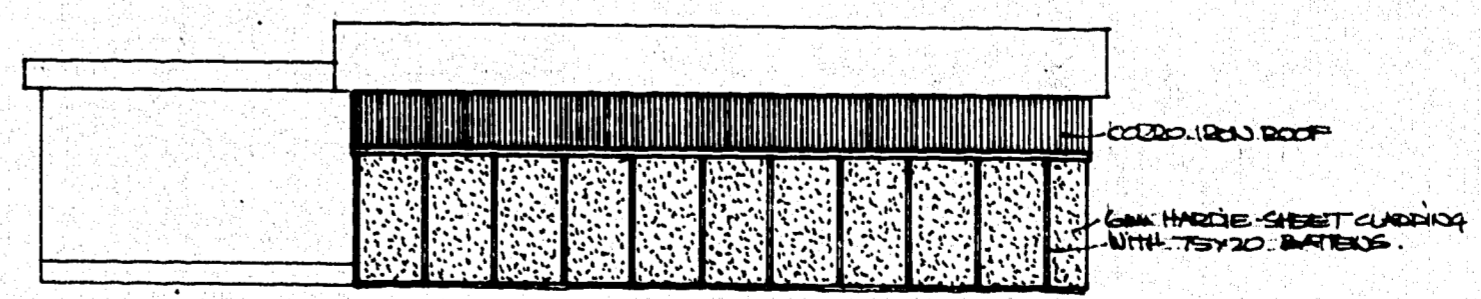
SITE PLAN: SCALE: 1:500



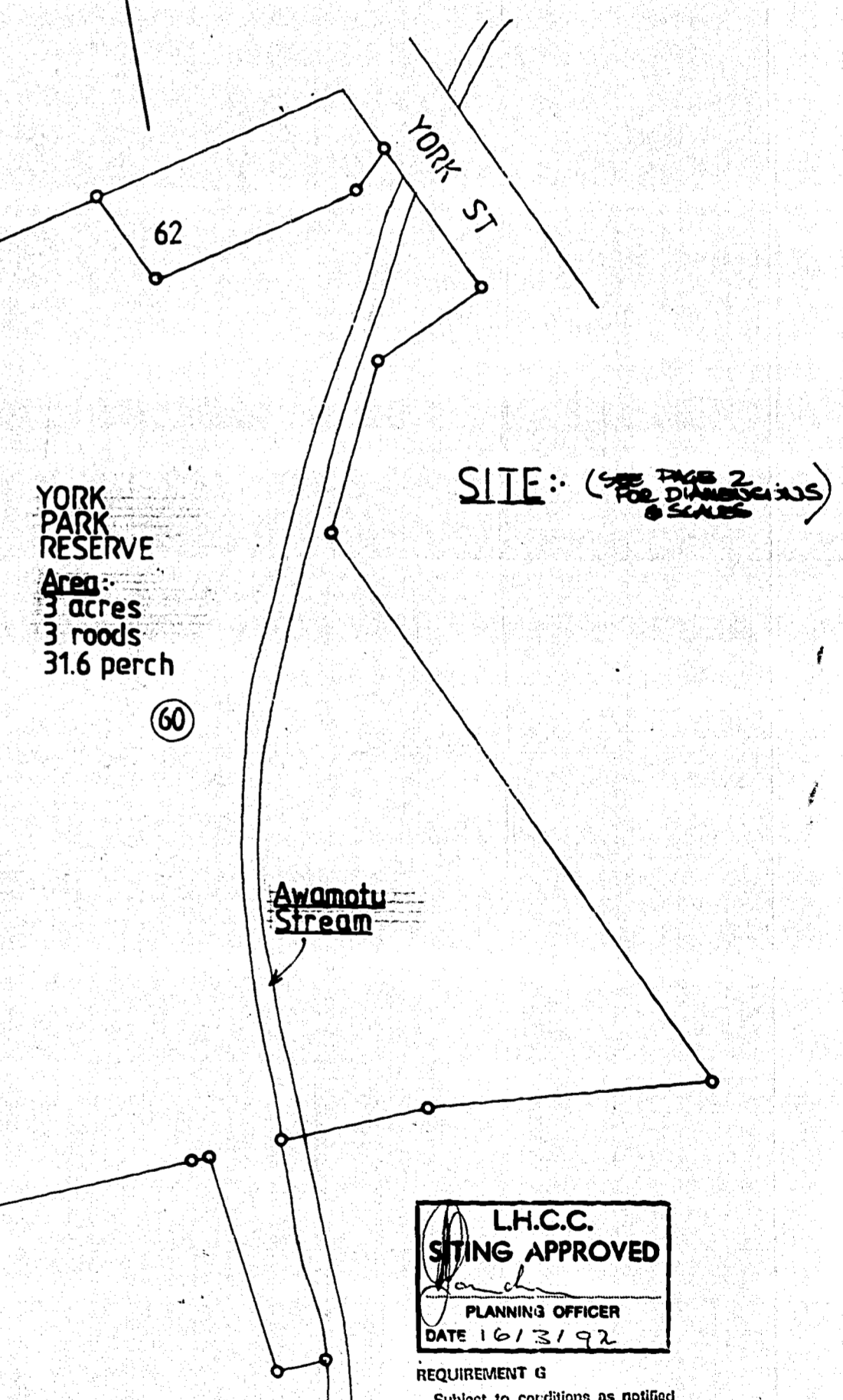
STRUCTURAL S1:



SOUTH: 1:100



EAST: 1:100



L.H.C.C.
 SITING APPROVED
 PLANNING OFFICER
 DATE 16/3/92

REQUIREMENT G
 Subject to conditions as notified
 by letter of 24/3/92
 Town Clerk's reference
 RM20.04.02.Y2.SAS

AMENDED PLAN
 REG. No. DATE
 ADDRESS/WORK 16.3.92
 PERTAINING TO All work

PLUMBING AND DRAINAGE

COUNCIL MAINS POSITIONS

The property is connected to council's sewerage system.

Council has not received any plans of the exact position of the stormwater disposal from the property.

PRIVATE PLUMBING AND DRAINAGE

There are plans (below) showing private drains on the property, although council cannot guarantee their accuracy. Only digging on site can confirm the pipes' precise position.

STREAMS / OPEN DRAINS

Any streams or open drains on the property are the responsibility of the property owner. This includes ensuring the water is free flowing, vegetation and erosion control, maintaining any retaining structures (or driveway culvert crossings) and fencing of the drain.

Council has record of three rubbish-dumping issues between 2016 and 2017 – please see the Enquiry Trace form example below

DRINKING WATER SUPPLY

The property is connected to council's potable water supply.

METERED WATER SUPPLY

Not Available.

INFLOW

The council inspected the property for stormwater entering sewer pipes on 19/5/1999 and found that it complied.

OTHER UNDERGROUND SERVICES

There are a number of services in Lower Hutt such as power and gas lines that are not owned or maintained by Council. They may not be shown in the maps in this LIM Report. If you plan on digging on your property, it is recommended that you utilise the [BeforeUDig](#) service.

Contacts	Position	Phone
Plumbing and drainage enquiries	Duty Plumbing and Drainage Officer	04 570 6666
Inflow enquires	Trade Waste Officer	04 570 6666

Legend

- LIM Property
- Council owned assets**
- Stormwater Fitting
- Wastewater Fitting
- Water Fitting
- Water Hydrant
- M Water Meter
- ✕ Water Valve
- Water Pipe
- Stormwater Pipe
- Wastewater Pipe
- Water Pump Station
- Wastewater Pump Station
- Stormwater Pump Station
- Privately owned assets**
- Water Fixtures
- ▲ Artesian Well
- Rainwater Tank
- Sewer Fixtures
- Septic Tank
- Storm Fixtures
- Water Pipes
- Sewer Pipes
- Storm Pipes
- Water course



PLUMBING & DRAINAGE MAP

Scale: 1:2,346



22/09/2022

Enquiry Trace Form

Enquiry: 370294 **Logged by:** Alan Pope (8890) **on** 02/02/2017 07:44

Service: Stormwater

Classification: Request For Service

Subject: Streams and Drains

Desc.: In the stream, which runs through York Park, Moera is a dumped Countdown supermarket trolley, a tyre and a box. Please remove and return the trolley to Countdown and clear the other rubbish. Thanks.

Site: York Street (R00554), Moera, Lower Hutt

Site Address: York Street

Area: Moera

Location: 22 York St MOERA

Ward: Harbour

Site Notes:

Contact:

Telephone:

Email: z

Customer: 356911 **Time:** 02/02/2017 07:44 **Method:** IRAP

Name:

Telephone: 045706890

Address:

Email: z

Current Status:

No.	Effective	Status	Officer	Follow up Date
11	03/02/2017 12:52:51	Call Closed	City Care	

Notes:

Status history:

No.	Effective	Status	Officer	Notes
10	03/02/2017 12:52	Call Closed	City Care	
9	03/02/2017 12:43	Contractor on site	City Care	
8	03/02/2017 12:43	Contractor on site	City Care	03/02/2017 12:52 EM System Checked council main - Stormwater
7	03/02/2017 12:43	Contractor on site	City Care	
6	03/02/2017 12:43	Contractor on site	City Care	03/02/2017 12:48 Michael Curtice Tyer and other rubbish must have washed away in yesterdays flood, trolley has been removed and will be taken back to count down
5	03/02/2017 12:43	Contractor on site	City Care	
4	03/02/2017 12:43	Contractor on site	City Care	03/02/2017 12:45 Michael Curtice Tyer must and other rubbish washed away in flood trolley been removed atatched
3	03/02/2017 12:43	Contractor on site	City Care	
2	02/02/2017 07:47	Call Logged	City Care	
1	02/02/2017 07:44	Call Logged	City Care	

Revised Status:

Name : Signed : Date : Time :

Managing streams and open drains on private property

Your responsibilities





Managing streams and open drains

On behalf of council we are responsible for ongoing maintenance around streams and open drains on public land. However as a homeowner you are responsible for maintaining streams and open drain that pass through your property. Regular maintenance of the stream and its banks or open drains not only keeps the waterway and aquatic life healthy but can also protect your property by helping reduce any potential flood risk. It is vital that waterways are kept clear and this is an ongoing joint effort between you and your council.

Wellington Water has a programme in place to regularly inspect streams, open drains and other waterways.

What is the risk?

During heavy rain events the volume of water flowing through streams and open drains increases. If the flow of water is obstructed then flooding may occur.

Flooding not only increases the risk of damage to your property but also the land around your property as this may become unstable and results in subsidence.

What can you do to protect yourself?

- Remove any debris, overhanging branches, fallen trees or vegetation and clear away any bank collapses to ensure water can flow freely.
- Make sure any pollutants on your property cannot find their way into the stream or open drain. This is particularly important during heavy rain events.
- Any private structure that crosses the stream or open drain needs to be fixed securely to stop it breaking free and floating away during increased water flow.
- The natural route that water runs off your land is the "overland flow path". Landscaping, buildings, sealed driveways and pathways all affect the flow of water through your property. Water courses are best left open allowing water to flow freely.
- Please contact us if you are considering piping a water course on your property as we are more than happy to discuss this with you. However, this may not be permitted in some areas.
- Obtain sandbags and store them ready for use. Sandbags placed in strategic areas can help reduce potential flood risk.
- Regularly check your local weather information via MetService and social media to be aware of any weather events that may affect water courses on your property. Pay particular attention to heavy, localised rain events. These are typically short, intense events that have the potential to result in flooding.





**Let's all do our part to
protect our waterways.**

Wellington Water

Phone: 04 912 4400

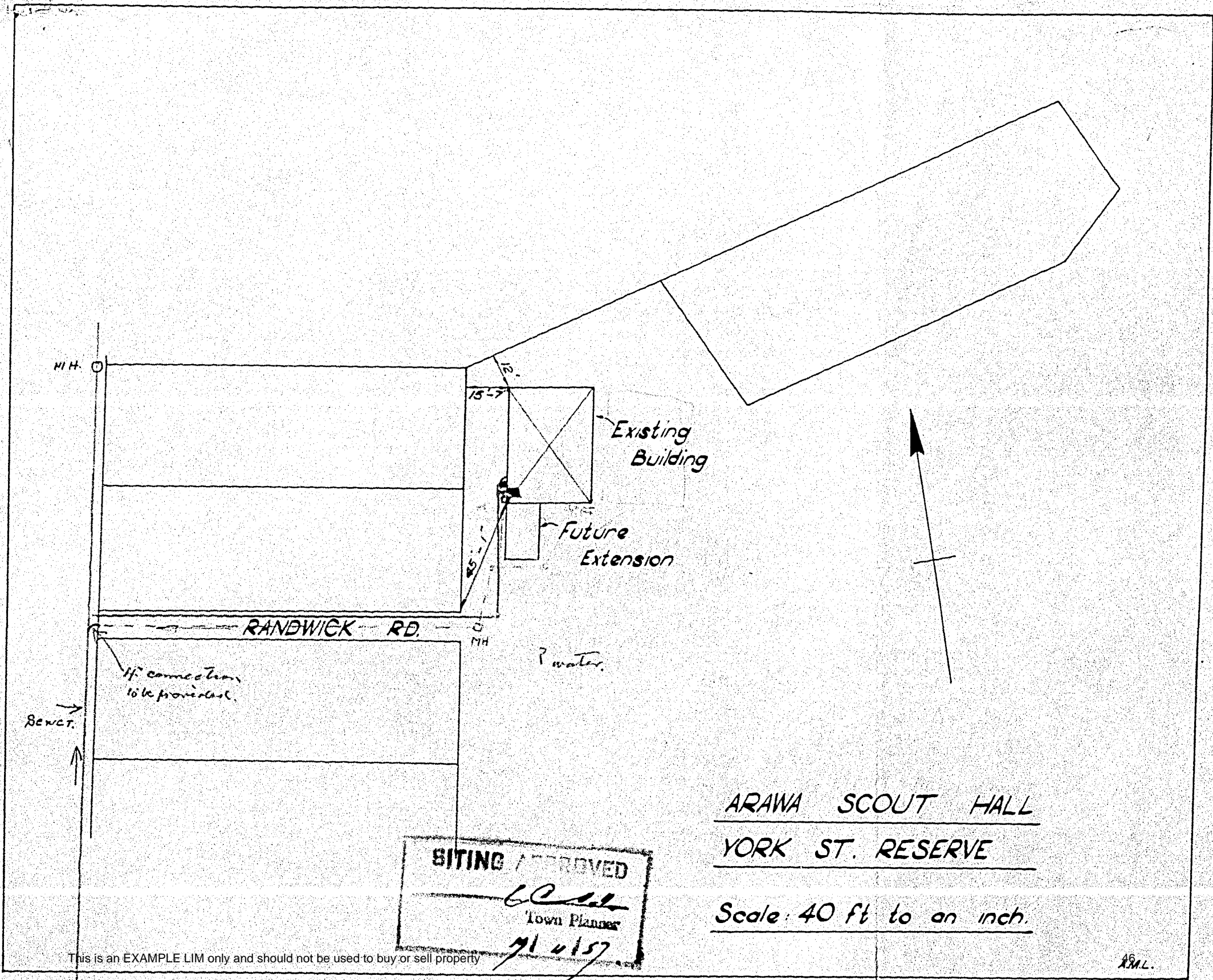
Email: info@wellingtonwater.co.nz

Web: www.wellingtonwater.co.nz



This is an EXAMPLE LIM only and should not be used to b

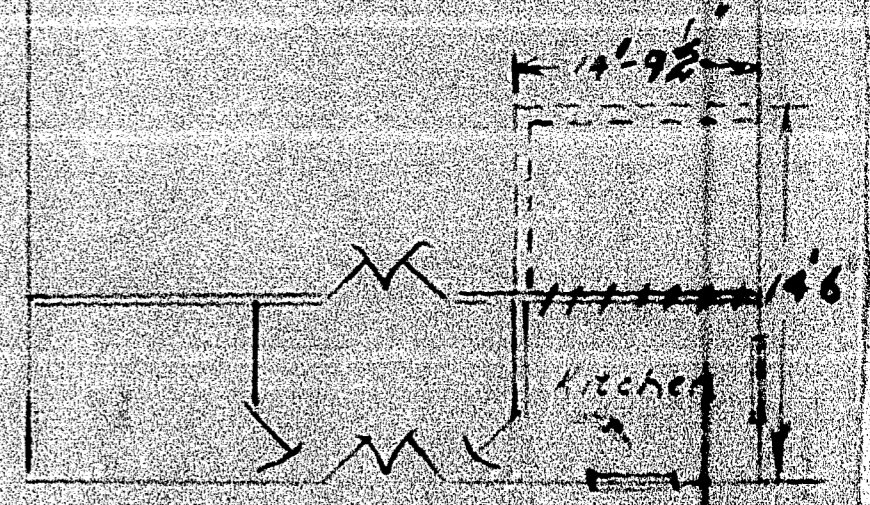
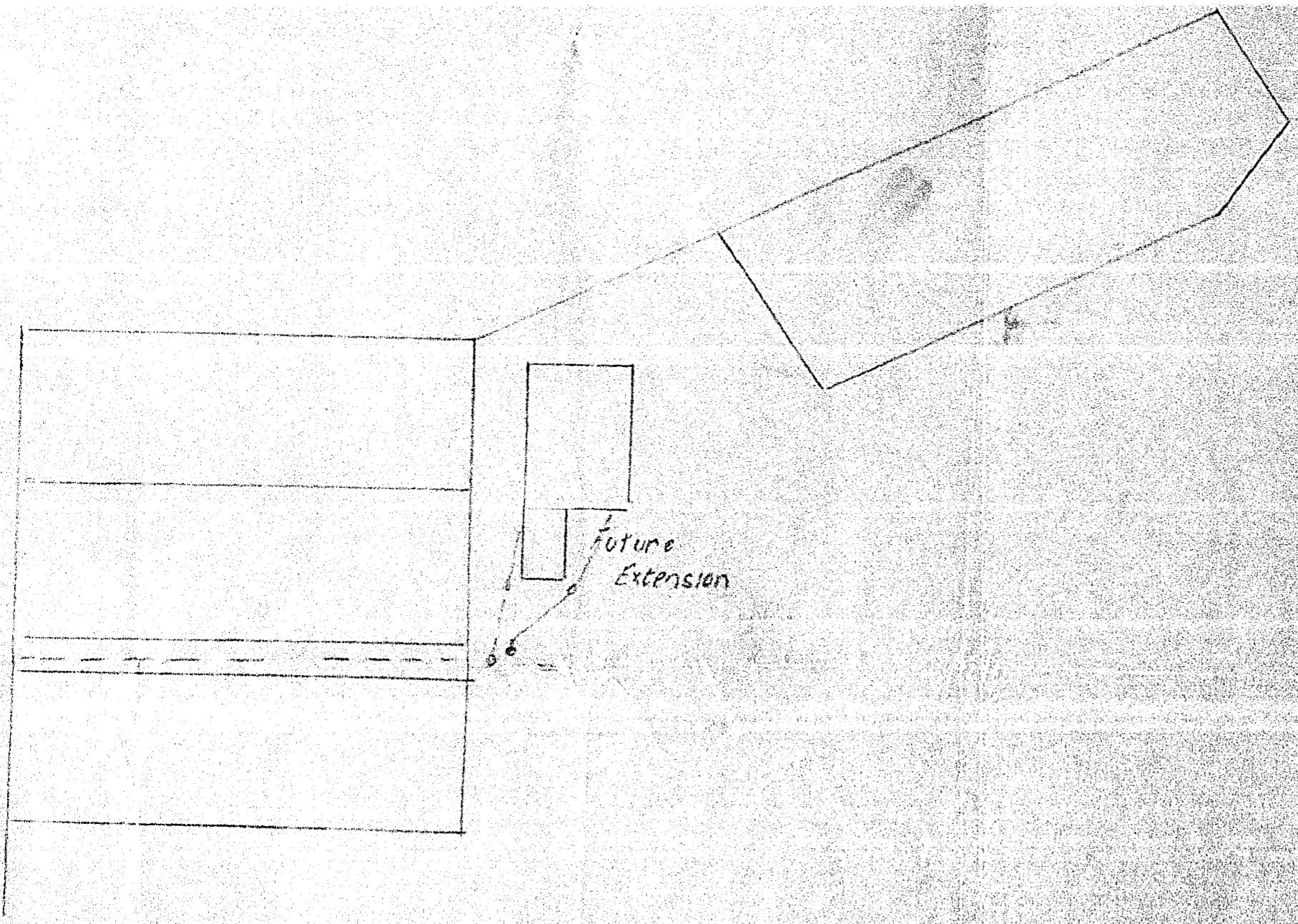
Plumbing and Drainage Plans



ARAWA SCOUT HALL
YORK ST. RESERVE

Scale: 40 ft to an inch.

SITING APPROVED
[Signature]
 Town Planner
 91 0157



REMOVED

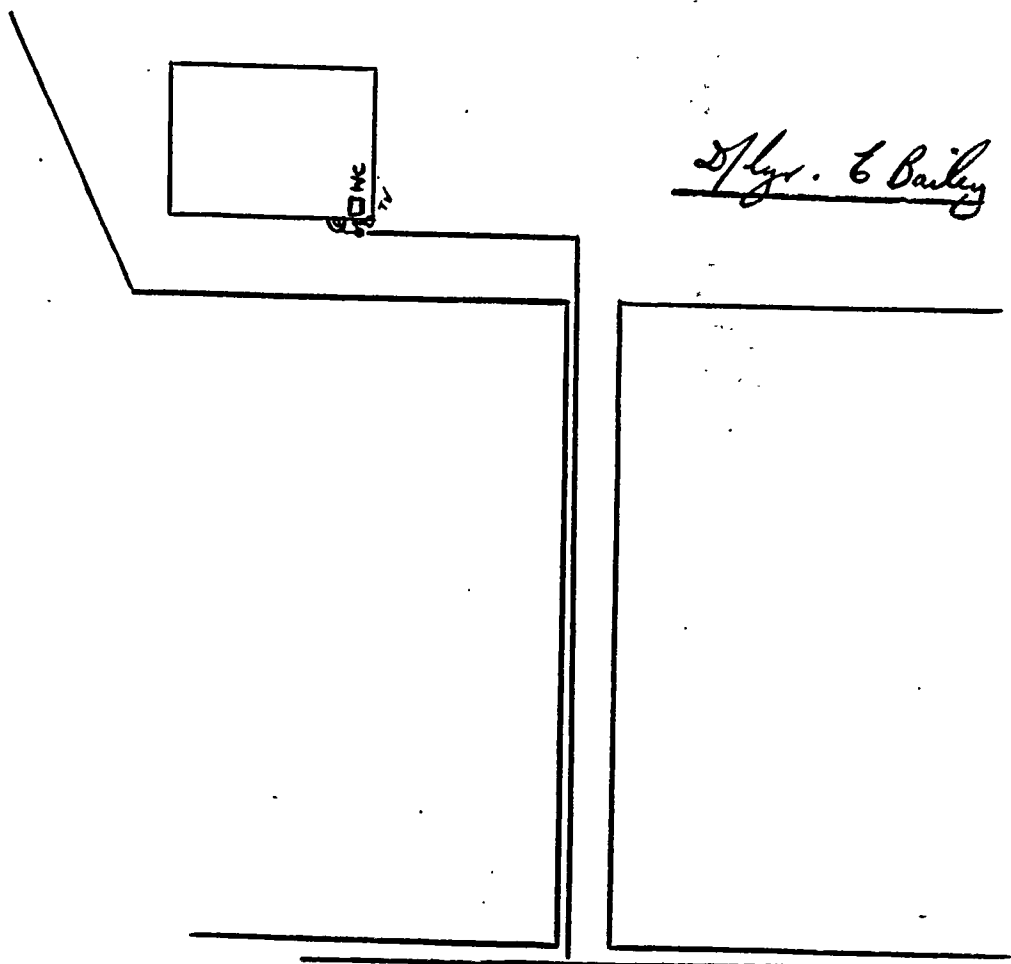
18001
 Building Permit No. 18001
 Planning Permit No. 18001
 Other Permit No.
 York St Reserve
 No Reference

FILE NO. 17157
 PERMIT No. 18609
 DATE OF PERMIT 6-5-59
 ADDRESS YORK ST-Reserve
 No Reference

New Connection

ARAWA SCOUT GROUP

YORK ST. RESERVE



D/ys. & Bailey

RANDWICK ROAD

PERMIT No 2043

LOWER HUTT CITY COUNCIL

(CITY ENGINEER'S OFFICE)

PERMIT FOR SANITARY PLUMBING/DRAINAGE WORK

Mr. R. B. Williams of 9 Hyde St. Street
Wairua - O. Waka

being a registered plumber drainlayer is hereby authorised to carry out the sanitary plumbing/drainage work at premises owned by Mr. R. B. Williams of

No. 1 Street Elizabeth St.

Lot 1 D.P. 1 Description of Work: B.P. No. 1

Cost of Work: £ 100 or Install W.C. Basin and

Fee Received: £ None Permit Work in front hall for
Endorsements: W.C.

Receipt No.:

Issued:

For City Treasurer

All work must be carried out in strict accordance with plans lodged with the application with the provisions of City By-law Amendment No. 36 (1958) and any endorsements on this permit.

DATED this 11th day of April 1961.

[Signature]
For City Engineer. 49

HAZARDS

CERTIFICATE OF TITLE INTERESTS

Please carefully check the property's certificate of title for any entry under section 74 of the Building Act 2004, or its predecessor section 36(2) of the Building Act 1991, as they relate to building on land subject to natural hazards, which may invalidate statutory natural disaster insurance. Clause 3(D) of the Earthquake Commission Act 1993 states that in these circumstances the commission may decline a claim in whole or part.

FLOODING (INUNDATION, ALLUVION*, AVULSION**)

* The wash of the sea or of a river. **Sudden loss of soil from flood or from shift in course of stream.

Council records show flooding has been reported in the area in February 2004 – please see the attached photo below. Please note, the photo may not represent the full extent of flooding.

There are future stormwater improvements being investigated for the area, including the Awamutu Stream Stormwater pumping station.

Council records show the property is in the 1 in 100 year flood area, as modelled by Greater Wellington Regional Council. For more information please see the Greater Wellington Regional Council website: <http://mapping.gw.govt.nz/GW/Floods/>

Flood risk modelling investigations are being compiled for Lower Hutt suburbs, including Wainuiomata, Stokes Valley and more. Please see the Wellington Water rainfall flood risk website [Wellington Water Maps](#). If you are having trouble accessing this website, or require further information, please contact Wellington Water on 04 912 4400.

SLOPE STABILITY (SLIPPAGE, FALLING DEBRIS, EROSION AND SUBSIDENCE)

Council does not hold any records showing slippage on the property.

More general information can be found in this 2021 Report: [Slope Failure Susceptibility Assessment](#)

EARTHQUAKE-PRONE BUILDING

The earthquake-prone building provisions of the Building Act 2004 do not apply to a building if it is used wholly or mainly for residential purposes unless:

- it is two or more storeys; and either
 - is a hostel, boardinghouse, or other specialised accommodation; or
 - contains 3 or more household units.

This building is therefore outside of the scope of the earthquake-prone building provisions of the Building Act 2004. For more information on current legislation please visit the Ministry of Business Innovation and Employment website <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

CONTAMINATED SITES

The property does not appear on Greater Wellington regional council's selected land use register, which contains a list of properties with a history of hazardous activity or industry.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health controls activities on sites where an activity on the Hazardous Activities and Industries List has occurred. This LIM report should not be considered as a complete assessment of a site's history in regard to HAIL activities. For further information take a look at MFEs information on contaminants www.mfe.govt.nz/laws/standards/contaminants-in-soil/

EARTHQUAKE HAZARDS

Information relating to liquefaction, ground shaking, active faults and slope failure can be found on Greater Wellington Regional Council's [Hazards and Emergency Management Maps](#).

TSUNAMI

The property is in a tsunami hazard area. Maps of tsunami hazard areas for 1:100, 1:500 and 1:1000-year tsunami events are available here: [Probabilistic Tsunami Hazard Maps \(2021\)](#)

More information on the tsunami hazard areas can be found in the GNS Science Report Hutt City Probabilistic Tsunami Hazard Maps (2021): [GNS Report on Probabilistic Tsunami Hazard \(2021\)](#)

Council has divided the Hutt Valley coastline into three tsunami evacuation zones - red, orange and yellow (see attached map). The property is in the orange zone. In the case of a natural or official warning, all three zones should be evacuated immediately. Do not return until an official all-clear is given.

A natural warning is defined as: a strong earthquake (one in which it is hard to stand up); unusual noises from the ocean (for example, the ocean rushing in or out); or a weak rolling earthquake that lasts more than a minute. An official warning may come from local Civil Defence officials or emergency services using sirens, text messages or radio and TV broadcasts.

The zoning is based on a report compiled in 2016 entitled Hydrodynamic Inundation Modelling. To see the report, go to <http://www.getprepared.org.nz/tz>

SEA LEVEL RISE AND STORM SURGE

For more information on sea level rise, please see <https://www.searise.nz/>

To find out how sea level rise and storm surge may impact the property please go the Greater Wellington Regional Councils Sea Level Rise Modelling tool here <https://mapping1.gw.govt.nz/GW/SLR/>.

CO-SEISMIC SUBSIDENCE

For information on estimated subsidence of the valley floor during a Wellington Fault rupture, the GNS Science Report *Estimating co-seismic subsidence in the Hutt Valley associated with rupture of the Wellington Fault* is available to download from the following website

<http://shop.gns.cri.nz/estimating-co-seismic-subsidence-in-the-hutt-valley-associated-with-rupture-of-the-wellington-fault/>

WELLINGTON REGION EMERGENCY MANAGEMENT

















For information on how to be prepared for an emergency, or to keep up to date in the event of an emergency in the Wellington Region, please visit the [Wellington Region Emergency Management Office website](#).

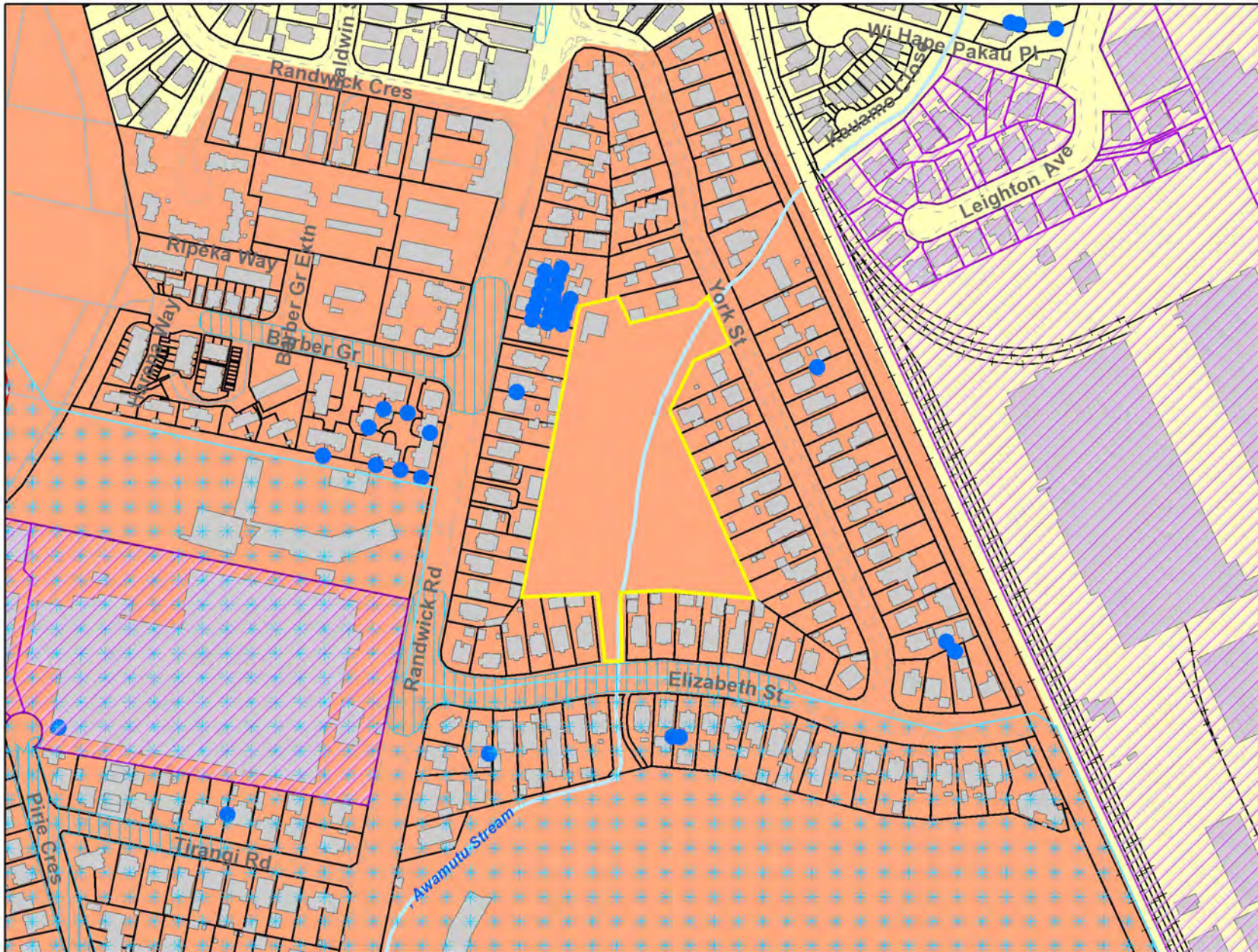
COMMUNITY EMERGENCY HUBS

To find out where your closest Emergency Hub (formerly known as Civil Defence Centre) is please visit the [Civil Defence Website](#).

Contacts	Position	Phone
Flood modelling	Greater Wellington regional council flood protection officer	04 384 5708
Contaminated sites	Greater Wellington regional council environmental scientist	04 384 5708
Liquefaction and ground shaking	Greater Wellington regional council hazard officer	04 384 5708
Earthquake-prone buildings	Seismic Assessment Officer	04 570 6666
All other hazard information	LIM officer	04 570 6666

Legend

-  LIM Property
 -  Community Emergency Hub
 -  HCC Recorded Landslip
 -  HCC Recorded Landslip Area
 -  Recorded Flood Occurrence
 -  Inundation reported streets
 -  Secondary Flood Path
 -  Sea Spray (Zone D: High)
 -  Kerbline
 -  Contour Lines (meters above sea level)
 -  Water course
 -  Railway
 -  Greater Wellington Regional Council Selected Land Use Register
- Tsunami Evacuation Zones**
-  Shore Exclusion Zone
 -  Evacuation Zone
 -  Self Evacuation Zone



HAZARDS MAP

Scale: 1:3,382

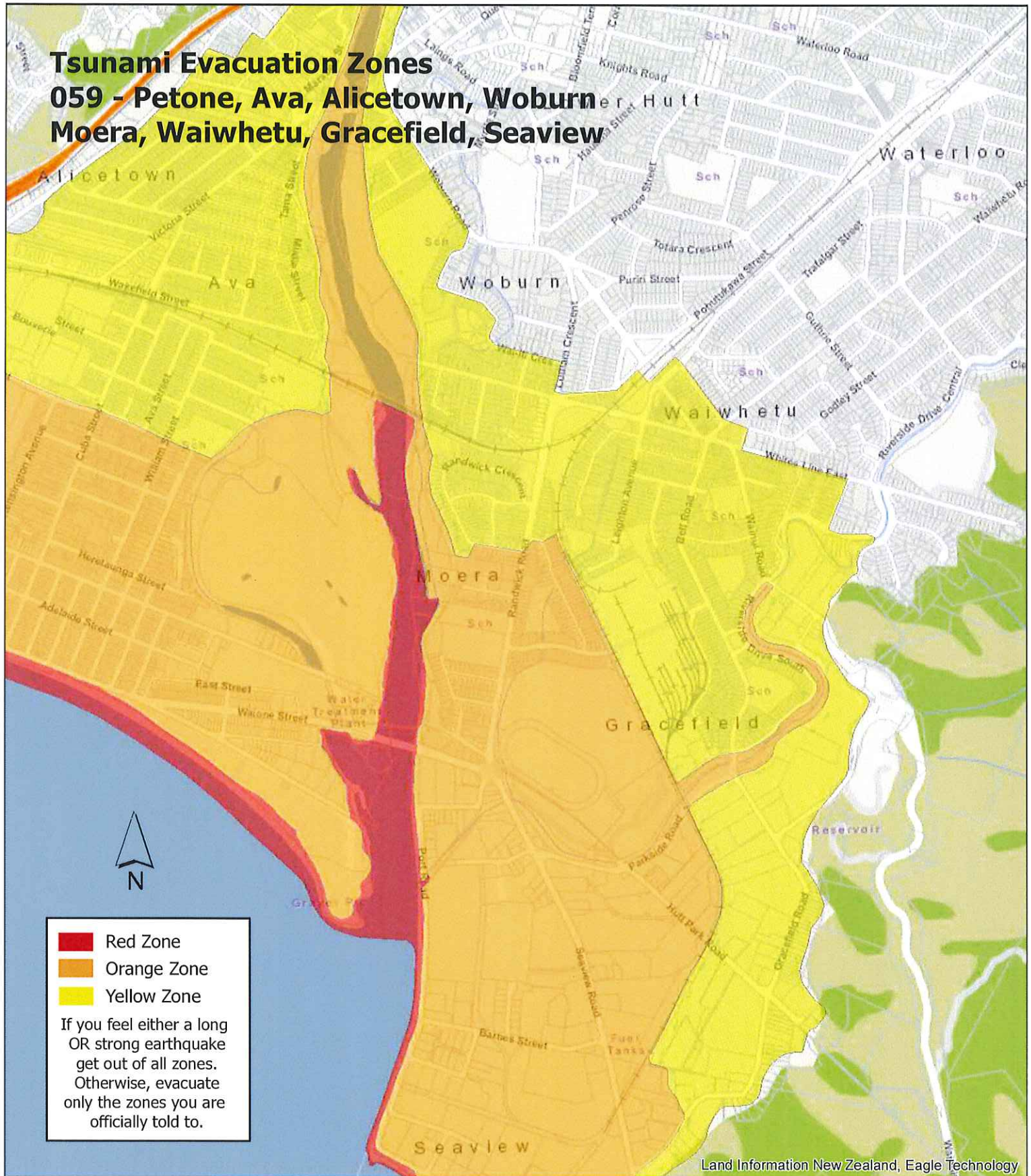


This is an EXAMPLE LIM only and should not be used to buy or sell property

Tsunami Evacuation Map

If you feel an earthquake that is either longer than a minute OR strong enough that it's hard to stand up THEN get to high ground, out of all zones, as soon as shaking stops!

**Tsunami Evacuation Zones
059 - Petone, Ava, Alicetown, Woburn
Moera, Waiwhetu, Gracefield, Seaview**



For maps of the Wellington Region and detailed zone descriptions:
www.getprepared.nz/tz



0 250 500 1,000 Meters
 Scale 1:24,000



This is an EXAMPLE LIM only and should not be used to plan or sell property

DISTRICT PLAN

THE DISTRICT PLAN

The Resource Management Act 1991 requires Hutt City Council to prepare a District Plan to manage land use and development within its jurisdiction. It contains rules that may affect any development or land use you may be considering. Click [here](#) to view the District Plan online.

ACTIVITY AREA

The property is in the general recreation activity area of the city's District Plan.

For more information on the rules relating to this activity area please read the corresponding chapter of the District Plan. It should be read in conjunction with the plan's general and subdivision rules in chapters 11 and 14. (The full version of the District Plan can be found [here](#))

PROPOSED PLAN CHANGES

The District Plan is subject to ongoing monitoring and review throughout its lifetime.

There is a list of proposed changes and completed changes to the District Plan available [here](#).

Proposed District Plan Change 56:

This property is within an area that is affected by Proposed District Plan Change 56, a change to the City of Lower Hutt District Plan. The proposed changes include new medium density residential standards, a new High Density Residential Zone, changes to existing Commercial zone rules, new natural hazard layers and associated rules, and some proposed historic heritage areas and buildings. The plan change also proposes significant changes to the District Plan maps, including the pattern of activity areas. Updates to provisions relating to financial contributions, subdivision, wind, and other chapters of the District Plan are also proposed.

The proposed plan change can be viewed on the Council's website www.hutt.city/pc56

URBAN GROWTH STRATEGY

The Urban Growth Strategy is Council's approach to managing growth and development in Lower Hutt to 2032. It focuses on how much we want the city to grow, where new homes and businesses will be accommodated, and what will be done to support and encourage this development. Click [here](#) to read more.

HERITAGE BUILDINGS

The district plan does not recognise there being any heritage buildings or structures on the property.

PROTECTED TREES

A covenant, resource consent condition or consent notice may protect vegetation. See the record of title and/or resource consent(s) for any information in this regard.

RESOURCE CONSENTS AND DISPENSATIONS

Below is a list of resource consents the council has issued from 1991 onwards under the Resource Management Act 1991. A copy of the resource consent decision is included, where possible, for each resource consent issued.

It is important you ensure that the consent has been acted on and that each of the consent conditions are complied with, within the allocated timeframe (where applicable) from the decision date. The decision date is the date the resource consent was granted. You will find the consent conditions listed in the decision document. For more information on resource consents, click [here](#) or call the Duty Planner (contact details below).

Consent Number	Description	Decision Date
RCNRN04031992_02	Additions to existing premises	04/03/1992
RM120339	Earthworks in conjunction with an upgrade to the stream channel in York Park	10/12/2012

For dispensations Council issued under the Town and Country Planning Act 1953, see the planning file references in the archives section.

NEIGHBOURING RESOURCE CONSENTS

A resource consent under the Resource Management Act 1991 has been granted for a two-lot subdivision at 65 York Street, Moera. You can view the approved plans for the resource consent at the Hutt City Council main office at 30 Laings Road.

MONITORING AND ENFORCEMENT

A resource consent relates to a property, not its owner at the time the resource consent was granted. If a building or parcel of land is sold without having satisfied the conditions of a resource consent, it becomes the responsibility of the subsequent owner to arrange council inspections and ensure compliance with resource consent conditions. Work for which the council grants a resource consent must be largely complete within five years. For the first year, the council actively monitors a project. For the next four, it makes periodic checks. See the contact list below to make inquiries about a property with an outstanding resource consent.

Contacts	Position	Phone
District Plan and resource consents	Duty Planner	04 570 6666
District Plan changes	Policy Planner	04 570 6666
Monitoring and enforcement	Monitoring and Enforcement Officer	04 560 1044



Please see Legend on the next page

DISTRICT PLAN

Scale: 1:3,389






















Although the information displayed has been prepared with care and in good faith, it is an information service and is designed to be illustrative only. The Council cannot guarantee the accuracy or completeness of the information and accepts no liability for any errors or omissions. This is an EXAMPLE only and should not be used to buy or sell property. Information New Zealand data supplied under licence to Hutt City Council. Crown Copyright Reserved

District Plan Activity Areas

-  Avalon Business
-  Central Commercial
-  Community Health
-  Community Iwi
-  Extraction
-  General Business
-  General Recreation
-  General Residential
-  General Rural
-  Hill Residential
-  Historic Residential
-  Landscape Protection
-  Medium Density Residential
-  Passive Recreation
-  Petone Commercial
-  River Recreation
-  Road Use Of
-  Rural Residential
-  Special Business
-  Special Commercial
-  Special Recreation
-  Special Residential
-  Suburban Commercial
-  Suburban Mixed Use
-  Road


District Plan - Annotations

-  City Boundary
 -  Designations
 -  Wellington Faultline Special Study Area
 -  State Highway and Railway Corridor Buffer Overlays
 -  Hydraulic Line - GWRC
 -  Flood Protection Bank
 -  Railway Line
 -  Regional/Forest Park
 -  Heritage Area
 -  Primary River Corridor
 -  Secondary River Corridor
 -  1 in 100 yr Flood Extent
 -  Belmont Building Setback Line
 -  Historic Place
 -  Notable Tree
 -  Trees - Protected (Proposed Plan Change 36)
 -  Wharf
- Transmission (High Tension) Lines**
-  National Grid Yard
 -  National Grid Corridor

District Plan Map Appendix Annotations

-  Significant Archaeological Resource Site
-  Significant Cultural Resource Site
-  Significant Natural Resource Site

District Plan - Additional Annotations

-  Specific Requirements

Base Layers

-  Properties
-  Land Parcels



Symbols - District Plan

Last Updated: 04 March 2020
Land Information Services

RMA Resource Consents

RCNRN04031992_02

Ian Dunn
City Secretariat
RM20-04
02-Y2-SAS

4 March 1992

Mr C Thorn
Thorn Developments Ltd
P O Box 30-924
LOWER HUTT

Dear Mr Thorn

RESOURCE CONSENT APPLICATION - YORK PARK

Further to my letter dated 17 January 1992 I wish to advise that no submissions were received in the matter of the erection of additions to the existing premises for the St Aloysious Sea Scout Group on your Park Reserve.

In exercise of the powers delegated to it by Council pursuant to the provisions of section 34 of the Resource Management Act 1991, the Consents Subcommittee has resolved pursuant to sections 104 and 105 of that Act to grant the application you lodged on behalf of the St Aloysious Sea Scout Group to erect additions to existing premises as a discretionary activity on land zoned Recreation at your Park Reserve being lot 60 SO. Plan 19222 involving total building coverage exceeding 150m².

The Subcommittee further resolved, for the purposes of section 108 of the Resource Management Act 1991 that this consent shall include the following conditions:-

- (i) Approval of the additions shall be obtained also from the Community Development Committee of Council by means of the appropriate application through the Divisional Manager Recreation; and
- (ii) Compliance with the requirements of the Chief Building Inspector plus the Drainage and Plumbing Inspector.

The Subcommittee further resolved, in terms of section 113 (a) of the Resource Management Act 1991 to advise you that consent was granted for the following reasons. The additions contemplated in terms of this application constitute a discretionary activity within the Recreation Zone and the Subcommittee (as the consent authority) is required to have regard to any actual and potential effects in determining whether to grant consent to such an activity.

The additions comprising 42m² are intended to provide storage for the Sea Scout Group's boat. They are comparatively small in scale and there is unlikely to be any detracting from the amenities of your park or any effect upon the other users of the park. Consent was granted accordingly subject to the appropriate approval in terms of the foregoing conditions.

INFORMATION AS TO RIGHTS OF APPEAL

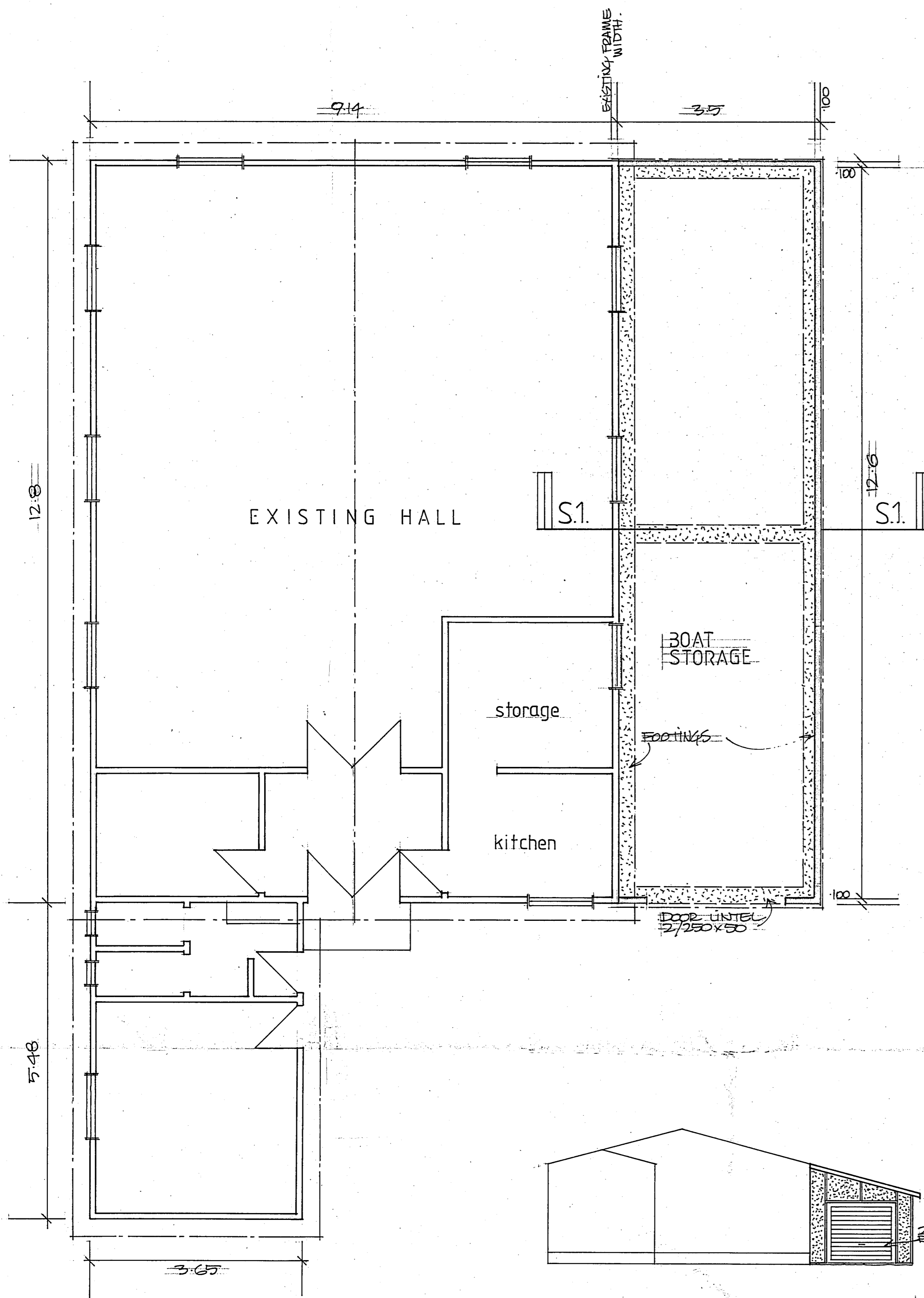
1. You may appeal against the decision of the Council by lodging a Notice of Appeal in the required form with the Registrar of the Planning Tribunal and with the Council within 15 working days of the receipt by you, or the person who filed the application on your behalf, of the Council's decision. The address of the Planning Tribunal is P O Box 5027, Lambton Quay, Wellington.
2. The appeal must be in the form specified in the Resource Management (Forms) Regulations 1991 or to like effect. Those regulations may be purchased from the Government Printing Office. The form is identified as form 7 in those regulations.
3. The appeal must be accompanied by a filing fee of \$55.
4. Section 121 (2) of the Resource Management Act 1991 and regulation 11 of the Resource Management (Forms) Regulations 1991 set out important information as to the persons upon whom copies of the appeal must be sent and the time when that must take place. It is essential that these provisions be adhered to. Failure to do so may result in your appeal being struck out, that is dismissed without any opportunity to present your case.
5. If you are in any doubt as to the procedures to be followed it is recommended that you consult a lawyer.

Yours sincerely

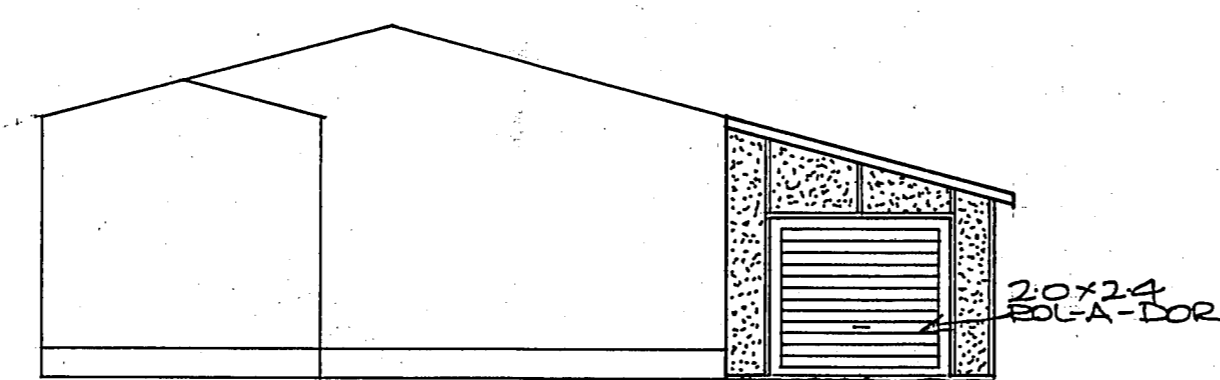


I J M Dunn
ADMINISTRATION OFFICER
for **GENERAL MANAGER**

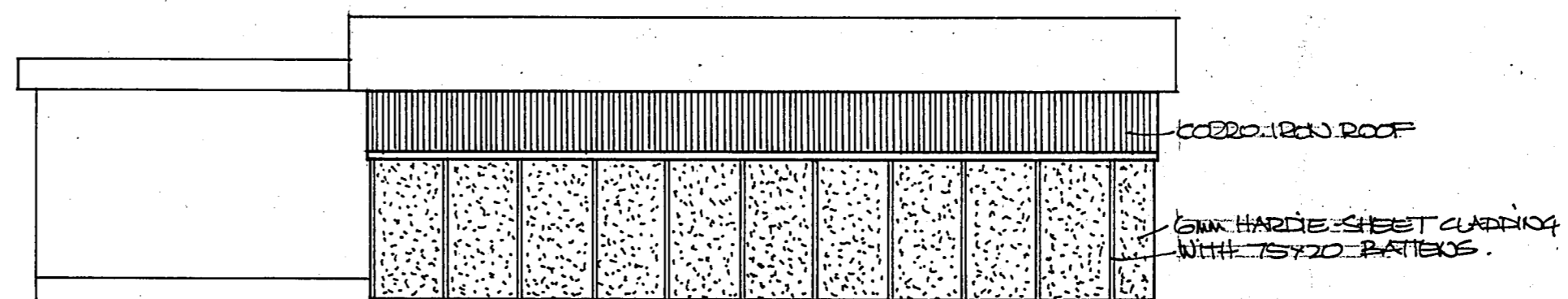
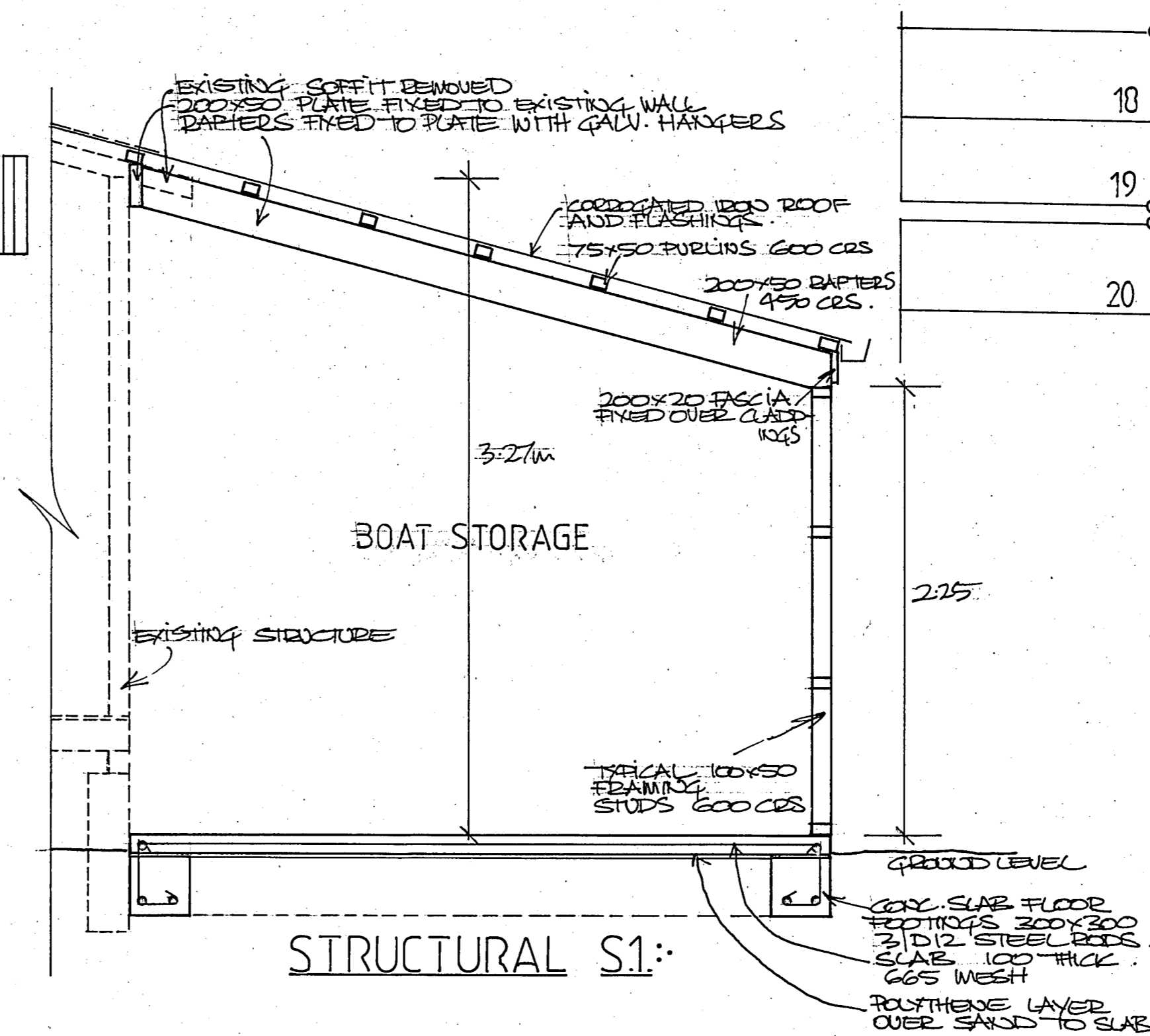
PROPOSED EXTENSION TO THE SEA-SCOUT HALL AT YORK PARK, YORK STREET,
 MOERA, LOT 60, S.O. 19222
 DATE: NOV 91



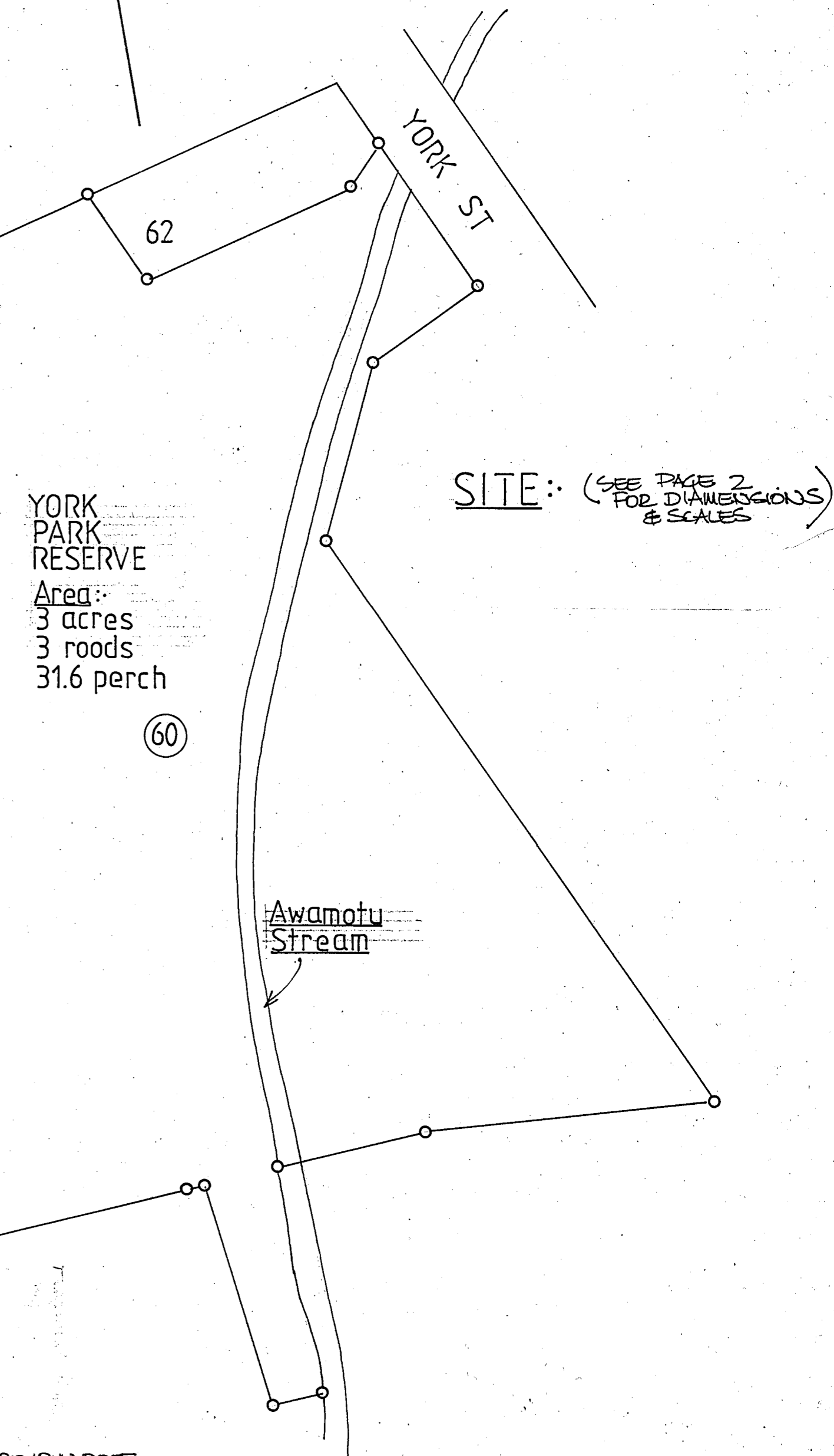
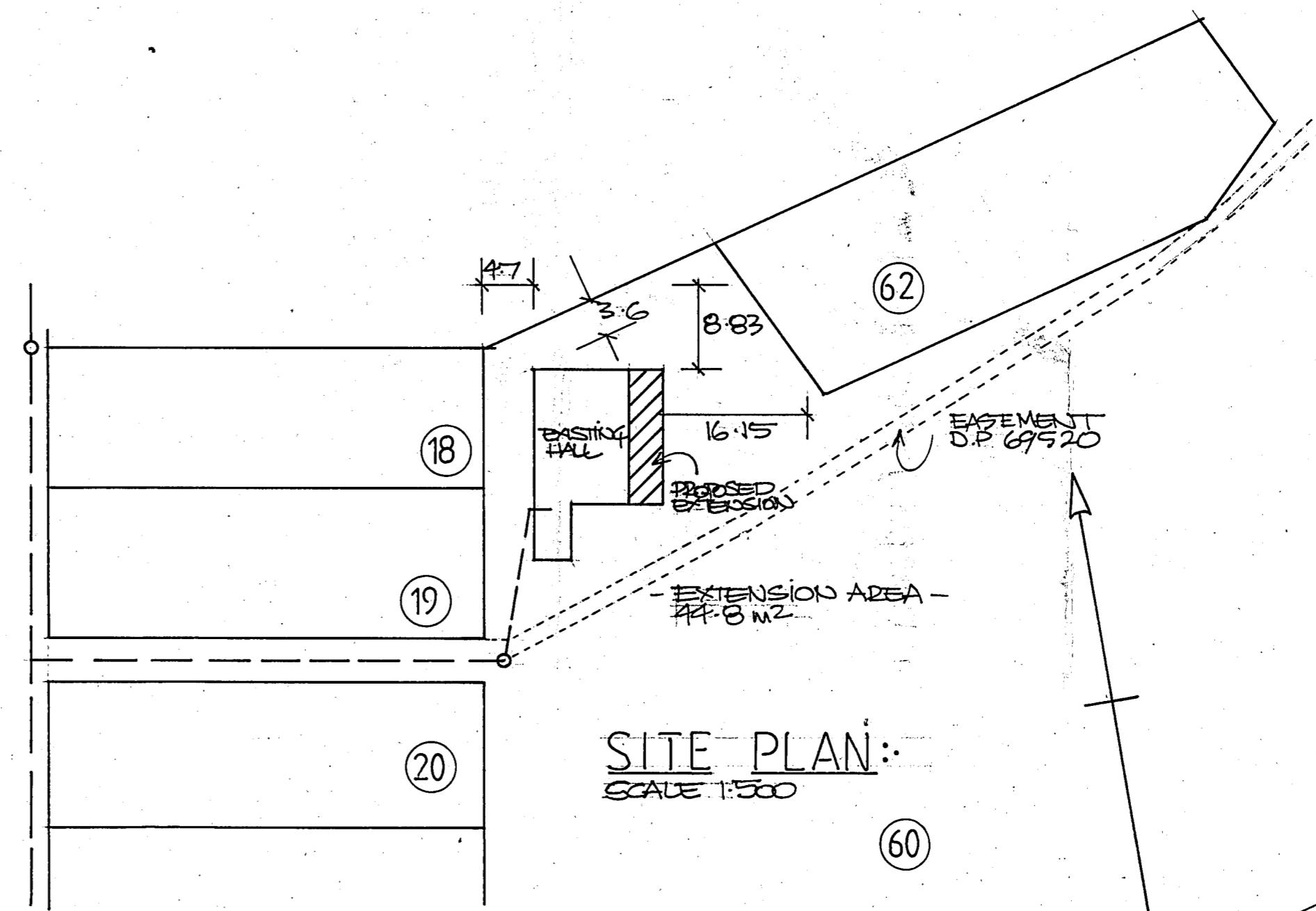
FLOOR PLAN: 1:50



SOUTH: 1:100



EAST: 1:100



RM120339

www.huttcity.govt.nz

T 04 570 6666
F 04 569 4290

10 December 2012

Capacity Infrastructure Services Ltd
C/- GHD Ltd
PO Box 30346
LOWER HUTT 5040

Sarah Clarke
Environmental Consents
04 570 6729
sarah.clarke@huttcity.govt.nz
Our reference: RM120339

Dear David,

Approval of land use resource consent application for earthworks in association with upgrading of a stream channel at 22 York Street, Moera (RM120339).

I am pleased to advise that, acting under delegated authority from Hutt City Council, I have granted a resource consent for the proposal at the above property (Sec (Res) 60 SO 18339) without requiring public notification.

1. The decision is subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans (Ref: Drawing No. 51-28208-G900–906 Rev. A prepared by GHD dated 2/11/2012) submitted with the application and held on file at the council.
2. That the consent holder keeps a copy of this decision on site when work starts and makes it available on request to council staff.
3. That the consent holder advises the council (enforcement@huttcity.govt.nz or (04) 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

Important note: When giving notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on.

4. That during site works the consent holder takes measures to ensure stormwater and surface water run-off does not affect adjoining properties and that afterwards surface water is controlled, to the satisfaction of the council, through the use of curbing or channelling to an approved outlet.

5. That the consent holder ensures all development and construction work complies with the provisions of NZS 6803:1999 Acoustics - Construction noise.
6. That the consent holder carries out all earthworks in a way that prevents dust blowing beyond site boundaries. Control measures may include use of a water cart, limiting the vehicle speed to 10 kilometres an hour, applying water to exposed or excessively dry surfaces, or applying a coating of geotextile, grass, mulch or the like.
7. That the consent holder installs and maintains sediment control measures in compliance with Greater Wellington regional council's erosion and sediment control guidelines (issued in April 2003).
8. That the consent holder engages a chartered professional engineer with appropriate experience to design and supervise all earthworks and retaining walls. This engineer shall provide certification detailing the suitability of the earthworks. The engineer must make sure the site is in a safe condition at the end of all works and must submit certification for consideration and approval within three months of that time.
9. That the consent holder deposits all unwanted spoil in a council-approved landfill by the conclusion of site works.
10. That the consent holder re-grasses or hydro-seeds all areas exposed by earthworks where they are not to be retained or planted, trenching or building work as soon as possible after excavation or, at the latest, within a month of completing construction; and that the consent holder redoes any seeding or planting that fails to become fully established within 12 months of completing construction.

2. The council has granted consent for the following reasons:

1. The earthworks have been designed by a suitably qualified engineer and will facilitate the stream being able to contain greater flows.
2. The earthworks will be managed and typical silt and dust control measures will be employed throughout the construction period of 10 weeks.
3. The exposed areas will be planted on completion or retained where they are underneath York or Elizabeth Street or the bridge.
4. The proposal is consistent with the policies and objectives of the city's District Plan.
5. The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

6. The council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. The council considers there are no other relevant matters that need to be dealt with.

3. Notes:

- None of the conditions of this resource consent supersede the requirement for meeting the conditions of the respective Greater Wellington resource consent WGN130104 – 31998 and 31999.
- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to the council within 15 working days of the date of this decision. A fee of \$900 is payable when lodging an objection.
- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 6 December 2017.
- The consent applies to the application as approved by the council. The consent holder should notify the council if there are changes to any part of the plans. The council may require that the consent holder submits a new resource consent application.
- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from the council before starting any site works. See www.huttcity.govt.nz for a full list of bylaws.
- Please note that where a site may have had pre-1900 human activity it may be necessary to obtain an archaeological authority from the New Zealand Historic Places Trust. Further information in this regard is available at <http://www.historic.org.nz/en/ProtectingOurHeritage/Archaeology/LegalAuthorities.aspx>
- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.
- The consent is not a licence to create adverse effects such as unwarranted dust, noise, disruption and so on. It does not change the legal duty to avoid, remedy or minimise such effects. The council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

- Failure to comply with an abatement notice may result in the council imposing an infringement fine or initiating prosecution.

4. The proposal:

The applicant seeks resource consent to upgrade/widen the existing stream channel of the Awamutu Stream and re-profile the bed involving undertaking approximately 1300m³ of earthworks. The works will ensure that the stream is capable of containing a 1:50 year annual exceedence probabilities. The methodology for the works involves the following;

- Temporary diversion of the stream, diverting the flow to one side of the stream and then the other;
- Bridge removal and construction of the new bridge in its altered position;
- Construction of transition sections;
- Re-shaping of the stream bed & banks; and
- Landscaping on completion, and removal of temporary bunds and cut-off.

The proposal also includes a slightly larger footbridge which is to be positioned just over 6m from the residential property at 15 Elizabeth Street.

The works will take approximately 10 weeks to complete and have been programmed between January and June 2013.

5. The site:

The application site is located at 22 York Street, Moera which is otherwise known as York Park and contains a portion of the Awamutu Stream. The reserve is relatively flat and contains only a shed (191m²) and the existing bridge (21m²).

The site is in the general recreation activity area of the city's District Plan. The site has no special notations or restrictions registered on the District Plan that may affect the proposal.

The site is legally described as Sec (Res) 60 SO 18339, has an area of 1.5975ha and is gazetted as a reserve under Gazette 1935 P2950, within certificate of title WN450/136.

6. The District Plan:

The city's District Plan is the appropriate planning instrument with which to assess the proposal. Rules relevant to the general recreation activity area are in chapter 7A and 14.

Earthworks exceeding 50m³ and 1.2m require a restricted discretionary resource consent under 14I 2.2(a). A total of 1300m³ of earthworks are proposed to a maximum height of 1.9m.

Permitted baseline

The permitted baseline includes earthworks up to 50m³ and 1.2m in height/depth. Therefore it is the effects of the earthworks above this level which are relevant for the purposes of this assessment.

7. Notification:

I consider the land use to be a restricted discretionary activity under 14I 2.2(a) of the District Plan. As such, the proposal must be assessed under sections 95A, 95B, 95C, 95D and 95E of the Resource Management Act 1991 to determine whether the application should be notified.

Has the applicant requested notification?

No.

Is there sufficient information to consider the application?

Yes. The provisions of section 95C triggering automatic notification when an applicant does not supply enough information, and still fails to do so when asked, did not apply in this case.

Are the adverse effects on the environment minor or more than minor?

In accordance with section 95D(a), I consider that 18, 20, 26-28, 30/1-2, 32-48 (even) York Street and 7,9,11,15,17,19, 21 and 23 Elizabeth Street, 94, 96, 98, 100B, 102B, 106, 108, 110, 112, 114, 116 and 118/1-17 Randwick Road, Moera are adjacent to the site. I have disregarded any effects on these parties in considering whether the adverse effects on the environment resulting from the proposal are minor or more than minor.

I consider that the proposal's potential adverse effects on the environment must be taken into account as follows:

- Effects on amenity values;
- Natural hazard effects;
- Effects on natural features and topography;
- Effects on cultural/historical significance.

After undertaking this assessment, I consider that these adverse effects are minor because:

Effects on amenity values

The amenity of the surrounding area may be temporarily effected during the construction period which is relatively short (10 weeks), however this is considered to be at a level which can be managed through typical silt and dust control measures and will have less than minor effects.

The long term effects on amenity from the re-profiling works will be positive as once the works are complete they will be planted with suitable streamside species. Around the sections of the stream which go underneath York and Elizabeth Street and around the new bridge there will be retaining walls to stabilise the channel, but this will only be for relatively short sections and are beneath the existing ground levels. The overall effects on amenity values are considered to be less than minor.

Natural hazard effects

The re-profiling works have been designed by an engineer, short sections of retaining are proposed where the stream goes beneath a culvert or bridge. The long term stability of the site will be maintained through appropriate design and retaining works. The design of the re-profiling is to accommodate a 1:50 year annual exceedence probabilities. The effects on natural hazards are considered to be less than minor.

Effects on natural features and topography

The site is relatively flat and Awamutu Stream runs through the reserve diagonally. The earthworks will modify the natural topography of the site but not in a way that is visually obtrusive.

Effects on cultural/historical significance

Aside from its presence within this community as a reserve (since 1936) which will not be altered under this proposal, the site is not identified as having any particular cultural or historical significance within the District Plan.

In accordance with section 95D, I am therefore satisfied the adverse effects on the environment will be minor.

Who may be adversely affected by the proposal?

In accordance with section 95E, I have considered whether the proposal could adversely affect any parties.

I consider no parties to be adversely affected by the proposal for the following reasons:

- The earthworks have been designed by a suitably qualified engineer and will facilitate the stream being able to contain greater flows.
- The earthworks will be managed and typical silt and dust control measures will be employed throughout the construction period of 10 weeks.
- The exposed areas will be planted on completion or retained where they are underneath York or Elizabeth Street or the bridge.
- The bridge is sufficiently separated from the nearest adjoining residential property being just over 6m from this boundary which is the appropriate setback distance for structures in terms of the general recreation activity area permitted activity conditions.

Have all those who may be adversely affected given their written approval?

N/A

Do special circumstances exist?

I have concluded there are no special circumstances that require the application to be notified under section 95A(4).

Conclusion

The council may consider the application without notification.

8. Determining the application:

Section 104 requires, when considering a resource consent application, that the council must, subject to Part II, have regard to:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of -*
 - (i) *a national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

Section 104B, which relates to determining discretionary activities, states:

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority -

- (a) *may grant or refuse the application; and*
- (b) *if it grants the application, may impose conditions under section 108.*

I will deal with these matters below.

Actual and potential environmental effects

In accordance with section 104(2), when forming an opinion on section 104(1)(a), the council may disregard the adverse environmental effect of an activity if the District Plan or a regional plan, policy statement or national environmental standard permits an activity with that effect. I have already identified the permitted baseline for the proposal and its relevance, and I have taken these factors into account in determining the application.

The effects of the proposal have been assessed in some detail within section of this report.

Objectives and policies of the District Plan

The District Plan objectives and policies most relevant to the application are:

7A1.1.2 Objective *To ensure that recreation activities carried out are compatible with the physical characteristics of the land.*

Policies

- (a) *To encourage land of suitable topography to be developed and used for formal and active forms of recreation.*
- (b) *To avoid bush-clad areas of high amenity values from being used and developed for formal and active forms of recreation.*
- (c) *To ensure that bush-clad areas are protected from inappropriate use and development.*
- (d) *To ensure that recreation activities carried out in bush-clad areas do not compromise visual amenity values.*

The effects of the proposed earthworks for the re-profiling of the stream banks will be temporary and are not considered to alter the existing recreational uses in a way which is incompatible with the physical characteristics of the land.

14 I 1.2 Objective *To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.*

Policies

- (a) *To protect the visual amenity values of land which provides a visual backdrop to the City.*
- (b) *That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.*
- (c) *To protect any sites with historical significance from inappropriate earthworks.*
- (d) *To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected from inappropriate earthworks.*

Aside from its role as a reserve (circa 1936) the site is not identified as having significant cultural or historical significance.

The long term effects on amenity from the re-profiling works will be positive as once the works are complete they will be planted with suitable streamside species. Around the sections of the stream which go underneath York and Elizabeth Street and around the new bridge there will be retaining walls to stabilise the channel, but this will only be for relatively short sections and are beneath the existing ground levels. The overall effects

on amenity values are considered to be less than minor.

Other relevant provisions

In line with section 104(1)(b), I confirm that Council has given regard to the relevant national environmental standards, other regulations, national policy statements, New Zealand coastal policy statement or regional policy statement or proposed regional policy statement that will affect this application.

104(c) Any other matters

I consider there are no other matters relevant and reasonably necessary to determine the application.

Part II matters

I consider the proposal meets Part II matters of the Resource Management Act 1991 for the reasons outlined above. I consider the proposal to be consistent with sections 5(2)(c) *“Avoiding, remedying, or mitigating any adverse effects of activities on the environment”*, section 7(c) *“The maintenance and enhancement of amenity values”* and section 7(f) *“The maintenance and enhancement of the quality of the environment”*.

In line with section 108, I have applied conditions to the consent to avoid, remedy and mitigate potential adverse effects that the proposal may have on the environment.

9. Conclusion:

I consider any relevant environmental effects arising from the proposal to be no more than minor. I also consider the proposal to be in line with the relevant objectives and policies of the District Plan, and to be consistent with the regulations, standards, policy statements, plans and other matters discussed above.

I therefore grant land use consent under section 104B of the Resource Management Act 1991.

Yours sincerely,



Sarah Clarke
Senior Resource Consents Planner

Peer reviewer:



Tim Johnstone
Senior Resource Consents Planner

Application lodged: 19 November 2012

Application approved: 10 December 2012

No of working days taken to process the application: 14 working days

RESOURCE CONSENT MONITORING REPORT



Site Visit Date: 6/6/13

Monitoring Officer: Paul Duffin

Resource Consent No: RM120339

Date Granted: 10 Dec 2012

Property Address: 22 York Street MOERA 5010

Activity Description: Earthworks that exceed the permitted limit, in conjunction with an upgrade to the stream channel in York Park.

Site Contact Name and Phone No:

Follow up visit required: NO

When:

New monitoring event created: NA

Calling Card left: NA

COMPLIANCE CHECKS

(delete as appropriate and explain any non compliances)

Conditions: YES

Plan Drawings: YES / NO / N/A

Any other non compliant structures on site: NO

NOTES: Complies with approved plans.

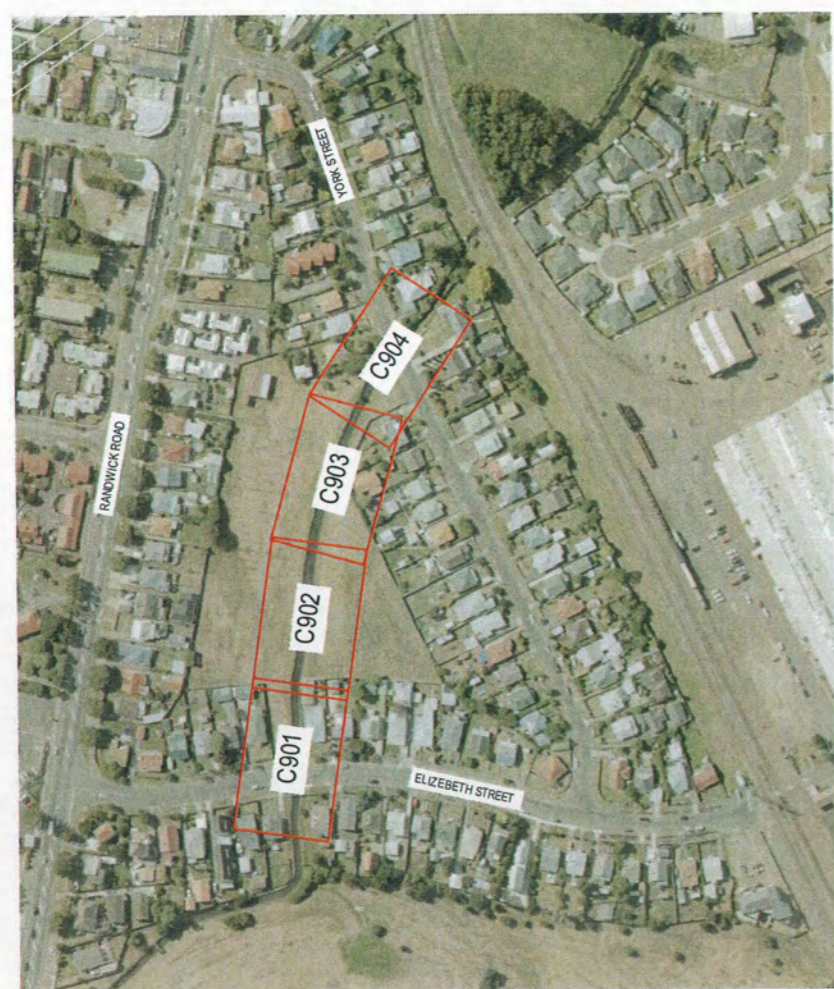
COMPLIANCE WITH RESOURCE CONSENT CONDITIONS

Council is satisfied that the work has been completed substantially in accordance with the Resource Consent granted by Council and all relevant conditions have been met.

DISCLAIMER: This form is for the purpose of Council internal reporting only. Inspection in terms of the resource consent is specific to the application received by Council. The plans submitted with the resource consent may not have been checked for any non-compliance other than that applied for. Compliance with the Building Act 1991 and Council Bylaws should be checked with Council's Inspections Division.



HUTT CITY COUNCIL AWAMUTU STREAM YORK PARK CHANNEL IMPROVEMENTS



LOCALITY PLAN
1:2000

DRAWING REGISTER & TRANSMITTAL NOTICE		ISSUE			
DRAWING NUMBER	DRAWING TITLE	DAY	MONTH	YEAR	
CAD FILE REFERENCE: G:\51\28208\8_York Park\CADD\Consultation Plans		09	11	12	
51-28208-G900	DRAWING REGISTER & TRANSMITTAL SHEET	A			
51-28208-C901	YORK PARK CHANNEL IMPROVEMENTS - SHEET 1 OF 5	A			
51-28208-C902	YORK PARK CHANNEL IMPROVEMENTS - SHEET 2 OF 5	A			
51-28208-C903	YORK PARK CHANNEL IMPROVEMENTS - SHEET 3 OF 5	A			
51-28208-C904	YORK PARK CHANNEL IMPROVEMENTS - SHEET 4 OF 5	A			
51-28208-C905	STREAM AND FENCE DETAILS	A			
51-28208-C906	BRIDGE DETAILS	A			

DISTRIBUTION		No. OF COPIES			
TO	BY				
GHD - LOWER HUTT	DAVE CROWTHER	1			
CLIENT	HUTT CITY COUNCIL	1			
CONTRACTOR					

DRAWING ISSUE STATUS					
STATUS	DESCRIPTION	DATE	BY	NO.	REVISION
P = PRELIMINARY	D = DETAILED DESIGN	I = INFORMATION			
S = SCHEME	C = CONSTRUCTION	F = FINAL			
T = TENDER	Y = CONSENT	A = AS BUILT			
DRAWING PRINT SIZE				A3	

CONSULTATION

				DO NOT SCALE GHD Limited Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.		Drawn P GREGORY Designer D CROWTHER Drafting Check S SEATH Design Check D CROWTHER Approved (Project Director) D CROWTHER Date 02/11/2012 Scale N.T.S.		Client HUTT CITY COUNCIL Project AWAMUTU STREAM Title DRAWING REGISTER & TRANSMITTAL SHEET	
A ISSUED FOR CONSULTATION Drawn SS DC DC Job Manager Project Director Date 09/11/12		Original Size A1 Drawing No: 51-28208-G900		This Drawing must not be used for Construction unless signed as Approved		Rev: A			

RESOURCE CONSENT

GRANTED
24/12/2012

HUTT CITY COUNCIL



JOIN LINE: C902



YORK PARK

EXISTING CHANNEL
NATURAL BED WITH VERTICAL
RETAINING WALL SIDES

EXISTING CULVERT

EXISTING CONCRETE
CHANNEL WITH VERTICAL
RETAINING WALL SIDES

EXISTING CULVERT

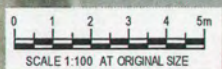
IMPORTANT SERVICES NOTE

THE SERVICES SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE BASED ON RECORDS SUPPLIED BY THE UTILITY COMPANIES. PRIVATE SERVICES AND CONNECTIONS ARE NOT SHOWN.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SERVICES ARE LOCATED/MARKED BY THE APPROPRIATE SERVICE AUTHORITY, OR THEIR OWN STAFF, PRIOR TO ANY SITE WORKS, AND FOR PROTECTING THESE SERVICES FOR THE DURATION OF THE SITE CONTRACT.

ELECTRONIC COPYRIGHT STATEMENT

CADASTRAL DATA SOURCED FROM LAND INFORMATION NEW ZEALAND CROWN COPYRIGHT RESERVED
ASSET DATA SOURCED FROM HUTT CITY COUNCIL COPYRIGHT © THE HUTT CITY COUNCIL
AERIAL PHOTOGRAPHY COPYRIGHT © THE HUTT CITY COUNCIL
AND NEW ZEALAND AERIAL MAPPING LTD 2008



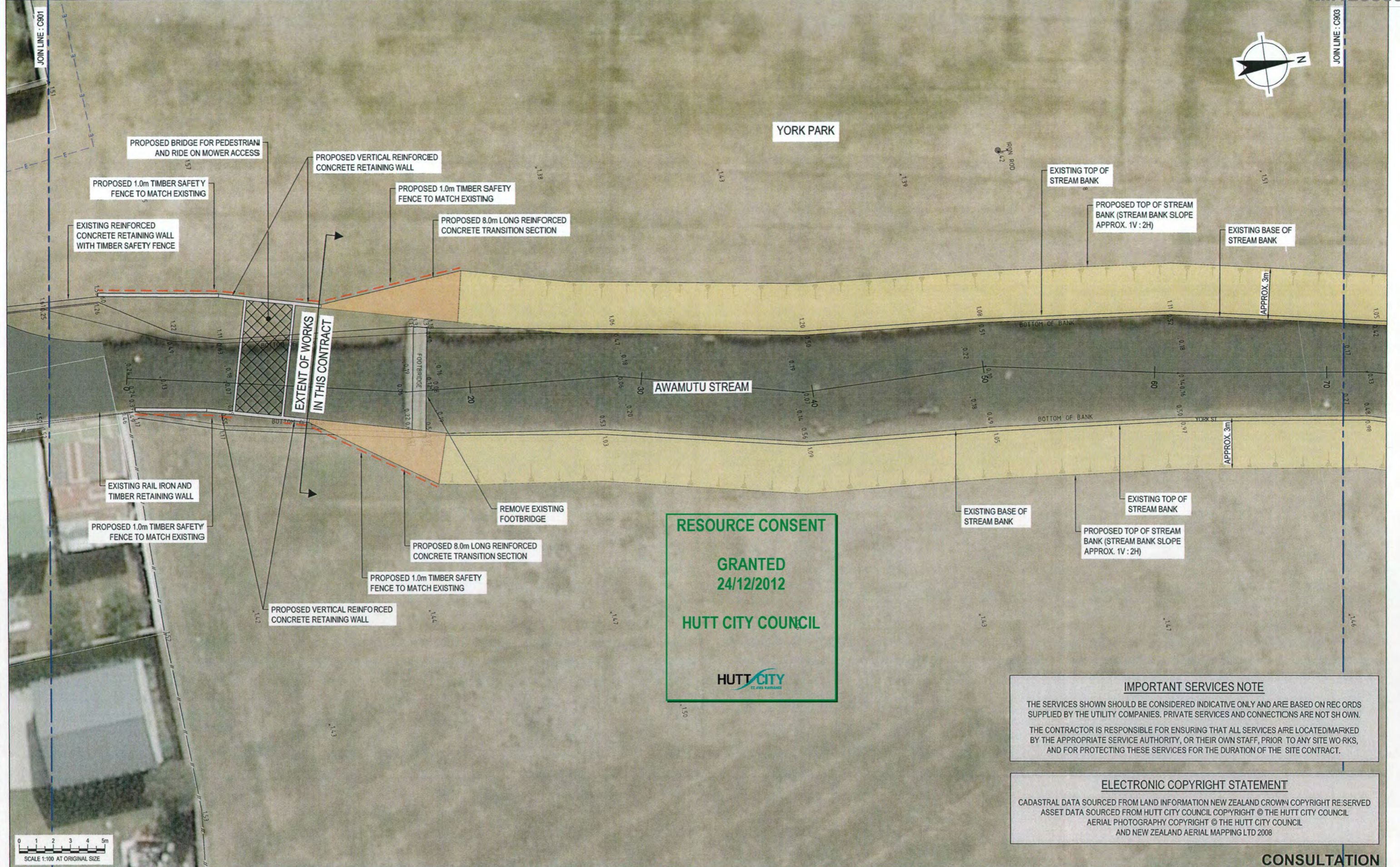
CONSULTATION

No	Revision	Notes	SS	DC	DC	09/11/12
A	ISSUED FOR CONSULTATION					



DO NOT SCALE	Drawn P GREGORY	Designer D CROWTHER
GHD Limited Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.	Drafting Check S SEATH	Design Check D CROWTHER
	Approved (Project Director) D CROWTHER	Date 02/11/2012
	Scale 1:100 @ A1	This Drawing must not be used for Construction unless signed as Approved

Client	HUTT CITY COUNCIL
Project	AWAMUTU STREAM
Title	YORK PARK CHANNEL IMPROVEMENTS SHEET 1 OF 5
Original Size	A1
Drawing No:	51-28208-C901
Rev:	A



RESOURCE CONSENT
GRANTED
24/12/2012
HUTT CITY COUNCIL

IMPORTANT SERVICES NOTE

THE SERVICES SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE BASED ON REC ORDS SUPPLIED BY THE UTILITY COMPANIES. PRIVATE SERVICES AND CONNECTIONS ARE NOT SH OWN.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SERVICES ARE LOCATED/MARKED BY THE APPROPRIATE SERVICE AUTHORITY, OR THEIR OWN STAFF, PRIOR TO ANY SITE WO RKS, AND FOR PROTECTING THESE SERVICES FOR THE DURATION OF THE SITE CONTRACT.

ELECTRONIC COPYRIGHT STATEMENT

CADASTRAL DATA SOURCED FROM LAND INFORMATION NEW ZEALAND CROWN COPYRIGHT RE:SERVED
 ASSET DATA SOURCED FROM HUTT CITY COUNCIL COPYRIGHT © THE HUTT CITY COUNCIL
 AERIAL PHOTOGRAPHY COPYRIGHT © THE HUTT CITY COUNCIL
 AND NEW ZEALAND AERIAL MAPPING LTD 2008

CONSULTATION

No	Revision	Note	Drawn	Job	Project	Date
A		ISSUED FOR CONSULTATION	SS	DC	DC	09/11/12



GHD

Level 1, 75 The Esplanade, Petone, Lower Hutt 5012, New Zealand
 T 64 4 570 0411 F 64 4 570 0425
 E huttmail@ghd.com W www.ghd.com

DO NOT SCALE	Drawn P GREGORY	Designer D CROWTHER	Client HUTT CITY COUNCIL
GHD Limited Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.	Drafting Check S SEATH	Design Check D CROWTHER	Project AWAMUTU STREAM
	Approved (Project Director) D CROWTHER	Date 02/11/2012	Title YORK PARK CHANNEL IMPROVEMENTS SHEET 2 OF 5
	Scale 1:100 @ A1	This Drawing must not be used for Construction unless signed as Approved	Original Size A1
			Drawing No: 51-28208-C902
			Rev: A

RESOURCE CONSENT
GRANTED
 24/12/2012
HUTT CITY COUNCIL




IMPORTANT SERVICES NOTE
 THE SERVICES SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE BASED ON REC ORDS SUPPLIED BY THE UTILITY COMPANIES. PRIVATE SERVICES AND CONNECTIONS ARE NOT SHOWN.
 THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SERVICES ARE LOCATED/MARKED BY THE APPROPRIATE SERVICE AUTHORITY, OR THEIR OWN STAFF, PRIOR TO ANY SITE WORKS, AND FOR PROTECTING THESE SERVICES FOR THE DURATION OF THE SITE CONTRACT.

ELECTRONIC COPYRIGHT STATEMENT
 CADASTRAL DATA SOURCED FROM LAND INFORMATION NEW ZEALAND CROWN COPYRIGHT RESERVED
 ASSET DATA SOURCED FROM HUTT CITY COUNCIL COPYRIGHT © THE HUTT CITY COUNCIL
 AERIAL PHOTOGRAPHY COPYRIGHT © THE HUTT CITY COUNCIL
 AND NEW ZEALAND AERIAL MAPPING LTD 2008

CONSULTATION

No	Revision	Note	Drawn	Checked	Project	Date
A	ISSUED FOR CONSULTATION		SS	DC	DC	09/11/12

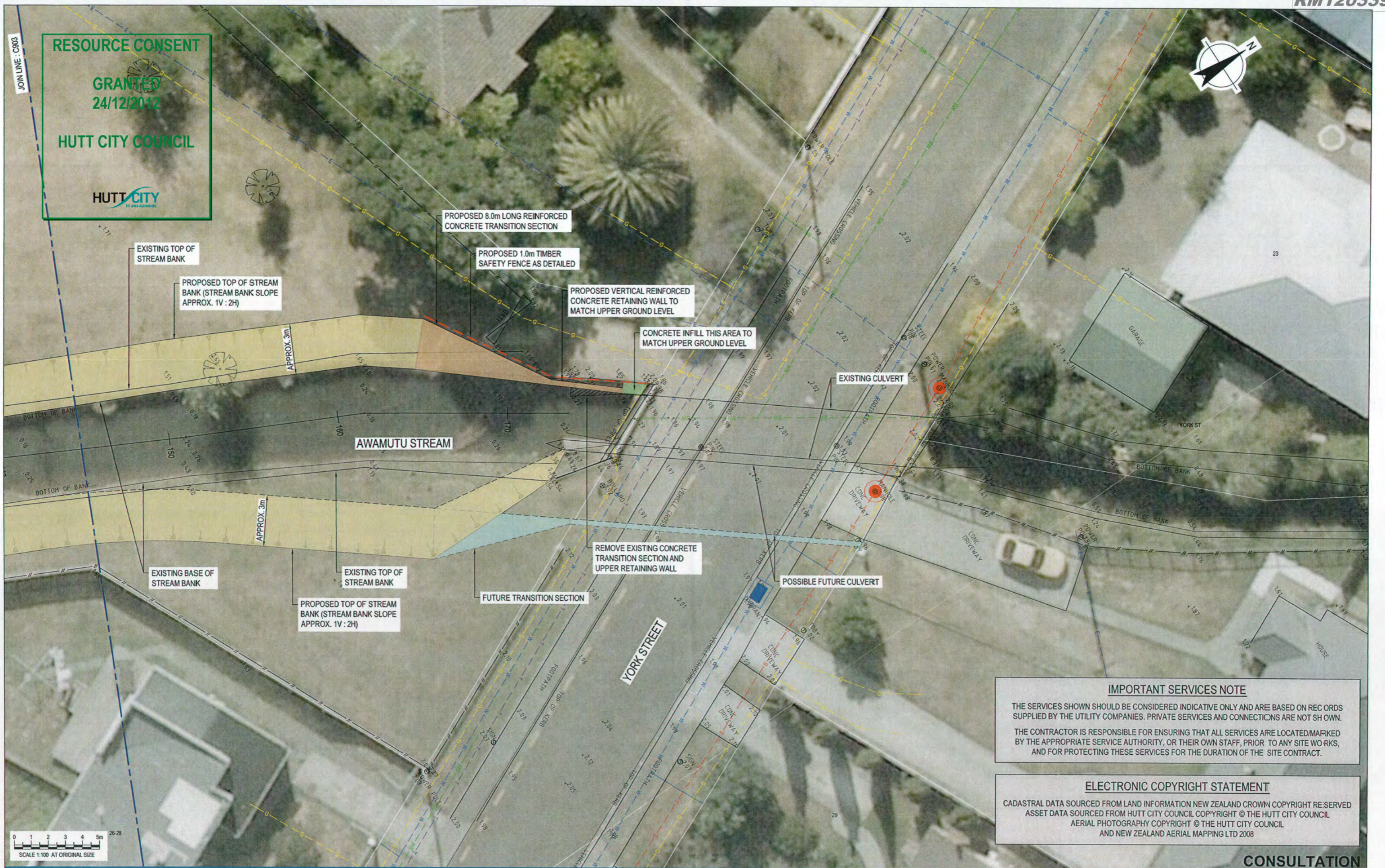


GHD
 Level 1, 75 The Esplanade, Porirua, Lower Hutt 5012, New Zealand
 T 64 4 570 0411 F 64 4 570 0425
 E huttmail@ghd.com W www.ghd.com

DO NOT SCALE
 GHD Limited
 Conditions of Use:
 This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

Drawn P GREGORY
 Designer D CROWTHER
 Drafting Check S SEATH
 Design Check D CROWTHER
 Approved (Project Director) D CROWTHER
 Date 02/11/2012
 Scale 1:100 @ A1

Client **HUTT CITY COUNCIL**
 Project **AWAMUTU STREAM**
 Title **YORK PARK CHANNEL IMPROVEMENTS SHEET 3 OF 5**
 Original Size **A1**
 Drawing No: **51-28208-C903**
 81 Rev: **A**



RESOURCE CONSENT
GRANTED
 24/12/2012
HUTT CITY COUNCIL

IMPORTANT SERVICES NOTE
 THE SERVICES SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE BASED ON REC ORDS SUPPLIED BY THE UTILITY COMPANIES. PRIVATE SERVICES AND CONNECTIONS ARE NOT SHOWN.
 THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SERVICES ARE LOCATED/MARKED BY THE APPROPRIATE SERVICE AUTHORITY, OR THEIR OWN STAFF, PRIOR TO ANY SITE WORKS, AND FOR PROTECTING THESE SERVICES FOR THE DURATION OF THE SITE CONTRACT.

ELECTRONIC COPYRIGHT STATEMENT
 CADASTRAL DATA SOURCED FROM LAND INFORMATION NEW ZEALAND CROWN COPYRIGHT RESERVED
 ASSET DATA SOURCED FROM HUTT CITY COUNCIL COPYRIGHT © THE HUTT CITY COUNCIL
 AERIAL PHOTOGRAPHY COPYRIGHT © THE HUTT CITY COUNCIL
 AND NEW ZEALAND AERIAL MAPPING LTD 2008

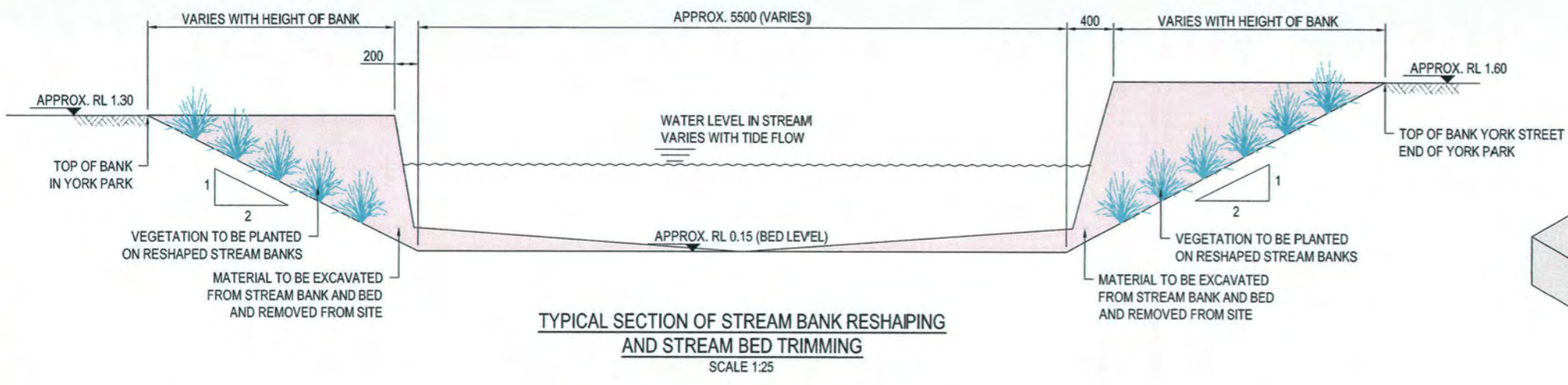
CONSULTATION

No	Revision	Note	Author	Checked	Date
A		ISSUED FOR CONSULTATION	SS	DC	09/11/12

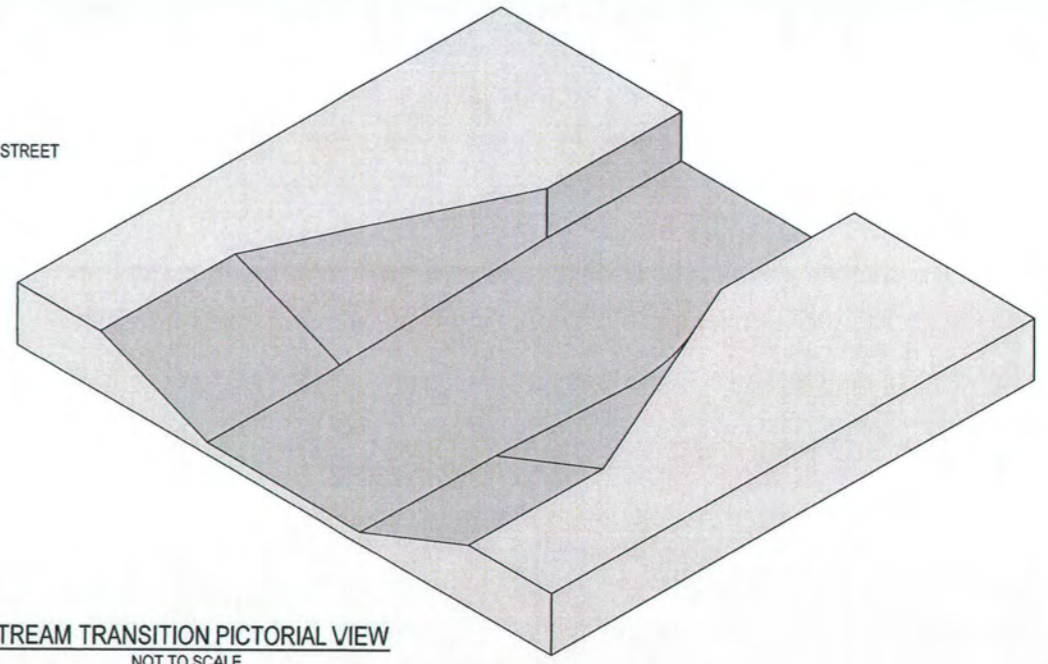


DO NOT SCALE	Drawn P GREGORY	Designer D CROWTHER
GHD Limited Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.	Drafting Check S SEATH	Design Check D CROWTHER
	Approved (Project Director) D CROWTHER	
	Date 02/11/2012	
	Scale 1:100 @ A1	This Drawing must not be used for Construction unless signed as Approved

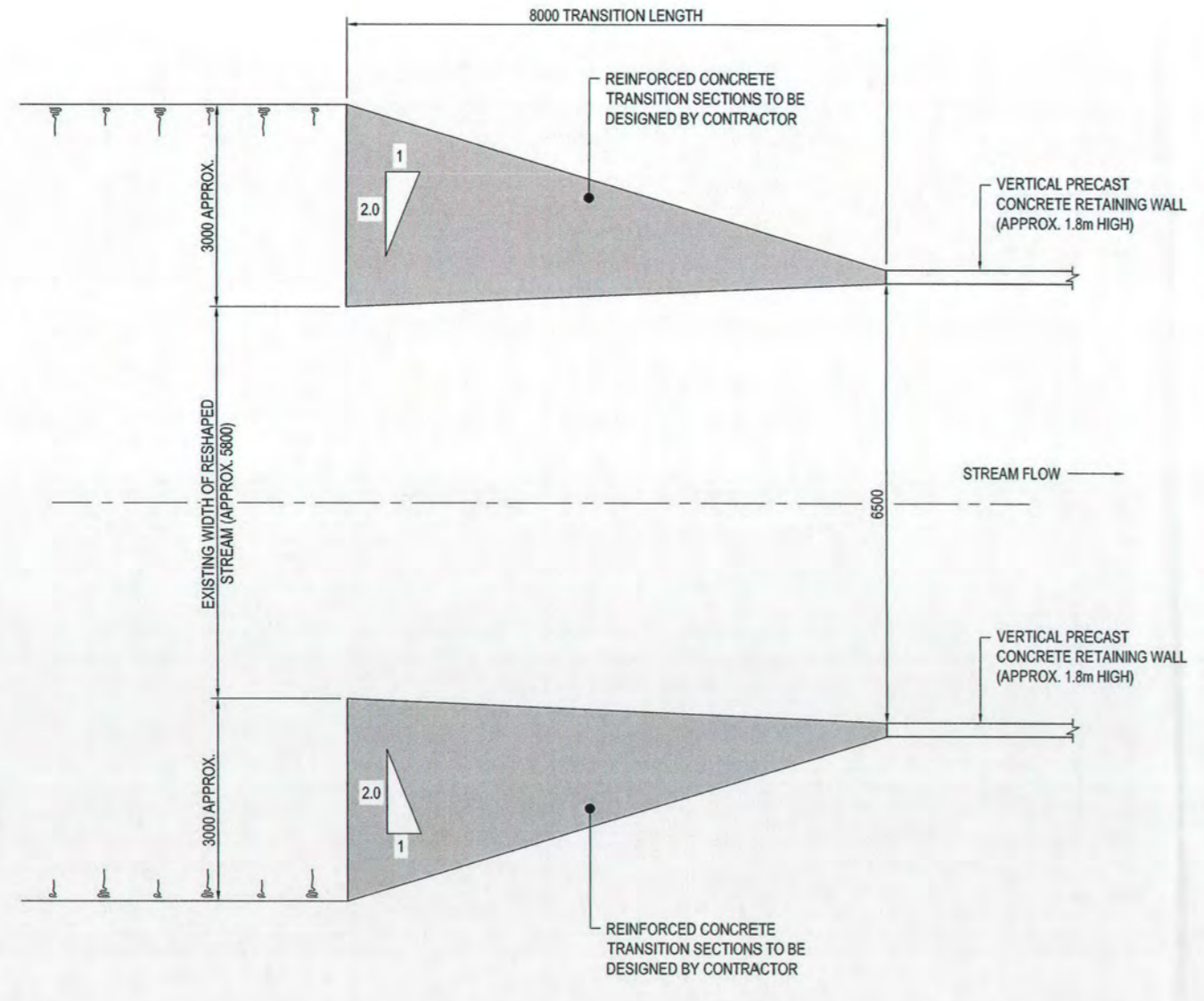
Client	HUTT CITY COUNCIL
Project	AWAMUTU STREAM
Title	YORK PARK CHANNEL IMPROVEMENTS SHEET 4 OF 5
Original Size	A1
Drawing No:	51-28208-C904
82 Rev:	A



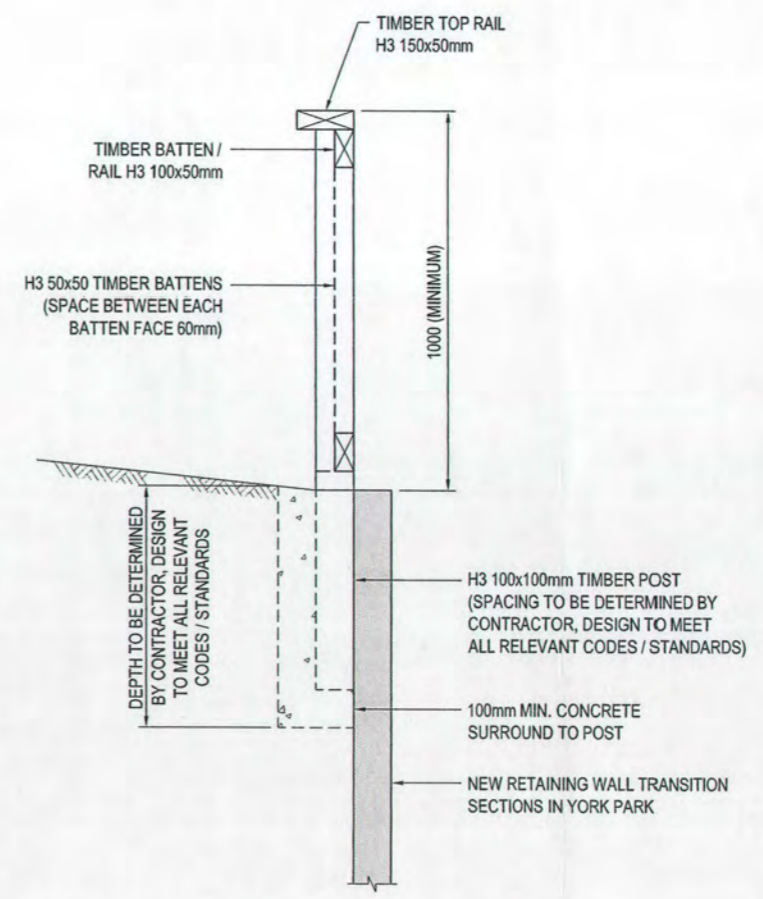
TYPICAL SECTION OF STREAM BANK RESHAPING AND STREAM BED TRIMMING
SCALE 1:25



STREAM TRANSITION PICTORIAL VIEW
NOT TO SCALE



PLAN OF TRANSITION FROM RESHAPED STREAM BANK TO VERTICAL REINFORCED CONCRETE RETAINING WALL
SCALE 1:50

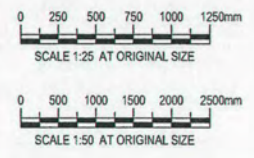


TYPICAL SECTION OF TIMBER FENCE ON RETAINING WALL IN YORK STREET
N.T.S.

RESOURCE CONSENT

GRANTED
24/12/2012

HUTT CITY COUNCIL



CONSULTATION

No	Revision	Note	Drawn	Checked	Design	Project	Date
A	ISSUED FOR CONSULTATION		SS	DC	DC		09/11/12

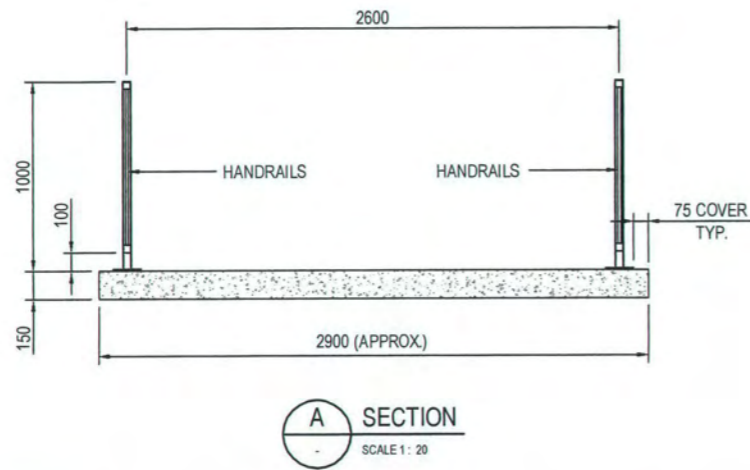


DO NOT SCALE	Drawn P GREGORY	Designer D CROWTHER
GHD Limited Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.	Drafting Check S SEATH	Design Check D CROWTHER
	Approved (Project Director) D CROWTHER	Date 02/11/12
	Scale AS SHOWN	This Drawing must not be used for construction unless signed as Approved

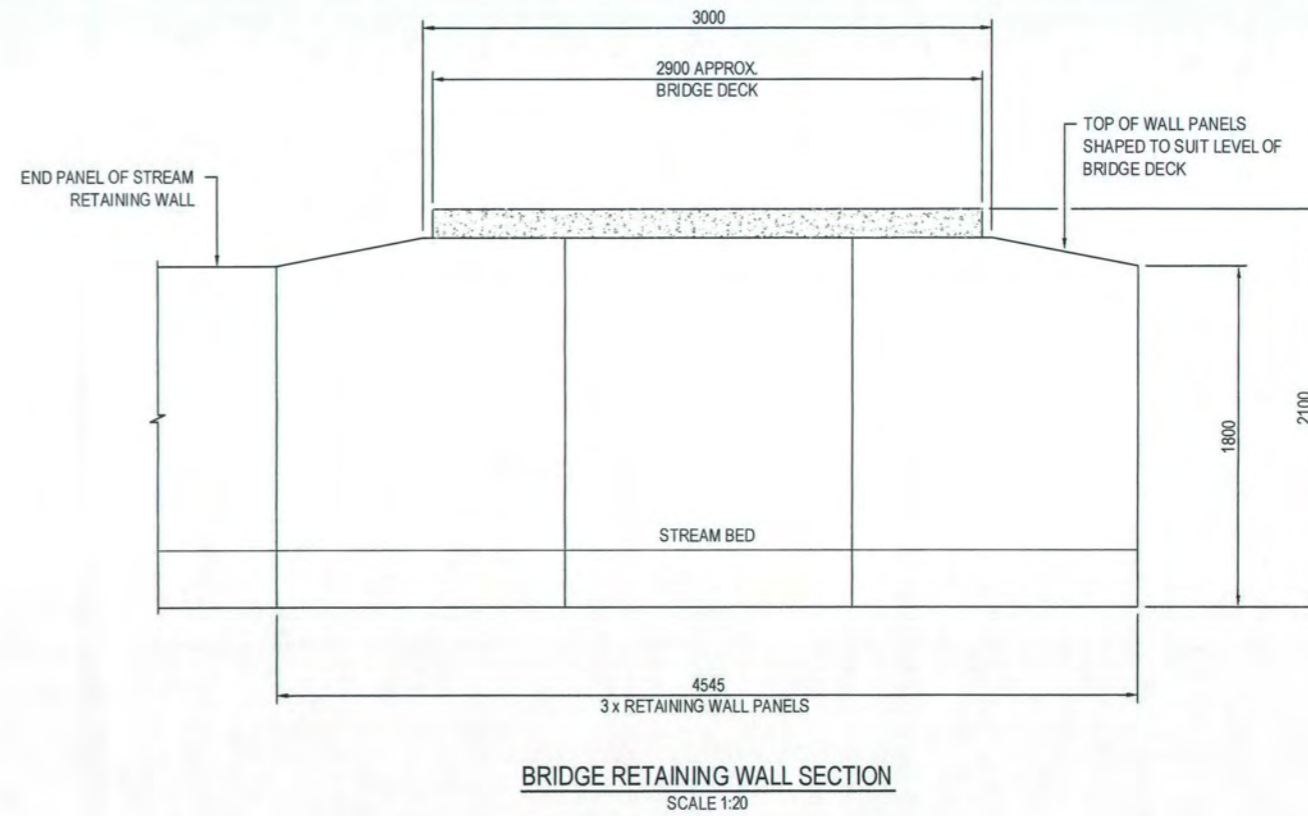
Client	HUTT CITY COUNCIL
Project	AWAMUTU STREAM
Title	YORK PARK CHANNEL IMPROVEMENTS STREAM AND FENCE DETAILS
Original Size	A1
Drawing No:	51-28208-C905
83	Rev: A

NOTES:

1. ALL DIMENSIONS IN MILLIMETRES (mm) UNLESS OTHERWISE STATED.
2. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



A SECTION
SCALE 1:20



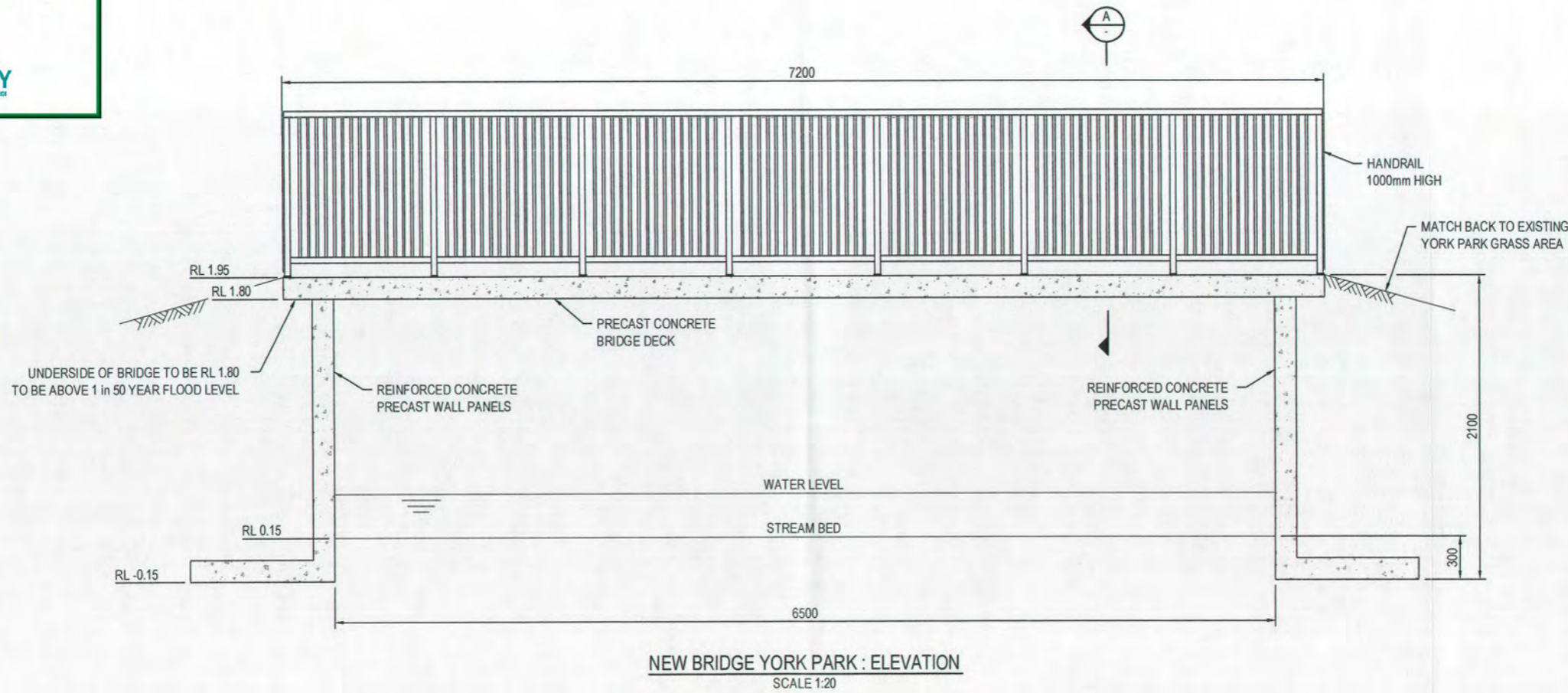
BRIDGE RETAINING WALL SECTION
SCALE 1:20

RESOURCE CONSENT

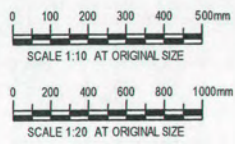
GRANTED
24/12/2012

HUTT CITY COUNCIL





NEW BRIDGE YORK PARK : ELEVATION
SCALE 1:20



CONSULTATION

No	Revision	Date	By	Check	Project Director
A	ISSUED FOR CONSULTATION	09/11/12	SBM	DC	DC



GHD
 Level 1, 75 The Esplanade, Petone, Lower Hutt 5012, New Zealand
 T 64 4 570 0411 F 64 4 570 0425
 E huttmail@ghd.com W www.ghd.com

DO NOT SCALE	Drawn S MURRIHY	Designer D CROWTHER
GHD Limited Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.	Drafting Check S SEATH	Design Check D CROWTHER
	Approved (Project Director) D CROWTHER	Date 09/11/2012
	Scale AS SHOWN	This Drawing must not be used for Construction unless signed as Approved

Client	HUTT CITY COUNCIL
Project	AWAMUTU STREAM
Title	YORK PARK CHANNEL IMPROVEMENTS NEW BRIDGE CROSS SECTION AND DETAILS
Original Size	A1
Drawing No:	51-28208-C906
Rev:	A

ENVIRONMENTAL HEALTH

HEALTH ACT 1956 NOTICES

Council has issued no notices on the property under the provisions of the Health Act 1956.

NOISE CONTROL

Council has no record of having issued an abatement notice on the owner or occupant of the property for unreasonable noise under the provisions of section 322(1)(c) of the Resource Management Act 1991.

LIQUOR LICENSING AND HEALTH REGISTRATIONS

No district licensing authority or council has issued a liquor licence for these premises.

Contacts	Position	Phone
Environmental health matters	Environmental Health Officer	04 570 6666
Trade waste matters	Trade Waste Officer	04 570 6666

ROAD AND TRAFFIC

ENCROACHMENTS

Council records show there is no road reserve encroachment licence relating to the property.

PLANNED LONG TERM ROAD WORKS

The council's long-term community plan does not list any road projects in the immediate area of the property.

Councils Long Term Plan includes the potential construction of a new East – West connection across the Hutt Valley. There is a comprehensive investigation, design, consultation and consenting process to be navigated before the alignment is determined. It is only after this work that Council can identify the areas and roading networks potentially impacted.

ISOLATION STRIPS

Council records do not show any isolation strips barring access to a legal road.

VEHICLE CROSSINGS

Council records show that vehicle crossing(s) to the property are properly located and meet council construction standards.

The property has two vehicle crossings - one on York Street and one on Elizabeth Street

Contacts	Position	Phone
Road and traffic	Road and Traffic Asset Management Officer	04 570 6666

ARCHIVES

SEARCH METHODOLOGY

Council carries out searches of property-related files using the current street address, current and previous legal description (DP number) and any other search terms it can identify, such as owner or business names. Searches may exclude older files which have a greater likelihood of not recording the street addresses or legal descriptions.

In compiling your LIM document, the archives files may have been condensed to minimise the size of the document. If you want to view the complete, high resolution scan of the archive file it is available through our [website](#).

If you want to obtain a complete copy of an archive file, please contact the Information Management Team at the email address below.

ARCHIVE FILE REFERENCES

The Information Management Team has identified through their search of Council Archives, that the following files contain information about the property: Arch 122020 File.

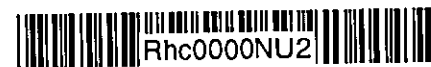
Contacts

Email

Archive information	informationmanagementteam@huttcity.govt.nz
---------------------	--

DEED OF LEASE

L97/451



The Scout Assn of NZ
(St. Aloysius Sea Scout Group)

DATED

1982

THE LOWER HUTT CITY COUNCIL

Council

THE SCOUT ASSOCIATION OF NEW ZEALAND

Association

DEED OF LEASE

HOGG GILLESPIE CARTER & OAKLEY
SOLICITORS
LOWER HUTT

L97/451

1700420 430 530 630 730 830 930 1030 1130 1230 1330 1430 1530 1630 1730 1830 1930 2030 2130 2230 2330 2430 2530 2630 2730 2830 2930 3030 3130 3230 3330 3430 3530 3630 3730 3830 3930 4030 4130 4230 4330 4430 4530 4630 4730 4830 4930 5030 5130 5230 5330 5430 5530 5630 5730 5830 5930 6030 6130 6230 6330 6430 6530 6630 6730 6830 6930 7030 7130 7230 7330 7430 7530 7630 7730 7830 7930 8030 8130 8230 8330 8430 8530 8630 8730 8830 8930 9030 9130 9230 9330 9430 9530 9630 9730 9830 9930 10030 10130 10230 10330 10430 10530 10630 10730 10830 10930 11030 11130 11230 11330 11430 11530 11630 11730 11830 11930 12030 12130 12230 12330 12430 12530 12630 12730 12830 12930 13030 13130 13230 13330 13430 13530 13630 13730 13830 13930 14030 14130 14230 14330 14430 14530 14630 14730 14830 14930 15030 15130 15230 15330 15430 15530 15630 15730 15830 15930 16030 16130 16230 16330 16430 16530 16630 16730 16830 16930 17030 17130 17230 17330 17430 17530 17630 17730 17830 17930 18030 18130 18230 18330 18430 18530 18630 18730 18830 18930 19030 19130 19230 19330 19430 19530 19630 19730 19830 19930 20030 20130 20230 20330 20430 20530 20630 20730 20830 20930 21030 21130 21230 21330 21430 21530 21630 21730 21830 21930 22030 22130 22230 22330 22430 22530 22630 22730 22830 22930 23030 23130 23230 23330 23430 23530 23630 23730 23830 23930 24030 24130 24230 24330 24430 24530 24630 24730 24830 24930 25030 25130 25230 25330 25430 25530 25630 25730 25830 25930 26030 26130 26230 26330 26430 26530 26630 26730 26830 26930 27030 27130 27230 27330 27430 27530 27630 27730 27830 27930 28030 28130 28230 28330 28430 28530 28630 28730 28830 28930 29030 29130 29230 29330 29430 29530 29630 29730 29830 29930 30030 30130 30230 30330 30430 30530 30630 30730 30830 30930 31030 31130 31230 31330 31430 31530 31630 31730 31830 31930 32030 32130 32230 32330 32430 32530 32630 32730 32830 32930 33030 33130 33230 33330 33430 33530 33630 33730 33830 33930 34030 34130 34230 34330 34430 34530 34630 34730 34830 34930 35030 35130 35230 35330 35430 35530 35630 35730 35830 35930 36030 36130 36230 36330 36430 36530 36630 36730 36830 36930 37030 37130 37230 37330 37430 37530 37630 37730 37830 37930 38030 38130 38230 38330 38430 38530 38630 38730 38830 38930 39030 39130 39230 39330 39430 39530 39630 39730 39830 39930 40030 40130 40230 40330 40430 40530 40630 40730 40830 40930 41030 41130 41230 41330 41430 41530 41630 41730 41830 41930 42030 42130 42230 42330 42430 42530 42630 42730 42830 42930 43030 43130 43230 43330 43430 43530 43630 43730 43830 43930 44030 44130 44230 44330 44430 44530 44630 44730 44830 44930 45030 45130 45230 45330 45430 45530 45630 45730 45830 45930 46030 46130 46230 46330 46430 46530 46630 46730 46830 46930 47030 47130 47230 47330 47430 47530 47630 47730 47830 47930 48030 48130 48230 48330 48430 48530 48630 48730 48830 48930 49030 49130 49230 49330 49430 49530 49630 49730 49830 49930 50030 50130 50230 50330 50430 50530 50630 50730 50830 50930 51030 51130 51230 51330 51430 51530 51630 51730 51830 51930 52030 52130 52230 52330 52430 52530 52630 52730 52830 52930 53030 53130 53230 53330 53430 53530 53630 53730 53830 53930 54030 54130 54230 54330 54430 54530 54630 54730 54830 54930 55030 55130 55230 55330 55430 55530 55630 55730 55830 55930 56030 56130 56230 56330 56430 56530 56630 56730 56830 56930 57030 57130 57230 57330 57430 57530 57630 57730 57830 57930 58030 58130 58230 58330 58430 58530 58630 58730 58830 58930 59030 59130 59230 59330 59430 59530 59630 59730 59830 59930 60030 60130 60230 60330 60430 60530 60630 60730 60830 60930 61030 61130 61230 61330 61430 61530 61630 61730 61830 61930 62030 62130 62230 62330 62430 62530 62630 62730 62830 62930 63030 63130 63230 63330 63430 63530 63630 63730 63830 63930 64030 64130 64230 64330 64430 64530 64630 64730 64830 64930 65030 65130 65230 65330 65430 65530 65630 65730 65830 65930 66030 66130 66230 66330 66430 66530 66630 66730 66830 66930 67030 67130 67230 67330 67430 67530 67630 67730 67830 67930 68030 68130 68230 68330 68430 68530 68630 68730 68830 68930 69030 69130 69230 69330 69430 69530 69630 69730 69830 69930 70030 70130 70230 70330 70430 70530 70630 70730 70830 70930 71030 71130 71230 71330 71430 71530 71630 71730 71830 71930 72030 72130 72230 72330 72430 72530 72630 72730 72830 72930 73030 73130 73230 73330 73430 73530 73630 73730 73830 73930 74030 74130 74230 74330 74430 74530 74630 74730 74830 74930 75030 75130 75230 75330 75430 75530 75630 75730 75830 75930 76030 76130 76230 76330 76430 76530 76630 76730 76830 76930 77030 77130 77230 77330 77430 77530 77630 77730 77830 77930 78030 78130 78230 78330 78430 78530 78630 78730 78830 78930 79030 79130 79230 79330 79430 79530 79630 79730 79830 79930 80030 80130 80230 80330 80430 80530 80630 80730 80830 80930 81030 81130 81230 81330 81430 81530 81630 81730 81830 81930 82030 82130 82230 82330 82430 82530 82630 82730 82830 82930 83030 83130 83230 83330 83430 83530 83630 83730 83830 83930 84030 84130 84230 84330 84430 84530 84630 84730 84830 84930 85030 85130 85230 85330 85430 85530 85630 85730 85830 85930 86030 86130 86230 86330 86430 86530 86630 86730 86830 86930 87030 87130 87230 87330 87430 87530 87630 87730 87830 87930 88030 88130 88230 88330 88430 88530 88630 88730 88830 88930 89030 89130 89230 89330 89430 89530 89630 89730 89830 89930 90030 90130 90230 90330 90430 90530 90630 90730 90830 90930 91030 91130 91230 91330 91430 91530 91630 91730 91830 91930 92030 92130 92230 92330 92430 92530 92630 92730 92830 92930 93030 93130 93230 93330 93430 93530 93630 93730 93830 93930 94030 94130 94230 94330 94430 94530 94630 94730 94830 94930 95030 95130 95230 95330 95430 95530 95630 95730 95830 95930 96030 96130 96230 96330 96430 96530 96630 96730 96830 96930 97030 97130 97230 97330 97430 97530 97630 97730 97830 97930 98030 98130 98230 98330 98430 98530 98630 98730 98830 98930 99030 99130 99230 99330 99430 99530 99630 99730 99830 99930 100030

NEW ZEALAND STAMP DUTY LHO

THIS DEED made the 14th day of December 1982 BETWEEN

THE LOWER HUTT CITY COUNCIL a body corporate under the provisions of the Local Government Act 1974 (hereinafter called "the Council") of the one part AND THE SCOUT ASSOCIATION OF NEW ZEALAND incorporated under the Scout Association of New Zealand Act 1956 (hereinafter called "the Association") of the other part

WHEREAS there is vested in the Council as a Recreation Reserve under the Reserves Act 1977 a certain piece of land known as York Street Reserve at Moera in the City of Lower Hutt

AND WHEREAS the Council by a Resolution passed on the 30th day of October 1981 authorised the erection by the Association on part of the said Reserve a Scout Hall for the use of the St Aloysius Sea Scout Group of the Association (which said piece of Reserve and hall are more particularly hereinafter referred to as "the said premises") NOW THIS DEED WITNESSETH AND IT IS HEREBY COVENANTED AND AGREED by and between the parties hereto as follows:

1. THE Council hereby sets apart for the use of the Association the site of the said premises more particularly delineated on the Plan annexed hereto for a term of twenty-one (21) years from and inclusive of the 1st day of April 1981.

2. THE Association shall pay to the Council by way of rental for the said premises and the rights hereby created the sum of TEN DOLLARS (\$10.00) dollars per annum which sum shall be paid annually in advance on the 1st day of April in each and every year during the first seven (7) years of the term hereby created the first of such payments to be made on the 1st day of April 1981 and shall thereafter be

[Handwritten signatures and initials]

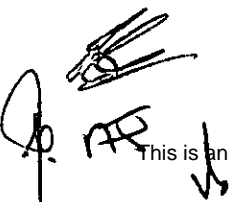
subject to review every seven (7) years during the term hereby created being such sum as may be mutually agreed upon between the Council and the Association and failing agreement to be fixed in accordance with the provisions of Clause 21 hereof but in any event shall not be less than the amount of the then current rental.

3. THE Association shall during the term hereby created duly and punctually pay the rental hereby reserved to the offices of the Council situated at Laings Road, Lower Hutt, or as the Council may otherwise direct free of all Bank charges or other deductions whatsoever.

4. THE Association shall pay all rates inclusive of rates levied by the Council in respect of the said premises as and when the same shall be demanded by the Rating Authority or Authorities for the Rating District in which the said land is situate PROVIDED THAT the rates payable in respect of the commencement and expiration of the term hereof shall be apportioned for this purpose.

5. THE Association shall not without the prior consent in writing of the Council build or suffer to be built or erected upon the said premises any buildings, erections, structures, water courses, ditches, drains or any other thing whatsoever and then only in accordance with plans and specifications approved by the Council.

6. THE Association shall use the said premises solely in connection with the affairs of the Association and its general activities and for no other purpose.



7. THE Association shall not at any time during the term hereby created assign transfer sublet charge mortgage encumber or part with the possession or use of the said land or buildings or any part or parts thereof PROVIDED HOWEVER that the Association may with the written consent of the Council first obtained (which consent may be refused by the Council or may be granted subject to compliance by the Association and the proposed sub-lessee with such terms and conditions as the Council may in its discretion direct or require) sub-lease the said land or buildings or any part or parts thereof to such organisations as may be approved by the Council.

8. THE Association will at its own cost provide sewerage and such other essential services as the Council shall in its sole discretion deem necessary for the said building and will pay all annual service charges levied by the Council in respect of the said premises.

9. IT shall not be lawful for the Association to charge any fee for the admission to the said land or buildings other than a membership fee in respect of the membership of the Association.

10. THE Association shall not permit or suffer the said land or buildings or any part or parts thereof to be used for gaming or gambling purposes or suffer or permit any breach of the provisions of the Licensing Act 1908, the Sale of Liquor Act 1962 or the Gaming and Lotteries Act 1977 or the respective amendments thereof or any statute passed in substitution thereof respectively.

11. THE Association will insure and keep insured all buildings now or hereafter to be erected on the said land against any loss or

damage by fire or earthquake or fire resulting from earthquake to the full insurable value thereof in some insurance office approved by the Council but if a building owned by the Council is attached or is adjacent to the said premises such policy shall be with the New Zealand Municipalities Insurance Company Limited or such other insurance office as the Council may direct and will deposit with the Council every such policy of insurance and will produce to the Council the receipt or receipts for the annual or other premiums payable on account thereof and all moneys received by the Association pursuant to every such policy of insurance shall be expended in or towards the repair, reinstatement or re-erection of the buildings erected on the said land.

12. THE Association shall keep the said premises and all improvements appurtenant thereto clean and tidy and will maintain the same in good order and condition both internally and externally including all associated damage by earthquake, fire, flood, tempest, Act of God or other insurable cause provided that the liability of the Association shall be limited to the extent of the insurable monies available unless such insurance monies are irrecoverable by reason of the act or default of the Association or any of its members.

13. THE Association will keep that area of the said premises (if any) not occupied by buildings in a neat and tidy condition and will not permit any rubbish or refuse to accumulate thereon.

14. THE Council shall not be liable for any accident injury or damage caused to or suffered by any person or property arising out of

or by reason of the use of the said premises by the Association and its members, licensees, invitees, servants, workmen or other persons whatsoever and the Association shall take and keep in force a public risk policy against such eventualities and the Association shall produce the receipt for the premium payable in respect of such policy to the Council immediately following payment thereof in each year during the continuance of these presents.

15. IF the Association shall during the term hereby created make default in payment of the rental hereby covenanted to be paid and if such default shall continue for a period of four (4) months or if the Association shall fail, neglect, or omit to faithfully observe and perform any of the covenants conditions or restrictions herein expressed or implied on the part of the Association to be observed, performed and such failure or omission shall continue for a space of one (1) calendar month then it shall be lawful for the Council upon giving fourteen (14) days notice to the Association of its intention in that behalf which said notification shall be deemed to have been sufficiently given if it is signed by or on behalf of the Council or by any officer thereof and forwarded by registered post to the Secretary for the time being of the Association at the registered office of the Association to re-enter upon the said premises or any part thereof in the name of the whole and the same shall have again repossess and re-enjoy as in the former estate of the Council and thereupon the rights hereby created shall absolutely cease and determine but without prejudice to any antecedent right or action which the Council may have against the Association for non-payment of

Handwritten initials and scribbles, possibly including the letters 'AD' and a downward-pointing arrow.

rental for breach of covenant or otherwise howsoever arising hereunder.


16. THE Association shall erect and maintain at its own expense such a fence or fences as the Council may require as being appurtenant to the use of the said premises by the Association, such fence to be of a design and to a specification notified by the Council's Director of Parks & Recreation.

17. THE Association shall at all times comply with the Bylaws of the Council and its Code of Ordinances and also all requirements of the Fire Service Commission having jurisdiction in respect of the said premises.

18. IF the Association requires any foot or vehicular access to the said premises and the Council is of opinion that such access may be made available without detriment to the said premises or any part thereof the Council may authorise the construction of such access in a position and as to nature of construction as may be approved by the City Engineer and the Director of Parks and Reserves.

19. SHOULD the St Aloysius Sea Scout Group cease its activities and disband this lease may be terminated by the Association giving to the Council three clear months notice to that effect and thereupon the rights hereby created will absolutely cease and determine but without prejudice to any antecedent right or action which the Council may have against the Association howsoever arising.


20. ON the expiry of this lease or sooner determination the Association may remove all buildings erected by the Association on the

Handwritten initials and signatures, including 'AP' and a stylized signature.

said premises and in so doing will restore the said premises to its former state and condition.

21. IF any dispute or difference shall arise between the parties hereto touching upon the construction of any clause or thing herein expressed or implied then the matter in dispute shall be referred to a single arbitrator if the parties can agree upon one and if not to two arbitrators and an umpire but in any event in accordance with the provisions of the Arbitration Act 1908 or any statutory enactment for the time being in force in substitution thereof or by way of amendment thereof.

22. IF the Association shall at all times during the term hereby created duly and punctually observe perform and fulfil all and singular the covenants conditions and stipulations herein contained or implied and shall likewise duly and punctually pay the rental and any other moneys due hereunder and if the Association shall not less than six (6) months prior to the expiration of the term hereby created give to the Council notice in writing of its desire in that behalf the Council will give consideration to an application for a renewal of the term hereby created for a further period of twenty-one (21) years from the date of expiration of the term hereby created and the Lease for such renewal term shall contain such covenants conditions and stipulations as the Council may think fit BUT EXCLUDING this present covenant for renewal with the further exception of the rental which shall be such sum as may be agreed upon by and between the parties hereto or failing agreement as may be fixed by arbitration in accordance with the provisions of Clause 21 hereof.

Handwritten signatures and initials in the bottom left corner, including a large signature and the initials 'AS'.

23. THE Association shall bear the cost of and incidental to the preparation of these presents and including the stamping thereof.

IN WITNESS WHEREOF these presents have been executed the day and year first hereinbefore written.

THE COMMON SEAL of THE LOWER HUTT CITY COUNCIL was hereunto affixed pursuant to a resolution of the Council in the presence of:



[Handwritten Signature]
..... Mayor

[Handwritten Signature]
..... Town Clerk

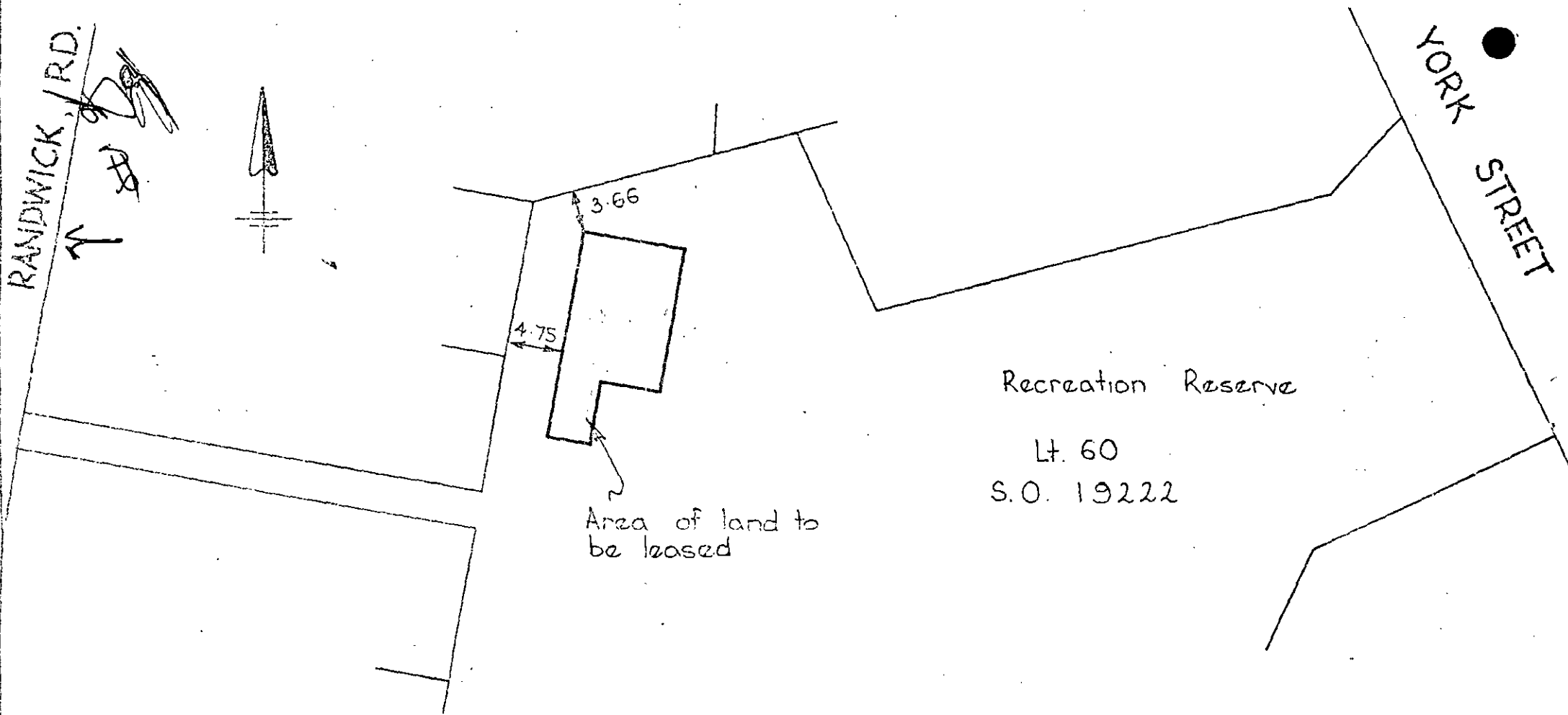
THE COMMON SEAL of THE SCOUT ASSOCIATION OF NEW ZEALAND was hereunto affixed by and in the presence of:



[Handwritten Signature]
..... Member of Executive

A. F. S. ———
..... Member of Executive

[Handwritten Signature]
..... National Secretary



Plan of Land to be Leased by the
St. ALOYSIUS SEA SCOUT GROUP.

Scale. 1:480

DEPARTMENT OF LANDS AND SURVEY

TELEGRAPHIC ADDRESS: 'LANDS'

FOR VERBAL INQUIRIES
PLEASE ASK FOR M

TELEPHONE No. 725 808



OUR REFERENCE: 8/5/467

YOUR REFERENCE: 326.18.5
BG:eIp

DISTRICT OFFICE,

P.O. BOX 5014
WELLINGTON

1 October 1982

Town Clerk
Lower Hutt City Council
Private Bag
LOWER HUTT

Dear Sir

LEASE OF RECREATION RESERVE : YORK STREET MOERA

Thank you for your letter of 21 September 1982 and I now have pleasure in advising that acting under delegated authority from the Minister of Lands, approval was given on 28 September 1982, pursuant to Section 54(1)(b) Reserves Act 1977, to the issue of a lease to the Scout Association of New Zealand, on behalf of the St Aloysius Sea Scout Group, over part of Section 60 being the York Street Recreation Reserve, subject to the lease document being drawn up in terms of the first schedule of the Reserves Act 1977.

Please note that this letter is sufficient evidence for approval to the lease to be drawn up in terms of the First Schedule of the Act and there is no need for this office to sign an attestation clause on behalf of the Minister.

Yours faithfully


J.M. Robinson
for Commissioner of Crown Lands

COMMUNITY SERVICES

LOCAL ELECTORAL AREA

The property is in the Harbour Ward (Petone Community).

RUBBISH AND RECYCLING

Monday is the rubbish collection day for the property.

Every residential property in Lower Hutt has been provided with a red rubbish bin, a yellow recycling bin and blue glass crate. Households can also opt into receiving a green garden waste bin. Please visit our website for more information. If you have any enquiries, please call 04 570 6666 or email binchanges@huttcity.govt.nz.

Find out more about our bins, and what goes into them, on our website [Too Good to Waste](#). Hutt City Council and councils in the Greater Wellington Region have partnered on a campaign to help support communities to reduce their waste. Please visit our joint council website and learn how to think differently about waste – from purchase, to storage and transport, to reuse and repurpose so that we can work towards living lives that are waste free.

POLICE

Phone 111 for emergencies or 105 for non-emergencies.

Lower Hutt Police (phone 04 560 2600) can connect callers to their local community constable, where available. For more information on local police, please click [here](#).

EXPLORE LOWER HUTT

This property is in the Hutt Valley, with forested mountains, river valleys, rugged coastline and natural surrounds resulting in plenty of options to explore. Wander to the highest waterfall, go midnight kiwi listening and connect with history. Here are the roots of New Zealand's first European settlement where they were welcomed by Te Āti Awa, the place you now call home. For more ideas on how to spend your weekends by attending events or uncovering your big backyard, head to www.huttvalleynz.com

REPORT A PROBLEM

If you've spotted any issues or problems with any of Councils services, tell us about it using our Report a Problem [portal](#).

COMMUNITY SUPPORT

Council supports communities by providing advice, training and resources, and places for community groups to gather. We also work with others to make our communities safe. Find out how [here](#).

Contact Us

Phone	04 570 6666 or 0800 HUTT CITY
Calling from overseas	<u>0064 570 6666</u>
E-mail the LIM team	Lim.reports@huttcity.govt.nz
Feedback survey for the LIM team	www.surveymonkey.com/r/LIMSURV
E-mail Council	contact@huttcity.govt.nz
Website	www.huttcity.govt.nz
Report a Problem	https://gissecure.huttcity.govt.nz/RAP/viewer/
Physical address	Hutt City Council 30 Laings Road Lower Hutt 5010
Office hours	Weekdays 8am to 5pm Not open public holidays
Postal address	Hutt City Council Private Bag 31 912 Lower Hutt 5040
Facebook	www.facebook.com/huttcitycouncil
Twitter	www.twitter.com/huttcitycouncil