



LAND INFORMATION MEMORANDUM

22 YORK STREET MOERA (EXAMPLE ONLY)

Produced by Hutt City Council

21/01/2026



Reference: LIM260028

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.
- The Proposed Lower Hutt District Plan was publicly notified on 6 February 2025. This is proposed to replace the current District Plan. The Proposed District Plan contains information, including new hazards and risks overlays, that may be relevant to this property. It is important to note that information from the Proposed District Plan has not been included in this LIM. Please refer to the District Plan section of this LIM for more information.
- 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.

Yours sincerely,

S Mailau

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.

SAMPLE

Contact Us

For any queries relating to a specific section of the LIM report, please refer to the contact details below.

Department	Phone	Email
Rates	04 570 6666	rates@huttcity.govt.nz
Building Consents, Permits and Weathertight Homes	04 570 6666	building.enquiries@huttcity.govt.nz
Resource Consent	04 570 6781	resource.consents@huttcity.govt.nz
Monitoring and Enforcement	04 570 6666	enforcement@huttcity.govt.nz
District Plan	04 570 6666	district.plan@huttcity.govt.nz
Plumbing and Drainage	04 570 6666	contact@huttcity.govt.nz
Inflow or Trade Waste	04 560 1092	tradewaste@huttcity.govt.nz
Road and Traffic	027 491 0395	transportlimsandbuildingconsent@huttcity.govt.nz
Encroachments	027 491 0395	encroachments@huttcity.govt.nz
Building Warrant of Fitness, Swimming Pool, Earthquake prone building	04 570 6666	compliancefollowups@huttcity.govt.nz
Environmental Health	04 570 6666	environmental.health@huttcity.govt.nz
Archives	04 570 6666	archives@huttcity.govt.nz
Flooding (Inundation, Alluvion, Avulsion)	04 912 4400	info@wellingtonwater.co.nz
Flood modelling	0800 496 734	info@gw.govt.nz
Contaminated Sites	0800 496 734	info@gw.govt.nz
Liquefaction and Ground Shaking	0800 496 734	info@gw.govt.nz

Property details

Type	Description
Suburb	Moera
Ward	Harbour Ward
Rubbish Collection Day	Monday
District Plan - Activity Area	General Recreation
District Plan - Flood Hazard Overlay	Inundation - Non Relevant. See Natural Hazard Section. Overland Flow Path - Non Relevant. See Natural Hazard Section. Streams Corridor - Non Relevant. See Natural Hazard Section.
District Plan - Coastal Hazard Overlay: Tsunami	High - Non Relevant. See Natural Hazard Section.
District Plan - Coastal Hazard Overlay: Inundation	Medium - Non Relevant. See Natural Hazard Section.
Tsunami SLR Zone	This property is in a Probabilistic Tsunami Inundation area
Tsunami Evacuation Zone	CDEM Evacuation Zone (Orange 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.
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	Waiwhetu Stream (1% AEP) - See Natural Hazard Section.

1. Information about natural hazards that is required by section 44B

SECTION 44A(2)(A)

EROSION

Council holds no record of any erosion on the property

CONTAMINATED SITES

It is recommended you check Greater Wellington Regional Council's [Selected Land Use Register \(HAIL database\)](#) to find out whether the property is recorded on the Selected Land Use Register (SLUR). If you have any questions please contact Greater Wellington Regional Council.

For further information, take a look at MFE's information <https://environment.govt.nz/facts-and-science/land/contaminated-land/>

WIND ZONE (INDICATIVE ONLY)

This land is in a medium wind zone in accordance with NZS 3604:2011.

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 holds no information about reported instances of flooding on the property.

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

Council records show the property is in the 1 in 100 year flood area, as modelled by Wellington Water. This means the modelled flooding is predicted to have a 1% chance of occurring in any one year, 100 years from now. This modelling includes allowance for climate change. For more information, please see the Wellington Water website: [Wellington Water stormwater maps](#)

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.

EXPOSURE ZONES

NZS 3604:2011 - 4.2.3.2 Zone C: Medium

NZS 3604:2011 - 4.2.3.3 Zone D: High

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

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

Technical Report

1. Entity/person who commissioned the report	Hutt City Council
2. Purpose of the report	To identify areas in the Hutt City district that are susceptible to slope failure, for the purpose of informing the Council on areas that may warrant particular controls in the District Plan in order to best manage slope stability issues in relation to land use planning and development.
3. Scope of the report	The report provides a district-wide appraisal of slope failure susceptibility in the Hutt City district. It includes a desk study and landslide susceptibility mapping. It provides an appraisal of the stability issues, and recommendations for measures to manage the effects of land instability hazards.
4. How to access the report	Slope failure susceptibility assessment
5. Title	Slope failure susceptibility assessment
6. Date	9 September 2021
7. Author	WSP New Zealand Limited

DISTRICT PLAN OVERLAY

This site is identified in the Flood Hazard Inundation overlay of the City of Lower Hutt District Plan. The District Plan imposes additional rules on subdivision, land use and development to sites identified by the overlay in relevant zones for the overlay. However, as this site is not within in a relevant zone, this overlay is primarily for information purposes for this site.

This site is identified in the Flood Hazard Streams Corridor overlay of the City of Lower Hutt District Plan. The District Plan imposes additional rules on subdivision, land use and development to sites identified by the overlay in relevant zones for the overlay. However, as this site is not within in a relevant zone, this overlay is primarily for information purposes for this site.

This site is identified in the High-risk Tsunami Hazard overlay of the City of Lower Hutt District Plan. The District Plan imposes additional rules on subdivision, land use and development to sites identified by the overlay in relevant zones for the overlay. However, as this site is not within in a relevant zone, this overlay is primarily for information purposes for this site.

This site is identified in the Medium-risk Coastal Inundation Hazard overlay of the City of Lower Hutt District Plan. The District Plan imposes additional rules on subdivision, land use and development to sites identified by the overlay in relevant zones for the overlay. However, as this site is not within in a relevant zone, this overlay is primarily for information purposes for this site.

This site is identified in the Flood Hazard Overland Flow Path overlay of the City of Lower Hutt District Plan. The District Plan imposes additional rules on subdivision, land use and development to sites identified by the overlay in relevant zones for the overlay. However, as this site is not within in a relevant zone, this overlay is primarily for information purposes for this site.

More information is available in [Chapter 14H: Natural Hazards](#) of the District Plan

EARTHQUAKE HAZARDS

Information relating to liquefaction, ground shaking, active faults and slope failure can be found on Greater Wellington Regional Council's website

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 <https://wremo.nz/hazards/tsunami>

Hazard information

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

<https://www.gw.govt.nz/your-region/emergency-and-hazard-management/lim-hazard-information/>

<https://gwrc.maps.arcgis.com/apps/instant/sidebar/index.html?appid=75aa3e03d9774863beb914805732f312>

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website:

<https://mapping1.gw.govt.nz/gw/ClimateChange/> and

https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#

Please contact Greater Wellington Regional Council at info@gw.govt.nz for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's Flood Advisory Team <https://www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice/>

Be prepared

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan. For further guidance please visit the Wellington Regional Emergency Management Office for more information <https://www.wremo.nz/>. It is also recommended that you check that your insurance cover is appropriate for the hazards present.

2. Information identifying any special features or characteristics of the land concern.

SECTION 44A(2)(AA)

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.

GEOLOGICAL AND NUCLEAR SCIENCES 1:50,000 SOIL TYPE

Beach gravels with sand and mud. Fine grained.
Floodplain gravels. Medium grained.

OVERLAND FLOW

No overland flow complaints reported or investigated.

SECONDARY FLOW PATH

No information is currently available

SAMPLE

3. Private and public stormwater and sewerage drains

SECTION 44A(2)(B)

Information on private and public stormwater and sewerage drains are shown on the underground services map attached.

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.

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.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

INFLOW

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

LATERAL PIPE REPLACEMENT PROGRAMMES

No information is currently available

TRADE WASTE

No information is currently available

4. Information council holds regarding drinking water supply to the land

SECTION 44A(2)(BB)

METERED WATER SUPPLY

Not Available

DRINKING WATER SUPPLY

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

SAMPLE

5. Information relating to any rates owing in relation to the land

SECTION 44A(2)(C)

The following rates are based on the capital value of the property at the start of the current financial year beginning 1 July 2025

Annual rates	
Rates due and payable	\$0.00
Capital Value	\$1,240,000.00
Land Value	\$1,160,000.00
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 (eg, insulation) on behalf of an individual ratepayer because the activity meets council policy objectives as well as benefits the ratepayer. While the scheme is currently on hold for new applications, please email warm@gw.govt.nz to check if the property has an existing Warm Wellington funding attached to it.

6. Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act)

SECTION 44A(2)(D)

Note: if the land is part of a cross-lease title or unit title, consents and permits for the other flats or units may be included in this lim. If the land has been subdivided there may be consents and permits included that relate to the original property. It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

SECTION 73 NOTICES

No information is currently available

RAPID BUILDING ASSESSMENTS

No information is currently available

FINANCIAL / DEVELOPMENT CONTRIBUTIONS

Financial and development contributions are relevant for recently subdivided land, new residential units or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amounts from a subsequent owner of the land.

RESOURCE CONSENTS

Below is a list of resource consents (if applicable) that the council has issued from 1991 onwards under the Resource Management Act 1991. If there are any conditions, please refer to the Property File. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met. To obtain Resource Consent documents you can search online for free using council's [Property search](#). 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](#).

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

Consent number	Description	Process	Decision date
RCNRN04031992_02	Additions to existing premises	Granted	04/03/1992
RM120339	Earthworks that exceed the permitted limit, in conjunction with an upgrade to the stream channel in York Park.	#Completed	10/12/2012

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 to make inquiries about a property with an outstanding resource consent.

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.

Below is a list of building consents (if applicable) 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 1 July 1992 may quite legitimately have no code compliance certificate.

Consent Number	Approval Date	Description	CCC issued date
BC130035	13/02/2013	New retaining wall and replace existing bridge	04/08/2014

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 [Property 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](#).

NOTICE TO FIX

No information is currently available

OWNER SUPPLIED INFORMATION

No information is currently available

CERTIFICATE OF ACCEPTANCE

No information is currently available

COMPLIANCE SCHEDULES (BUILDING WARRANT 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 on 04 570 6948.

FENCING OF SWIMMING POOLS

Under the Building Act 2004 residential pools capable of holding a depth of water of 40cm (400mm) or more are required to have barriers that restrict access by unsupervised children under 5 years of age to protect them from drowning. All residential pools (other than small heated pools, such as spa pools and hot tubs that don't follow the acceptable solutions for small heated pools), must be inspected every 3 years. For further information, please see [Safety guidance for pool owners | Building Performance](#)

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/>

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>

DANGEROUS GOODS (FOR COMMERCIAL ONLY)

No information is currently available

HAZARDOUS SUBSTANCES (CONTAMINATED BUILDINGS)

No information is currently available

7. Information notified under section 124 of the Weathertight Homes Resolution Services Act 2006

SECTION 44A(2)(EA)

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.

SAMPLE

8. Information relating to the use to which the land may be put and any conditions attached to that use

SECTION 44A(2)(F)

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site-specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

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](#)).

SPECIFIC HEIGHT OVERLAY

No information is currently available

PROPOSED DISTRICT PLAN AND 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](#).

The Proposed Lower Hutt District Plan was publicly notified on 6 February 2025. This is proposed to replace the current District Plan. The Proposed District Plan contains information, including new hazards and risks overlays, which may be relevant to this property. This includes coastal inundation, fault, flooding, liquefaction, tsunami, and slope assessment overlays. These overlays are nonspecific to any particular properties and are based on scientific information that will be subject to public consultation and a statutory process before they are finalised. It is important to note that information from the Proposed District Plan has not been included in this LIM. Please check the Proposed District Plan maps to determine how this property may be affected. The Proposed District Plan can be accessed [here](#).

HERITAGE BUILDINGS

The District Plan does not recognise there being any heritage buildings or structures on the property.

PROTECTED TREE

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.

INFORMATION CONCERNING CAVEAT, BOND, ENCUMBRANCE, CONSENT NOTICE AND COVENANT

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Record of Title for this property.

9. Information regarding the land which has been notified to council by another statutory organisation

SECTION 44A(2)(G)

No information is currently available.

SAMPLE

10. Information regarding the land which has been notified to council by any network utility operator pursuant to the building act 1991 or building act 2004

SECTION 44A(2)(H)

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

SAMPLE

11. Other information relevant to the land

SECTION 44A(3)

RECORD OF TITLE INTERESTS

Please carefully check the property's record 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.

ENCROACHMENTS

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

ISOLATION STRIP

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

PLANNED AND LONG-TERM ROAD WORKS

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

VEHICLE CROSSING

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

ROAD RESERVE GARDENS

1. Authorised Road Reserve Gardens

Where a property owner has obtained formal approval from Hutt City Council to install and maintain a garden within the road reserve (the land between the private property boundary and the formed edge of the roadway), the ongoing responsibility for maintaining the garden rests with the current property owner. This responsibility continues with any subsequent property owner(s) in the event of a change of ownership.

Approval is granted on the condition that the garden is maintained to a standard that is safe, tidy, and does not obstruct pedestrian or vehicle access, visibility, or infrastructure.

2. Unauthorised Road Reserve Gardens - where officer consider the unauthorised gardens may remain

Where a property owner has planted a garden within the road reserve without prior approval from Hutt City Council, the responsibility for ongoing maintenance remains with the property owner. This responsibility also passes to new owners if the property is sold.

Should future owners not wish to assume maintenance responsibilities, they are required to reinstate the road reserve area to grass or an approved standard at their own cost.

3. Clarification of Responsibility

Property owners are encouraged to contact the Transport Maintenance and Renewals Team at Hutt City Council to confirm whether the area in question is the responsibility of the Council or the adjoining landowner, and to discuss approval requirements or reinstatement processes if applicable.

For enquiries, please contact: contact@huttcity.govt.nz

4. Restoration of Road Reserve Gardens Following Underground Service Works

When underground services are installed or maintained, any road reserve areas of private or public gardens that are impacted by the works will be reinstated to grass only. This includes the removal or disturbance of existing garden beds, plants, mulch, decorative features, or other landscaping elements, which will not be restored to their original condition. Instead, affected areas will be reseeded or covered with turf to establish a uniform grass surface.

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.

HEALTH ACT 1956 NOTICES

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

LIQUOR LICENSING AND HEALTH REGISTRATIONS

Neither the Lower Hutt District Licensing Agency, or Alcohol, Regulatory and Licensing Authority has issued an alcohol licence for these premises.

OTHER LICENCES

There are no current licences recorded on this property. Further information regarding the Building Act 2004 and the Policy is available at Council.

1. Food Licences
2. Other Health Licences

NEIGHBOURING RESOURCE CONSENTS

The list below (if applicable) are neighbouring resource consents that have been applied for or granted within 50 metres of this property.

ARCHIVE FILE REFERENCES

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](#).

The Information Management Team could find no records relating to the property.

If you want to obtain a complete copy of an archive file, please contact the Information Management Team at the email address noted on the contact list at the top of the LIM report.

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.

CAMPING GROUNDS

No information is currently available

CULVERT DISCHARGES

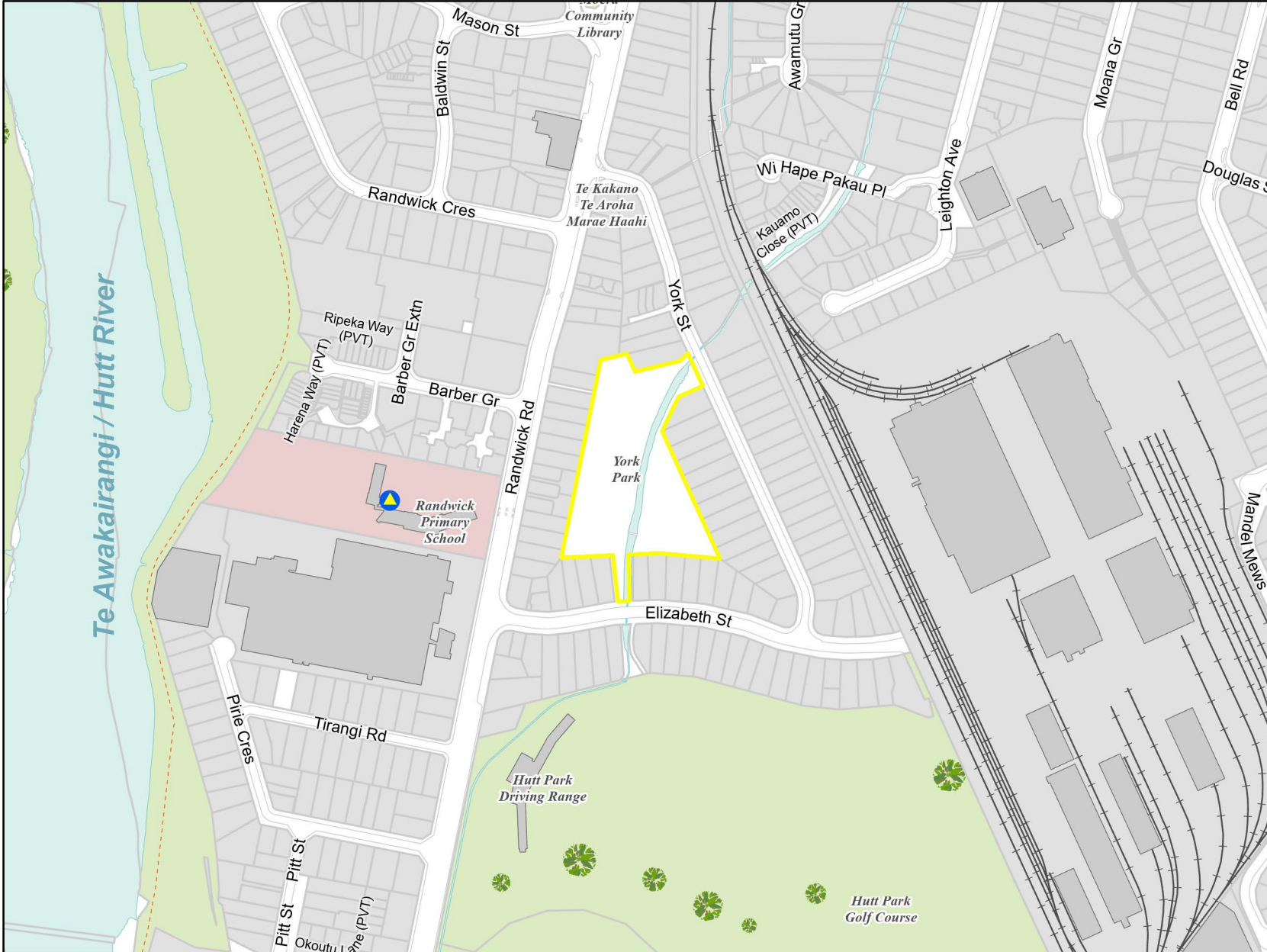
No information is currently available

SAMPLE

The following pages contains maps showing:

Aerial (showing if applicable – LIM property, Easements, Contours, Reserves, Encroachments)
Underground Services
Hazards
District Plan
District Plan Overlay (if applicable)

SAMPLE



- LIM Property
- Properties
- Building Outline 2021 (>1,000m²)
- Schools
- Reserve
- Waterbody
- Streams and Rivers
- Railway
- Access Track
- ▲ Community Emergency Hub










LOCALITY MAP

Scale: 1:5,000

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



-  LIM Property
-  Contours
-  Properties
-  Easements
-  Reserves
-  School
-  Railway

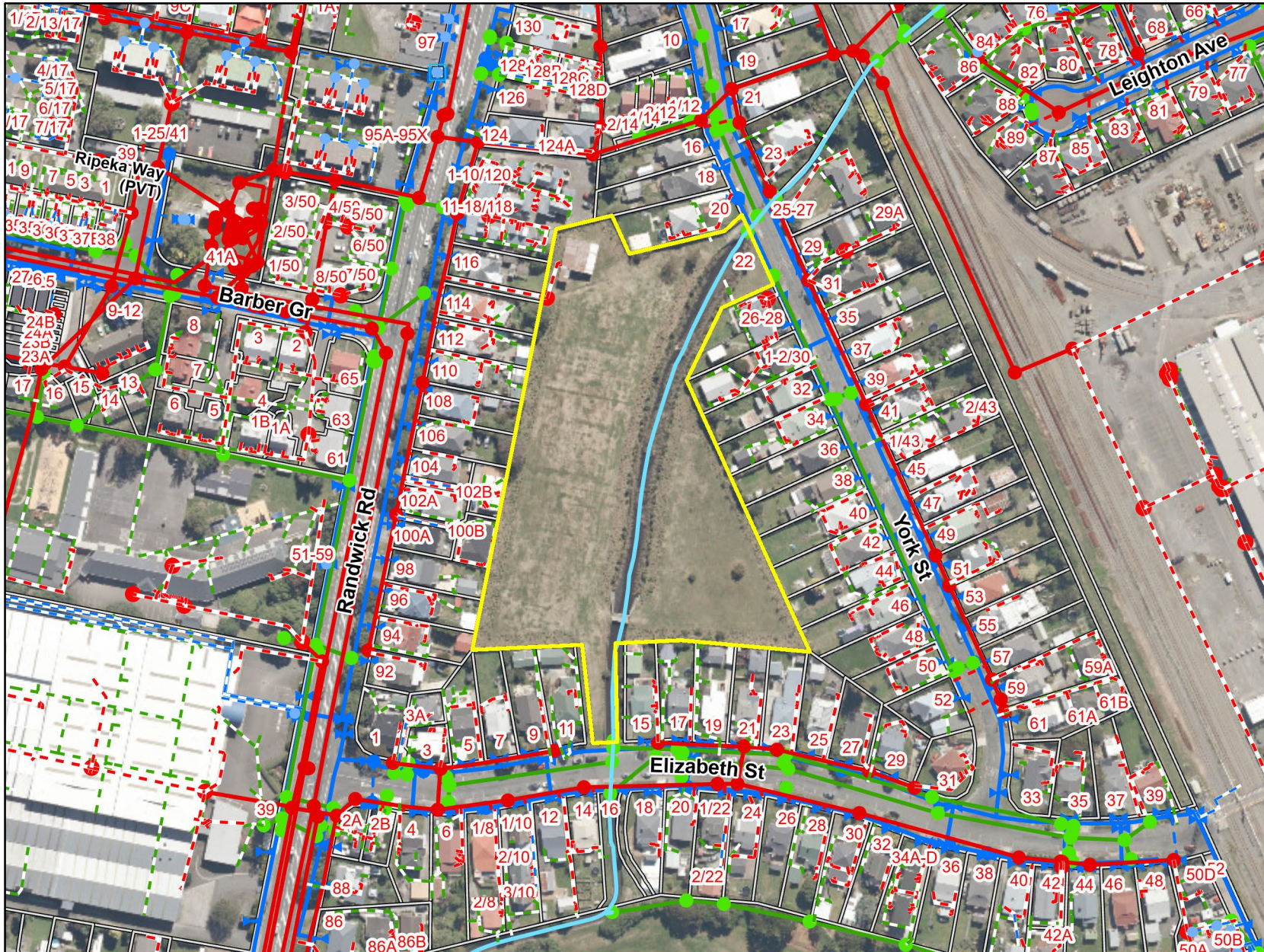


2025 AERIAL PHOTOGRAPH

Scale: 1:2,346

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

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- LIM Property
- plumbing-ms**
- Properties
- Privately owned assets**
- Water Fixture
- Sewer Fixture
- - - Water Pipe
- - - Wastewater Pipe
- - - Storm Pipe
- Water Course
- plumbing-ms**
- Stormwater Culvert (Rural)
- Council owned assets**
- Water Fixtures
- Wasterwater Fitting
- Stormwater Fixture
- M Water Meter
- ▶ Water Valve
- Water Pipe
- Wastewater Pipe
- Stormwater Pipe
- - - Service Connection
- - - HCC Water Pipes Private
- ◆ Wastewater Pump Station

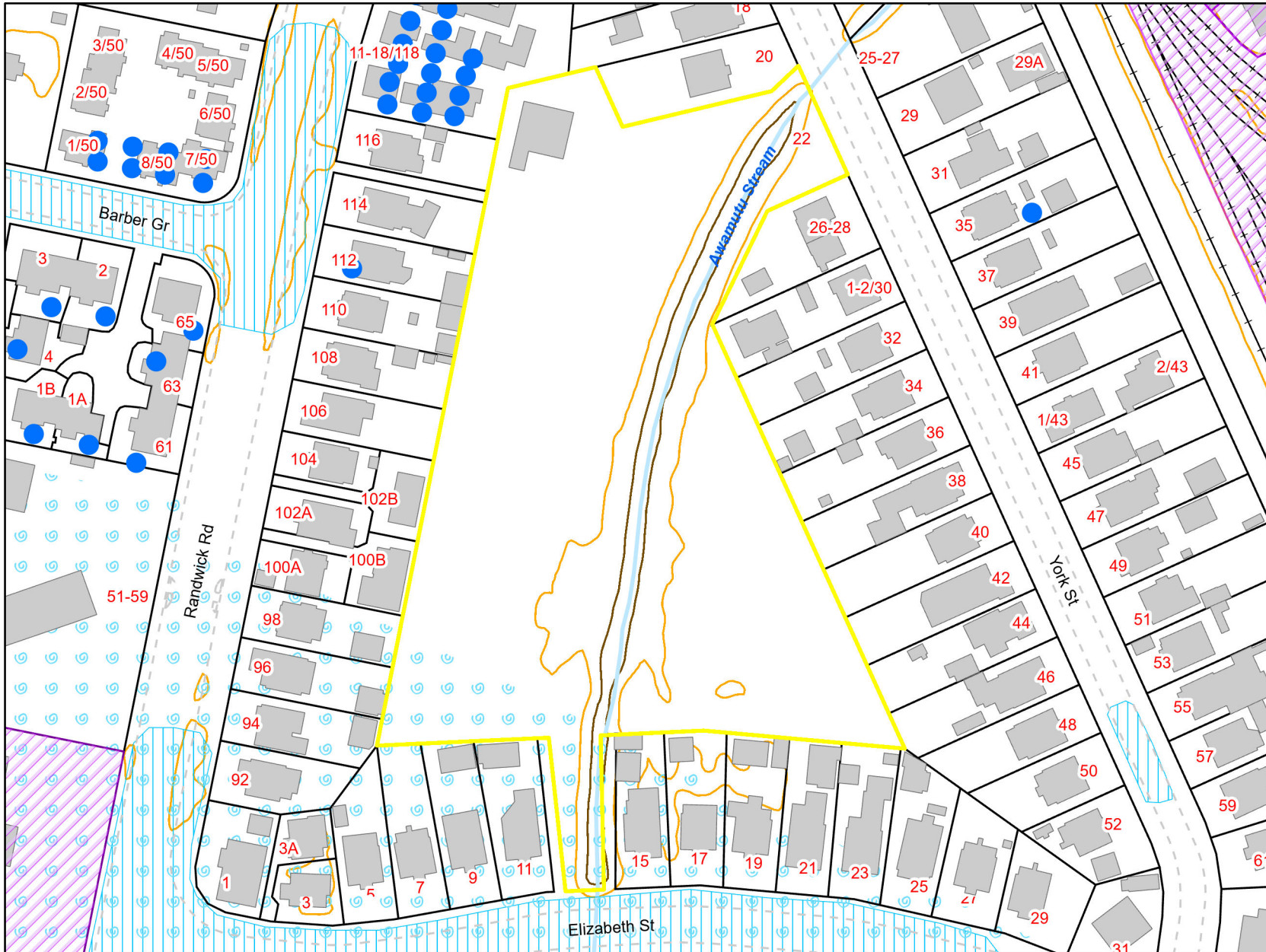













UNDERGROUND SERVICES MAP

Scale: 1:2,346

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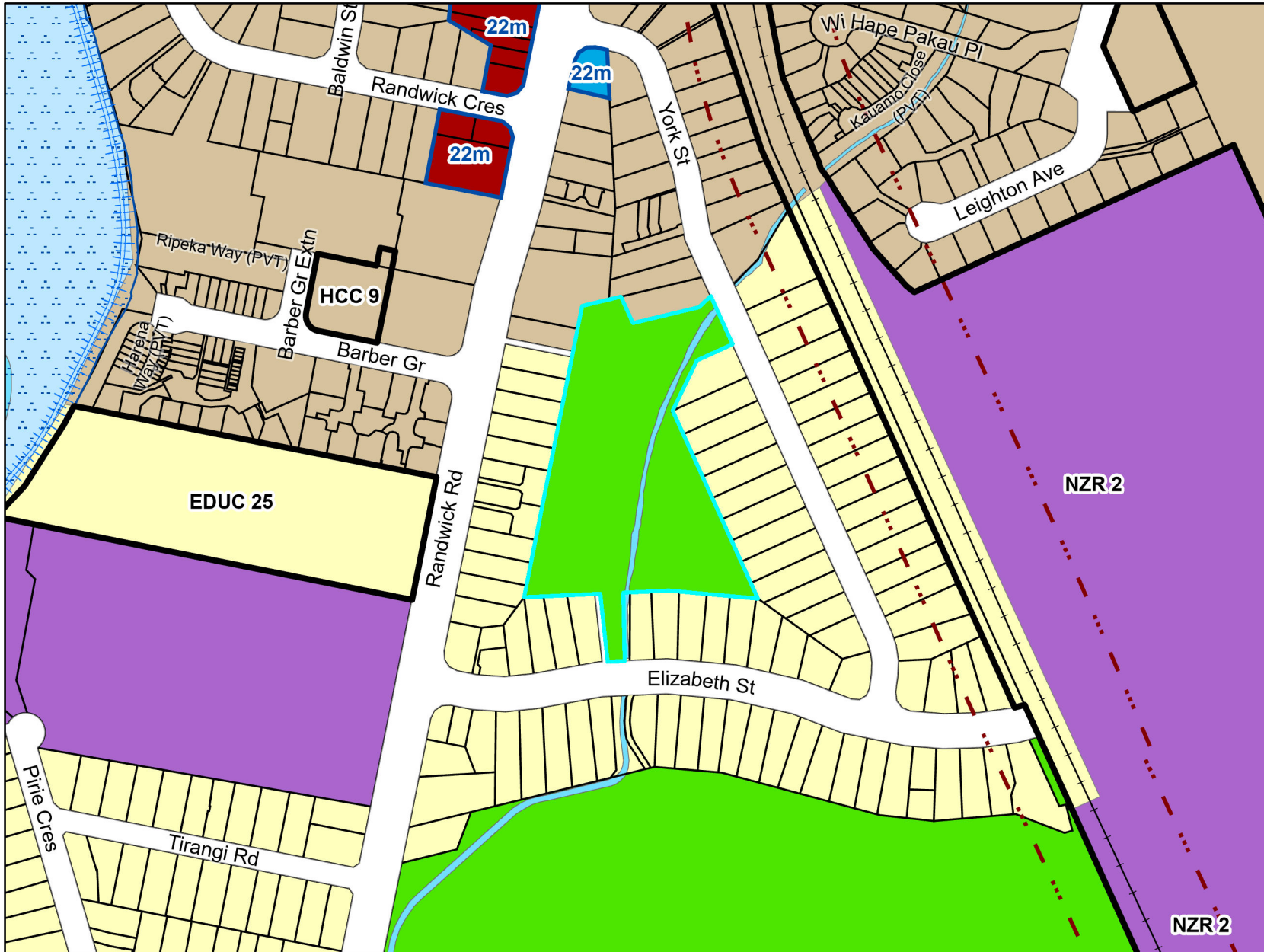
-  LIM Property
-  Contours
-  Properties
-  Building Outline (2025)
-  Kerblines
-  SLUR data (GWRC)
-  Sea Spray Zone D: High risk
-  HCC recorded street flooding
-  Water course
-  Railway
-  HCC recorded flood incident




















HAZARDS MAP

Scale: 1:1,500

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



-  LIM Property
-  Properties
-  Specific Height Control Overlay
-  Railway
-  State Highway & Railway Corridor Buffer
-  Designations
-  Primary River Corridor
-  Stopbank
-  Road
-  River
-  Community Iwi
-  General Business
-  General Recreation
-  High Density Residential
-  Medium Density Residential
-  River Recreation
-  Suburban Mixed Use







DISTRICT PLAN

Scale: 1:3,388

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

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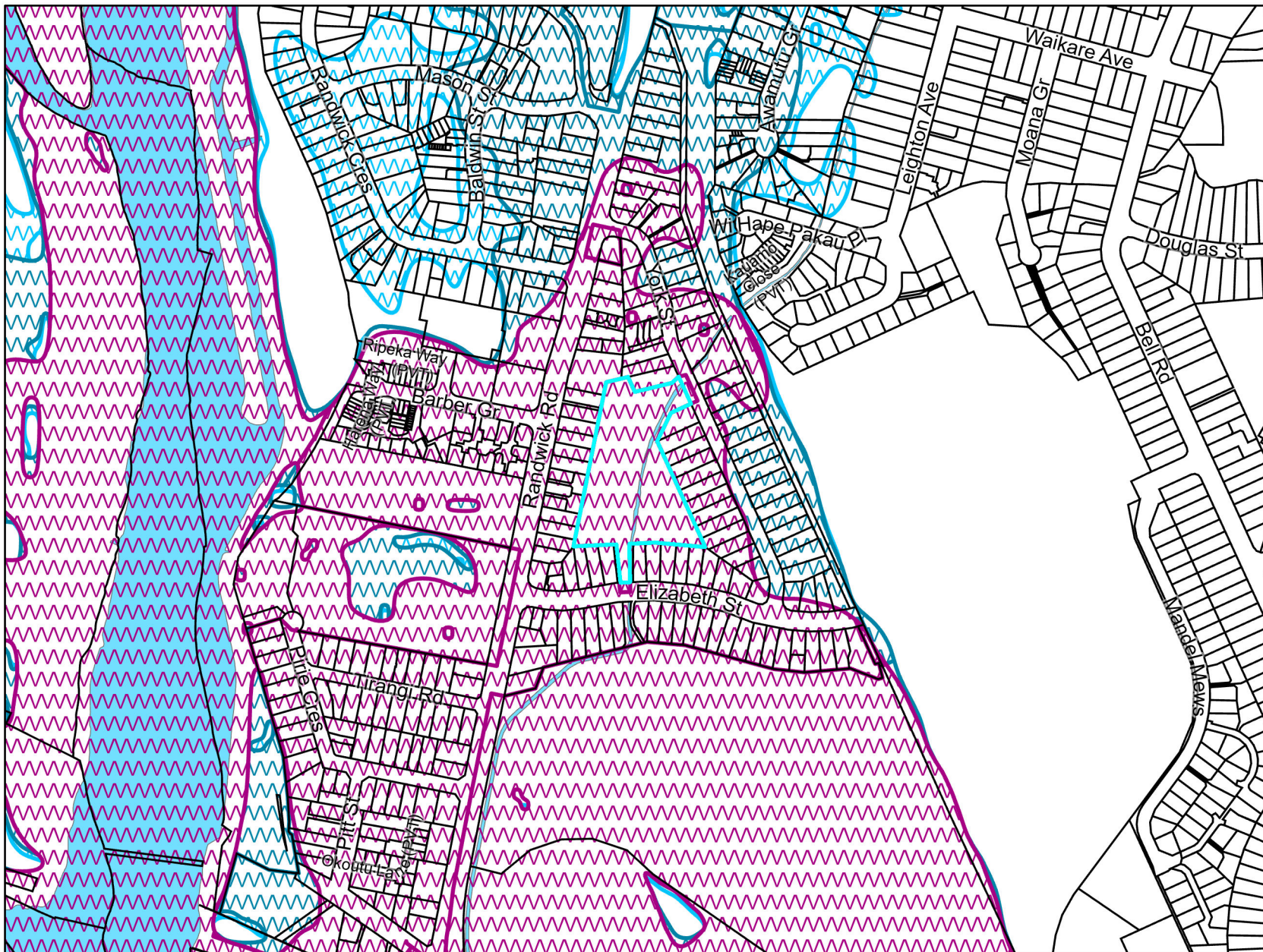
-  LIM Property
-  Properties
-  Overland Flow Path
-  Flood Inundation
-  Stream Corridor








DISTRICT PLAN: FLOOD HAZARD OVERLAY

Scale: 1:5,994

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



-  LIM Property
-  Properties
-  High risk
-  Medium risk
-  Low risk

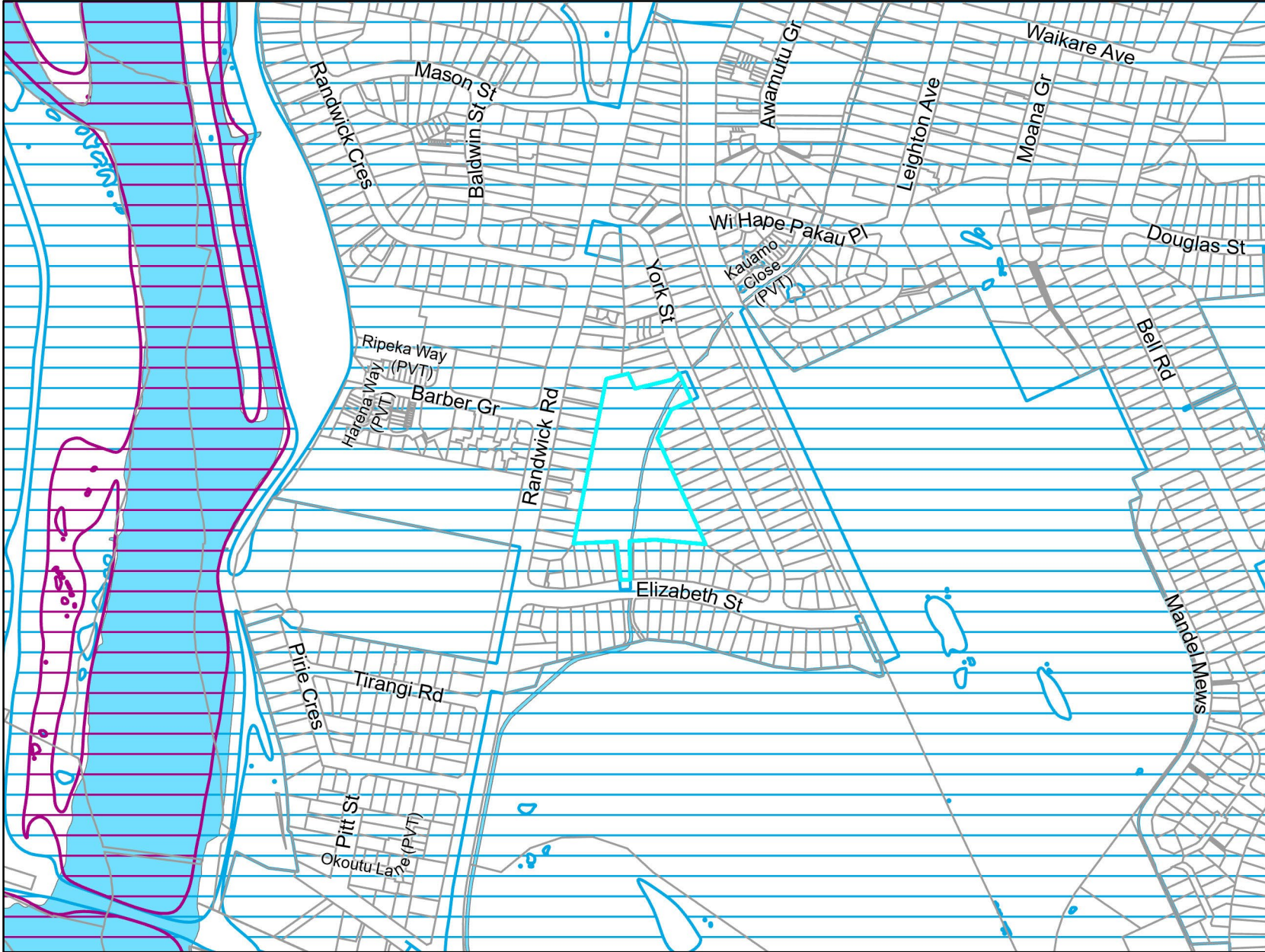


DISTRICT PLAN: COASTAL HAZARD OVERLAY - TSUNAMI

Scale: 1:5,994

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

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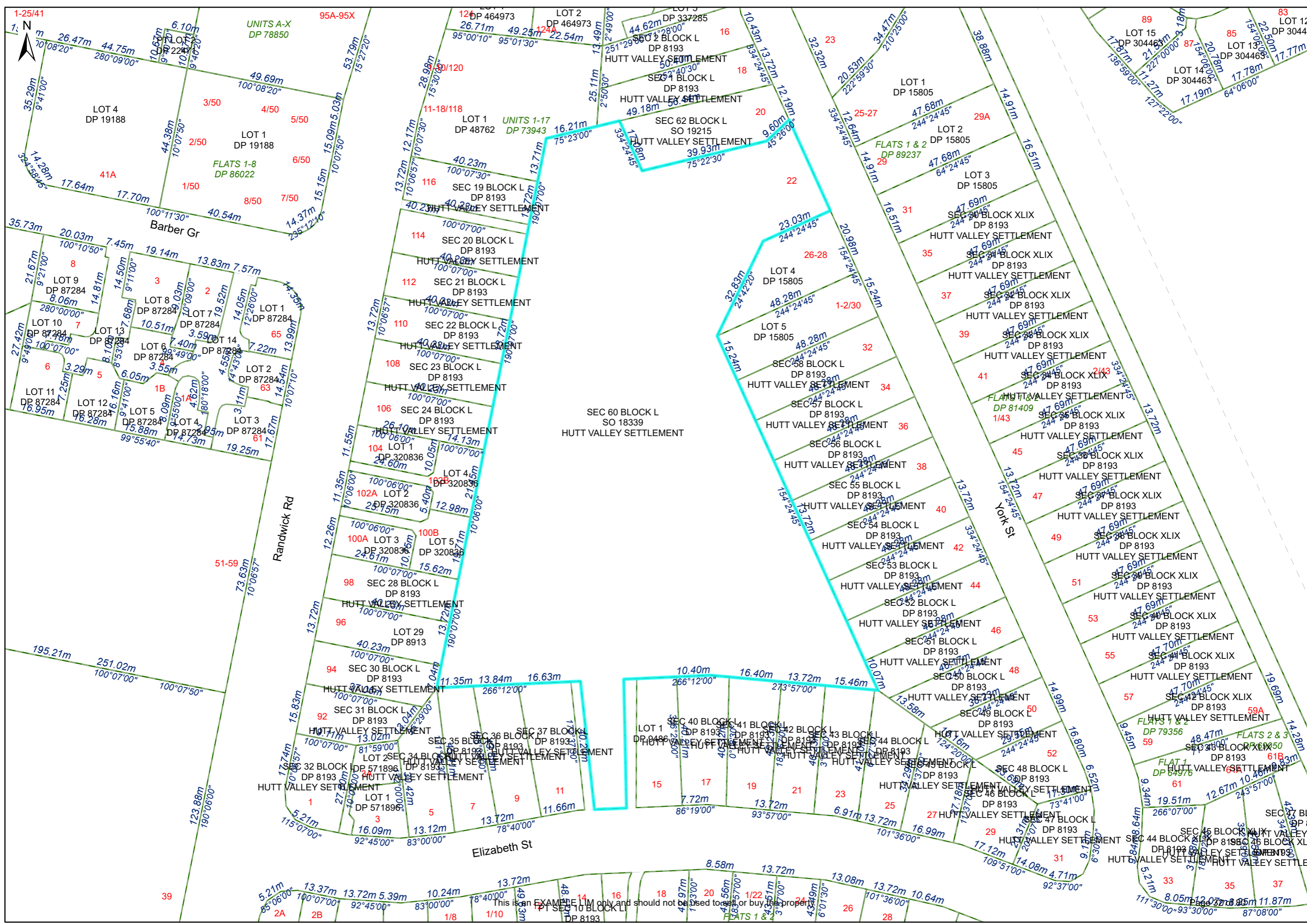
- LIM Property
- Properties
- High risk
- Medium risk



DISTRICT PLAN: COASTAL HAZARD OVERLAY - INUNDATION

Scale: 1:5,994

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



1-25/41

1: N

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

Page 2 of 8



**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
Hutt City 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
Hutt City 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
Hutt City Council

Interests

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

Subject to Public Reserves, Domains, and National Parks Act 1928 (Affects Section 60 Block I Hutt Valley Settlement and Defined on SO Plan 134/101)

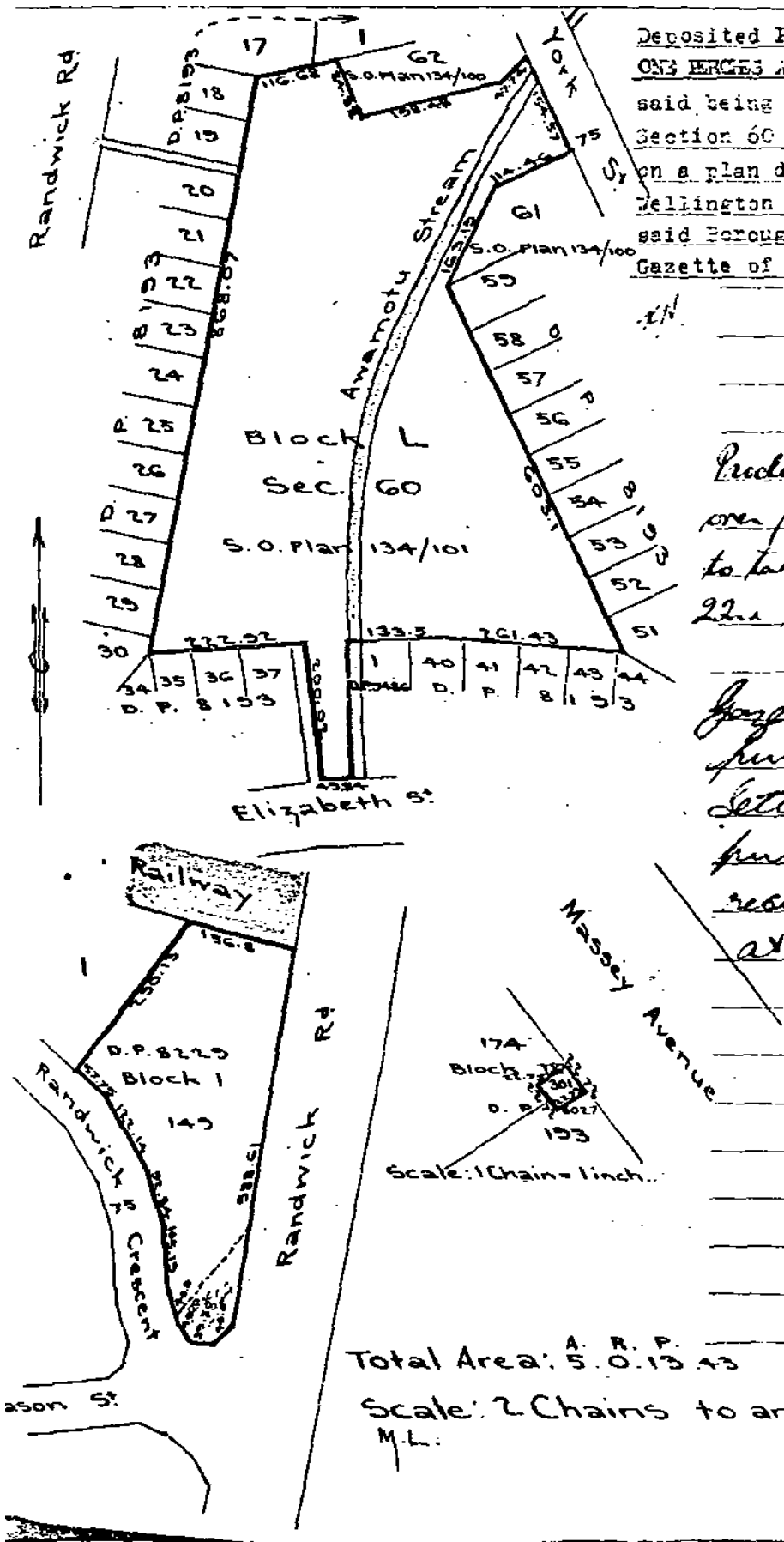
Subject to a drainage right (in gross) over part in favour of Her Majesty the Queen created by Proclamation 2964 to take effect on and after 12th August 1940 - 22.8.1940 at 3.00 pm (Affects Section 149 Block I Hutt Valley Settlement defined on DP 8229)

Subject to a right to lay and maintain electric power supply (in gross) over part Section 60 Block L Hutt Valley Settlement 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

13128354.3 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (AFFECTS SECTION 149 BLOCK I HUTT VALLEY SETTLEMENT on DP 8229) (ALSO AFFECTS WN24D/894) - 8.10.2024 at 11:39 am

Deposited P
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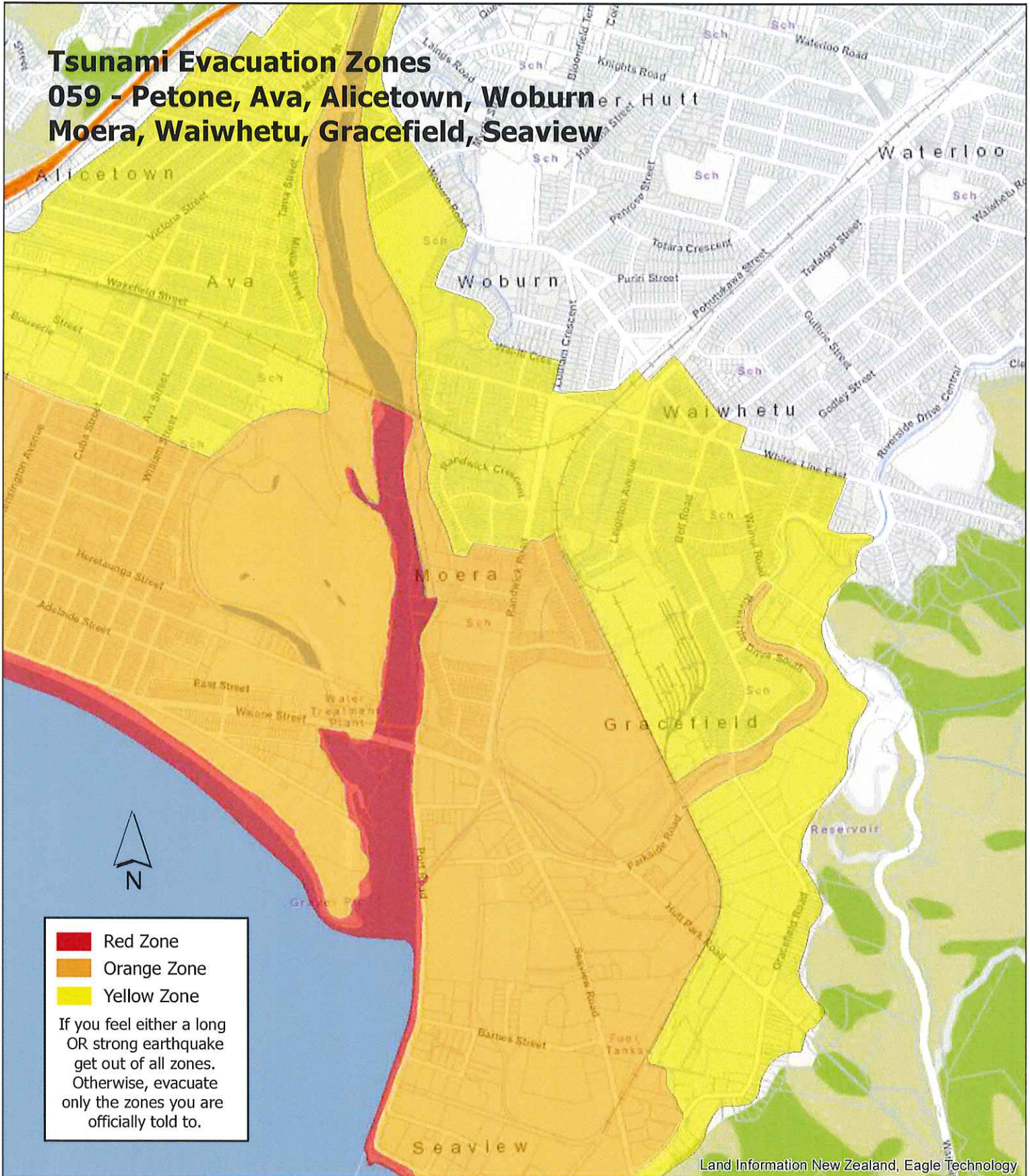
A. R. P.
 Total Area: 5.0.13.43
 Scale: 2 Chains to an
 M.L.



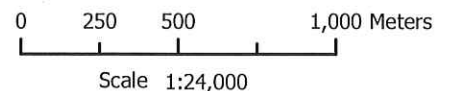
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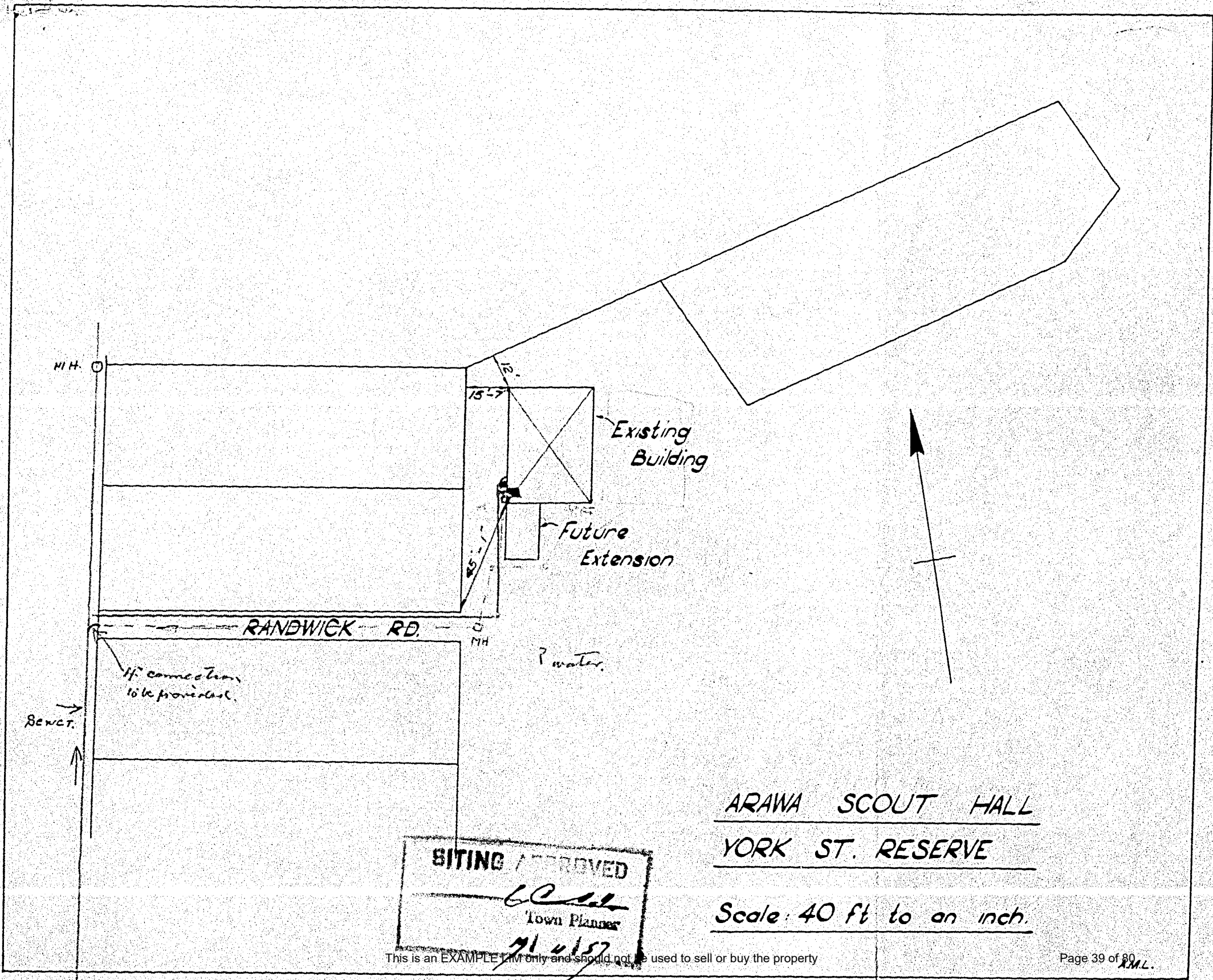
If you feel an earthquake that is either longer than a minute OR strong enough that it's hard to stand up THEN get to high ground, out of all zones, as soon as shaking stops!

**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





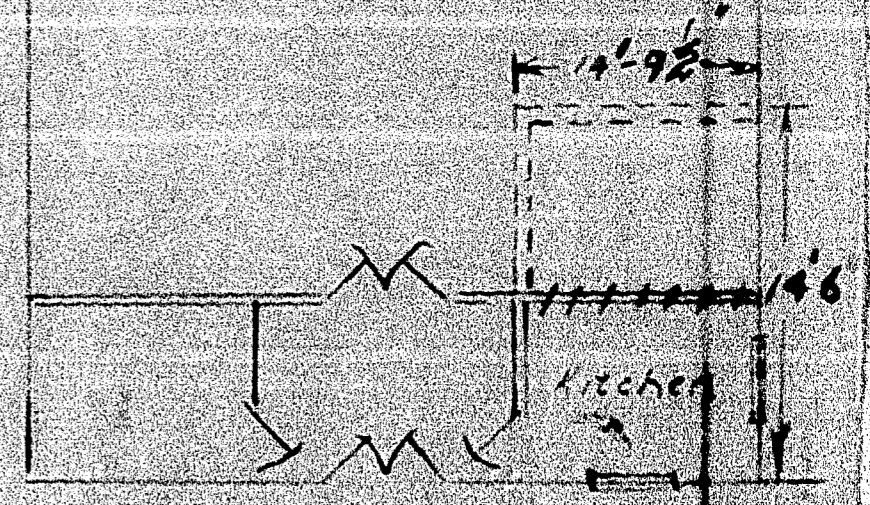
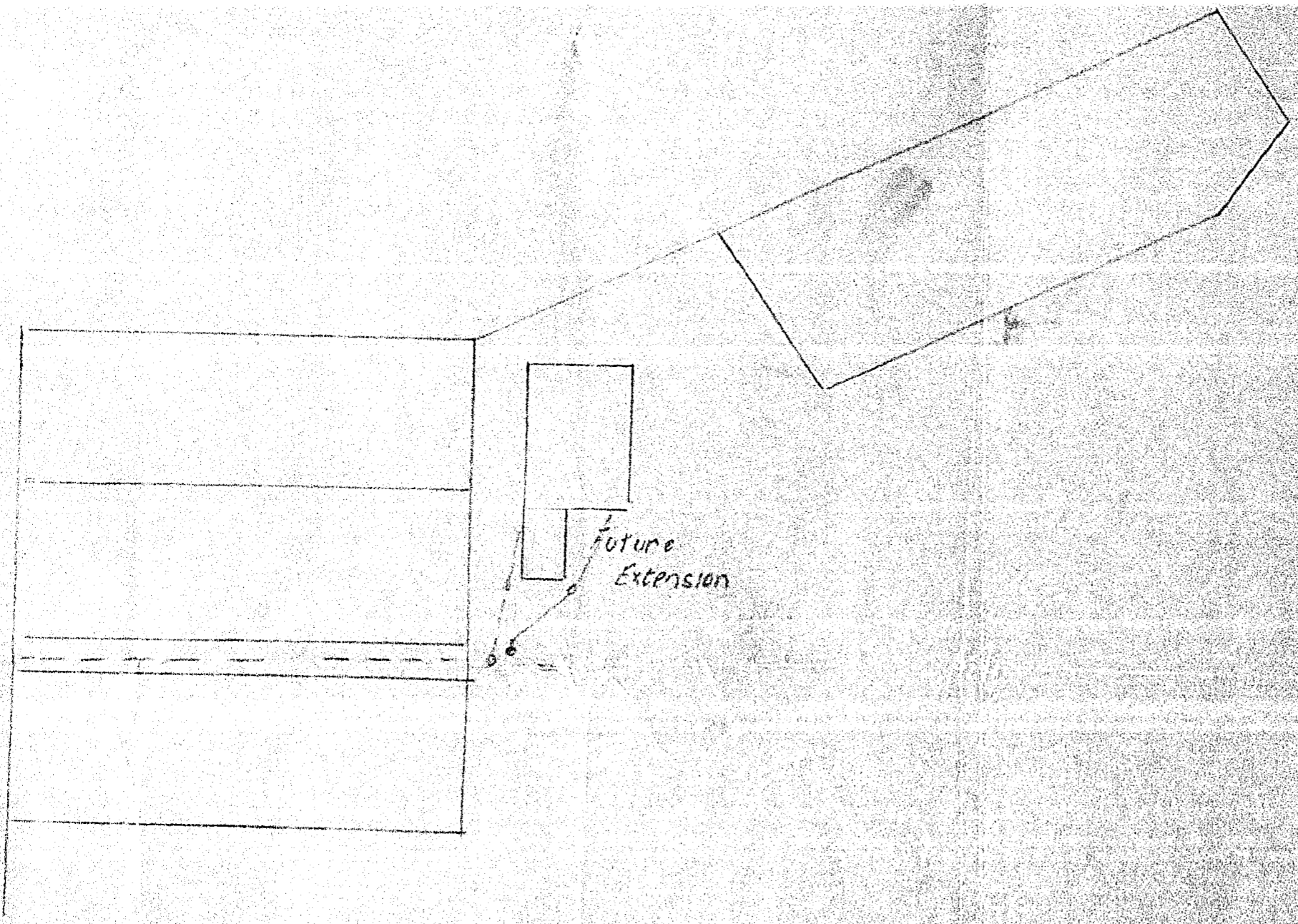
ARAWA SCOUT HALL

YORK ST. RESERVE

Scale: 40 ft to an inch.

SITING APPROVED
[Signature]
 Town Planner
 21/1/57

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



REMOVED

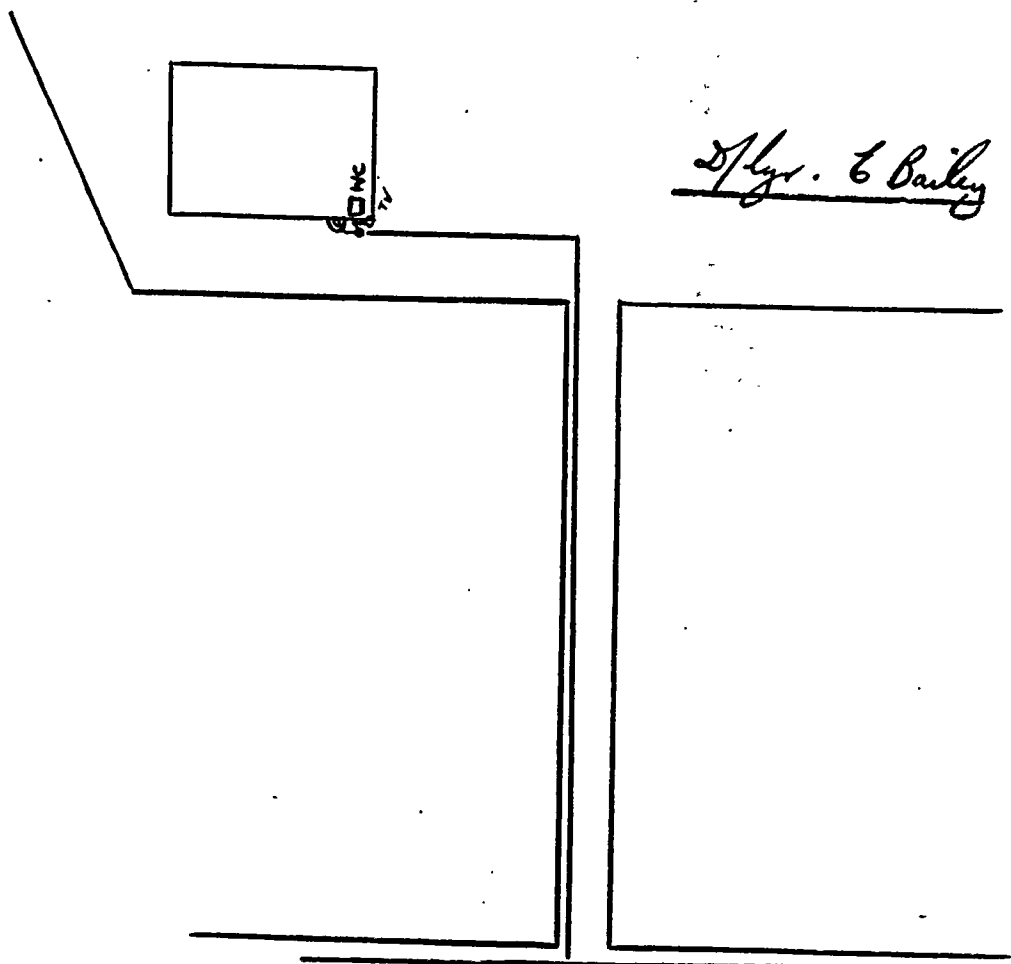
Building Permit No. 18609
 Electrical Permit No. 18609
 Mechanical Permit No. 18609
 Plumbing Permit No. 18609
 Fire Department Permit No. 18609
 City of New York
 Department of Buildings
 100 City Hall
 New York, N.Y. 10007

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/lys. & 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. L. B. B. of

No. Elizabeth St. Street Description of Work: B.P. No.

Lot D.P. or Install W.B. Basin and

Cost of Work: £ Work in basement stall for

Fee Received: £ Note the Permit Endorsements: L.H.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

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 sell or buy the property

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.

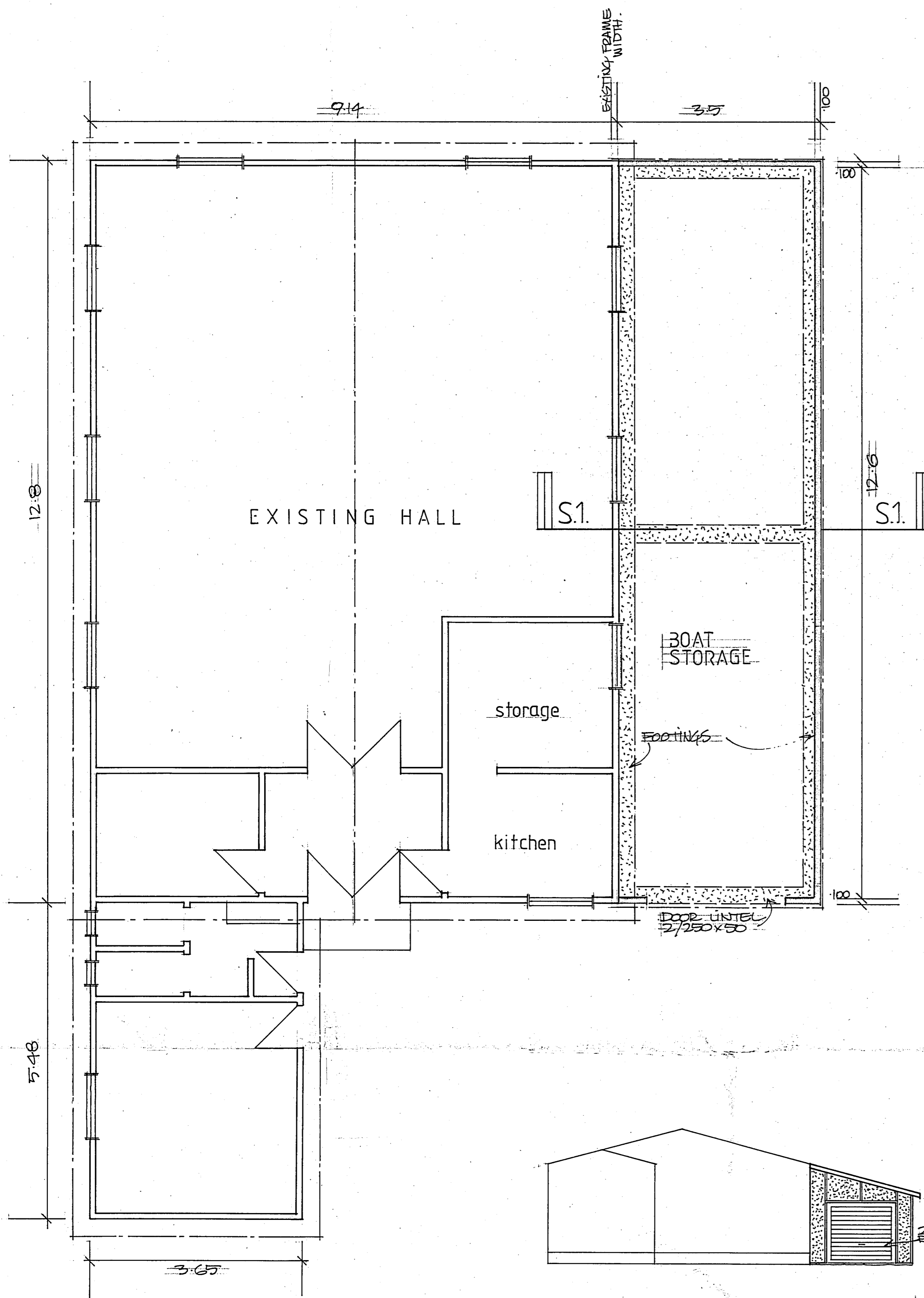
INFORMATION AS TO RIGHTS OF APPEAL

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.

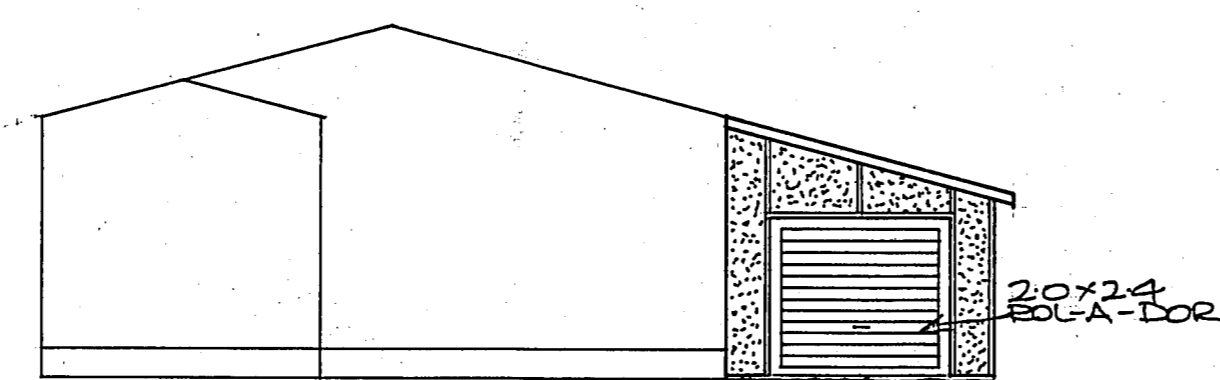
Yours sincerely



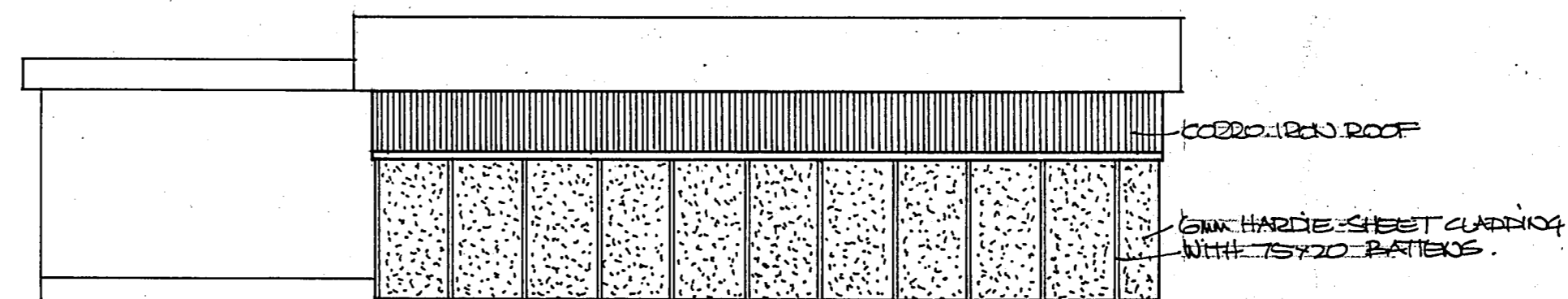
I J M Dunn
ADMINISTRATION OFFICER
for **GENERAL MANAGER**



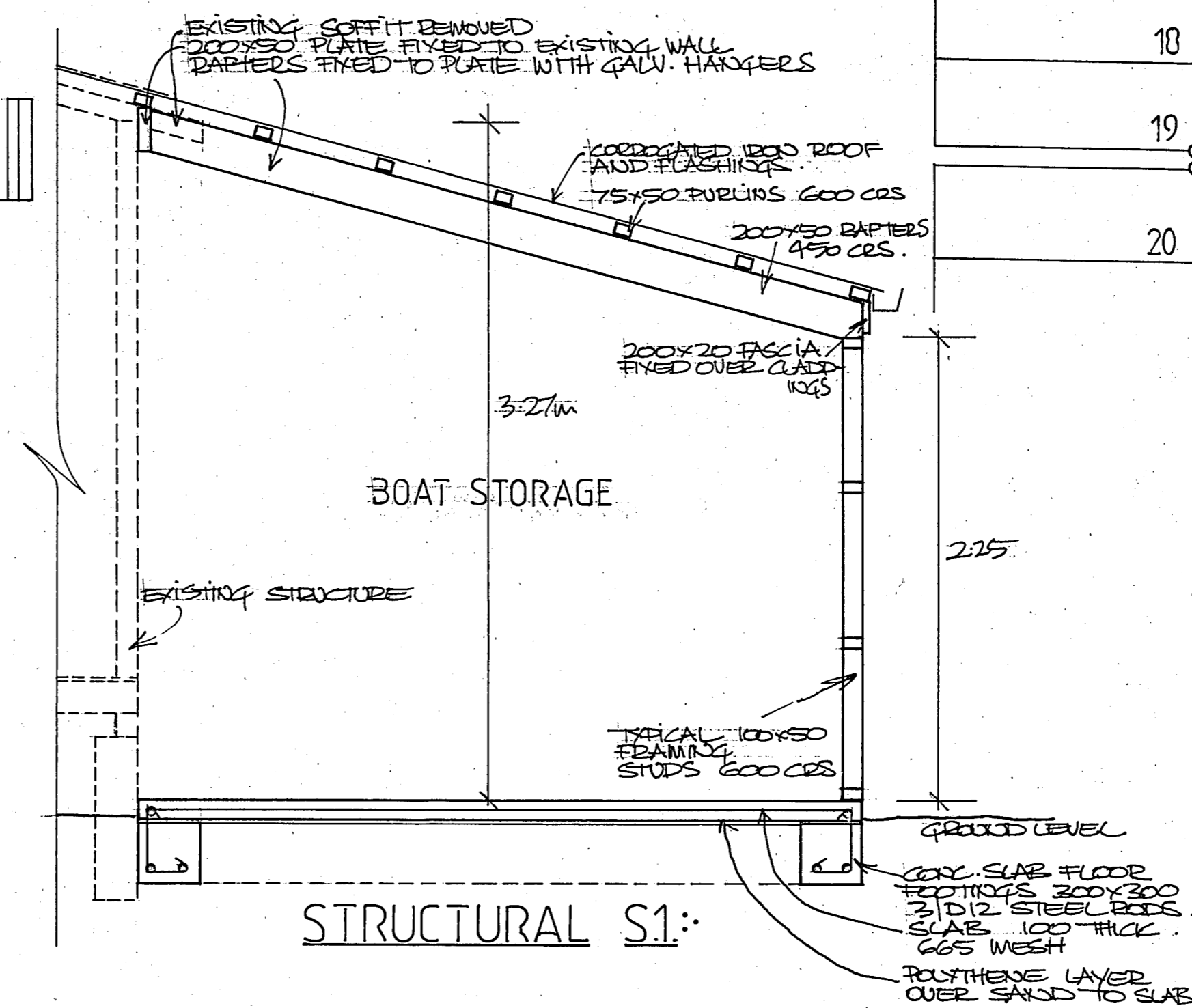
FLOOR PLAN: 1:50



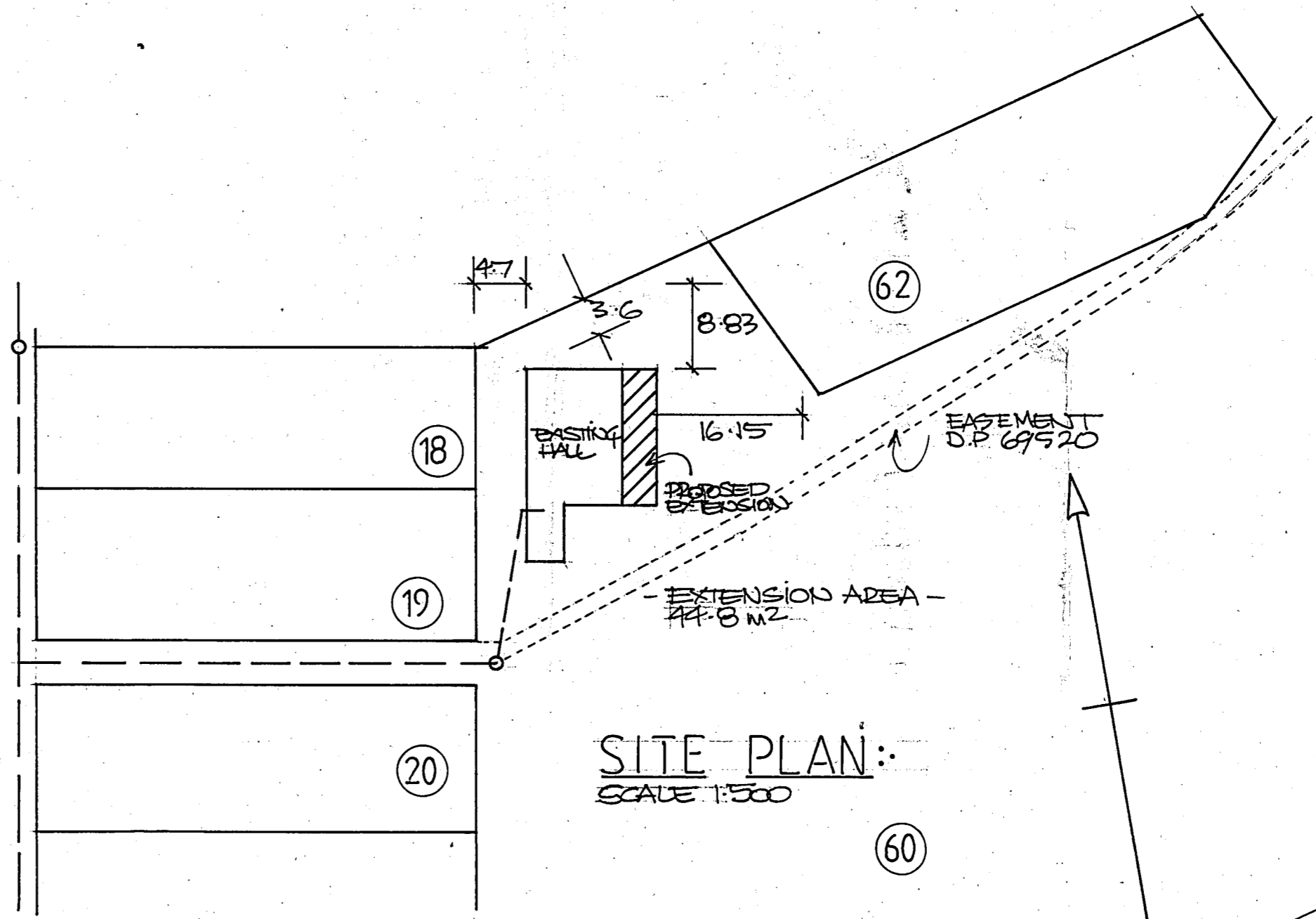
SOUTH: 1:100



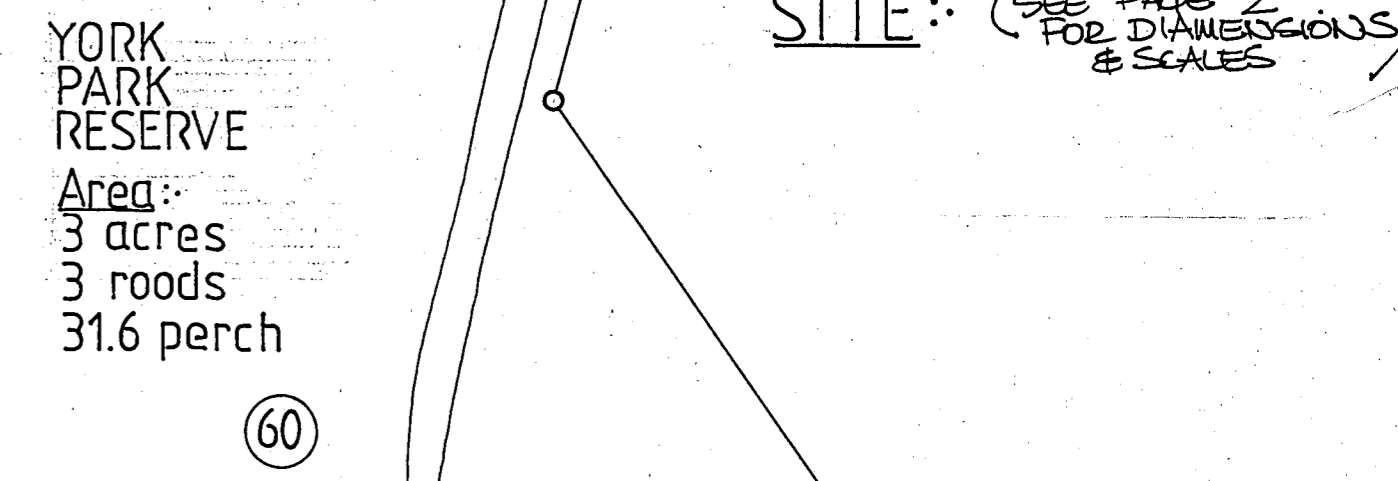
EAST: 1:100



STRUCTURAL S1:



SITE PLAN:
SCALE 1:500



SITE: (SEE PAGE 2 FOR DIMENSIONS & SCALES)

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.

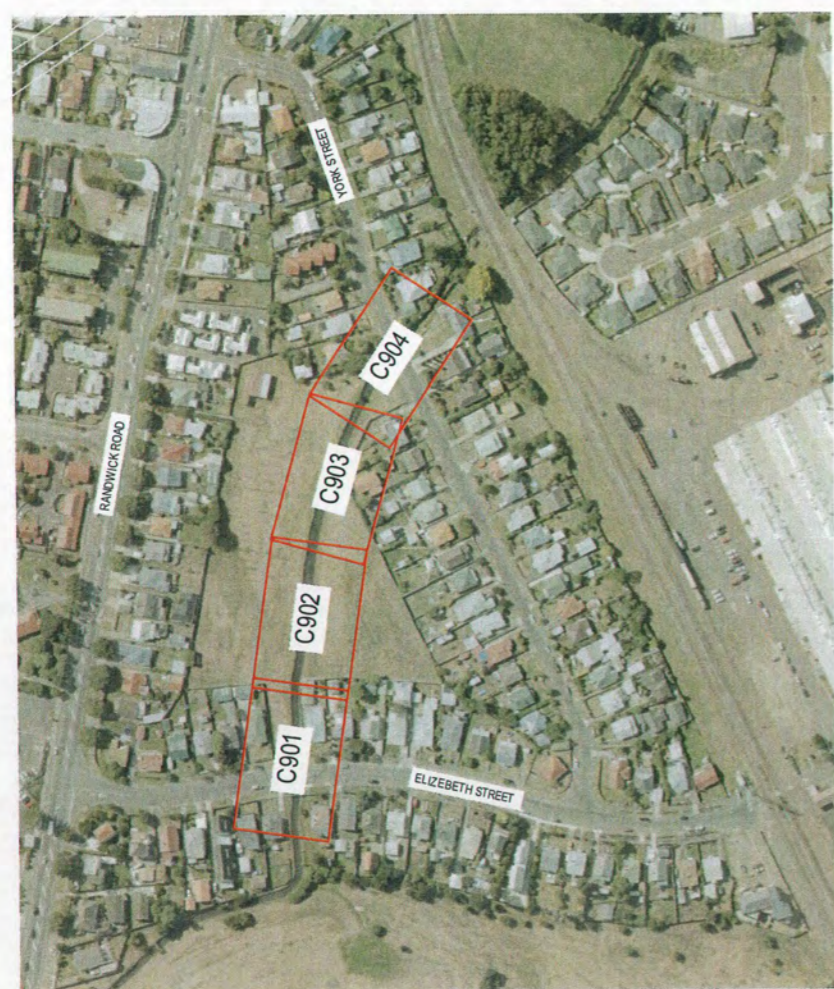
COMPLIANCE WITH RESOURCE CONSENT CONDITIONS

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			
CAD FILE REFERENCE: G:\51\28208\8_York Park\CADD\Consultation Plans		DAY	09		
		MONTH	11		
		YEAR	12		
DRAWING NUMBER	DRAWING TITLE				
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		

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P = PRELIMINARY	D = DETAILED DESIGN	I = INFORMATION			
S = SCHEME	C = CONSTRUCTION	F = FINAL			
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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			

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HUTT CITY COUNCIL




JOIN LINE: C902



EXISTING CONCRETE CHANNEL WITH VERTICAL RETAINING WALL SIDES

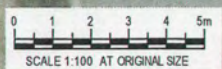
EXISTING CULVERT

EXISTING CULVERT

EXISTING CHANNEL NATURAL BED WITH VERTICAL RETAINING WALL SIDES

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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 1 OF 5		
Original Size	A1	Drawing No:	51-28208-C901
Rev:	A		

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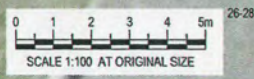
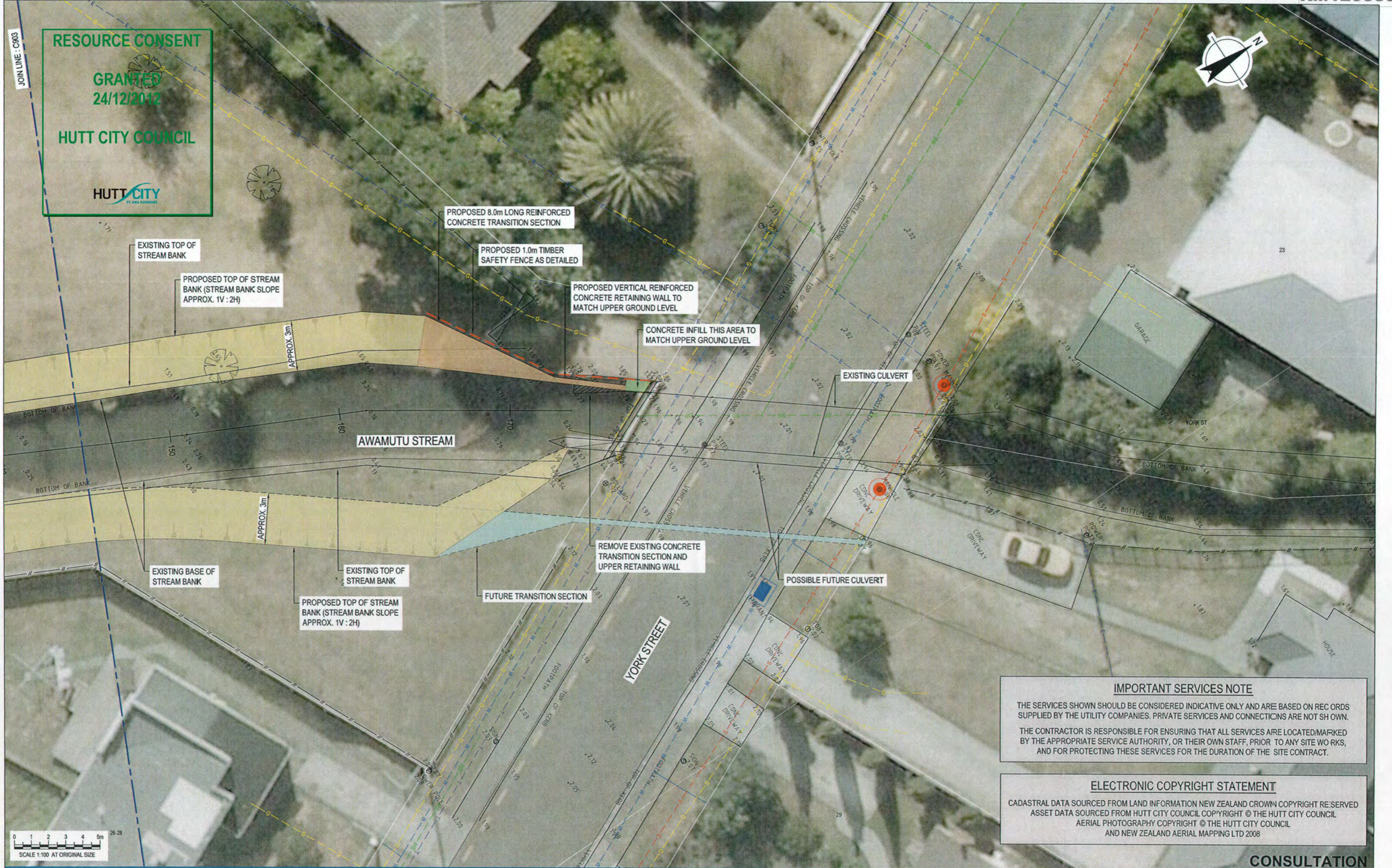


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 Approved (Project Director) D CROWTHER
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 Scale 1:100 @ A1

Client **HUTT CITY COUNCIL**
 Project **AWAMUTU STREAM**
 Title **YORK PARK CHANNEL IMPROVEMENTS SHEET 3 OF 5**
 Original Size **A1**
 Drawing No: **51-28208-C903**
 Page 63 of 80 Rev: **A**

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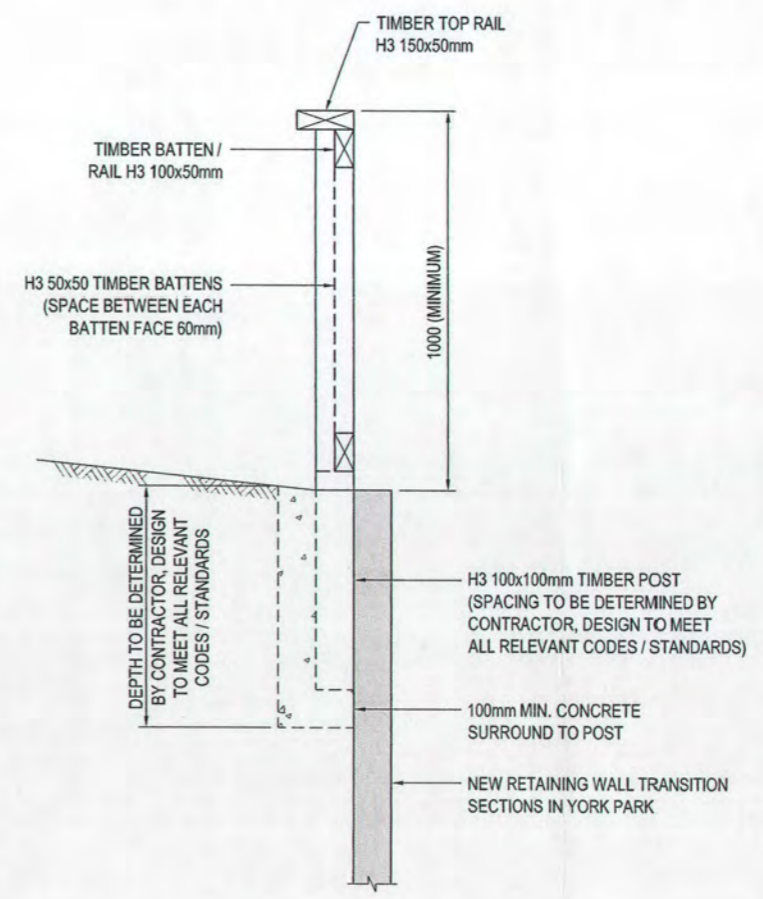
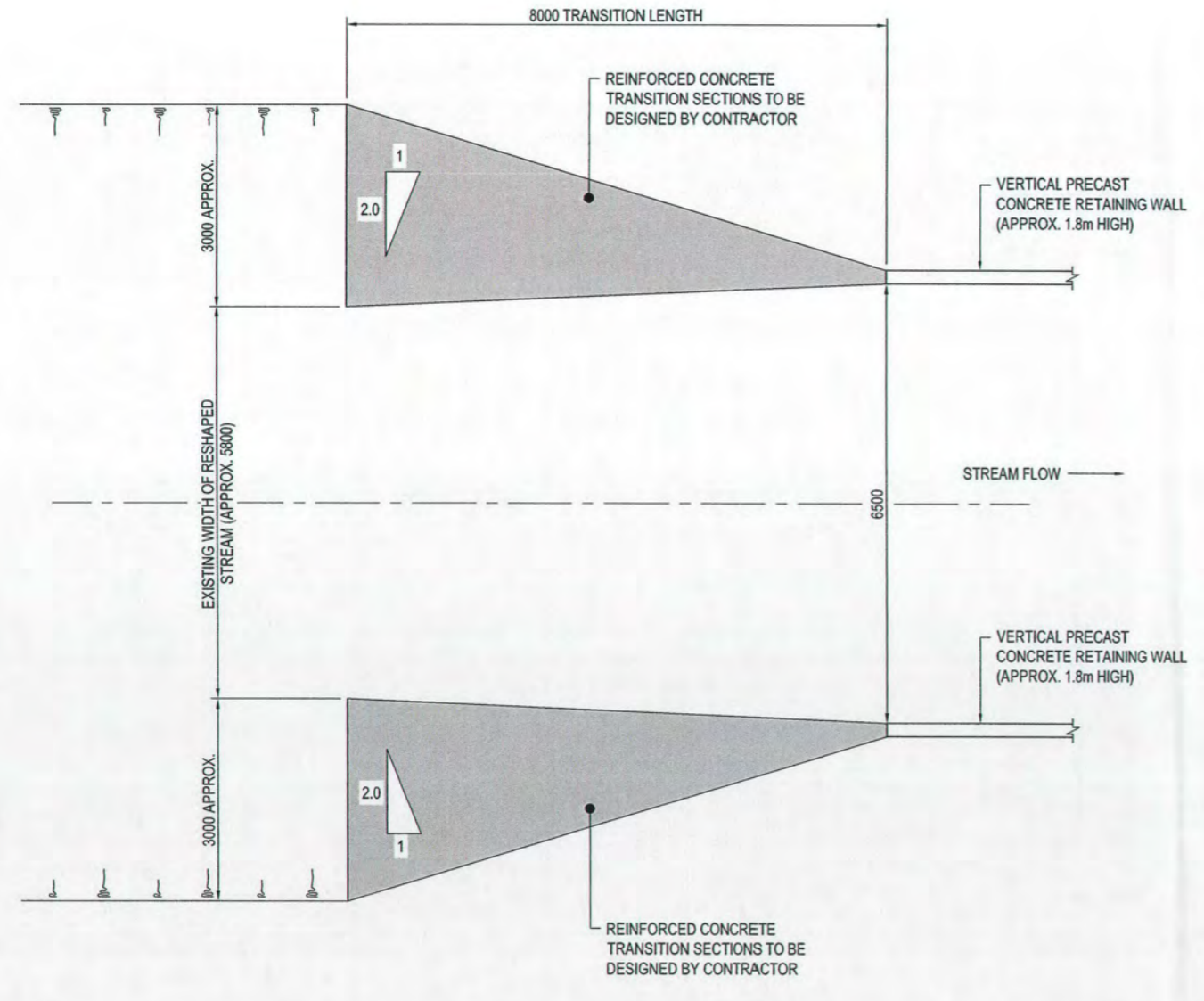
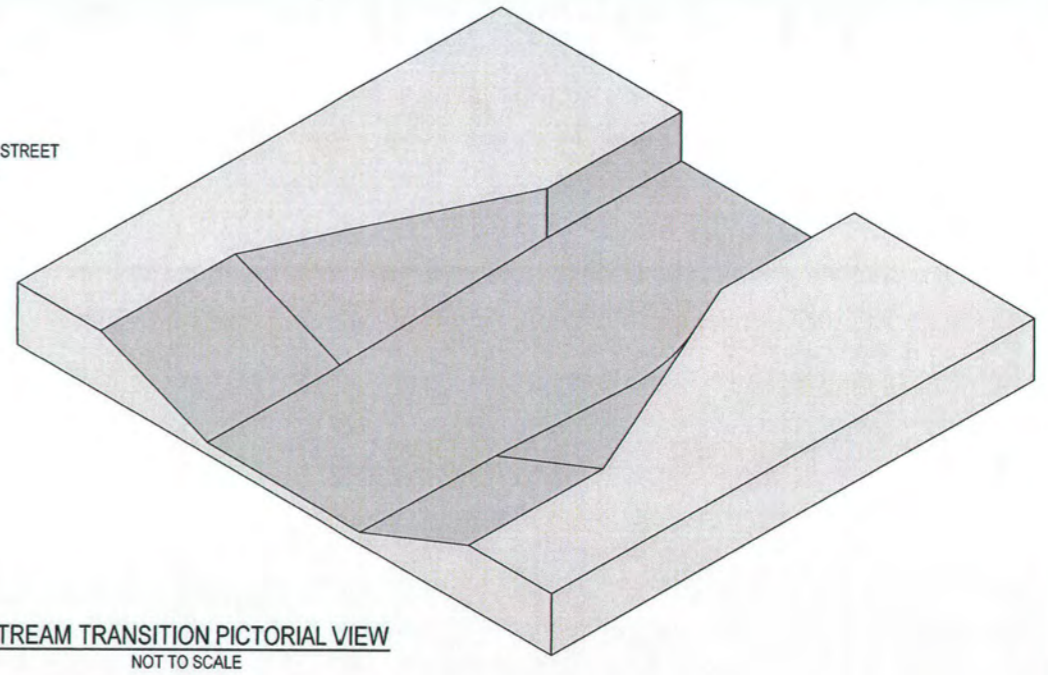
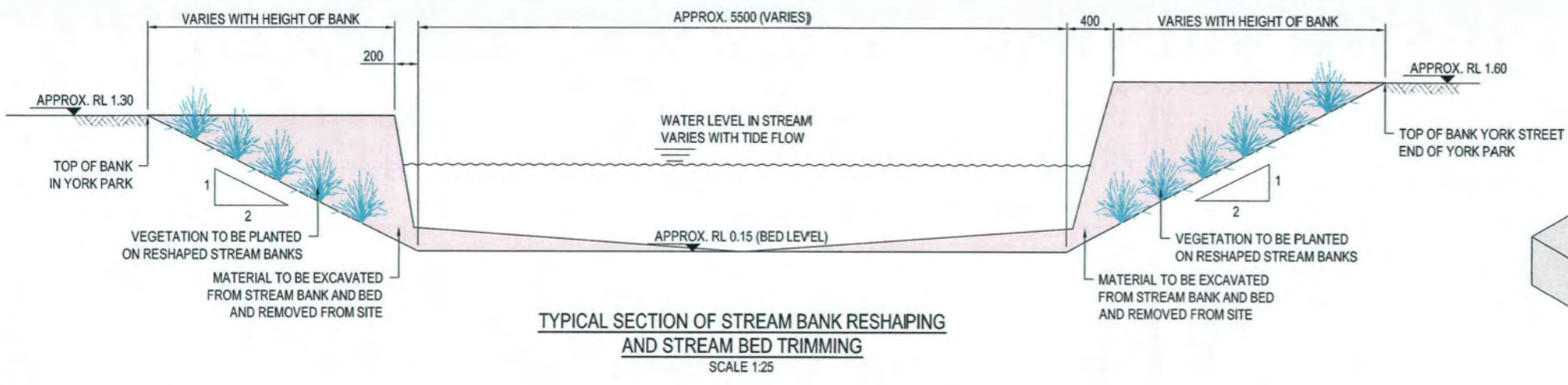
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Client **HUTT CITY COUNCIL**
 Project **AWAMUTU STREAM**
 Title **YORK PARK CHANNEL IMPROVEMENTS SHEET 4 OF 5**

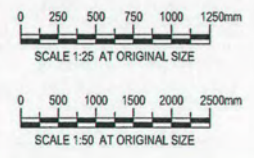
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 Page 64 of 80 Rev: **A**



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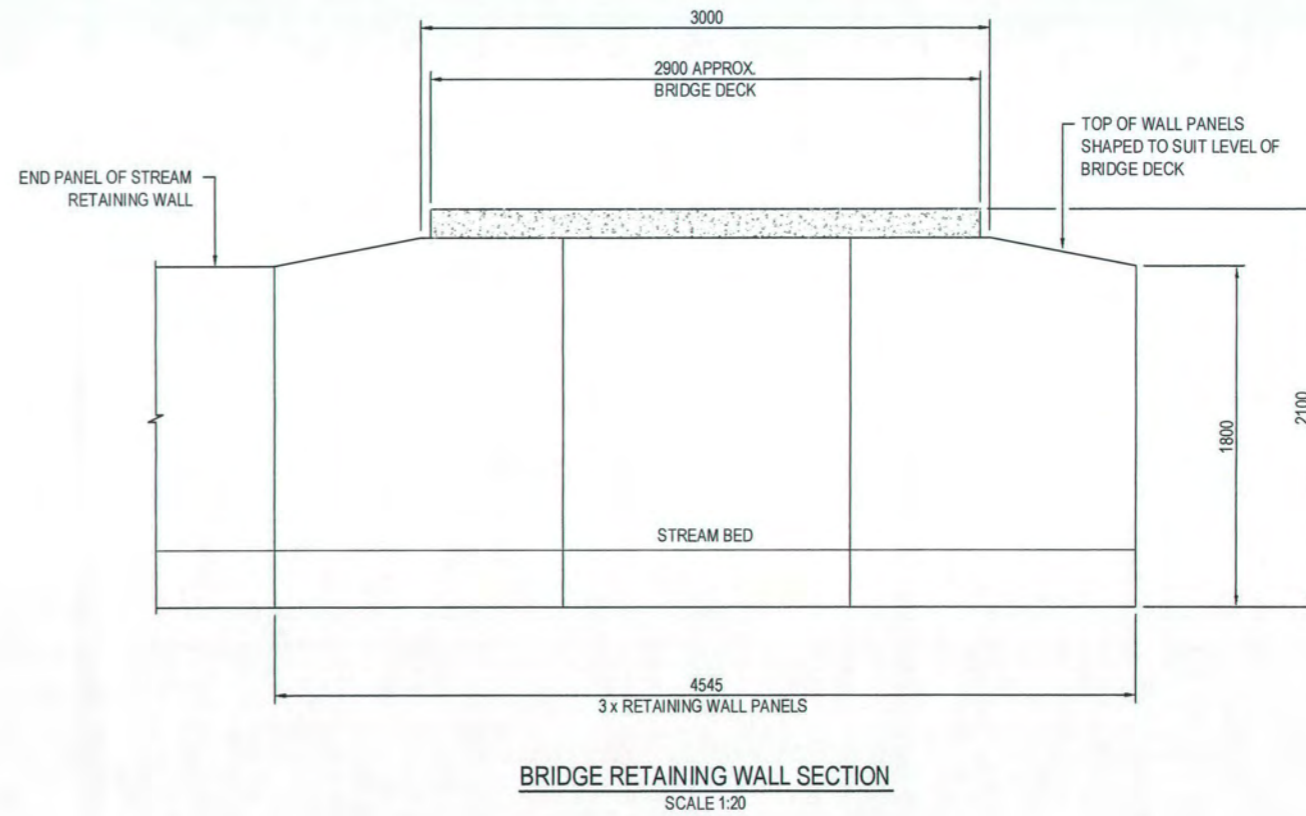
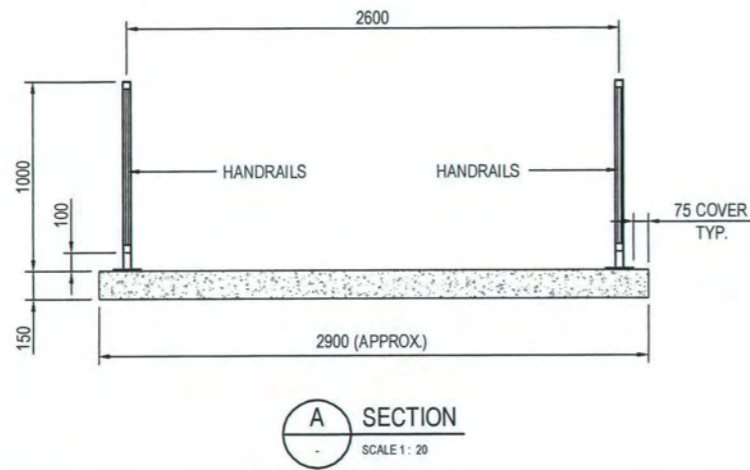


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Project	AWAMUTU STREAM
Title	YORK PARK CHANNEL IMPROVEMENTS STREAM AND FENCE DETAILS
Original Size	A1
Drawing No:	51-28208-C905
Page	65 of 80
Rev:	A

NOTES:

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

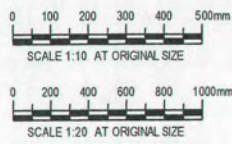
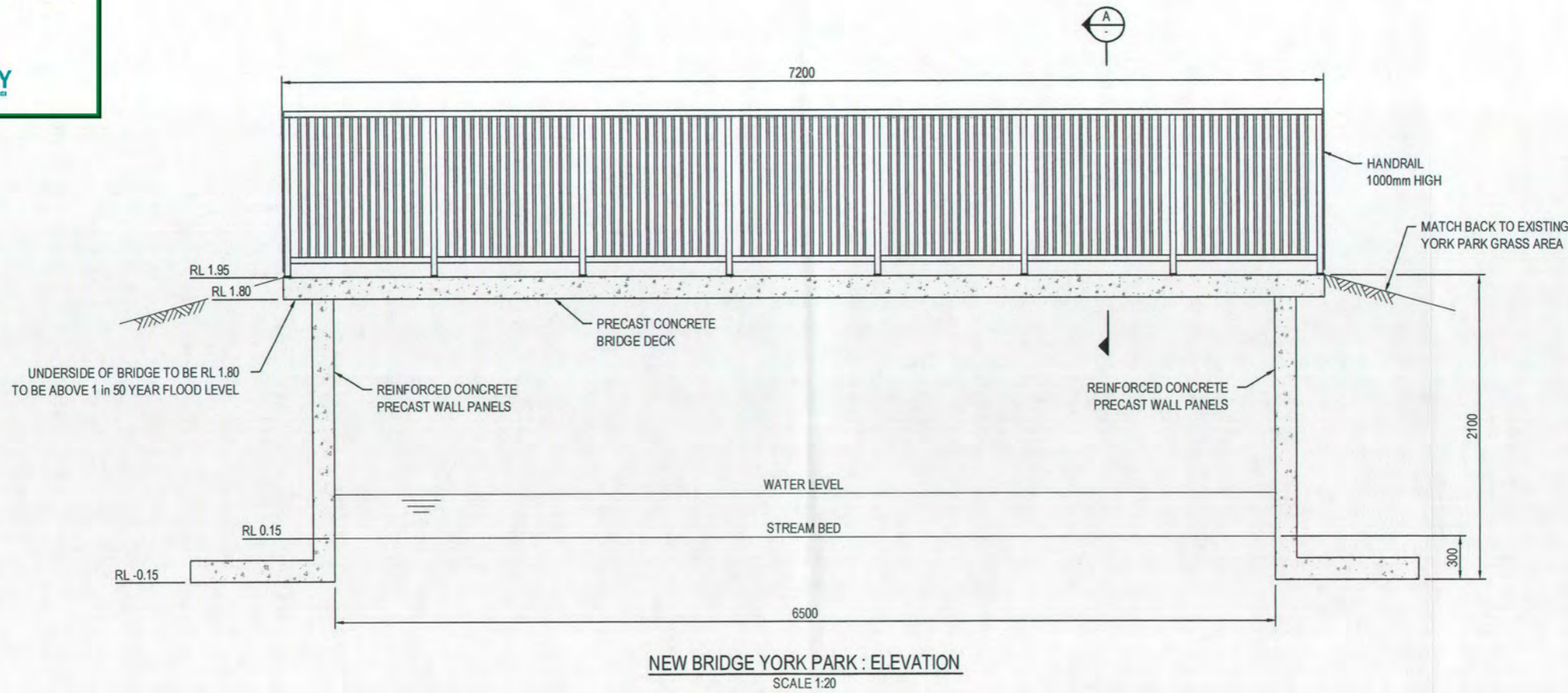


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Client	HUTT CITY COUNCIL
Project	AWAMUTU STREAM
Title	YORK PARK CHANNEL IMPROVEMENTS NEW BRIDGE CROSS SECTION AND DETAILS
Original Size	A1
Drawing No:	51-28208-C906
Rev:	A

I485

P1090000

22 York Street MOERA
SCOUT HALL

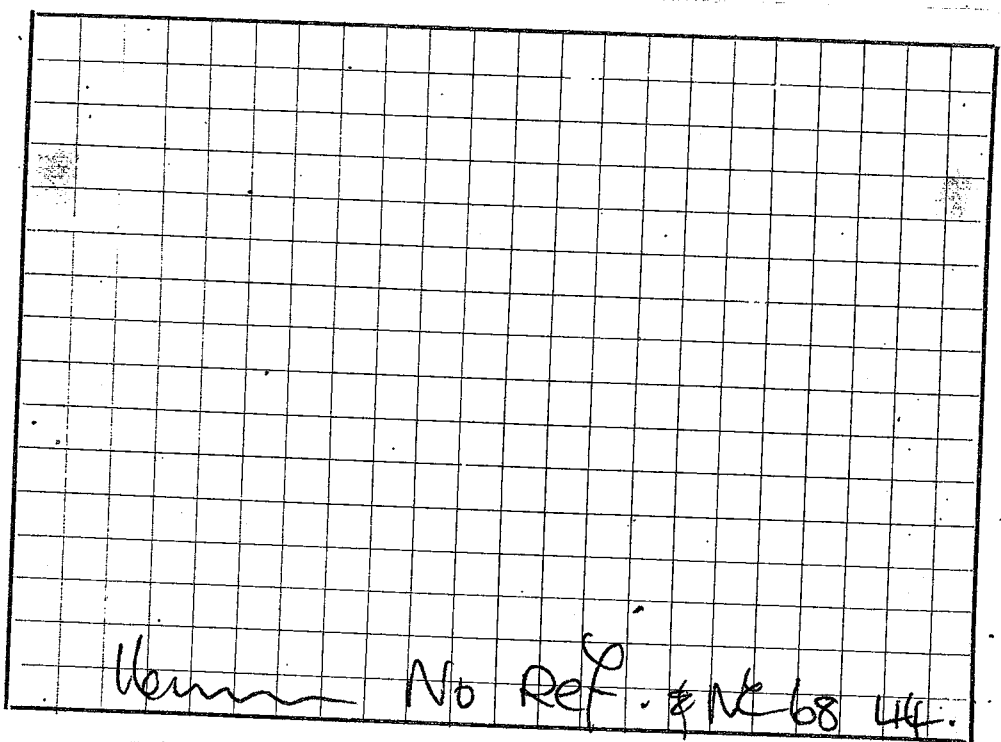
Street: York St. D.P. No. 19222 Sec. Lot: 60
Reserve

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 £ 200

✓/File Plan

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

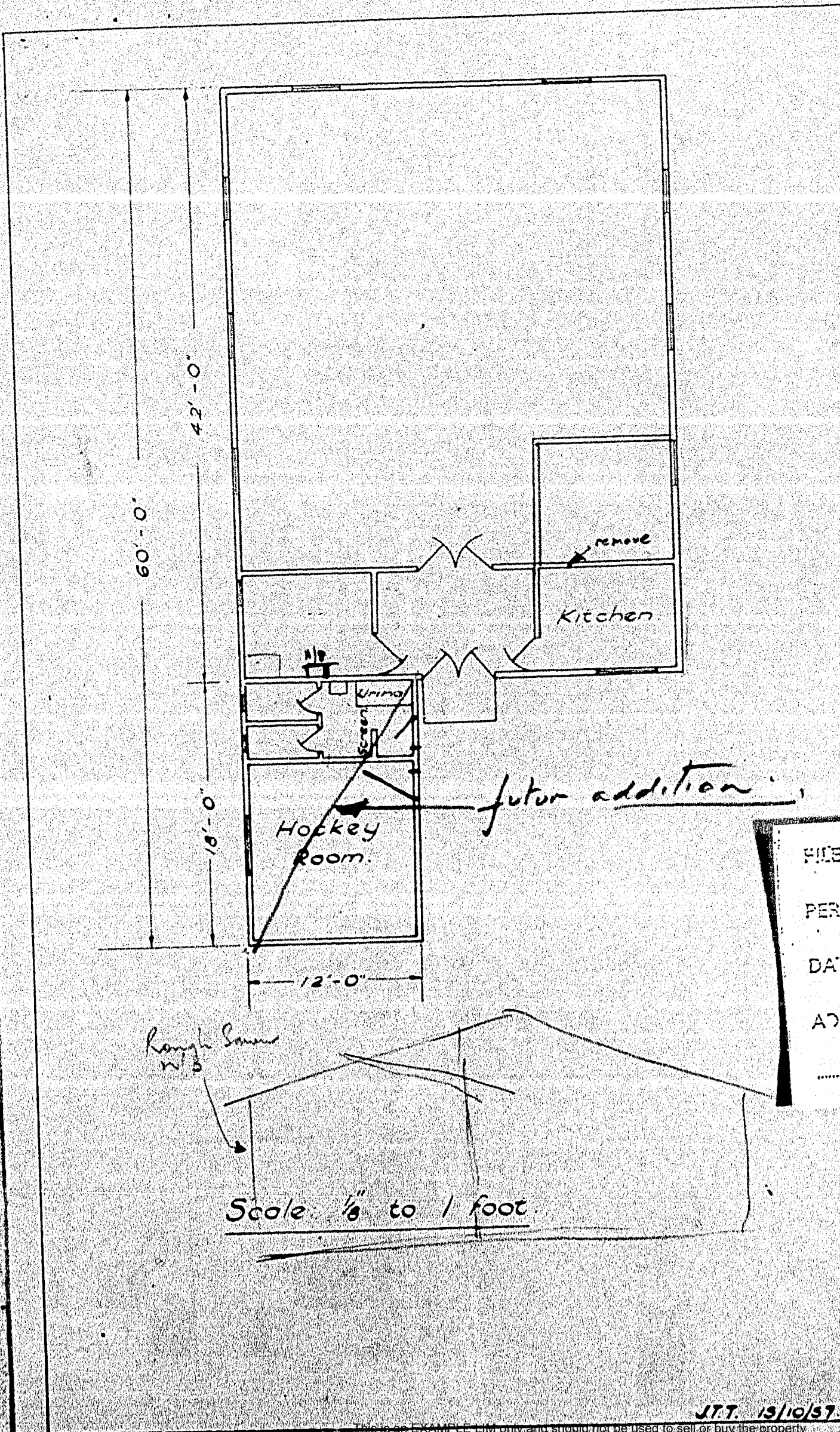
training

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.

Arawa Scout Group
Chairman
D. P. Hubbard
Builder:

Address:



FOR REPLYING.

ANY

AMENDMENTS TO CHIEF DR. MNG.

FILE No. 17157
 PERMIT No. 77157
 DATE OF PERMIT 21 11 57
 ADDRESS YORK ST-Reserve
 NO REFERENCE

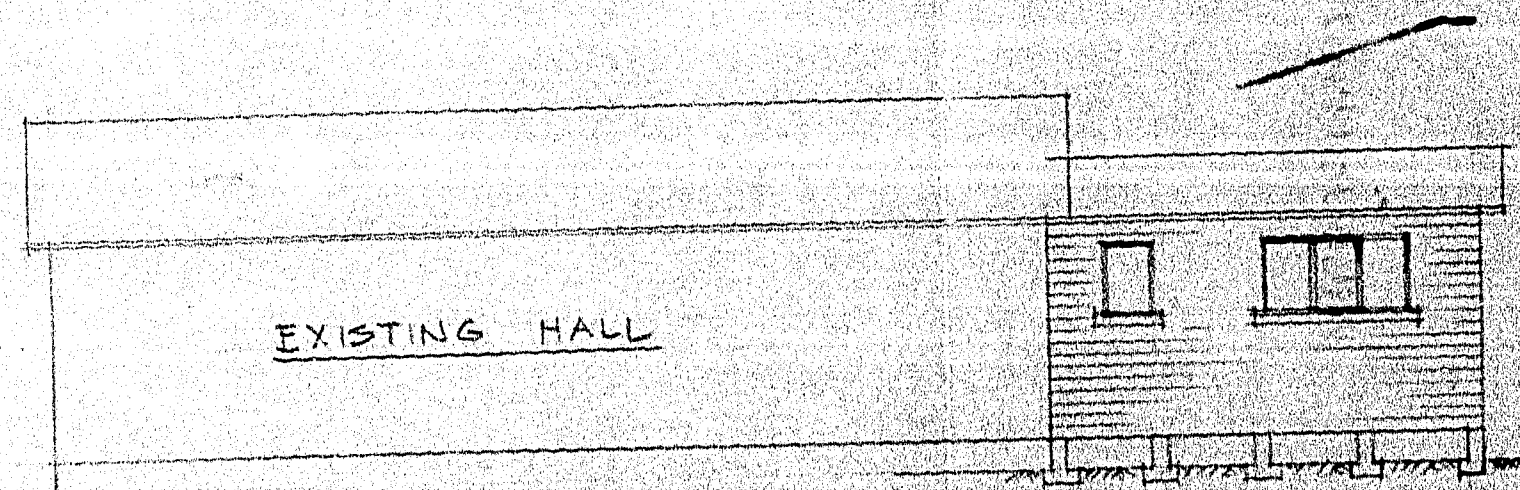
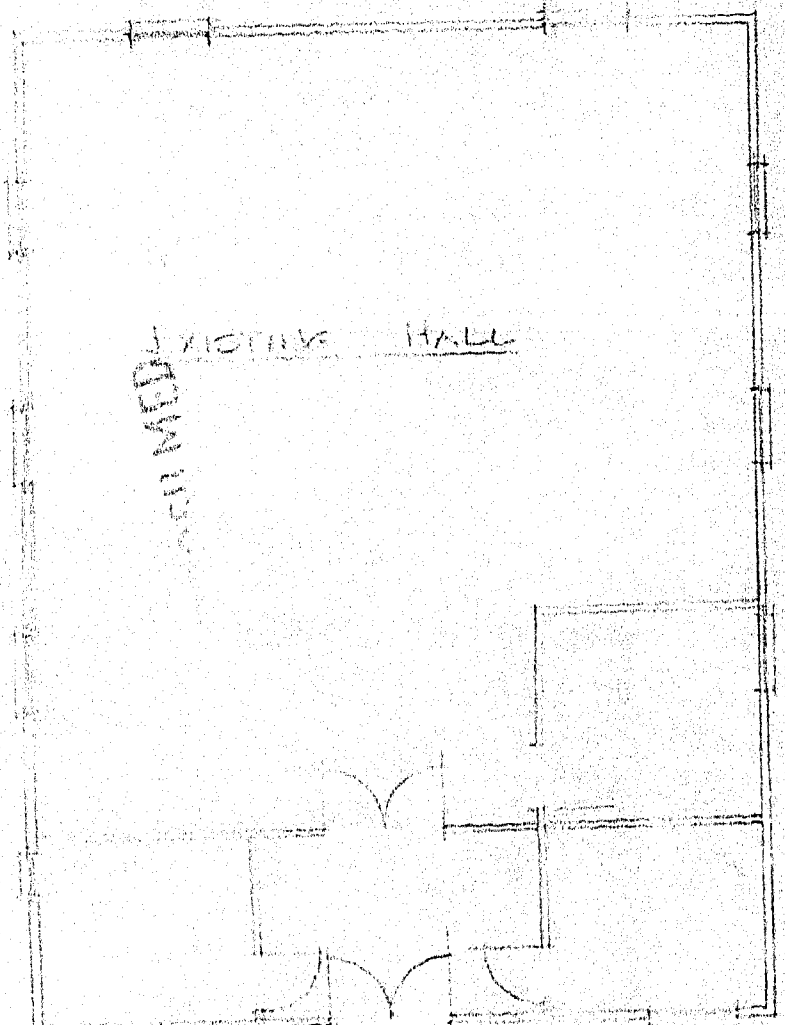
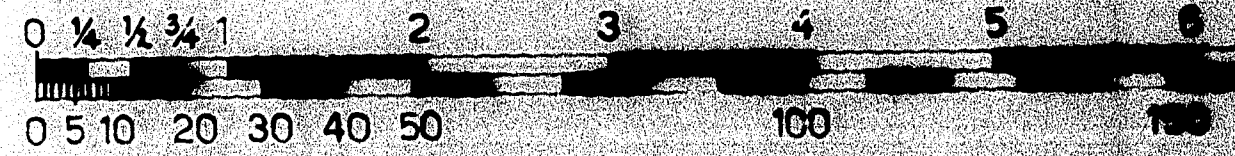
Rough Sketch
W/S

Scale 1/8" to 1 foot

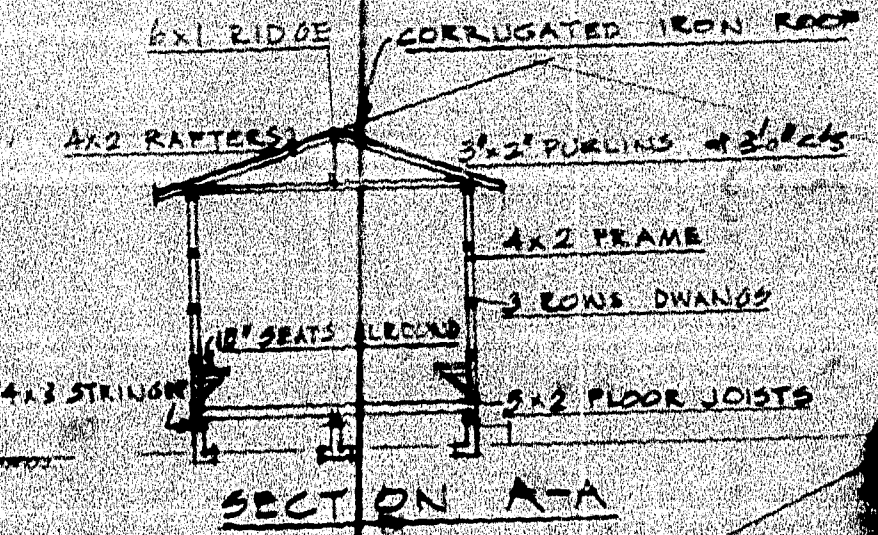
J.T.T. 19/10/57

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

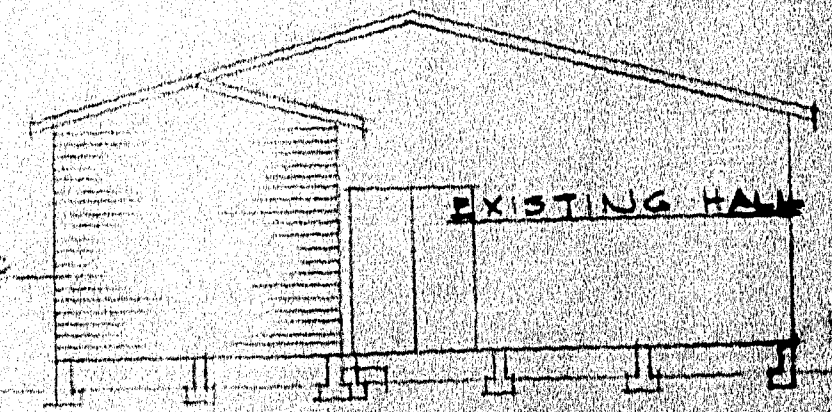
MICROFILM



WEST ELEVATION

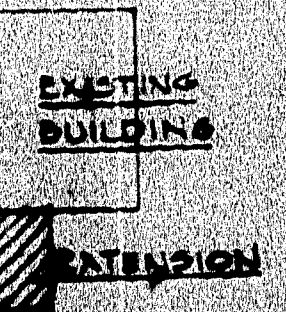


SECTION A-A



SOUTH ELEVATION

RANDWICK ROAD



EXISTING BUILDING

EXTENSION

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

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
Wolfe

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 Post
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: Plot 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):

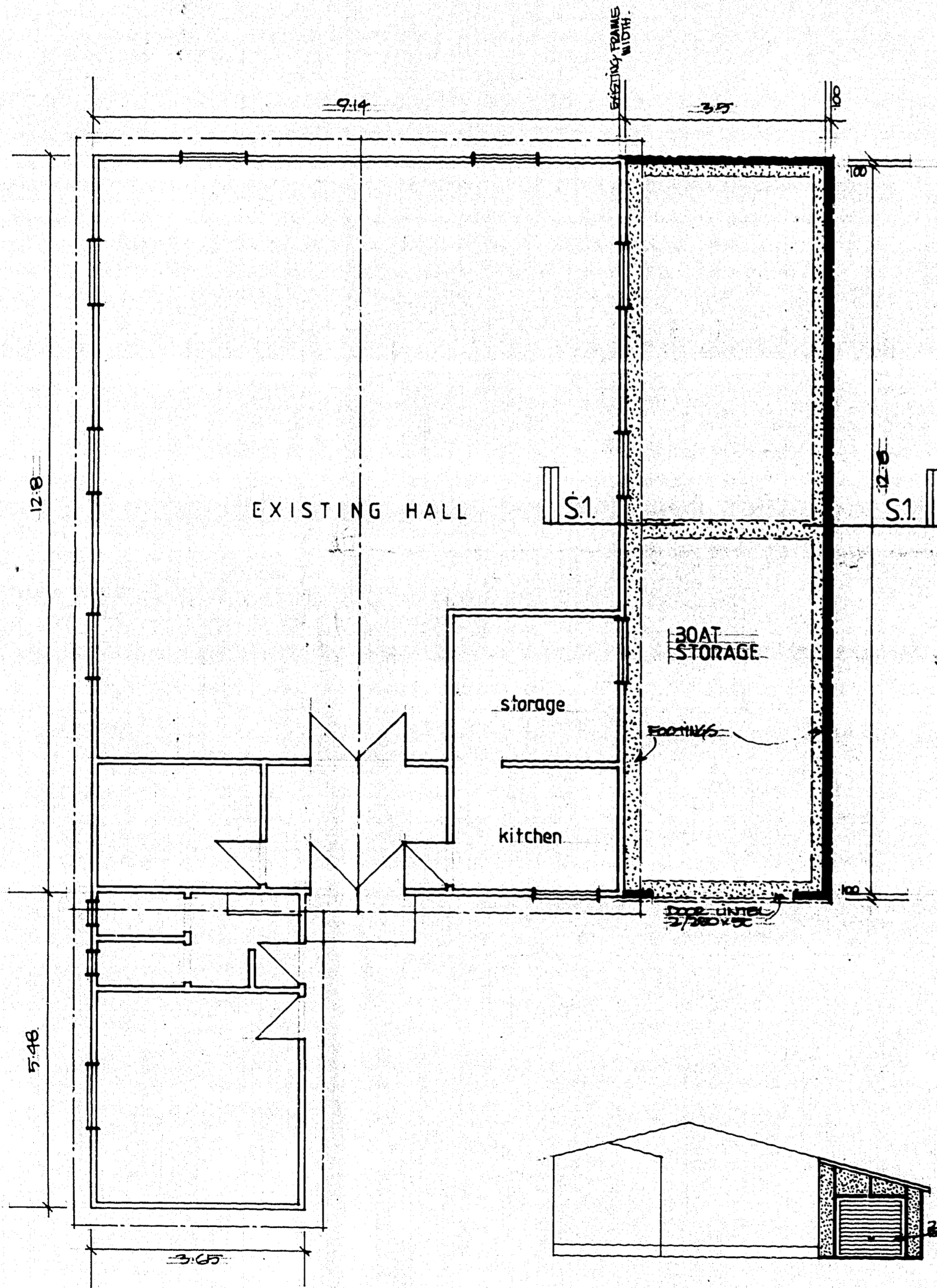
Nature of ground on which building is to be placed and of the subjacent strata (e.g., ground water level)
.....

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.

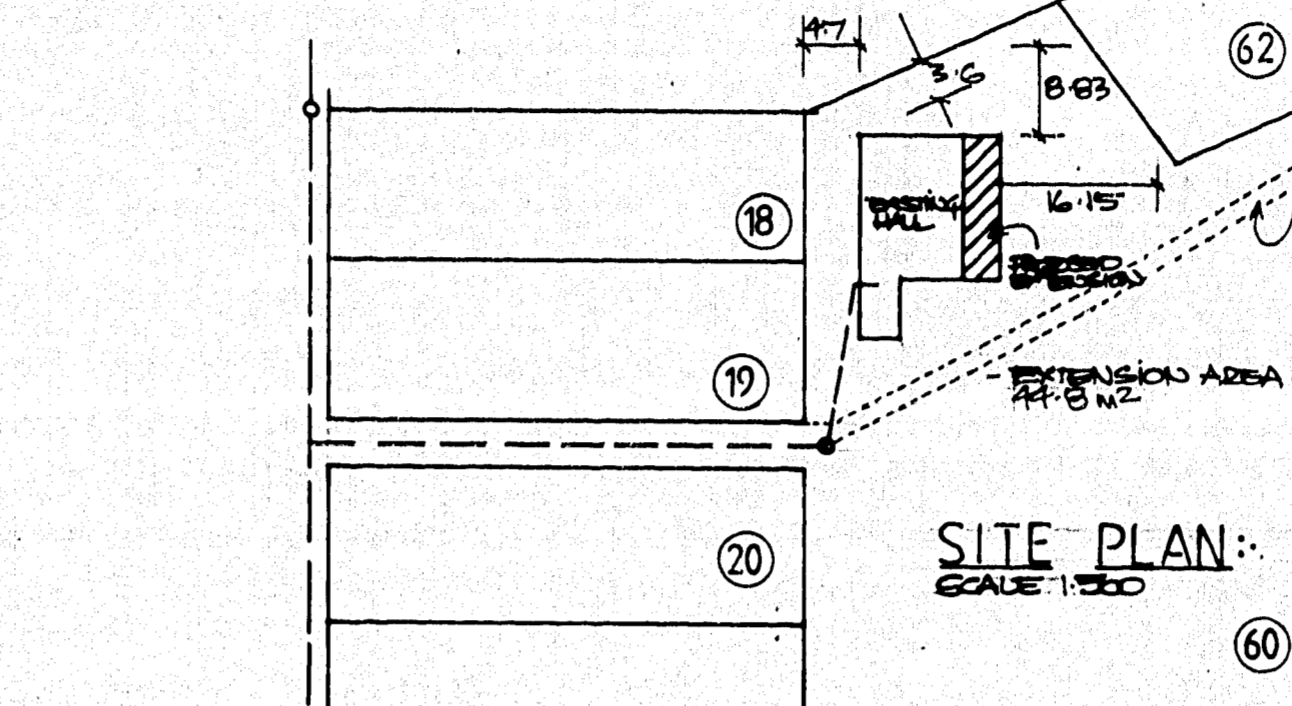
J. F. Morris
Builder.

Address: 98 Geo. Avon Rd.

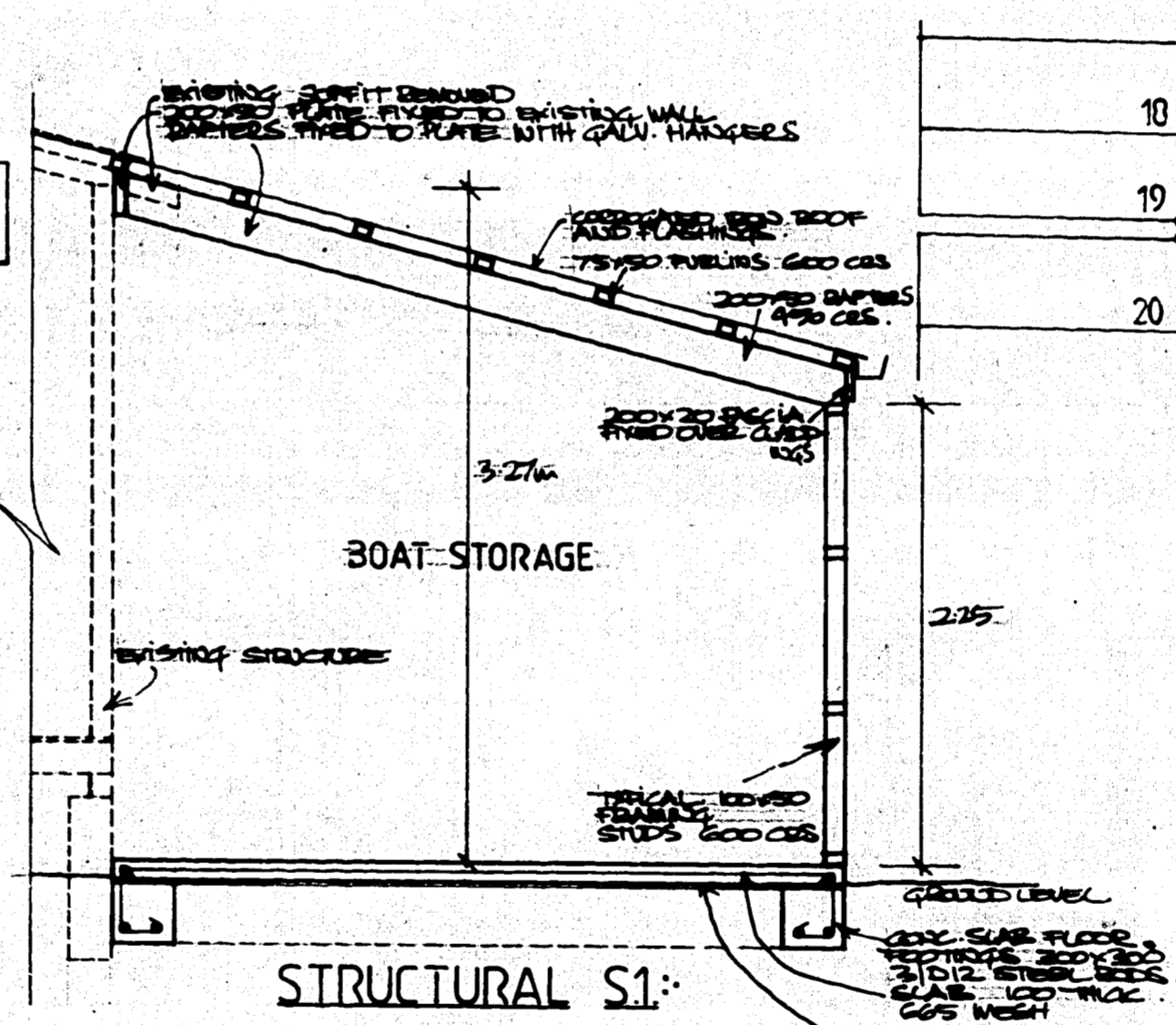
PROPOSED EXTENSION TO THE SEA-SCOUT HALL AT YORK PARK, YORK STREET
 MOERA, LOT 60, S.O. 19222
 DATE: NOV 91



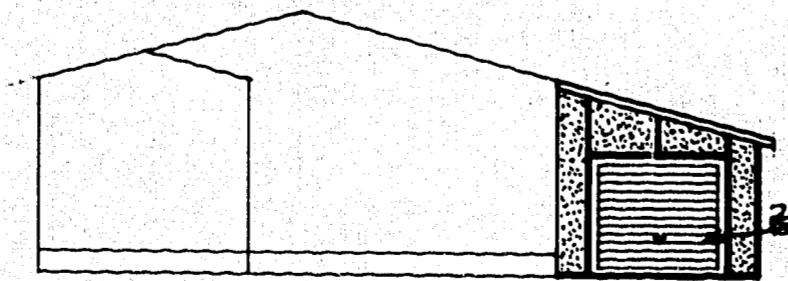
FLOOR PLAN: 1:50



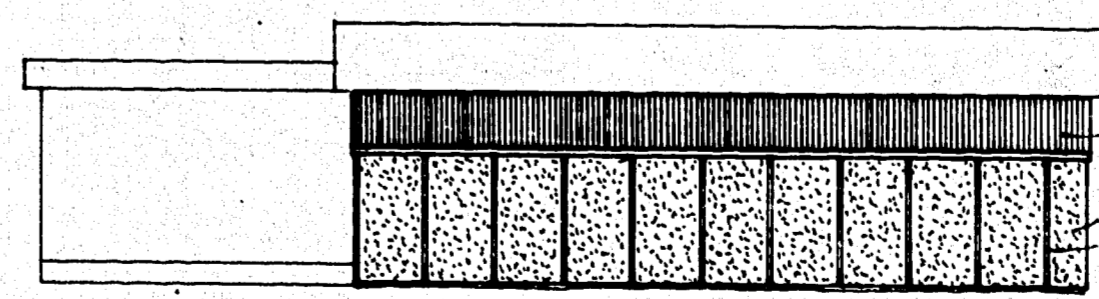
SITE PLAN: SCALE: 1:500



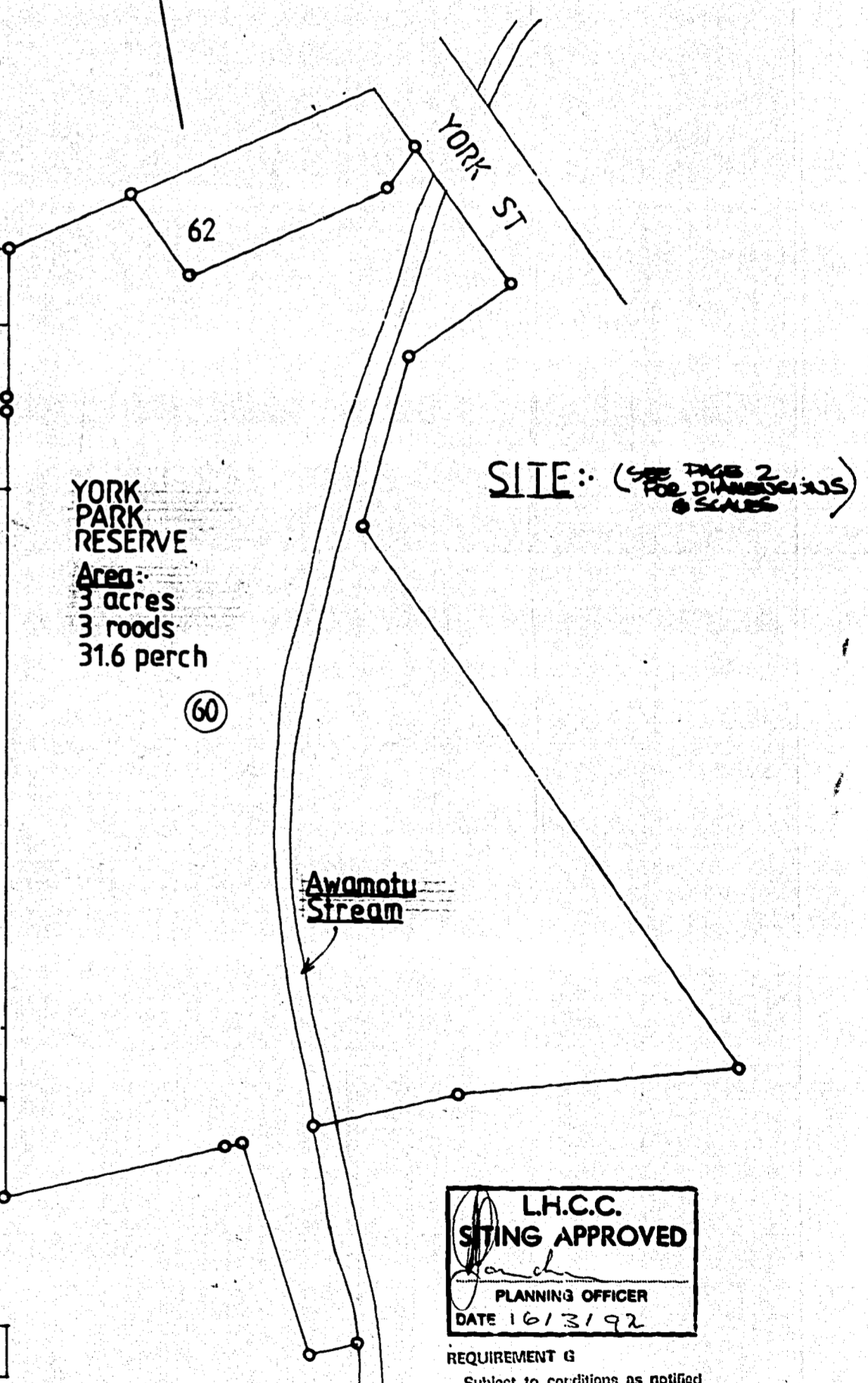
STRUCTURAL S1:



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

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)

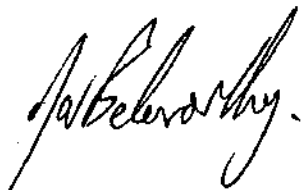
Please find enclosed a code compliance certificate for your work at the above address.

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		

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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	Note	Drawn	Job Manager	Project Director	Date
A	ISSUED FOR TENDER		SS	DC	DC	02/11/12



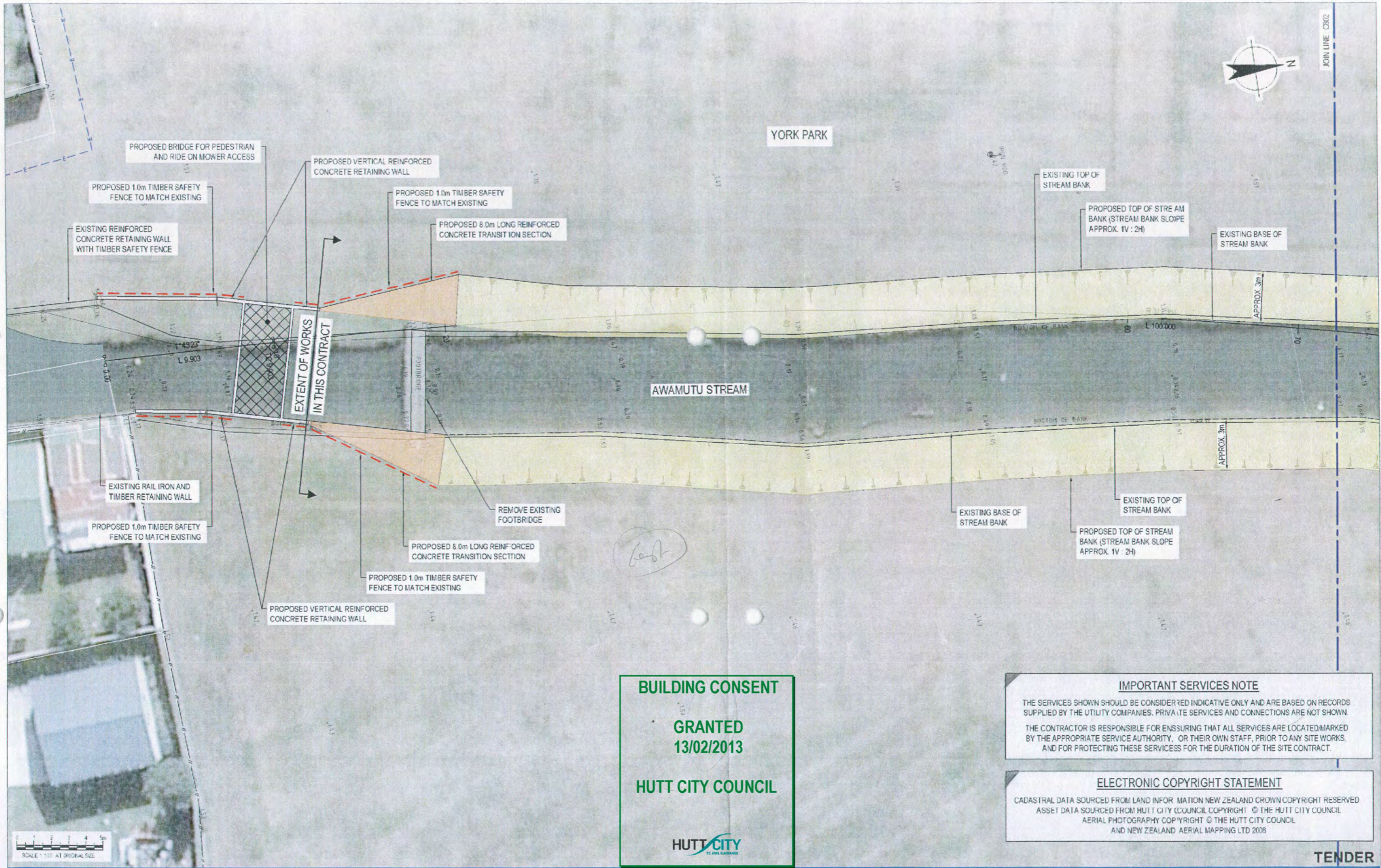
Level 1, 75 The Esplanade, Petone, Lower Hutt 5012, New Zealand
 T 64 4 570 0411 F 64 4 570 0425
 E huttimail@ghd.com W www.ghd.com

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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.
 This Drawing must not be used for Construction unless signed as Approved

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.

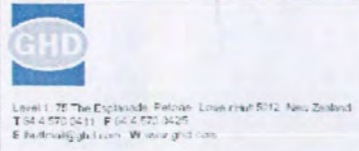
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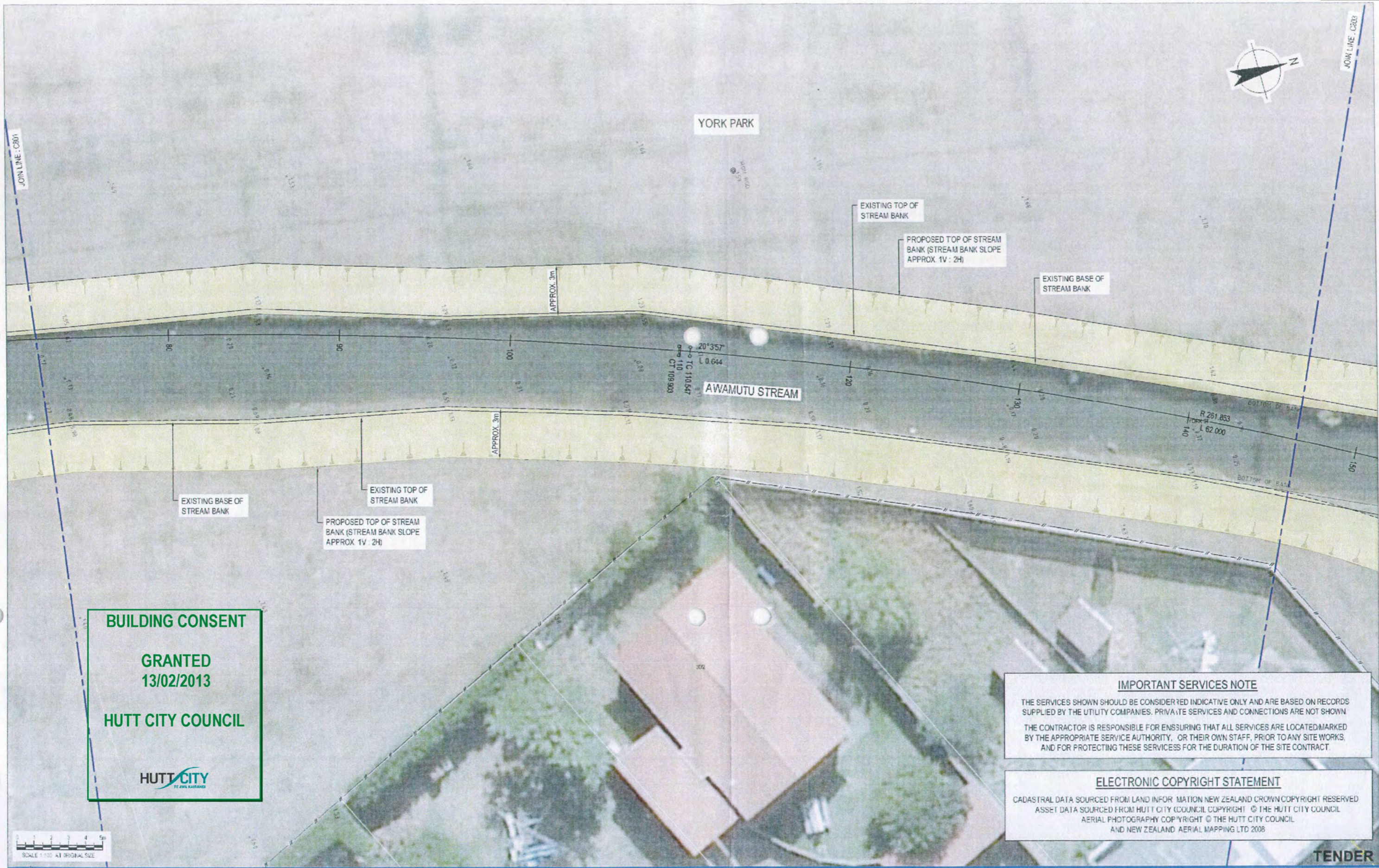
TENDER

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



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		Approved: D. CROWTHER	Project Director
		Date: 02/11/2012	
		Scale: 1:100 @ A1	

Client:	HUTT CITY COUNCIL
Project:	AWAMUTU STREAM
Title:	YORK PARK CHANNEL IMPROVEMENTS
Sheet:	SHEET 1 OF 3
Drawn:	A1
Drawing No:	51-28208-C801
Rev:	A



BUILDING CONSENT
GRANTED
13/02/2013
HUTT CITY COUNCIL

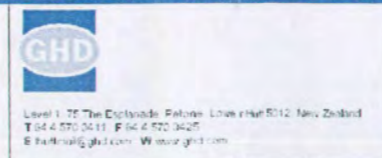


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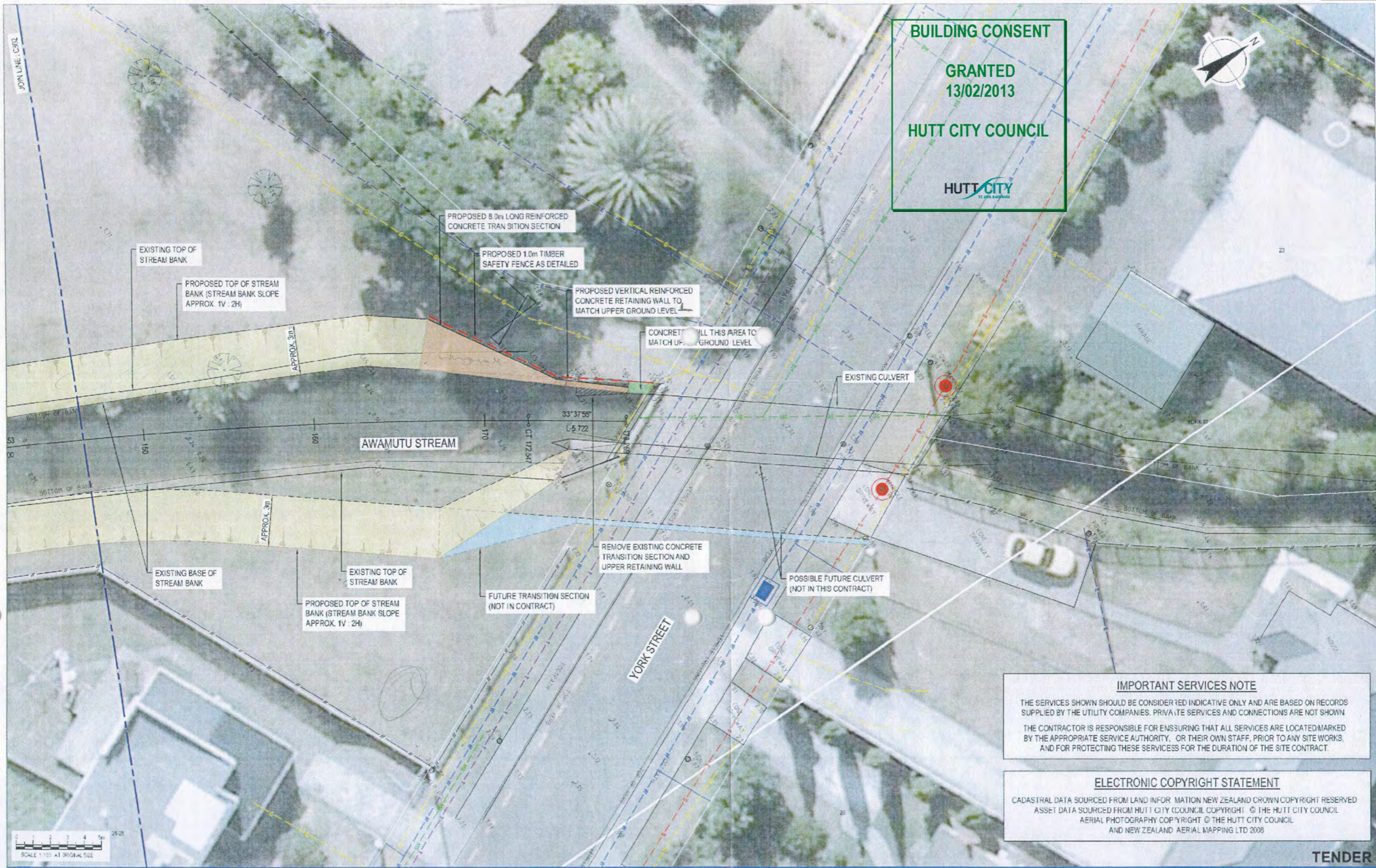
A	ISSUED FOR TENDER	SS	DC	DC	02/11/12
By:	Reviewed	Drawn	Checked	Project Director	Date



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Drawn	P GREGORY	Designer	D CROWTHER
Checked	S SCATHI	Design Check	D CROWTHER
Approved	D CROWTHER	Project Approval	
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



IMPORTANT SERVICES NOTE

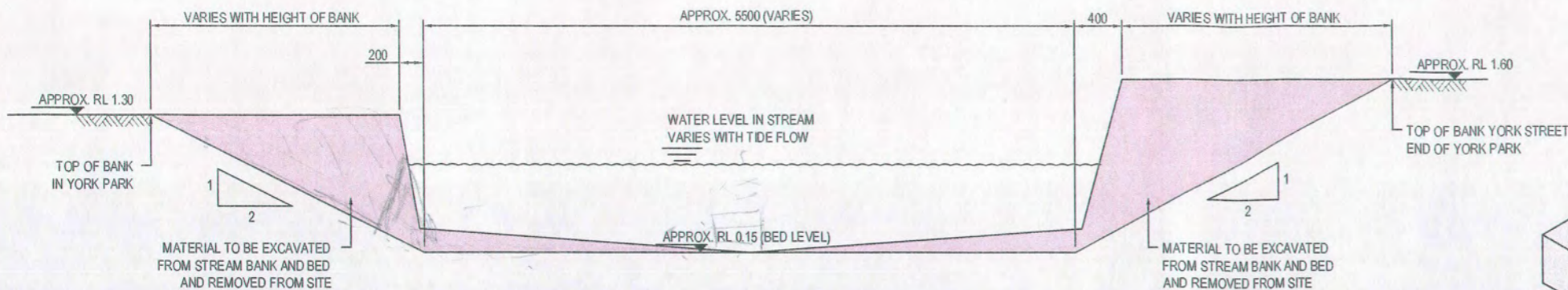
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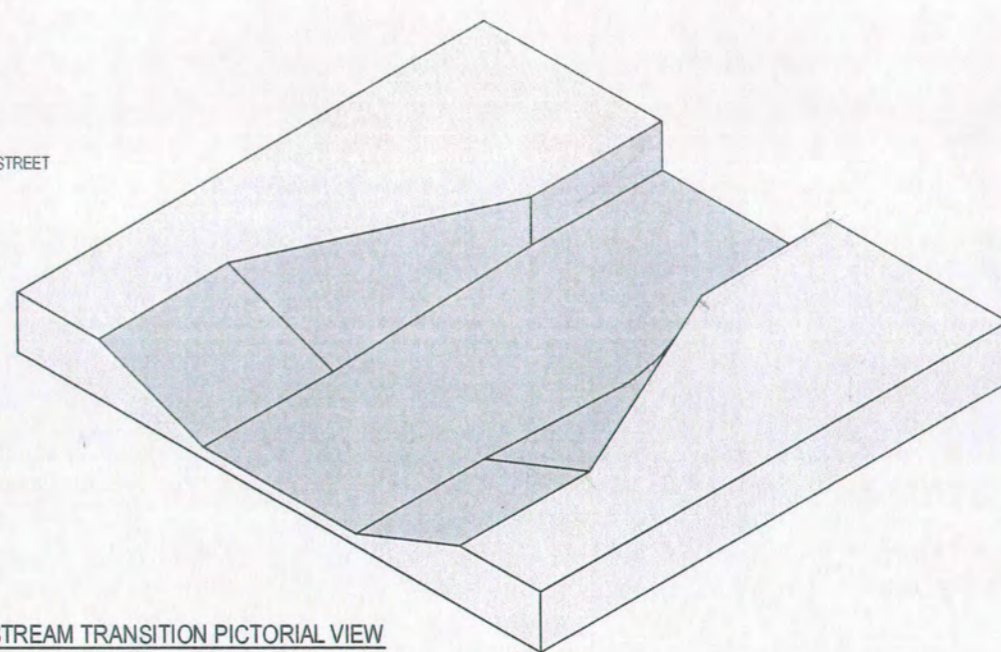
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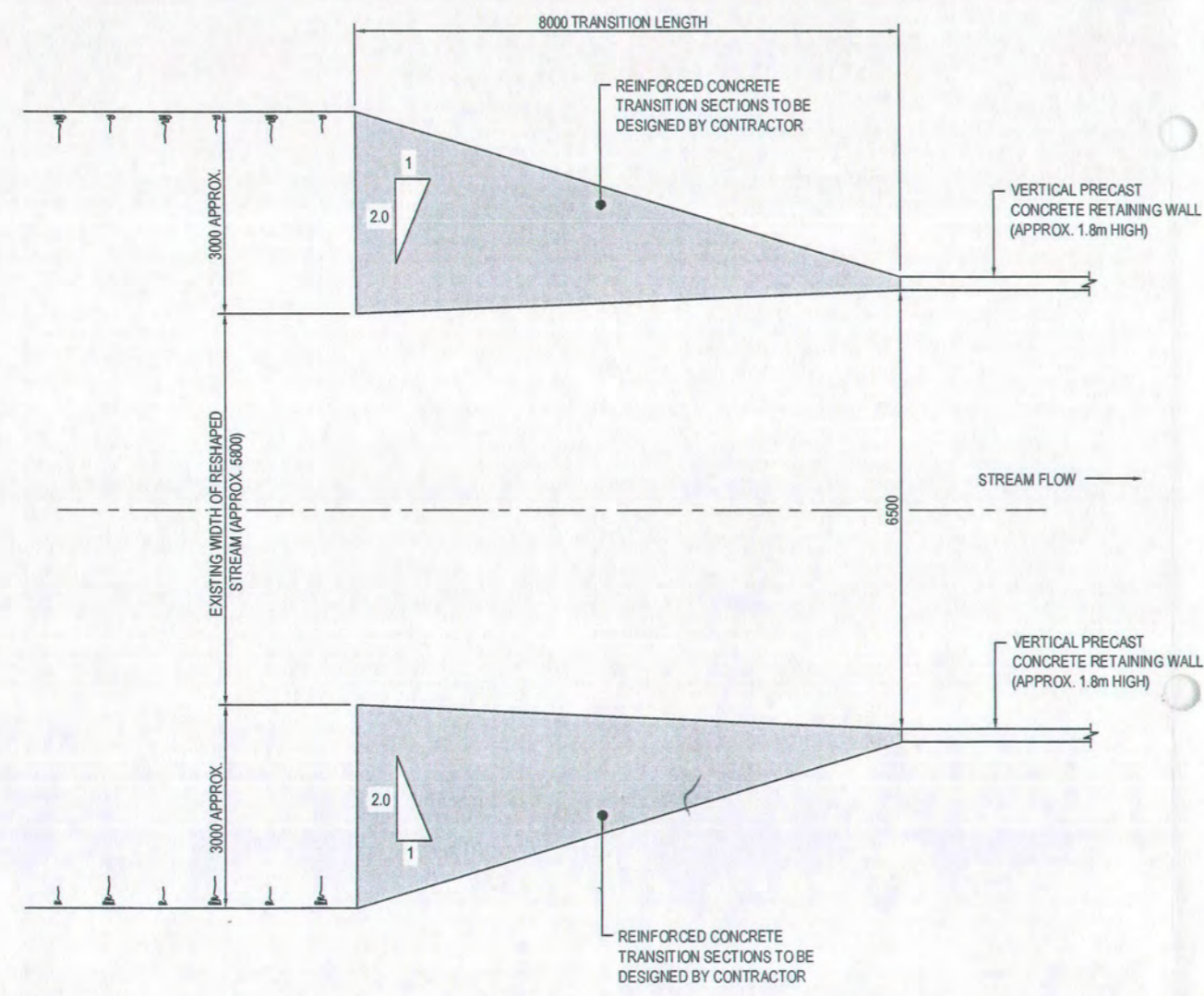
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A ISSUED FOR TENDER No. 12/11/12 Date: 12/11/12		SS DC DC Project Manager: D CROWTHER Project Director: D CROWTHER		Project No: 51-28208-C803		Sheet No: 3 of 3		Date: 12/11/12	



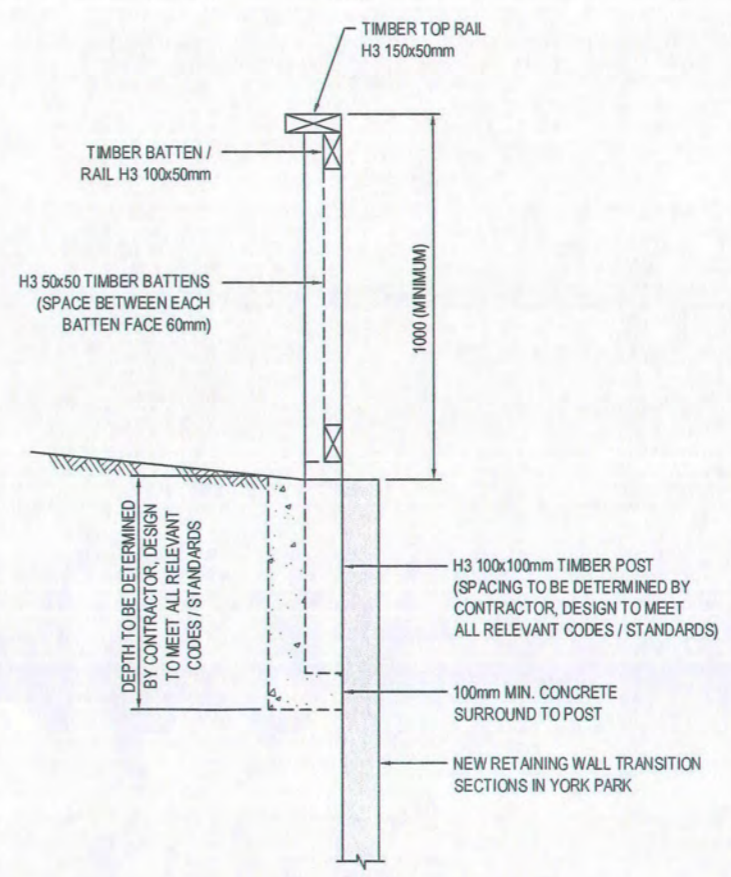
TYPICAL SECTION OF STREAM BANK RESHAPING AND STREAM BED TRIMMING
SCALE 1:25



STREAM TRANSITION PICTORIAL VIEW
NOT TO SCALE

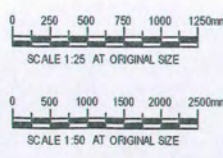


PLAN OF TRANSITION FROM RESHAPED STREAM BANK TO VERTICAL REINFORCED CONCRETE RETAINING WALL
SCALE 1:50



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



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	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