

### LIM Report – 17 Maungaraki Road, Korokoro

Statement of Passing Over Information

or use of the information herein.

# This information has been supplied by the vendor or the vendor's agents and Professionals, Redcoats Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy





## LAND INFORMATION MEMORANDUM

# 17 MAUNGARAKI ROAD KOROKORO

Produced by Hutt City Council 19/09/2025

Reference: LIM251128

A E Maunder 59 Acacia Avenue MAUNGARAKI 5010

Dear Allan Maunder,

### Land information memorandum for 17 Maungaraki Road KOROKORO 5012

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 <u>Building Information Search</u> or at council's
  consents counter, 30 Laings Road, Lower Hutt.
- Council's plan for the city: The <u>Long Term Plan</u> outlines our priorities for the next 10 years, including what we
  plan to do. Council's <u>Annual Plan</u> 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.

If you have any questions, please refer to the relevant contact details found in each section of this report.

Yours sincerely,

Wendy Mncanca LIM Officer

# **TABLE OF CONTENTS**

### **OVERVIEW**

**PROPERTY ADDRESS** 

LEGAL DESCRIPTION

**VALUATION NUMBER** 

LAND AREA

**DEPOSITED PLAN** 

**RECORD OF TITLE** 

### **RATES**

**ANNUAL RATES** 

**RATES DUE AND PAYABLE** 

**CAPITAL VALUE** 

LAND VALUE

**RATING CATEGORY** 

WARM GREATER WELLINGTON HOME INSULATION SCHEME

### **BUILDING WORK**

**BUILDING PERMITS AND CONSENTS** 

MATTERS RELATING TO THE WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006

**BUILDING WARRANTS OF FITNESS** 

FENCING OF SWIMMING POOLS

**HEALTHY HOMES** 

LEAD-BASED PAINT

**ASBESTOS** 

TREATED TIMBER

### PLUMBING AND DRAINAGE

**COUNCIL MAINS POSITIONS** 

PRIVATE PLUMBING AND DRAINAGE

STREAMS / OPEN DRAINS

DRINKING WATER SUPPLY

METERED WATER SUPPLY

**INFLOW** 

OTHER UNDERGROUND SERVICES

### **HAZARDS**

**RECORD OF TITLE INTERESTS** 

**FLOODING** 

**SLIPS** 

**EROSION** 

**EARTHQUAKE-PRONE BUILDING** 

**CONTAMINATED SITES** 

**EARTHQUAKE HAZARDS** 

**TSUNAMI** 

**SEA LEVEL RISE** 

**CO-SEISMIC SUBSIDENCE** 

WELLINGTON REGION EMERGENCY MANAGEMENT

**COMMUNITY EMERGENCY HUBS** 

### **DISTRICT PLAN**

THE DISTRICT PLAN

**ACTIVITY AREA** 

PROPOSED PLAN CHANGES

**URBAN GROWTH STRATEGY** 

**HERITAGE BUILDINGS** 

PROTECTED TREES

RESOURCE CONSENTS AND DISPENSATIONS

MONITORING AND ENFORCEMENT

### **ENVIRONMENTAL HEALTH**

**HEALTH ACT 1956 NOTICES** 

**NOISE CONTROL** 

LIQUOR LICENSING AND HEALTH REGISTRATIONS

### **ROAD AND TRAFFIC**

**ENCROACHMENTS** 

PLANNED LONG TERM ROAD WORKS

**VEHICLE CROSSINGS** 

### **ARCHIVES**

**SEARCH METHODOLOGY** 

ARCHIVE FILE REFERENCES

### **COMMUNITY SERVICES**

LOCAL ELECTORAL AREA

**RUBBISH AND RECYCLING** 

**POLICE** 

**EXPLORE LOWER HUTT** 

REPORT A PROBLEM

**COMMUNITY SUPPORT** 

**CONTACT US** 

### **OVERVIEW**

### **PROPERTY ADDRESS**

17 Maungaraki Road KOROKORO

### **LEGAL DESCRIPTION**

LOT 2 DP 13312 WN552/146

### **VALUATION NUMBER**

1660012700

### **LAND AREA**

504 m<sup>2</sup>

### **DEPOSITED PLAN**

See the attached deposited plan

Contacts	Position	Phone
Deposited Plan	Engineering Records Officer	04 570 6666

# **PROPERTY DETAILS**

# Type Description

Suburb	Korokoro
Ward	Harbour Ward (Petone Community)
Rubbish Collection Day	Wednesday
District Plan - Activity Area	Hill Residential
Tsunami Evacuation Zone	No Evacuation Tsunami Zone (Green Zone)
Exposure Zone (Sea spray)	NZS 3604:2011 - 4.2.3.3 Zone D: High
Wind Zone (Indicative only)	This land is in a VERY HIGH wind zone in accordance with NZS 3604:2011.
Geological and Nuclear Sciences 1:50,000 Soil Type	Deformed and indurated sandstone and mudstone.



LOCALITY MAP

Scale: 1:5,000







LIM Property



Contours



Properties



Easements



Reserves

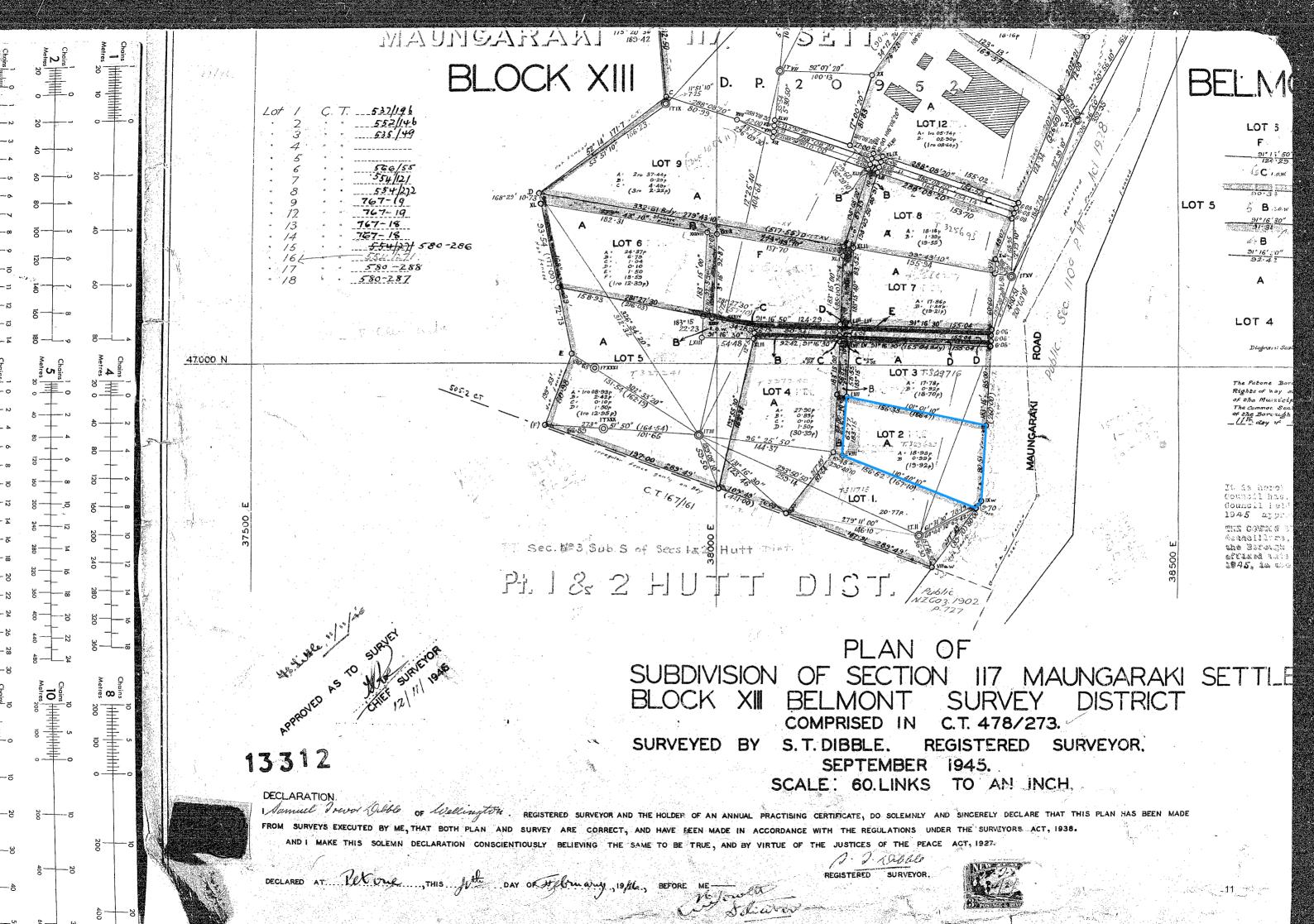


# **2025 AERIAL PHOTOGRAPH**

Scale: 1:274

# Deposited Plan





# Current Record of Title



# RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD





Identifier WN552/146

Land Registration District Wellington

Date Issued 07 December 1949

**Prior References** WN478/273

**Estate** Fee Simple

Area 504 square metres more or less Legal Description Lot 2 Deposited Plan 13312

**Registered Owners** 

Allan Edmund Maunder and Ronald Alfred McMillan

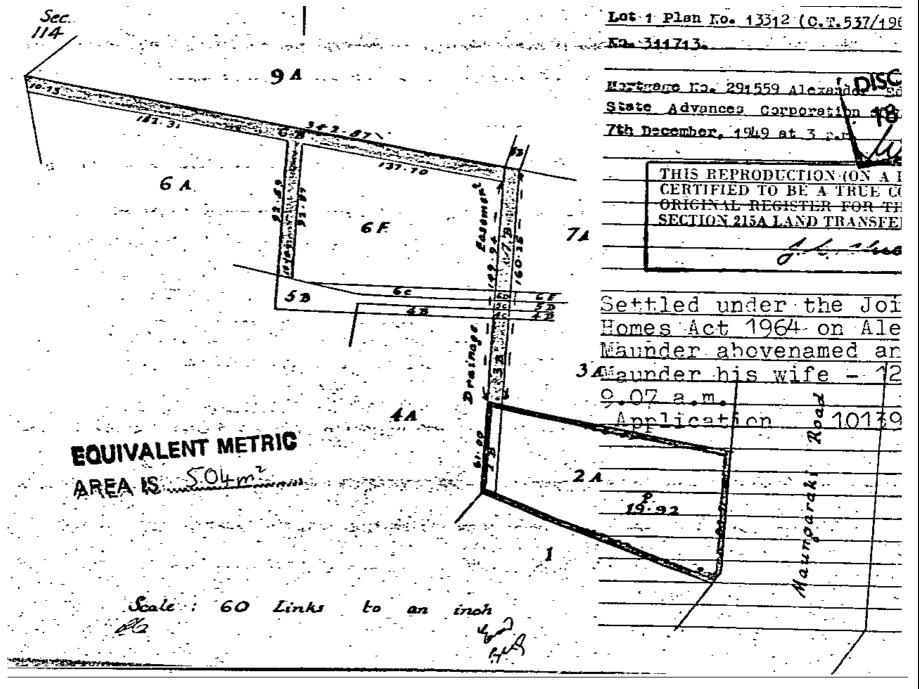
### **Interests**

Appurtenant hereto are drainage rights created by Transfer 309716

Subject to drainage rights created by Transfer 311713

Appurtenant hereto are drainage rights created by Transfer 323623 - 7.12.1949

9269801.2 Mortgage to ASB Bank Limited - 19.12.2012 at 11:08 am



### **RATES**

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**

The general and targeted rates charged on a property during the rating year (1st July 2025 to 30th June 2026.)

Rates: \$5,932.02

### **RATES DUE AND PAYABLE**

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

Rates: \$1,631.30

### **CAPITAL VALUE**

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

Current: \$855,000.00

### LAND VALUE

The land value is one component of the capital value.

Current: \$510,000.00

### **RATING CATEGORY**

Residential - Dwelling houses.

### 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.

For information on how rates are calculated and how they are used, please visit our website.

Contacts	Position	Phone	
Rates details	Rates Officer	04 570 6666	

### **BUILDING WORK**

### **BUILDING PERMITS AND CONSENTS**

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

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

For further information and copies of pre-1991 permits that may not be included in this report but held on file, you can search online for free using council's Building Information Search.

Alternatively you can also order a copy of this information in electronic or hard copy format (<u>fees apply</u>):

- 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

### MATTERS RELATING TO THE WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006

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

### **BUILDING WARRANTS OF FITNESS**

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

If you're unsure or require further information, please click <u>here</u> or contact the council's building warrant of fitness officer on 04 570 6948.

### FENCING OF SWIMMING POOLS

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

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

### **HEALTHY HOMES**

HomeFit Certification:

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

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

Check the Homefit website to do an online check and to find out how to get your home certified.

### **Rental Properties:**

The healthy homes standards became law on 1 July 2019.

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

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

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

### New Build:

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

### **LEAD BASED PAINT**

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

### **ASBESTOS**

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

If you are intending on renovating a home potentially containing asbestos, this <u>Worksafe</u> website might be of some use to you.

### TREATED TIMBER

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

For more information and precautions when handling treated timber visit this Ministry of Business, Innovation and Employment <u>website</u>.

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

Historic Building Card and Pre-1990 Building Permits Plans

		PERMIT REC	ORD	50706
wner;	REGUNDAR			
·······························				
YPE OF JOB	BUILDER	VALUE	DATE OF PERMIT	PERMIT No.
		<u>-</u>		
		· · · · · · · · · · · · · · · · · · ·		
	1			

Roll No... Description Pt 10+ 114 DATE OF PERMIT OWNER/OCCUPIER NATURE OF WORK VALUE PERMIT No. 11500-21-10-1947 1831 367 6054 8 7128-16 2250-00 21-3-51 2391 13-8-63 4818 V 27178 GARAGE ON PLATFORM (ON OPP STOR OHROL) 1953 CZIB WALL Y DZINZWY 188-67

### APPLICATION FOR BUILDING PERMIT

PETONE 28. Mov. 19.47.

To the BOROUGH ENGINEER,

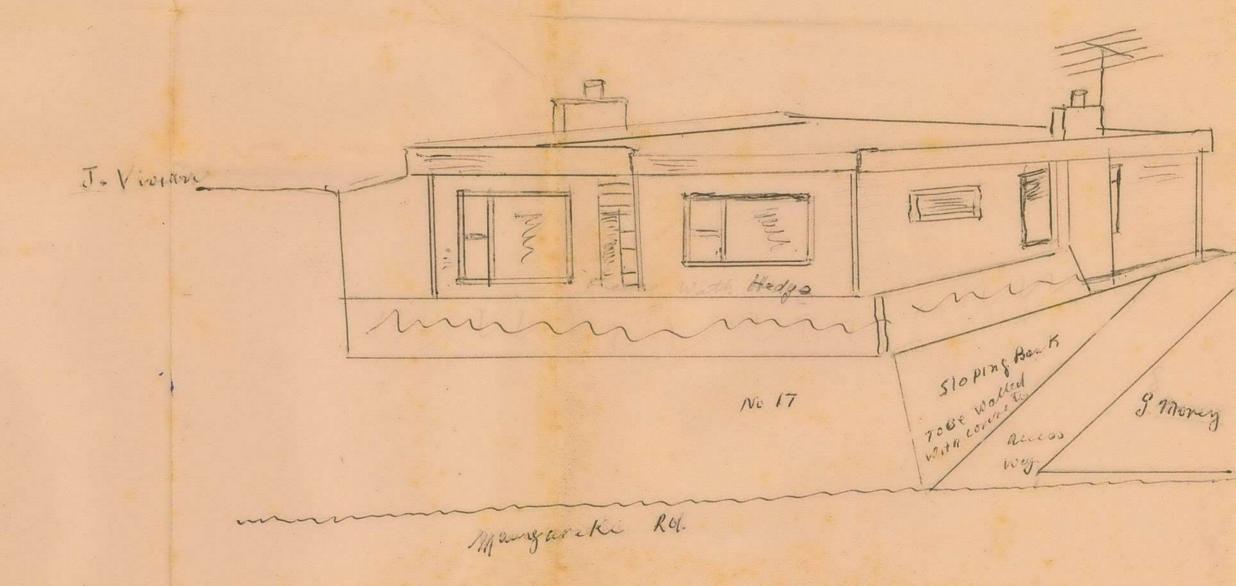
I hereby apply for a Building Permit, as per particulars I submit necessary plan (to scale) for the proposed building, which plan shows the proposed position of the building upon the section, and also shows existing buildings thereon. also submit specifications in torms of the Building Bylaws. I now hand you the necessary building permit fee of £5:10: and fee for use of water £ :/5: and crossing permit fee of £/: :-. Nature of proposed work (State dwelling, shop, alteration to dwelling or as the case may be) ... Dwelling .... Value of work (state contract price, if possible) Assessment No. of section upon which building is to be erected as shown on Valuation Roll. Fot. 2. of Sub 1 Description of Section. 19-9 proto D. P. Part Land 6/T 478/273 Name of Street? Haungaraki Rd Koro Koro Owner's full name and address. A. t. Maunder 125 luba st Petone STGNATURE OF APPLICANT (state whether "owner"

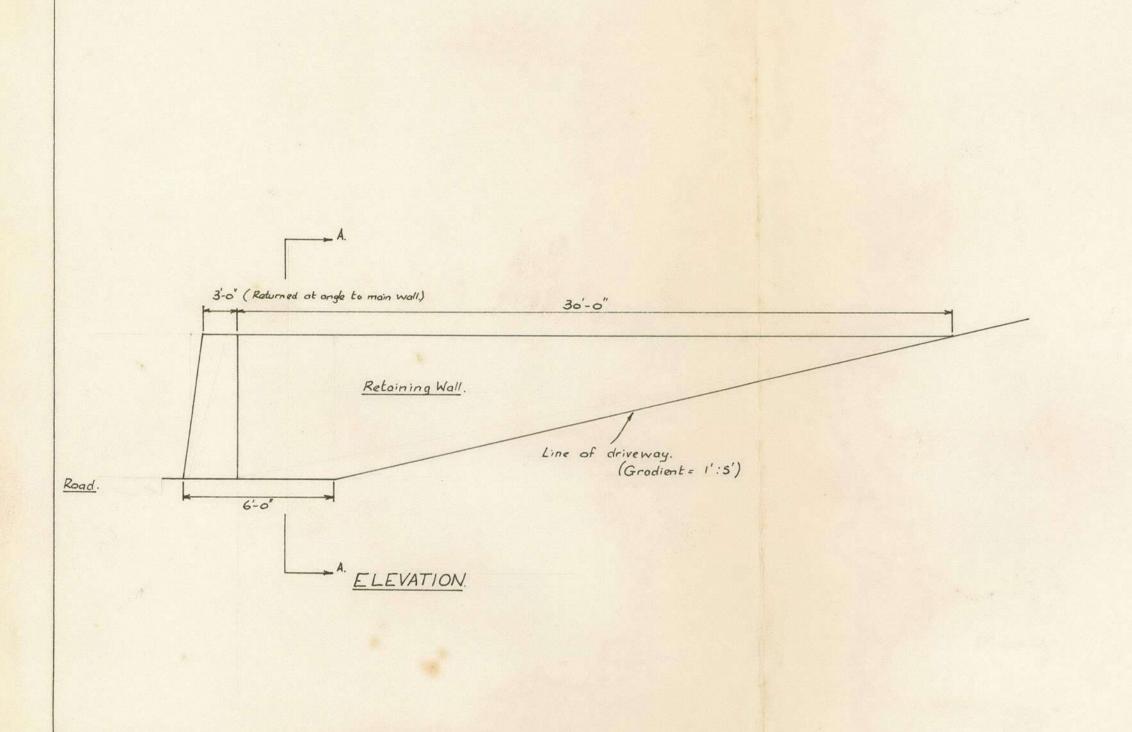
ok.

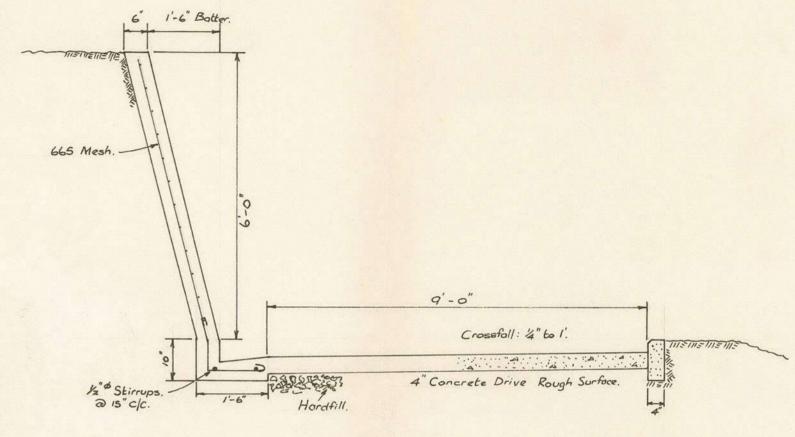
Builder Mitals & Pearer

Sheet 10 × 10 Spane ROOM 11" X 12" cate Trellismos

Proposed access Down to IEMfaunders.
Property No 17 Maangarki Road How Kore. Retone







SECTION A-A

DRAWN BY : G. V. BAI.

SCALE: 4"; 1 1 Foot.

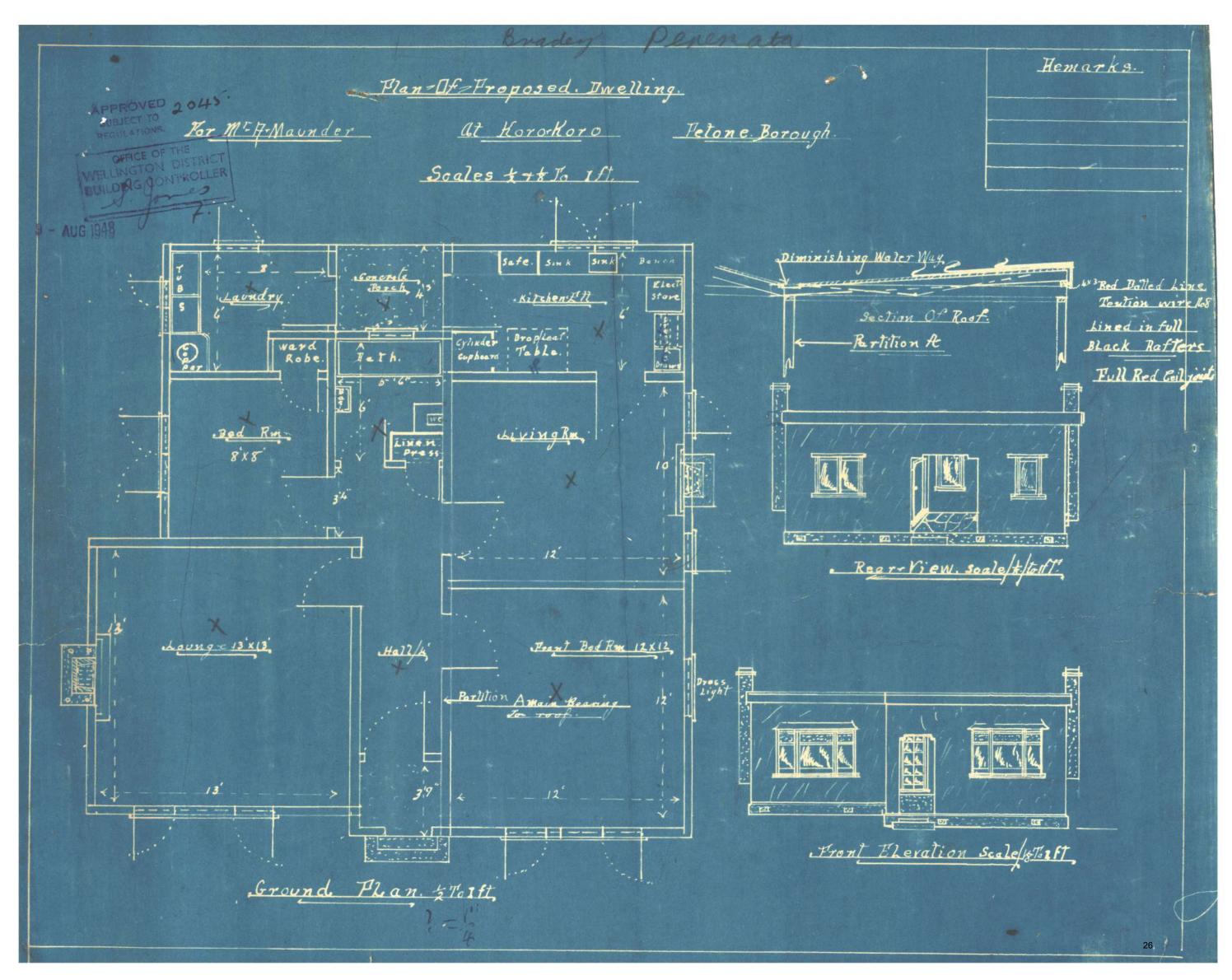
PROPOSED DRIVEWAY AND RETAINING WALL

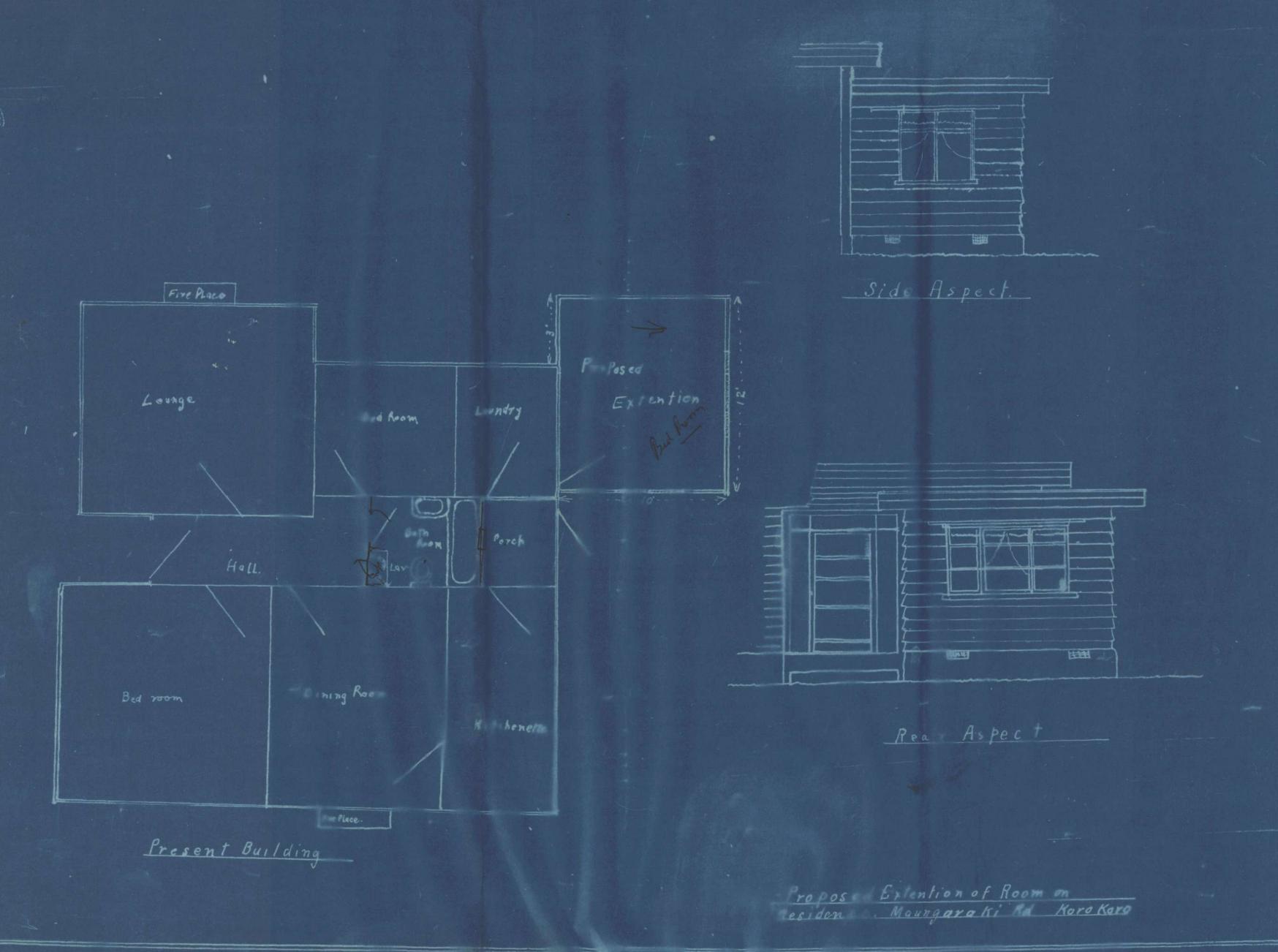
for A.E. MAUNDER, 17 MAUNGARAKI RD., KORO KORO.

G. V. Bai,

23 A Crowford Road

Kilbirnie.





PETONE 21-3 · 19.5.7

To the BOROUGH ENGINEER, PETONE.

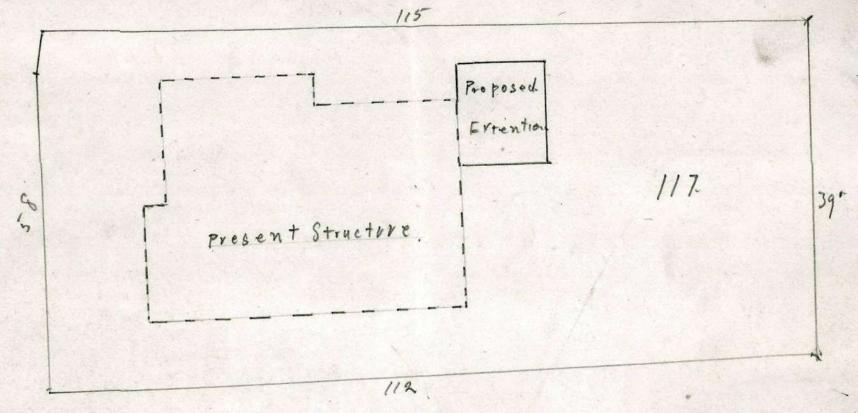
I hereby apply for a Building Permit, as per particulars
hereon. I submit necessary plan (to scale) for the proposed
building, which plan shows the proposed position of the building
upon the section, and also shows existing buildings thereon. I
also submit specifications in terms of the Building By-laws. I
now hand you the necessary building fee of £ $/:10:$ — and fee
for use of water £: and crossing permit fee of
£ ++···
Nature of proposed work (state dwelling, shop, alteration to
dwelling, or as the case may be) Attemptions
and addition of Koon
Value of Work (state contract price, if possible) £2.6.0.
Assessment No. of section upon which building is to be erected as
shown on the Valuation Roll Clevely
Description of Section
Name of Street. Hann gar aki Settle ment Rd
Owner's full name and address
At offennam
Manngavaki Rol.
SIGNATURE OF APPLICANT - Morro Morro
"contractor" "agent.") owner.

AEMarnder

Proposed Extention on.

House maungaraki Rd.

Koro Korol



PERMI	T	NO	).									
(for	of	fi	LC	e	u	5	e	0	n	1	y	)

PETONE ... 49 .. 7. / 52. 1952

To the BOROUGH ENGINEER, PETONE.

I hereby apply for a Building Permit, as per particulars
hereon. I submit necessary plan (to scale) for the proposed
building, which plan shows the proposed position of the building
upon the section, and also shows existing buildings thereon. I
also submit specifications in terms of the Building By-laws. I
now hand you the necessary building fee of £ $-:$ // : - and fee
for use of water $\pounds$ : and crossing permit fee of
£ ; .
Nature of proposed work (state dwelling, shop, alteration to
dwelling, or as the case may be)
for Private Lar
Value of Work (state contract price, if possible) £/
Assessment No. of section upon waich building is to be erected as
shown on the Valuation Roll
Description of Section D.P Lot
Name of Street Mangaraki Rd. Koro Koro.
Owner's full name and address . Alexander Edmund Mannder
Mangaraki Rol
Koro Koro
SIGNATURE OF APPLICANT
(state whether "owner" "contractor" "agent.")

Permi	t No.	1	218	
(for	Office	use	only)	

Permet No 2717 1953.

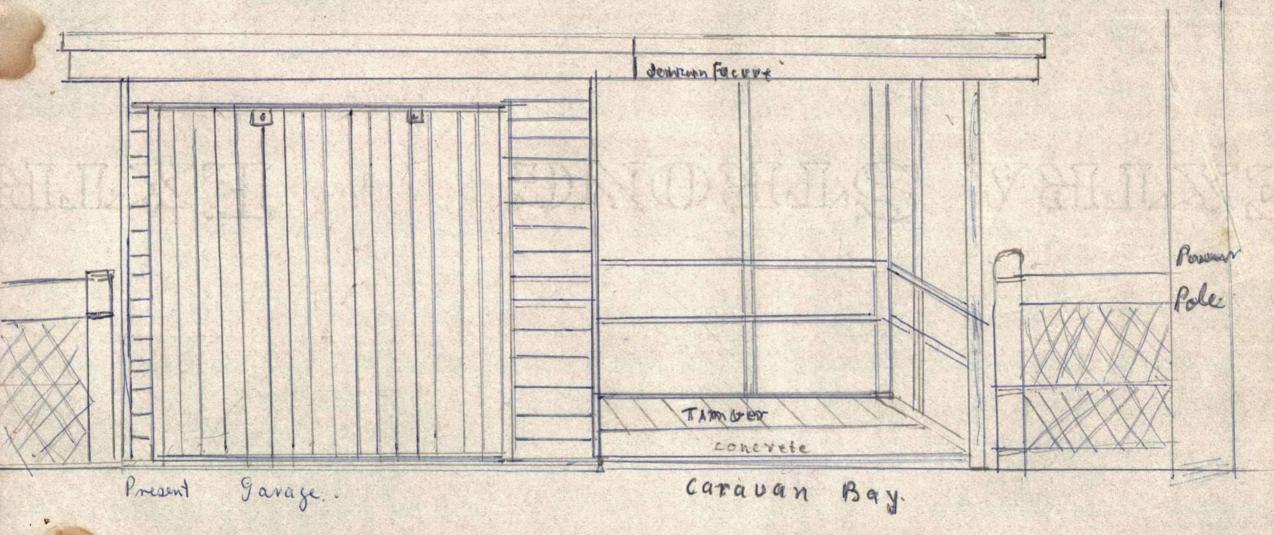
	BOILDING AL	THIORITON TOLL	PETONE 13 - 8-19.63
TO the BOROUGH ENGINEER, PETONE.			
according to the locality and specifications deposi  PARTICULARS OF LAND  Street No. and Name Lot No. 3. Sec. (17.	plan on the therewith.  P+ Land  D.P.No.	back of this app.	for a Garasa.  for a Carasa.  lication and the detailed plans,  8/273  A garaki kel Zoning Rendenchal  aluation Roll No.  17. MAUN SAVA KI P.d.  O Koro
		/30.53	
PARTICULARS OF BUILDING  Materials for Found	lations Concr	et. & Sul Walls	Wood. Roof Timber & Molts
Area of Building.//	039 . No. of	Storey	Area of Outbuilding
Estimate of value ( or contract price (			TOTAL £ 50-0-0
	garage		g is to be used or occupied  2 coravan Bay:
I hereby agree to By-Laws and Town Plannin	abide by all g Scheme gove	provisions of the rning and regular	e Petone Borough Council ting all matters subject to the
foregoing.			
			der Builder Paugava Ki Kol
(for Office use only	DATE	COMMENT	FEES
Building Inspector			Building Plumbing &
Structural Check			Drainage Extraordinary
Drainage Inspector			Water Footpath
Fire Officer			Damage Dep
Labour Department			- 10-0
Town Planning		* 7.	

Application Approve.

& he executed.

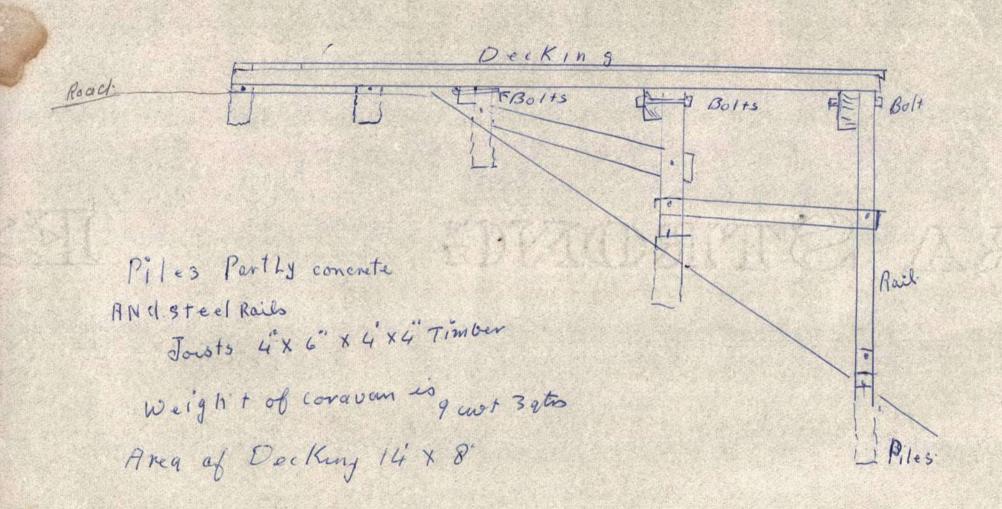
BOROUGH ENGINEER 31

Mir Bond's Property Koro Koro -New garage To School Ston 1 Maurigaraki Road Lot 2 HEMAUNDEY.



MAUN garaki Rd

NEHamber Korokon.



F Ellaunder

PETONE	BOROUGH	COUNCIL.
--------	---------	----------

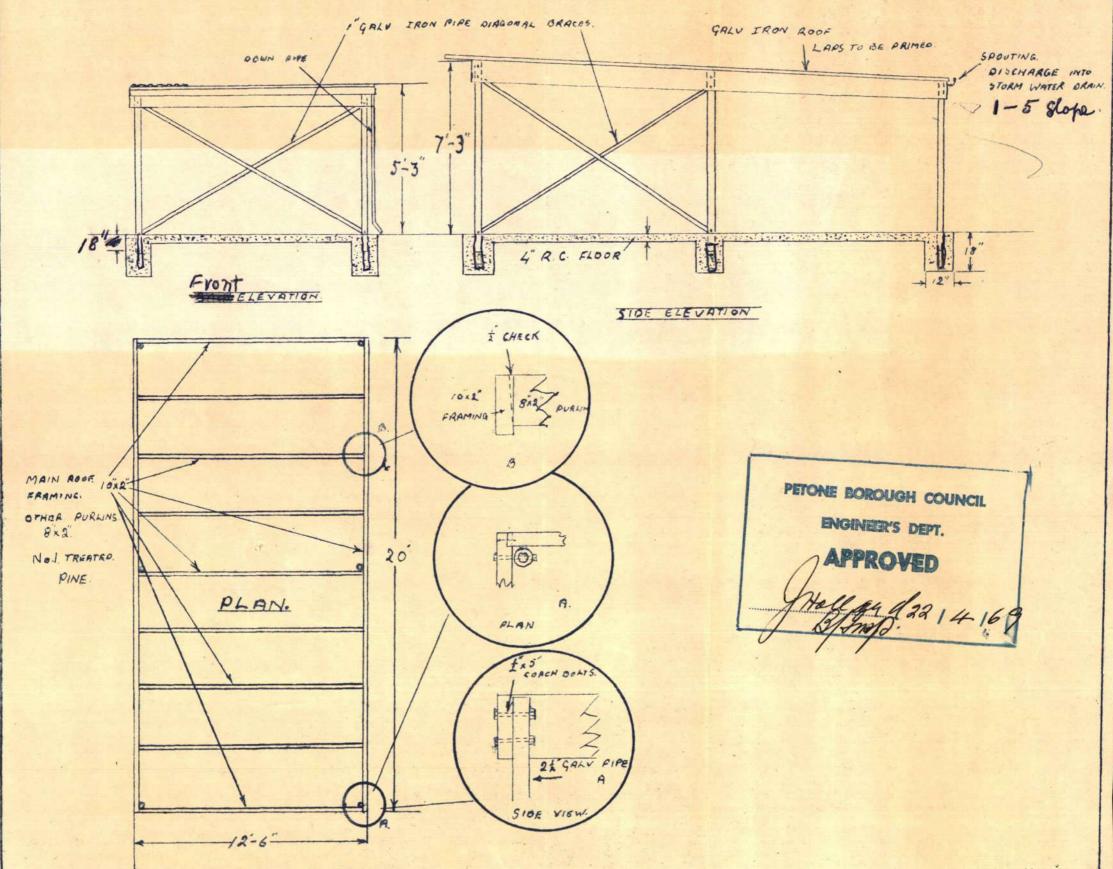
Permit No. (for Office use only)

## BUILDING APPLICATION FORM.

P.O. Box 38-001, PETONE.			PETONE. 10/4/19.69
			0 0
I hereby apply for permis	ssion to ere	ct/alter/repair	a. G. or. Port.
according to the locality pla	n and dates		••••••••
PARTICULARS OF LAND:	in and detai	red prans and s	specifications deposited herewith,
Street No. and Name	MAUNCA	PAKI RAN	Kamkon Petone and the
Lot No 2 - Sect 117	MAUNGARI	7Kin (+ 1,79	2.7.3. Val. Roll No 1660
Owners full name and address.	181	aunder	.6.7.3Val.Roll No,2.7
17 MF	TUNGAR	AKI Rd	Korokoro Petona
PARTICULARS OF	BUILI	DING:	56 8. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6.
Materials for Foundations:	Conc		forced Walls Uprights Pipe Solo
Roof: Timber, galv, 1	ron		No. of storeys:
Area of Building240.5		Ar	ea of Outbuilding
Estimate of Value ( of Bu	ilding 1 3	00	\$ 300
( of Ph	mbing and I	rainage 9	\$ 500
		TOT	
Proposed number for which	h		
Corport	n each part	Parking of	s to be used or occupied
Limit.		3.9.	motor vereix, of noag
I hereby agree to abide b	v all provi	sions of the Pa	etone Borough Council By-Laws
and Town Planning Scheme gover	ning and re	gulating all ma	atters subject to the foregoing.
		Yours fait	chfully self
		(Signed)	Builder.
		Postal Add	iress
		m-7 .	KoroKoro
		Telephone	No688,830
(For Office Use Only)	DATE	COMENT	FEES
Building Inspector	11-4-69	0, K. 12H	Building \$.4
Structural Check	71 707	-01 3 JON	Plumbing & Drainage \$
Drainage Inspector	11.4-69	06 VA.	Water Supply \$
Fire Officer			TOTAL FEES\$ 4 - 00
Town Planning	-	i de la composition della comp	DAN/DEP. \$
Metered Water Supply	<del> </del>		Ft/Cross. \$
		TO	TAL \$1
			<u></u>
Permit to be endorsed as follow	s	forme	1 Couthallo
or observall in	from	of the	hockerin
•••••	• • • • • • • • • • • • • • • • • • • •	•••••	
·····	• · · · · · · · · · ·		
	• • • • • • • • • • • •	· • • • • • • • • • • • • • • • • • • •	*************************

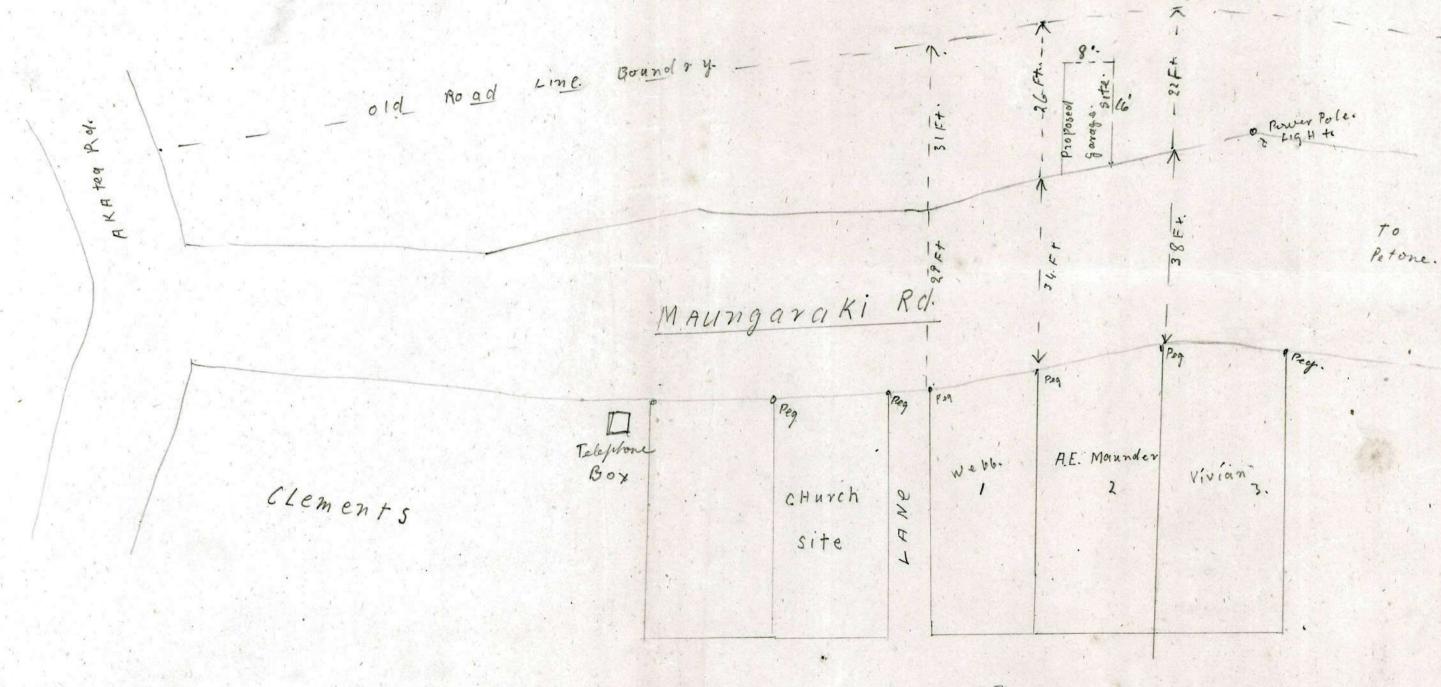
Application Approved...

for BOROUGH ENGINEER.

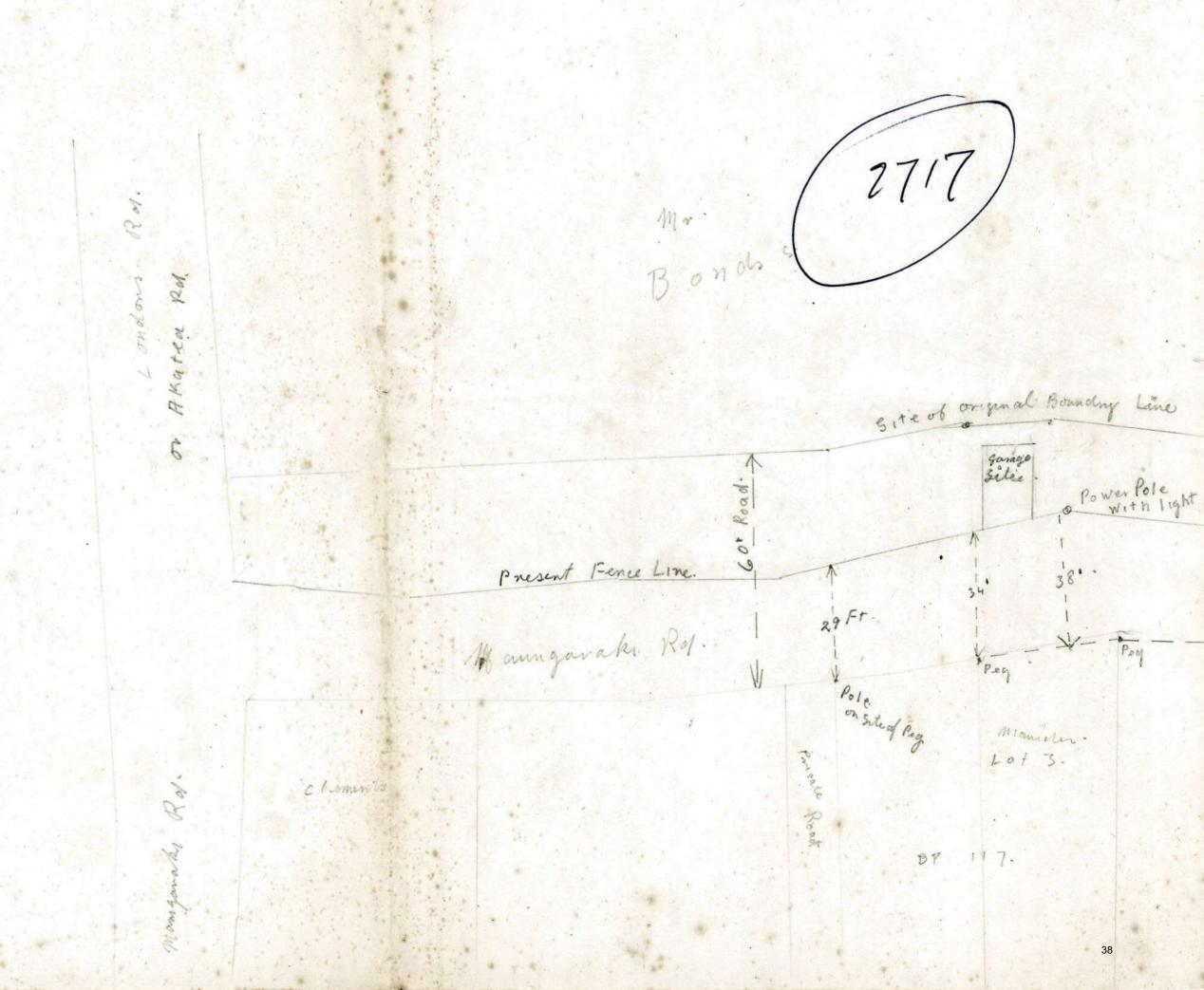


Organal Boundays & garage site on Maungaraki Rol Koro Koro A.E. Maunder

Bonds Property



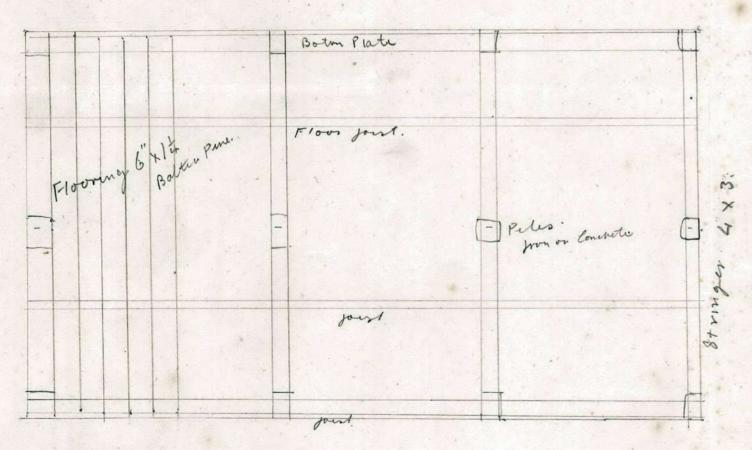
D.P. 117-

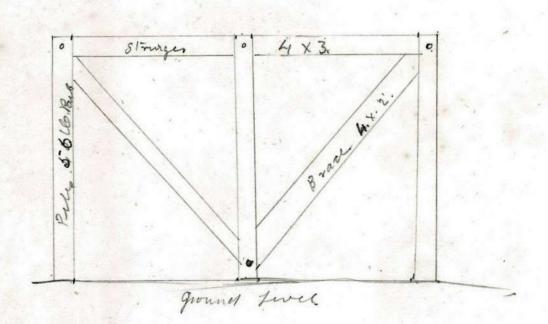


ground Plan & Rar View of Baser

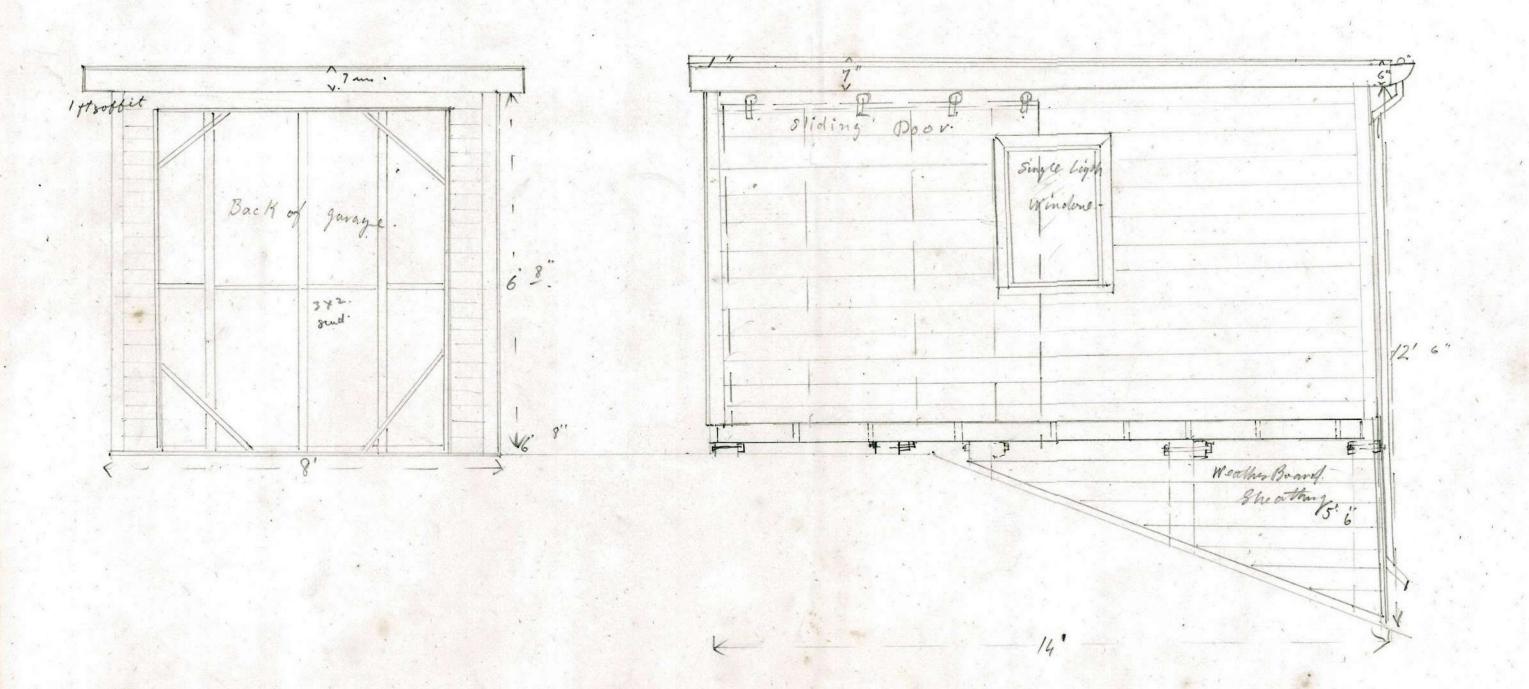
July annaly Managarahi

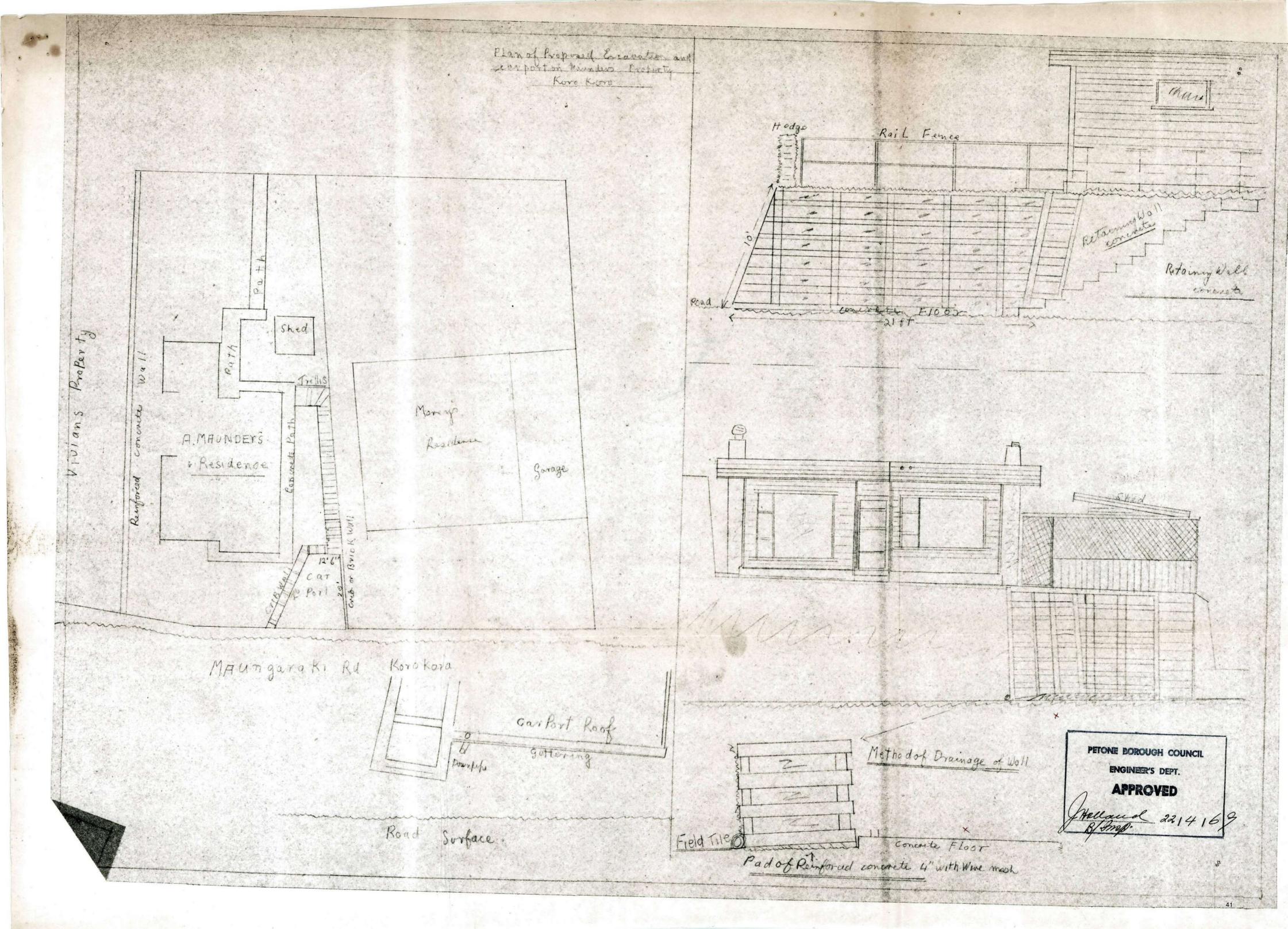






AEN amader Rol.



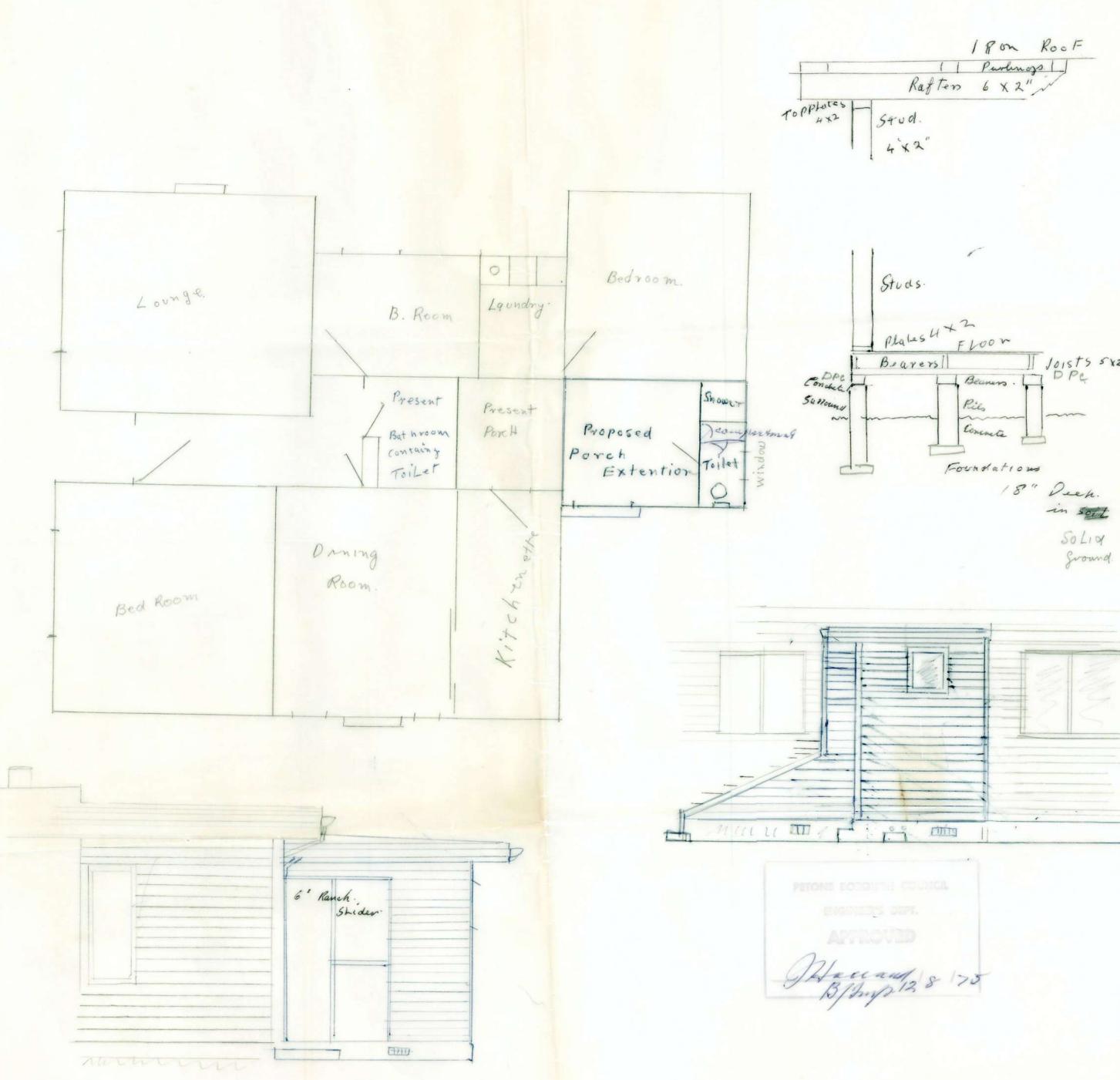


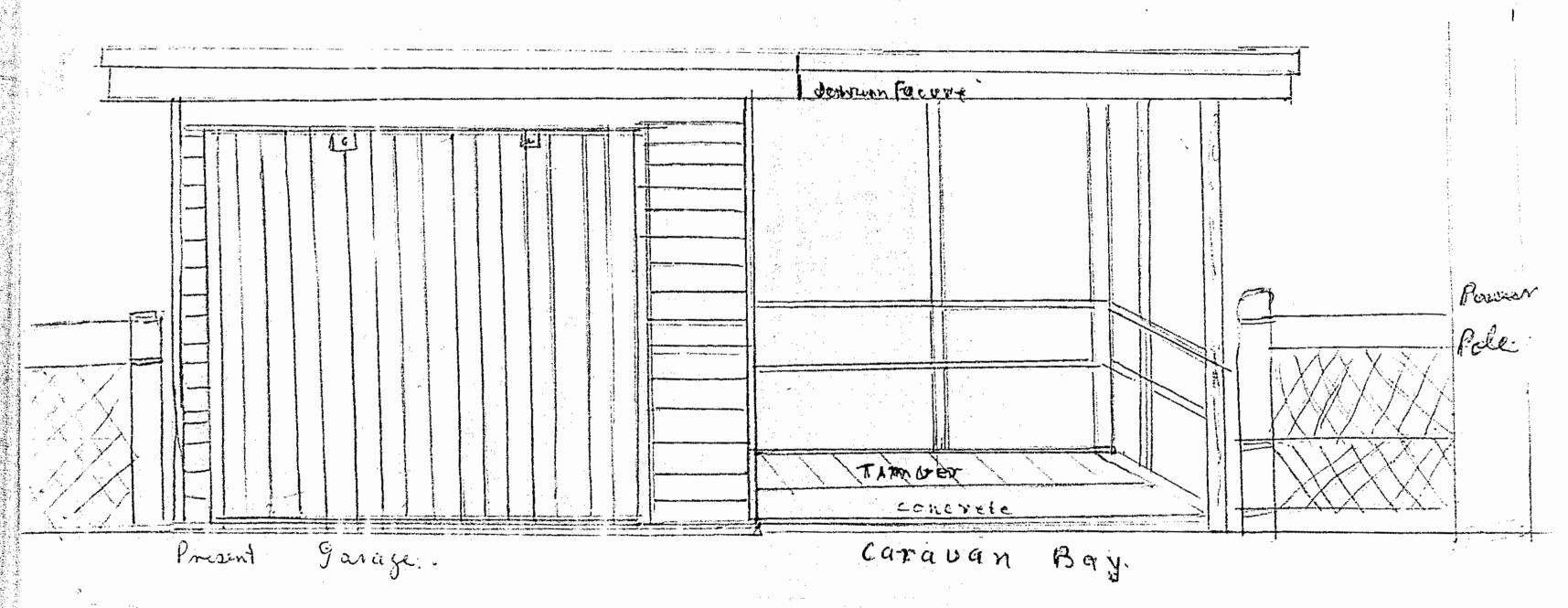
for BOROUGH ENGINEER 42

### BUILDING APPLICATION FORM.

To the BOROUGH ENGINEER P.O. Box 38-001, PETONE.		PETONE	19.75
I hereby apply for p	ermission to erec	t/alter/repair a/	orch & Shower Toile
according to the locality plan an PARTICULARS OF LAND:  Street No. and Name 17 Manna Lot No 2.  Owners full name and address: 2  PARTICULARS OF LAND:  Manna 17 Manna 18 Manna 19 Manna	d detailed plans  ngaraki Rd  D.P. 133  E Mann d  BUILDING:	and specifications de Korokoro Zo  12 Val.Ro  17 Manngara Ki  Walls Ta	eposited herewith,  ning Randenteal  11 No. 1660/127  Roy Koro Koro  unber
Proposed purpose for which ear Closed Usea  I hereby agree to abide by al and Town Planning Scheme governi	ndah 3 Sho	the Petone Borough Co gall matters subject Yours faithfully, (Signed) Address/7	uncil By-Laws to the foregoing.  Aunder Builder.  Maungara K Rd  Kore Petone
(For Office Use Only)  Building Inspector  Structural Check  Drainage Inspector  Fire Officer  H. Towns Planning WASTE  Permit to be endorsed as follow  Canad Shawer Market	S: Sound	Building \$ 8 Plumbing Brainage \$ 21 Water Supply \$ Research Levy \$ TOTAL FEES\$ Dam./Dep.\$ Ft/Gross.\$	7-00
	Application A	pproved: X JX/A	ggand) -

LOT 6. Lot 2 of Subdivision of Ser 17 Maungara Kr Settlement Pant land in CH 478/273 L0+4 aned 19.9 perches





MAUN garaki Ref

NEGameter Korokus.

# PLUMBING AND DRAINAGE

#### **COUNCIL MAINS POSITIONS**

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

The property is connected to council's sewerage system.

Council records indicate there is a council sewer main on the property. Council has right of access to the main to undertake any work on it deemed necessary.

Council does not allow building over council mains or within council easements unless otherwise approved.

#### PRIVATE PLUMBING AND DRAINAGE

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

#### STREAMS / OPEN DRAINS

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

#### **DRINKING WATER SUPPLY**

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

#### METERED WATER SUPPLY

Not Available

#### **OVERLAND FLOW**

No overland flow complaints reported or investigated.

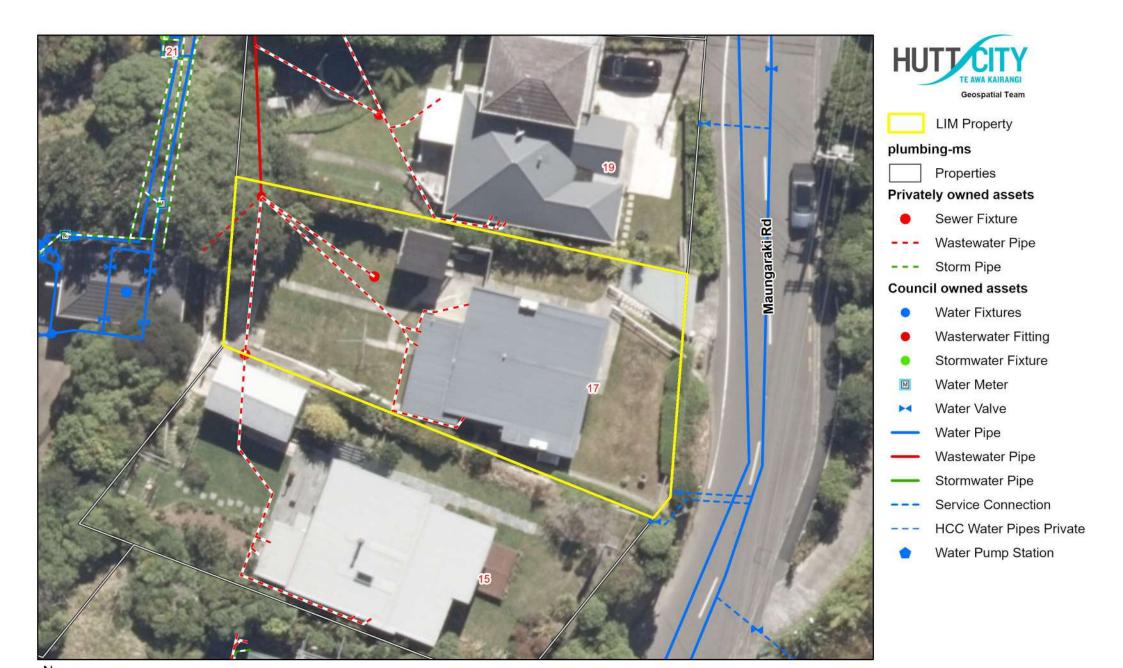
#### **INFLOW**

The council inspected the property for stormwater entering sewer pipes on 26/10/2017 and found that it complied for the inflow project.

#### **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 <a href="Melorette">Before UDig</a> service.

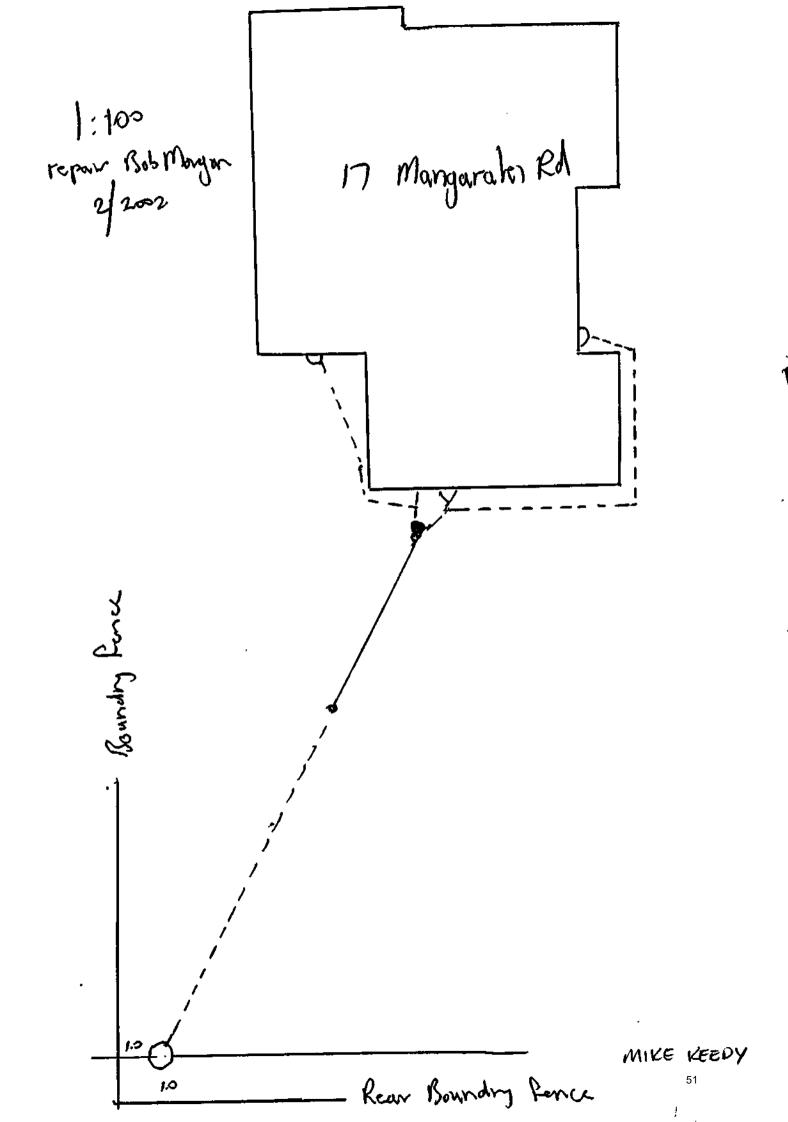
Contacts	Position	Phone
Plumbing and drainage enquiries	Duty Plumbing and Drainage Officer	04 570 6666
Inflow enquires	Trade Waste Officer	04 570 6666

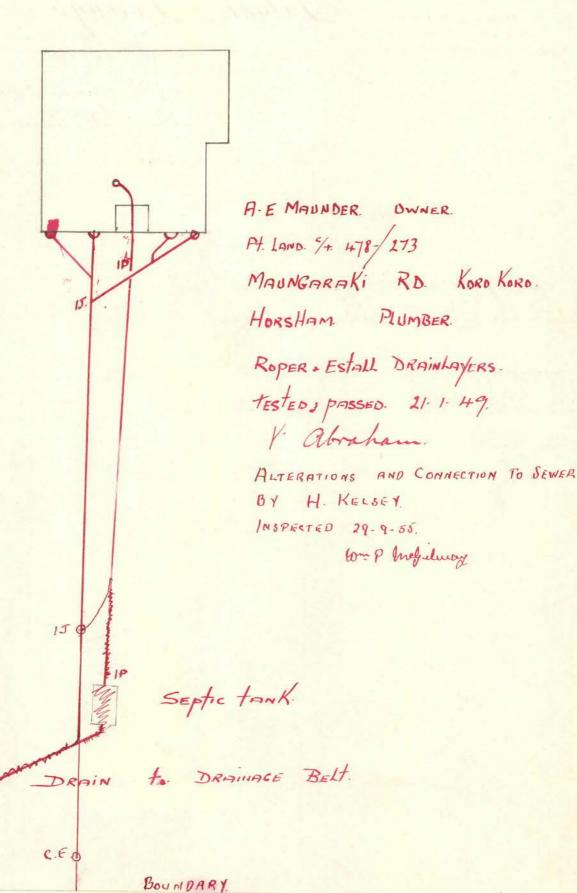


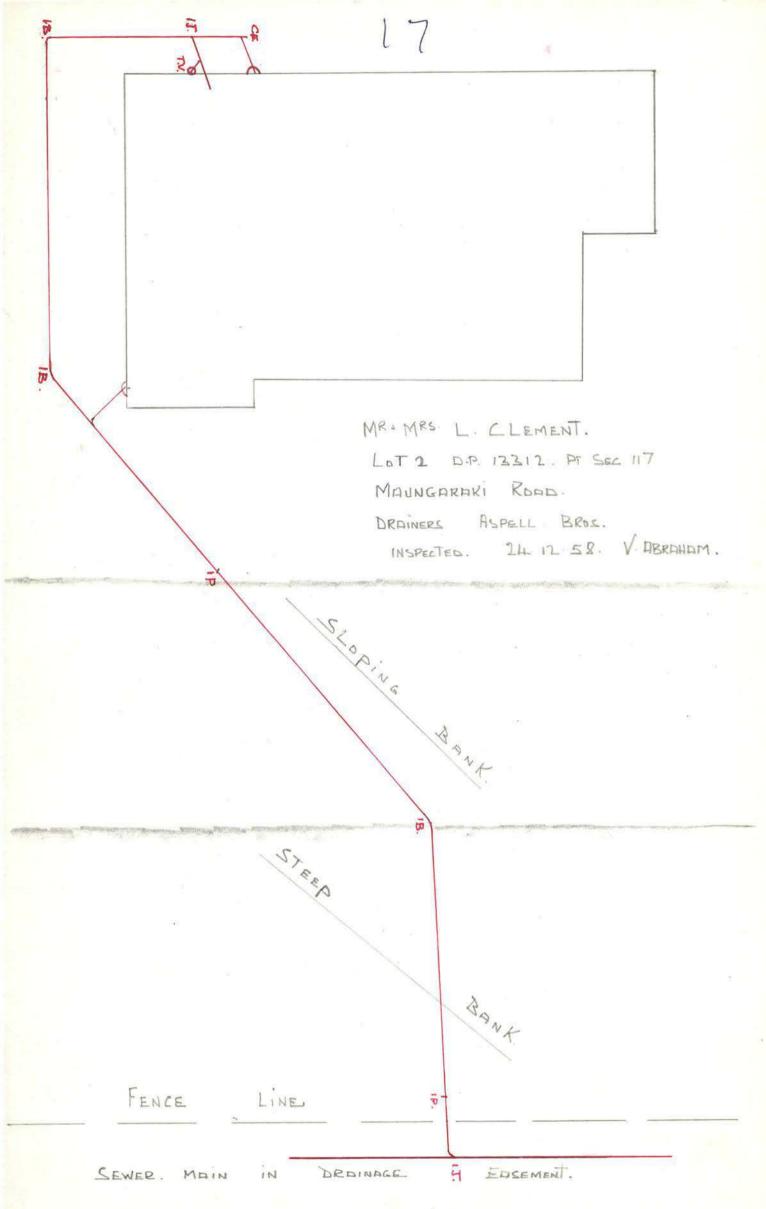


Scale: 1:274

# Plumbing and Drainage Plans







# **HAZARDS**

#### 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.

### 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.

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

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

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

Council records show landslip(s) has been recorded in the area. Please see below the Hazard Map for the location of the landslip(s). This information is considered relevant by the council as per Section 44A(3) of the Local Government Official Information and Meetings Act 1987.

More general information can be found in this 2021 Report: Slope Failure Susceptibility Assessment.

#### **EARTHQUAKE-PRONE BUILDING**

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

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

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

#### **CONTAMINATED SITES**

The property does not appear on Greater Wellington Regional Council's Selected Land Use Register, which contains a list of properties with a history of hazardous activity or industry.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health controls activities on sites where an activity on the Hazardous Activities and Industries List has occurred. This LIM report should not be considered as a complete assessment of a site's history in regard to HAIL activities. For further information, take a look at MFE's information <a href="https://environment.govt.nz/facts-and-science/land/contaminated-land/">https://environment.govt.nz/facts-and-science/land/contaminated-land/</a>.

#### **EARTHQUAKE HAZARDS**

Information relating to liquefaction, ground shaking, active faults and slope failure can be found on Greater Wellington Regional Council's <u>Hazards and Emergency Management Maps</u>.

#### **TSUNAMI**

The property is not in a tsunami warning zone.

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.

#### SEA LEVEL RISE AND STORM SURGE

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

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

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

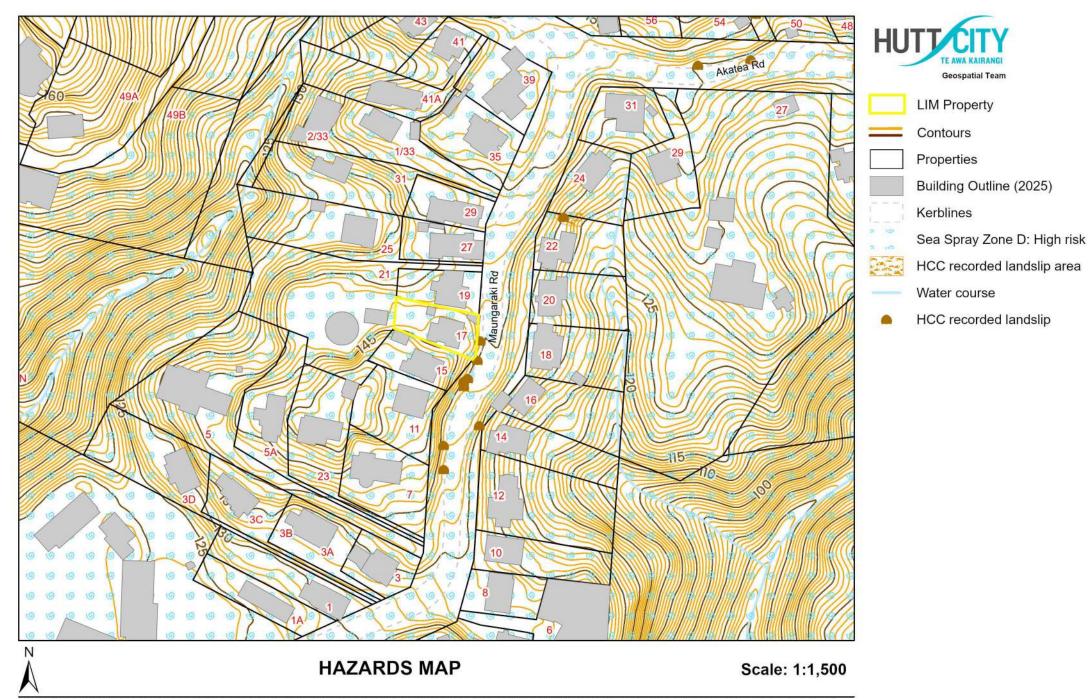
#### WELLINGTON REGION EMERGENCY MANAGEMENT

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

# **COMMUNITY EMERGENCY HUBS**

To find out where your closest Emergency Hub (formerly known as Civil Defence Centre) is, please visit the <u>Civil Defence Website</u>.

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



# **SLIPPAGE**

# **Enquiry Trace Form**

Enquiry	: 75744	Logged by:	Sue Kyle (615	51)		on 06/09/2005 09:27
Service	: Road and Traffic			Classificatio	n: Request For Service	e
Subject	: Slip Maintenance					
Desc.	: slip behind big lampos	<mark>t</mark> was partially s	prayed with gra	ss seed a few	months back -but the r	est needs to be done
Site	: Maungaraki Road (R0	0367), Maungar	aki, Lower Hutt			
Site Address	: Maungaraki Road				Area: Maung	araki
Location	: 17 m/raki rd korokoro				Ward: Wester	'n
					Contact:	
					Telephone:	
					Alternate:	
Customer	: 73860	<b>Time:</b> 06/	09/2005 09:27		Method: phone	call
Name	:				Telephone:	
Address	:				Alternate:	
0 1011						
Current Status: No. Effective	Status		Off	icer	-	allaw up Data
	5 11:50:00 ¿ Call Closed			n Middleton		ollow up Date
	Have tried ringing		e of times, I	iii wiidaletoii		
	have arranged for NZ hy		,			
Status history:						
No. Effective	Status		Off	icer	N	otes
2 06/09/2009	5 11:49 ZZ-Custom	erContacted-Ur	closed Joh	n Middleton	<u>H</u>	ave tried ringing
					tir	on couple of mes, I have arranged for
						Z hydroseed to spray the
					sl	lip again
1 06/09/2009	5 09:27 Call Logged	l	Joh	n Middleton		
Revised Status:						

#### 18/09/2025

### **Enquiry Trace Form**

Logged by: Enquiry: 1077210 Report A Problem on 29/06/2025 15:57 Service: Road and Traffic Classification: Request For Service Subject: Slip Maintenance Desc.: Not blocking road yet. Two medium sized slips. Site: Maungaraki Road (R00367), Maungaraki, Lower Hutt Site Address: Maungaraki Road Area: Maungaraki Location: By 17-19 Maungaraki Road. Ward: Western Contact: Telephone: Email: Method: RAP Customer: 663396 Time: 29/06/2025 15:57 Telephone: Name: Email: Address: **Current Status:** No. Effective **Status** Officer Follow up Date 6 11/07/2025 08:35:51 ¿ Call Closed Fulton Hogan Ltd Notes: Hi Can you please update confirm that this is completed. Thanks Status history: No. Effective **Status** Officer Notes 5 01/07/2025 14:10 Investigation Underway Fulton Hogan Ltd passed to supervisor.disp# 5626 Passed to Contractor Fulton Hogan Ltd 4 01/07/2025 08:45 Parvej Abbas 3 30/06/2025 13:48 Call Logged 2 29/06/2025 15:57 Call Logged Arun Joy Subject amended - Old: Road - Land Slip (OELS) New: Slip Maintenance (ARSS) Online RFS 1 29/06/2025 15:57 Call Logged **Revised Status:** 

# **DISTRICT PLAN**

#### THE DISTRICT PLAN

The Resource Management Act 1991 requires Hutt City Council to prepare a District Plan to manage land use and development within its jurisdiction. It contains rules that may affect any development or land use you may be considering. Click <a href="here">here</a> to view the District Plan online.

#### **ACTIVITY AREA**

The property is in the hill residential 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 <a href="https://example.com/here">here</a>.

#### 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, that 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.

#### **URBAN GROWTH STRATEGY**

The Urban Growth Strategy is council's approach to managing growth and development in Lower Hutt to 2032. It focuses on how much we want the city to grow, where new homes and businesses will be accommodated, and what will be done to support and encourage this development. Click <a href="here">here</a> to read more.

#### **HERITAGE BUILDINGS**

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

#### **PROTECTED TREES**

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

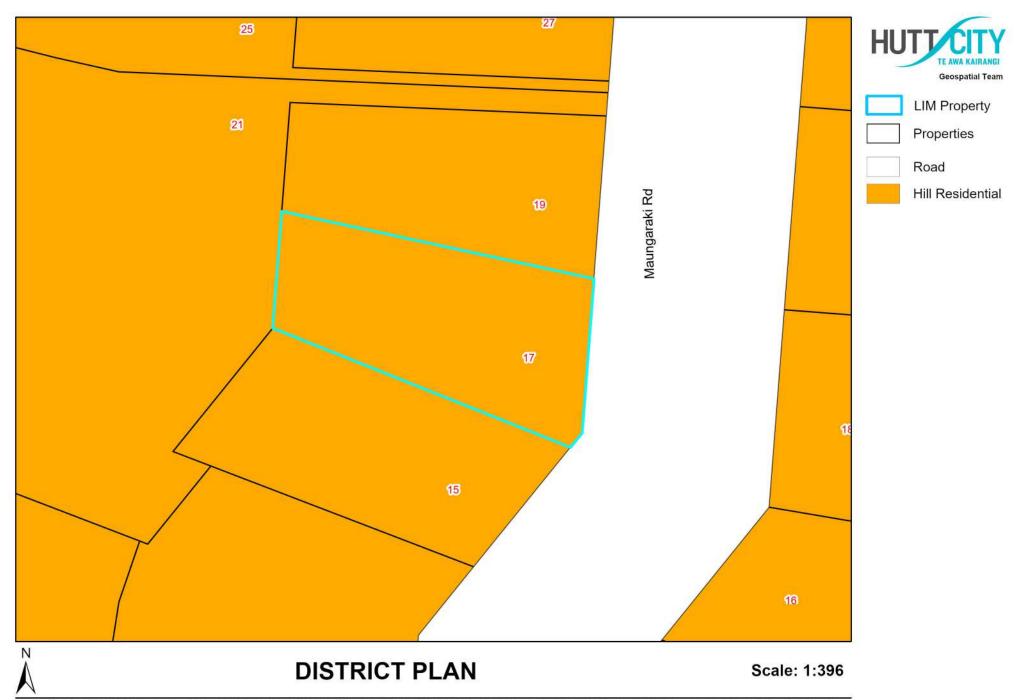
#### **RESOURCE CONSENTS AND DISPENSATIONS**

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

#### MONITORING AND ENFORCEMENT

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

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



# **ENVIRONMENTAL HEALTH**

#### **HEALTH ACT 1956 NOTICES**

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

#### **NOISE CONTROL**

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

#### LIQUOR LICENSING AND HEALTH REGISTRATIONS

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

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

## **ROAD AND TRAFFIC**

#### **ENCROACHMENTS**

It appears from Council records/aerial photographs that a structure or building (or part thereof) encroaches onto, or the property is otherwise exclusively utilising road reserve land.

There is no current Encroachment Licence issued for this encroachment. Council advises that a new Encroachment Licence Application will be required. Note there is no guarantee that a new Encroachment Licence will be issued. Any such application will be assessed on its merits and in line with council's current Policy.

The garage has a overhang of 3.1m2 onto road reserve.

If you would like a photo of the encroachment, please email Sharon.Winyard@huttcity.govt.nz

#### PLANNED LONG TERM ROAD WORKS

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

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

#### **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.

#### **ISOLATION STRIPS**

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

#### **VEHICLE CROSSINGS**

Council records show that there is no formal vehicle crossing to the property.

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

# **ARCHIVES**

#### SEARCH METHODOLOGY

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

In compiling your LIM document, the archives files may have been condensed to minimise the size of the document. If you want to view the complete, high resolution scan of the archive file it is available through our <u>website</u>.

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

#### **ARCHIVE FILE REFERENCES**

The Information Management Team has identified through their search of council archives that the following files may contain information about the property: Arch 37316 Petone Property file.

Contacts	Email
Archive information	archives@huttcity.govt.nz

# Owner Supplied Information





4 June 2025 Allan Edmund Maunder 17 Maungaraki Road Korokoro Lower Hutt - 5012 Building Team Fred.pue@gmail.com T 04 570 6667

# Request to file owner supplied property information for work carried out at: 17 Maungaraki Road, Korokoro, Lower Hutt 5012

Kia ora Allan

I am writing to acknowledge receipt of your request to hold on file information about building work at your property. This building work that is exempt under Schedule 1 of the Building Act 2004.

This information is saved in the property file.

Council is not obliged to hold such information on file but if it does so, you should be aware that Council's actions in no way authorise, or give approval of, the work undertaken without consents under the Building Act 2004 or preceding regulation. Furthermore, Council has not inspected any of the work that is described in your application.

Receipt of any report or information does not relieve you, or any other owner or person acting for any owner, of obligations under the Building Act 2004 or an obligation to comply at all times with the building code.

Council reserves the right to take all appropriate enforcement action under the Building Act 2004 and any other relevant legislation.

Please contact me at fred.pue@huttcity.govt.nz or on 04 570 6667 if you have any questions.

Ngā mihi,

Fred Pue

**Building Technician** 

### Z21B032 QT1 August 25, 2020

### Allan Maunder

Attention: Allan Maunder

Ph:

0224502552

Email:

nzsparky@xtra.co.nz

16/473 Hutt Road Lower Hutt Wellington 5010 New Zealand

> P: 03 373 6214 F: 03 987 3834

E: mge.well@mainmark.com

www.mainmark.com

Dear Allan

### PROJECT: MAINMARK FOUNDATION TREATMENT AND CORRECTION OF CONCRETE STRIP FOOTINGS

### PROPERTY: 17 Maungaraki Road Korokoro, Lower Hutt

Thank you for the opportunity to provide you with a quotation to provide the Mainmark Ground Engineering (Mainmark) range of solutions as outlined in this quotation to re-support and correct sections of concrete strip footing at the above address.

For the purposes of this quotation, we enclose the following:

- a description of the scope of works to be performed;
- completion criteria;
- · the basis of our quotation and a description of site conditions; and
- · the pricing details.

This quotation is valid for a period of 45 days from the date set out above and may be withdrawn by Mainmark at any time. For the purposes of this quotation, we have relied on the details and information supplied by you (as set out in Section 3 Basis of Quotation). Please let us know immediately if any details or information set out in the Schedule of Works are incorrect or inaccurate as our quotation may change.

If you are happy to proceed on the basis set out in the Schedule of Works, please complete and return the Mainmark Quotation Acceptance Form also enclosed.

We look forward to working with you.

Thanks and regards,

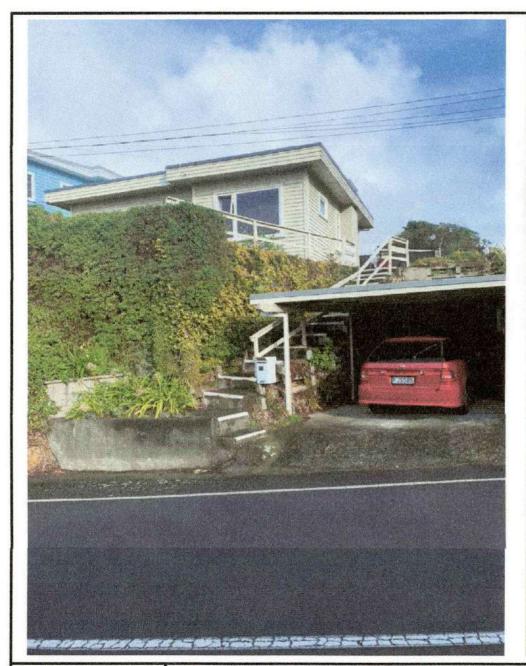
Mike Baker

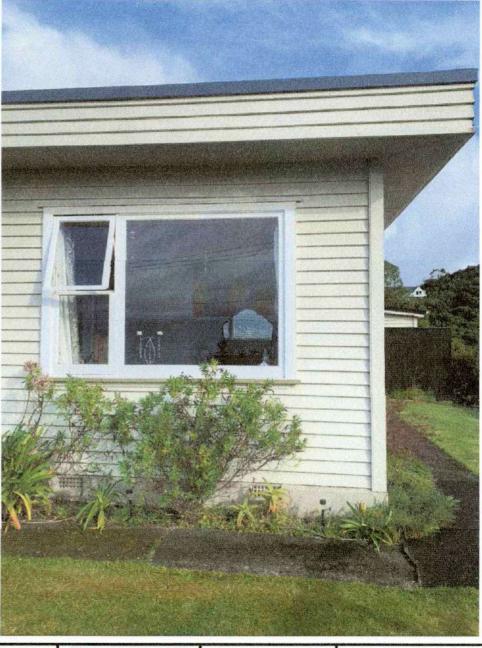
Area Manager - Wellington

Mobile: 021 221 7224 Phone: 03 373 6214 Fax: 03 987 3834

Email: mbaker@mainmark.com







PROJECT NO. Z21B032 17 Maungaraki Road, Korokoro, Wellington Highlighted area = injection zone All measurements displayed are in millimeters SITE INSPECTION CARRIED OUT BY MIKE BAKER 0212217224 MBAKER@MAINMARK.COM

DATE 25/08/2020 mainmark 73

### Schedule of Works

### SCOPE OF WORKS

The Teretek Deep-Lift method involves the injection of one or more of our engineered structural resins well beneath the sunken sections of the affected construction (see Property drawing), filling any voids encountered to maximise ground support and then, from deeper in the ground, lifting the construction as conditions allow, by the controlled force generated by expanding resin.

### 2. COMPLETION CRITERIA / TARGET LEVELS

We will treat directly beneath the affected structure to confirm the scope. This will be confirmed with 1 to 3 mm lift.

As conditions allow, we will endeavour to re-level the affected structure to as near as reasonably practical to level. In all cases, actual on site conditions will need to be considered, which may affect the amount of re-levelling that can be achieved. (Nothing should be sudden and we will monitor carefully throughout the process).

### 3. BASIS OF QUOTATION

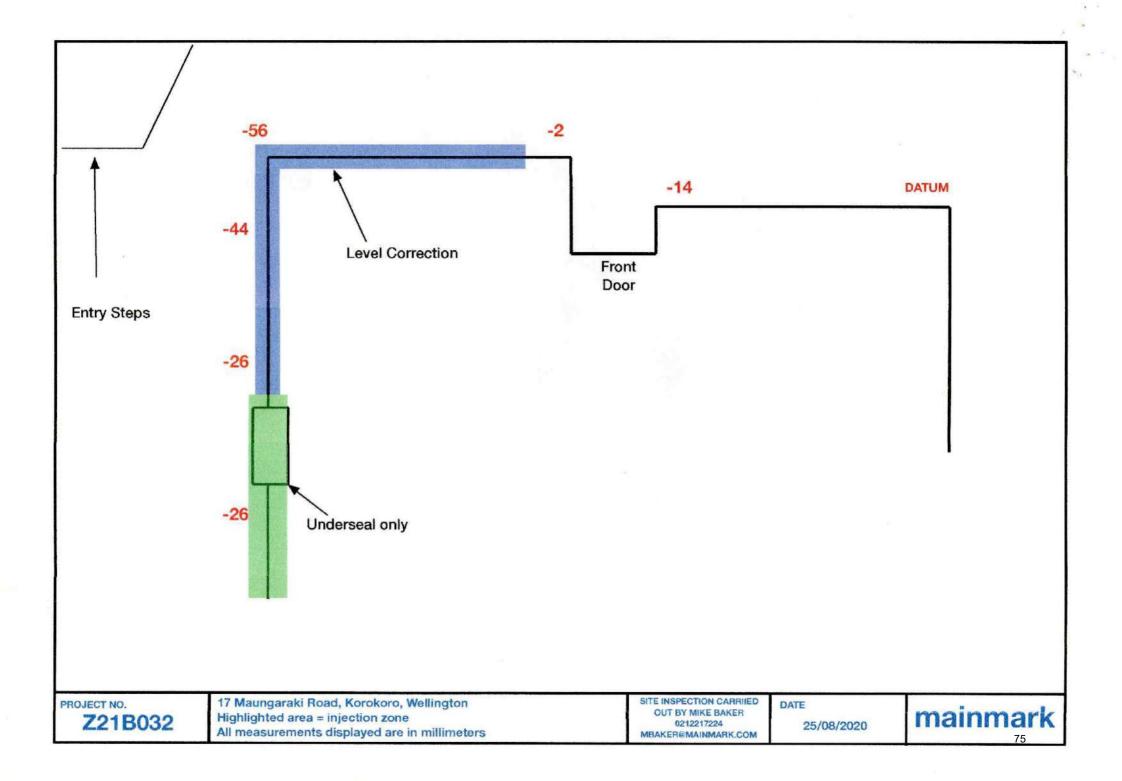
This quotation is based on, and in reliance on, the following information:

- Surface conditions evident during the following site inspections (details set out at section 4 below): 25/08/2020 – Site inspection was attended by Mike Baker (Mainmark Representative) and Allan Maunder (Client Representative)
- Sketch plan (a copy marked up to reflect our understanding of the problem and the full extent of the works required of us is enclosed with this quotation. Please check this).

### 4. SITE CONDITIONS

Site inspection revealed / We are advised:

- Floor construction is timber floor.
- Footings are concrete strip footing, Unknown Size.
- Wall construction is timber framed.
- The length of footings identified for treatment and quoted is approximately 7 lineal metres.
- Wall settlement is up to 56mm.
- Routine maintenance of the Property to prevent future damage due to tree roots, broken or leaking services, drainage or other causes of variations in ground moisture conditions..



### 5. COST

The cost is calculated as follows:

Item		Amount
Travel and Establishment	1	\$1,200.00
Teretek Resin	230kgs	\$10,465.00
Sub Total		\$11,665.00
Plus <b>GST</b>		\$1,749.75
TOTAL PRICE (including prompt payment discount *)		\$13,414.75
10%	% Deposit Due	\$1,341.48

We estimate that the Scope of Works would be completed within 1 - 2 days and that a total of 230 to 250 kgs of Teretek material could be necessary meaning a budget in the order of \$ 13,414.75 to \$ 14,403.75 (including prompt payment discount\*). The actual amount of material required does depend on site conditions (e.g. required injection depth, voids, lift, apparent weight) and the amount of compaction and lifting that occurs and your final requirements. The poorer the ground the more it may (need to) compact and the more material that will be required

### 6. PAYMENT TERMS

10% Deposit, together with our full completed Quotation Acceptance Form, must be received prior to our scheduling of the works.

Prior to commencement of works you will be required to return the 'Quotation Acceptance Form'. The full invoice amount must be paid by the due date in accordance with Mainmark's Terms (referred to below). For the avoidance of doubt, the balance payable shall be the 'Total Price (excluding prompt payment discount)' less the deposit paid where payment is made after the due date. Prior to commencement of works you will be required to return the 'Quotation Acceptance Form'. The full invoice amount must be paid by the due date in accordance with Mainmark's Terms (referred to below). For the avoidance of doubt, the balance payable shall be the 'Total Price (excluding prompt payment discount)' less the deposit paid where payment is made after the due date.

For payments by cheque, please make cheques payable to 'Mainmark Ground Engineering NZ Limited'. For electronic payments Mainmark's account details are:

Account: Mainmark Ground Engineering NZ Limited

Bank: Westpac

<sup>&</sup>lt;sup>\*</sup> The 'Total Price (including prompt payment discount) incorporates a 9% prompt payment discount where payment is made within 14 days from the date of the invoice 'DUE DATE'. Where payment is made after the due date, the 'Total Price (excluding prompt payment discount)' of \$14,905.28 will be the amount payable by you.

Account Number: 03-1322-0072896-00 Reference/Description: Z21B032

### 7. INCLUSIONS

The Scope of Works and price (as set out in sections 1 and 5 above) include the following items:

- Supervision and labour.
- Travel to and from Works.
- Material, drill bits and fuel and 3-phase power.
- Self-contained plant, laser and computerised levelling equipment.
- · Filling of injection holes in slabs.

### 8. PROGRAM

We have priced the Scope of Works (as set out in section 1 above) on the basis that it is scheduled for when we have other works in the immediate area. Subject to acceptance of this quotation by Mainmark and scheduling confirmation by Mainmark, at this stage the Scope of Works could be scheduled to start within the next 4 to 8 weeks.

### 9. TERMS AND CONDITIONS

The Mainmark General Conditions of Engagement and Mainmark Client Information ("Mainmark Terms") apply in respect of this quotation. The Mainmark Terms apply to each purchase of services (and all associated goods) you make from Mainmark (irrespective of whether a copy of the Mainmark Terms is provided to you with this quotation). Please let us know if you require a further copy of the Mainmark Terms. The Mainmark Terms include literature describing the Mainmark Ground Engineering Methods and we would be pleased to answer any further queries.

### 10. CLIENT RESPONSIBILITIES

In addition to matters that may be set out elsewhere in the Contract, the Client is responsible for performing the following:

- Provision of layout / direction and mark out of all underground / in-slab services including power, water, gas and all drainage to Mainmark, so Mainmark is aware of and can easily avoid underground / inslab services.
- Clearing the external work area, removal of restricting shrubs / trees, to access wall areas;
- All making good / adjustments to tiling, flooring and walls and all making good / replacement to any partially lifted paving on completion of Services;
- All making good / adjustments to plumbing and other services that may be required during and/or after the lifting process is complete.
- All making good / adjustments to tiling, flooring and walls.
- All making good / replacement to any partially lifted paving on completion of the services.
- Parking for Mainmark's 20 tonne works vehicle within 60 metres of the farthest point of the Services area from the vehicle, without vehicular traffic over the injection hoses;
- Where applicable, provision of access through the internal timber floor/s to permit access to the subfloor by Mainmark personnel. Note that any such penetration/s should be cut by the Client prior to the commencement of the Services and should measure approximately 600 mm x 400 mm.;
- Some adjustment of the windows that have twisted may be required upon completion of the Mainmark injection scope.

### Prescribed disclosure Information

Section 3620, Building Act 2004

### Information about the building contractor

iame of building contractor  Ikitogai name)  Mainmark Ground Engineering (NZ) Limited	
Type of business: Individual/partnership/limited	
Postal address: PO Box 282 Christchurch 8140	
Telephone number: Email address:	03 373 6214 mge.chch@mainmark.com

### Key contact person (if identified at the time when this information is provided!

(Information about the key contact person, being a person who will manage or supervise the building work and who is available to the client to scuss any aspect of the building project)

Name of key contact person: Mike	
Telephone number: 03 373 6214	 
Mobile telephone number: 021 221 7224	
Role in the building project: Area Manager - Wellington	

Note: The building contractor must notify the client if the key contact person changes.

### insurance policies

(Details of every insurance policy that the building contractor has, or Intends to obtain, in relation to the building work) Complete for each policy:

Type of policy: Professional indemnity	
Amount of cover: \$2,000,000	
Relevant exclusions on	
policy coverage, (frany):	

Type of policy: Public Liability / Product Liability.

Amount of cover: \$20,000,000

Relevant exclusions on policy coverage, (many):

### Information about any guarantees or warranties

(information about any guarantees or warranties the building contractor offers in relation to the building work). Complete for each guarantee or warranty:

Nature or type of guarantee or warranty: [specify: eg, guarantee, product warranty, completed work warranty]	Product warrenty.
I guarantee orwarranty b a product warranty, specify the product:	Mainmark injected materials.
Period of guarantee or warranty cover:	Up to 50 years (subject to the below limits and exclusions on cover).
Limits or exclusions on cover, (iteny):	Mainmark warrants that, under normal conditions, its injected materials will resist shrinkage and deterioration for up to 50 years.

### GENERAL CONDITIONS OF ENGAGEMENT

Please be sure to read and agree to these General Conditions of Engagement before authorising the works to proceed IF YOU HAYE QUESTIONS ABOUT ANY OF THE TERMY AND/OF CONDITIONS BELOW, JUST CALL US AND DISCUSS THEM

These General Conditions of Engagement together with the attached Client information ("MAINMARK Term") are between Mainmark Cround Engineerin (M2) Limited ("MAINMARKT Is and the person, company or other entity purchase services (and any associated goods) ("Bervices") from MaRNMARK ("Client").

- vices (and any associated goods) ("Berylees") from MARIMARK ("Citient").

  CONTRACT: Every contract for the supply of Services by MARIMARK to the Citext includes the MARIMARK terms, the Citext Application Form signed by the Citext (if any) and the resevent Quotation and Cubiation Acceptance Form signed by the Citext (if any) ("Contract"). The Contract shall supersede and replace all previous submiseions representations, hardward and and any other form, condition, agreement or cher document, MARIMARK may change the MARIMARK Terms at any other by notice to the Citext deuts change.
- QUCTATION: MAINVARK shall provide a quotation for Services to a Client ("Quotation"). To order the Bervices set out in the Cuctation, the Client must sign earlier turn by mail, email or far; the MAINMARK Quotation Acceptance Form.
- CANCELLATIONS: The Client may not center any Contract unless MAINMARK agrees the writing. The Client advocatedges and agrees that whore the Client denoted her than those the chient denoted a Comisce less than 5 days before the archedible dart date of the Services, MAINMARK may charge the Client for any costs and expanses incurred and loss of profits suffered in respect of the relevant Contract up to the date of cancellation.
- BST: BST and any other applicable taxes and dubes are not included in MAINMARK's prices and rates and will be added to such prices and rates and paid by the Client.
- 5. TERMS OF PAYMENT
- 5.1 The total deposit payable underthis Comract will be an amount equal to the maximum percentage of the total amount payable under the Contract (Contract Same) permitted by law.
- 5.2 The belance of the Contract Sum is due and payable, and the Client will pay MAINMARK, upon completion of the Services.
- 5.9 The Client shall not be emitted to withhold payment of any amount from MAINMARK on the basis that it has not received payment from a third party.
- RETENTION BURNS: The Client shall not withhold any recentlon sums without MAINWARKs prior written consent.
- ADDITIONAL COSTS
- 7.1 Where there is any delay to athetated Services due to moufficient site access or any other circumstances outside viAnNARK's rescandible control. NAINMARK's rescandible control. NAINMARK into strate of \$600 per hour capped at \$4,600 per 7.5 hour day.
- 7.2 Where the Client field to partism, or inadequately performs any works which are the Client's responsibility under the Contract, MARMARK may perform such work in addition to the Services and may charge the Client for such work in a rate of cost plue 20%.
- LATE PAYMENT CHARGES: If any amount is withheld or not paid by the
  - an administration change of \$60 per menth will be edded to the overdue smourit as at the due date and an each morphly anniversary of the due date, and
  - (b) Interest on the overdue amount at a rate of 12% p.a. shall be payable by the Client to MAINMARK from the day totioning the dure date, up to and including the date on which the payment is made. Inserest will accrue both before and after judgment.
- accrue both before and after judgment.

  AVWORK & SCHEDULES OF RATES: Where Services are carried out on a Schadule of Riseastby or labour/material basis, the Calem shall be responsible for resuprating for every street, or service and service street. Any disputes must be reacroted that son. Once recorded and digned, the Client shall not be entitled to context these records and any payment flue shall be in second anovelable such seconds. Should the Client fall to sign sheep encords (noting any dispute Fineseastry) for any respect, own records shall nevertheless be deserted to be accepted by the Client as a true and fair record of time and materials expended by MAINMARK.
- 10. SITE ACCESS & DELAYS
- 10.1 The Client enail be responsible, at its ober, for providing MAINMARK with care, suitable and denely access to the site and work area for MAINMARK's vehicles, materials, personnel, plant and equipment. Such scores shall be ober and unknowned and include holding if recessary.
- 10.2The Client advancementages and agrees the NAINVARK's vehicles, malerlipiant and equipment will be held by it on the site or otherwise in it is possession and companies as baller only funder a belter arrangement for a term of less than 1 year) and that talle to and ownership of ab ct NAINVARK's property should at all times remain with NAINVARK. The Client shall have no right, tille or mereat in NAINVARK's property.
- 11. HOURS OF WORK: The Services shall be carried out between the hours of 0700 and 1700 from Nonday to Friday (excluding statutory holidays). NAINNARK may, as to elidoration, work accidental or altered hours and/or days at no cost to the client and with no occase betto imposed on NAINMARK by the Client. If additional or altered hours or days at negative to requested by the Client and additional coates are incurred by MAINMARK as a result of such request, the Client and additional south and be unable to pay such increased costs as modified by MAINMARK.

Tennis and Conditions Mainmank Residential Home Owner.DIGCN

- 12. EXCLUSIONS: The Services and the price stated in the Contract excludes the following, which shall be the Client's sole responsibility and at the Client's extra cost:
  - the obtaining and cost of any required authorities or approvals in relation to the Services (including any related fees);
  - (b) alle inspections by any authorities/consultante and costs
  - (c) the security and protection and/or removal replacement, adjustment or repair of all finishes, fishures, fittings, floor coverings, johery, partitions, callings, surfulurs, goods, articles appliants, building and services, landscaping and external works, including to adjacent properties.
  - (d) any damage to services (including underground services and connections), building structure, adjacent elements, statishoor linkhos, glass, joinery, landscaping, etc;
  - (e) regularit affects of saw-outling of concrete/joint times
  - Ingress of MAINWARK material into drainage systems or fittings, conduite, appliances, services or unrelated voldsirooms.
  - (g) Sub-Esquant failure including movement and grading, due to structural selfciency, altered use and/or loading, tree roots, sub-base and/or sub-grade conditions, ingrees of water from flooding or broken pipes, etc; and
  - (h) any "Glient Responsibilities" so not out in the attached Clintormation
- 13. RESPONSIBILITY FOR INFORMATION: The Client chall provide MAINMARK with all information that is relevant to the execution of the Bevious by MAINMARK (high, dring in reletion to physical canditions orbanose the works et or the survivalingle) and any other information reasonably requested by MAINMARK. The Client wereinte that all information provided to MAINMARK is true and accurate in all respects MAINMARK shall have no leability to the Client wereinte that all information provided to MAINMARK is true and accurate in all respects MAINMARK shall have no leability to the Client for any defects or shortcomings in the Services due to lead of instructions Ambrimation Accurate to settlements. enorcomings in the convices due to lack of instructions immunor (including geotechnical information) from, or incufficient/incomplete/incorrect/inacourage documentation and information being provided by the Cliant.
- 14. INTENT AND SCOPE OF SERVICES
- 14.1 Unless otherwise expressly agreed in writing, MAINMARK shall come Sevices in accordance with the Contract. When the Contract such approximate to "Assumed", or "We have aboved / assumed / reled on" certain conditions, prountaines or information, any wait earl such which incure additional costs shall entitle MAINMARK to Contract by notice in writing to the Client and such additional cases pegable by the Cherk.
- 15. RESPONSIBILITY FOR SUPERWISION: The MAINMARK engaged argineer will be available throughout the performance of the Services where necessary to answer Client quarter, give directions and creck MAINMARK's set out and levels and to ensure the suitability of the Services relative to its.
- 16. VARIATIONS:
- 16.1 Subject to clause 14.1, any variation to the Senaces must be requested and agreed in writing by the Citert and MAINWARK.
- 16.2 Notwithetending clause 16.1, any variation to the Borvices result change exceeding a value of \$500 shall not be binding on MAIN unless accepted in writing by an authorized person of MAINMAR
- AUTHORITY: The Client warrants that the person who signs the Quetation Acceptance Form has the authority to go so.
- NISURARICES: In respect of the Services, MAINMARK will maintain. Public Liability Insurance of \$30,000,000 and Vehicle Insurance of \$10,000,000 (with the exception that Vehicle Insurance is limited to \$2,000,000 in respect of the restlicted area of a commercial abject).
- IS WARRANTIES
- 19.1 MAINMARK warrants that, under normal conditions, ইর injected materials দায় regist shrinkage and deterioration for up to 50 years.
- 19.2 Where the Client is acquiring the Services for the purposes of a Business.
  - (a) the parties acknowledge and agree that the Cliert is acquiring the Benices for the purpose of a business in territie of sections 2 and 45(2) of the Consumer Guarantees Act 1993 (\*ClaA\*), and that the Services are both supplied and acquired in hade for the purposes of the Fair Trading Act 1995 (\*FA\*) and the parties agree to contract out of sections 9, 12A, 13 and 14(1) of the FTA, and
  - (b) the Client agrees that all warranties, conditions and other terms implied by the CCA or sections 9, 12A, 13 and 14(1) of the FTA or any other statute or common law are excluded from the Contract to the fullest actent permitted by law.
- 20. OISPUTIER: In this event of a dispute in connection with a Contract PDIsputier), a party shall give whiten noise of the Oligous to the other party if the Oispute cannot be neceway within 26 days from the date of the notice by good lath negotiations, either party may refer the Clispute to be steemined by praintains neteror a enjace etilization in accordance with and subject to the "Architectors" and Medielow Institute of New Zeatend Inc. Architector Powdor!

- 21. LATENT CONDITIONS: This Contract is subject to, and has been based on, information that has been provided to NAIMMARK by the Client. MAINMARK has not been provided to NAIMMARK by the Client. MAINMARK shall not be fable for early loss, cost, supreme or damage suffered or incurred by the Client or any other person to the extent that physical conditions onlander the works ette or its surrounding, individing and hold things, differ importably have been antidipated by MAINMARK at the date of the Contract if MAINMARK at the date of the Contract.
  - (a) examined all information made available in writing by the Client to MAINVARK prior to the commencement of the Services; and
  - (b) Inspected by non-invasive means, the works site and its europendings.
- 22. DEFAULT AND TERMINATION
- 22. LEFA ULT AND FERTIMENT ION

  2.11 The Clorid will be in default if: a) it committe a breach of any of its obligations 
  [Including as to payment) to MASHMARK under the Contract or any other 
  agreement between the parties or b) it becomes freelower, is wound up, has 
  a received or tiliquisative appointed, committe an act of bestroptor or suffers 
  any certifiar insolvency event or bestre to bettiny on business or c) 
  MAINMARK'S point, outplimmark, material or vehicles are at rick in 
  MAINMARK's soile opinion.
- 22.2% any of the events described in double 22.1 door, MAINMARK may: a) immediately suspand the Services of terminate the Contract, b) require all attracts to expect the MAINMARK (whether or this due for payment to be paid immediately; c) enter not the works site or any other premises and stakes possession of any of MAINMARK plant, equipment, material or varieties; d) excites any lights that MAINMARK has under the MAINMARK Terme, the Contract or that are available at law.
- 22.2 The Client indemnifies NAINMARK against any cost, claim, tiamage, appense or liability subtered or incurred by AARINMARK exercising its rights under this clause 22 or othermise acting to recover any property or mon
- 22.4 MAINMARK will not be fable to the Client or any other person for any toes suffered or itability incurred (including indirect and consequential losses) arising from termination of the Contract or repossession of MAINMARK's
- 28 | 1 | 149|| | 174
- 23.18 MAINMARK is liable to the Client in convention with Services provided under a Contract (whisher in contract, text or otherwise), MAINMARK's liability shall be limited to reasonably for epenable damage 6, posses expenses. MAINMARK will not be table to the Client for any indirect, consequential or special toos, or lose of profit, however arising.
- 23.2 Notwithstamping plause 23.1, the maximum aggregate stability of MAINMAPIK for any claims made by the Claims (whether in contract, cut or other wise) shall not colored the leaser of the price paid by the Claims for the Services under the relevant Contract or the sum of \$250,000.
- 23.3 Notwithstanding closures 23.1 and 23.2 if MAINMARK is found bable to the Client (whether in contract, but or otherwise), and the Client and/or a third party has combituted to the best or damage. MAINMARK shall only be liable to the proportional extent of its days contribution.
- 24. INTELLECTUAL PROPERTY: This Contract does not grant the Cent any intollectual property rights, title or interest in relation to the Services or
- So FORCE MAJEURE: MAINIVARIK will not be liable for any failure or delay to perform its obligations under the Contract caused by any event or discussioned beyond its reasonable contract (frome majeurer). The performance of MANMARIK's obligations under a Contract with be suspended for the period of any delay due to force meleure. Any poots incurred by MANMARIK due to force majeure will be payable by the Citeral. Nothing in this cause shall ensure the Client from any obligation to make a payarent when due under the Contract.
- 25. CONFIDENTIALITY: The Client will at all times treat as bonitisant at all non-public information and material received from NANNARK (including the existence, termite and patting included in the Contract) and will not publish, release or disclose the same.
- 27.1 Where the Client has an interest in the land on which the recrise are to be performed, the Client charges at of the Client's interest in the land to MAIRMARK with the payment of all moneys due or that chall become due to Mairmark under this contract.
- 27.2 MAINMARK shall be emitted to ledge a caused evidencing this charge
- 27.3 The Otient shall indeed by MAINMARK from and against at MAINMARK's costs and disbursements in relation to MAINMARK's entotoement of the charge, lodgement of a caveat, and legal costs on a solidior and own client basis relating to such materials.
- 27.4 The Client agrees to insuceably nominate and appoint NAINIYARK as the Client's true and lentut agent, authorised person and attorney to perform a ords and net out of such documents as are necessary to give effect to the provisions of clause 27.
- environment of ciques 27.

  See PRIVACY OF INFORMATION: The Client authorises MAINMARK to collect, Obtain, retain and obtained about the Client from any person for the purpose of assessing the Client a credite or inless and to disclose information about the Client to any person to enable MAINMARK to exceed or enforce any of its rights, remedies and powers under the Contract or at law.
- 29. GENERAL

raz and Conditions Malnmark Residential Hours Cones.0000

- 29.1 Costs: The Client shall pay all costs and expenses (including legal fees on a solicitor and own client basis) incurred by MAINMARX excitoing or enforcing any of NAINMARX subjets, remedies and powers under the Contract or at law.
- 29.24salgement: The Caint may not assign, subcontract or otherwise any of terlights, powers or obligations under the Contract walkeld MAINMARK's prior written consent.
- 29.3 Severance: The illegality, invalidity or unenforceablity of a provision of the Contract enalthor affect the legality, validity or enforceability of any other provision of the Contract.
- 29 A Wahrer: No fallure or delay by MAINMARK in exercising any power or right conferred on MAINMARK by the Contract shall operate as a trainer of such
- 29.5 No eat-offs in no event shall any price or amount payable for the Beruces under a Contract (Industring any additional costs imposed by NARMARK) subject to any sel-oil, deduction or counterclaim of any kind by the Client. MARK) be
- 28.9interpretation: "Including" and dimiler Words do not apply any limitetion when used in the Contract. Headings are included for convenience and do not affect the interpretation of any Contract.
- 30. Completton Of Works
- 30.1 The Services are complets when a MAINIVARK engaged engineer is Produced Statement PSH Construction Review or other certificate of completion in relation to the relevant Services
- Should any defects in the Services arise within 12 months following completion of the Services, MAINIVARK will use to obligations in economics with the MAINIMARKTerms or as otherwise required by lare.
- 30.9 Where applicable, MAINMARK admondedges the existence and application of the implied warranties in sections 3621 to 362K of the Building Act 2004.

16/473 Hutt Road Lower Hutt Wellington 5010 New Zealand

P: 03 373 6214 F: 03 987 3834

E: mge.well@mainmark.com

www.mainmark.com

**50 YEAR PRODUCT WARRANTY** 

Job Reference No: Z21B032

MAINMARK Ground Engineering warrants to its Client Allan Maunder that for a period of FIFTY (50) years from the date of first injection, being 18 January 2021 at 17 Maungaraki Road Korokoro, Lower Hutt North Island 5012 that (the section of) the element below which Mainmark injection took place, will not settle due to shrinkage or deterioration of the Teretek resin injection material.

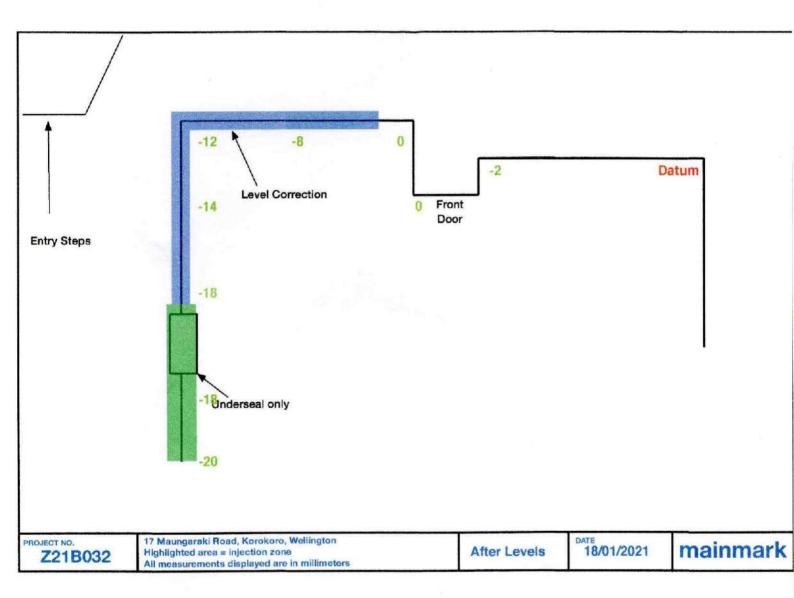
Should significant settlement occur during the warranty period due to such shrinkage or deterioration, and as its sole liability under this Warranty, MAINMARK Ground Engineering will return to site and reinject under that (section of the) element again once, providing Teretek injected material, both free of charge, with the intention of restoring it as close as possible to the position it was following completion of the original works. Such return works are otherwise subject to the contents of MAINMARK Ground Engineering's final accepted Quotation for the works, including annexures, and MAINMARK Ground Engineering's and the Client's engineer's agreed assessment of the structural situation.

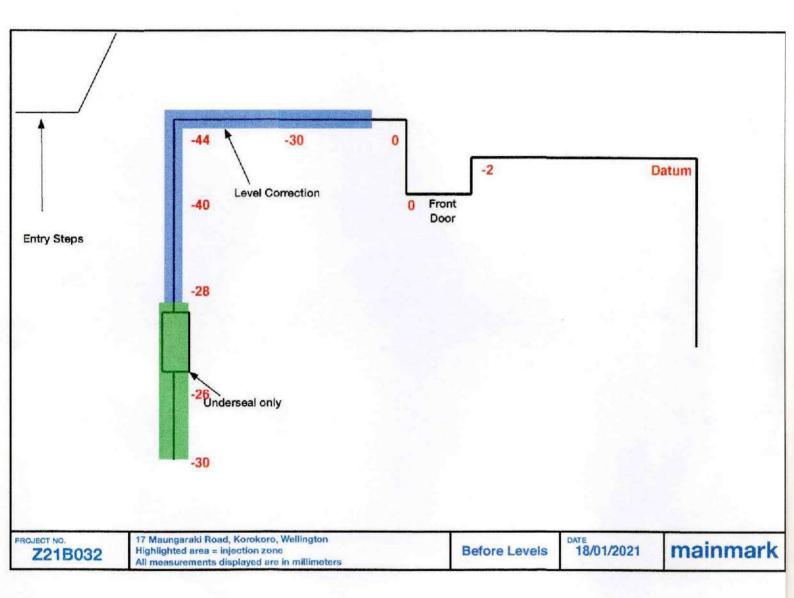
Unless otherwise agreed in writing with the Client, this Warranty only comes into effect if all payments for the original works are/were made in complete accordance with the specific terms and conditions of MAINMARK Ground Engineering's aforementioned Quotation.

Paul Hickman CEO

ans. C. Hickma

Date 18/01/2021





### PRODUCER STATEMENT PS3 - CONSTRUCTION.

(At project completion, this form shall be completed by Mainmark Ground Engineering and supplied to the Client or their supervising Engineer, Architect or Builder)

ISSUED BY:

MAINMARK GROUND ENGINEERING (NZ) LIMITED

(Registration Number 5311501)

TO:

Allan Maunder

IN RESPECT OF:

17 Maungaraki Road, Korokoro, Lower Hutt

(DP, Lot, SD): LOT 2 D P 13312

CONSENT AUTHORITY: LOWER HUTT DISTRICT COUNCIL

### APPLICAPLE BUILDING CONSENT:

FULL BUILDING CONSENT:

BUILDING CONSENT No: N/A

EXEMPTED CONSENT:

BUILDING CONSENT No: N/A

SCOPE OF WORKS CONSENT:

**DETAILS INCLUDED HEREUNDER:** 

### Contract documents:

· Mainmark Quote Reference:

Z21B032/QT1

Dated: 25/08/2020

· PS1 prepared by:

N/A

Dated: N/A

Clients Reference no:

N/A

Dated: N/A

### Statement of Works Undertaken

The above building at this address was releveled utilising the JOG integrated computer grouting and Resin injection method in accordance with the above-named Producer Statement and executed contract.

. Pre-and post-works level survey are recorded within the attached Sketch Z21B032/QT1.

### TECHNICAL INFORMATION:

In providing this Statement of Works and as previously advised we do not represent ourselves as engineers either registered or otherwise. This statement of works is provided under the terms and conditions as contained within our original proposal referenced **Z21B032/QT1** as attached and pursuant with compliance with relevant planning requirements.

If you require any further information, we would be pleased to answer any queries. Please contact us on **0800 873835**.

You can also visit our websites, www.mainmark.com

I Theo Hnat, a duly authorised representative of Mainmark Ground Engineering (NZ) am satisfied on reasonable grounds that the works have been carried out and completed as specified in the attached particulars, to the extent required by the building consent/exemption.

(Signature of Authorised Agent on behalf of the Building Contractor)

22/03/2021 (Date)

P.O. Box 282, Christchurch

(Address)

This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents. Work covered by this statement should have been supervised and checked by suitably qualified tradespersons. The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.

### ARCH 37316

Title

FILE OPENED \_\_\_\_\_\_ FILE CLOSED \_\_\_\_\_\_

PREVIOUS FILE \_\_\_\_\_ SUBSEQUENT FILE \_\_\_\_\_

Codafile 2

	File No: 16600/127	Title: 17	Maungaraki (
DATE	SIGNATURE	DATE	SIGNATURE
27/3/81	JA. Duller		
1 1			
			88

AJB: BB Ref: 16600/127

30 March 1981

Mr. A. Maunder
17 Maungaraki Road
Korokoro
PETONE.

Dear Sir,

# FENCING CONTRIBUTION.

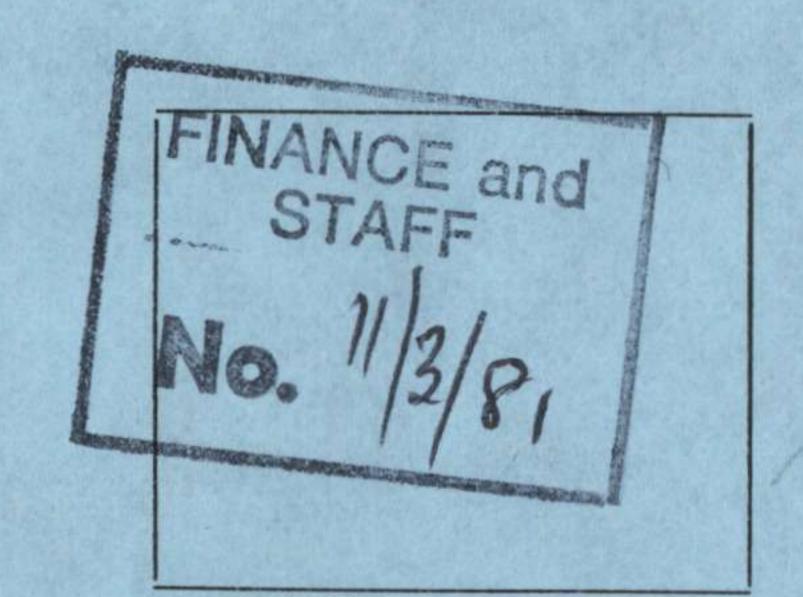
I refer to your request for a contribution to the cost of a new fence on your back boundary which adjoins the Reservoir site.

A contribution of \$200-00 was approved by Council and a cheque for this amount will be forwarded within a few days.

Yours faithfully,

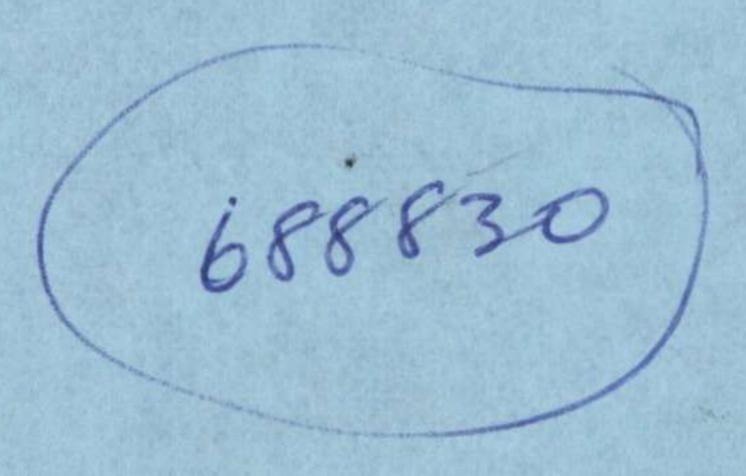
A. J. BUTLER BOROUGH ENGINEER PETONE BOROUGH COUNCIL

# COUNCIL INSTRUCTIONS



The Council or Committee Resolution attached, is for your prompt action as indicated below.

Please retain this for your own records.



9.

RESOLVED on the motion of Cr. Watson, that the Committee MAUNGARAKI ROAD: RECOMMEND to Council a contribution of \$200: as an assessed half of the value of the total work carried out at the above address.

Special Instructions See pan on to Mis Weeken 

17th March, 1969.

Mr. A. Maunder, 17 Maungaraki Road, Korokoro, PETONE.

Dear Sir,

### PROPOSED CARPORT & CRIB WALLS - 17 MAUNGARAKI ROAD.

In reply to your application to excavate a section of the front yard to form a carport area, I advise that the Delegated Authority Committee at its meeting held on 3rd March, 1969, granted approval to the proposal in accordance with plans submitted, subject to the written consent of the adjoining property owner.

It will now be in order to make formal application for a Building Permit which will necessitate the submissions of two sets of working drawings together with a letter of consent from the adjoining property owner.

The following information is required:-

- 1. Method of stormwater disposal from the excavated site.
- 2. Amount of slope of roof, and disposal of roof water.
- 3. Method of attaching roof structure to crib wall.
- 4. Depth of pipes standards in concrete pads to be increased.

It would be appreciated if consideration is given to these matters when applying for a Permit.

Building Rams

See Lor Rosere foundation J. K. HUGGARD.

The not inclemental MA

17th March, 1969.

Mr. A. Haunder, 17 Haungaraki Road, Korokoro, PETONE.

Dear Sir,

## PROPOSED CARPORT & CRIB WALLS - 17 HAUNGARAKI ROAD.

In reply to your application to excavate a section of the front yard to form a carport area, I advise that the Delegated Authority Committee at its meeting held on 3rd March, 1969, granted approval to the proposal in accordance with plans submitted, subject to the written consent of the adjoining property owner.

It will now be in order to make formal application for a Building Permit which will necessitate the submissions of two sets of working drawings together with a letter of consent from the adjoining property owner.

The following information is required:-

- 1. Method of stormater disposal from the excavated site.
- 2. Amount of slope of roof, and disposal of roof water.
- 3. Method of attaching roof structure to crib wall.
- 4. Depth of pipes standards in concrete pads to be increased.

It would be appreciated if consideration is given to these matters when applying for a Permit.

Yours faithfully,

J. K. HUGGARD.

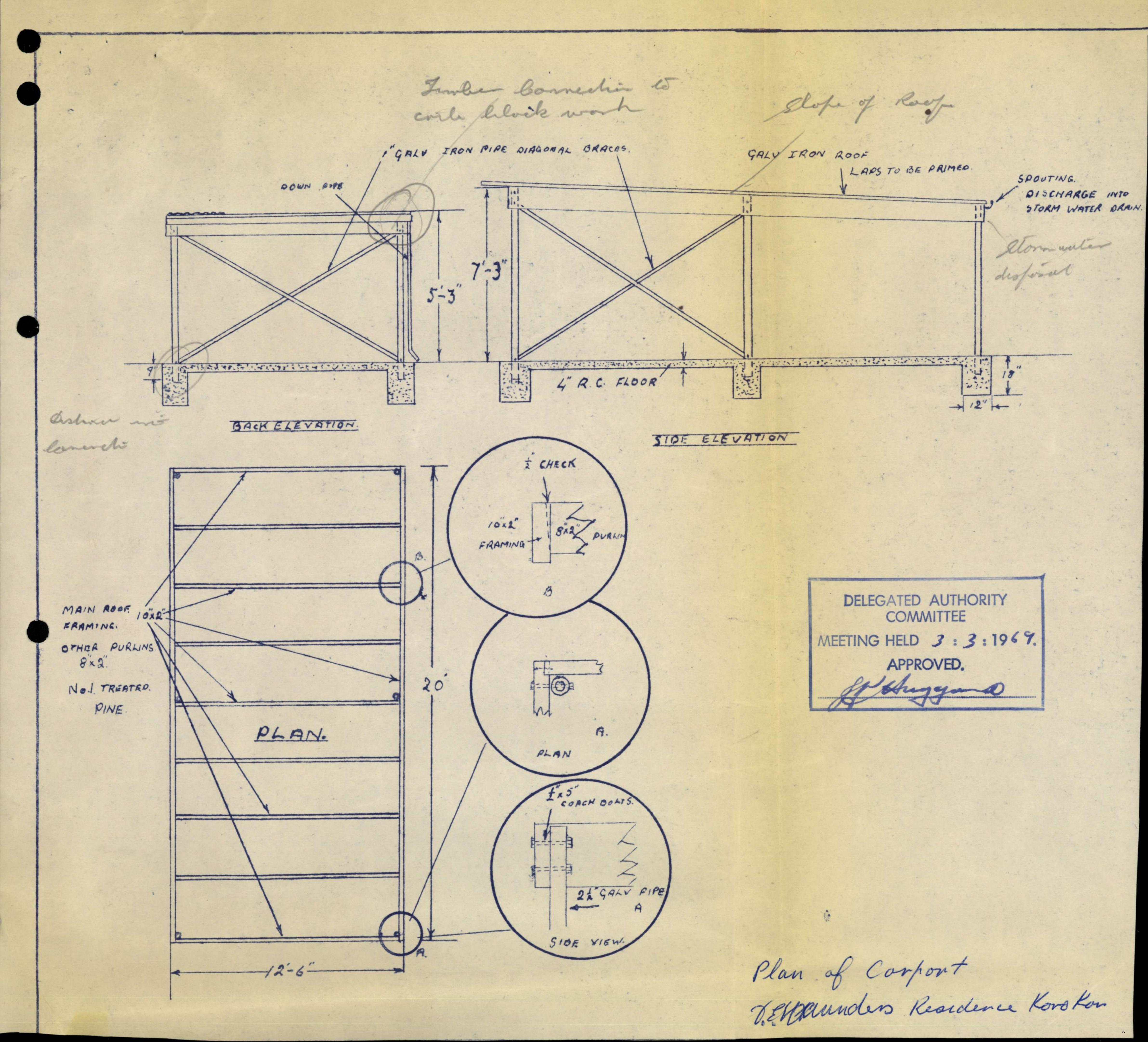
OHIEF BUILDING INSPIGEOR.


messers Petone Borough Conneil I wish to obtain a permit to build a carport on my section at no 17 Maungaraki Kd Koro Koro, I will have to excavate a site for the carport and this will I believe necessitate me obtaining a permit for to to dig the place out. I propose to obtain the services of a reputable firm of iontractors and will see that the gob is completed inasatisfactory and workmanlike manner. Hoping to hear from you soon yours

Respectfully V. E. Haunder-The cribbing will be Humes or other proprietry Brand. I Mannelm. of the adjoining property owner Myyand 25-2-67

# Specifacations

The proposed bar port will be 20ft long and 12'-6" wide as on the plan but the foundations may have to be modified when the site is excavated as the amount of concrete work will depend on the stability of of the site. The cribe wall protecting the site may have to have some concrete at the corners to reinforce the wall but the plan will be strictly adhered to in general. My car is at present on the street and this is not very satisfactory. Any Timber work and steel work will be painted to conform to the tone of the rest of the buildings on the site and the steps at the back of the building will be confilleded by the contractor.





File 9/5/1 Jup/33

21st August 1967

17 Managarakei Moad, PATOHA.

Dear Bir,

for which have been submitted by Mr. Wright (by hand) it is regretted that the detail of the retaining wall cannot be accepted as shown.

bould you please arrange for the following details to be submitted:

- 1. A plan showing the relationship of the house and the retaining wall.

  This plan to show relative ground levels.
- 2. An elevation of the wall and the house.
- 3. Sections of the wall at its highest point, at the corner of the house and through the chimney. (assuming this is on the wall)
- Details of the method of supporting the soil adjacent to the house during construction.
- Details of the disposal of stormater, some form of sump will be required to eliminate a rush of water into the road.
- 6. The calculation for the wall should be undertaken by a registered ingineer, and details submitted for checking.
- 7. The maximum gradient should not be steeper than 1 in 7.

Regarding the drive as a road another difficulty arises. When coming onto Maungarakei Moad and turning to the right the bank must be cut sufficiently back so that the driver of a vehicle standing at the foot of the drive will have a clear view of traffic coming up on his right hand (off side). As shown on your sketches he will apparently have his view completely blocked by the bank, thus creating a serious traffic hazard.

It is difficult to specify an exact distance for this as it varies from place to place but it will be easy to show on your plan.

As soon as these points are dealt with and if the structural design of the wall is acceptable there does not appear to be any difficulty standing in the way of a permit being issued.

A copy of this letter has been sent to Mr. N. W. Wright.

Yours faithfully

J. W. PARNHAM BOROUGH ENGINEER FEE /NEE

20th December, 1963.

Mr. Moundor, 17 Moundarski Ford, Larakoro,

Donn Sir,

# BOAD ERREACHER LICEREE

In order to effect the completion of the road encroachment licence it will be necessary for you to deposit at the Borough Engineer's Effice a plan drawn to essle depicting the required encreachments, and chowing all relevant buildings and boundaries.

Receipts of this information will enable us to finalise this

Yours faithfully,

F.E. Webster
BULL IN THE CIR.

19th August, 1963.

17 Manualer,
17 Manualer,
10 Ma

Deer Sir,

# PROPOSED CARAVAN PLATFORM

I would advise that your application for the above ing teen approved by the Council, subject to the following conditions

That a new road encroschment licence be executed in respect of the proposed structure.

Upon receipt of your consent to the above condition, who relevant information will be forwarded to the Borough Coliciter for execution of the licence and the payment of permit fees amounting to 10/- a building permit could be inquest.

Tours feithfully,

(for)D.J. Heartney
DULLDING THE COM.

7th February, 1967.

BY REGISTERED MAIL.

Mr. A.E. Maunder, 17 Maungaraki Road, Korokero, PETONE,

Dear Sir.

## ENCROACHMENT LICENCE - 21ST MAY, 1962.

In accordance with Clause 5a of the above Encroachment Licence, the Council regrets that it is necessary to determine this licence by giving the required one month's notice. In so doing, I draw your attention to Clauses 7 and 8 of the licence, a copy of which you should have in your possession.

This action has become necessary because of a subdivisional approval granted some time ago for the land owned by Mr. Bond at the corner of Maungaraki Road and Akatea Road, and the development of access to this subdivision through the road reserve now occupied by your garage. Should you have any enquiries regarding this matter, please direct them to the Borough Engineer's Department.

Yours faithfully,

the

TOWN CLERK.

A-E MAUNDER.
PETONE

RECEPT FOR REGISTERED MAIL

Maximum compensation for loss of registered article:

Inland Service, £400

Oversea Service, £2 18s.

NOTE—Loss means physical loss of an article and not damage to its contents.

Inland Service

Limit of compensation for the loss of this article is £10\*

\*Accepting Officer to delete and insert appropriate amount when article is registered for more than £10.

Initials of Accepting Officer.

d. edb. edd.
19/8/67

A.X. Stann Duty Wr

3600

-9-11-64 81196 — CPT \*\*\*\*\*-3-0

THIS DEED made the 9th day of March One thousand nine hundred and sixty four (1964) BETWEEN THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF PETONE (hereinafter called "the Council") of the one part AND A.E. MAUNDER of Korokoro, (hereinafter called "the Licensee") of the other part:

WHEREAS the Licensee is the owner of Lot 2 on Deposited Plan Number 13312

AND WHEREAS the Licensee being unable to erect a garage on his own land at 17 Maungaraki Road, Korokoro, has applied to the Council for permission to encroach on and use part of the caravan bay adjoining Maungaraki Road for such purposes

AND WHEREAS the Council has agreed to grant its permission accordingly on the terms and conditions hereinafter appearing

NOW THIS DEED WITNESSETH that in consideration of the Council granting the Licensee permission to encroach on and erect the said garage on that part of the caravan bay adjoining Maungaraki Road shown on the sketch drawn hereon and thereon coloured red (hereinafter called "the site") the Licensee DOTH HEREBY COVENANT with the Council as follows:

- No building erection alteration or improvements shall be erected on the site without the prior written consent of the Council's Engineer and the Licensee shall comply strictly with such conditions as the Engineer shall impose when granting his consent aforesaid.
- The granting of the Licence shall ipso facto impose on the Licencsee the following conditions and the Licensee hereby covenants strictly to comply therewith, namely:
  - (a) No fence or other form of enclosure shall be erected on the site or any part thereof and no erection alteration or improvement other than that approved by the said Engineer shall at any time be erected thereon.
  - (b) All erections alterations and improvements erected on the site shall be constructed in such position as shall be required by the said Engineer.
  - (c) The Licensee shall have no right of compensation or indemnity against the Council for any cost whatsoever in respect to any erection alteration or improvement on this site or otherwise arising out of the granting of this Licence.
  - (d) No building erected on the site shall be designed for or at any time used for habitation.
  - (e) The site shall at all times be kept clean and tidy and free from all obstruction other than such erection alteration or improvement as shall have been approved by the said Engineer.
  - (f) The Licensee shall be responsible for the cost of shifting or alteration of any electric power or telephone lines or posts necessitated by or consequent upon the erection of the said garage.
- 3. The fee payable by the Licensee to the Council for the

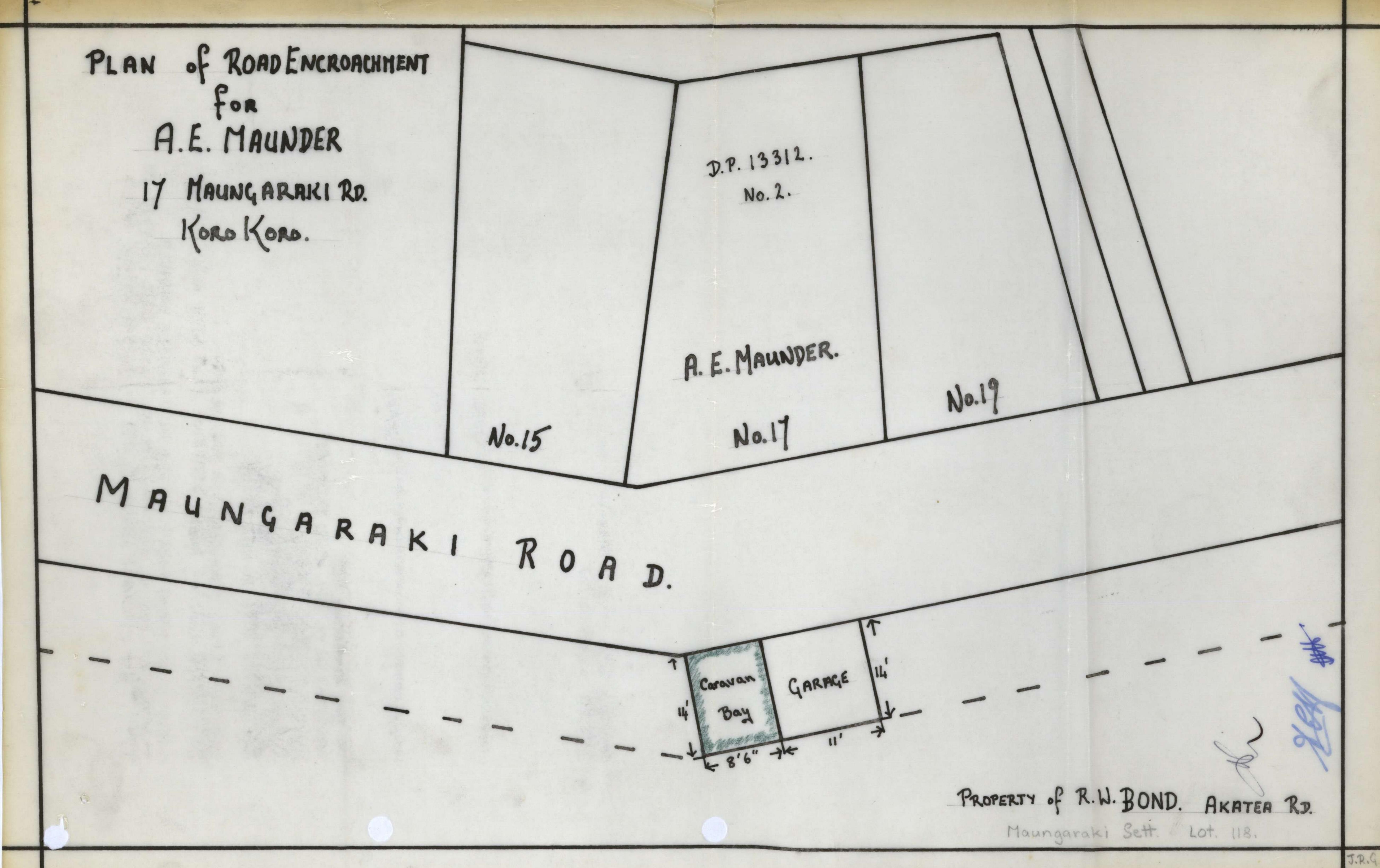
the good

demolish and/or remove the same at the Licensee's expense in all things.

The Licensee shall on the determination of this Licence forthwith restore the site as nearly as possible to its original condition AND on failure by the Licensee so to do the Council may carry out such work as may be necessary at the expense of the Licensee in all things.

The Council may at any time and from time to time impose such further or other conditions as it deems necessary respecting the site or the erections improvements or alterations thereon and the Licensee shall forthwith on receipt of written notice thereof comply with such conditions.

10. Any notice required to be given to the Licensee hereunder shall be deemed duly served on the Licensee either by personal service or if sent by registered post addressed to the Licensee at his usual or last known place of abode or business and shall if so posted be deemed to have been received by the Licensee on the day which the same would in the ordinary course of post have been delivered.



J.K.4

# HUTT CITY COUNCIL ARCHIVES

THE FOLLOWING
IMAGE CONTAINS
THE OFFICIAL
EMBOSSED SEAL
OF THE PETONE
BOROUGH COUNCIL

11. The Licensee shall on his execution hereof pay a preparation fee of £5.5.0 plus the stamp duty payable in respect to these presents and counterpart hereof.

IN WITNESS whereof these presents have been executed the day and year first hereinbefore appearing.

THE COMMON SEAL of THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF PETONE was hereto affixed pursuant to a resolution of the said Borough in the presence of:

Mayor

Town Clerk

SIGNED by the said

A.E.MAUNDER in the presence of:

3 E Manuder

Lolinto, Netone THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF PETONE

是我们是我们的一个大型,我们也是我们的一个大型,我们就是我们的一个大型,我们就是我们的一个大型,我们就是我们的一个大型,我们也是不是我们的一个大型,我们就是我们

with

A.E.MAUNDER

ENCROACHMENT LICENCE

CONTROL OF THE PARTY OF THE PAR

Phillips Hollings & Shayle-George, Solicitors, 1660/127 12 Mangaraki Maa

			RAN	ICIT	TH	TATT	C				
Refer to:	Actioned:			ANTT		14411			Refer to:	Actioned:	
		Refer to:	Actioned:			Refer to:	Actioned:				
									Codafile is a Tra	demark of:	
									Codafile is a Tracon Office Efficiency P.O. Box 12-107	P.O. 1	Box
									Wellington NEW ZEALAND Ph. (04) 847-611	Hawt MELE	301

### **COMMUNITY SERVICES**

### LOCAL ELECTORAL AREA

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

### **RUBBISH AND RECYCLING**

Wednesday 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 <u>Too Good to Waste</u>. Hutt City Council and councils in the Greater Wellington Region have partnered on a campaign to help support communities to reduce their waste. Please visit our joint council website and learn how to think differently about waste – from purchase, to storage and transport, to reuse and repurpose so that we can work towards living lives that are waste free.

### **POLICE**

Phone 111 for emergencies or 105 for non-emergencies.

Lower Hutt Police (phone 04 560 2600) can connect callers to their local community constable, where available. For more information on local police, please click <a href="here">here</a>.

### **EXPLORE LOWER HUTT**

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

### **REPORT A PROBLEM**

If you've spotted any issues or problems with any of council's services, tell us about it using our Report a Problem <u>portal</u>.

### **COMMUNITY SUPPORT**

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

### **Contact Us**

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