

Statement of Passing Over Information

This information has been supplied by the vendor or the vendor's agents. Professionals, Redcoats Limited is merely passing over this information as supplied or researched by 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 or use of the information herein.



LAND INFORMATION MEMORANDUM

2 STANHOPE GROVE KOROKORO

Produced by Hutt City Council
21/08/2025

Reference: LIM250986

Lees Grove Developments Limited
PO Box 30912
LOWER HUTT 5040

Dear Lees Grove Developments Limited,

Land information memorandum for 2 Stanhope Grove 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 [Building Information Search](#) or at council's consents counter, 30 Laings Road, Lower Hutt.
- Council's plan for the city: The [Long Term Plan](#) outlines our priorities for the next 10 years, including what we plan to do. Council's [Annual Plan](#) is an operational look at the financial year ahead to ensure we're on track.
- The Proposed Lower Hutt District Plan was publicly notified on 6 February 2025. This is proposed to replace the current District Plan. The Proposed District Plan contains information, including new hazards and risks overlays, that may be relevant to this property. It is important to note that information from the Proposed District Plan has not been included in this LIM. Please refer to the District Plan section of this LIM for more information.
- Greater Wellington Regional Council: This council may hold information on the property. Ring 04 384 5708.
- Utilities: Electricity and gas companies may also hold information on the property.

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

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OVERVIEW

PROPERTY ADDRESS

2 Stanhope Grove KOROKORO

LEGAL DESCRIPTION

LOT 1 DP 46043 WN17D/232

VALUATION NUMBER

1660025740

LAND AREA

672 m²

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.
Earthworks	Please see Archives Section
Geological and Nuclear Sciences 1:50,000 Soil Type	Deformed and indurated sandstone and mudstone.








- LIM Property
- Properties
- Building Outline 2021 (>1,000m²)
- Schools
- Reserve
- Waterbody
- Streams and Rivers
- State Highway
- Railway
- Access Track

LOCALITY MAP

Scale: 1:5,000



-  LIM Property
-  Contours
-  Properties
-  Encroachments
-  Reserves



2025 AERIAL PHOTOGRAPH

Scale: 1:433

Although the information displayed has been prepared with care and in good faith, It is an information service and is designed to be illustrative only. The Council cannot guarantee the accuracy or completeness of the information and accepts no liability for any loss suffered as a result of reliance on the information. Parcel boundaries sourced from Land Information New Zealand data supplied under license to Hutt City Council. Crown Copyright Reserved.

Aerial photography flown in Jan-Mar 2021 and produced by AAM NZ Ltd for Hutt City Council and GWRC under the Creative Commons New Zealand Attribution v3.0 license. <http://creativecommons.org/licenses/by/3.0/nz/>

Deposited Plan





Approvals: *G.W. Bonnell* *R.H. Bonnell*

Registered Owners

The Petone Borough Council, pursuant to a resolution passed on the 22nd day of March, 1977, approved of the subdivision shown hereon under Section 251 of the Municipal Corporations Act, 1954.

The Common Seal of the Mayor, Councillors and Citizens of the Borough of Petone was hereto affixed this 31st day of March, 1977, in the presence of:

[Signature]
Town Clerk

The Petone Borough Council, pursuant to Section 15 of the Town and Country Planning Act 1976 certifies that the subdivision shown hereon complies with the requirements and provisions of the operative district scheme for this district, as they stand at the time of this approval.

Dated 31.3.1977 *[Signature]*
Town Clerk

Total Area 1311 m²

Comprised in C.S.T. 15A/583^{ALL} & 15A/584^{ALL}

I, *Bruce Laidlaw Purdie* of Wellington Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Surveys are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at Wellington this 6th day of September 1976 Signature *B.L. Purdie*

Field Book 317 p. 81 Traverse Book 347 p. 230

Reference Plans D.P. 42145

Examined *R. Muriel* Correct *PA*

Approved as to Survey *[Signature]*
Deputy Chief Surveyor

Deposited this 23rd day of June 1977

[Signature]
District Land Registrar

File 2063
Received
Instructions

46043

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. XIII BELMONT
NZMS 201 SHEET NO. R.27/4.2 H.V. 128

LOTS 1 & 2 BEING SUBDIVISION
OF LOTS 40 & 41, D.P. 42145.

LOCAL AUTHORITY Petone Borough.
Surveyed by *Climie, Spencer & Holmes Miller*.
Scale 1 in 300 Date July 1976

Current Record of Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN17D/232**

Land Registration District **Wellington**

Date Issued 23 June 1977

Prior References

WN15A/584

Estate Fee Simple
Area 672 square metres more or less
Legal Description Lot 1 Deposited Plan 46043

Registered Owners

Lees Grove Developments Limited

Interests

Land Covenant in Transfer 076105.2
13291246.2 Mortgage to Bank of New Zealand - 9.5.2025 at 6:04 pm

		Approvals 
		Registered Owners The Petone Borough Council, pursuant to a resolution passed on the 22nd day of March, 1977, approved of the subdivision shown hereon under Section 351 of the Municipal Corporations Act, 1954. The Common Seal of the Mayor, Councilors and Citizens of the Borough of Petone was hereat affixed this 23rd day of March, 1977, in the presence of:  The Petone Borough Council, pursuant to & in accordance with the provisions of the Town and Country Planning Act 1976, hereby certifies that the subdivision shown hereon complies with the requirements and provisions of the Act and that the same is a valid subdivision for this district, as they stand at the time of this approval. Dated 31.3.1977 
Total Area 1311 m ² Comprised in C.S.T. 15A/583, & 15A/584. All		1. Bruce Laidlaw Purdie of Wellington Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction: that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1906. Dated at Wellington this 6th day of September 1976 Signature  Field Book 317 p. 81 Traverse Book 347 p. 230 Reference Plans D.P. 42145 Examined  Correct  Approved as to Survey  7 6 77 Deputy Chief Surveyor Deposited this 23 day of June 1977  District Land Registrar
LAND DISTRICT WELLINGTON SURVEY BLK. & DIST. XIII BELMONT NZMS 261 SHEET NO. R.27/4-2 H.V. 128	LOTS 1 & 2 BEING SUBDIVISION OF LOTS 40 & 41, D.P. 42145.	LOCAL AUTHORITY Petone Borough. Surveyed by Climie, Spencer & Holmes Miller. Scale 1 in 300 Date July 1976

whitefields

W.S. Brown, Surveyor-General, Department of Lands and Survey, Wellington

LSS FORM N 93

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: \$6,401.04

RATES DUE AND PAYABLE

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

Rates: \$0.00

CAPITAL VALUE

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

Current: \$1,020,000.00

LAND VALUE

The land value is one component of the capital value.

Current: \$770,000.00

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.

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

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

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

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

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

- by phoning us on 04 570 6666/0800 HUTT CITY
- or sending an [email](#)
- or request in person from our team at the [council offices](#)

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

Consent number	Approval date	Description	CCC issue date
BC071136	11/09/2007	Alterations to both bathrooms	17/04/2008
BC071670	03/01/2008	New Deck	22/04/2008
	14/04/2008	Amendment 1	

MATTERS RELATING TO THE WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006

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

BUILDING WARRANTS OF FITNESS

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

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

FENCING OF SWIMMING POOLS

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

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

HEALTHY HOMES

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 [Worksafe](#) website might be of some use to you.

TREATED TIMBER

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

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

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

Building Consents



17 April 2008

Contact: G L Tipler
Group/Division: Inspection and Enforcement
Telephone: 04 570 6989
Facsimile: 04 579 6855
E.Mail: gary.tipler@huttcity.govt.nz
Our Reference: **BC 071136**

ER Hamilton
2 Stanhope Grove
Korokoro
LOWER HUTT 5012

Dear Madam / Sir

BUILDING CONSENT 071136 – 2 STANHOPE GROVE KOROKORO

Please find enclosed the Territorial Authority's Code Compliance Certificate concerning the above Building Consent.

There is a considerable emphasis on obtaining a Code Compliance Certificate under the Building Act 2004, which also places significant value on this certificate. Please ensure this is filed in a safe, retrievable archive, available for future reference.

Should you need to make a future enquiry, regarding this application, please quote the Building Consent number.

Yours faithfully

G L Tipler
BUILDING INSPECTIONS MANAGER



Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt 5040, New Zealand
Tel: +64-4-570 6666, Fax: +64-4-569 4290, Web: www.huttcity.govt.nz

2006 NZ Business Excellence Winner Achievement Award (Silver)

Code Compliance Certificate

Section 95, Building Act 2004

The Building	
Street address of building: 2 Stanhope Grove Korokoro	Legal description of land where building is located: LOT 1 DP 46043
Building name:	Location of building within site/block number:
Level/unit number:	Current, lawfully established, use:
Year first constructed:	
The Owner	
Name of owner: ER Hamilton	Contact person:
Mailing address: 2 Stanhope Grove Korokoro LOWER HUTT 5012	Email address:
	Website:
Building Work	
BC 071136	Dwelling alteration - bathrooms
Council Contact	
First point of contact for communications with the Council: <i>Building Inspections Manager, Phone 570 6666, Private Bag 31912 Lower Hutt.</i>	

Code Compliance

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

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

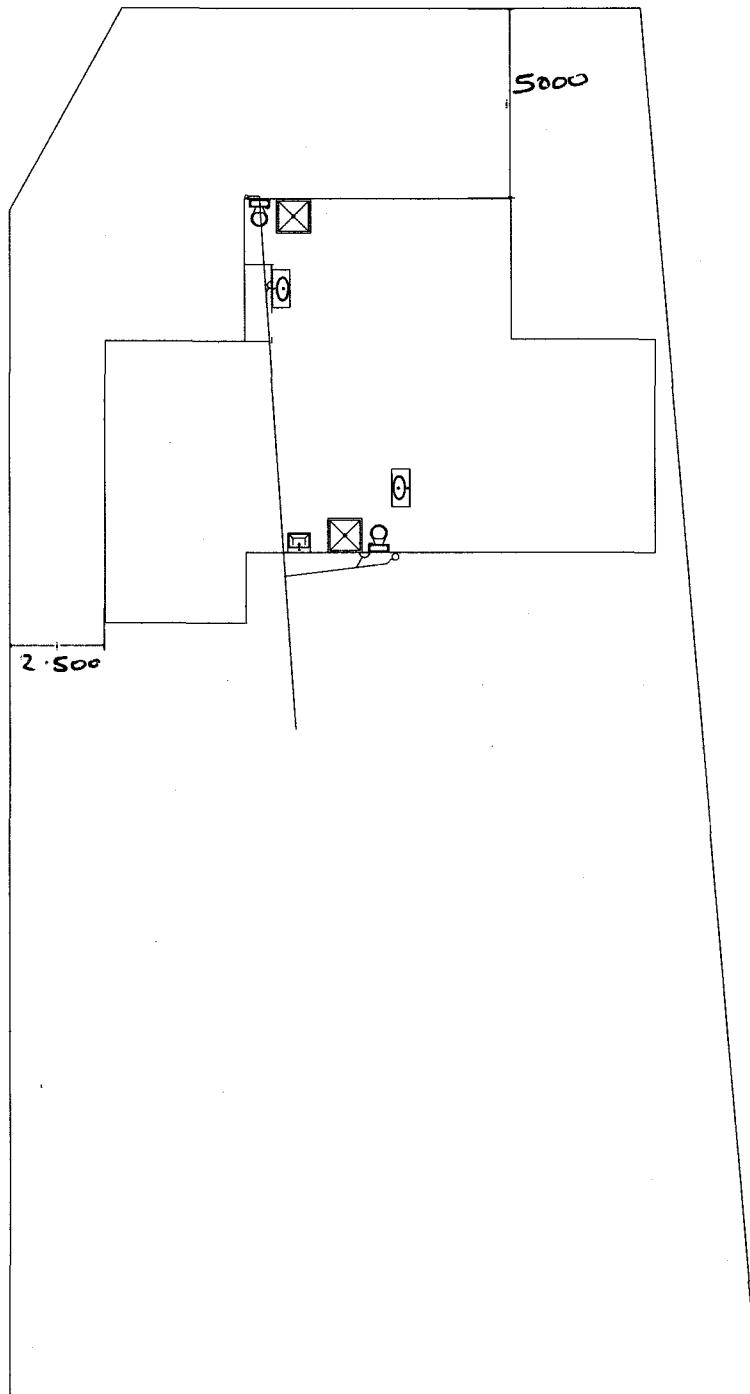
Issued by Hutt City Council
30 Laings Road Lower Hutt

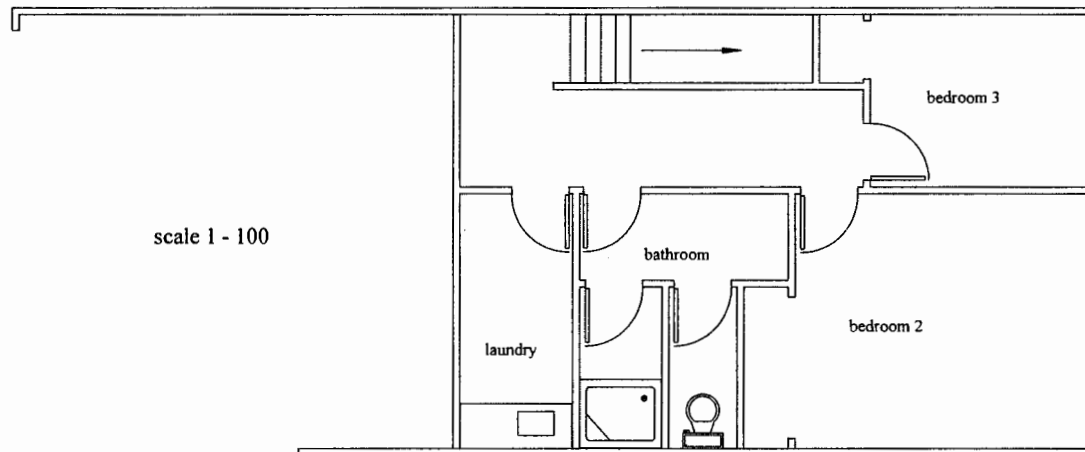
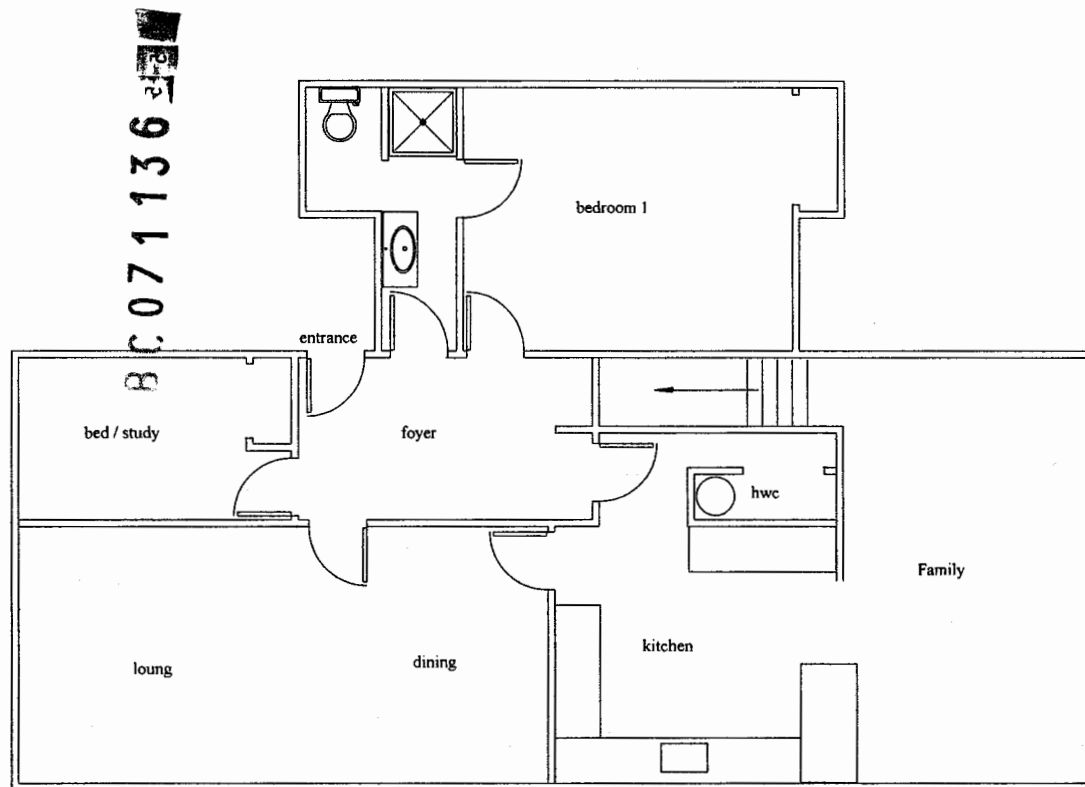


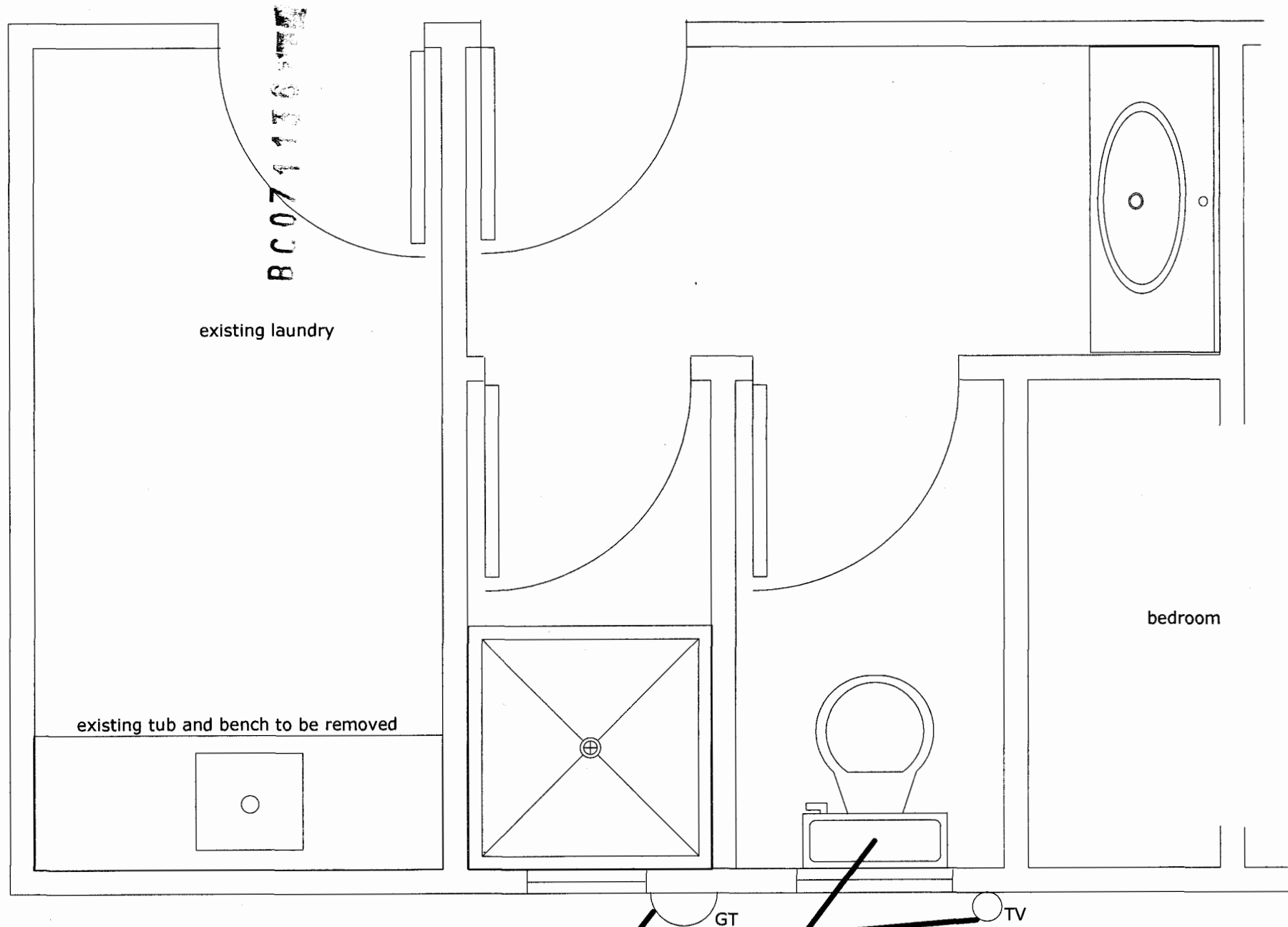
Date: 17 April 2008

Building Inspections Manager, on behalf of Hutt City Council

SCALE 1 : 200







existing laundry

existing tub and bench to be removed

bedroom

scale 1 - 20

existing sewer

GT

TV

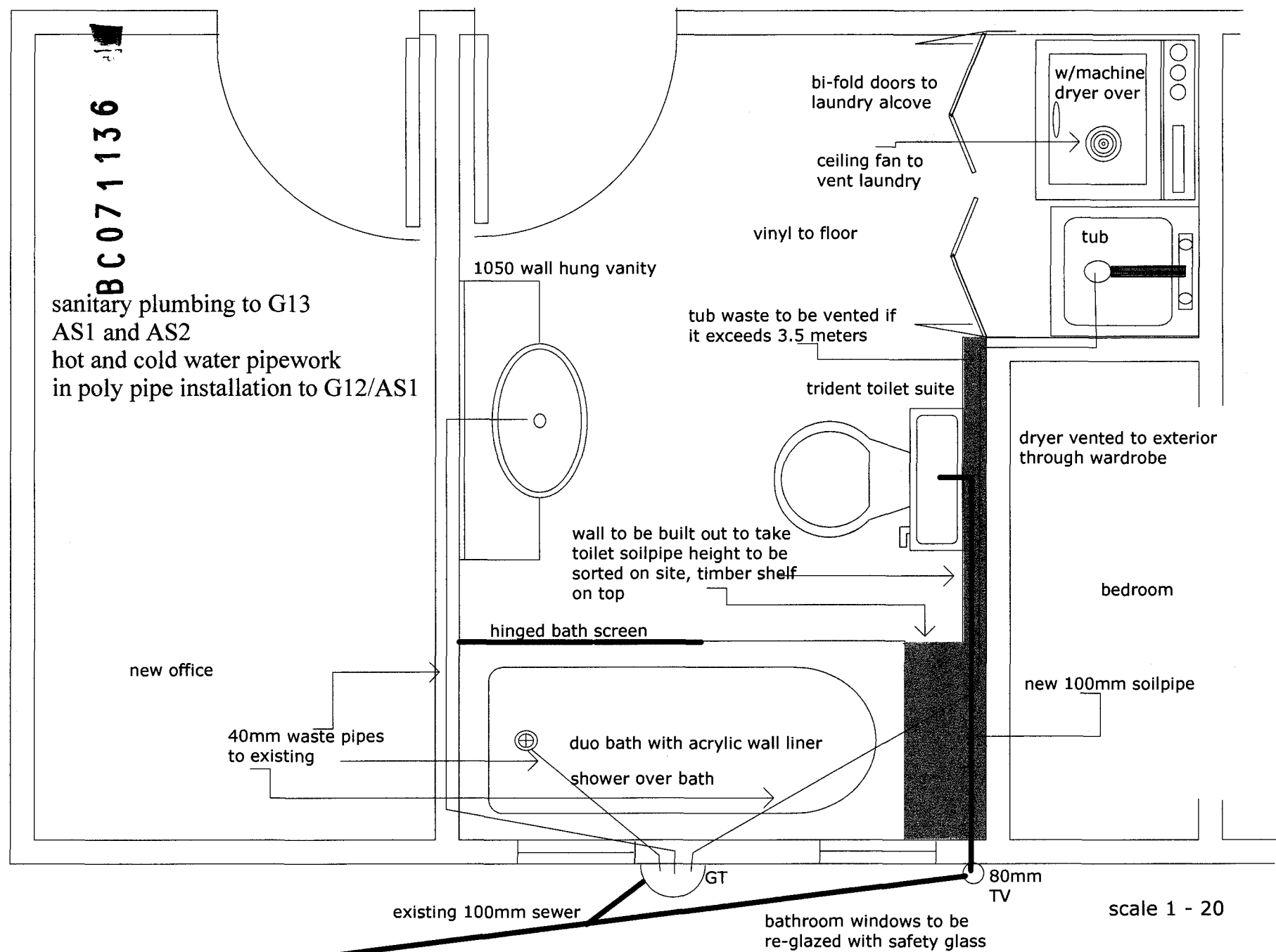
Downstairs

EXISTING

BATHROOM LAUNDRY LAYOUT

BC071136

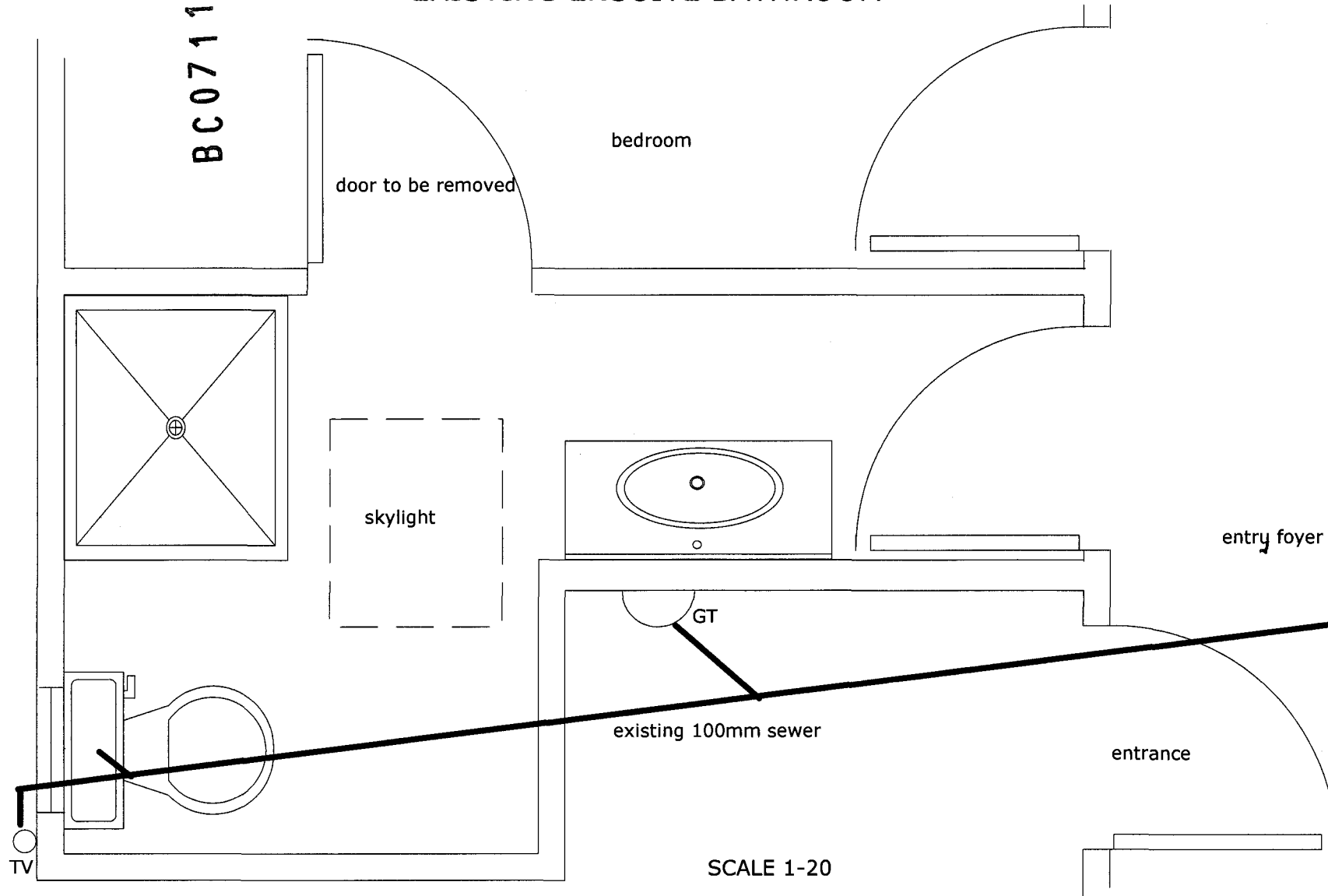
sanitary plumbing to G13
AS1 and AS2
hot and cold water pipework
in poly pipe installation to G12/AS1



PROPOSED NEW BATHROOM LAUNDRY LAYOUT

BC071136

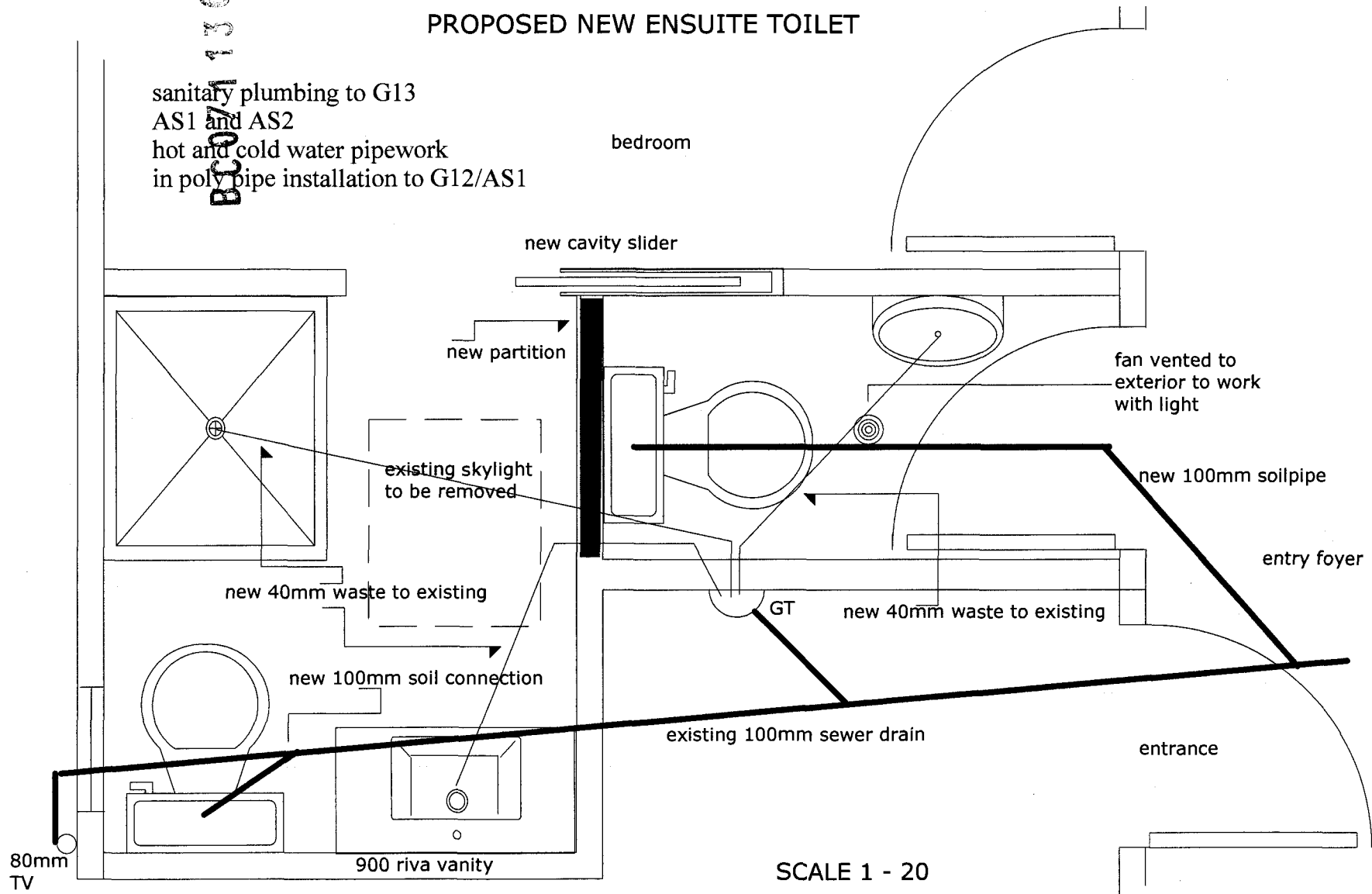
EXISTING ENSUITE BATHROOM



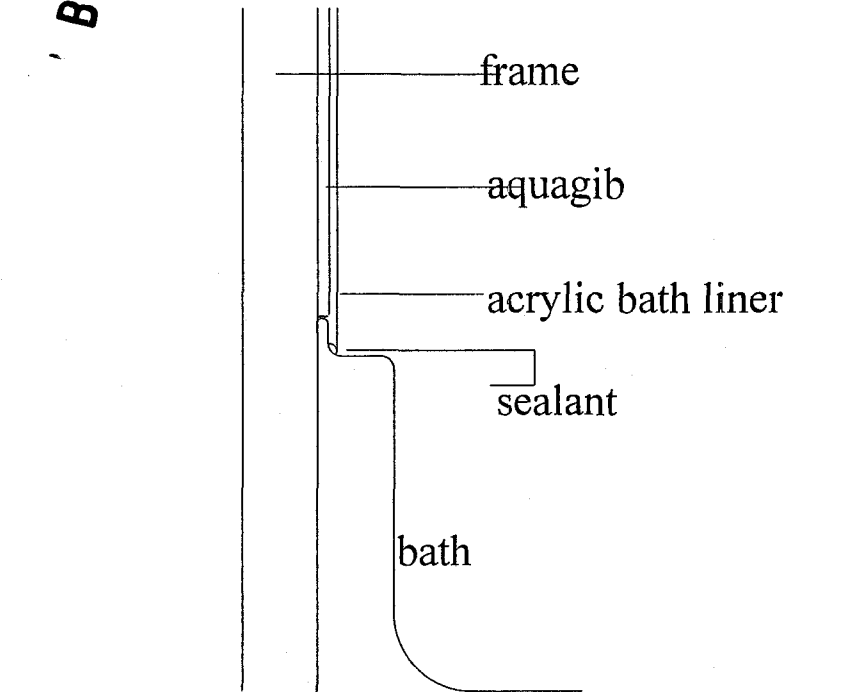
BC01 136

PROPOSED NEW ENSUITE TOILET

sanitary plumbing to G13
AS1 and AS2
hot and cold water pipework
in poly pipe installation to G12/AS1



BC071136



showerdome™

Frequent questions:

Q: How effective is the Showerdome?

A: Extremely effective, however as there are many different bathroom and shower configurations, the effectiveness varies from one situation to another.

Q: How does it work?

A: Bathroom steam forms when warm moisture laden air generated by the shower mixes with the cooler air in the bathroom. The Showerdome stops this mixing.

Q: What happens to the steam in the Shower?

A: The Sahara stops the steam forming while the Tropicana condenses the moisture back into the shower.

Q: How does it reduce my power bill?

A: By not having to open windows, or run extractor fans or heaters and by enabling you to use a slightly lower water temperature when showering.

Q: Will my shower be easy to clean?

A: Probably. The warm steamy environment and more condensed water runoff inside the shower is likely to help keep the shower a little cleaner.

Q: Will my bathroom be warmer ?

A: It will if you don't have to open the windows to clear the steam from the room and to ventilate for drying after using the shower. In addition, the Tropicana model will also vent warm dry air created by the shower into the bathroom.

Q: How easy are they to clean?

A: Very easy. Just lift off and wipe with a damp cloth.

Q: Are there any ongoing running costs?

A: No. Once the dome is fitted there are no more costs. It has no moving parts, there is nothing to break down.

Q: : Can I fit the Showerdome myself?

A: Showerdome is a simple concept, however it is best fitted by trained installers who have the special fitting products, equipment and expertise to tailor the unit to your shower. Installation and delivery are included in the price.

What Showerdome users say:

"Just excellent. Bought one to stop the mould on our high bathroom ceiling. It works brilliantly, we just love it". *Neville, Pongakawa*

"Simple, efficient, eliminated all the condensation in our bathroom". *Don & Gaye, Waihi Beach*

"Our shower is much warmer and has stopped the mould and mildew. Showerdomes are definitely on the shopping list of our new home". *Mark & Trudy, Tauranga*

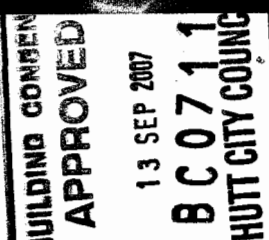
"All the moisture and condensation remains in the shower. No steamy mirrors now and my shower is so much warmer". *Jill, Tauranga*

"Our Showerdome has solved the problem of steam in our bathrooms. The mirror stays clear and I don't have to open the window on cold days." *Heather & Neville, Papamoa*

"My mirror stays clear, the room stays warm and I'm no longer worried about condensed steam causing mould in my bathroom." *Judy, Tauranga*

"Our Showerdome was easy to fit, looks good although we hardly notice it and best of all it reduces the steam that previously misted up our mirror and condensed on the ceiling of our bathroom." *Sharon, Welcome Bay*

Full names of these people can be given on contacting the Showerdome Company.



* Showerdome has been proven extremely effective under test conditions, however individual effectiveness will depend on shower design.

Steam not at home with a
showerdome™

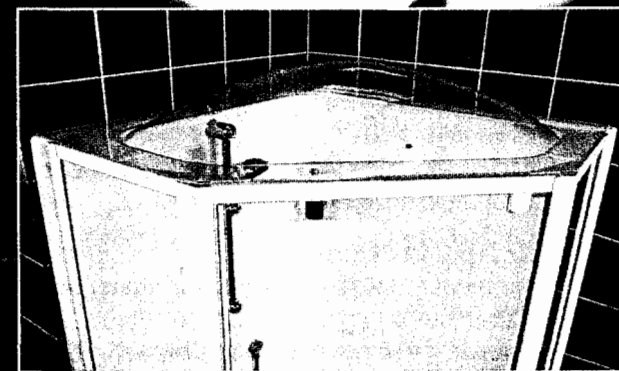
www.showerdome.co.nz

Showerdome Ltd., 80 Maleme St., Tauranga. (07) 541 22 33
Warning: The Shower Domes are subject to Intellectual Property Protection
(Patent Pending 526401, Design Registration 403028)

shower steam gone forever

by simply installing a

showerdome™



At last you can rid your bathroom of steam forever... no more dripping walls, steamy mirrors, mould, mildew, damaged paint and woodwork.

Showerdome, almost too good to be true!

Steam not at home with a **Showerdome**™

Old Problem: Bathroom moisture

It's annoying and it's damaging... steamed up mirrors, dripping walls, mould, mildew, damaged paint, ceilings, floor coverings.

New Solution: Showerdome

Now you can do away with this costly problem by installing the simple effective Showerdome. Eliminate the need for expensive extractor fans and heaters.

The Showerdome is fitted inside your shower cabinet preventing the hot water mixing with the cold air that creates steam. It's simple but so effective (see diagram)

Two models:

Sahara: This single dome model prevents steam from forming and escaping into your bathroom. Additionally it produces a wonderfully warm shower environment using less hot water.

Tropicana: In addition to the functions of the Sahara, the double dome Tropicana converts steam to dry warm air and vents it into your bathroom. It creates a warmer enhanced showering experience while making your bathroom warm and dry.

How will it fit?:

Fitted by a qualified installer, there is a Showerdome to suit most shower shapes and sizes.

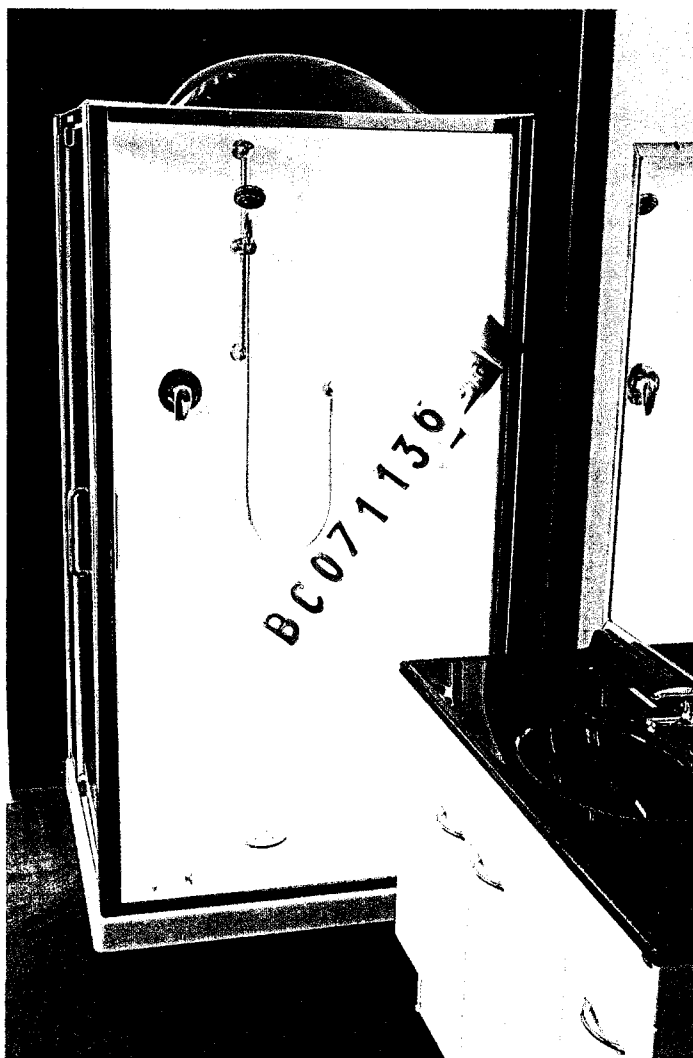
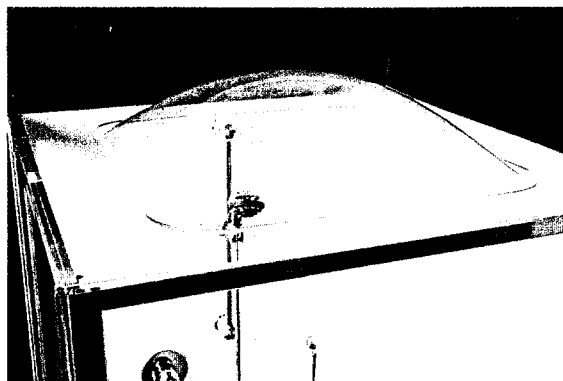
No risk Guarantee:

Check out the testimonials in this leaflet and you will find they all agree that Showerdome works. However, if you are not completely satisfied within 28 days your money will be refunded in full.

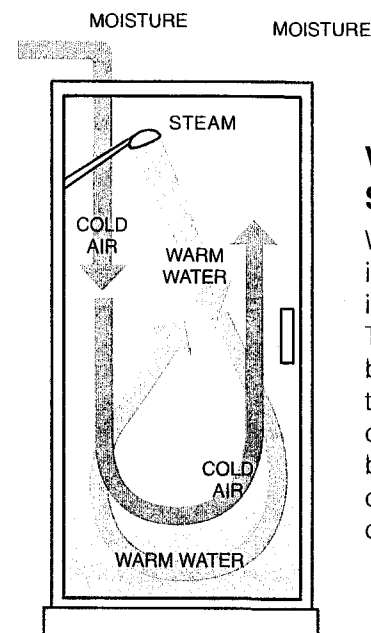
How to order:

For orders or more information contact the supplier shown on the back of this brochure - or call Showerdome at 0800 541 22 33

Read what Showerdome users say on back cover



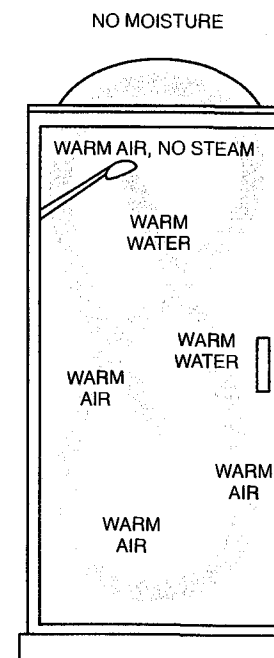
How Showerdome works



Without Sahara Showerdome

Whenever warm water comes in contact with cold air, steam is quickly formed.

This is most evident in your bathroom when you turn on the shower. Moisture then covers all the surfaces in your bathroom and adjacent rooms causing inconvenience, damage and expense!



With Sahara Showerdome

The Sahara Showerdome is fitted across the opening at the top of your shower box. It is specifically designed to keep out the cooler air while generating the circulation of steam-free warm air within the shower.

The Tropicana model works in exactly the same way but has a modified 'double dome' which condenses the warm, moist air from inside your shower to warm dry air which is vented to heat your bathroom, a nice feature for those cooler bathrooms or climates.



14 April 2008

E R Hamilton
2 Stanhope Grove
KOROKORO 5012

Dear Sir/Madam

Approval of Amendment to Building Consent

Site Address: 2 Stanhope Grove KOROKORO 5012
Amendment Description: Replace EPM washers with rubber paintable sealant
Building Consent No.: **BC071670**

I am pleased to inform you that the **Amendment** to the above building consent has been approved.

Before starting any work please read these documents carefully and in full.

Under the Building Act 2004 this **Amendment** to the above Building Consent allows you to undertake building work in accordance with the approved **amended** plans and specifications that accompanied your application.

Council is satisfied that the provisions of the Building Code would be met if the proposed works were completed in accordance with the **amended** plans and specifications.

This approval does not affect any duty or responsibility under any other Act or permit any breach of any other Act.

Attached to this letter are:

- the **Amendment** comments

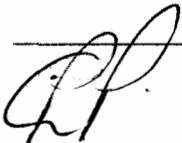
**THIS AMENDMENT MUST BE KEPT WITH THE
ORIGINAL BUILDING CONSENT DOCUMENTATION**

Amendment Comments and Conditions

Building:

Previous comments and conditions apply to the project as amended.

The sealant option has been considered as an alternative solution under the NZBC-E2 and is acceptable.



Phil Packer
Building Consents Officer
On behalf of Hutt City Council

**THIS AMENDMENT MUST BE KEPT WITH THE
ORIGINAL BUILDING CONSENT DOCUMENTATION**

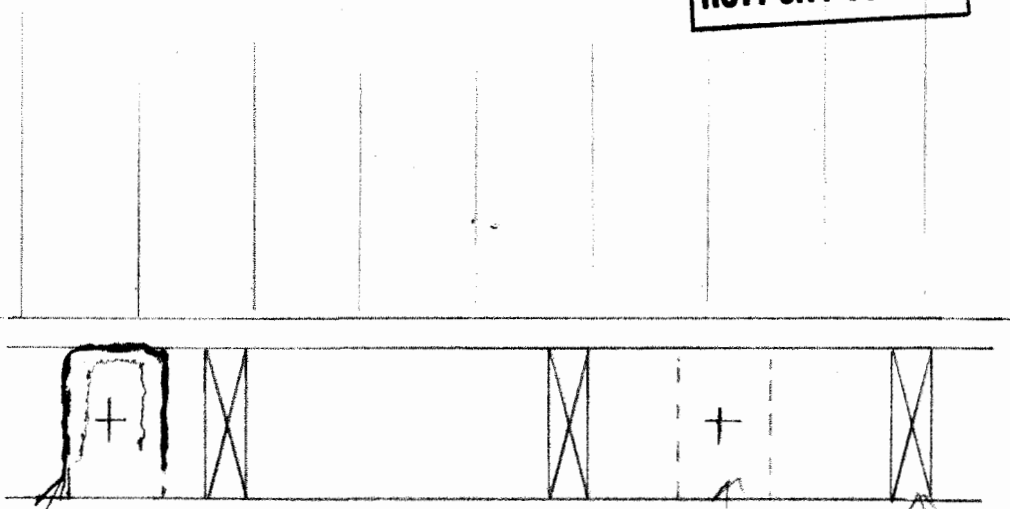
TOE LAD 021536051
 S. GUPPY
 P.O. BOX 52027
 TITANI BAY.

**AMENDMENT
 APPROVED**
 17 APR 2008
 071670
HUTT CITY COUNCIL

EXISTING MOOSE
 FLOORING

100x40 113 PLATE

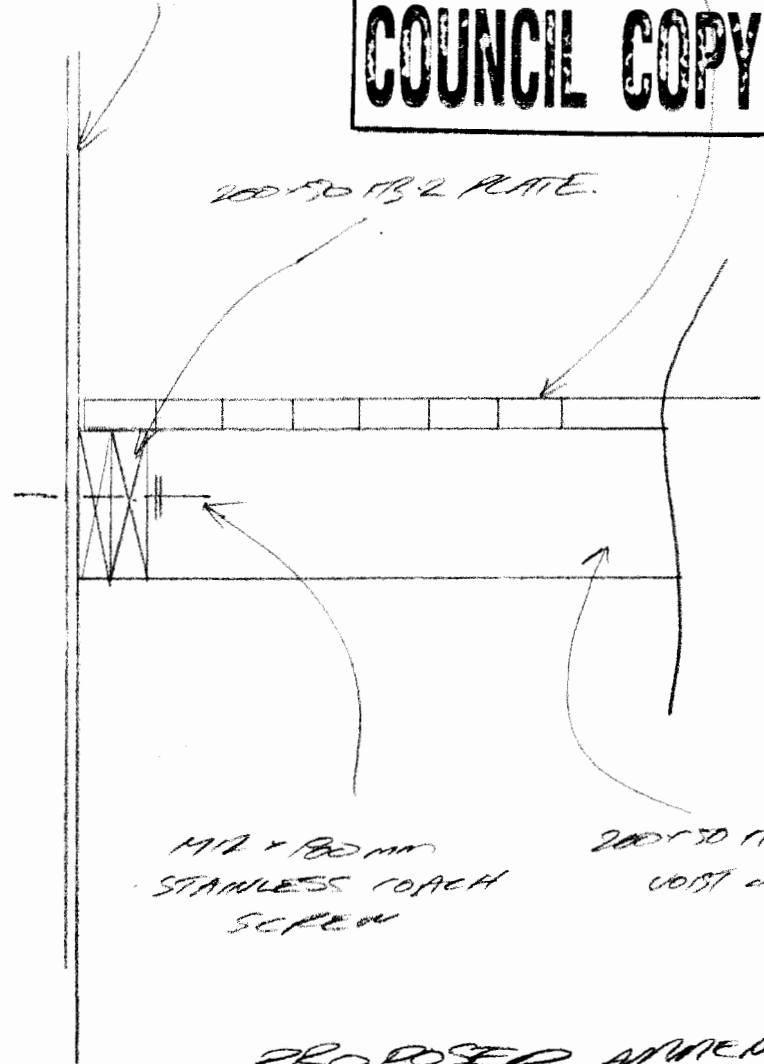
COUNCIL COPY



EX 200x50 113-2
 PLATE 2000mm & MAY.

200x50 508TS
 2450mm &.

PROPOSED RUBBER PAINTABLE SEALANT
 AROUND PERIMETER OF BLOCK TO
 TOUSE ATTACHMENT. - REPLACES 3mm
 RUBBER EDM WASHERS.



200x50 113-2 PLATE.

112 x 180mm
 STAINLESS COACH
 SCREW

200x50 113-2
 2450mm

PROPOSED AMENDMENT

TO RUBBER EDM WASHERS.
 - 2 STAINLESS GROVE
 FORGEO



22 April 2008

Contact: P Burnet
Group/Division: Inspections
Telephone: 570 6933
Facsimile: 570 6860
E-Mail: peter.burnet@huttcity.govt.nz
Our Reference: BC071670

L Hamilton
2 Stanhope Grove
Korokoro
LOWER HUTT 5012

Dear Madam / Sir

BUILDING CONSENT 071670 – 2 STANHOPE GROVE KOROKORO 5012

Please find enclosed the Territorial Authority's Code Compliance Certificate concerning the above Building Consent.

There is a considerable emphasis on obtaining a Code Compliance Certificate under the Building Act 2004, which also places significant value on this certificate. Please ensure this is filed in a safe, retrievable archive, available for future reference.

Should you need to make a future enquiry, regarding this application, please quote the Building Consent number.

Yours faithfully

P Burnet
BUILDING INSPECTION OFFICER



Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt 5040, New Zealand
Tel: +64-4-570 6666, Fax: +64-4-569 4290, Web: www.huttcity.govt.nz

2006 NZ Business Excellence Winner Achievement Award (Silver)

Code Compliance Certificate

Section 95, Building Act 2004

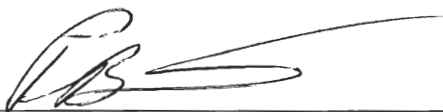
The Building	
Street address of building: 2 Stanhope Grove Korokoro 5012	Legal description of land where building is located: LOT 1 DP 46043
Building name:	Location of building within site/block number:
Level/unit number:	Current, lawfully established, use:
Year first constructed:	
The Owner	
Name of owner: E R Hamilton	Contact person:
Mailing address: 2 Stanhope Grove Korokoro LOWER HUTT 5012	Email address:
	Website:
Building Work	
BC071670	<i>Residential - new deck</i>
Council Contact	
First point of contact for communications with the Council: <i>Building Inspections Manager, Phone 570 6666, Private Bag 31912 Lower Hutt.</i>	

Code Compliance

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

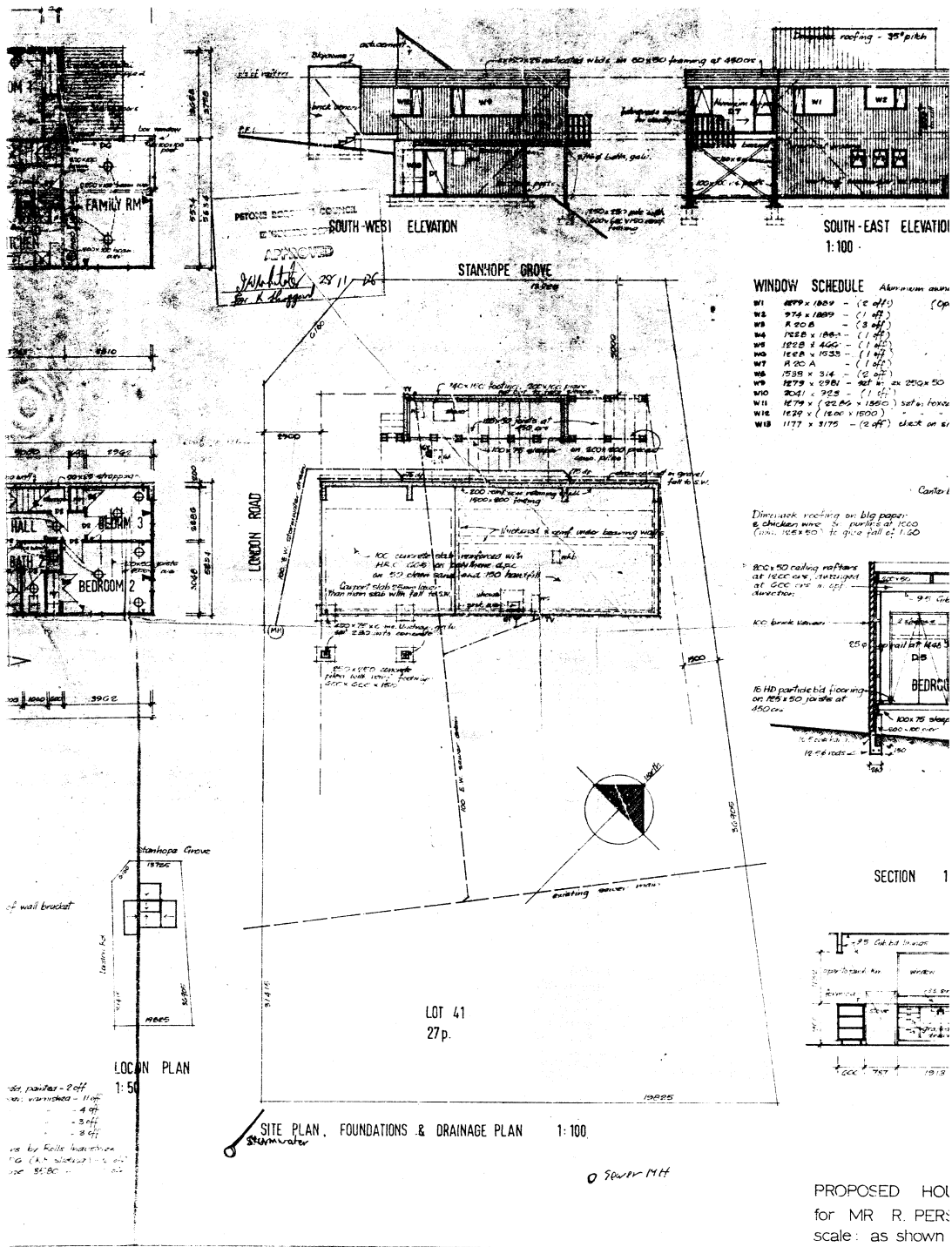
- (a) the building work complies with the building consent; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Issued by Hutt City Council
30 Laings Road Lower Hutt

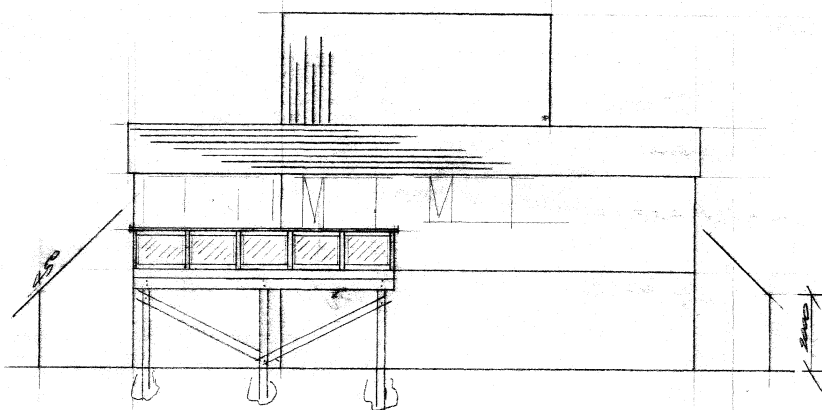


Building Inspections Manager, on behalf of Hutt City Council

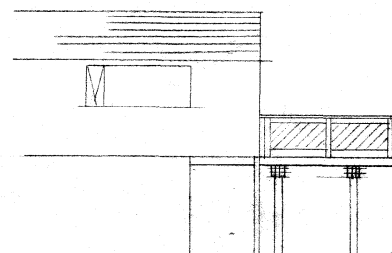
Date: 22 April 2008



BC071670



SOUTH - EAST ELEVATION
1:100.



SOUTH - WEST ELEVATION
1:100



T.O.E.
Total Outdoor Experiences
step outside in quality and style

T.O.E. Limited
P.O. Box 52027
Titahi Bay

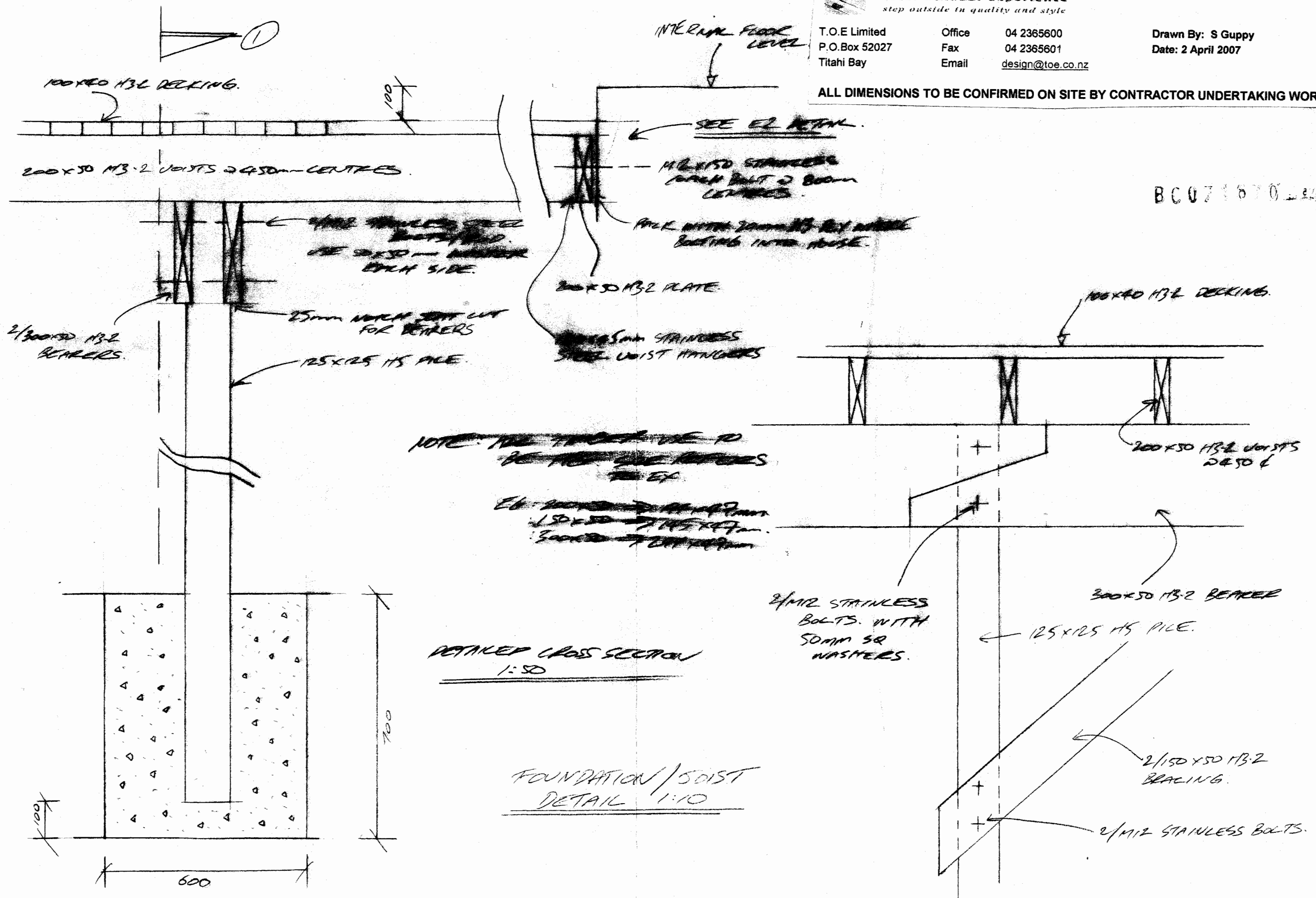
Office 04 2365600
Fax 04 2365601
Email design@toe.co.nz

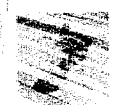
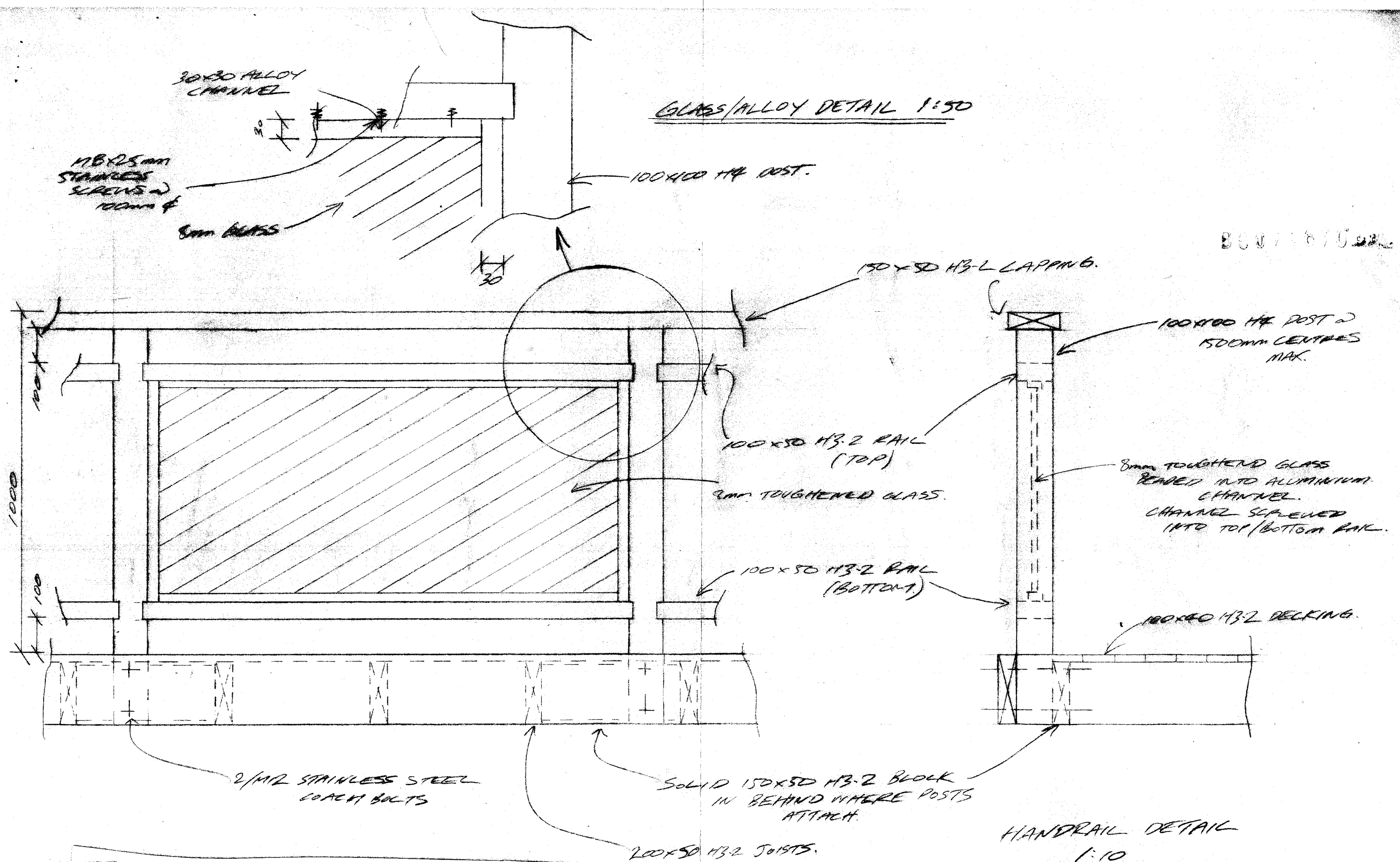
Liz Hamilton

Drawn By: S Guppy
Date: 2 April 2007

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR UNDERTAKING WORKS

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR UNDERTAKING WORKS





T.O.E.
Total Outdoor Experience
step outside in quality and style

Liz Hamilton

T.O.E Limited
P.O.Box 52027
Titahi Bay

Office 04 2365600
Fax 04 2365601
Email design@toe.co.nz

Drawn By: S Guppy
Date: 2 April 2007

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR UNDERTAKING WORKS



SCOPE OF INSPECTION SHEET

Date 9.4.08 SR or BCA 071670 Inspection No. Final

Time 1.15pm Documents on site YES / NO

Owner Name Guppy Project Description Deck

Site Address 2 Stanhope Gr.

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes 2/200x50 Beams bolted to posts Diagram (if necessary)

with 2 m12 s/s bolts. Cross bracing
in place as per the plans.
200x50 joists connected to beam
with 2x slow nails & 2 s/s 2 nails.
Stringer is connected to existing house
with M12 s/s coach screws @ approx 900mm,
however no EPDM washers have been used
to meet E2 requirements.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Stringer needs to be attached to meet
approved documents or an amendment
is required for new system.

8.4.08: Amendment has been approved to use rubber sealant which
was signed on original final inspection. CCC
may be issued. [Signature]

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Final recheck
(Guidance notes for inspection on the rear of this sheet)

Agreed, [Signature] Sign [Signature] Date 1/1/
(Print Name)

Officer sign [Signature] Name Matt Date 9/4/08.

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/



FINAL INSPECTION

Date 9.4.08 SR or BCA 071670 Inspection No. Final

Time 1.15pm Documents on site YES/NO

Owner Name Guppy Project Description Deck

Site Address 2 Stanhope Gr

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applicable to all inspections

Sighted previous inspection notes	<u>Y</u>	N	NA	Conforms with approved drawings	Y	<u>N</u>	NA	Confirm Additional information/amended plan	Y	<u>N</u>	NA
FINAL - Exterior											
Sub-floor ventilation	<u>P</u>	F	NA	Roof fixings	P	F	<u>NA</u>	Spouting + Down-pipes	P	F	<u>NA</u>
Deck Structure	<u>P</u>	<u>F</u>	NA	Flashings - Roof	P	F	<u>NA</u>	Penetrations - Flashings	P	<u>F</u>	NA
Barriers	<u>P</u>	F	NA	Gully Dishes	P	F	<u>NA</u>	Storm-water + site drainage	P	F	<u>NA</u>
Handrails	<u>P</u>	F	NA	Wastes to gully	P	F	<u>NA</u>	Fixings - Durability	<u>P</u>	F	NA
Steps/Stairs	P	F	<u>NA</u>	Terminal vents/AAV's	P	F	<u>NA</u>	Cladding painted/sealed	P	F	<u>NA</u>
Flashings - Windows/Doors	P	F	<u>NA</u>	Cladding Ground Clearance	P	F	<u>NA</u>		P	F	NA

FINAL - Interior

Service areas - floors/walls	P	F	NA	Food storage	P	F	NA	Hot water temp	P	F	NA
Stair design	P	F	NA	Ventilation	P	F	NA	Solid fuel heater	P	F	NA
Handrails	P	F	NA	Insulation + clearance	P	F	NA	Water supply tank	P	F	NA
Balustrades	P	F	NA	HWC flues	P	F	NA	Trap seals + AAV's	P	F	NA
Lightings	P	F	NA	HWC valves	P	F	NA	Cistern flushing	P	F	NA
Laundrying	P	F	NA	HWC restraint	P	F	NA	WC pan connection	P	F	NA
Cooking facilities	P	F	NA	Tempering valve	P	F	NA	Septic tank	P	F	NA
Smoke detectors	P	F	NA	Glazing - Human Impact	P	F	NA	Window labels	P	F	NA

FINAL - Intertenancy/Commercial

Fire/Life systems sighted	P	F	<u>NA</u>	Guarantees/Warranties/Certificates/Expert Opinion	P	F	<u>NA</u>	Intertenancy STC	P	F	<u>NA</u>
---------------------------	---	---	-----------	---	---	---	-----------	------------------	---	---	-----------

All Inspections

Road Crossing Complete	P	F	<u>NA</u>	Energy Certificates supplied	P	F	<u>NA</u>	Final Check Complete	<u>Y</u>	N	
------------------------	---	---	-----------	------------------------------	---	---	-----------	----------------------	----------	---	--

Officer Sign: [Signature] Name: MTH Date: 9/4/08

Historic Building Card and Pre-1990 Building Permits Plans

P 8025740

2

Street: STANHOPE GR D.P. 46003 Lot: 1

BUILDING PERMIT RECORD

Owner: SCHROEDER L.H. & WHITTINGTON D.W.

TYPE OF JOB	BUILDER	VALUE	DATE OF PERMIT	PERMIT No.
ATX Bathrooms		\$8500	11.9.07	P07110417-408
Acas Deck AND		\$18000	3.1.08	P07110417-408

HARTLEYS 50675

112

BUILDING APPLICATION FORM.

To the BOROUGH ENGINEER
P.O. Box 38-001, PETONE.

PETONE 15-7-75

I hereby apply for permission to erect/alter/repair a House

according to the locality plan and detailed plans and specifications deposited herewith,
PARTICULARS OF LAND:

Street No. and Name 2 Stanshope Grove Zoning

Lot No 41 D.P. 42145 Val. Roll No 1060/140/

Owners full name and address: Mrs T. Persico

29 Hinan St Lower Hutt

PARTICULARS OF BUILDING.

Materials for foundations: concrete Walls Timber

Roof Ten No. of storeys 2

Area of Building 1756 Area of Outbuilding -

Estimate of Value { of Building \$27-000
or Contract Price { of Plumbing and Drainage \$3-000

TOTAL \$ 30000

Proposed purpose for which each part of building is to be used or occupied

Housing

I hereby agree to abide by all provisions of the Petone Borough Council By-Laws
and Town Planning Scheme governing and regulating all matters subject to the foregoing.

Plumber	
Address	
Drainlayer	
Address	

Yours faithfully,
(Signed) Persico Builder.

Postal Address 29 Hinan St

Lower Hutt

Telephone No. 664-5401

(For Office Use Only) DATE COMMENT

Building Inspector	<u>28-1-76</u>	<u>[Signature]</u>
Structural Check		
Drainage Inspector	<u>28-1-76</u>	<u>See note</u>
Fire Officer		
Town Planning		
Tradewastes		
Drainage - Plan		
Engineers - Dept.		
Dangerous Goods		

F E E S

Building	\$ <u>2/2</u> <u>00</u>
Plumbing	\$ <u>5/2</u> <u>00</u>
& Drainage	\$ <u>3</u> <u>00</u>
Water	\$ <u>15</u> <u>00</u>
Supply	\$ <u>14</u> <u>00</u>
Research	\$ <u>4</u> <u>00</u>
Levy	\$ <u>18</u> <u>00</u>
TOTAL FEES	\$ <u>18</u> <u>00</u>
Dam./Dep.	\$ <u>0</u> <u>00</u>
Ft/Cross.	\$ <u>0</u> <u>00</u>
TOTAL	\$ <u>18</u> <u>00</u>

Permit to be endorsed as follows: Programmer's Certificate required

over 1500?

(2) Street Overpass to be confirmed by Mr Persico?

(3) Brick Work?

Letter sent 18/12/75
Rung 7-1-76

Application Approved: [Signature]
for: BOROUGH ENGINEER.

BUILDING PERMIT

Refer to cover for general instructions regarding completion of this form.

LOCATION AND OWNERSHIP

Local Authority: Peterborough Borough Council Date: 28/11/76

G 28507 7192

Number on Valuation Roll: 1660/140 Receipt No. _____

Plot: 41 DP: 42145 Section: _____ Block: _____

Plot of Building: S.D. _____

Street: Stanhope St

Township: Peterborough Peterborough

Building: Peterborough

OFFICE USE ONLY

Received from: 9 Persico

Authorised Officer: _____

For Building Permit Fee, etc. \$123-00

Building Research Levy \$15-00

Grand sum of (Total) \$138-00

28/11/1976

Owner Name: 9 Persico

Full Address: 24 Minger St Le Muth

Builder Name: Self

Full Address: _____

NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex ☒

Repairs, alterations or extensions to an existing building ☐

Conversion ☐

Demolition ☐

VALUE AND AREA OF BUILDING

Value of building work \$27,000.-

Value of plumbing and drainage if not included in permit \$3,000.-

If valued at more than \$20,000 state:

Est. commencement date _____ Mth. 19

Est. completion date _____ Mth. 19

Building registration No. _____

Total floor area (sq ft)

1750

DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

New Dwg.

Special Conditions:

Foundation pads under posts to be tied two ways with reinforced tie beams

Vertical boards to have minimum 1 inch thick Lath

Brick Veneer Not approved

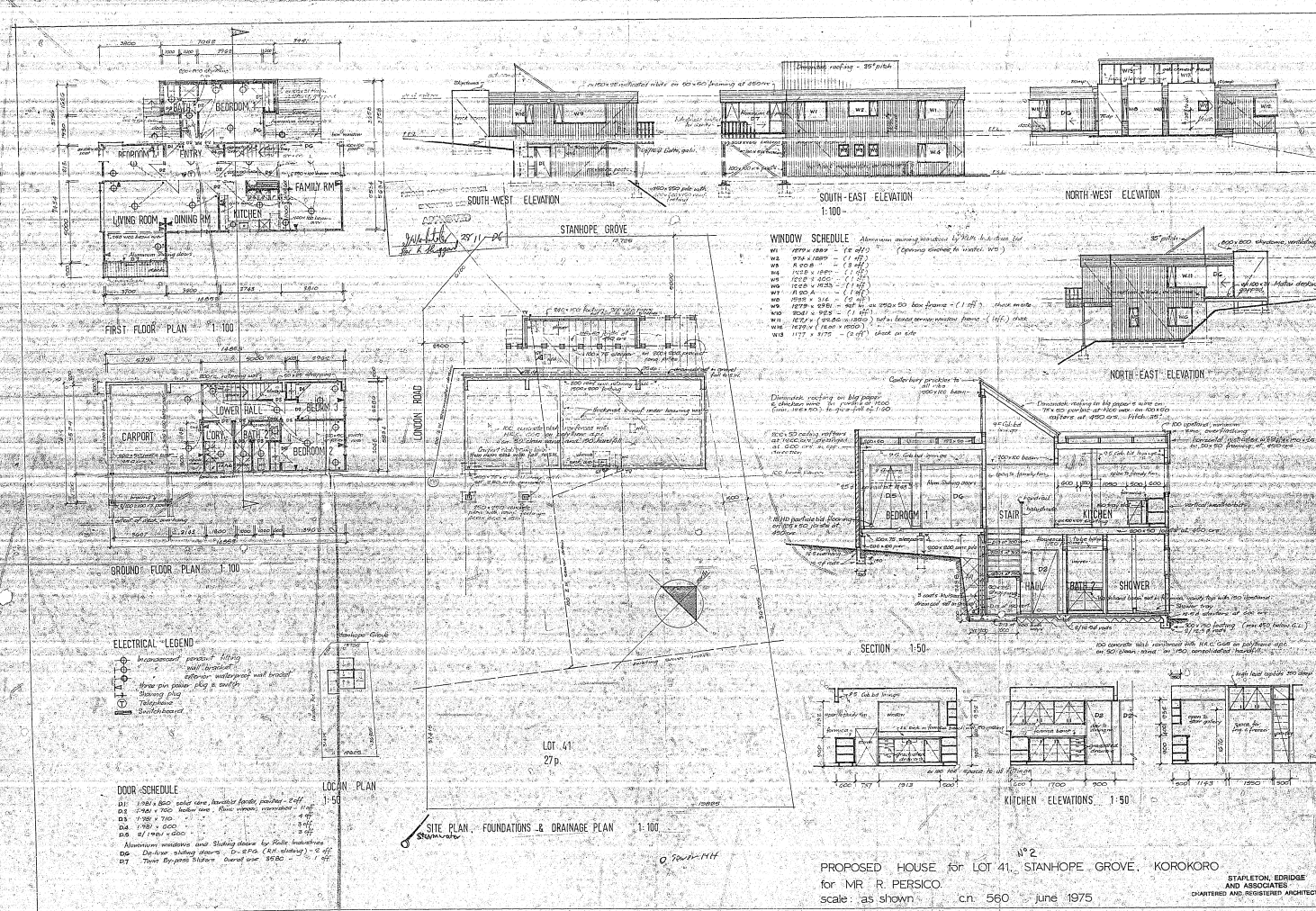
Sewer & Stormwater Connections on SE Boundary

No sewer or stormwater drains to be laid under dwelling

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the council bylaws, and subject to the builder taking full responsibility for any damage done by any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

Stats.—B.C./MP/01

Issuing Officer: _____



PLUMBING AND DRAINAGE

COUNCIL MAINS POSITIONS

Council records show the stormwater drain discharges from the property.

The property is connected to council's sewerage system.

Council records indicate there is a council stormwater 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 12/10/2017 and found that it complied.

OTHER UNDERGROUND SERVICES

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

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



- LIM Property
- plumbing-ms**
- Properties
- Privately owned assets**
- Wastewater Pipe
- Storm Pipe
- Council owned assets**
- Wastewater Fitting
- Stormwater Fixture
- Water Valve
- Water Pipe
- Wastewater Pipe
- Stormwater Pipe
- Service Connection



PLUMBING & DRAINAGE MAP

Scale: 1:433

Although the information displayed has been prepared with care and in good faith, It is an information service and is designed to be illustrative only. The Council cannot guarantee the accuracy or completeness of the information and accepts no liability for any loss suffered as a result of reliance on the information. Parcel boundaries sourced from Land Information New Zealand data supplied under license to Hutt City Council. Crown Copyright Reserved.

22/10/2024

Enquiry Trace Form

Enquiry: 1030135	Logged by: ConNotifyHcc	on 01/01/2024 08:26
Service: Water Supply	Classification: Request For Service	
Subject: W-P3 Minor Leaks	Enquiry Ref: 1441501	
Desc.: The caller reported a water leak , the water is bubbling up and running down to the street.		
Site: Stanhope Grove (R00163), Korokoro, Lower Hutt Site Address: Stanhope Grove Location: 2 Stanhope Grove, Korokoro, Lower Hutt Area: Korokoro Ward: Harbour Contact: [REDACTED] Telephone: [REDACTED]		
Customer: 616350	Time: 01/01/2024 08:26	Method: phone call
Name: [REDACTED]	Telephone: [REDACTED]	
Address: [REDACTED]		
Current Status:		
No. Effective	Status	Officer
22 29/05/2024 08:10:51	Call Closed	WW Fulton Hogan
Notes: Time: 2024-05-29T08:02:19+12:00 Notes: Child Reinstatement WO completed Priority: P3 Water Type: Water Request Type: Leaky Connection/Meter/Toby		
Status history:		
No. Effective	Status	Officer
21 19/01/2024 14:20	Waiting reinstatement	WW Fulton Hogan
Time: 2024-01-19T14:13:03+13:00 Notes: CAR R996900 19/01/24. Priority: P3 Water Type: Water Request Type: Leaky Connection/Meter/Toby		
20 03/01/2024 15:51	Call Closed	WW Fulton Hogan
Time: 2024-01-03T15:41:20+13:00 Notes: WWL Status: On Site work complete - may require reinstatement (JOBCOMP); Status Memo: (via Certus Mobile); Failure Class: Valves - Hydrants - Toby; Problem: Leak; Cause: Joint Failure; Remedy: Repair; Comment		
19 03/01/2024 15:51	Contractor on site	WW Fulton Hogan
Time: 2024-01-03T15:41:31+13:00 Notes: New Attachment added Priority: P3 Water Type: Water Request Type: Leaky Connection/Meter/Toby		

Plumbing and Drainage Plans

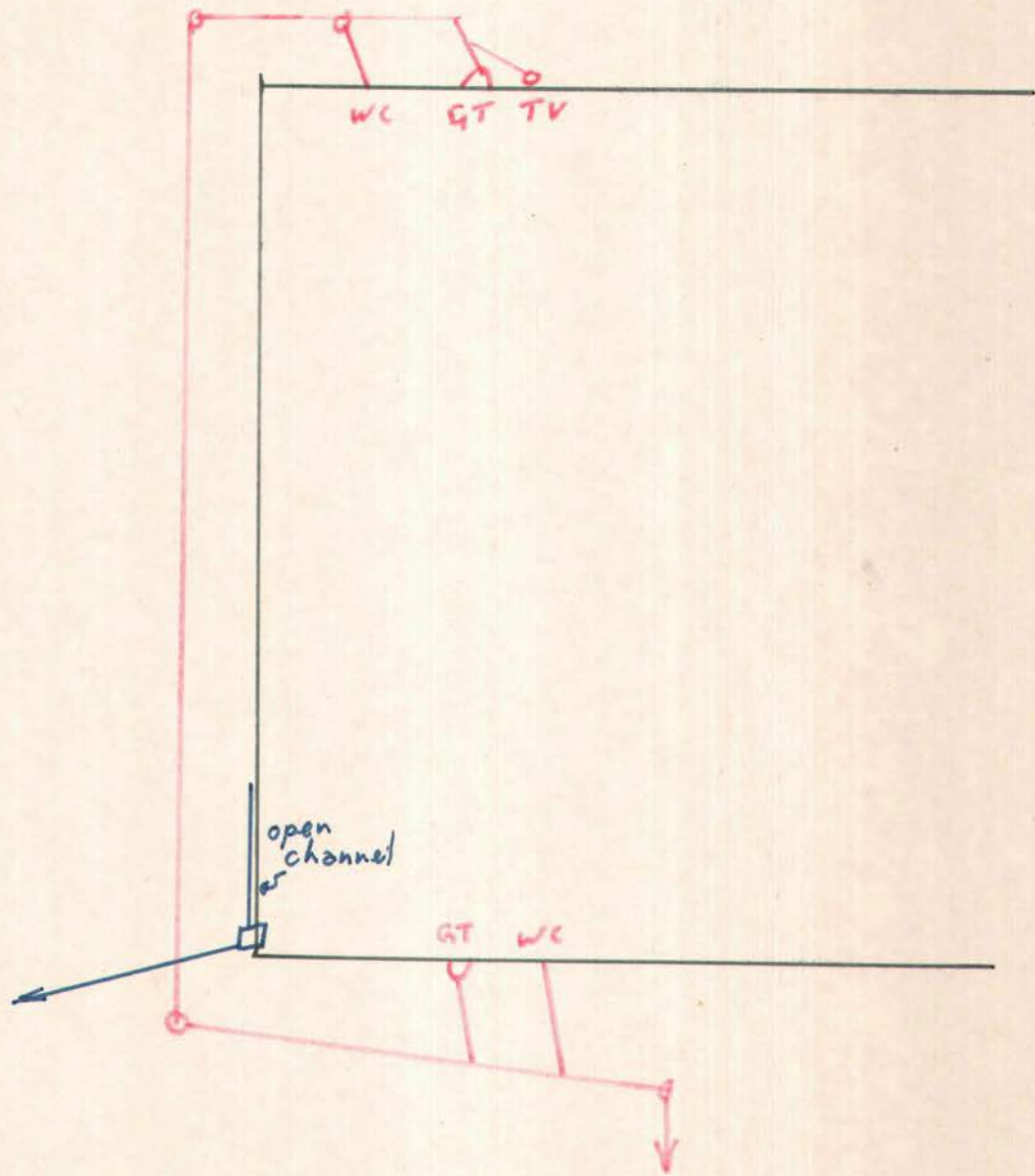
PETONE BOROUGH COUNCIL DRAINAGE PLAN

OWNER/BUILDER *PERSICOG* ADDRESS *2 STANHOPE GU*

DRAINLAYER *Graeme* B/PERMIT No. *LOT 41*

INSPECTOR *K. Shackleton* DATE

SCALE



Managing streams and open drains on private property

Your responsibilities





Managing streams and open drains

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

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

What is the risk?

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

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

What can you do to protect yourself?

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





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

Wellington Water

Phone: 04 912 4400

Email: info@wellingtonwater.co.nz

Web: www.wellingtonwater.co.nz



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.

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

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 <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>.

CONTAMINATED SITES

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

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

EARTHQUAKE HAZARDS

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

TSUNAMI

The property is 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 <https://www.searise.nz>.

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

CO-SEISMIC SUBSIDENCE

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

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

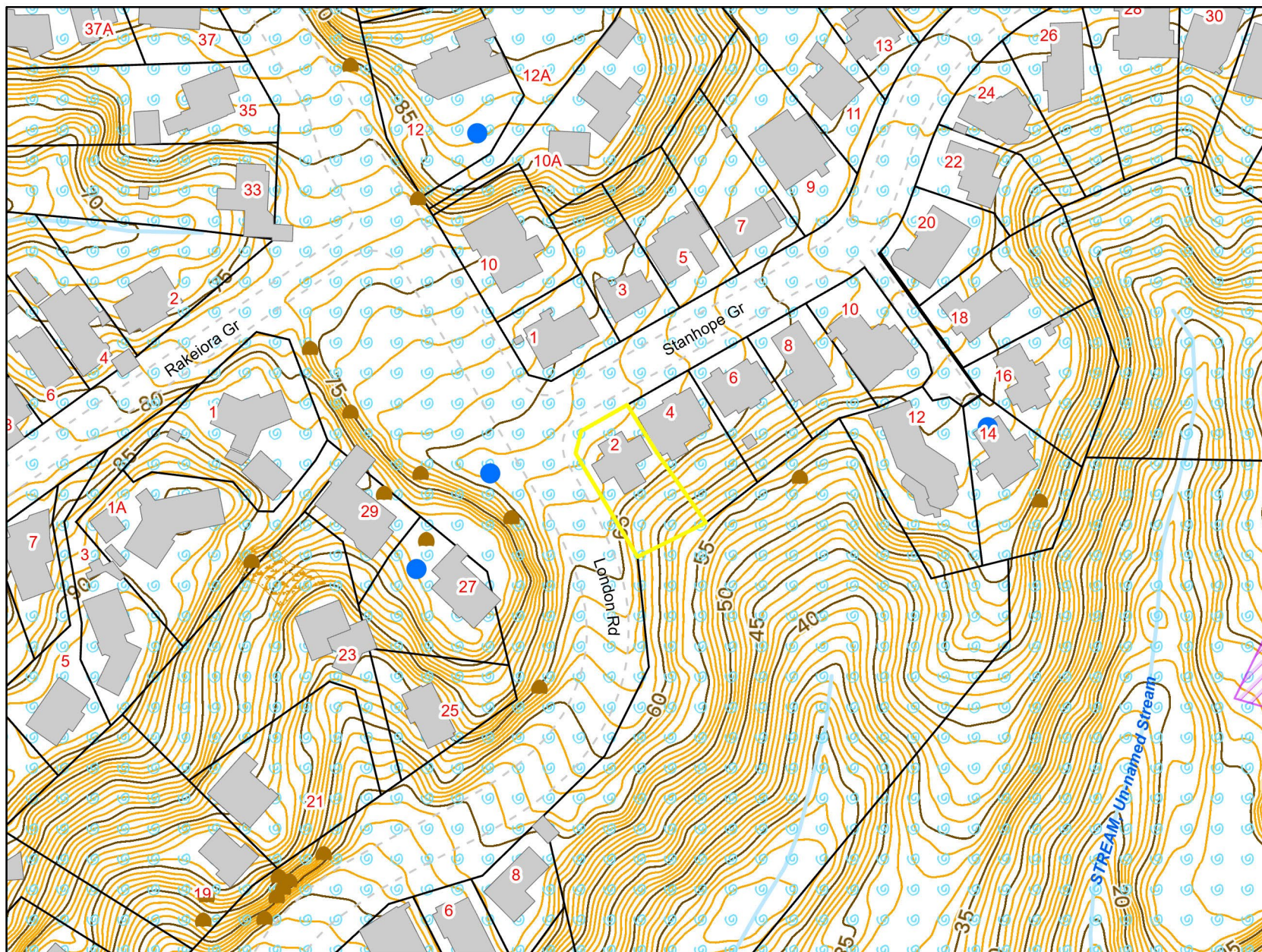
WELLINGTON REGION EMERGENCY MANAGEMENT

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

COMMUNITY EMERGENCY HUBS

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

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



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



HAZARDS MAP

Scale: 1:1,500

Although the information displayed has been prepared with care and in good faith, It is an information service and is designed to be illustrative only. The Council cannot guarantee the accuracy or completeness of the information and accepts no liability for any loss suffered as a result of reliance on the information. Parcel boundaries sourced from Land Information New Zealand data supplied under license to Hutt City Council. Crown Copyright Reserved.

DISTRICT PLAN

THE DISTRICT PLAN

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

ACTIVITY AREA

The property is in the 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 [here](#)).

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 [here](#) to read more.

HERITAGE BUILDINGS

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

PROTECTED TREES

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

RESOURCE CONSENTS AND DISPENSATIONS

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

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

Consent Number	Description	Decision Date
RM080025	Deck that does not comply with front yard and earthworks requirements.	01/02/2008

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



- LIM Property
- Properties
- Significant Natural Resources
- Road
- General Recreation
- Hill Residential



DISTRICT PLAN

Scale: 1:625

RMA Resource Consents



Contact: James Beban
Group/Division: Environmental Consents
Telephone: 570 6935
Facsimile: 5667098
E.Mail: Jamie.Beban@huttcity.govt.nz
OurReference: RM20-S30-2

31 January 2008

Elizabeth Hamilton
2 Stanhope Grove
Korokoro

Dear Mrs Hamilton

RESOURCE CONSENT APPLICATION (RM080025) – FOR A DECK THAT DOES NOT COMPLY WITH THE FRONT YARD AND EARTHWORKS REQUIREMENTS FOR THE HILL RESIDENTIAL ACTIVITY AREA OF THE CITY OF LOWER HUTT DISTRICT PLAN.

1 Decision

On 25 January 2008, the applicant applied for resource consent under the Resource Management Act 1991 ("the Act") for a new deck at 2 Stanhope Grove, Korokoro (being legally described as Lot 1 DP 46043). The proposal does not comply with the front yard and earthworks requirements relating to the Hill Residential Activity Area of the City of Lower Hutt District Plan. Acting under delegated authority from the Hutt City Council, I advise you that the following decisions have been made:

- Council considered the application without it being notified.
- Council **granted** the application on 1 February 2008 subject to the following conditions:
 1. The proposed activity must comply with the Building Act 2004 and all relevant Council bylaws.
 2. That the development be substantially in accordance with the information submitted with the application and held on Council File RM20-S30-2 (Drawings labelled TOE Ltd, Liz Hamilton, pages 1-4).



3. The consent holder shall contact the Council's Environmental Enforcement Officers on (04) 570-6966 or emailed at enforcement@huttcity.govt.nz at least 48 hours prior to any physical work commencing on the site and advise the Officer the following:
 - The date the work shall commence
 - The name of the contractor and their contact details including phone number and postal address
 - And if earthworks form part of the consent application, the contact details who will carry out the earthworks
4. Once construction work commences a copy of this resource consent decision shall be available on site at all times and made available upon request.
5. Measures shall be employed to ensure that all works shall be undertaken to ensure that adjoining properties are not adversely affected by storm and surface water run-off. At the completion of the development subsequent surface water must be controlled to the satisfaction of the Team Leader, Resource Consents. Curbing or channelling devices incorporated shall direct this to an approved outlet. The consent holder shall generally conform to the Wellington Regional Council *Erosion and Sediment Control Guidelines for the Wellington Region* (April 2003) when designing sediment control options for the earthworks on this site.
6. Prior to the completion of works on the site, all unwanted spoil from the excavation works must be deposited off-site in a Council approved landfill.
7. All earthworks shall be undertaken to ensure the stability of the adjoining properties are not adversely affected by the proposal.

2 Reasons why consent has been granted

Consent is granted for the following reasons:

- The proposal will not detract from the streetscape effects of London Road in a manner that is more than minor.
- The proposed earthworks will not be visually discernable from beyond the boundaries of the subject site and will not adversely affect the amenity values, natural character or stability of the site in a manner that is more than minor.

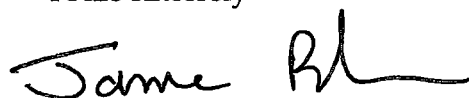
- The subject site is not identified as a Significant Cultural Resource within the City of Lower Hutt District Plan. As such, any cultural effects arising from the development is at a level that is anticipated by the District Plan.
- The environmental effects associated with the proposal are considered to be no more than minor.
- Due regard has been given to the provisions of the District Plan and it is not inconsistent with those provisions.
- Due regard has been given to any national policy statement, the New Zealand Coastal Policy Statement, any regional policy statement or proposed regional policy statement, and any other matters council considers relevant and reasonably necessary to determine this application, and deemed that there are no matters of particular relevance or concern that require address.

3 Notes

- The applicant for resource consent, consent holder or any person who made a submission on the application may also appeal this decision to the Environment Court within 15 working days of notice of the decision being received.
- Reconsideration of this decision and/or conditions of the resource consent may be sought under section 357 of the Act. Applications for reconsideration should be made to the Council in writing within 15 working days of the date the decision was made. Applications must set out the reasons for the objection and include a review fee of \$600.00
- Plans submitted with the application have only been checked for compliance with the Resource Management Act 1991.
- Any building work associated with the proposed activity should not commence until a building consent has been obtained under the Building Act 2004.
- This resource consent is valid for 5 years from the date it was granted.
- This resource consent is specific to the application received by Council. Any changes to the proposal may require a new resource consent and additional application fee.
- The applicant is reminded that this resource consent is not a licence to create adverse effects. You still have a duty under the Act to avoid, remedy or mitigate adverse effects. Notwithstanding any resource consents held, section 17 of the Act continues to apply and will take enforcement action where necessary.

- Council may issue an abatement notice if the conditions of this resource consent are not complied with. Contravention of an abatement notice may incur a fine up to \$200,000.

Yours sincerely



James Beban

RESOURCE CONSENT PLANNER

Application Lodged	25.01.2008
Further Information Required	-
Further Information Received	-
Decision	01.02.2008
Time taken to process application	5 working days

RESOURCE CONSENT APPLICATION

TO NOTIFY OR NOT TO NOTIFY

Record of Decision

1. **Consent number:** RM080025

Applicant: E Hamilton

Location: 2 Stanhope Grove, Korokoro

2. **Description of activity:**

The applicant proposes to construct a 29m² deck to the east of the existing dwelling at 2 Stanhope Grove, Korokoro. The deck is proposed to be up to 3.7m in height and will be located 2.5m from the western boundary of the subject site. This western boundary is shared with London Road and as such is considered to be a front boundary. The proposed deck will therefore encroach into the front yard requirements for the subject site by 0.5m.

As the subject site is within the Hill Residential Activity Area of the City of Lower Hutt District Plan, all earthworks requires resource consent. The applicant proposes minor earthworks on the subject site for the creation of the footings and foundations for the proposed deck.

The subject site is a slight sloping (north to south) 672m² property situated at 2 Stanhope Grove, Korokoro. There is an existing multi-storey dwelling located in approximately the centre of the site. To the south of the dwelling is an area of regenerating native vegetation.

The subject site is situated within the Hill Residential Activity Area of the City of Lower Hutt District Plan. There are no special notations or restrictions registered within the District Plan or on the Certificate of Title for the subject site which may affect this proposal.

3. **Sufficient information received?**

Yes

4. **The activity is:** – is a Discretionary Activity under Rule 4D 2.3 (a) which states: *“Except where stated in the General Rules, any Permitted Activity or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.”*

5. **Plan rule reference and how proposal offends relevant rule:**

4A2.1.1 (b) *Minimum Yard Requirements:*

For all buildings on the net site area:

Front Yard 3.0m

Comment: The proposed deck will be located 2.5m from the front (western) boundary (shared with London Road) rather than the required 3m.

14I 2.2 (b) In the Special Recreation, Passive Recreation, Hill Residential and Landscape Protection Residential Activity Areas and in Maire Street, Eastbourne, Lot 4 DP 14002 as shown on Appendix Earthworks 1, all earthworks.

Comment: The applicant proposes to undertake minor earthworks for the creation of foundations for the proposed deck.

6. Identify the principal/potential adverse effects on the environment of the activity:

Visual amenity values

Character effects

Streetscape effects

Natural hazard effects

Historical and cultural effects

7. Are the potential adverse effects localised rather than potentially affecting the wider environment?

(Can a finite group of potentially affected persons be identified?)

Yes

8. If the answer to number 7 is yes, then having regard to Section 94B of the Resource Management Act, identify those persons who may be adversely affected by the granting of the resource consent:

No parties have been considered to be adversely affected by the proposal for the following reasons:

The proposed deck is well set back from the eastern boundary of the subject site and complies with the relevant bulk and location requirements for this boundary. As such, any effects arising from the proposal on the owners and occupiers of 4 Stanhope Grove are considered to be at a level that is acceptable under the City of Lower Hutt District Plan.

The proposed deck is well set back from the southern boundary of the subject site and complies with the relevant bulk and location requirements for this boundary. In addition, this property is council reserve land and is covered in regenerating

vegetation. As such, the owners and occupiers of 101 Western Hutt Road are not considered to be adversely affected by the proposal.

The proposed earthworks are small in size and scale and will not be visually prominent from beyond the boundaries of the subject site.

9. **Is it unreasonable to require the written approval from any person? State reasons:**

Not applicable

10. **Having regard to Section 94A of the RMA, are the potential adverse environmental effects of the activity on the environment considered to be minor pursuant to Section 93(1) (b) of the RMA?**

Yes

If the answer to this question is yes, the following reasons have been used as justification?

- The proposed deck follows the line of the existing dwelling on the subject site and is a relatively open structure. In addition, the non-compliance with the front yard rules of the Hill Residential Activity Area is relatively small and is limited in area. Given these factors, any streetscape effects associated with the proposed deck on the streetscape values of London Road is considered to be no more than minor.
- The proposed development is consistent in size and scale as development that has occurred on the residential properties in the local vicinity to the subject site. As such, any character effects associated with the proposal are considered to be no more than minor.
- The proposed earthworks will be screened from sight by the proposed deck and will not be visually discernable from beyond the boundaries of the subject site. As such, any visual amenity effects associated with the proposed earthworks are considered to be no more than minor.
- The proposed earthworks are relatively small and will not alter the natural topography of the subject site. The proposed earthworks are consistent with earthworks previously undertaken on both the subject site and the neighbouring residential properties. As such, any adverse effects on the natural character of the subject site or the wider environment are considered to be no more than minor.
- The proposed earthworks are small in size and scale and will not adversely affect the stability of the subject site.

- The subject site is not within a Significant Cultural or Archaeological Resource as identified in the City of Lower Hutt District Plan. As such any cultural or historical effects arising from the proposal is considered to be at a level that is acceptable under the District Plan.

11. Do special circumstances exist?

No

12. Application to be:

Non-notified

Section 93(1) (b)

Effects minor, no parties adversely affected by the proposal.

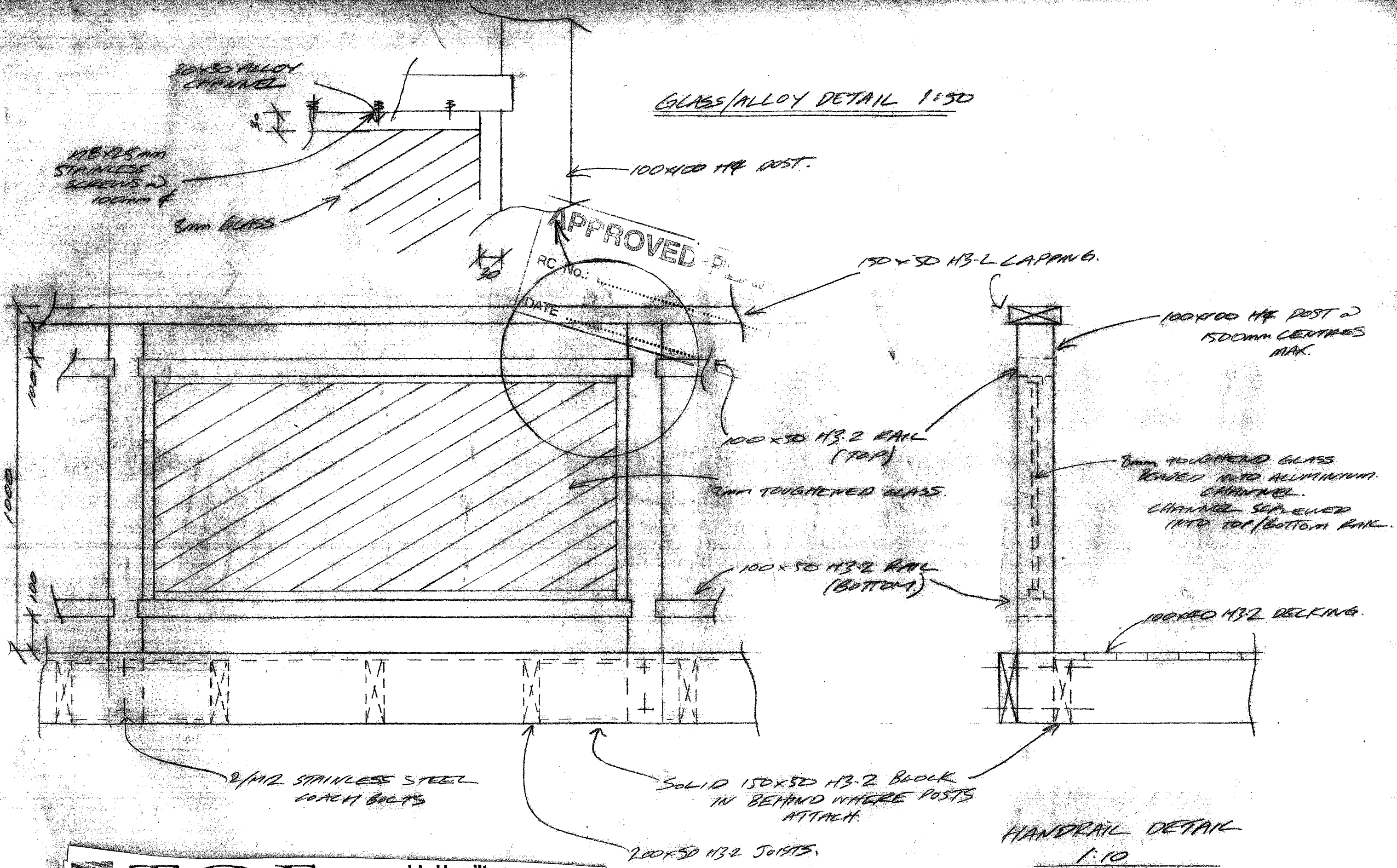
Person authorised to determine whether notified, service of notice or non-notified.

Name: James Beban – Resource Consents Planner

Signature James Beban

Date 1 February 2008

DATE:





T.O.E
Total Outdoor Experience
step outside in quality and style

Liz Hamilton

T.O.E Limited	Office	04 2365600
P.O.Box 52027	Fax	04 2365601
Titahi Bay	Email	design@toe.co.nz

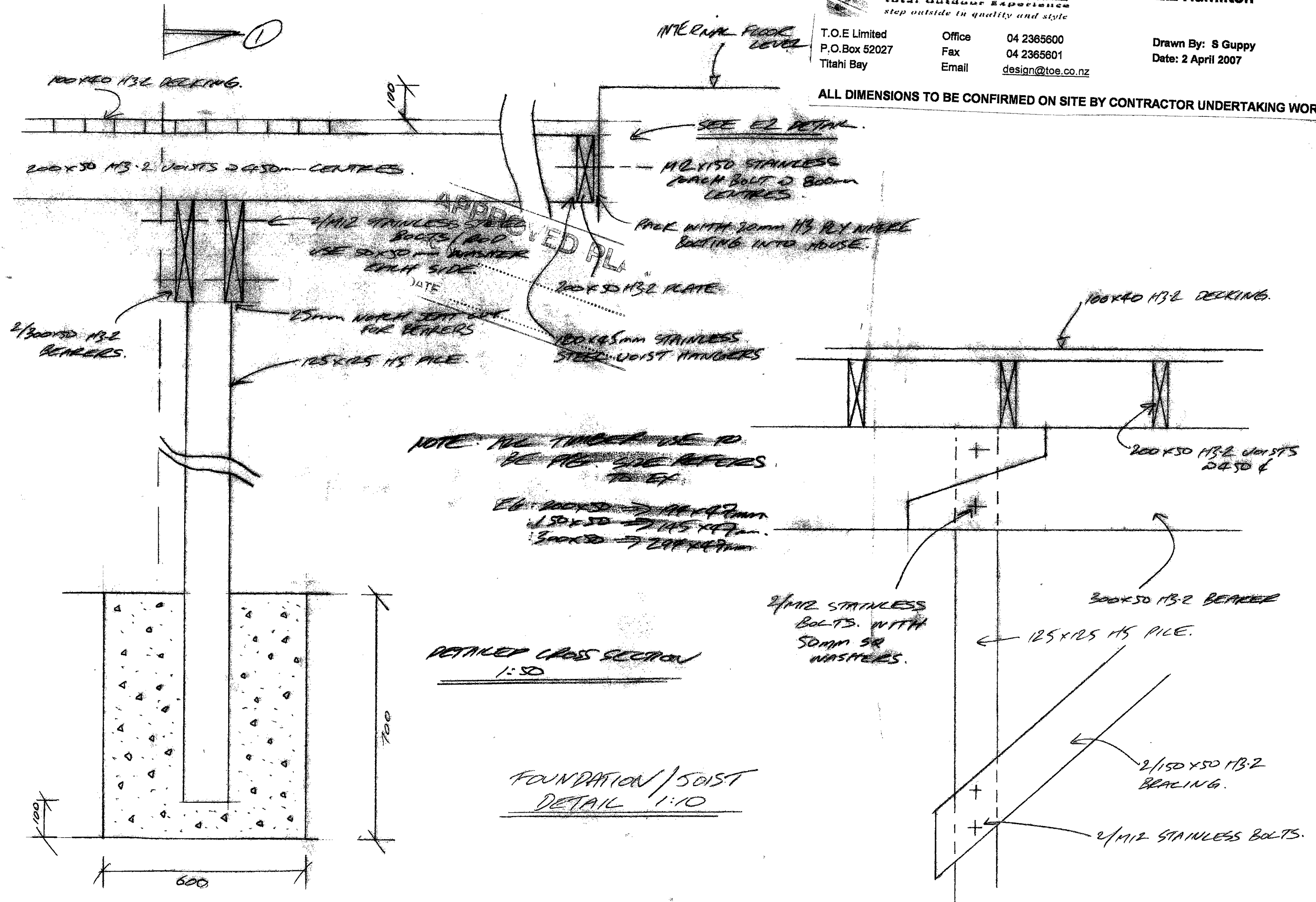
Drawn By: S Guppy

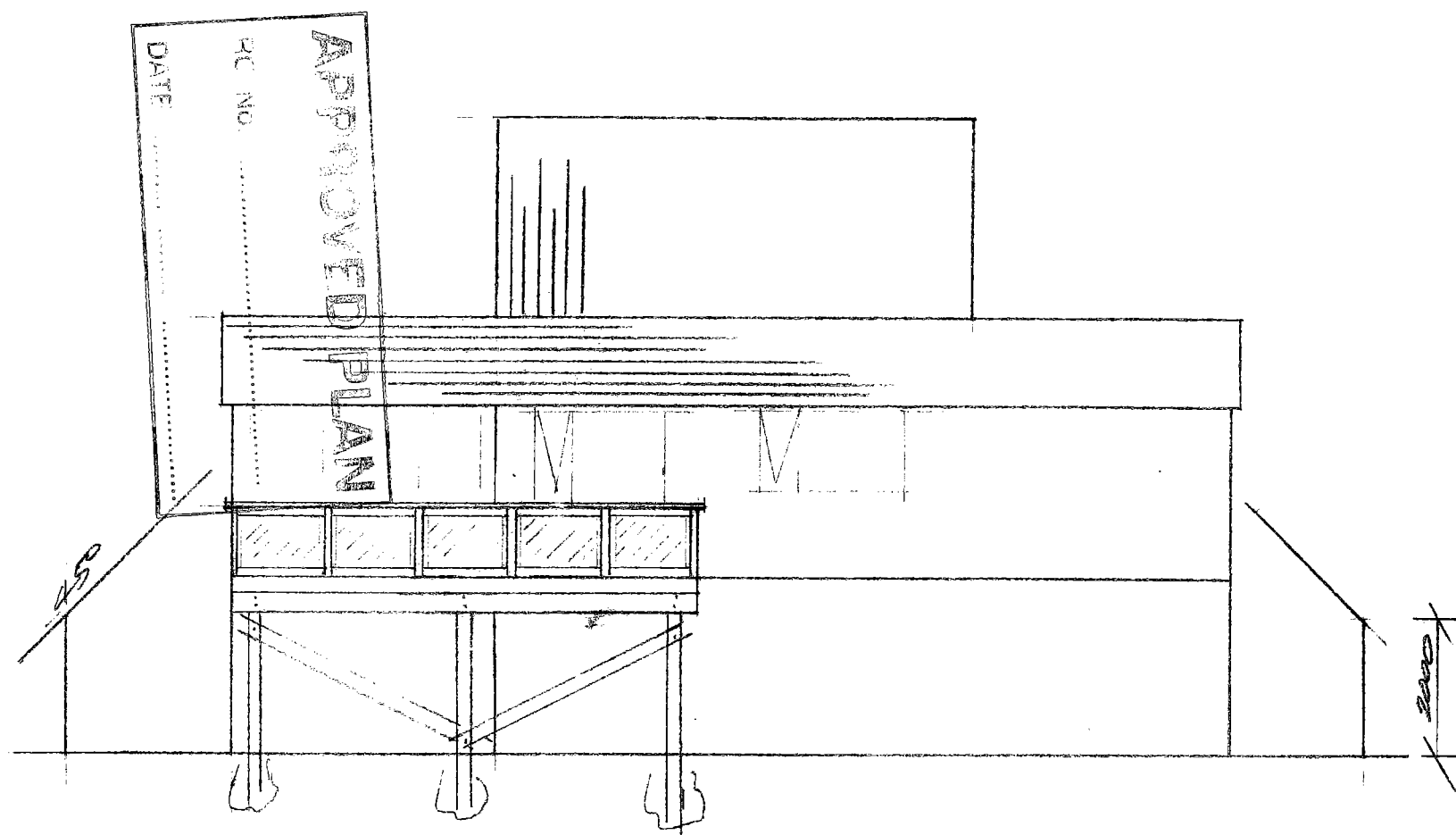
Date: 2 April 2007

LH

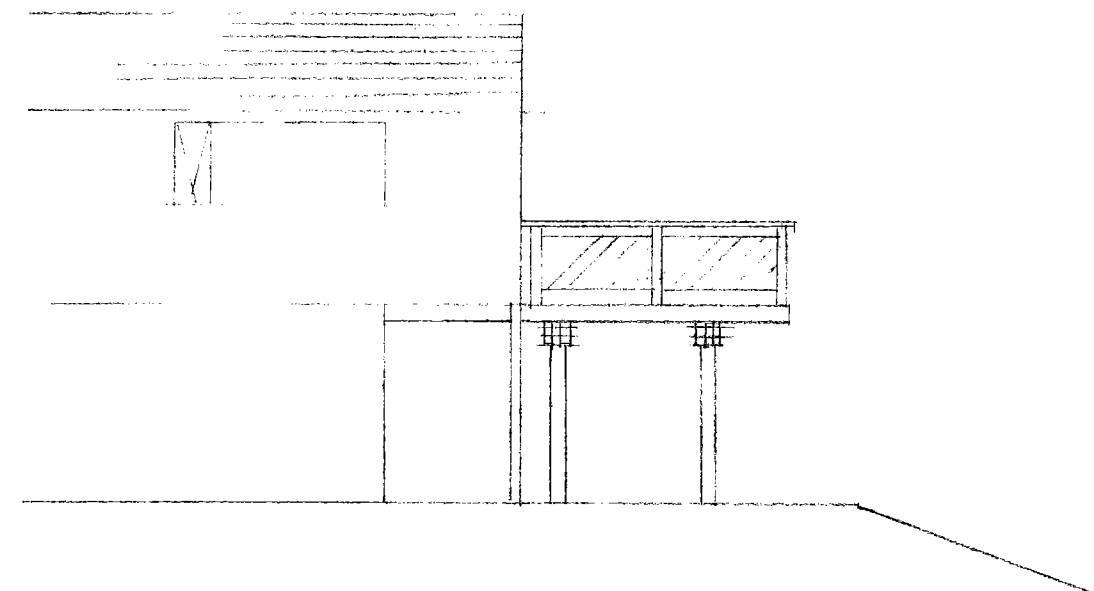
ALL DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR UNDERTAKING WORKS

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR UNDERTAKING WORKS





SOUTH - EAST ELEVATION
1:100.



SOUTH - WEST ELEVATION
1:100



T.O.E
total Outdoor Experience
step outside in quality and style

T.O.E Limited
P.O.Box 52027
Titahi Bay

Office 04 2365600
Fax 04 2365601
Email design@toe.co.nz

Liz Hamilton

Drawn By: S Guppy
Date: 2 April 2007

EH

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR UNDERTAKING WORKS

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

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

There appears to be a fence which looks like could have been put there from council which does block off Road Reserve to this property.

If you would a photo of the property boundry 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 vehicle crossing(s) to the property are properly located and meet council construction standards.

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

ARCHIVES

SEARCH METHODOLOGY

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

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

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

ARCHIVE FILE REFERENCES

The Information Management Team has identified through their search of council archives that the following files may contain information about the property: ARCH 13125 Petone Property File, ARCH 13212 Petone Central Filing, ARCH 31107 Petone Borough Engineers, ARCH 36922, ARCH 37559 Petone Property File.

Contacts	Email
Archive information	archives@huttcity.govt.nz

ARCH 13125

CLIMIE, SPENCER & HOLMES MILLER

CONSULTING CIVIL & STRUCTURAL ENGINEERS, REGISTERED SURVEYORS

J. KENNETH CLIMIE, FI STRUCT E, FNZIE
MARTYN G. SPENCER, C.ENG., MICE, MNZIE
J. HOLMES MILLER, OBE, BA, FNZIS
DONALD A. JACKSON, C.ENG., BSC(ENG.), MICE, MNZIE
BRUCE L. PURDIE, MNZIS

TELEPHONES: 47-196, 41-378

P.O. BOX 588

A.M.P. CHAMBERS
FEATHERSTON STREET
WELLINGTON, 1, N.Z.

COPY

C/1064

2 September, 1974

~~The Borough Engineer~~
~~Petone Borough Council~~
~~P.O. Box 38-001~~
~~PETONE.~~

PETONE BOROUGH COUNCIL

RECEIVED

- 4 SEP 1974

INWARDS LETTER No.

(DUPE)
1523

Dear Sir:

P.B.C. SUBDIVISION NO. 1
STANHOPE GROVE

When we have completed the as built survey of this subdivision we will send you a report on the earthfilling, showing the location and results of the tests taken and general comments on the filling operations.

The extent of the earth fill covers either part of or all of Lots 4 to 7, 10 to 12, 22 to 24, 27 to 31 and 36 to 41, all inclusive.

In view of the fact that the lots will be available for sale before we have submitted the above mentioned report we wish to advise you at this stage that from our inspections of the work during construction, and from the results of the field density tests taken, it is our opinion that the earth fills were constructed in accordance with the specification and generally in accordance with N.Z.S. 4413P:1973 'Code of Practice for Earth Fill for Residential Development'. However, although the standards adopted conform to practices which experience has shown to produce fills of satisfactory stability for residential building sites, it is our opinion that building on fills shall be limited to residential construction involving one and two storey timber framed buildings not requiring specific design in terms of N.Z.S. 1900. The acceptance of this report does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

Apart from the areas of compacted earth fill, topsoil and other organic soils have been spread on the surface of all building lots to a depth generally between 1ft and 1ft6" but possibly slightly deeper in local small areas.

We trust that this letter provides all the information you require at this stage.

Yours faithfully,
CLIMIE, SPENCER & HOLMES MILLER


D.A. JACKSON

c.c. Town Clerk P.B.C.
Clerk of Works P.B.C.

APPENDIX BCERTIFICATE OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL
DEVELOPMENT

— — — — —

To (name and address
..... of Local Authority)
.....

CERTIFICATE OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT

Subdivision

Owner/Developer

Location

This is to certify that the earth fills shown on the attached
plan No. have been placed ^{generally} in compliance with the terms
of NZS 4431P.

While work was in progress I retained as my inspecting engineer the
engineer named below who is registered in terms of the New Zealand
Engineers Registration Act 1924.

.....
Address

During the work, the inspecting engineer and his staff made periodic
visits of inspection to the site as detailed in his report No.
which is attached. Details of the soil testing carried out to
check the quality of the fill by the inspecting engineer and his
testing agency are also included in this report.

The attached plan No. shows Lot Nos.
.....
to be affected by filling and the extent of the fill.

In the opinion of the inspecting engineer the following special limitations should be observed:

.....

This certification, that the earth fills have been placed *in generally in* compliance with the terms of NZS 4431P does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

..... (signature)

..... (position)

..... (date)

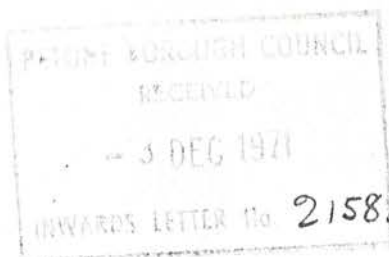
on behalf of

.....

(name of Owner/Developer)

2 December 1971

The Town Clerk,
Petone Borough Council,
P.O. Box 38-001,
PETONE



Dear Sir,

LONDONS ROAD SUBDIVISION
STAGE 1 PROPOSAL NO. 3
KOROKORO

As requested, I have considered the above proposal which was recommended for approval in principle at the Town Planning Committee meeting of 30 November 1971 and have the following general comments in respect of the section widths provided for.

While I appreciate that the subdivision should be considered in principle only, I think that certain matters relating to detail should be recorded at this early stage to facilitate subsequent detailed planning.

33

It is noted that Lots ~~16~~, 34 and 35 would not meet the minimum standard frontage for residential sites to be recommended for adoption in the review of the district scheme, and that some of the Lots provided for diminish in width to below 50 feet at a fairly short distance back from the street boundary. This is particularly so in respect of Lots 7, 8, 24, 26 and 27.

Where sections diminish in width towards the rear, they should not be of a lesser width than the minimum permitted frontage at approximately half their depth or at least 60 feet back from the street. This provision aims to secure an adequate building area after front and side yard provision.

It is also noted that a majority of sections are provided for at a width and/or frontage of between 50' and 55'. Although this standard would meet the subdivisional requirements of the review of the district scheme, I think that the objectives of the Council, in respect of the standard of housing development, would be achieved more readily by reducing the number of sections and increasing individual section widths. Although this would increase the cost of development per section, it would not necessarily prove to be less economic as the market value of each section should increase correspondingly.

Orientation and aspect influence individual house sitings to a major degree and, if advantage is to be taken of the harbour views available, a fair measure of freedom as to siting should be built into the subdivision by increasing section widths.

2/12/71.

In view of the southerly aspect of the subdivision, a degree of difficulty in the orientation of dwellings to obtain the best of the view and sunlight could be anticipated.

My experience in other districts has been that sections of a width of 60 feet can be restrictive where the siting of fairly substantial houses is concerned. It has often been said that the yard requirements are too restrictive but, in my view, the problem in most cases lies not in the yard requirements but in the size and particularly the width of sections as subdivided.

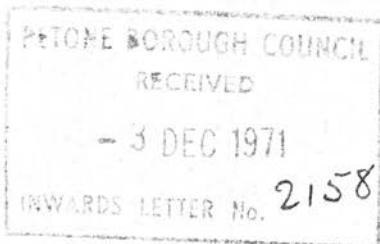
The quality of the houses to be erected would depend largely on the quality of the subdivision. In other words, if the market value of the sections is relatively low then the type of house likely to be developed would be correspondingly low cost.

The plans are returned herewith.

Yours faithfully,



John A. Churchill
Town Planning Consultant



ARCH 13212

File No:

78/13

Title:

SUB - DIV.

STANHOPE GROVE

DATE

SIGNATURE

DATE

SIGNATURE

New File
48/13

122

PARTICULARS AND CONDITIONS OF SALE OF FIFTY-FOUR
RESIDENTIAL SECTIONS TO BE SOLD BY JOHN WARD (U.N.)
LIMITED on the property on Saturday the 7th day of
September 1974 at 11 o'clock in the forenoon on account
of The Mayor Councillors and Citizens of the Petone
Borough Council (hereinafter referred to as "the vendor").

PARTICULARS

Forty (40) Residential Lots being the whole of the land comprised
in subdivision in London Road, Korokoro being carried out by the
Mayor Councillors and Citizens of the Borough of Petone and to be
known as STANHOPE GROVE the said lots being comprised in a
subdivisional plan now lodged in the Land Registry Office at Wellin-
ton under No. 42145 being a subdivision of the following parcels
of land:-

- LOT 1 on Land Transfer Plan No. 42145 containing 1425 square metres
more or less.
- LOT 2 on Land Transfer Plan No. 42145 containing 2083 square metres
more or less.
- LOT 3 on Land Transfer Plan No. 42145 containing 2264 square metres
more or less.
- LOT 4 on Land Transfer Plan No. 42145 containing 817 square metres
more or less.
- LOT 5 on Land Transfer Plan No. 42145 containing 506 square metres
more or less.
- LOT 6 on Land Transfer Plan No. 42145 containing 651 square metres
more or less.
- LOT 7 on Land Transfer Plan No. 42145 containing 702 square metres
more or less.
- LOT 8 on Land Transfer Plan No. 42145 containing 794 square metres
more or less.
- LOT 9 on Land Transfer Plan No. 42145 containing 966 square metres
more or less.
- LOT 10 on Land Transfer Plan No. 42145 containing 1058 square metres
more or less.
- LOT 11 on Land Transfer Plan No. 42145 containing 736 square metres
more or less.
- LOT 12 on Land Transfer Plan No. 42145 containing 757 square metres
- LOT 13 on Land Transfer Plan No. 42145 containing 839 square metres
more or less.
- LOT 14 on Land Transfer Plan No. 42145 containing 708 square metres
more or less.
- LOT 15 on Land Transfer Plan No. 42145 containing 699 square metres
more or less.
- LOT 16 on Land Transfer Plan No. 42145 containing 679 square metres
more or less.
- LOT 17 on Land Transfer Plan No. 42145 containing 829 square metres
more or less.
- LOT 18 on Land Transfer Plan No. 42145 containing 653 square metres
more or less.

- LOT 19 on Land Transfer Plan No. 42145 containing 898 square metres more or less.
- LOT 20 on Land Transfer Plan No. 42145 containing 613 square metres more or less.
- LOT 22 on Land Transfer Plan No. 42145 containing 617 square metres more or less.
- LOT 23 on Land Transfer Plan No. 42145 containing 915 square metres more or less.
- LOT 24 on Land Transfer Plan No. 42145 containing 760 square metres more or less.
- LOT 25 on Land Transfer Plan No. 42145 containing 793 square metres more or less.
- LOT 26 on Land Transfer Plan No. 42145 containing 723 square metres more or less.
- LOT 27 on Land Transfer Plan No. 42145 containing 643 square metres more or less.
- LOT 28 on Land Transfer Plan No. 42145 containing 993 square metres more or less.
- LOT 29 on Land Transfer Plan No. 42145 containing 825 square metres more or less.
- LOT 30 on Land Transfer Plan No. 42145 containing 612 square metres more or less.
- LOT 31 on Land Transfer Plan No. 42145 containing 570 square metres more or less.
- LOT 32 on Land Transfer Plan No. 42145 containing 565 square metres more or less.
- LOT 33 on Land Transfer Plan No. 42145 containing 974 square metres more or less.
- LOT 34 on Land Transfer Plan No. 42145 containing 943 square metres more or less.
- LOT 35 on Land Transfer Plan No. 42145 containing 881 square metres more or less.
- LOT 36 on Land Transfer Plan No. 42145 containing 1102 square metres more or less.
- LOT 37 on Land Transfer Plan No. 42145 containing 600 square metres more or less.
- LOT 38 on Land Transfer Plan No. 42145 containing 570 square metres more or less.
- LOT 39 on Land Transfer Plan No. 42145 containing 593 square metres more or less.
- LOT 40 on Land Transfer Plan No. 42145 containing 630 square metres more or less.
- LOT 41 on Land Transfer Plan No. 42145 containing 682 square metres more or less.

CONDITIONS OF SALE

1. Each lot is offered for sale subject to a reserve price and subject thereto the highest bidder for each lot shall be the purchaser thereof, and if any dispute shall arise respecting any bidding the lot shall be put up again for sale at the last previous undisputed bidding.

2. The Vendor reserves the right for the Auctioneer to refuse any bid and no person shall advance at any bidding less than such a sum as may from time to time be named by the Auctioneer and no bidding shall be retracted.

3. The Vendor reserves the right:

- (i) To bid generally by itself or its agents or the Auctioneer.
- (ii) To offer any one or more lots for sale separately or together with any one or more other lots.
- (iii) To auction the lots in any order decided on by the Vendor or the Auctioneer.
- (iv) To withdraw any lot or lots from sale before the same is or are actually sold without declaring the reserve price or prices.

4. The Purchaser of each lot shall complete his purchase and pay the purchase money payable in respect of the lot or lots purchased by him and interest on his purchase money in manner following: that is to say:-

- (a) Immediately after the fall of the hammer he shall pay into the hands of the Auctioneer as agent for the Vendor a deposit in cash amounting to 10% of the purchase money and shall sign the schedule attached hereto in respect of his purchase and shall also pay to the Auctioneer at the same time the Stamp Duty payable on such contract.
- (b) On the 7th of October 1974 he shall pay to the Vendor a further sum amounting to 15% of the purchase money.
- (c) On the 7th of March 1975 he shall pay to the Vendor a further sum amounting to 25% of the purchase money.

- (d) On the 7th of September 1975 he shall pay to the Vendor a further sum amounting to 10% of the purchase money.
- (e) On the 7th of December 1975 he shall pay to the Vendor a further sum amounting to 10% of the purchase money.
- (f) On the 7th of March 1976 he shall pay to the Vendor a further sum amounting to 10% of the purchase money.
- (g) On the 7th of June 1976 he shall pay to the Vendor a further sum amounting to 10% of the purchase money.
- (h) On the 7th of September 1976 he shall pay to the Vendor the balance of the purchase money.
- (i) As from the 7th of October 1974 he shall pay to the Vendor interest on the balance of the purchase money for the time being owing by him at the rate of 8% per annum payable on the dates hereinbefore stipulated for payment of instalments of the balance purchase money.

5. The Purchaser shall have the right at any time to pay the whole or any part of the balance purchase money being not less than \$100 or a multiple thereof on any of the aforementioned dates at any time, and interest shall cease to accrue on all sums so paid from the respective dates of payment.

6. Vacant possession of each lot shall be given and taken on the 7th of October 1974 provided that the Purchaser shall not be entitled to possession until payment of the instalment of the purchase price due by him on the 7th of October 1974 as hereinbefore provided has been made. Rates and any other outgoings in respect of each lot shall be adjusted between the Vendor and the Purchaser of that lot as at the 7th of October 1974.

7. All payments of interest and balance of purchase money shall be made by each Purchaser free of any deduction to the Petone Borough Council, 238-248 Jackson Street, Petone, or as the Vendor shall by notice in writing direct.

8. Upon payment in accordance with the terms hereof by the Purchaser to the Vendor of the balance of his purchase money and interest on of all the money

provisions hereof the Purchaser shall be entitled to a good and registrable transfer of the said land executed by or on behalf of the Vendor (after first, if so required, being executed by the Purchaser) such transfer to be prepared by and at the cost in all things of the Purchaser and to contain such provisions by way of restrictions and easements relative thereto and covenants in relation to such easements and all obligations on his part which under the within written Conditions are competent to be inserted therein together with a further fencing covenant as provided in clause 15 hereof. Such transfer shall be left at the offices of the solicitors to the Vendor at least ten (10) days prior to the date for completion PROVIDED THAT NOTWITHSTANDING the provisions aforementioned the Purchaser shall not be entitled to call upon the Vendor to execute a transfer of the land purchased until the plan of subdivision presently known as Land Transfer Plan No. 42145 has been deposited in the Land Transfer Office at Wellington AND the vendor for its part undertakes to take all reasonable steps to have such plan deposited as expeditiously as possible.

2. The Purchaser of each of the lots set out below and for the benefit of all other lots comprising the said subdivision and as part of the general scheme of development thereof will covenant in the transfer hereinbefore referred to as follows:-

(a) LOTS 1-20 and 22-41

THAT he will not build on the land purchased any buildings other than one family dwelling house with (if required) a garage or other such building or buildings as would normally be appurtenant to a family dwelling house and in particular will not erect any multi-unit dwelling or any edifice whatsoever for commercial or industrial use but such covenant so far as it relates to commercial or industrial use shall not enure in breach of any future zoning ordinance enacted by any competent authority classifying the said land here99 as commercial or industrial land.

(b) LOTS 4 to 7, 10 to 12, 23, 24, 27 to 31 and 37 to 41

Vendor to protect his interest under the Deed by means of registration of a Caveat or other document and to contain a further provision that the Purchaser will should he sell the land hereby purchased obtain the covenant of any Purchaser from him in like terms to the Deed mentioned herein. Such Deed and any Caveat or other document requiring registration as aforesaid shall be prepared and registered at the purchaser's expense.

11. As from the execution of the contract and pending completion of the sale the said land shall be at the risk of the Purchaser in all things and the Vendor shall be under no liability in respect thereof.

12. Each lot is believed and shall be taken to be correctly described as to quantity, quality and otherwise and no error, mis-statement or mis-description whether in the Particulars or these Conditions or the advertisement of sale shall annul the sale of the property or entitle either the Vendor or the Purchaser to compensation.

13. The Vendor does not warrant the accuracy of any matter or fact contained in any advertisement for sale or any statement by any agent and the Purchaser is deemed to have verified the same to his own satisfaction and to have entered into the contract in reliance solely upon his own judgment.

14. The Purchaser shall be deemed to have inspected the boundaries of his lot and no compensation shall be payable or demanded by reason of the fact that survey pegs shall be found to be missing and the Vendor shall be under no liability at any time to point out to the Purchaser the location of any boundary or of any survey peg or pegs nor to replace any pegs.

15. The Vendor shall not be liable to erect or maintain or contribute towards the costs of the erection or maintenance of any boundary or dividing fence between the lot sold and any adjoining land for the time being owned or occupied by

THAT he will not without the prior consent in writing given by the Engineer for the time being of any competent authority exercising control over the land being purchased erect nor cause to be erected on the said lots any residential dwelling other than a residential dwelling comprising no more than two storeys in height and being of timber framed construction and weatherboard walls and surrounds such dwelling not to require any specific design in terms of the New Zealand Standard By-laws 1900.

(c) LOTS 1 to 3, 12, 20, and 22 to 24

THAT he will not at any time deposit or dump any sand scoria, soil, shingle or any other soil or material whatsoever over the cut batters, fill slopes or natural slopes forming part of or adjacent to the land hereby purchased nor will he without the prior written consent of the Engineer for the time being of any competent authority exercising control over the said land carry out any excavation in the said batters, fill or natural slopes.

(d) LOTS 3, 6 to 10 and 12 to 17

THAT he will not at any time erect or cause to be erected any building, garage, shed, outhouse or structure whatsoever on the cut batters, slopes or benches thereof of the land purchased and agrees that this restriction will be incorporated in the transfer in terms of a building line restriction to be noted on the title of each particular lot to which it applies.

10. Notwithstanding anything to the contrary hereinbefore contained the Vendor expressly reserves the right of exempting any unsold lots from the restrictions mentioned in clause 9 hereof AND FURTHER the Vendor shall be at liberty if it so desires to call upon the Purchaser of any lot or lots at any time to enter into and execute a Deed of Covenant with the Vendor in which the Purchaser shall covenant to abide by the restrictions imposed in clause 9 hereof such Deed to be prepared by the Vendor's solicitors and to contain a clause allowing the

the Vendor but this provision shall not ensure for the benefit of any Purchaser of such adjoining land or any part thereof.

16. Each lot is sold subject to all encumbrances (if any) which now or may on deposit of the plan affect the same and the Vendor shall not be liable if it shall be found that any fence is not erected upon the true boundary or that any building or erection encroaches upon the property hereby sold.

17. All requisitions and objections (if any) in respect of title and not precluded by these Conditions shall be delivered in writing to the Vendor or its solicitors within fourteen (14) days from the date of deposit of the subdivisional plan in the Land Transfer Office at Wellington and if not so delivered shall be deemed to be waived and for the purposes of this condition time shall be deemed to be strictly of the essence of the contract.

18. Should any proper requisition or objection whatsoever be insisted upon which the Vendor shall be unable or unwilling to satisfy or comply with the Vendor may notwithstanding any attempt to remove or satisfy the same or any negotiations or litigation in respect thereof by notice in writing to the Purchaser or his solicitor rescind the contract upon repaying to the Purchaser the said deposit (without interest or costs) which shall be accepted in full satisfaction of all claims hereunder or otherwise howsoever.

19. If default or breach shall be made by the Purchaser in performance or fulfilment of the above Conditions or any of them or in payment of any moneys payable hereunder (the time for such performance fulfilment or payment fixed by these Conditions being both at law and in equity strictly of the essence of the contract) then and as often as the same shall happen it shall be lawful for the Vendor in addition and without prejudice to any other remedies it may have:-

- thereon either for specific performance (in which case the whole of the unpaid purchase money owing hereunder shall immediately become due and payable) or for damages for breach of this contract, or
- (b) To rescind this contract whereupon all moneys theretofore paid by the Purchaser shall be forfeited to the Vendor as liquidated damages PROVIDED THAT the right to rescind shall not be available to the Vendor after payment of the instalment due 7th October, 1971 or
 - (c) To re-enter upon and take possession of the said land without making any formal demand, and
 - (d) Without giving notice to the Purchaser or tendering a transfer to the Purchaser to resell the said land either by public auction or private contract subject to such conditions as the Vendor thinks fit and any deficiency in price and all expenses attending the resale or any attempted resale of the property shall be recoverable by the Vendor from the Purchaser as liquidated damages.

20. Any notice required to be given by either party of which either party may wish to give to the other hereunder may in case of the Purchaser be delivered to him personally or posted to him at his usual or last known address in New Zealand and shall be deemed to be duly given when so delivered or posted or in the case of the Vendor may be left at the offices of the Petone Borough Council, 238-248 Jackson Street, Petone.

WE, the persons whose names addresses and descriptions are set out in the Schedule hereto attached do hereby respectively acknowledge that at the sale by auction conducted this day we were the highest bidders for and were declared the purchasers of the respective lots and at the prices set opposite our respective names in the said Schedule and that we have paid 403 to the undersigned Auctioneer as agent for the Vendor the deposit and stamp duty likewise shown in the said Schedule

- 8 -

AND we respectively agree to complete the purchase of the said lots according to and in pursuance of the terms set out in the attached Particulars and Conditions of Sale.

DATED this 7th day of September 1974.

SCHEDULE

LOT: 37 + 38.

Full name, address
and occupation of
Purchaser:

Roy Leonard GLASTONBURY
9. ARUN CRESCENT,
MELROSE. (Company Director)

Purchase Price:

\$12,200 + \$10,200

Deposit Paid:

\$1220 + \$1020

Stamp Duty Paid:

\$122 + \$102

Purchaser's
Solicitors:

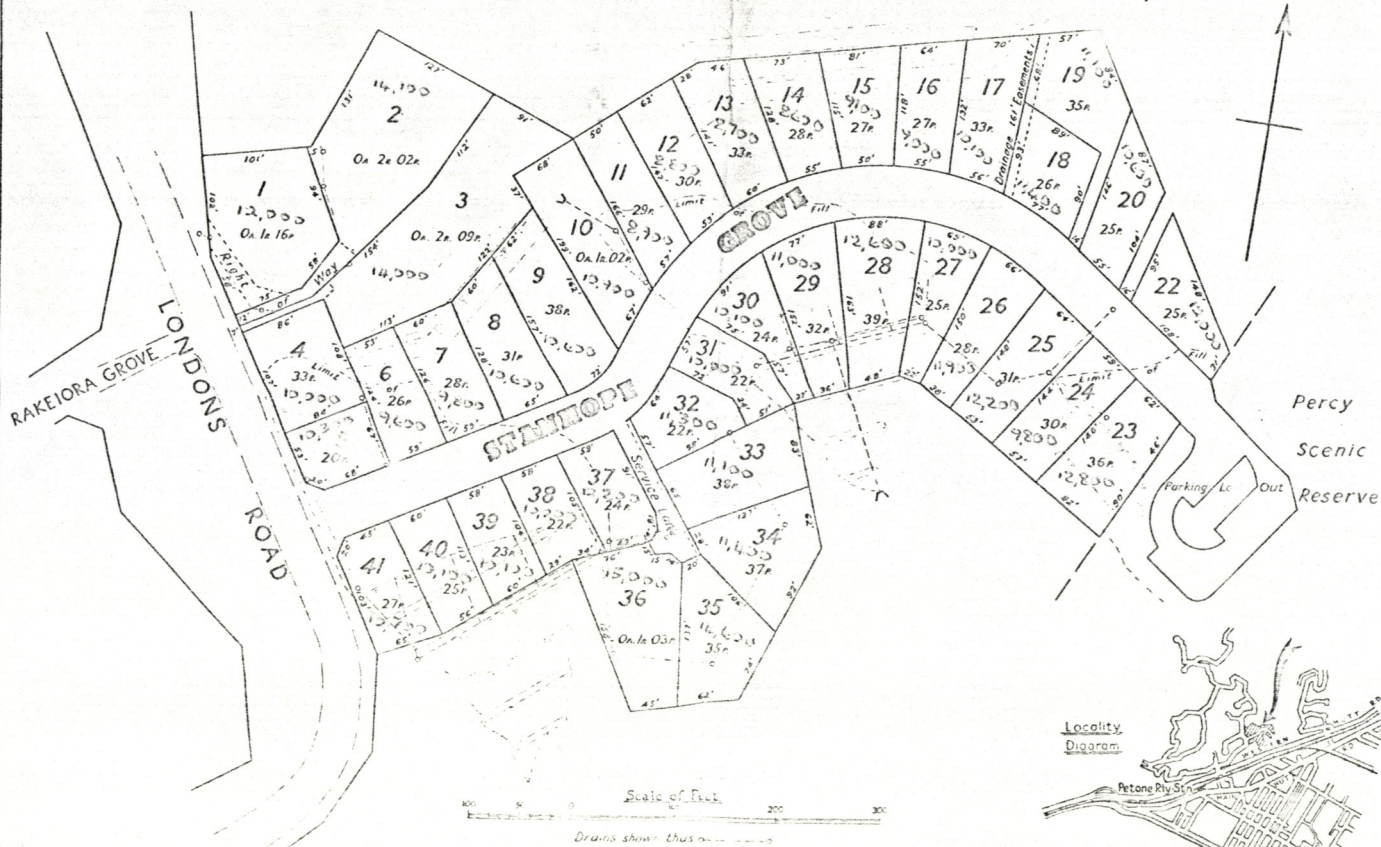
Mr. M^cDonald
Raine, Collins, Armour & Brock.

Purchaser's
Signature:

R L Glastonbury

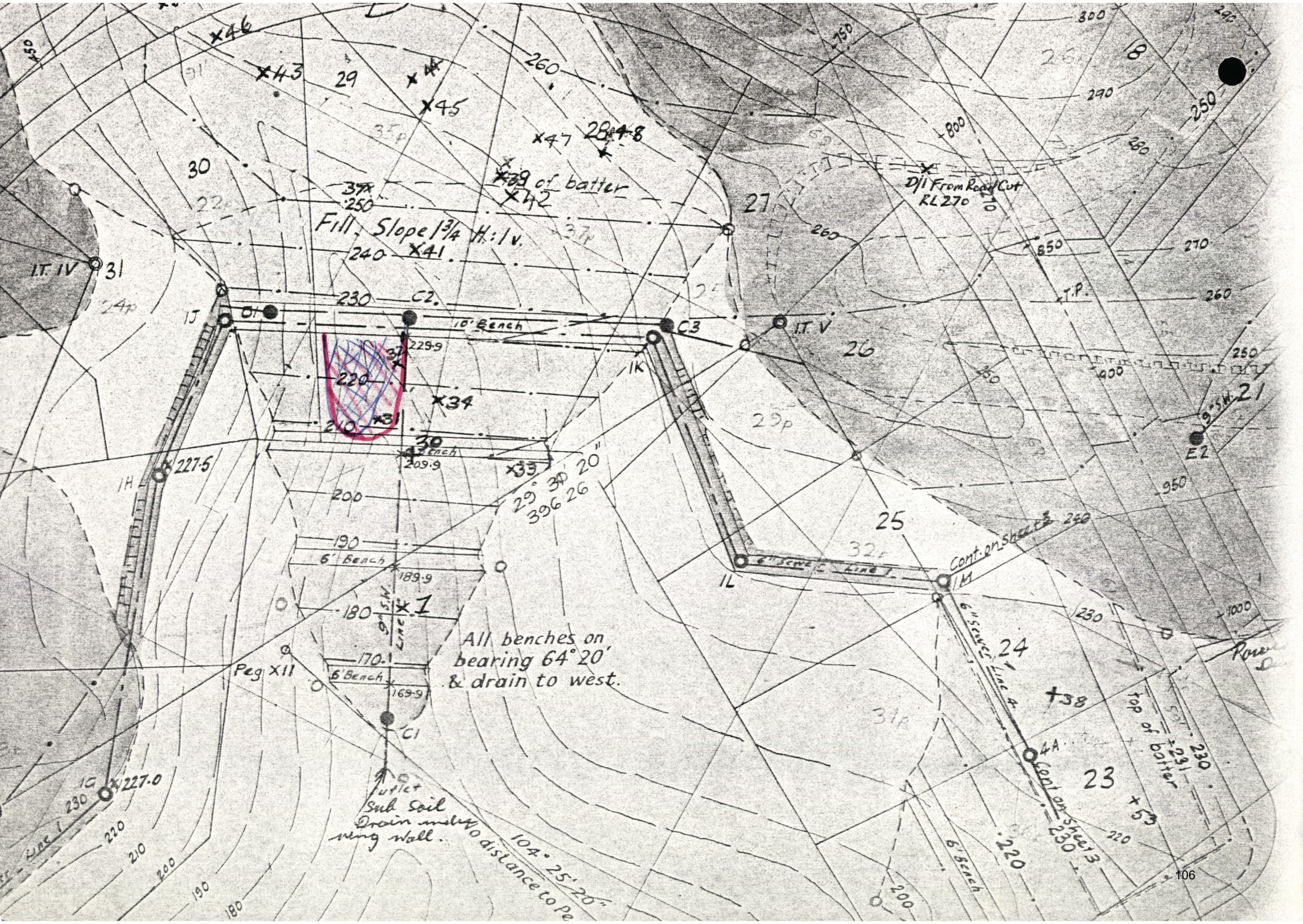
As authorised agent of the Vendor the Auctioneer HEREBY CONFIRMS
the sale under and subject to the said Conditions and HEREBY
ACKNOWLEDGES the receipt of the said deposit and stamp duty.

Petone Borough Council's Exclusive Londons Rd. Stanhope Subdivision



"STANHOPE GROVE" DEVELOPMENT, (L.T. PLAN 42145.)
PETONE BOROUGH

CLIMIE, SPENCER & HOLMES MILLER
CIVIL - STRUCTURAL - SURVEYING
106-4



ARCH 31107

[Arch 31107]

P.B.C. Subdivision No. 1

STANHOPE GROVE

1976

CLIMIE, SPENCER & HOLMES MILLER

CONSULTING CIVIL & STRUCTURAL ENGINEERS, REGISTERED SURVEYORS

11/34

J. KENNETH CLIMIE, FI STRUCT E, FNZIE
MARTYN G. SPENCER, C. ENG., MICE, FNZIE
J. HOLMES MILLER, OBE, BA, FNZIS
DONALD A. JACKSON, C. ENG., BSC(ENG.), MICE, MNZIE
BRUCE L. PURDIE, MNZIS
PETER C. SMITH, BE, MNZIE

TELEPHONE: 722-261
P.O. BOX 588
A.M.P. CHAMBERS
FEATHERSTON STREET
WELLINGTON, 1, N.Z.

C/1064

9 June, 1976

The Borough Engineer
Petone Borough Council
P.O. Box 38-001
PETONE.



Dear Sir:

P.B.C. SUBDIVISION NO. 1 - STANHOPE GROVE
REPORT ON EARTH FILLING

We submit this report on the earthfilling and the compaction control tests carried out for this subdivision.

1. Original Site Conditions

The original topography of the site before the subdivision contract commenced is shown on drawing 1064/17. The hillside falls from the north to the south towards the Western Hutt Road (State Highway 2) and was cut by two deep gullies which were subsequently filled by Fills A & B. In an earlier contract administered by the Petone Borough Council, in 1967, a large portion of the spur between the two gullies was removed and used as fill for the widening and re-alignment of London Road. The resulting gently graded platform left by this cut shows up between the 230' and 260' contours on the spur, with a steep cut face at the north west end of the platform rising from 260' to 320'.

The western side of Gully A was transformed by this earlier widening of London Road and the face of the gully was displaced in an easterly direction. Compaction control testing on these earthworks was carried out and reported to you by Messrs Brickell, Moss, Rankine and Hill.

Prior to the commencement of the subdivision contract the entire site was covered with vegetation in the form of native bush (mainly secondary growth), scrub, or gorse.

2. Earthworks Specification

The Specification, dated December, 1972, for the construction of these works was prepared by us and submitted to you in January, 1973.

Compaction control was specified to be based on the maximum dry density obtainable by standard compaction at optimum moisture content determined by Test No. 11 in B.S. 1377 : 1967 (same as Test No. 10 in B.S. 1377 1961). Fill was to be spread in layers and compacted to 95% relative compaction (i.e. 95% of maximum) except that within 18" of finished carriageway subgrade levels the relative compaction was to be 100%.

3. Construction and Control

The extent of the areas of cut and fill and the original and new contours are shown on drawing 1064/17. Earth fill covers either part of or all of Lots 4 to 7, 10 to 12, 22 to 24, 27 to 31 and 36 to 41, all inclusive. The earthworks were carried out between August 1973 and January, 1974.

During the preparatory stages for the earthworks all vegetation was stripped from areas of cut and fill; topsoil was stripped and stockpiled for respreading on the finished building lots; and unsuitable soils (e.g. containing detrimental quantities of organic matter or having unacceptable plastic qualities) were removed from the bottoms of gullies and elsewhere on the site. The area where the major portion of unsuitable soils was removed was in the bottom of Gully B where soft, plastic clays and silts and organic matter up to 15' deep were excavated out over about 75% of the length of the gully. Some of the unsuitable soils were removed from the site and some were stockpiled with the topsoils for respreading.

In a few places, where trees were located on the junction between the fill embankment and the steep natural ground surface on the sides of Gully B, the stripping of topsoil and the removal of roots was curtailed 2' or 3' below the finished surface level in order to preserve the trees. Such places are obvious due to the presence of the trees at the edges of the embankment.

3. Construction and Control (cont)

A 9" diameter reinforced concrete subsoil pipe was laid in a trench backfilled with drainage metal over the full length of the base of Gully A. Branch pipes or additional blankets of drainage metal were laid from any damp areas in the sides of the gully, or from depressions in the sides of the gully, to join up with the main subsoil trench. A similar procedure was adopted in the base of Gully B except that for the length where the deep cut was made to remove unsuitable soils a blanket of drainage metal, approximately 10' wide and averaging 1' in thickness, was placed in the bottom of the cut instead of laying a subsoil pipe. This drainage blanket drains by gravity into a 9" subsoil pipe towards the toe of the fill embankment.

Seepage occurred in parts of Lots 12 to 14 along the toe of the high cut batter. A 2" diameter perforated plastic subsoil pipe surrounded with drainage metal was laid in a trench at the toe of cut batter commencing in Lot 15 and continuing past the toe of the natural hillside to discharge through the concrete stormwater headwall in Lot 10. This is shown on drawing 1064/16 'As Built Record of General Drainage Layout'.

During the course of the filling operations in Gully A it was found that part of the western face of the gully was composed of uncompacted soil which had been tipped over the face of the compacted road embankment at the conclusion of the widening of London Road under a previous contract (Refer to Section 2 of this report). This soil was excavated by benching into the face back to firm ground. Apart from a few pockets of wet soil which were removed completely the material was suitable for filling and was spread and compacted in layers with the normal filling.

All the fill material was obtained from cut areas on the site and consisted of clayey silts and sandy silts, which were residual greywacke soils, some of which contained gravel sized angular fragments. In all cases the larger fragments broke down to small gravel sizes and to fine soil during machine handling operations. Some small zones of highly plastic soils were uncovered in the cuts and were removed from the site.

Compaction of the fill was carried out using a sheeps foot roller together with a loaded Terex T.S.14. scraper. For a short period a self propelled wedge foot tamping roller was also used.

Four soil types were tested to obtain the maximum dry density and optimum moisture content by standard compaction in the specified tests and the results are shown in Appendix A.

3. Construction and Control (cont)

Sixty field density tests were carried out during the earth filling operations and the results are tabulated in Appendix II. Soil test locations are shown on drawing 1064/17. In the majority of cases one point compaction tests were carried out on the field density samples to identify the soil type control curve. Where the one point test did not fall on one of the standard curves an interpolated curve was adopted and is denoted by an asterisk in the table.

Apart from the areas of compacted earth fill, topsoil and other organic soils were spread on the surface of all building lots to a depth generally between 1' and 1'6", but possibly slightly deeper in local small areas.

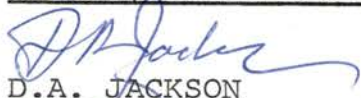
During the preparatory stages for the earthworks and during the earthfilling we carried out regular visits to the site to observe operations and to issue instructions to Downer and Co. Ltd, the Contractor. Closer daily supervision was carried out by The Council's Clerk of Works. The soil testing was carried out partly by our staff and partly by the Council's staff under our control.

4. Conclusions

From our inspections of the work during construction, and from the results of the field density tests taken, it is our opinion that the earth fills were constructed in accordance with the specification and generally in accordance with N.Z.S. 4413P:1973 'Code of Practice for Earth Fill for Residential Development'. However, although the standards adopted conform to practices which experience has shown to produce fills of satisfactory stability for residential building sites, it is our opinion that building on fills shall be limited to residential construction involving one and two storey timber framed buildings with timber weather-board walls not requiring specific design in terms of N.Z.S. 1900. The acceptance of this report does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

We trust that this report contains all the information you require.

Yours faithfully,
CLIMIE, SPENCER & HOLMES MILLER


D.A. JACKSON

Enclosures Appendix I
Appendix II
Drawing 1064/17

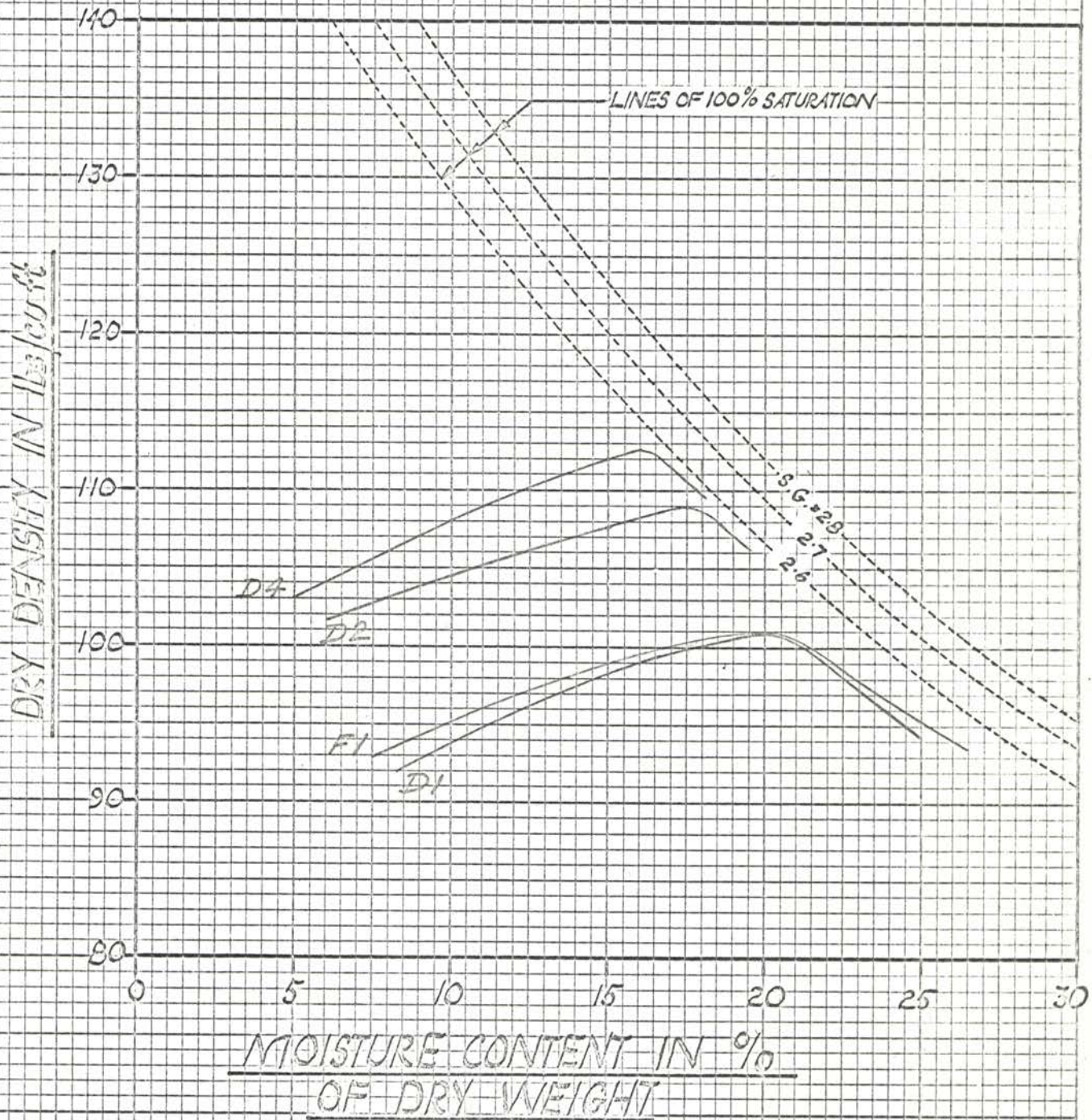
(Three copies submitted)

APPENDIX 1

STANDARD COMPACTION TESTS

Test 11, B.S. 1377:1967 (Same as Test 10, B.S. 1377:1961)

Soil Type	D1	D2	D4	F1
O. M.C. %	20	17.5	16	20
Max. Dry Density p.c.f.	101	109	113	101



Test No.	Date	Fill Area	R.L. Ft.	Co-ordinates Metres		Standard Compaction			Field Test			Remarks
				N	E	Soil Type	O.M.C. %	Max Dry Density p.c.f.	M.C. %	Dry Density p.c.f.	Relative Compaction %	
1	5.10.73	B	166	709168	308251	F1	20.0	101	21.0	100.4	99	
2	8.10.73	A	165	709072	308166	D2 & D3	-	-	23.5	93.8	-	D3 soil very plastic. Bad weave in fill. Removed from fill 10.10.73
3	11.10.73	A	171	709075	308164	D2	17.5	109	17.7	113.7	104	
4	12.10.73	A	177	709082	308159	D2*	15	113	11.0	109.3	97	
5	16.10.73	A	188	709094	308153	D2	17.5	109	13.4	106.2	97	
6	26.10.73	A	191	709092	308153	D2*	16.0	112	15.4	106.0	95	
7	29.10.73	A	211	709117	308154	D2	17.5	109	13.4	105.7	97	
8	30.10.73	A	220	709130	308133	D2	17.5	109	12.8	105.3	97	
9	31.10.73	A	225	709110	308132	D2*	15.0	113	12.6	108	96	
10	2.11.73	A	232	709123	308159	D2	17.5	109	11.5	103.6	95	
11	3.11.73	A	235	709117	308119	D2	17.5	109	12.3	104.2	96	
12	6.11.73	A	239	709122	308138	D1*	20	103	17.9	98.2	95	
13	10.11.73	A	241	709124	308148	D2*	18.0	107	15.6	106.40	99	
14	19.11.73	A	244	709132	308125	D2	17.5	109	16.5	102.6	94	Ordered additional rolling

* Soil Types marked with an asterisk signify an interpolated curve where the one point test did not fall on a standard curve.

Test No.	Date	Fill Area	R.L. Ft.	Co-ordinates Metres		Standard Compaction			Field Test			Remarks
				N	E	Soil Type	O.M.C. %	Max Dry Density p.c.f.	M.C. %	Dry Density p.c.f.	Relative Compaction %	
15	20.11.73	A	246	709136	308134	D2*	18.5	106	13.1	101.9	96	
16	22.11.73	A	248	709131	308098	D2*	18.5	107	19.1	99.9	93	Ordered additional rolling
17	23.11.73	A	254	709123	308135	D4	16	113	11.5	107.8	95	
18	23.11.73	A	258	709117	308112	D2*	18.5	107	14.8	99.8	93	Ordered additional rolling & further test before placing more fill in this area (See Test 20)
19	24.11.73	A	261	709128	308106	D2*	18.5	107	15.0	101.9	95	
20	26.11.73	A	259	709117	308116	D4	16	113	10	109.4	97	Close to Test 18 after additional rolling
21	26.11.73	A	266	709154	308093	D2*	15	112	16	100.5	90	Soil removed, respread across Fill A area & recompacted.
22	27.11.73	A	257	709116	308111	D2*	18.5	107	12	102.8	96	
23	28.11.73	A	256	709120	308127	D2	17.5	109	11.5	106.3	98	
24	29.11.73	A	254	709129	308140	D2*	18.5	106	12.2	102.2	96	
25	30.11.73	A	273	709157	308090	D2*	18	108	12.8	102.9	95	
26	30.11.73	A	249	709141	308155	D2	17.5	109	9.7	104.2	96	
27	1.12.73	A	248	709146	308170	D4*	15	115	10.6	109.2	95	
28	1.12.73	A	268	709145	308097	D2*	19	105	12	101.6	97	

* Soil Types marked with an asterisk signify an interpolated curve where the one point test did not fall on a standard curve.

Test No.	Date	Fill Area	R.L. Ft.	Co-ordinates Metres		Standard Compaction			Field Test			Remarks
				N	E	Soil Type	O.M.C. %	Max Dry Density p.c.f.	M.C. %	Dry Density p.c.f.	Relative Compaction %	
29	3.12.73	A	278	709162	308088	D2	17.5	109	12.5	108.7	100	
30	3.12.73	B	170	709185	308239	D2*	18	108	15.8	106.3	98	
31	4.12.73	B	181	709186	308243	D2	17.5	109	19	105.8	97	
32	5.12.73	B	185	709192	308241	D2	17.5	109	16	106.8	98	
33	6.12.73	B	196	709187	308246	D4*	15.0	114	15.4	108.5	95	
34	7.12.73	B	204	709191	308244	D1*	18.5	105	12.3	102.3	97	
35	8.12.73	A	264	709155	308118	D4	16	113	14	111	98	
36	8.12.73	B				D1*	19	104	17.7	100.2	96	
37	10.12.73	B	225	709208	308226	D2*	18	107	17.5	100.4	94	
38	11.12.73	C		709193	308317	D4*	14.5	114	12	108.2	95	
39	11.12.73	B	230	709201	308238	D1*	19.5	102.5	15	100.8	98	
40	12.12.73	C	231	709201	308316	D2	17.5	109	11	104.7	96	
41.	13.12.73	B	230	709204	308234	D2	17.5	109	13.4	107.5	98	
42	14.12.73	B	232	709217	308238	D2*	16	110	14.7	108.8	99	

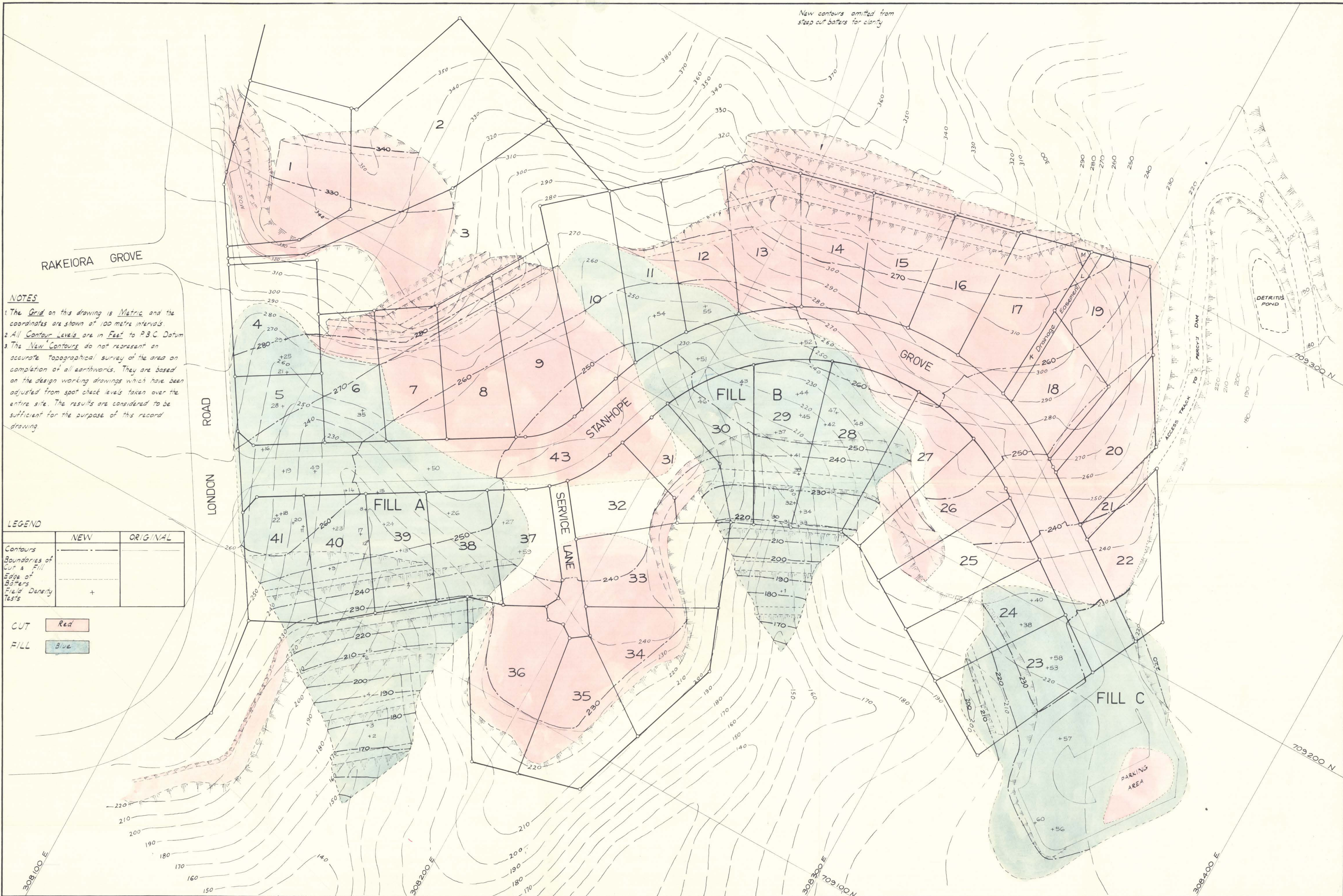
* Soil Types marked with an asterisk signify an interpolated curve where the one point test did not fall on a standard curve.

Test No.	Date	Fill Area	R.L. Ft.	Co-ordinates Metres		Standard Compaction			Field Test			Remarks
				N	E	Soil Type	O.M.C. %	Max Dry Density p.c.f.	M.C. %	Dry Density p.c.f.	Relative Compaction %	
43	14.12.73	B	235	709215	308211	D2*	18.0	107	13.3	106.5	100	
44	15.12.73	B	238	709221	308227	D2*	18.5	107	13.-	107	100	
45	17.12.73	B	238	709216	308230	D2	17.5	109	12.5	105.8	97	
46	17.12.73	B	240	709206	308202	D2*	18.5	107	15.8	103.7	97	
47	18.12.73	B	240	709222	308240	D2*	18	108	12.7	103.8	96	
48	20.12.73	B	245	709222	308246	D2*	18.5	107	12.5	102.6	96	
49	9. 1.74	A	261	709132	308127	D4	16	113	10.3	112.2	99	
50	10. 1.74	A	254	709149	308143	D4*	15.0	115	8.1	109.5	95	
51	10. 1.74	B	250	709216	308197	D4	16.0	113	11.9	116.9	103	
52	11. 1.74	B	258	709235	308221	D4	16	113	13.2	105.9	94	
53	11. 1.74	C	228	709186	308330	D2*	16.5	110	12	108.2	98	
54	14. 1.74	B	254	709221	308179	D2*	17	110	12.8	104.5	95	
55	14. 1.74	B	257	709230	308191	D2*	18	108	13.5	104	96	
56	17. 1.74	C	220	709146	308355	D2	17.5	109	12	102	94	

* Soil Types marked with an asterisk signify an interpolated curve where the one point test did not fall on a standard curve.

[illegible]

* Soil Types marked with an asterisk signify an interpolated curve where the one point test did not fall on a standard curve.



NOTES

1. The Grid on this drawing is Metric and the coordinates are shown at 100 metre intervals.
2. All Contour Levels are in Feet to P.B.C. Datum
3. The New Contours do not represent an accurate topographical survey of the area on completion of all earthworks. They are based on the design working drawings which have been adjusted from spot check levels taken over the entire site. The results are considered to be sufficient for the purpose of this record drawing.

LEGEND

	NEW	ORIGINAL
Contours	---	---
Boundaries of Cut & Fill	---	---
Edge of Batters	---	---
Field Density Tests	+	---

CUT Red

FILL Blue

No.	DESCRIPTION

SCALE 1 : 500

DESIGN SURVEY M.P. / G.D.M.

DRAWN M.P. / C.R.L.

CHECKED D.A. J.

DATE 2 / 76

COPYRIGHT OF THIS DRAWING IS VESTED IN CLIMIE SPENCER & HOLMES MILLER

PETONE BOROUGH COUNCIL
P.B.C. SUBDIVISION NO.1.
LOCATION OF FIELD COMPACTION TESTS

LEVELS TO
P.B.C. DATUM

CLIMIE, SPENCER & HOLMES MILLER
CIVIL - STRUCTURAL - SURVEYING
A.M.P. CHAMBERS, WELLINGTON 1., N.Z.
P.O. BOX 588 TELEPHONE 47-196

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE

ARCH 36922

5

9

0

2

5

8

Title _____

FILE OPENED _____ FILE CLOSED _____

PREVIOUS FILE _____ SUBSEQUENT FILE _____

CodafileTM 2

SPENCER, HOLMES MILLER & JACKSON

CONSULTING CIVIL & STRUCTURAL ENGINEERS, REGISTERED SURVEYORS

MARTYN G. SPENCER, C.Eng., MICE, FNZIE
SIR HOLMES MILLER, OBE, BA, FNZIS
DONALD A. JACKSON, C.Eng., BSc (Eng.), MICE, MNZIE
BRUCE L. PURDIE, MNZIS
PETER C. SMITH, BE, MNZIE

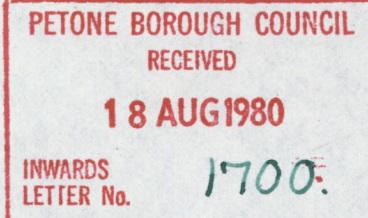


TELEPHONE: 722-261

P.O. BOX 588
WELLINGTON, 1, N.Z.

A.M.P. CHAMBERS
187 FEATHERSTON STREET
WELLINGTON, 1, N.Z.

The Borough Engineer
Petone Borough Council
P O Box 38 001
PETONE



14 August 1980

Dear Sir,

EARTHWORKS LOT 2, STANHOPE GROVE SUBDIVISION

During the course of our site visit on 18 July 1980 to inspect the slip below No 6 Stanhope Grove we searched for a leaking stopcock at the end of the private way serving Lots 1 to 3 at a higher level above the main point of the Stanhope Subdivision.

We wish to draw your attention to some earthworks which have been carried out in this area since the subdivision was completed in 1975. The enclosed print of Drawing 1064/17 (only partly coloured in), which formed part of our earthworks report of 9 June 1976 to the Borough Engineer, shows all earthworks on Lots 1 to 3 in cut with no filling. At our recent visit we noticed that additional material had been excavated from the cut batter on the northern side of Lots 1 and 2, leaving a projecting spur in which the sewer is located (refer to enclosed Drawing 1064/16). Although we are not absolutely sure, it appeared that some further excavation may have been carried out on the adjoining property to the north of Lots 1 and 2 where a new house has been built.

At present a house is under construction on Lot 1, but lots 2 and 3 are vacant. Whereas most of the building platform on Lot 2 is clear and bare soil, most of lot 3 is covered in scrub (we did not search for pegs to clearly define the boundary between the two lots). However, it is apparent that since the subdivision was completed and the Lots sold the building platform on Lot 2 has been built up, something of the order of one metre, compared with the adjoining areas.

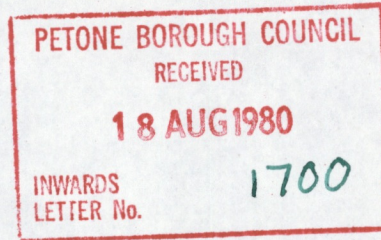
Presumably the filling came from the adjacent excavations. Several questions arise such as whether the original surface was cleared of vegetation and topsoil before placing the fill; whether the fill was adequately compacted; whether the present owner was the owner at the time the work was carried out; whether it was done with his knowledge and whether he is aware of the possible consequences if the work was not carried out to a satisfactory standard.

Mr. Douglas, see p 2 B

It may be that all work was carried out to the correct requirements and that there is no cause for concern. However, as discussed with you by telephone, we believe this should be placed on record.

Yours faithfully,
SPENCER, HOLMES MILLER & JACKSON.

D A Jackson
D A JACKSON



Mr. Douglas, Would you please search records to see if any approval to the placing of fill base was given at any time, perhaps with the building permit on the lots referred to in the letter.

NOTES

1. The Grid on this drawing is Metric and the coordinates are shown at 100 metre intervals.
2. All Contour Levels are in Feet to P.B.C. Datum
3. The New Contours do not represent an accurate topographical survey of the area on completion of all earthworks. They are based on the design working drawings which have been adjusted from spot check levels taken over the entire site. The results are considered to be sufficient for the purpose of this record drawing.

LEGEND

	NEW	ORIGINAL
Contours		
Boundaries of Cut & Fill		
Edge of Batters		
Field Density Tests	+	

CUT Red
FILL Blue



SCALE 1 : 500

DESIGN SURVEY M.P. / G.D.M.
DRAWN M.P. / C.R.L.
CHECKED D.A.J.
DATE 2 / 76

PETONE BOROUGH COUNCIL
P.B.C. SUBDIVISION NO.1.
LOCATION OF FIELD COMPACTION TESTS

LEVELS TO
P. B. C. DATUM

CLIMIE, SPENCER & HOLMES MILLER
CIVIL - STRUCTURAL - SURVEYING
A.M.P. CHAMBERS. WELLINGTON 1, N.Z.
P.O. BOX 588 TELEPHONE 47-196



c/1064

17

THE CONTRACTOR SHALL VERIFY
ALL DIMENSIONS ON SITE

	NEW	ORIGINAL
Stormwater		
Sanitary Sewer		
S.W. M.H.	●	○
S.S. M.H.	○	○
Sump		
Some sumps are shown on this drawing, but in general refer to sheets 14 & 15		

NOTE ~ 1) This drawing is to be read in conjunction with Sheets 14 & 15 for additional drainage details.
2) All contours & levels are in feet.
3) Contours generally omitted from building lots for clarity (See Sheet 17)

No.	DESCRIPTION
1	DESIGN SURVEY
2	DRAWN
3	CHECKED
4	DATE

SCALE	1 : 500
DESIGN SURVEY	M.P. / G.D.M.
DRAWN	M.P. / C.R.L.
CHECKED	D. A. J.
DATE	2/76

PETONE BOROUGH COUNCIL
P.B.C. SUBDIVISION NO.1.
AS BUILT RECORD OF GENERAL DRAINAGE LAYOUT

LEVELS TO
P.B.C. DATUM

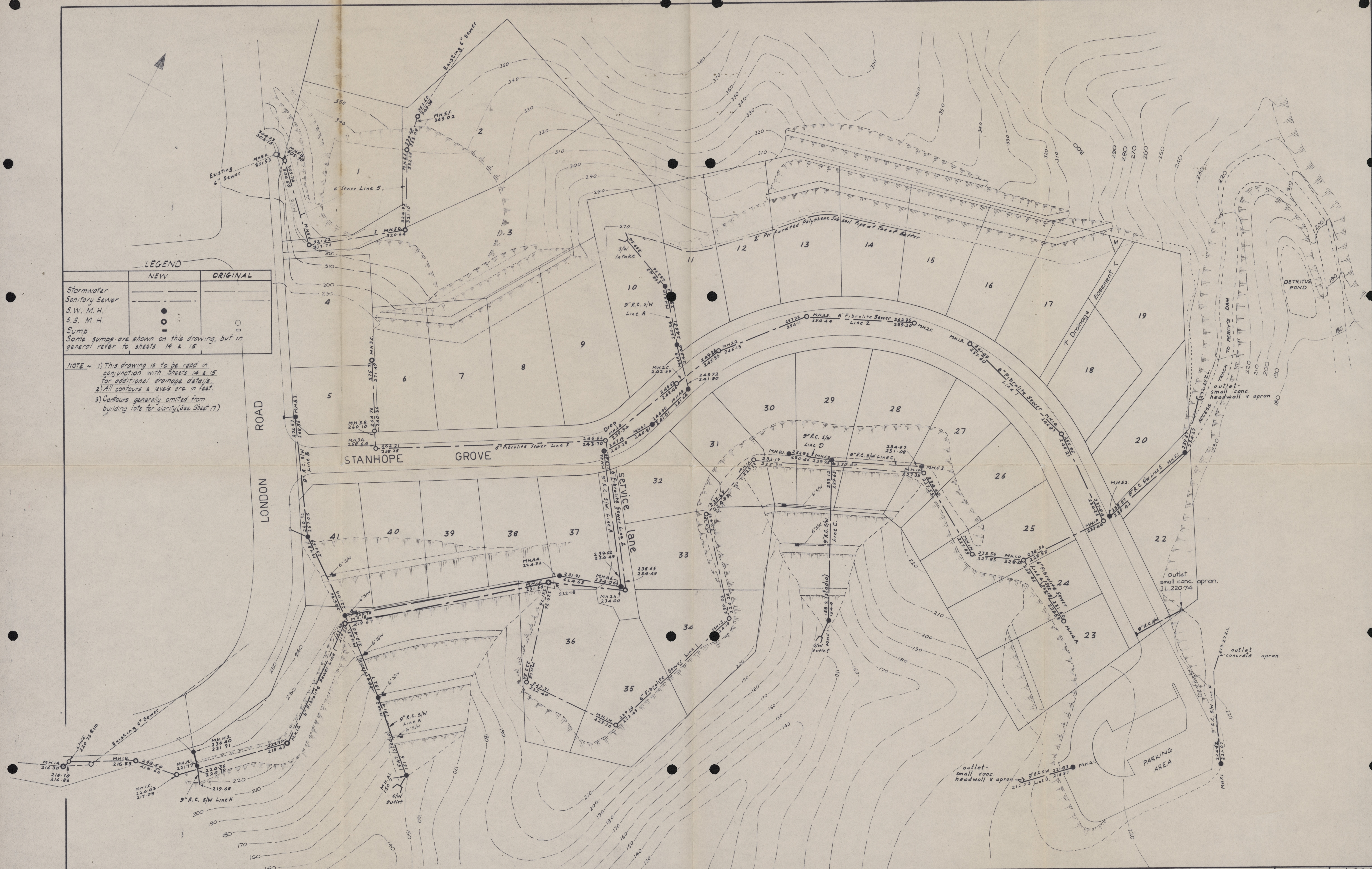
CLIMIE, SPENCER & HOLMES MILLER
CIVIL - STRUCTURAL - SURVEYING
A.M.P. CHAMBERS. WELLINGTON 1., N.Z.
P.O. BOX 588 TELEPHONE 47-196



c/1064

16

THE CONTRACTOR SHALL VERIFY
ALL DIMENSIONS ON SITE



IK/JW

4th October, 1963.

Mr. Nolan,
23 Douglas Street,
LOWER HUTT.

Dear Sir,

ADDITIONS - 97 RICHMOND STREET, PETONE.

I would advise you that your application for the above has been approved.

The Building Permit can be obtained at the Borough Engineer's Office on payment of £14.12. 0, £10. 0. 0 of which is refundable footpath and roadway damage deposit.

Yours faithfully,

N. Kenaghinis
BOROUGH ENGINEER.

ARCH 37559

Title _____

FILE OPENED _____ FILE CLOSED _____

PREVIOUS FILE _____ SUBSEQUENT FILE _____

CodafileTM 2

File No: 16600/257/40

Title: 2 Stanhope
Grove

DATE

SIGNATURE

DATE

SIGNATURE

AJB:BB

16600/257-40

24 November 1982

Mr. J. M. Fitzpatrick
2 Stanhope Grove
KOROKORO

Dear Sir,

I refer to your letter of 8th October. One sewer connection to the stormwater system was found as a result of your first report and this was fixed, but a full check on other houses was delayed due to a staff member involved being away on leave for a prolonged period.

Checks have now been completed and one other wrong connection found. This has been fixed and I expect that the pollution will now cease.

Thank you for your assistance in this matter.

yours faithfully,

A. J. BUTLER
BOROUGH ENGINEER

c,c. Town Clerk.

Mr BUTLER*Please report back to me**12/10/82*
Chapman

2 Stanhope Grove
Korokoro
8.10.82

The Town Clerk,
Petone Borough Council,
P.O. Box 38-001,
PETONE.



Dear Sir,

In mid-August I reported to your Engineering staff, that I had discovered that raw sewage was being discharged from a storm-water outlet near my house. The outlet carries stormwater into a ponding area about 70 metres from my property.

Mr Douglas and I identified the particular outlet, which services a large number of houses in my neighbourhood, and he explained that sometimes connections are inadvertently made to the stormwater main instead of to the sewerage system.

He assured me that prompt action would be taken to carry out dye tests, to establish the source of the trouble, so that it could be corrected.

The sewage is still being discharged, and because of the health factor I am naturally anxious to see the matter fixed. My purpose in writing to you is to ask if you would please confirm for me that action has been taken to locate the offending connection and have it attended to. I look forward to your reassurance.

Yours faithfully,

(J.M. FitzPatrick.)

AJB:BB

Ref: 16600/257/40

24 July 1980

Mr. J. M. Fitzpatrick
2 Stanhope Grove
KOROKORO

Dear Sir,

SLIP AT STANHOPE GROVE.

Thank you for your letter. Both matters you raise have been investigated and I understand that the leak in the toby was caused by a fencing waratah being driven through the pipe.

There appears to be no reason to suspect any other problem in the water reticulation.

The slip will be repaired as soon as the cause has been fully assessed and a method formulated. It is being treated as a priority matter, but I do not consider that there is any immediate danger of a major slip occurring.

Yours faithfully,

A. J. BUTLER
BOROUGH ENGINEER.

Mr. *Mr. J. M. FitzPatrick*
 REFERRED TO YOU FOR:-
 1. ~~REPORT~~
 2. ANSWERING ✓
 3. ~~ACTION~~
 RETURN THIS PLEASE
 TOWN CLERK
 PETONE BOROUGH COUNCIL
 RECEIVED
 20 JUN 1980
 INWARDS
 LETTER No. 1235

2 Stanhope Grove,
 Korokoro,
 19.6.80.

The Borough Engineer,
 Petone Borough Council,
 P.O. Box 38001,
 PETONE,

Dear Sir,

My wife and I own a house at the above address, and I am writing about the reticulation of the water supply.

Last Saturday (14 June) there was a major leak in the water main outside the house of our next-door neighbours at 4 Stanhope Grove. A lot of water flowed to the bottom of their section, and subsequently there has been a bad slip on Council property just beyond their boundary. I understand that the leak - which I believe contributed to the slip - was caused by the failure of the connection between the water main and the toby outside number 4. It has been suggested that the particular type of connection that failed has been found to be unsatisfactory in the past.

Our concern is that the connection from the mains to our house might be defective also, and could cause water to find its way through to our section, with the consequent risk of slipping. This concern is strengthened by the fact that last winter a part of both our neighbours' and our sections slipped, and at the time we were unable to account for it happening. Perhaps there had been a leakage of water from the connection that finally blew last weekend, that had increased the pore water pressure and consequently caused that slip.

The real worry that my wife and I have is that we might have a defective connection from the mains to our domestic water supply too, with seepage occurring now, or with the possibility of a burst happening in the future.

Could you check the connection to our house, and replace any part that is suspicious, please? Maybe there is no problem, but the only way to ascertain this is to look, and two slips in the vicinity of the defective connection next door seems like more than coincidence. We would be greatly reassured if you could check the condition of our connection.

I look forward to hearing from you.

Yours faithfully,

J. M. FitzPatrick
 (J.M. FitzPatrick).

16600/257/40

6 May 1980

Mr. J. M. Fitzpatrick
2 Stanhope Grove
KOROKORO

Dear Sir,

I refer to your letter of 28th April 1980, and wish to advise that you have our permission to go ahead to do more clearing and replanting on the area indicated in your sketch plan.

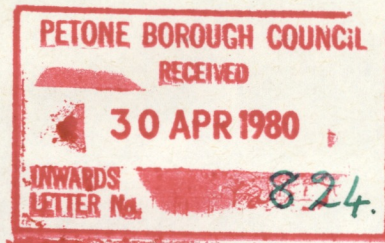
May I say that you have done an excellent job so far and I would like to congratulate you on your efforts.

If you require any further information would you please contact the Superintendent of Parks and Recreation, Mr. P. Coles.

Yours faithfully,

A. J. BUTLER
BOROUGH ENGINEER.

MR BUTLER



2 Stanhope Grove,
Korokoro,
28.4.80.

The Town Clerk,
Petone Borough Council,

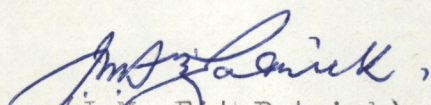
Dear Sir,

My wife and I own a property on the corner of London Rd and Stanhope Grove. The legal description is Lot 1, D.P. 46043, and we have part of the Recreation Reserve on our lower (Eastern) boundary. We have cleared our property of the gorse and broom that covered it when our house was built, and we have, in fact, similarly cleared part of the reserve adjacent to it. As the rubbish has been cleared we have planted shrubs, in order to beautify the area.

The purpose of our writing is two-fold. Firstly we seek Council's approval (albeit belatedly) to our continuing to look after the part of the Reserve that we have so far cleaned up and planted. Secondly, we would like permission to go a bit further with the clearing of the gorse, broom and blackberry, and re-planting.

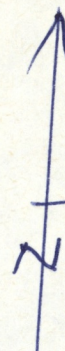
The enclosed sketch plan shows the area we are referring to, but it is not exactly to scale. The distances shown are approximate only. We would be happy to meet with any Council officer to talk about the request, and any terms that you would wish to impose on us. Our objective is simply to enhance the appearance of the area, by replacing the noxious growth with trees and shrubs, and I hope that Council would encourage us in this project.

Yours faithfully,


(J.M. FitzPatrick).

*Mr. Coles, would you please
contact Mr. FitzPatrick
to discuss this* *30.4.80*

STANHOPE GR.



LOT 1.

LONDON RD

ALREADY CLEARED.

20

25

EXTRA CLEARING
PLANNED

IW:BB

28 January 1976

Mr. T. Persico
29 Hinau Street
LOWER HUTT.

Dear Sir,

Please find enclosed Building Permit for dwelling at Lot 41, Stanhope Grove. As I was unaware that the late Mr. Holland had not signed off the plans and specifications you will note the conditions on the Permit that must be carried out.

Yours faithfully,

I. W. WHITCHER
BUILDING INSPECTOR.

ENCL.

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

POLICE

Phone 111 for emergencies or 105 for non-emergencies.

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

EXPLORE LOWER HUTT

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

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 [portal](#).

COMMUNITY SUPPORT

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

Contact Us

Phone	04 570 6666 or 0800 HUTT CITY
Calling from overseas	<u>0064 570 6666</u>
E-mail the LIM team	<u>Lim.reports@huttcity.govt.nz</u>
Feedback survey for the LIM team	<u>www.surveymonkey.com/r/LIMSURV</u>
E-mail Council	<u>contact@huttcity.govt.nz</u>
Website	<u>www.huttcity.govt.nz</u>
Report a Problem	<u>https://maps.huttcity.govt.nz/RAP/viewer/</u>
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	<u>www.facebook.com/huttcitycouncil</u>
Twitter	<u>www.twitter.com/huttcitycouncil</u>