



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

145 WAINUIOMATA ROAD WAINUIOMATA

Produced by Hutt City Council

05/09/2025

Reference: LIM251060

Professionals Redcoats [REDACTED]
28 Cornwall Street
HUTT CENTRAL 5010

Dear Professionals Redcoats [REDACTED]

Land information memorandum for 145 Wainuiomata Road WAINUIOMATA 5014

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,

Claudia Collins
LIM Officer

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OVERVIEW

PROPERTY ADDRESS

145 Wainuiomata Road WAINUIOMATA

LEGAL DESCRIPTION

LOT 1 DP 563676 RT 1002606

VALUATION NUMBER

1579015100

LAND AREA

341 m²

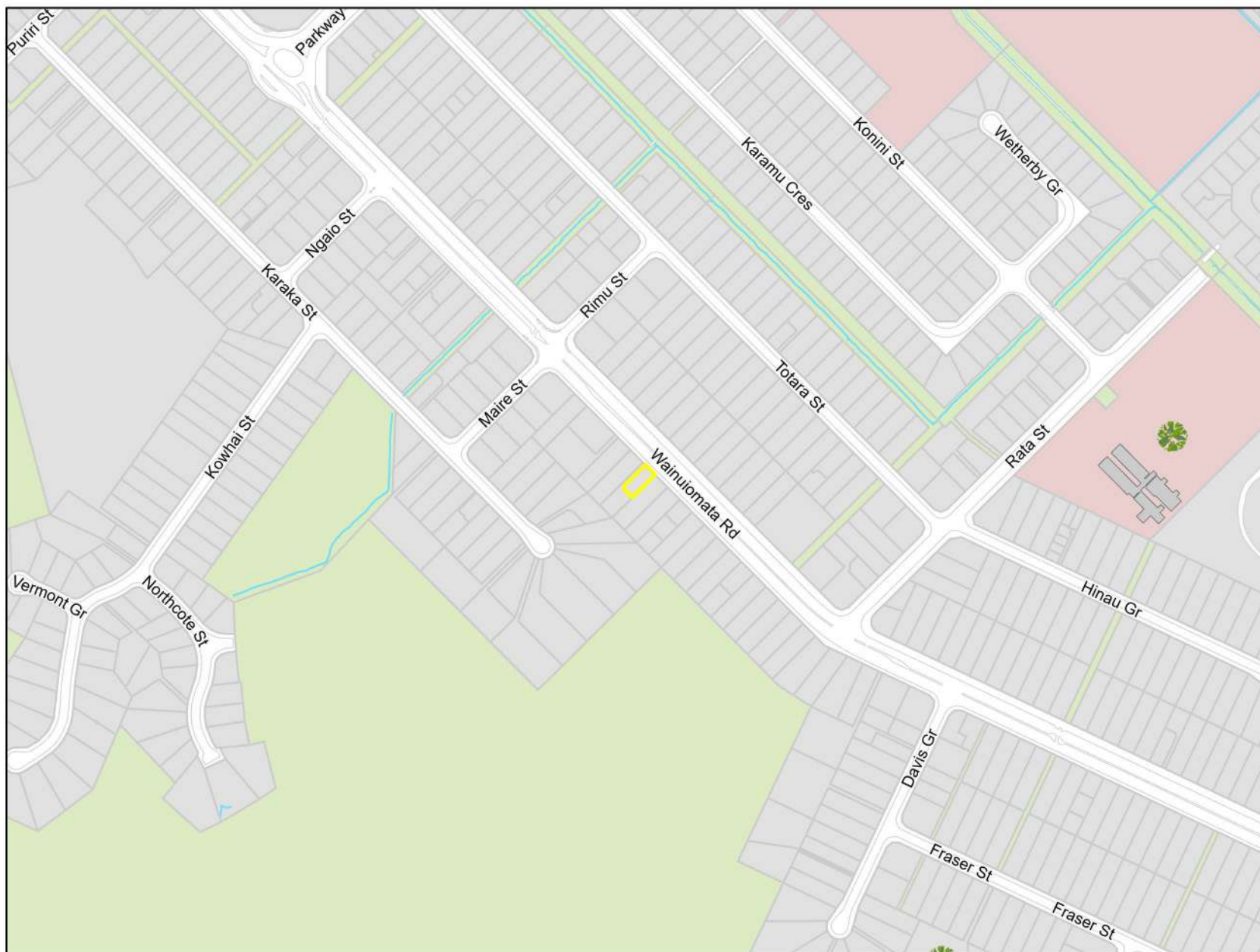
DEPOSITED PLAN

See the attached deposited plan.

| Contacts | Position | Phone |
|----------------|-----------------------------|-------------|
| Deposited Plan | Engineering Records Officer | 04 570 6666 |

PROPERTY DETAILS

| Type | Description |
|---|--|
| Suburb | Wainuiomata |
| Ward | Wainuiomata Ward |
| Rubbish Collection Day | Friday |
| District Plan - Activity Area | Medium Density Residential |
| District Plan - Flood Hazard Overlay | Inundation - Relevant. See District Plan Section Overland Flow Path - Relevant. See District Plan Section |
| Tsunami Evacuation Zone | No Evacuation Tsunami Zone (Green Zone) |
| Exposure Zone (Sea spray) | NZS 3604:2011 - 4.2.3.2 Zone C: Medium |
| Wind Zone (Indicative only) | This land is in a MEDIUM wind zone in accordance with NZS 3604:2011. |
| Geological and Nuclear Sciences 1:50,000 Soil Type | Alluvial gravel with sand and silt. Medium grained. Fan, scree, and colluvial gravels |



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



LOCALITY MAP

Scale: 1:5,000



- LIM Property
- Contours
- Properties
- Easements



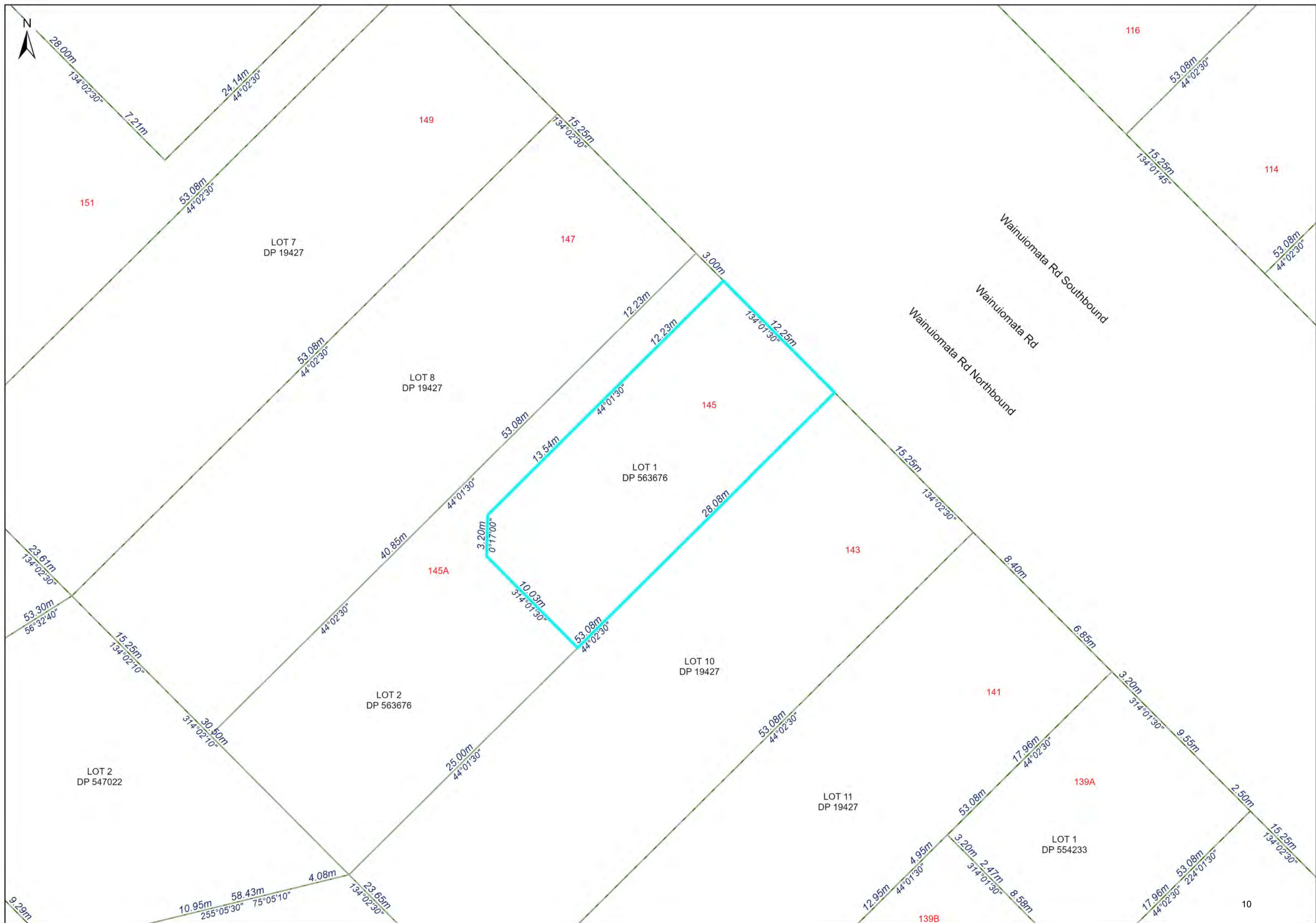
2025 AERIAL PHOTOGRAPH

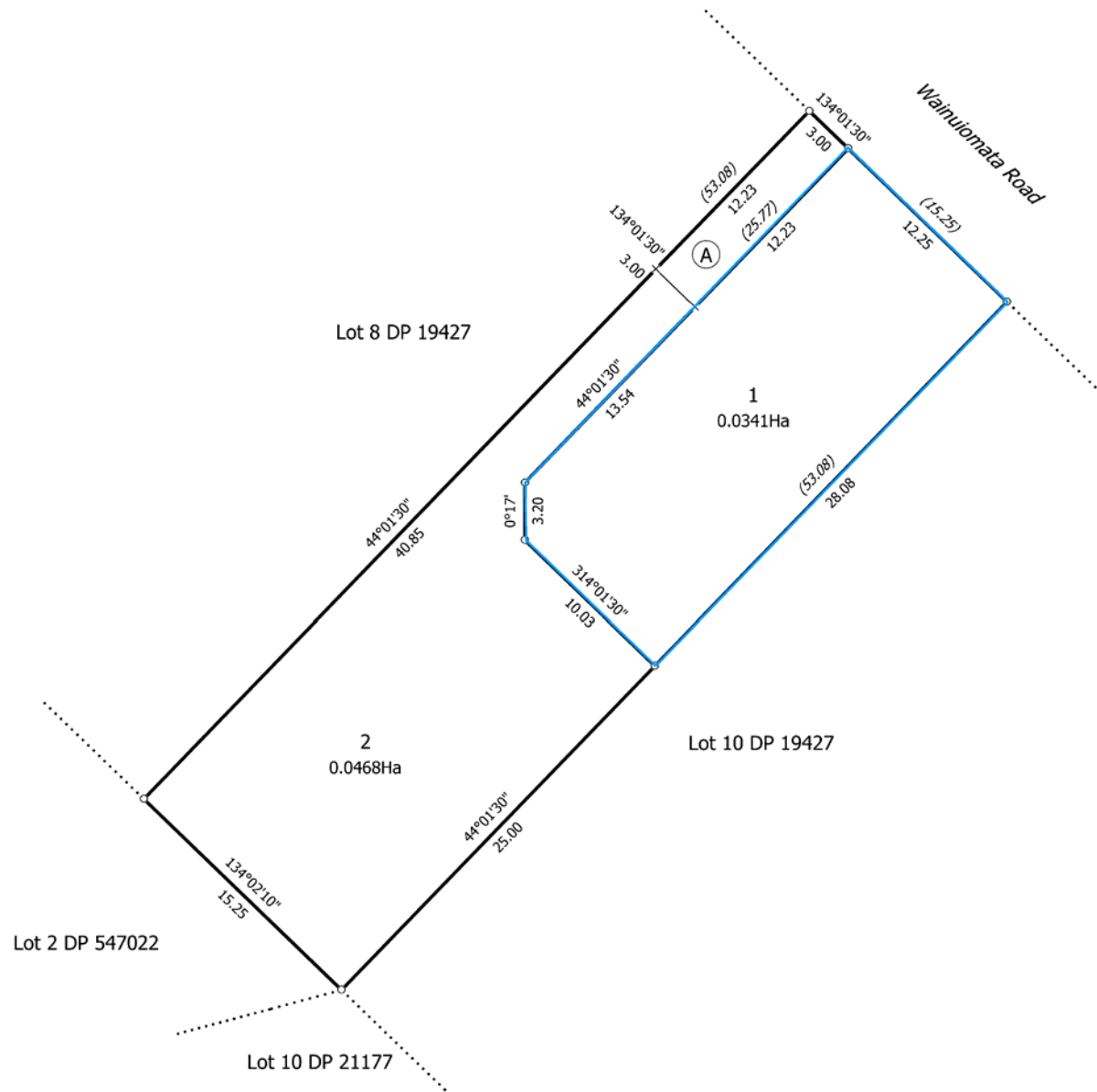
Scale: 1:311

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





T 1/1

Land District: Wellington

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 9 DP 19427

Surveyor: Barry Dean Sayer
Firm: AdamsonShaw (Wellington)

Title Plan
DP 563676

Digitally Generated Plan
Generated on: 04/02/2022 2:51pm Page 3 of 3

Deposited on: 23/12/2021

Current Record of Title



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




R.W. Muir
Registrar-General
of Land

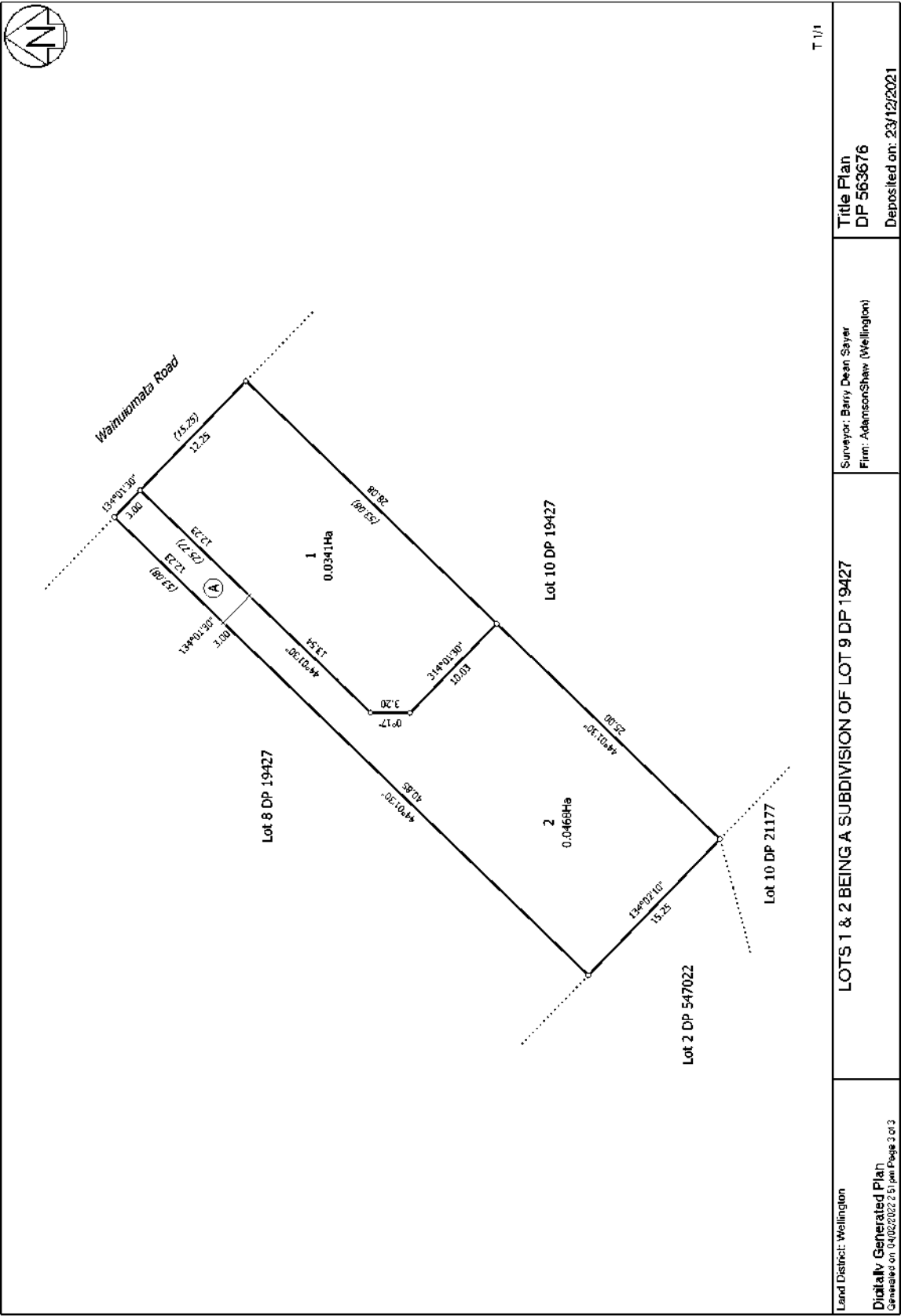
Identifier 1002606
Land Registration District Wellington
Date Issued 23 December 2021

Prior References
WNE3/506

Estate Fee Simple
Area 341 square metres more or less
Legal Description Lot 1 Deposited Plan 563676
Registered Owners
Tupe Apaula Soi

Interests

Subject to Section 59 Land Act 1948
6853662.2 Mortgage to (now) The Co-operative Bank Limited - 8.5.2006 at 9:00 am
12274471.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2021 at 12:45 pm
Appurtenant hereto is a right of way created by Easement Instrument 12274471.4 - 23.12.2021 at 12:45 pm
The easements created by Easement Instrument 12274471.4 are subject to Section 243 (a) Resource Management Act 1991



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: \$4,999.12

RATES DUE AND PAYABLE

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

Rates: \$491.49

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: \$600,000.00

LAND VALUE

The land value is one component of the capital value.

Current: \$315,000.00

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.

Council records show that the current or previous owners of this property have received this financial assistance to cover the cost of the insulation.

As the funds for the Warm Greater Wellington scheme are recovered by Greater Wellington via the targeted rate, it is important for potential home buyers to be aware of its existence. Please contact Greater Wellington on the email above to find out how much is owing.

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 |
|----------------|---------------|---|----------------|
| ABA1162 | 19/07/2000 | Garage (now demolished, no documents included) | 21/08/2004 |
| BC211532 | 28/01/2022 | RBW - Housing - New 4 bedroom dwelling with attached garage (rear of existing dwelling), demolition of garage. No documents included. | 22/03/2023 |

MATTERS RELATING TO THE WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006

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

BUILDING WARRANTS OF FITNESS

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

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

FENCING OF SWIMMING POOLS

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

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

HEALTHY HOMES

Eco Design Service:

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

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

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

HomeFit Certification:

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

HomeFit is an inspection-based assessment of the health, comfort, energy efficiency and safety of New Zealand homes. It covers a range of topics that a panel of experts believes to be essential for a home to be 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 |

Historic Building Card and Pre-1990 Building Permits Plans

P 5915100

145 Street: WAINWIGATA RD D.P. 19422 Lot: 9

BUILDING PERMIT RECORD

Owner: SOI R. & T.
(14-10-97 NO RECORD CARD FOUND)

| TYPE OF JOB | BUILDER | VALUE | DATE OF PERMIT | PERMIT No. |
|-------------|----------------|----------|----------------|------------------|
| Garage | V. V. S. H. I. | \$10,000 | 19 7-00 | BC 1162 2/8/2009 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |

SEE REVERSE SIDE FOR FEES PAID

HARTLEY'S 50675

HUTT COUNTY COUNCIL

PERMIT NO. *15727*LOCALITY *Mainmoot*DATE RECEIVED *17:4:58*

DATE ISSUED

28 APR 1958

APPLICATION FOR BUILDING PERMIT

OWNERS NAME *R.W. Lamont*

FOR OFFICE USE ONLY.

ACCOUNT No. *1884*

ROAD DEPOSIT No. _____

SEPTIC TANK *No**18 APR 1958*

TOWN PLANNING DISTRICT

OPERATIVE

CONFORMS/NON-CONFORMING

UNDISCLOSED

DATE:

REMARKS:



PLEASE NOTE:

1. Before building operations commence the owner must obtain authority in writing from the County Engineer for any work contemplated between the existing road formation and the boundary. This work includes crossings, drives, obstruction to water tables, footpaths, etc. Builders and Owners are liable for any damage to footpaths or kerbing and channelling.
2. For new dwellings only: Three plans and two specifications are required.
3. Buildings must NOT be erected within Five feet of adjoining properties.
4. All Plans must be drawn in ink on approved paper to a scale of $\frac{1}{8}$ " or $\frac{1}{4}$ " to the foot.

Application For Building Permit

TO THE BUILDING INSPECTOR,
Hutt County Council,
Bowen Street,
Wellington.

Postal Address : Hutt County Council,
P.O. Box 8012,
Government Buildings,
Wellington.

I, the undersigned, do hereby apply for a PERMIT to erect BUILDINGS in accordance with the undermentioned particulars in Wainuiomata RIDING.

1. Type of Building : Dwelling Group House.
Dwellings, etc.; additions
or alterations.

Particulars of Building : Foundations : Concrete Walls : Wooden Roof : Fibrolite

Total floor area : 960 sq. ft.

2. Allotment : Lot : 9 D.P. : 19427 Section : _____

Area : _____ Block : _____ S.D. Locality : _____

3. Owner's Full Name R. W. Lamont

Address Main Rd. Wainuiomata.

4. Previous { If Section has been recently transferred } 145. Wainuiomata

5. Frontage Length 50 ft Name of Street or Road : Main Rd.

6. Estimated Value of Building, £2563: 0 : 0

Plumbing and Drainage £ 237- 0 : 0 : Total £2800: : :

7. Fees £ 12 : : :
See Scale of Fees on Back Page.

No. of Receipt 1290

All work will be carried out in accordance with Hutt County Council's By-laws.
NOTE:—The following MUST accompany this Application :—

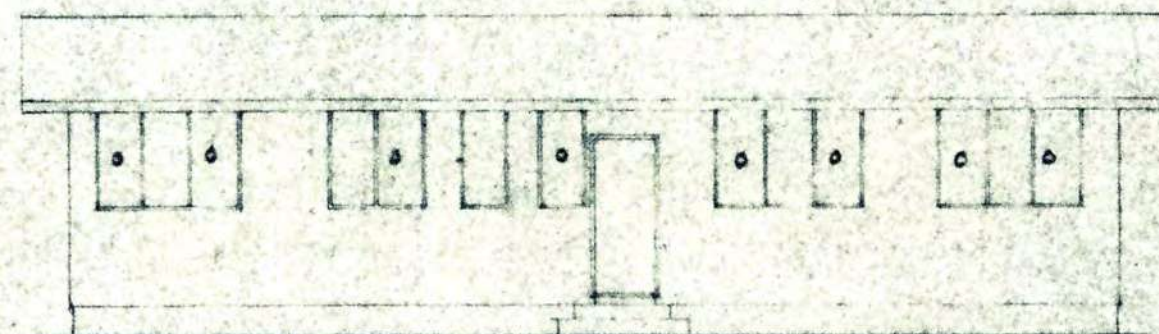
Plans and Specifications in Duplicate, including—

- Ground Plans of Proposed Work showing position of all sanitary fittings and name of various rooms.
- Where the building is on a sloping site the correct height of foundations must be shown, and a basement plan submitted where any part of the foundation exceeds 4 ft in height.
- Front, Rear and Side Elevations.
- Cross section showing construction, i.e., foundations, framing of walls, roof, etc.
- Where a building requires Plumbing and Drainage work a Separate Application Form must be filled in and Permit obtained before commencing any such work.

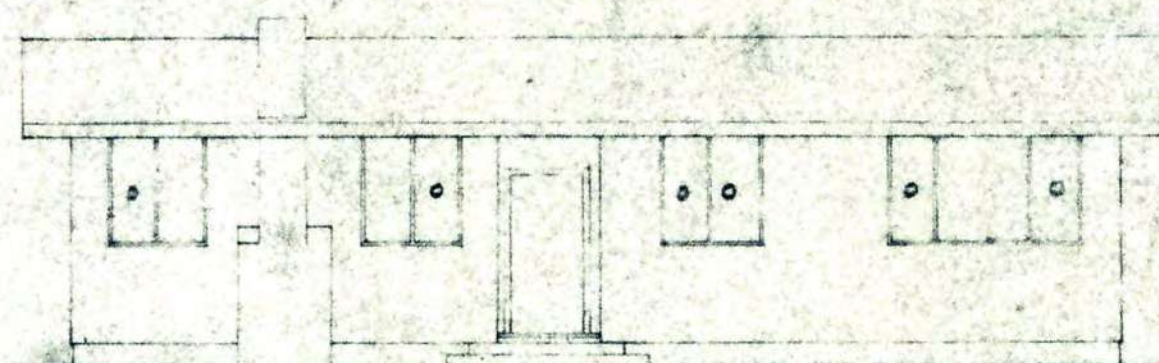
Signature of Applicant L. Murphy as BUILDER or OWNER.

Address 38 Poruru St. Lower Hutt

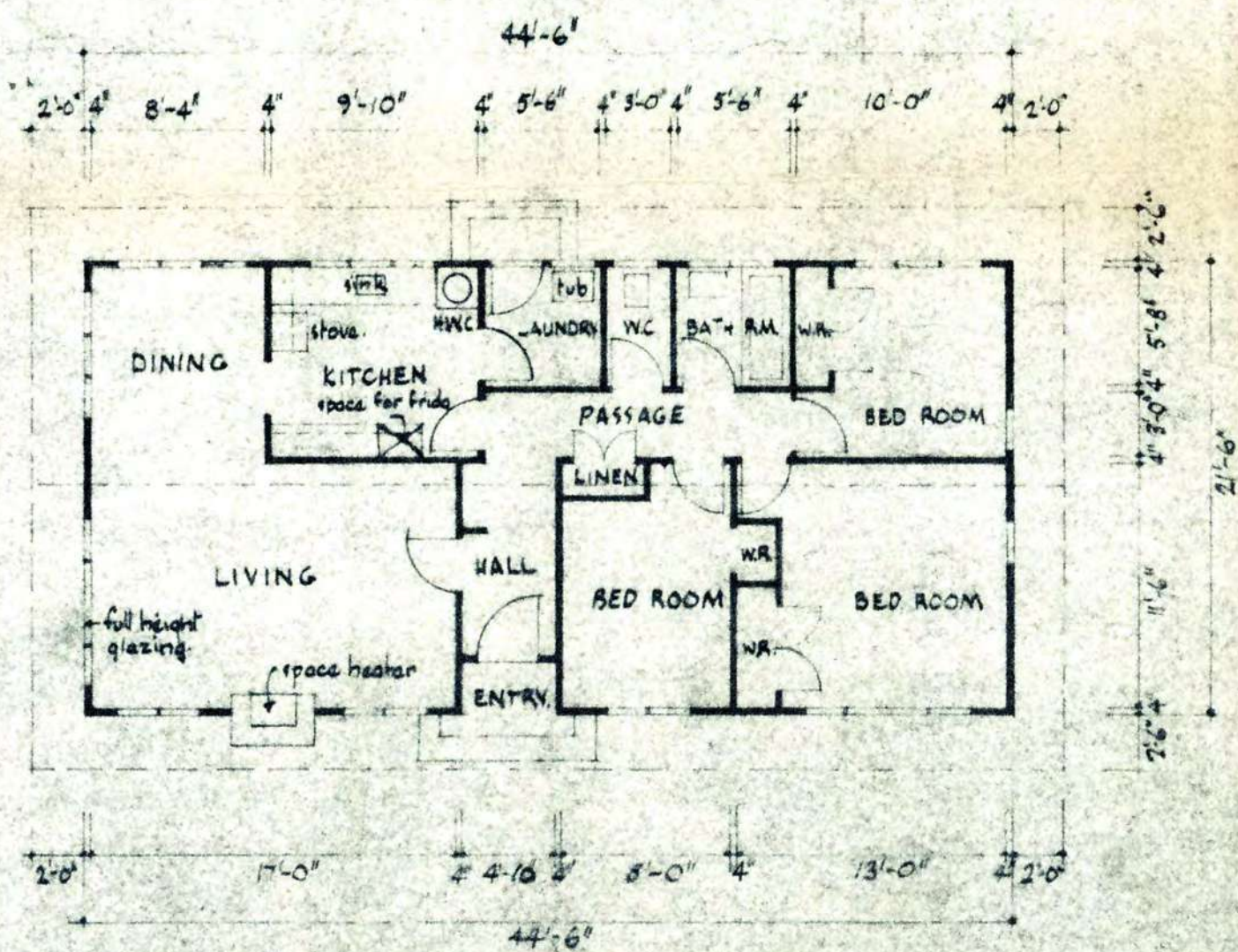
Builder's Name { If not the applicant } _____
and Address _____



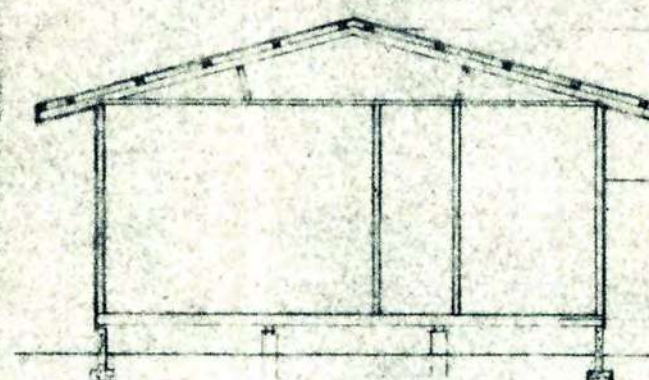
ELEVATION



ELEVATION.



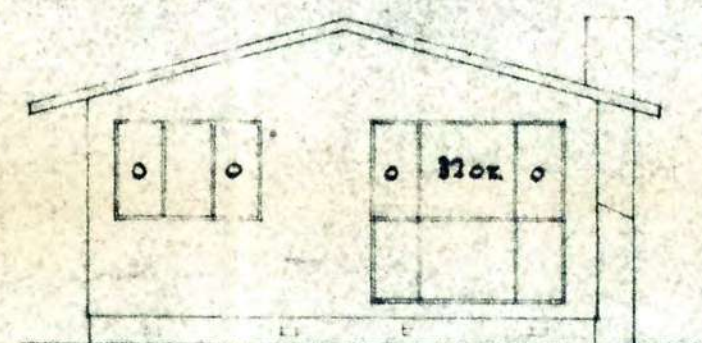
1/8" = 1'-0" PLAN



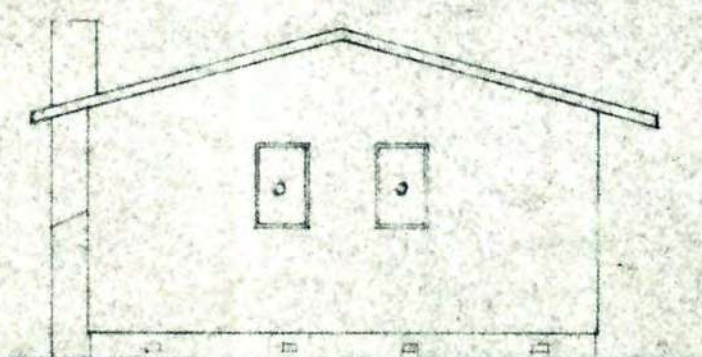
SECTION

corr. fibrolite roofing at 15°
on 3"x2" purlins 3'-0" c-c
netting 5"x2" rafters at
3'-0" c-c. 4"x2" ceiling joists at 18" c-c
weather bd. on 4"x2" studs at 18" c-c

2x4"x1" t.g. flooring on 5"x2"
joists at 18" c-c on 4"x3" stringers
at 7'-0" c-c on 8"x8" piles at 4'-6" c-c.



ELEVATION



ELEVATION



HOUSE AT WAINUI-O-MATA FOR MR. R.F. LAMONT.
SCALE 1/8" = 1'-0"

HUTT COUNTY COUNCIL

Valuation No.

Date Received :

Application for Building Permit

To : The Building Inspector,
P.O. Box 8012,
WELLINGTON.

I (the undersigned), ROBERT F LAMONT (Full Name)
of 145 WAINUIOMATA RD WAINUIOMATA (Address)

~~ERECT~~

~~ADD~~

~~ALTER~~

~~REINSTATE~~

hereby make application for permission to A GARAGE CARPORT as
prescribed herein and set out in the plans and specifications attached hereto, in premises at :

No. 145 WAINUIOMATA Street or Road WAINUIOMATA Township

Lot No. 9 D.P. 19427 Riding

The owner of the premises is R F LAMONT (Name)

145 WAINUIOMATA RD (Address)

Previous owner { If Section has been recently transferred } N/A

Estimated value of: Building only £ 120 : ..

Plumbing and Drainage £ 10 : ..

Total £ 130 : ..

Signature of Applicant [Signature] (As Builder or Owner) (Date)

Builder's Name and Address : { If not the applicant } R F LAMONT 145 WAINUIOMATA RD

FOR OFFICE USE ONLY

Receipt No. 14496 Road Deposit No. A/c. No. 7198

Fees :

Building Permit £ 1 : ..

Kerb Crossing £ : ..

Road Deposit £ : ..

£ : ..

Date 31-12-63 17-12-62

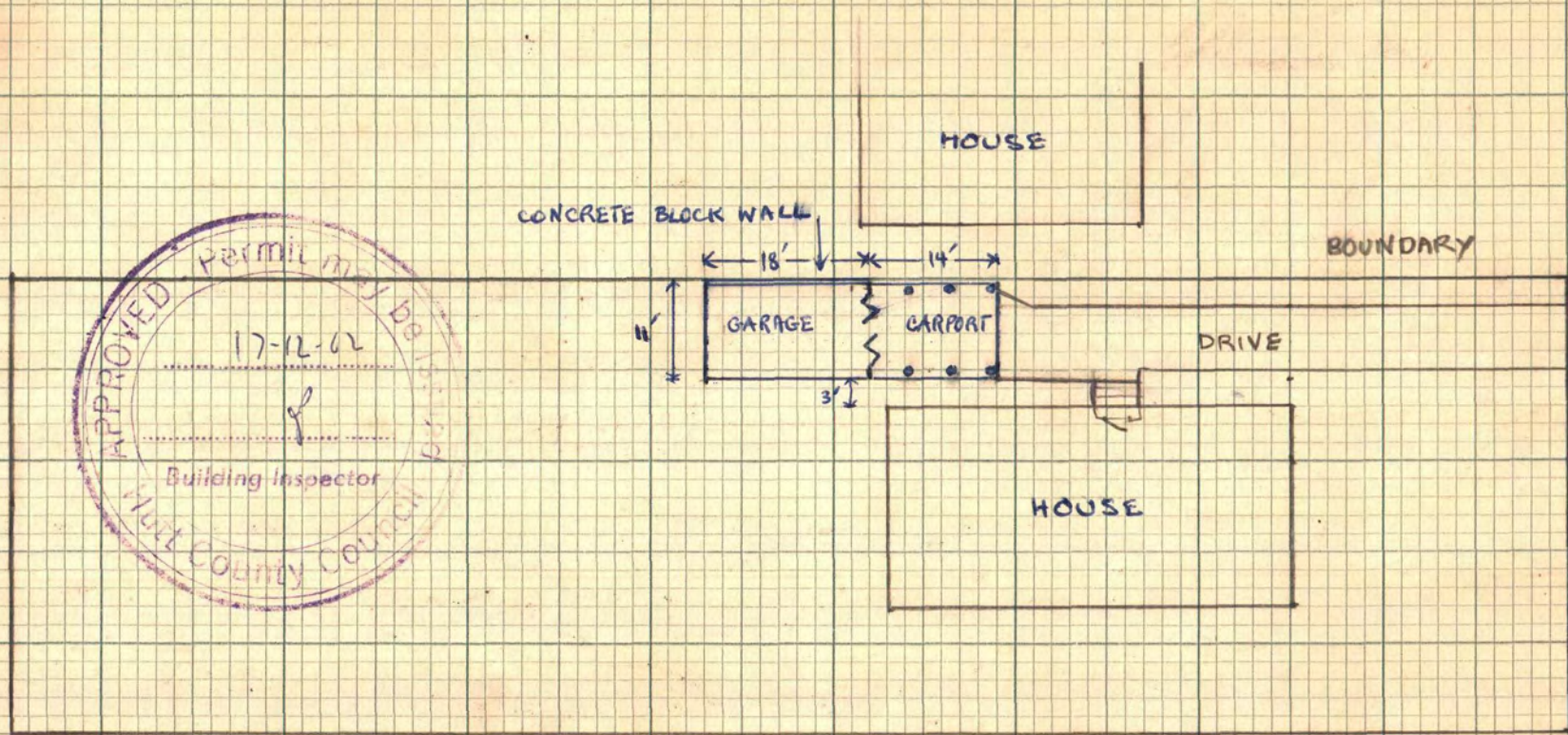
Permit No. 6669

Date Issued 6-6-63

TOWN PLANNING DISTRICT Operative
Conforms / Non-Conforming. Undisclosed

Checked by District Engineer. (Date) (Initials)

Remarks : 8" thick concrete blocks required on boundary

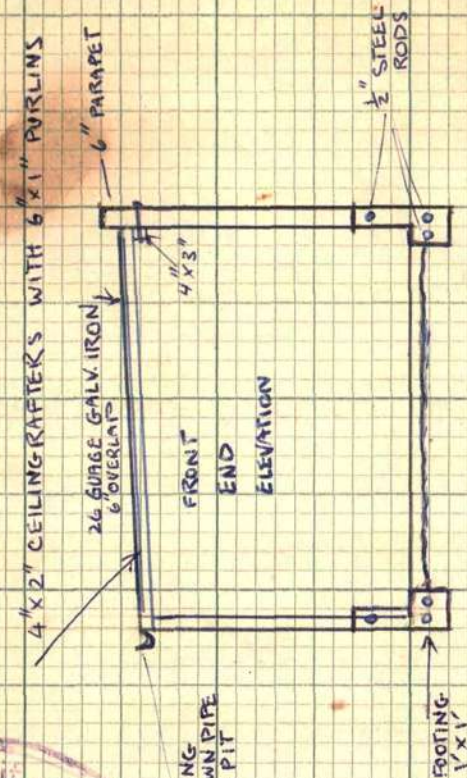


I hereby approve concrete block wall
as set out on this plan

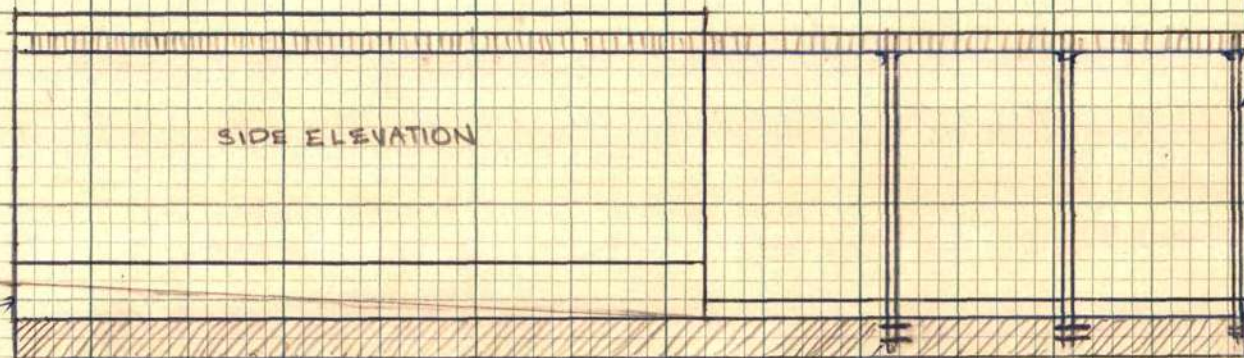
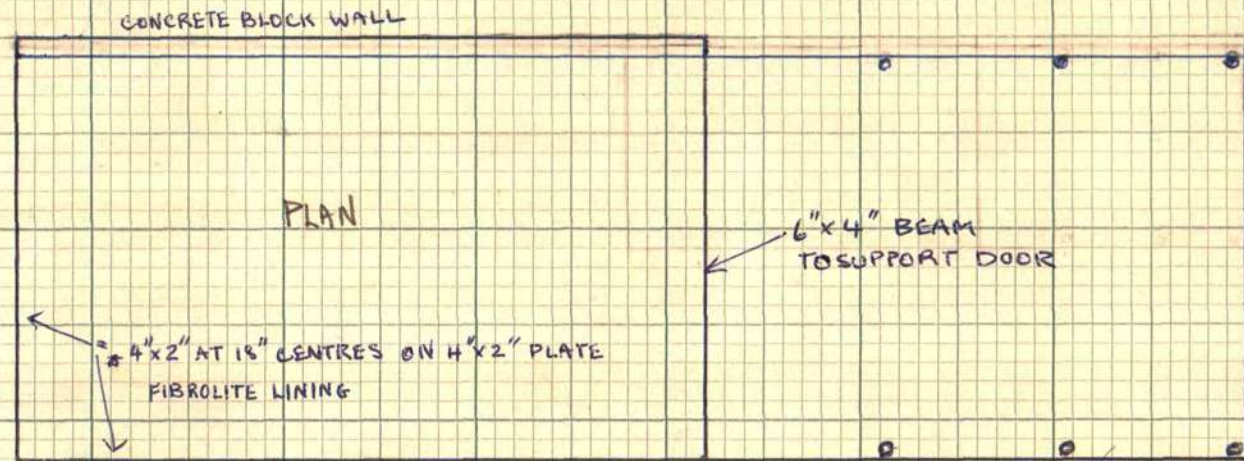
W. J. Wilkinson

147 Vainu - o - mola Rd
8/12/62.

GARAGE AT 145 WAINUOMATA RD



SPROUTING WITH DOWN PIPE TO SOAK PIT



GROUND LEVEL

1'6" FOUNDATION CONCRETE



HUTT COUNTY COUNCIL

Valuation No.

Date Received: 15-7-82

Application for Building Permit

To: The Building Inspector,
P.O. Box 43041,
WAINUIOMATA.

I (the undersigned), Kim Bagley (Full Name)
of 145 Wainuiomata Rd (Address)

Phone 647 91

hereby make application for permission to ~~ERECT~~
~~ADD~~
~~ALTER~~
REINSTATE Blazeo Queen (Second hand)
Fireplace
with a floor area of sq. ft. as prescribed herein and set out in the plans and specifications attached
hereto, in premises at:

No. Street or Road Township

Lot No. 9 D.P. 19427 Riding

The owner of the premises is Kim Bagley (Name)

145 Wainuiomata Rd (Address)

Previous owner { If Section has been recently transferred }

Estimated value of: Building only \$ 390- :

Plumbing and Drainage \$:

Total \$ 390 : 00

Signature of Applicant K Bagley (As Builder or Owner) 16-7-82 (Date)

Builder's Name and Address: { If not the applicant } John Blakemore

FOR OFFICE USE ONLY

| Fees | Account No. | Receipt No. | Permit No. | Date Issued |
|------------------------|-------------|-------------|------------|-------------|
| Building \$ 6 : - | 6982 | 141745 | 22506 | 20-7-82 |
| Kerb Crossing \$: | | | | |
| Road Deposit \$: | | | | |
| Building Research \$: | | | | |
| <u>\$ 6 : -</u> | | | | |

Paid.

TOWN PLANNING DISTRICT Conforms/Non-Conforming. Operative Undisclosed

Checked by District Engineer. (Date) (Initials)

Remarks:

HUTT COUNTY COUNCIL

Valuation No.

Date Received: 2-5-83

Application for Building Permit

To: The Building Inspector,
P.O. Box 43041,
WAINUIOMATA.

I (the undersigned), Ron Norman (Full Name)
of 31 Penrose St Lower Hutt (Address)

~~ERECT~~
~~ADD~~
~~ALTER~~
~~REINSTATE~~

Phone 694 998

hereby make application for permission to one NEW bedroom-plus EXTEND
with a floor area of 17.190 sq. m. as prescribed herein and set out in the plans and specifications attached
hereto, in premises at:

No. 145 Wainuiomata Rd Street or Road Township

Lot No. 9 D.P. 19427 Riding

The owner of the premises is Mr & Mrs R Bagley (Name)

(Address)

Previous owner { If Section has been recently transferred }

Estimated value of: Building only \$ 8,000
Plumbing and Drainage \$ 1,500
Total \$ 9,500

Signature of Applicant Ron Norman (As Builder or Owner) 2-5-83 (Date)

Builder's Name and Address: { If not the applicant } Ron Norman 31 Penrose St L. Hutt.

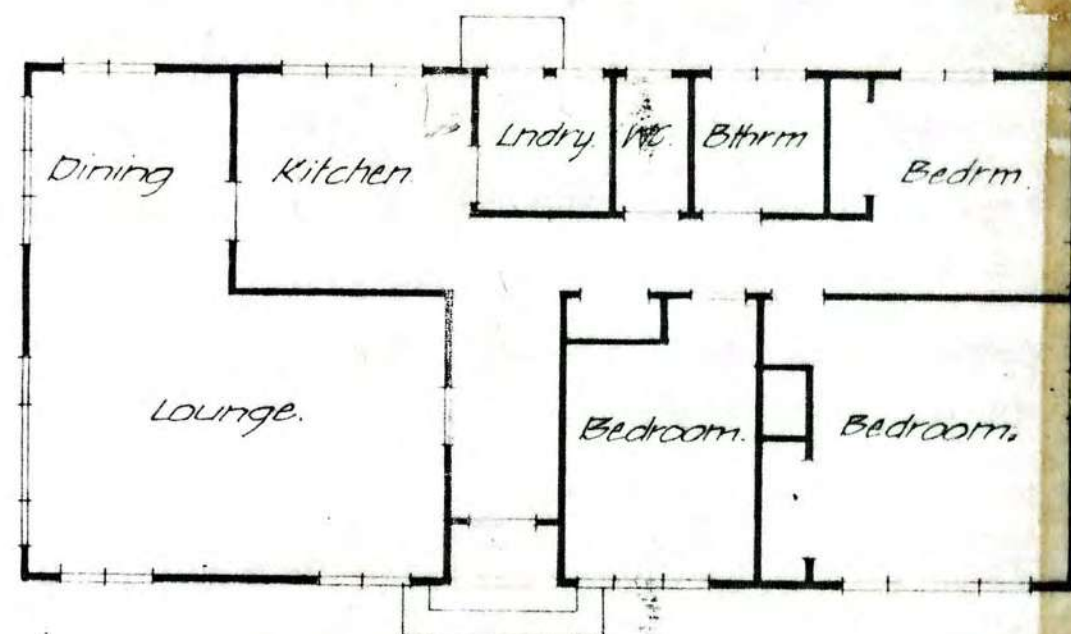
FOR OFFICE USE ONLY

| Fees | Account No. | Receipt No. | Permit No. | Date Issued |
|-------------------------|-------------|---------------|--------------|-----------------|
| Building \$ <u>48:-</u> | <u>7554</u> | <u>168340</u> | <u>10385</u> | <u>27.5.83.</u> |
| Kerb Crossing \$: | | | | |
| Road Deposit \$: | | | | |
| Building Research \$: | | | | |
| \$ <u>48:-</u> | | | | |

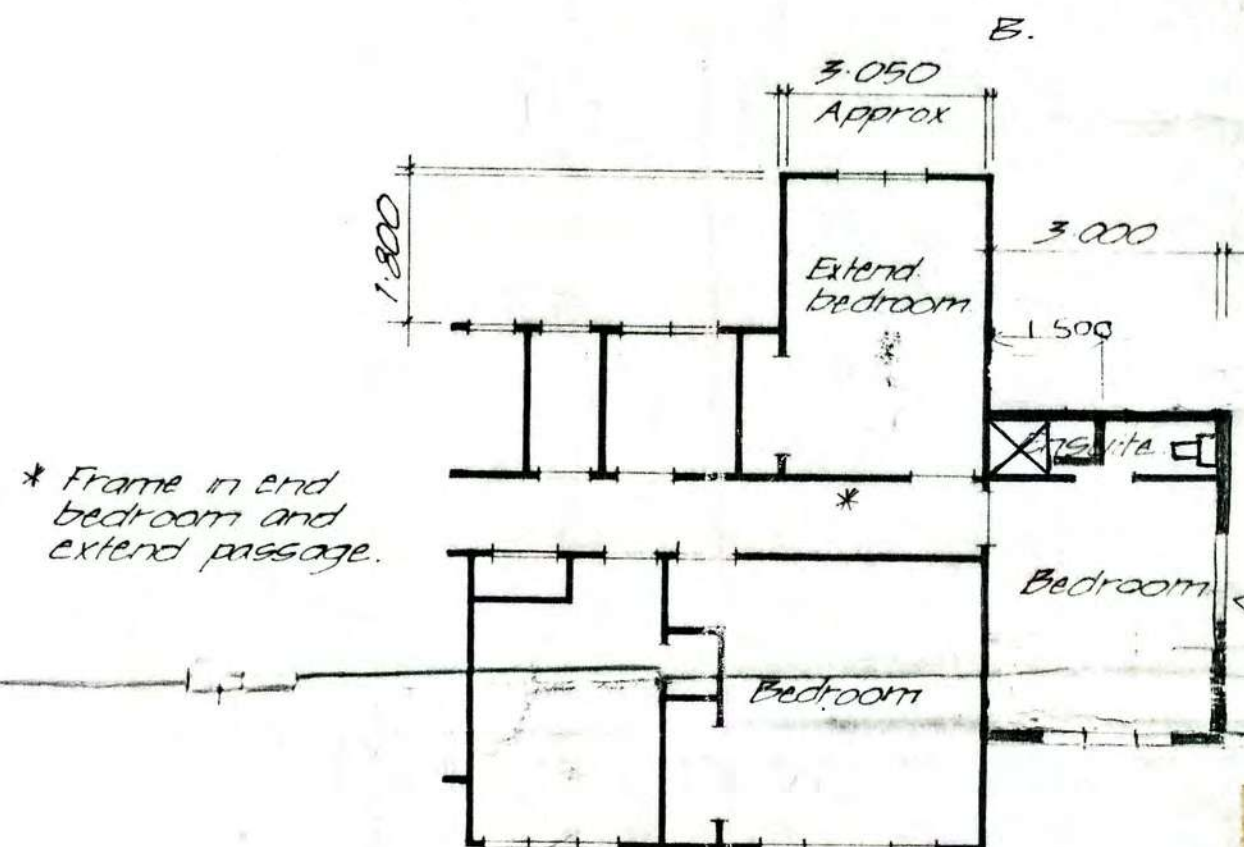
TOWN PLANNING DISTRICT 2/5/83 Operative
Conforms/Non-Conforming. Undisclosed

Checked by District Engineer. (Date) (Initials)

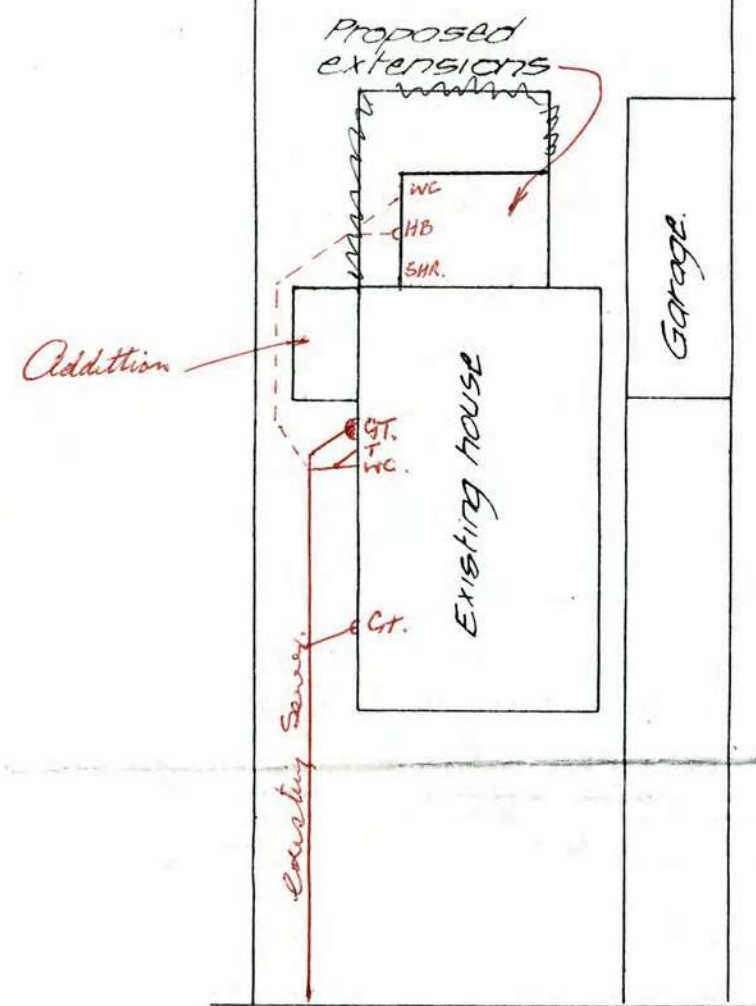
Remarks: Ensure sufficient ventilation to ensure. Details of plumbing and drainage must be submitted prior to any work being carried out. Terminal vent must be located at the head of the drain. Stormwater ~~drain~~ must drain to an existing approved outfall.
Kerb X Lg In ✓



EXISTING PLAN. 1:100

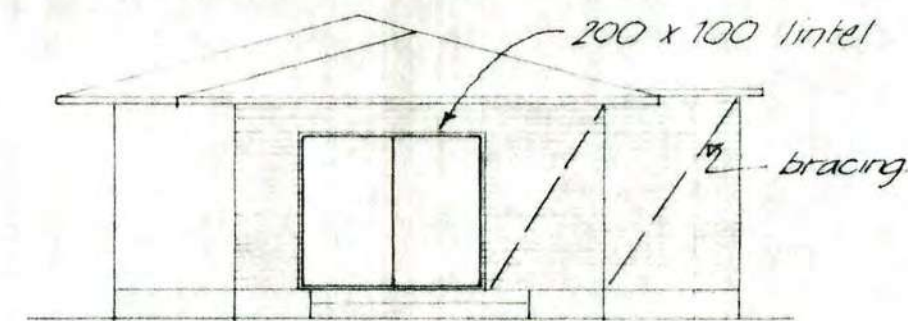


PROPOSED PLAN 1:100



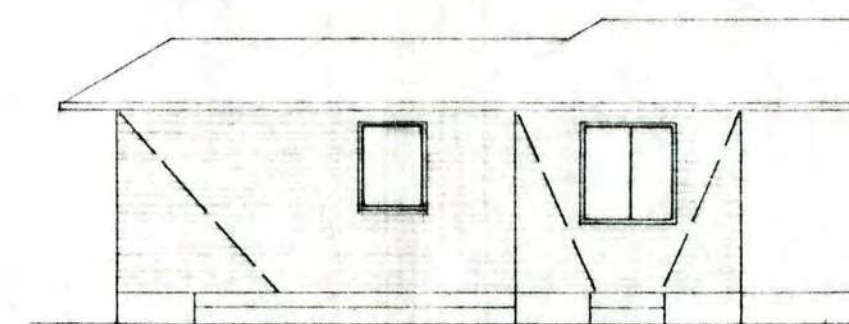
Wainuiomata Road.

SITE PLAN. N.T.S.



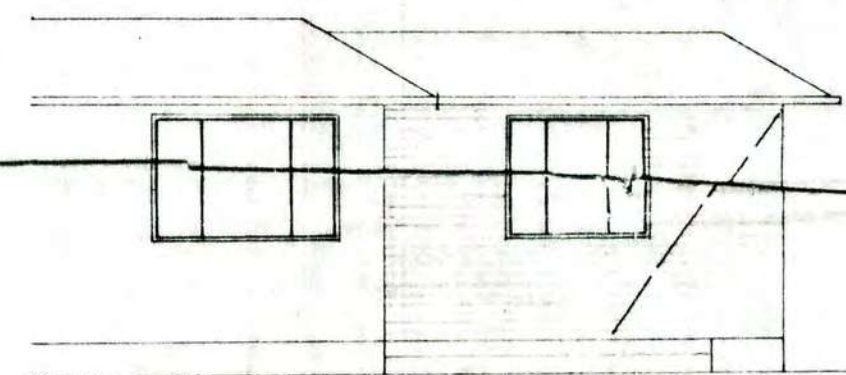
A

Finish exterior to match existing.



B

All window lintels to be 125 x 100.



C

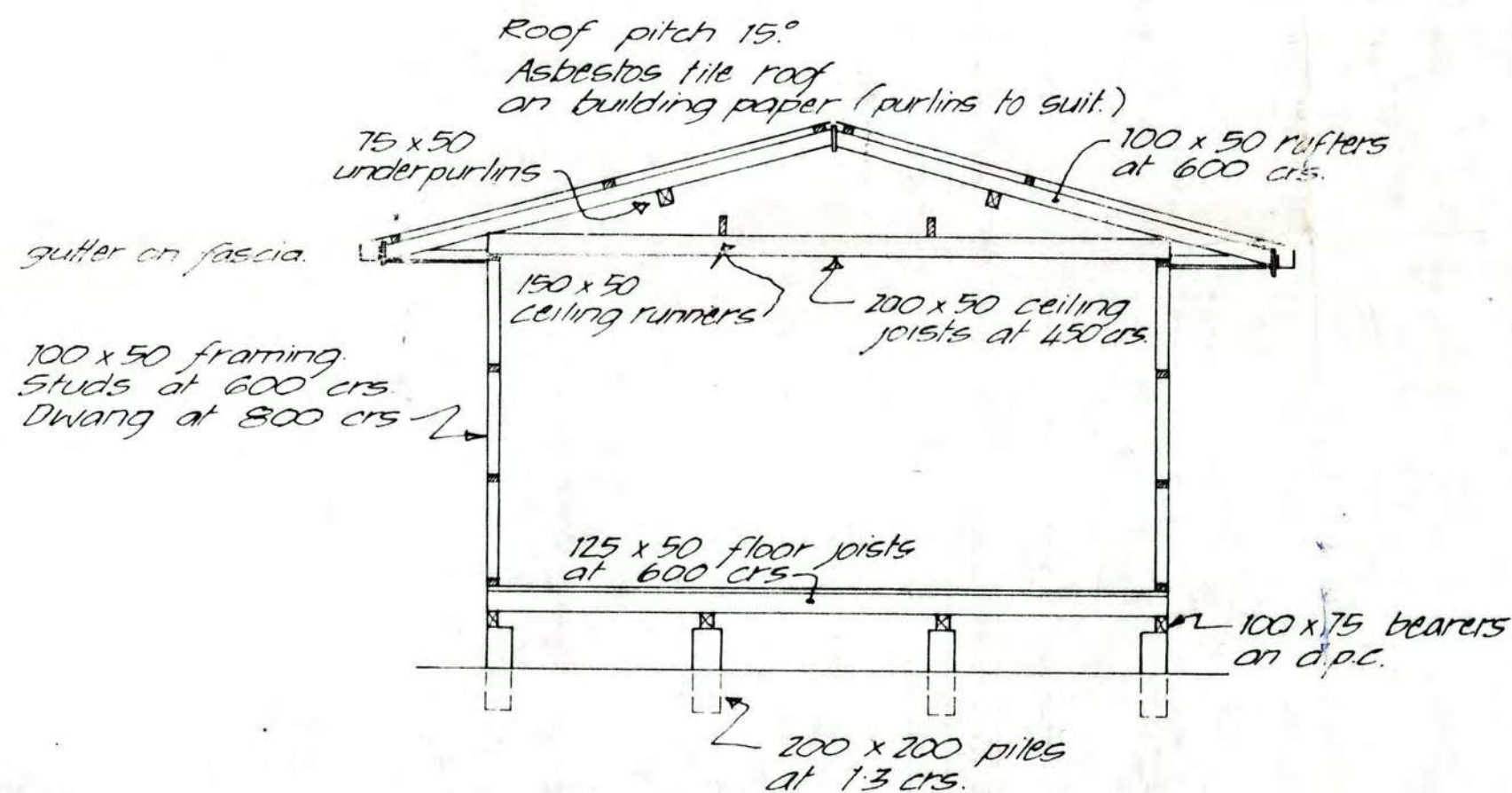
ELEVATIONS. 1:100

This building requires:
Foundation Inspection ☒
Sub-floor Inspection ☒
Prelining Inspection ☒
24 hours' notice, please.

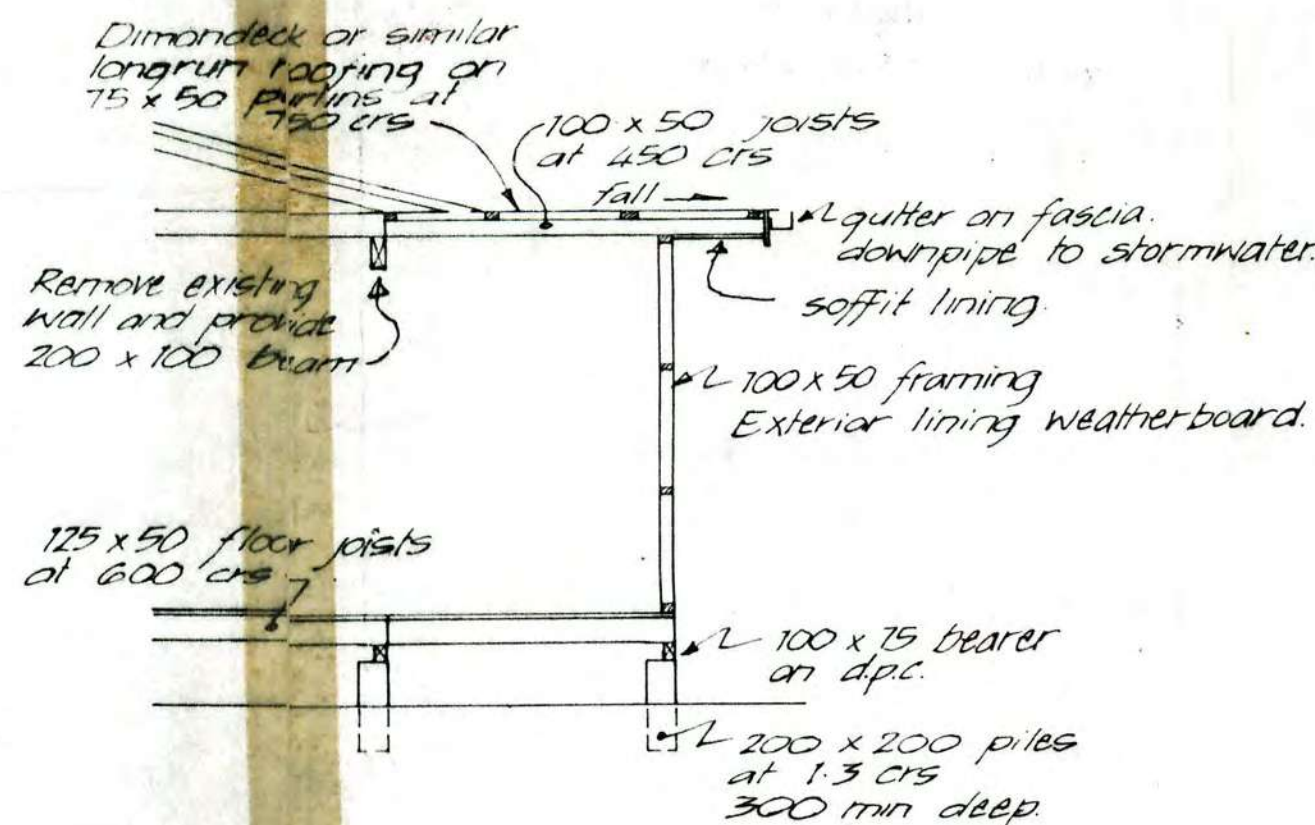


NOTES.

1. Lights and hotpoints to be positioned as required.
2. Insulate all walls and ceiling.
3. Finish interior to match existing.
4. Reuse all windows where possible.



TYPICAL SECTION. 1:50



EXTENDED BEDROOM. 1:50

PROPOSED ADDITIONS
TO 145 WAINUIOMATA RD.
WAINUIOMATA.

HUTT COUNTY COUNCIL

Valuation No.

Date Received: 8-9-87 ✓

Application for Building Permit

(FIREPLACES ONLY)

To: The Building Inspector,
P.O. Box 43-041,
WAINUIOMATA.

I (the undersigned), ALEXANDER JOHN KESBEY SHARP (Full Name)
of 145 WAINUIOMATA RD. WAINUIOMATA (Address)
Phone: 643 925

hereby make application for permission to install a Pittsburg * ~~INDULIT~~
MASPORT * FREESTANDING
(Make)

FIREPLACE and *~~WETBACK~~ as prescribed herein and set out in the plans and specifications attached hereto, in premises at:

No. 145 WAINUIOMATA RD. Street or Road WAINUI Township
Lot No. 9 D.P. 19427 Riding

The owner of the premises is ALEXANDER J-K SHARP (Name)
145 WAINUIOMATA RD. (Address)

* Delete where not applicable.

Estimated value of:

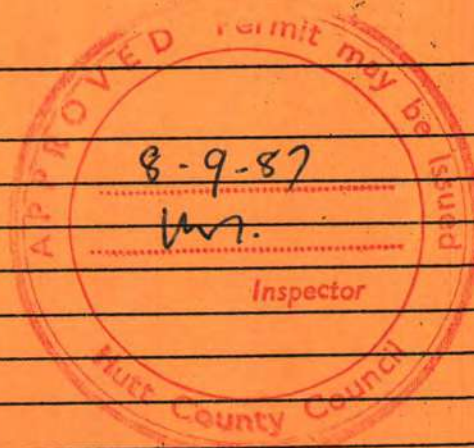
Fireplace only: includes hearth, heat screen, heater and flue
installation etc. .. \$ 700:-
Plumbing: includes wetback and associated plumbing .. \$ 700:-

Installer's name and address: (if not)
(the)
Plumber's name and address: (applicant)
Signature of Applicant: A Sharp Date: 2/6/87

FOR OFFICE USE ONLY

| Fees: | Account No. | Receipt No. | Permit No. | Date Issued |
|--------------------------|--------------|------------------|-------------|---------------|
| Building \$ <u>31</u> :- | <u>12124</u> | <u>09 8.9.87</u> | <u>1915</u> | <u>8.9.87</u> |
| Plumbing \$ <u>28</u> :- | | | | |
| <u>31</u> Pd. cash | | | | |

Remarks:



PLUMBING AND DRAINAGE

COUNCIL MAINS POSITIONS

The property is connected to council's sewerage system.

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

PRIVATE PLUMBING AND DRAINAGE

The council does not hold a copy of the plumbing and private drainage plans for the property.

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 19/10/2004 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**
- Water Pipe
- Wastewater Pipe
- Storm Pipe
- Council owned assets**
- Water Fixtures
- Stormwater Fixture
- Water Valve
- Water Pipe
- Wastewater Pipe
- Stormwater Pipe
- Service Connection



PLUMBING & DRAINAGE MAP

Scale: 1:311

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.

Plumbing and Drainage Plans

Site Coverage Calculation For Lot 9 DP 19427 as a whole

| | | |
|--|---|---------------------|
| Total Site Area: | = | 809m ² |
| Total Net Site Area: | = | 809m ² |
| Allowable Site Coverage @ 40% | = | 323.6m ² |
| Proposed Total Built Area Site Coverage: | = | 267.7m ² |
| Total Area of Eaves more than 0.6m wide | = | 0.5m ² |
| Proposed Deck ≥ 0.5m above Ground | = | NIL |
| Proposed Site Coverage Percentage: | = | 33.2% |

RESOURCE CONSENT

GRANTED
12/05/2022

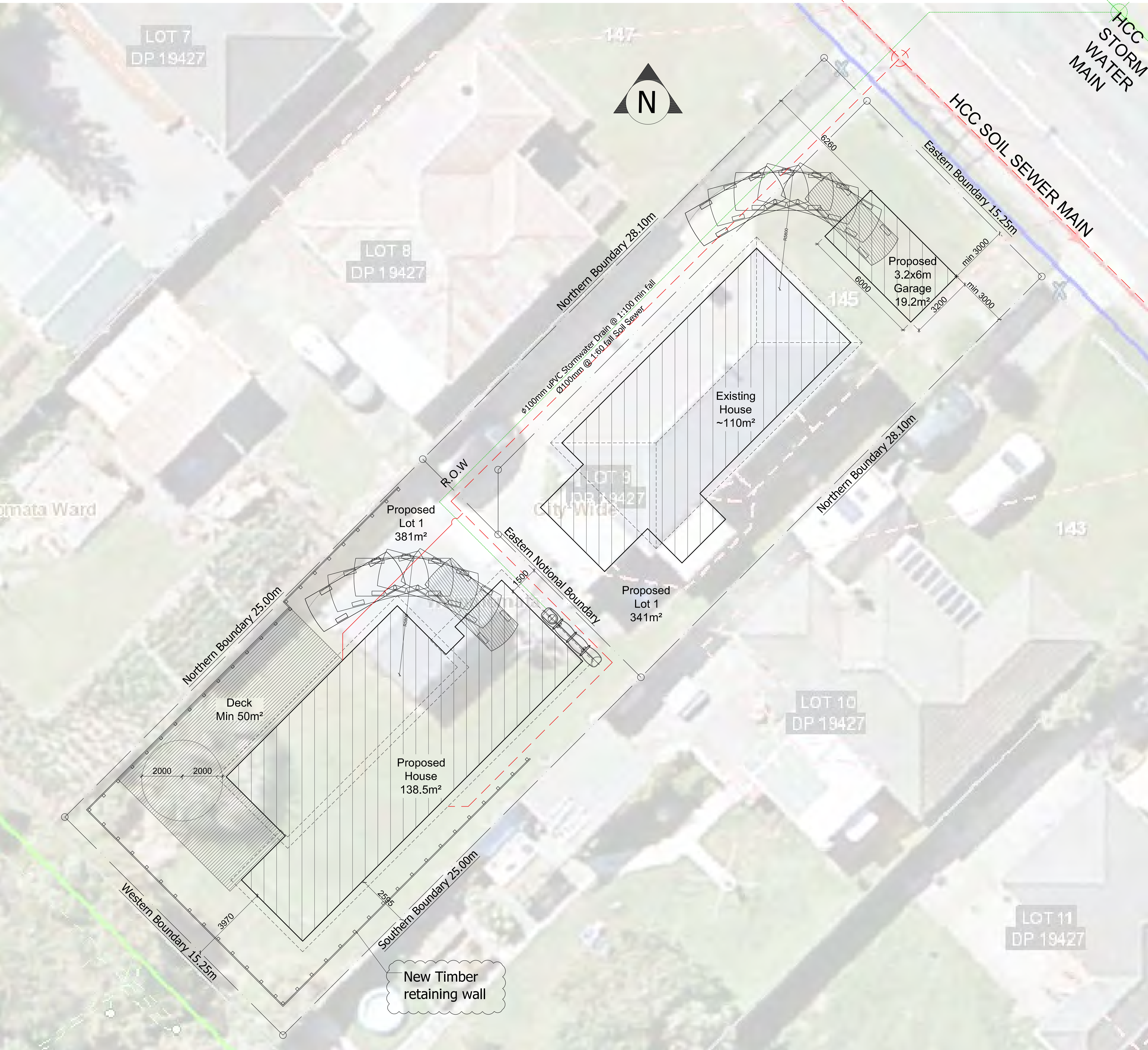
HUTT CITY COUNCIL

Site Coverage Calculation For Proposed Lot 9 DP 19427
(Proposed LOT 1)

| | | |
|--|---|---------------------|
| Total Site Area: | = | 341m ² |
| Total Net Site Area: | = | 341m ² |
| Allowable Site Coverage @ 40% | = | 136.4m ² |
| Proposed Total Built Area Site Coverage: | = | 129.2m ² |
| Total Area of Eaves more than 0.6m wide | = | NIL |
| Proposed Deck ≥ 0.5m above Ground | = | NIL |
| Proposed Site Coverage Percentage: | = | 37.9% |

Site Coverage Calculation For Proposed Lot 9 DP 19427
(Proposed LOT 2)

| | | |
|--|---|---------------------|
| Total Site Area: | = | 468m ² |
| Total Net Site Area: | = | 381m ² |
| Allowable Site Coverage @ 40% | = | 152.4m ² |
| Proposed Total Built Area Site Coverage: | = | 138.5m ² |
| Total Area of Eaves more than 0.6m wide | = | 0.5m ² |
| Proposed Deck ≥ 0.5m above Ground | = | NIL |
| Proposed Site Coverage Percentage: | = | 36.5% |



145 WAINUIOMATA ROAD - NEW HOUSE

Project 145 WAINUIOMATA ROAD, WAINUIOMATA, LOWER HUTT
Location 145 WAINUIOMATA ROAD, WAINUIOMATA, LOWER HUTT
Client WQS Group Ltd

| Rev. | Date | Description |
|------|------------|------------------------|
| C | 21/01/2022 | RESOURCE CONSENT |
| B | 15/01/2022 | BUILDING CONSENT RFI 1 |
| A | 22/11/2021 | BUILDING CONSENT |

rêve architecture^{LTD}
w. www.revearchitecture.co.nz
t. 021 900 982
e. enquiries@revearchitecture.co.nz
p. PO Box 27161 Wellington 6141 NZ

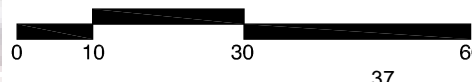
Issued for:
**RESOURCE
CONSENT**

Sheet Title
**PROPOSED
SITE PLAN**

Sheet No. 2134
Scale 1:100 @ A1, 1:200 @ A3

Rev No. C

NOTES:
1. Do not scale drawings. Use figured dimensions only.
2. Contractor to verify all dimensions on site before commencing work.
3. Contractor to report any discrepancy for interpretation to the Architect prior to affected work proceeding.
4. © COPYRIGHT ON THIS DRAWING IS RESERVED



Application for Plumbing and Drainage Permit

To the Drainage and Plumbing Inspector,
Hutt County Council,
Bowen Street,
Wellington.

Postal Address: Hutt County Council,
P.O. Box 8012,
Government Buildings,
Wellington.

I, the undersigned, do hereby apply for a Permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work Bath, Basin, Sink, Tubs.
W.C. Water Supply, drainage Grease Trap.

Allotment. Lot : 9 D.P. : 19427 Section : _____ Area : _____

Block : _____ S.D. : 1 Locality : _____

Previous { If Section
Owner { has been
recently
transferred }

Frontage (Length) _____ (Name of Street or Road Main Rd.

Water Supply (Description) Town Supply.

Estimated value of Plumbing Work : £ 205 : 0 : 0 .

Estimated value of Septic Tank £ : : .

Estimated value of Drainage Work £ 32 : 0 : 0 .

Total £ 237 : 0 : 0 .

All work will be carried out in accordance with Hutt County Council's By-laws.

Permit fees £ 2 : 10 : 00

Receipt No. : 1290

(For Scale of Fees see back page.)

Full Name and Address of Owner : R.W. Lamont.

Main Rd. Wainuiomata.

NOTE :—The following MUST accompany this Application :—

- (a) Ground Plan of Building showing all drains, vents, sumps, Septic Tanks and sanitary fittings to be plotted on opposite page.
- (b) Detailed Drawings of septic tank— $\frac{1}{4}$ in. to one foot.
- (c) Specifications of work and materials to be used.

Plan showing drains should be drawn to a scale of $\frac{1}{4}$ in. to 1 foot for large premises—in DUPLICATE.

Stormwater drains should be shown (if any) in dotted lines.

Signature of applicant S. Murphy

Address 38. Porutu. St. Lower.

Plumber's Name and Address {

Drainlayer's Name and Address {

If not
the
applicant

W. Well. Wainuiomata

W. Budge. Wainuiomata.

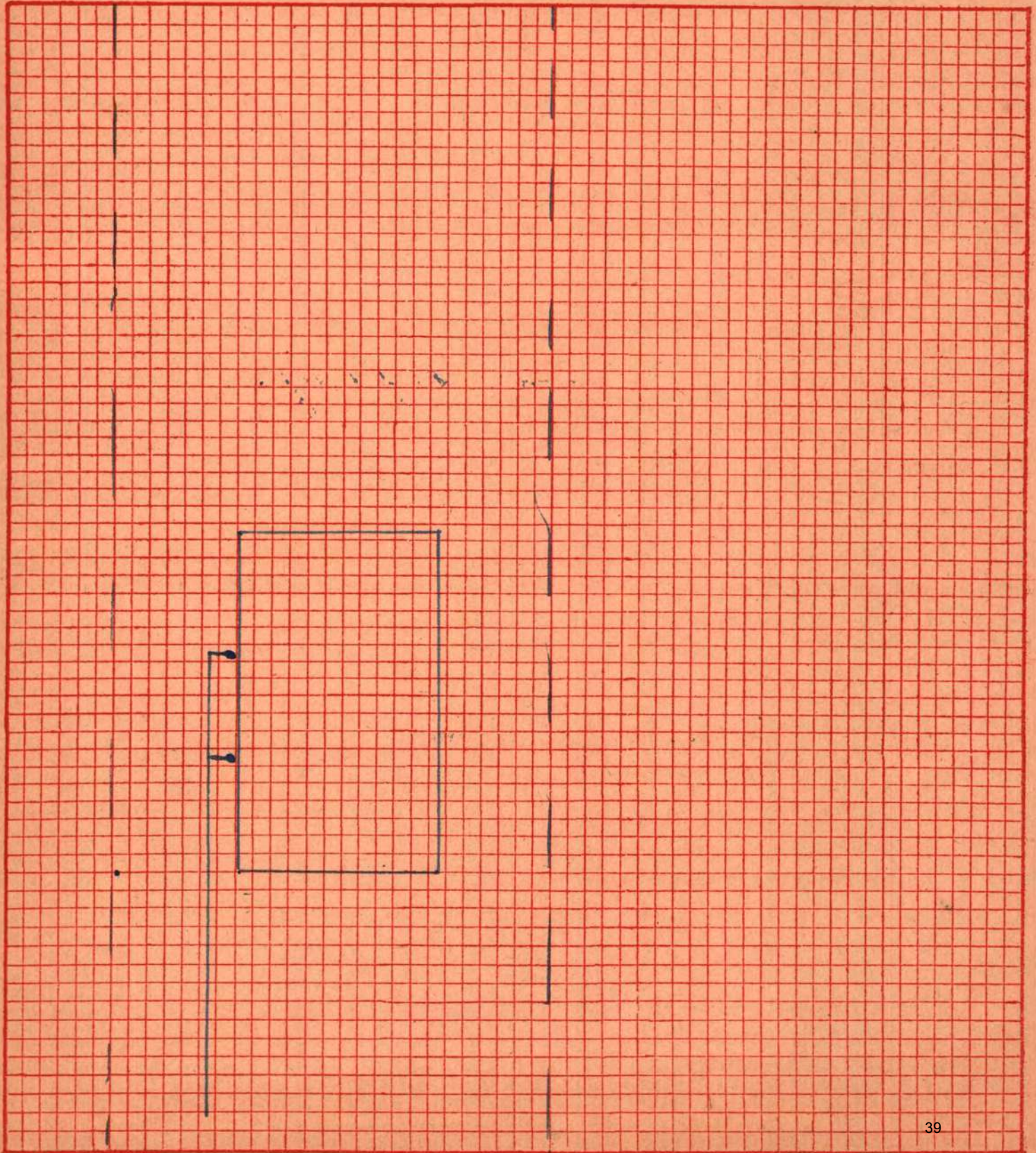
Plan of Allotment

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators; Septic Tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: - - - - -

WATER SUPPLY : Position to be shown of Well or Bore if within 100 feet.

Frontage to 50 ft. Road



Valuation No. 75/29/317..

Date Received.....

HUTT COUNTY COUNCIL

APPLICATION FOR PERMIT TO HAVE PLUMBING OR
DRAINAGE WORK CARRIED OUT.

To: The County Health Inspector,
Hutt County Council,
P.O. Box 8012,
WELLINGTON.

I, the undersigned ROBERT FRANCIS LAMONT (Full name)
of 145 WAINUIOMATA RD. WAINUIOMATA (Address) hereby make
application for permission to have the work prescribed herein and set out in the
plans attached hereto, carried out in the premises situated at
No. 145 Wainuiomata Street Township
Lot 9 D.P. 19427 Riding

The owner of the premises is ROBERT FRANCIS LAMONT (Name)
of 145 WAINUIOMATA RD. WAINUIOMATA (Address)

I hereby nominate these Registered Tradesmen to carry out the said work:

..... (Registered Plumber)
of (Address)
..... R. A. TUCKER (Registered Drainlayer)
of Hair Lt. 47 STANLEY STREET (Address)
WAINUIOMATA.

Type of water supply Capacity of storage tanks gals.

Description of Work. Cross out any of the following which do not apply:

~~Install bath, basin, sink, tubs, shower, W.C. hot/cold water supply.~~
~~Drainage to grease trap/septic tank/sewer/field drain/soak pit.~~

Other Work

Value of Proposed Work (including Materials).

Estimated cost of:

| | | | | | |
|-----|----------|---|-------------|------------|------------|
| (a) | Plumbing | £ | : | : | . |
| (b) | Drainage | £ | <u>25</u> : | <u>—</u> : | <u>—</u> . |

TOTAL £

Signature of Applicant R. Lamont Date

For Office Use Only:

Fee: £ 10/-
Connection Fee: £ 2 : — :
Account No:

Permit No: 8505
Date Issued: 11-5-59
Receipt No: 1154

Remarks:

HUTT COUNTY COUNCIL

Valuation No.

Date Received 2-5-83

Application for Plumbing and Drainage Permit

To: The County Health Inspector,
P.O. Box 43041,
WAINUIOMATA

Plumbing Granted 3/6/83 ~~By~~ J.R. Maclean

I, the undersigned Ron Norman (full name) 694-998 (Tel. No.)

of 31 Penrose St Lower Hutt (address)
hereby make application for permission to have the work prescribed herein set out in the plans attached hereto
carried out in the premises situated at—

No. 145 Wainuiomata Rd. Street Township

Lot D.P. Riding

The owner of the premises is MR & MRS R Bagley (Name)

of (Address)

I hereby nominate these Registered Tradesmen to carry out the said work:

J R M'Leary (Craftsman Plumber)

of 18 Purser Grove L.H. (Address)

E. Cusin (Registered Drainlayer)

of Taita SHILOAKE DRIVE Lower Hutt. (Address)

Type of water supply Capacity of storage tanks gals.

Description of Work: Cross out any of the following which do not apply:

Install bath, basin, sink, tubs, shower, W.C. hot/cold water supply.

Drainage to grease trap/septic tank/sewer/field drain/soak pit.

Stormwater drainage to street/channel/soak pit.

Other Work

Value of Proposed Work

Estimated cost of:

| | MATERIALS | LABOUR etc. | TOTAL |
|----------|-----------|-------------|-------|
| Plumbing | 750 | 250 | 1000 |
| Drainage | 135 | 65 | 200 |
| TOTAL | 885 | 315 | 1200 |

estimated

For Office Use Only.

Application checked and approved
by [Signature]

Date 10/5/83

Signature of Applicant

Date

For Office Use Only

Fees:

Plumbing \$ 33 : 00
Drainage \$ 11 : 00
Sewer connection \$
Total \$ 44 : 00

Acct No 7554.
Date 11-5-83.
Permit No. 5444 & 5445
Date Issued
Receipt No. 168340

Remarks:

Details of plumbing and drainage to be submitted prior to any work being carried out. Terminal jet must be located at the head of the drain. Stormwater must drain to an existing approved outfall.

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.

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

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

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

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

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

EARTHQUAKE-PRONE BUILDING

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

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

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

CONTAMINATED SITES

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

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

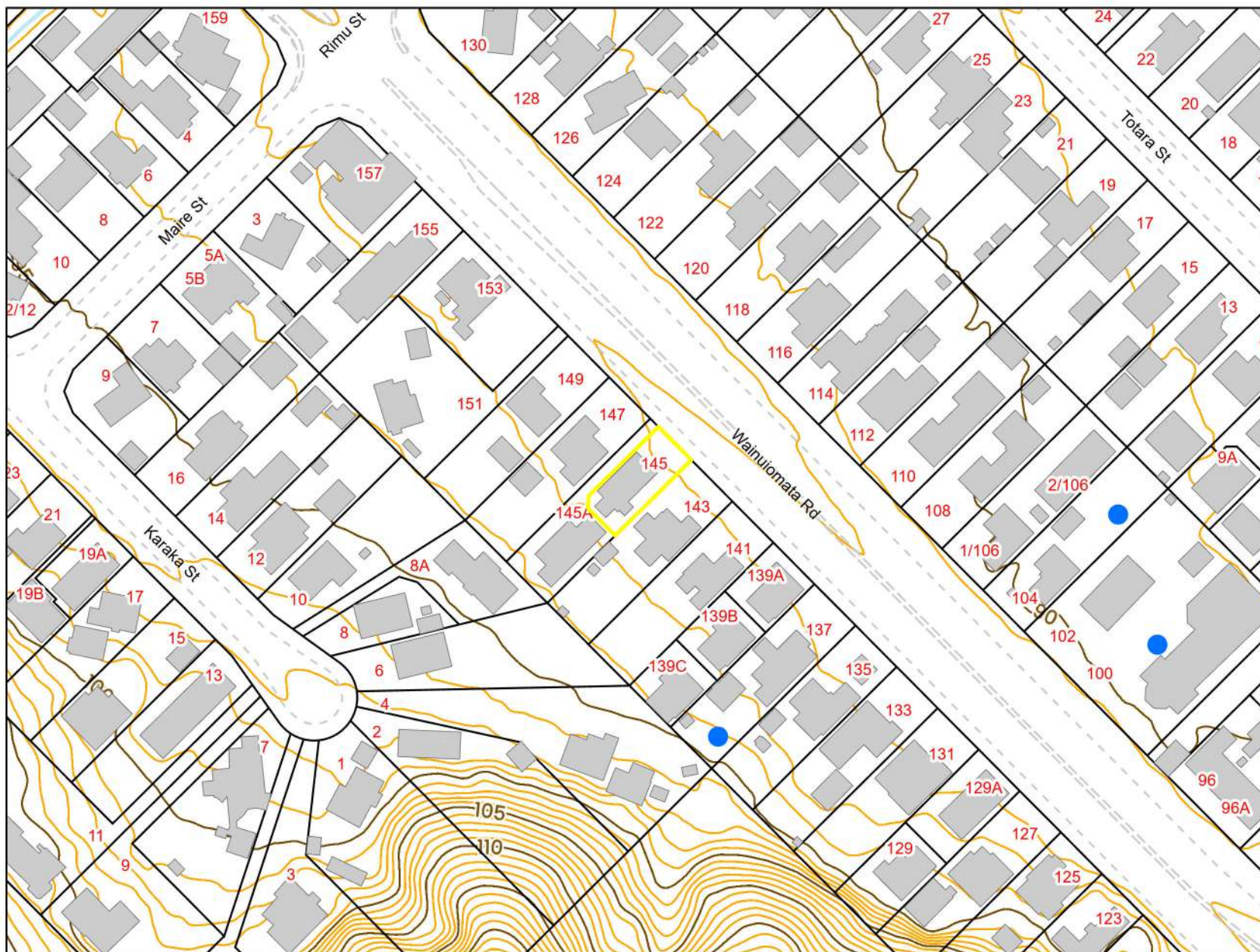
WELLINGTON REGION EMERGENCY MANAGEMENT

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
- Water course
- HCC recorded flood incident



HAZARDS MAP

Scale: 1:1,500

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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 Medium Density Residential 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](#))

OVERLAY

This site is identified in the Flood Hazard Inundation overlay of the City of Lower Hutt District Plan. The District Plan imposes additional rules on subdivision, land use and development to sites identified by the overlay, including standards on minimum floor heights for new buildings and extensions to existing buildings. More information is available in Chapter 14H: Natural Hazards of the District Plan.

This site is identified in the Flood Hazard Overland Flow Path overlay of the City of Lower Hutt District Plan. The District Plan imposes additional rules on subdivision, land use and development to sites identified by the overlay, including standards on minimum floor heights for new buildings and extensions to existing buildings. More information is available in Chapter 14H: Natural Hazards of the District Plan.

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).

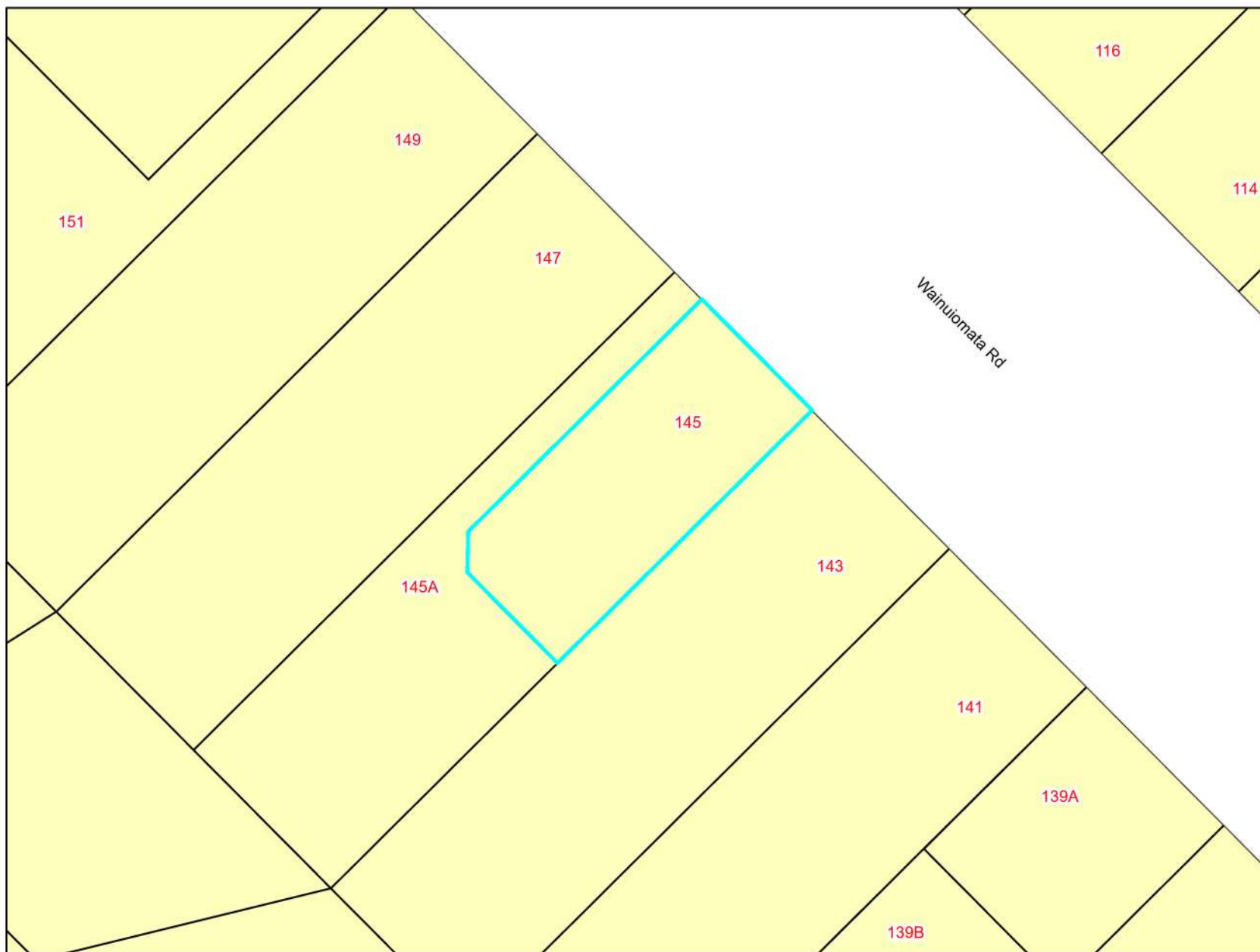
| Consent Number | Description | Status | Decision Date |
|----------------|--|------------|---------------|
| RM200428 | 2-lot subdivision | Approved | 11/02/2021 |
| RM210204 | Amendment to provide Right of Way easement to approved subdivision | Granted | 08/10/2021 |
| RM220012 | Retrospective Land Use consent earthworks | #Completed | 12/05/2022 |

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 |

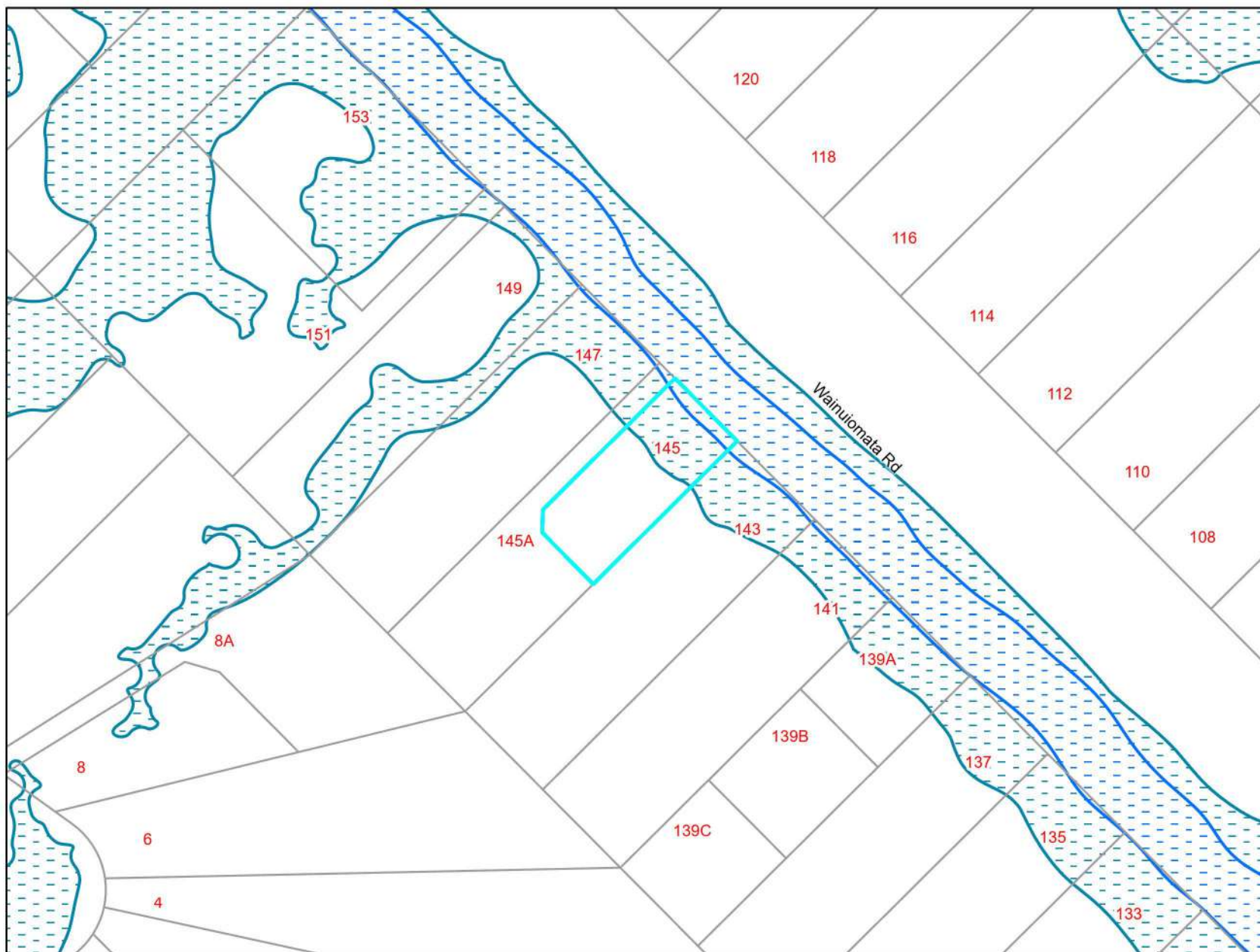


- LIM Property
- Properties
- Road
- Medium Density Residential



DISTRICT PLAN

Scale: 1:449



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



DISTRICT PLAN: FLOOD HAZARD OVERLAY

Scale: 1:794

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RMA Resource Consents

RM number: RM200428
Date: 11 February 2021
Applicant: Simply Property Maintenance Ltd
Agent: AdamsonShaw C/- Caleb Tien
Address: PO Box 10516 The Terrace
Wellington 6143
Attention: Caleb Tien

Emily Bayliss
Contract Planner
T 04 570 6666
resourceconsents@huttcity.govt.nz
Our reference:RM200428

APPROVAL OF RESOURCE CONSENT FOR A TWO LOT SUBDIVISION AT 145 WAINUIOMATA ROAD, WAINUIOMATA, BEING LEGALLY DESCRIBED AS LOT 9 DP 19427 IN WNE3/506

Council granted consent for the following reasons:

- The application is for a Controlled Activity and therefore is precluded from notification and cannot be refused.
- Any associated adverse effects upon character or amenity values associated with the undersized allotment sizes are considered to be less than minor, comparable to the permitted baseline and consistent with those of the surrounding area. I therefore consider these effects to be acceptable.
- A Council subdivision engineer assessed the proposal and concluded it can meet the necessary engineering standards, subject to the conditions shown below.
- Conditions imposed on the consent under section 108 and 220 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the subdivision.
- Council considers the proposal to be consistent with section 106 of the same act.
- The property does not appear on Greater Wellington Regional Council's selected land use register as a contaminated site or as having been the site of a verified hazardous activity. As a result, Council considers the likelihood of earthworks uncovering contamination at the site to be negligible.
- The proposal is consistent with the policies and objectives of the City's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

1. PROPOSAL

The applicant is seeking resource consent to subdivide 145 Wainuiomata Road, Wainuiomata into two lots. Proposed Lot 1 will have a site area of 341m² and comprise an existing dwelling and direct access from Wainuiomata Road. No changes are proposed to the existing dwelling. Proposed lot 2 will be a rear allotment and will have a gross site area of 468m² (being 381m² excluding the access leg).

It is proposed to construct a new dwelling on Proposed Lot 2, to the rear of the existing dwelling. The structure will cover an area of 140m² with four bedrooms, two bathrooms, deck and an open living dining and kitchen area. Legal and physical access for both lots can be achieved with Proposed Lot 2 using the existing driveway which will extend from Wainuiomata Road and a new crossing proposed for Lot 1. It is also noted that the garage at the rear of the existing dwelling is to be removed.

2. SITE DESCRIPTION

The subject site is located upon the south eastern side of Wainuiomata Road, has an area of 809 sqm, a frontage to Wainuiomata Road of approximately 23.1 m, is rectangular in shape and has a nominally flat topography. The site is located within an area characterised by single occupancy dwellings in a range of styles.

The site contains a dwelling towards the front of the site, measuring approximately 110 sqm in area, and a garage to the rear of the dwelling, accessed via an existing vehicle crossing and driveway located along northern (side) boundary, connecting to Wainuiomata Road at the northern extremity of the road frontage.

The site bears a legal description of Lot 9 DP 12427 in WNE3/506. There are no restrictions or easements identified upon the Record of Title that could affect this application.

3. RELEVANT PLANNING RULES AND REGULATIONS

The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the General Residential Activity Area, which this proposal falls within, are contained in chapters 4A, 11 and 14 of the District Plan.

I consider the proposal to be a Controlled Activity under rule 11.2.2 of the District Plan, as the proposal accords with the Allotment Design, Engineering Design and Other Provisions, and because each proposed lot contains a dwelling (and the subdivision will not result in a new or increased non-compliance with the relevant General Residential Development Standards) or, in the case of Lot 2, the application is accompanied by development plans which demonstrate the Lot is capable of accommodating a compliant dwelling. There is no associated land use component as part of this Resource Consent application.

National Environmental Standards

The proposal does not require assessment under any National Environmental Standards.

4. PERMITTED BASELINE

The permitted baseline with respect to subdivision allows for minor boundary adjustments provided no additional building sites or increases in non-compliances are generated. As the proposal is for the creation of a new lot, this permitted baseline is not considered relevant for the proposal.

However, two dwellings (or a second dwelling, if the existing dwelling onsite were to be retained) could be constructed as of right on the site subject to compliance with the Development Standards contained within Chapter 4A of the District Plan. I consider the permitted baseline to be of relevance to the proposal in assessing temporary construction effects including the installation of services beyond these anticipated levels.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

| | |
|--|----|
| Has the applicant requested public notification? | No |
| Is public notification required under s95C? | No |
| Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act? | No |

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

| | |
|--|-----|
| Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification? | No |
| Is the application for one or more of the following (but no other) activities? <ul style="list-style-type: none">▪ A controlled activity▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status | Yes |

Public notification is precluded under Step 2, in this case given the controlled activity status of the proposal, and as such an assessment of the Step 3 criteria for public notification is not required.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

| | |
|--|----|
| Do special circumstances exist that warrant public notification? | No |
|--|----|

Special circumstances have been defined as circumstances that are unusual or exceptional, but may be less than extraordinary or unique. The proposal relates to a two-lot subdivision. However the District Plan is considered to provide clear policy direction and assessment matters relevant to the proposal, and it is considered that public notification will not reveal any new information relevant to determination. On this basis, it is not considered necessary to publicly notify the application due to special circumstances.

Conclusion

Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

| | |
|--|----|
| Are there affected customary rights groups? | No |
| Are there affected customary marine title groups (for accommodated activities)? | No |
| Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E? | No |

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

| | |
|--|-----|
| Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification? | Yes |
| Is the application for the following, but no other activity: ▪ A controlled activity (other than a subdivision) under the District Plan | No |

Limited notification is precluded under step 2 pursuant to District Plan clause 17.2.1 – this stipulates that for all controlled activities notification shall be precluded.

Step 3 – Certain other persons must be notified

Limited notification is precluded under step 2, therefore assessment under Step 3 is not necessary.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 2, limited notification may still be warranted where there are special circumstances.

| | |
|--|----|
| Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded? | No |
|--|----|

For the reasons outlined under step 4 in section 5.1 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion

Limited notification is not required.

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in sections 5.1 and 5.2, the application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

Pursuant to Chapter 11.2.2.2 of the ODP, Council has limited the matters which it seeks to control to the following matters, which I address in turn, with the exception of Natural Hazards which are assessed at Section 6.6 of this report;

The design and layout of the subdivision, including the size, shape and position of any lot, any roads or the diversion or alteration to any existing roads, access, passing bays, parking and manoeuvring standards, and any necessary easements;

The proposal accords with the Allotment Design and Engineering Design standards pursuant to Chapter 11.2.2.3, noting that a net site area and shape factor is not prescribed given the nature of the subdivision, in which each proposed allotment contains a dwelling (and the subdivision will not result in a new or increased non-compliance with the relevant General Residential Development Standards) or is considered capable of accommodating a compliant dwelling. The existing registered Right of Way, which will fall down onto the new titles, will achieve compliance with the minimum frontage provisions of Rule 11.2.2.1.

No roads, or vehicle access arrangements are proposed to be modified by the proposal. The relevant parking and manoeuvring standards, where they apply to this application, are considered to be met by the proposal.

The provision of servicing, including water supply, waste water systems, stormwater control and disposal, roads, access, street lighting, telephone and electricity;

The proposal has been assessed and is supported by Alistair Dickens, Council's subdivision engineer, subject to compliance with a number of conditions. I consider these conditions are necessary and thus shall be imposed under s220 of the Resource Management Act 1991. The applicant has agreed to the imposition of these conditions.

Management of construction effects, including traffic movements, hours of operation and sediment control;

The proposal will involve ground works related to the installation of services. Construction of a dwelling and associated services could be reasonably anticipated within the permitted baseline; the construction effects are considered to be comparable to what could be reasonably anticipated by the District Plan. All construction works will be undertaken in accordance with NZS 6803:1999 Acoustics - Construction noise. The applicant has not proposed to install sediment control measures however I consider the degree of slope on the subject site warrants a condition requiring sediment control measures to be employed during works. Subject to conditions, I thereby consider the construction effects to be acceptable.

Provision of esplanade reserves, esplanade strips and access strips;

No esplanade reserves, strips or access strips are required or proposed as part of this application.

Site contamination remediation measures and works;

The property is not listed as a contaminated site in Greater Wellington Regional Council selected land use register or as having been the site of a verified hazardous activity. As a result I consider the potential effects associated with site contamination to be negligible.

Protection of significant sites, including natural, cultural and archaeological sites;

There are no significant natural, cultural or archaeological sites on the property identified in the District Plan or within the property records which warrants protection as part of this

subdivision. Therefore, any potential ecological, historical or cultural effects are considered to be unlikely.

Positive effects

The proposed subdivision and creation of a new allotment will assist in increasing the housing capacity and variety in the Lower Hutt District, in a manner designed to be complementary to the existing character of the residential environment.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan

I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

Objective 4A 2.1

Residential Activities are the dominant activities in the General Residential Activity Area.

Objective 4A 2.2

Housing capacity and variety are increased.

Objective 4A 2.3

Built development is consistent with the planned low to medium density built environment and is compatible with the amenity levels associated with low to medium density residential development.

Objective 4A 2.4

Built development provides high quality on-site amenity for residents as well as high quality residential amenity for adjoining properties and the street.

Policy 4A 3.2

Enable a diverse range of housing types and densities.

Policy 4A 3.3

Enable the efficient use of larger sites and combined sites by providing for comprehensive residential developments.

Policy 4A 3.4

Manage the effects of built development on adjoining sites and the streetscape and minimise visual dominance on adjoining sites by controlling height, bulk and form of development and requiring sufficient setbacks.

Policy 4A 3.5

Require built development to maintain a reasonable level of privacy and sunlight access for adjoining sites.

Policy 4A 3.6

Require built development to provide useable and accessible outdoor living space to provide for outdoor amenity.

Policy 4A 3.7

Encourage high quality built development to contribute to attractive and safe streets and public open spaces by providing for buildings that address the streets and public open spaces, minimise visual dominance and encourage passive surveillance.

Objective 4A 2.5

Built development is adequately serviced by network infrastructure or addresses any network infrastructure constraints on the site.

Objective 4A 2.6

Built development is located and designed to manage significant risk from natural hazards.

Policy 4A 3.9

Require rainwater tanks and a minimum area of permeable surface in order to assist with the management of stormwater runoff created by development.

Policy 4A 3.12

Promote floor levels for new development to be above the 100 year (ARI) flood extent, where sufficient information is available.

11.1.1 – Allotment Standards

Objective

To ensure that land which is subdivided can be used for the proposed use or development.

Policy

a) To ensure that allotments have minimum design standards such as, minimum size, shape and frontage, which are suitable for the proposed use or development

11.1.2 Engineering Standards

Objective

To ensure that utilities provided to service the subdivision protect the environment and that there are no adverse effects on the health and safety of residents and occupiers.

Policy

a) To ensure that utilities provided comply with specified performance standards relating to such matters as access, street lighting, stormwater, water supply, wastewater, gas, telephone, electricity and earthworks.

b) The engineering practices to maintain the ecological values of Speedy's Stream and the onsite wetland from stormwater runoff resulting from the subdivision of the land identified in Appendix Subdivision 7

14A 3.5 Transport

Objective

Adverse effects on the safety and efficiency of the transport network from on-site transport facilities (vehicle access, parking, manoeuvring and loading facilities) are managed.

Following my assessment above (section 5.1, 5.2 and 6 of this report), the proposal is considered to be consistent with the above objective and policies; please refer back to these sections for the relevant justification.

6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

As determined by section 104(1)(b), I consider that the National Policy Statement on Urban Development (NPS-UD) is relevant to this application. The NPS-UD directs consent authorities to consider if there is sufficient development capacity to meet current and future demands.

The proposal is considered to be consistent with the National Policy Statement providing to Urban Development as it provides an additional lot in the urban environment which can be serviced by existing infrastructure. The proposal is also considered to be consistent with the Wellington Regional Policy Statement.

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

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

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - IN ACCORDANCE WITH S106 A CONSENT AUTHORITY MAY REFUSE SUBDIVISION CONSENT IN CERTAIN CIRCUMSTANCES

A consent authority may refuse subdivision consent or may grant a subdivision consent subject to conditions if it considers that there is significant risk from natural hazards or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

Both lots will have legal and physical access from Wainuiomata Road, although the arrangements for physical access to Lot 1 have not been sought as part of this application, it is considered that Lot 1 is capable of achieving physical access from Wainuiomata Road.

There are no identified natural hazards which warrant further assessment under s106, and the proposal is not considered to exacerbate existing risk to any identified natural hazard.

As such, refusal under s106 is not considered to be necessary.

6.7 - SUBSTANTIVE DECISION

In accordance with section 104A, after considering an application for resource consent for a controlled activity, a consent authority must grant the resource consent, unless it has insufficient information to determine whether or not the activity is a controlled activity.

As sufficient information has been provided to determine the activity is a controlled activity the resource consent is granted under s104A.

I impose the following conditions under s108 and s220 for those matters over which control is reserved in national environmental standards or other regulations; or over which it has reserved its control in its plan or proposed plan.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 and s220 of the Resource Management Act, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans entitled 'Lots 1 & 2 being the proposed subdivision of Lot 9 DP 19427' dated 14.01.2021, Project No 31730 Drawing SC-01 Rev B by Adamson Shaw, and Sheets A1.00 B, A1.01C and A2.01B by Reve Architecture Job No 2001, dated 13.01.2021 submitted with the application and held on file at Council.

Note: This condition addresses an essential administrative matter.

2. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

Important notes:

- When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at \$170 per hour.
- Notification of work commencing is separate to arranging building inspections.

Note: This condition addresses an essential administrative matter

3. The consent holder shall pay a contribution to Council's Reserves Purchases and Development Account at Council's standard rate of 5% of the value of the additional residential allotments or capped at \$10,000 per allotment whichever is the lesser. The amounts required will be determined on the basis of a market value assessment from a registered valuer. It is the consent holder's responsibility to instruct the valuer and supply Council with this assessment. The amount to be paid will be determined when the consent holder submits the qualified valuer's assessment.

4. That the consent holder pays Council an engineering fee to meet the cost of work carried out by Council subdivision engineer in assessing, inspecting, testing and approving water, sewer and stormwater services, access or any other aspect of the proposal so assessed by the engineer or any representatives of the engineer (as distinct from work which must be monitored as a result of any building consent). That fee is 3.43 percent of the consent holder's construction costs (including GST) and is calculated using a scale of engineering fees based on the number of new lots created. The minimum fee is \$150.00, irrespective of whether any construction work is necessary. Payment is necessary before or at the time of applying for a section 224(c) certificate.
5. That the consent holder undertakes all earthworks (including for trenching purposes) in such a way that no sediment leaves the site or enters streams or the stormwater system; and that the consent holder installs and maintains sediment control measures in compliance with Greater Wellington Regional Council's erosion and sediment control guidelines (issued in June 2006).
6. That the consent holder ensures vehicles and machinery leaving the site do not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. (The term "road" includes footpaths, vehicle crossings and berms.)
7. The consent holder ensures that the development is designed to be stormwater neutral so that the stormwater runoff from the fully developed site is no more than existed prior to the development. As such, either:
 - A suitably qualified engineer is to be engaged to provide a stormwater design report for the suitable disposal of stormwater from the site, including the design of the proposed stormwater attenuation within ponding areas, oversized pipes or tanks, etc. or:
 - The installation of an appropriately-sized (based on the house roof area) detention tank on lot 2 is undertaken at the time of building. The tank sizing and installation is to be in accordance with the Wellington Water's guidelines: Managing Stormwater Runoff – The use of raintanks for hydraulic neutrality, which can be obtained from the following website: <https://www.wellingtonwater.co.nz/your-water/land-development/stormwater-neutrality-and-wastewater-control/>.

In accordance with section 221 of the Resource Management Act 1991, a consent notice shall be placed on the record of title of the lot 2 including details of the size of the storage pipes, tank or pond, the size of the discharge pipe (orifice) and maintenance requirements.

8. That the consent holder installs and connects 100mm NB sewer and minimum 20mm NB water service leads to the public mains, and a 100mm NB stormwater connection to the road kerb, for lot 2 (and adjust any existing services if necessary) in accordance with Council's codes and standards.

Please note:

- All water, stormwater and sewer reticulation services shall be designed and constructed in accordance with the 'Regional Standard for Water Services', the 'Regional Specification for Water Services' and the 'Approved Products Register', including all associated amendments. Copies of the latest version of these documents are available on the following website: <https://wellingtonwater.co.nz/contractors/technical-information>.
 - It is now Council policy that only existing sewer and stormwater laterals less than 25 old and only existing water laterals of polyethylene material can be utilised for a new dwelling or new vacant lot. All non-conforming laterals, including the tobies in the case of water, are to be renewed and sealed at the main if not replaced in the same position.
 - The consent holder must apply for new water connections at the customer services counter of Council Building, 30 Laings Road, Lower Hutt. These applications are processed by Wellington Water Ltd., which is a Council-controlled company in charge of Council water and drainage assets. Their contact person is Chandra Koswatte (tel. (04) 912 4534). Wellington Water Ltd. may impose special requirements or conditions for new connections depending on, among other things, the existing reticulation system's condition and layout, flow rates, pressure zones and proposed future work. It is important the consent holder makes an application early in the design or construction phase. Council recommends that the consent holder makes this application before submitting engineering plans to Council subdivision engineer.
 - In the case of a rear section, any new services are to be laid beyond a shared right-of-way section of the access leg and not just to the road boundary.
 - The existing water connection shall be renewed and used for lot 2, and a new water connection shall be installed along the frontage of lot 1 (clear of the access leg for lot 2) to serve lot 1.
9. That the consent holder submits a copy of the approved water connection application form (signed by Wellington Water Ltd.) when applying for the section 224(c) certificate.
 10. That the consent holder arranges for a certifying drainlayer or engineer to investigate and plot the alignment of the existing stormwater pipework from the existing dwelling and garage in order that this information is plotted on both the required engineering plan and subsequent as-built plan and that appropriate easements can be created and/or adjustments made as necessary.
 11. That, if found necessary from the above investigation, the consent holder arranges for a certifying drainlayer to inspect and verify that the existing private stormwater from lot 1 that may be within lot 2 is in sound condition – and if not, to be made so or relocated; and that the consent holder provides written certification from the drainlayer before or at the time of applying for a section 224(c) certificate.
 12. That the consent holder severs all abandoned cross-boundary services, including any water, sewer and stormwater pipes. Abandoned pipes within the property are to be sealed at the junction with the "live" pipe and at all ends (including where the line is broken through). In addition, where abandoned pipes have the potential to act as a cross-boundary field drain

they are to be sealed at the boundaries. Abandoned property laterals (connections from the main or kerb) are to be severed and sealed at the main or kerb.

Please note:

- The locations of sealing points from abandoned lines are to be shown on the final as-built plans.

13. That the consent holder submits engineering plans for the above construction work to Council subdivision engineer for approval; that the plans provide information on the materials to be used, including the size, type and class of pipes, as well as indicate pipe gradients; and that all this work is carried out in accordance with the approved plan.

Please note:

- This condition is necessary (even for minor works) as the engineering approval letter will list further engineering requirements in regard to Corridor Access Requests, pipe materials, inspections, as-built information, etc.
- Engineering approval of the proposed services and access up to the individual lot boundaries is completely separate from any approval given under building consent and must be requested prior to installation, irrespective of any building consent being issued.

14. That the consent holder appoints a suitably qualified contractor or contractors to complete the works to the approved design; and that the consent holder submits to Council subdivision engineer for approval the name, contact details and experience of the contractor(s) at the time of submitting engineering plans for approval or at least a minimum of 7 days in advance of commencing the construction works. The approved contractor(s) must give a minimum of 48 hours' notice to Council subdivision engineer before starting work.

15. That the consent holder provides underground telephone and electrical services to lot 2 in accordance with the specifications and requirements of the relevant authority.

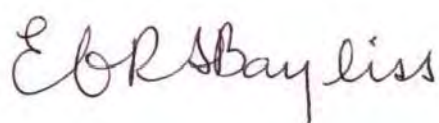
16. That the consent holder provides Council with written confirmation from Chorus (or the equivalent network supplier) and Wellington Electricity Lines Ltd that they are satisfied with the supply of their utilities to each lot.

17. That the consent holder provides Council with written confirmation from a surveyor or suitably qualified engineer that all existing services have been adjusted so they are contained within the lot (or are protected by an appropriate easement) and that the ends of all abandoned lines have been sealed in accordance with council requirements, or alternatively that the consent holder provides Council with written confirmation from a surveyor or suitably qualified engineer that no such adjustments and sealing are necessary.

18. That the consent holder provides appropriate easements for private services where necessary, with easements shown as a memorandum of easements on the land transfer title plan; and that the consent holder engages a lawyer at the consent holder's expense to prepare easement documents.

19. That the consent holder provides appropriate easements of rights of way if necessary, shown as a memorandum of easements on the land transfer title plan; and that the consent holder engages a lawyer at the consent holder's expense to prepare easement documents.
20. That the consent holder creates an access to lot 1 by constructing a path to lot 1 from the public footpath (in accordance with Council's codes and standards) and removing a section of fence along the frontage, unless otherwise approved.
21. That the consent holder removes the existing garage clear of lot 2 before applying for a section 224(c) certificate.
22. That, in accordance with section 221 of the Resource Management Act 1991, Council registers a consent notice on the record of title of lot 1 to ensure any new dwellings built on this lot have a minimum under-floor level of RL 92.4m (Local Vertical Datum - Wellington 1953) to mitigate possible flooding. This level refers to the underside of timber floor joists or the underside of a concrete slab.
23. That the consent holder provides a benchmark in the form of a new survey peg or other permanent mark so the site's minimum floor level can be easily determined; and that the consent holder records this benchmark and the known reduced level (Local Vertical Datum - Wellington 1953) on the as-built plans.
24. That the consent holder meets the cost of registering consent notices.
25. That the consent holder provides Council the as-built plan, certified by a surveyor or engineer, showing the location of all service connections (and, if applicable, new work within private property) relative to the lot boundaries.

Processing Planner:



Emily Bayliss
Contract Resource Consents Planner

Peer reviewer:



Peter McDonald
Senior Resource Consents Planner

Application lodged: 16.12.2020

Further Information Sought per s92 (1): 15.12.2020

Further Information Sought per s92 (1) considered complete: 19.01.2021

Application on hold per applicant's request: 01.02.2021 – 11.02.2021

Application approved: 11.02.2021

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

8. NOTES:

- The subdivision resource consent is subject to payment of a development contribution fee. Payment of this fee is required before receiving section 224(c) certification.
- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.
- In accordance with section 120 of the Resource Management Act 1991, the applicant, consent holder, on the application or review of consent conditions may appeal to the Environment Court against the whole or any part of this decision by the consent authority.
- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 11 February 2026.
- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.
- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.
- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.
- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.
- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.
- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological

authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.
- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: huttcity.govt.nz/Services/Roads-and-parking/Vehicle-crossings/

**HUTT CITY COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER of Lots 1 and 2 DP
563676

AND

IN THE MATTER of Subdivision Consent
pursuant to sections 104, 108, 220 and 221
of the Resource Management Act 1991.

Pursuant to sections 104, 108, 220 and 221 of the Resource Management Act 1991 the Hutt City Council, by resolution passed under delegated authority on 22 December 2021, imposed the following conditions on the subdivision consent for Lots 1 and 2 being a subdivision of LOT 9 DP 19427.

The owners and occupiers note and comply with the following requirements:

1. Lot 2 - The development is designed to be stormwater neutral so that the stormwater runoff from the fully developed site is no more than existed prior to the development. As such, the installation of an appropriately sized (based on the house roof area) detention tank on lot 2 is undertaken at the time of building. The tank sizing, installation and maintenance is to be in accordance with the Wellington Water's guidelines: Managing Stormwater Runoff – The use of raintanks for hydraulic neutrality, which can be obtained from the following website: <https://www.wellingtonwater.co.nz/your-water/land-development/stormwater-neutrality-and-wastewater-control/>.
2. Lot 1 - ensure any new dwellings built on this lot have a minimum under-floor level of RL 92.4m (Local Vertical Datum - Wellington 1953) to mitigate possible flooding. This level refers to the underside of timber floor joists or the underside of a concrete slab.

Dated at Lower Hutt this 22nd of December 2021.

For and on behalf of the Hutt City Council

Authorised Officer



Parvati Rotherham
Head of Planning

TA Approvals

| | | | |
|------------------------------|--|-----------------------|----------------|
| Territorial Authority | Hutt City Council TA Certification Division | TA Reference | RM200428 |
| Survey Number | LT 563676 | Survey Purpose | LT Subdivision |
| Surveyor Reference | 31730 - 145 Wainuiomata Road | Land District | Wellington |
| Surveyor | Barry Dean Sayer | | |
| Surveyor Firm | AdamsonShaw (Wellington) | | |
| Dataset Description | LOTS 1 & 2 BEING A SUBDIVISION OF LOT 9 DP 19427 | | |

TA Certificates

I hereby certify that plan LT 563676 was approved by the Hutt City Council pursuant to section 223 of the Resource Management Act 1991 on the 22nd day of December 2021. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan LT 563676 ☒

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Hutt City Council and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this 22nd day of December 2021. ☒

Signature

Signed by Parvati Ramesh Prema, Authorised Officer, on 22/12/2021 01:16 PM

Receipt Information

| | |
|---|-----------------------|
| Transaction Receipt Number | 14967695 |
| Signing Certificate (Distinguished Name) | Prema, Parvati Ramesh |
| Signing Certificate (Serial Number) | 1603479739 |
| Signature Date | 22/12/2021 |

*** End of Report ***

| | |
|---|-----------------------|
| Site Coverage Calculation For Proposed Lot 2 to subdivision of Lot 9 DP 19427 | |
| Total Site Area: | = 468m ² |
| Total Net Site Area: | = 381m ² |
| Allowable Site Coverage @ 40% | = 152.4m ² |
| Proposed Total Built Area Site Coverage: | = 140m ² |
| Total Area of Eaves more than 0.6m wide | = 0.5m ² |
| Proposed Deck ≥ 0.5m off Ground Area: | = NIL |
| Proposed Site Coverage Percentage: | = 36.9% |

| | |
|---|-----------------------|
| Site Coverage Calculation For Proposed Lot 1 to subdivision of Lot 9 DP 19427 | |
| Total Site Area: | = 341m ² |
| Total Net Site Area: | = 341m ² |
| Allowable Site Coverage @ 40% | = 136.4m ² |
| Proposed Total Built Area Site Coverage: | = 110m ² |
| Total Area of Eaves more than 0.6m wide | = 1.0m ² |
| Proposed Deck ≥ 0.5m off Ground Area: | = NIL |
| Proposed Site Coverage Percentage: | = 32.55% |

145 WAINUIOMATA ROAD

Project 145 Wainuiomata Road, Wainuiomata
Location 145 Wainuiomata Road, Wainuiomata
Client SIMPLY PROPERTY MAINTENANCE LIMITED

| | | |
|------|------------|--------------------|
| B | 13/01/2021 | RC RFI 1 |
| A | 07/01/2020 | CLIENT INFORMATION |
| Rev. | Date | Description |



rêve
architecture^{LTD}

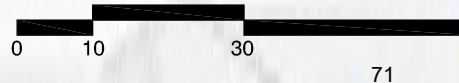
w. www.revearchitecture.co.nz
t. 021 900 982
e. enquiries@revearchitecture.co.nz
p. PO Box 27161 Wellington 6141 NZ

Issued for:
RESOURCE CONSENT

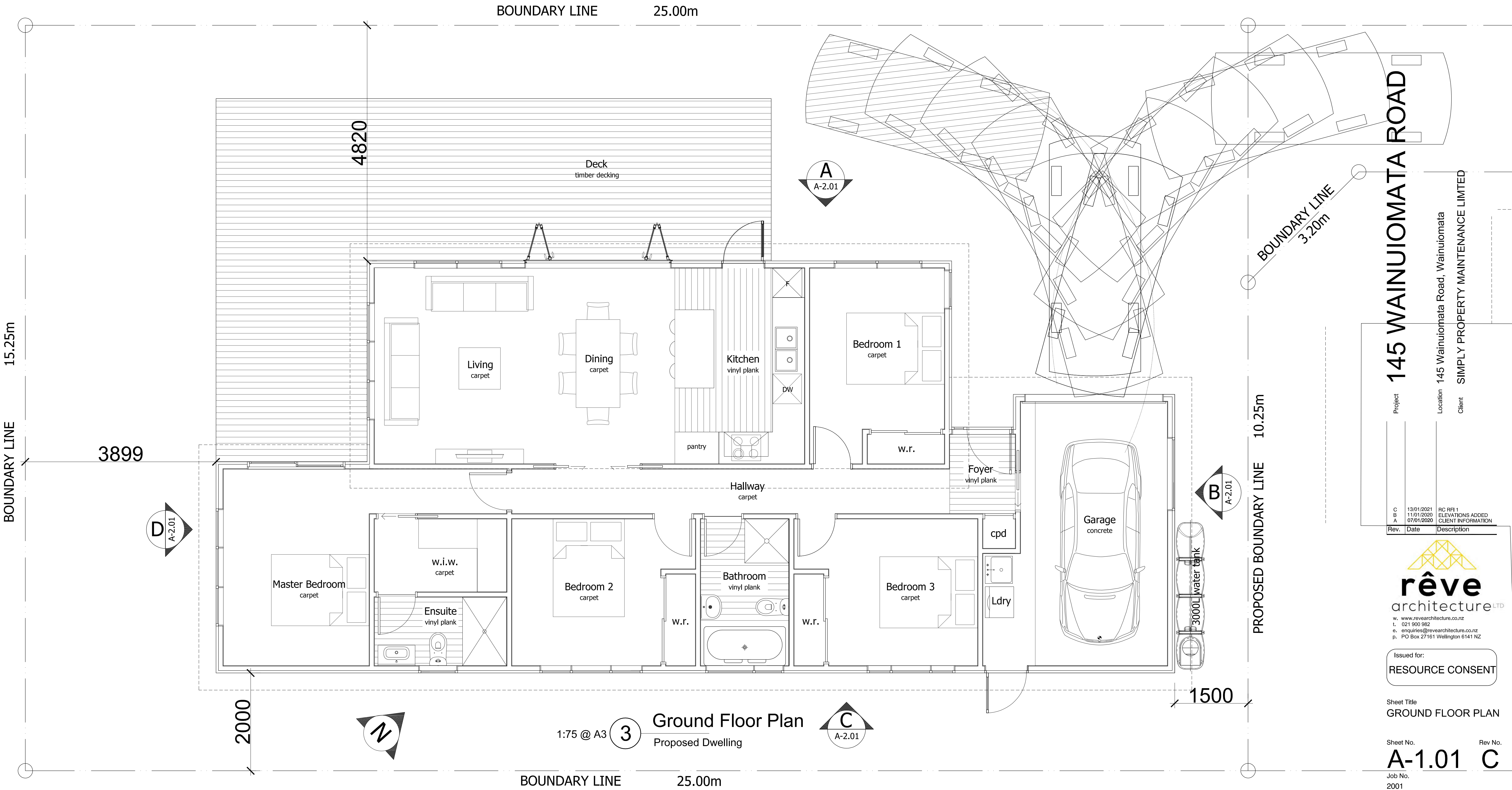
Sheet Title
PROPOSED SITE PLAN

Sheet No. Rev No.
A-1.00 B
Job No.
2001
Scale
1:100 @ A1, 1:200 @ A3

- NOTES:
- Do not scale drawings. Use figured dimensions only.
 - Contractor to verify all dimensions on site before commencing work.
 - Contractor to report any discrepancy for interpretation to the Architect prior to affected work proceeding.
 - © COPYRIGHT ON THIS DRAWING IS RESERVED



RESOURCE CONSENT
GRANTED
11/02/2021
HUTT CITY COUNCIL
HUTTCITY



Project
Location
Client

145 Wainuiomata Road, Wainuiomata

SIMPLY PROPERTY MAINTENANCE LIMITED

Rev. Date Description

C 13/01/2021 RC RFI 1
B 11/01/2020 ELEVATIONS ADDED
A 07/01/2020 CLIENT INFORMATION

Issued for:
RESOURCE CONSENT

Sheet Title
GROUND FLOOR PLAN

Sheet No.
A-1.01

Rev No.
C

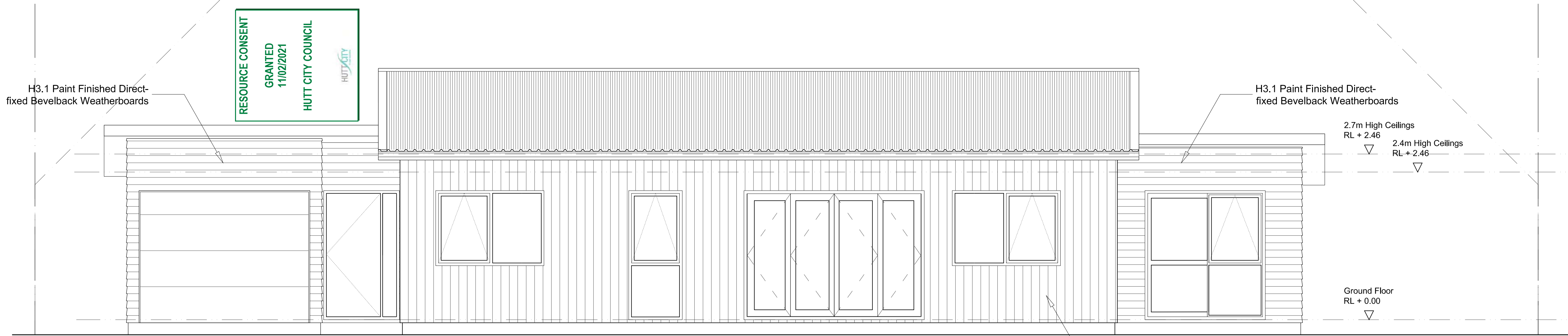
Job No.
2001

Scale
1:37.5 @ A1, 1:75 @ A3

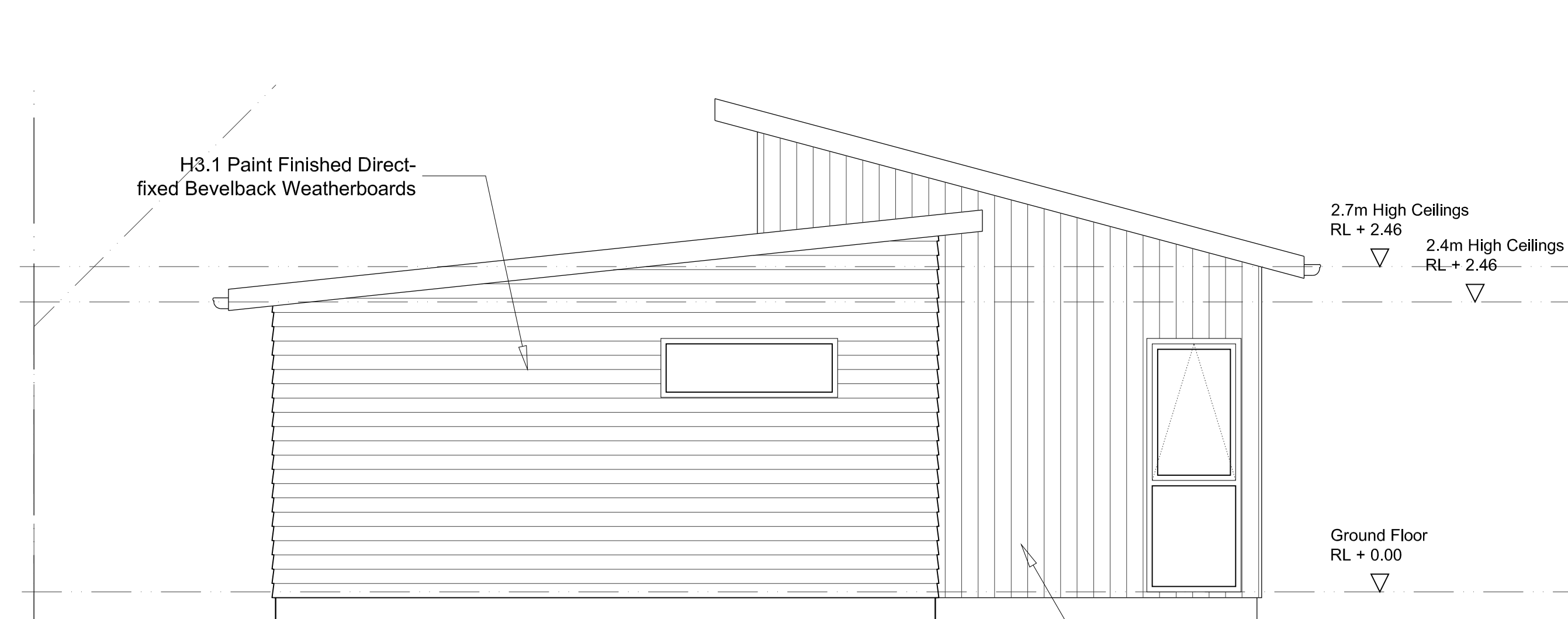
NOTES:

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- Contractor to verify all dimensions on site before commencing work.
- Contractor to report any discrepancy for interpretation to the Architect prior to affected work proceeding.
- © COPYRIGHT ON THIS DRAWING IS RESERVED

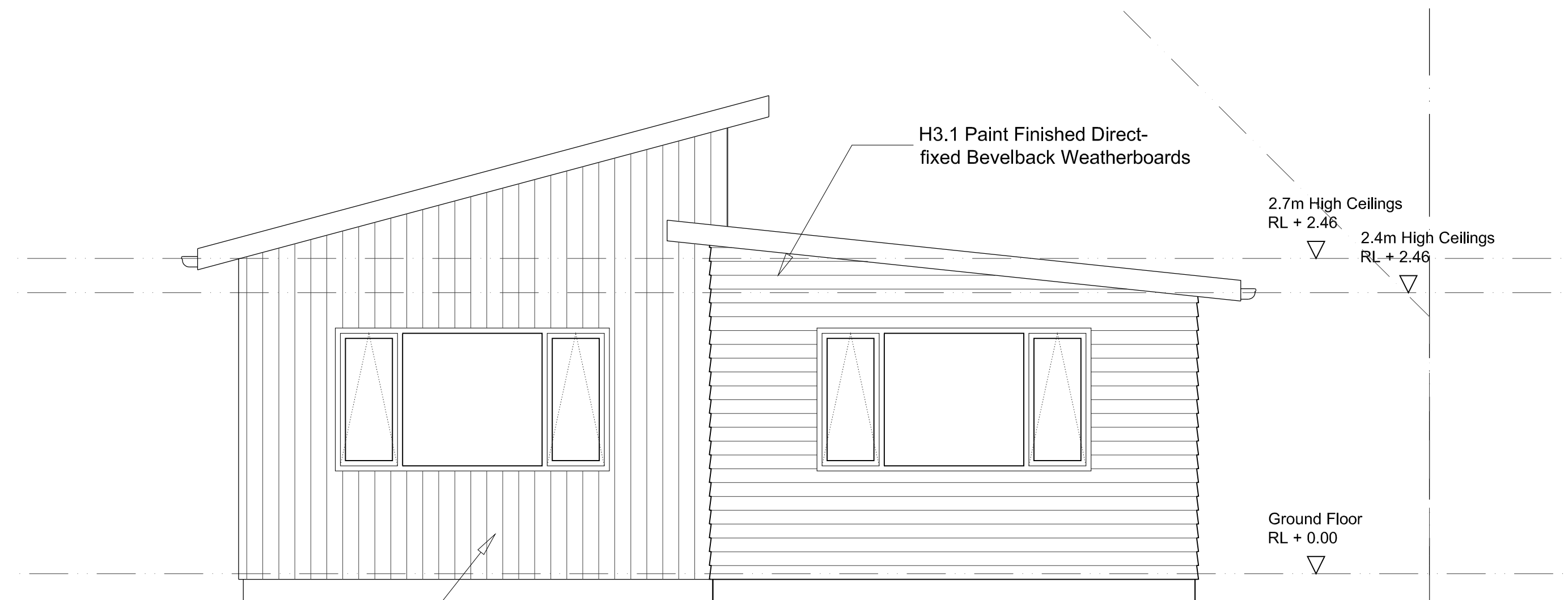
0 10 30 60



1:75 @ A3 **4** Elevation A
Proposed Dwelling



1:75 @ A3 **5** Elevation B
Proposed Dwelling



1:75 @ A3 **7** Elevation D
Proposed Dwelling



1:75 @ A3 **6** Elevation C
Proposed Dwelling



Project **145 WAINUIOMATA ROAD**

Location **145 Wainuiomata Road, Wainuiomata**

Client **SIMPLY PROPERTY MAINTENANCE LIMITED**

| | | |
|------|------------|------------------|
| B | 13/01/2021 | RC RFI 1 |
| A | 11/01/2020 | ELEVATIONS ADDED |
| Rev. | Date | Description |



rêve
architecture^{LTD}
w. www.revearchitecture.co.nz
t. 021 900 982
e. enquiries@revearchitecture.co.nz
p. PO Box 27161 Wellington 6141 NZ

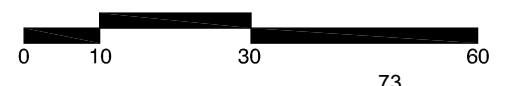
Issued for:
RESOURCE CONSENT

Sheet Title
**PROPOSED ELEVATIONS
A, B, C & D**

Sheet No. **A-2.01** Rev No. **B**

Job No.
2001
Scale
1:37.5 @ A1, 1:75 @ A3

NOTES:
1. Do not scale drawings. Use figured dimensions only.
2. Contractor to verify all dimensions on site before commencing work.
3. Contractor to report any discrepancy for interpretation to the Architect prior to affected work proceeding.
4. © COPYRIGHT ON THIS DRAWING IS RESERVED



RM number: RM210204
Date: 8 October 2021
Applicant: Simply Property Maintenance
Limited
Agent: AdamsonShaw
Address: PO Box 10 516, The Terrace,
Wellington 6143

Peter McDonald
Environmental Consents
T 04 570 6745
peter.mcdonald@huttcity.govt.nz
Our reference:RM210204

**APPROVAL OF CHANGE TO CONDITION 1 OF RESOURCE CONSENT RM200428
TO PROVIDE A RIGHT-OF-WAY EASEMENT OVER APPROVED LOT 2 FOR
VEHICLE ACCESS TO APPROVED LOT 1 AT 145 WAINUIOMATA ROAD,
WAINUIOMATA (LOT 9 DP 12427)**

Council granted consent for the following reasons:

- The proposed change will improve safe vehicle access to proposed lot 1.
- The proposed parking vehicle access and manoeuvring arrangements will remain compliant with the District Plan transport standards.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

1. PROPOSAL

The applicant is seeking to change the condition 1 of subdivision resource consent RM200428 to provide for a right-of-way easement over approved lot 2 to provide access to a new garage serving the existing dwelling within approved lot 1 at 145 Wainuiomata Road, Wainuiomata. No other changes are proposed to the subdivision and approved dwelling under the combined land use and subdivision resource consent RM200428. It is noted the proposed changes will not result in any new or increased District Plan non-compliances. It is particularly noted the applicant has demonstrated compliant outdoor living space will be maintained for the existing dwelling within approved lot 1.

2. SITE DESCRIPTION

The application site is located at 145 Wainuiomata Road, Wainuiomata. The subject site is located upon the south eastern side of Wainuiomata Road, has an area of 809 sqm, a frontage to Wainuiomata Road of approximately 23.1 m, is rectangular in shape and has a nominally flat topography. The site is located within an area characterised by single occupancy dwellings in a range of styles. The site is located within the General Residential Activity Area of the District Plan. There are no site specific notations within the District Plan of relevance to this assessment.

The site contains a dwelling located towards the front of the site, measuring approximately 110 sqm in area, and a garage to the rear of the dwelling, accessed via an existing vehicle crossing and driveway located along northern (side) boundary, connecting to Wainuiomata Road at the northern extremity of the road frontage. The site bears a legal description of Lot 9 DP 12427 in WNE3/506. There are no restrictions or easements identified upon the Record of Title that could affect this application.

Resource consent RM200428 was granted on 11 February 2021 for a two lot subdivision, with the existing dwelling retained within the lot 1 (the front lot), and a new 140m², single-storey dwelling with four bedrooms on lot 2 (the rear lot). Lot 2 has a rear access leg connecting to Wainuiomata Road. No formed vehicle access or off-street parking was proposed for lot 1 in the original resource consent.

3. RELEVANT PLANNING RULES AND REGULATIONS

I consider the proposed change to be a Discretionary Activity under section 127 of the Resource Management Act 1991, which states:

Change or cancellation of consent condition on application by consent holder –

- (3) *Sections 88 to 121 apply, with all necessary modifications, as if –*
- (a) *the application were an application for a resource consent for a discretionary activity; and*
 - (b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*

- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who -*
- (a) *made a submission on the original application; and*
 - (b) *may be affected by the change or cancellation.”*

District Plan

It is noted that the proposed change will not introduce any additional non-compliances with the District Plan, nor will increase any non-compliances with the District Plan which were assessed as part of the original resource consent.

As identified above, the application will be assessed as a Discretionary Activity in accordance with Section 127 (3)(a) of the Resource Management Act 1991.

Note: although the full dimensions of the garage have not been shown, it is considered that this can be suitably located and designed so as to ensure sufficient manoeuvring is maintained in compliance with AS/NZS 2890.2004.

National Environmental Standards

The proposal does not require assessment under any National Environmental Standards.

4. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

4.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances

| | |
|--|----|
| Has the applicant requested public notification? | No |
| Is public notification required under s95C? | No |
| Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act? | No |

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

| | |
|--|----|
| Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification? | No |
| Is the application for one or more of the following (but no other) activities? <ul style="list-style-type: none"> ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status | No |

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

If public notification precluded under step 2, public notification may be required in certain circumstances.

| | |
|--|------------------------------|
| Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification? | No |
| Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D? | No (see assessment below) |

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy 116, 118, 143 and 147 Wainuiomata Road, and 6 and 8 Karaka Street in making an assessment under s95D:

I consider that the potential adverse effects on the environment from the proposed changes will be no more than minor for the following reasons:

- The proposed right-of-way easement will enable sufficient manoeuvring space for vehicles to enter and exit the proposed garage at lot 1 in a forward direction, thereby avoiding the potential for vehicles accessing the site to reverse onto Wainuiomata Road (identified as an arterial road in the District Plan). The 3m width of the rear access leg will remain compliant with the District Plan standards for access width despite serving another dwelling. The proposed subdivision and access arrangements (including the 3m width of the access leg) will remain compliant with all other District Plan transport standards. Accordingly potential adverse traffic effects will be less than minor.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 public notification may still be warranted where there are special circumstances.

| | |
|--|----|
| Do special circumstances exist that warrant public notification? | No |
|--|----|

Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique. This Section 127 application relates to the introduction of a right-of-way easement, to allow for access to approved lot 1 via the existing access leg. This is not considered an unusual application. The proposal is considered to be within scope of the existing consent as it does not introduce any new non-compliances or materially different effects beyond what has been previously considered. There is not considered to be a broad public interest in the proposal, and it is not anticipated that public notification would reveal any new information relevant to determination. On this basis I do not consider there to be any special circumstances that warrant public notification of the proposal.

Conclusion

Public notification is not required.

4.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 4.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

| | |
|--|----|
| Are there affected customary rights groups? | No |
| Are there affected customary marine title groups (for accommodated activities)? | No |
| Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E? | No |

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

| | |
|---|----|
| Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification? | No |
| Is the application for either or both of the following, but no other activities: <ul style="list-style-type: none"> A controlled activity (other than a subdivision) under the District Plan | No |

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

| | |
|--|-----|
| Are any of the following persons 'affected' under s95E? <ul style="list-style-type: none"> For 'boundary activities' an owner of an allotment with an | N/A |
|--|-----|

| | |
|---|------------------------------|
| <p>• 'infringed boundary'</p> | |
| For all other activities, are there any affected persons in accordance with s95E? | No (see below assessment) |

In accordance with s95E are there any affected persons?

Section 127(4) stipulates that;

- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—*
- (a) *made a submission on the original application; and*
 - (b) *may be affected by the change or cancellation.*

The original resource consent RM200428 was not notified and accordingly no submissions were received in relation to this application.

In accordance with section 127(4)(b), I have considered whether the proposed changes could adversely affect any persons. I consider the effects of the proposal to be less than minor for the following reasons:

- The proposed right-of-way easement will enable sufficient manoeuvring space for vehicles to enter and exit the proposed garage at lot 1 in a forward direction, thereby avoiding the potential for vehicles accessing the site to reverse onto Wainuiomata Road (identified as an arterial road in the District Plan). The 3m width of the rear access leg will remain compliant with the District Plan standards for access width despite serving another dwelling. The proposed subdivision and access arrangements (including the 3m width of the access leg) will remain compliant with all other District Plan transport standards. It is not considered the proposal will have any adverse effect on the safe access to any adjacent sites. Accordingly potential adverse traffic effects will be less than minor.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

| | |
|--|----|
| Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded? | No |
|--|----|

For the reasons outlined under public notification step 4 in section 4.1, I do not consider there to be special circumstances that require limited notification of the proposal.

Conclusion

Limited notification is not required.

4.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in sections 95A and 95B the application shall proceed on a non-notified basis.

5. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a national environmental standard; other regulations; a national policy statement; a New Zealand coastal policy statement; a regional policy statement or proposed regional policy statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

5.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

The relevant effects associated with the proposal have been considered under the Section 95 assessment in Section 4 of this report. This assessment found that the environmental effects associated with the proposal are less than minor and this finding is appropriate for the 104 assessment. It is further noted the improved physical and legal access to approved lot 1 and provision for on-site manoeuvring are regarded as positive effects.

The only change to the existing conditions of consent are to ensure condition #1 references the updated subdivision scheme plans showing the proposed right-of-way easement.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

5.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan

The following District Plan objectives and policies are considered to be relevant to the assessment of this application:

Chapter 14A Transport

- *Objective 14A 3.5 – Adverse effects on the safety and efficiency of the transport network from on-site transport facilities (vehicle access, parking, manoeuvring and loading facilities) are managed.*
 - *Policy 14A 4.6*

The proposed vehicle access, manoeuvring and parking areas are considered to remain compliant with the District Plan transport standards.

Due to the above assessment, and with regard to the assessment and conclusions provided in sections 4 and 5.1 of this report, I consider the proposal to be consistent with the relevant District Plan objectives and policies identified above.

5.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

5.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

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

5.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

5.6 IN ACCORDANCE WITH S106 A CONSENT AUTHORITY MAY REFUSE SUBDIVISION CONSENT IN CERTAIN CIRCUMSTANCES

A consent authority may refuse subdivision consent or may grant a subdivision consent subject to conditions if it considers that there is significant risk from natural hazards or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

The proposed change is limited to providing right-of-way access to proposed lot 1 over the rear access leg within lot 2. Under the original approved subdivision there was no formed vehicle access serving lot 1, and legal access was via the frontage to Wainuiomata Road. It is considered the change will improve the legal and physical access to lot 1 compared to the consented subdivision, particularly noting the right-of-way will enable on-site manoeuvring. As the proposal is limited to providing a right-of-way easement, there will be no increased natural hazard risk compared to the original consented subdivision.

For the reasons above, I do not consider there to be any reason to decline the application under s106.

5.7 - SUBSTANTIVE DECISION

I consider the environmental effects of the proposed change to be less than minor and that no persons will be adversely affected by the changes. I also consider the proposed changes to be consistent with the objectives and policies of the District Plan. I therefore grant approval to this change of condition under Section 127 of the Resource Management Act 1991.

6. CONDITIONS OF RESOURCE CONSENT

The revised conditions are as follows (underlined illustrates additional or amended elements):

Subdivision Consent – Amended condition 1:

1. That the proposal is carried out substantially in accordance with the information and approved plans entitled 'Lots 1 & 2 being the proposed subdivision of Lot 9 DP 19427' dated 18/05/2021, Project No 31730 Drawing SC-01 Rev D by Adamson Shaw, and Sheets A1.00 B, A1.01C and A2.01B by Reve Architecture Job No 2001, dated 13.01.2021 submitted with the application and held on file at Council.

Processing Planner:



Peter McDonald
Senior Resource Consents Planner

Application lodged: 14 July 2021

Application approved: 8 October 2021

No of statutory working days taken to process the application: 21

No of working days taken to process the application: 20

Note: Assessment timeframes were extended by 1 working day in accordance with S37A(4)(b)(i). The high volume of applications received prior to 1 July 2021 and constrained processing capacity during Level 3 and Level 4 lockdown are cited as special circumstances.

7. NOTES:

- All other conditions of the resource consent RM200428 issued 11 February 2021, remain in place and unchanged.
- The future garage within lot 1 is to be located and designed so that manoeuvring for vehicles accessing lot 1 remain compliant with AS/NZS 2890.2004, otherwise further resource consent may be required.
- The resource consent is subject to payment of a development contribution fee. Payment of this fee is required before Code of Compliance can be issued under any relevant building consent for the site.
- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years of the issue of the original resource consent RM200428, that is, by 11 February 2026.
- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.
- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.
- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.
- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.
- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.
- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.
- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: www.beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.
- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: <http://portal.huttcity.govt.nz/Record/ReadOnly?Tab=3&Uri=3702089>

Lot 6
DP 19427

Lot 7
DP 19427

RESOURCE CONSENT

GRANTED
8/10/2021

HUTT CITY COUNCIL



| PROPOSED EASEMENT | | | |
|-------------------|-------|-------------------|-------------------|
| PURPOSE | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT |
| RIGHT OF WAY | A | LOT 2 | LOT 1 |

Lot 8
DP 19427

Lot 1
341m²

Existing Dwelling
110m²
Site Coverage
32.2%

Outdoor Space
57m²

Lot 2
381m² net
468m²

Proposed Dwelling
142m²
Site Coverage
37.3%

Lot 10
DP 19427

Lot 11
DP 19427

Areas & distances are subject to a final Land Transfer Survey.

Easements will be created over services where necessary.

PROJECT

Lots 1 and 2 being
proposed subdivision of
Lot 9 DP 19427

RT. REFERENCE: WNE3/506

LOCAL AUTHORITY: HCC

PHYSICAL ADDRESS: 145 Wainuiomata Road,
Wainuiomata

CLIENT

Simply Property

Notes:

Levels are in terms of NZVD 2016
Origin of Levels: BM 24A SO 32826 (F1A0) RL:
92.27m
Contour Interval is 0.25m
All fences corrugated iron unless otherwise specified

AdamsonShaw

SURVEYING | PLANNING | LAND DEVELOPMENT

Level 4, 1 Walton Leigh Ave p. 04 237 4275
PO Box 50599 enquire3@adamsonshaw.co.nz
Porirua 5240 www.adamsonshaw.co.nz

DATE

18/05/2021

SCALE (A3 ORIGINAL)

1:200

PROJECT NO

31730

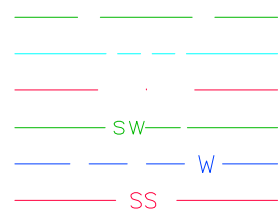
DRAWING NO

SC - 01 85

REVISION

D

DESIGN SW
DESIGN WATER
DESIGN SS
EXISTING SW
EXISTING WATER
EXISTING SS



| | |
|---|-----------------------|
| Site Coverage Calculation For Proposed Lot 2 to subdivision of Lot 9 DP 19427 | |
| Total Site Area: | = 468m ² |
| Total Net Site Area: | = 381m ² |
| Allowable Site Coverage @ 40% | = 152.4m ² |
| Proposed Total Built Area Site Coverage: | = 140m ² |
| Total Area of Eaves more than 0.6m wide | = 0.5m ² |
| Proposed Deck ≥ 0.5m off Ground Area: | = NIL |
| Proposed Site Coverage Percentage: | = 36.9% |

| | |
|---|-----------------------|
| Site Coverage Calculation For Proposed Lot 1 to subdivision of Lot 9 DP 19427 | |
| Total Site Area: | = 341m ² |
| Total Net Site Area: | = 341m ² |
| Allowable Site Coverage @ 40% | = 136.4m ² |
| Proposed Total Built Area Site Coverage: | = 110m ² |
| Total Area of Eaves more than 0.6m wide | = 1.0m ² |
| Proposed Deck ≥ 0.5m off Ground Area: | = NIL |
| Proposed Site Coverage Percentage: | = 32.55% |

145 WAINUIOMATA ROAD

Project 145 WAINUIOMATA ROAD
Location 145 Wainuiomata Road, Wainuiomata
Client SIMPLY PROPERTY MAINTENANCE LIMITED

| | | |
|------|------------|--------------------|
| B | 13/01/2021 | RC RFI 1 |
| A | 07/01/2020 | CLIENT INFORMATION |
| Rev. | Date | Description |



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architecture^{LTD}

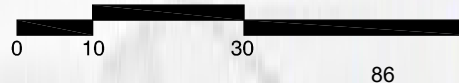
w. www.revearchitecture.co.nz
t. 021 900 982
e. enquiries@revearchitecture.co.nz
p. PO Box 27161 Wellington 6141 NZ

Issued for:
RESOURCE CONSENT

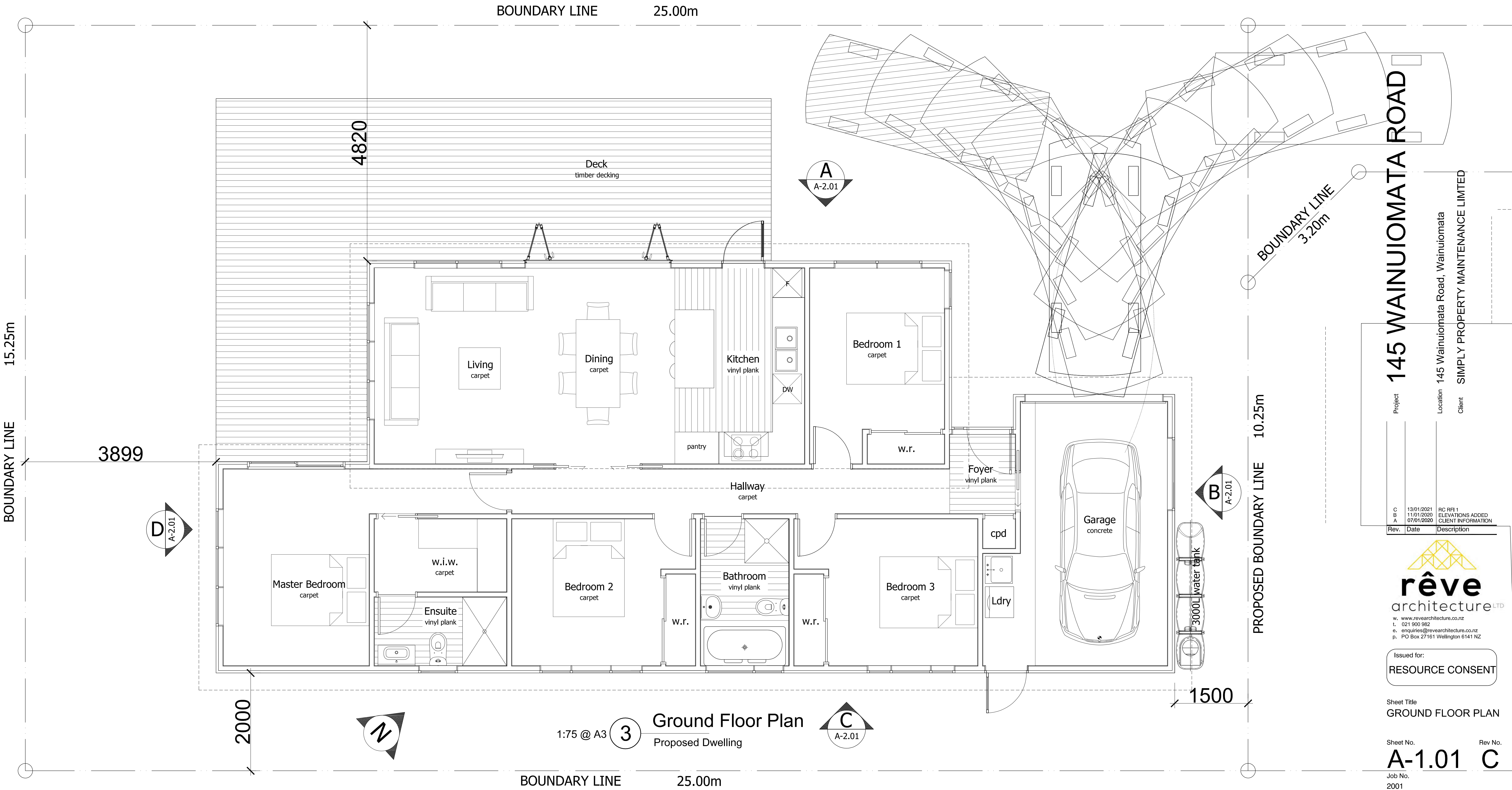
Sheet Title
PROPOSED SITE PLAN

Sheet No. Rev No.
A-1.00 B
Job No.
2001
Scale
1:100 @ A1, 1:200 @ A3

- NOTES:
- Do not scale drawings. Use figured dimensions only.
 - Contractor to verify all dimensions on site before commencing work.
 - Contractor to report any discrepancy for interpretation to the Architect prior to affected work proceeding.
 - © COPYRIGHT ON THIS DRAWING IS RESERVED



RESOURCE CONSENT
GRANTED
11/02/2021
HUTT CITY COUNCIL
HUTTCITY



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Issued for:
RESOURCE CONSENT

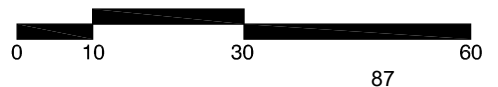
Sheet Title
GROUND FLOOR PLAN

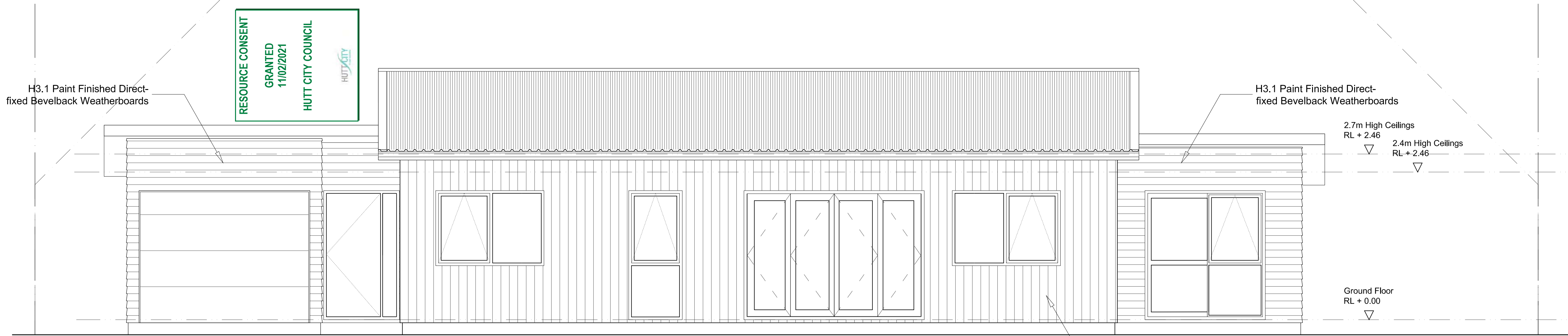
Sheet No. Rev No.
A-1.01 C

Job No.
2001

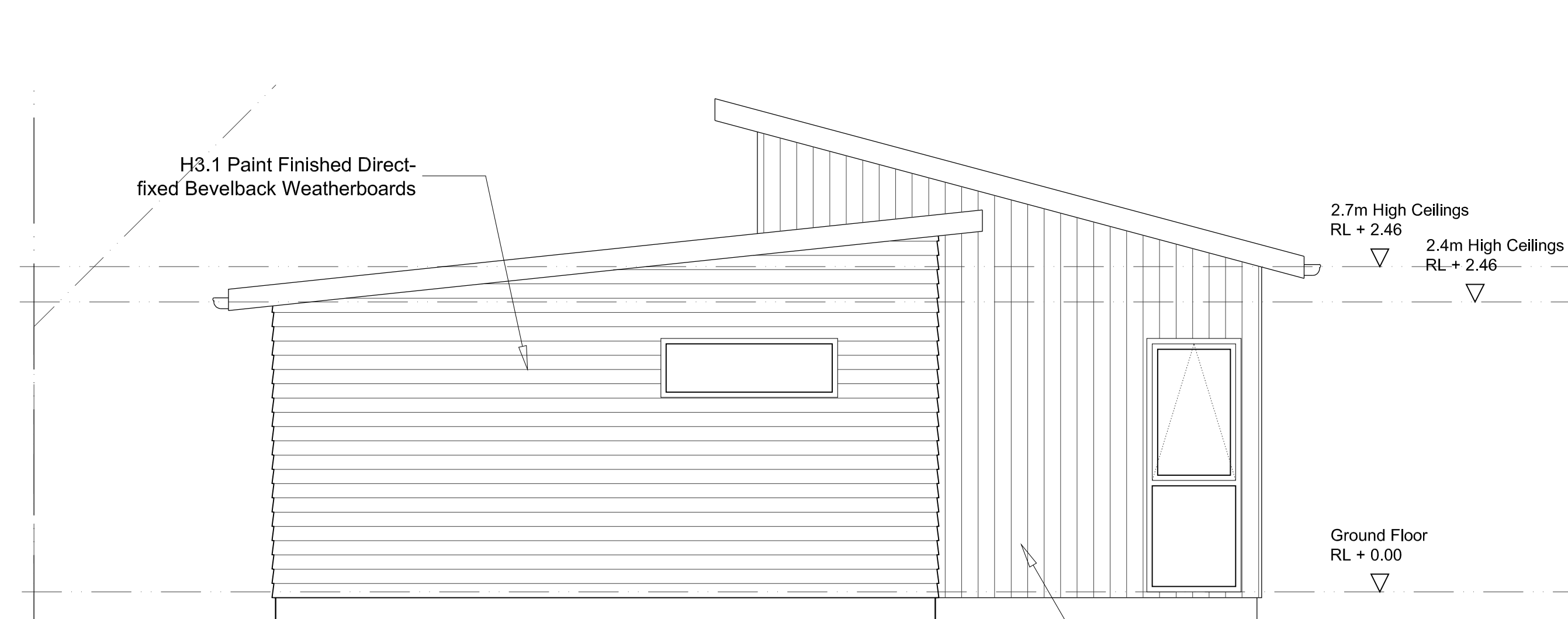
Scale
1:37.5 @ A1, 1:75 @ A3

NOTES:
1. Do not scale drawings. Use figured dimensions only.
2. Contractor to verify all dimensions on site before commencing work.
3. Contractor to report any discrepancy for interpretation to the Architect prior to affected work proceeding.
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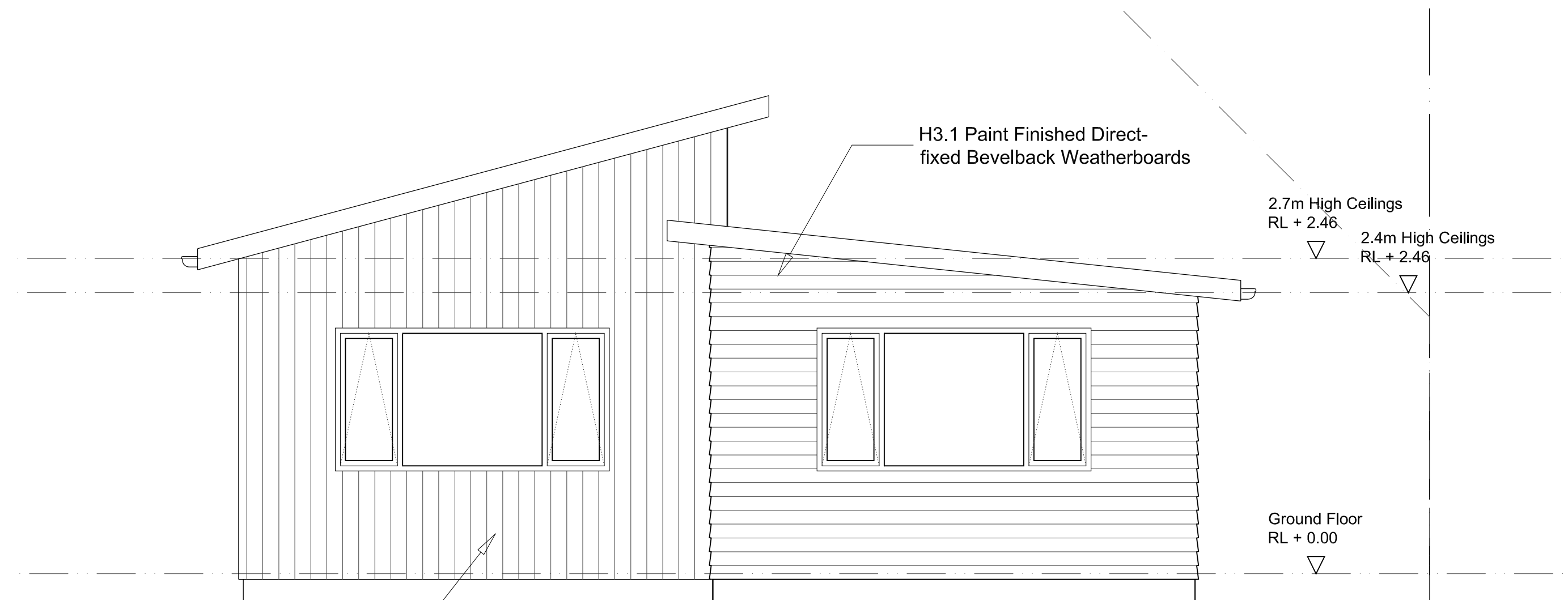




1:75 @ A3 **4** Elevation A
Proposed Dwelling



1:75 @ A3 **5** Elevation B
Proposed Dwelling



1:75 @ A3 **7** Elevation D
Proposed Dwelling



1:75 @ A3 **6** Elevation C
Proposed Dwelling

RESOURCE CONSENT
GRANTED
11/02/2021
HUTT CITY COUNCIL

Project **145 WAINUIOMATA ROAD**

Location **145 Wainuiomata Road, Wainuiomata**

Client **SIMPLY PROPERTY MAINTENANCE LIMITED**

| | | |
|------|------------|------------------|
| B | 13/01/2021 | RC RFI 1 |
| A | 11/01/2020 | ELEVATIONS ADDED |
| Rev. | Date | Description |



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Issued for:
RESOURCE CONSENT

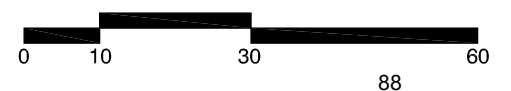
Sheet Title
**PROPOSED ELEVATIONS
A, B, C & D**

Sheet No. **A-2.01** Rev No. **B**

Job No. **2001**

Scale
1:37.5 @ A1, 1:75 @ A3

NOTES:
1. Do not scale drawings. Use figured dimensions only.
2. Contractor to verify all dimensions on site before commencing work.
3. Contractor to report any discrepancy for interpretation to the Architect prior to affected work proceeding.
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RM number: RM220012

Date: 12 May 2022

Applicant: WQS Group Ltd

Agent: Rêve Architecture Ltd

Attention: Sian Robinson

Aabhas Moudgil

Consultant planner

resource.consents@huttcity.govt.nz

HCC reference: RM220012

PARTIAL RETROSPECTIVE APPROVAL OF RESOURCE CONSENT FOR EARTHWORKS AT 145A WAINUIOMATA ROAD, WAINUIOMATA (LOT 2 DP 53676)

Council granted consent for the following reasons:

- The adverse effects arising from the earthworks non-compliances are less than minor due to the mitigation measures proposed in form of a silt fence that will be installed around the property boundary, as well as a gravel rumble pads at the end of the driveway. Further, once the works are completed, the retaining walls will assist in stabilising the ground conditions.
- Conditions imposed on the consent under section 108 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the development.
- The property does not appear on Greater Wellington Regional Council's selected land use register as a contaminated site or as having been the site of a verified hazardous activity.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

1. PROPOSAL

The applicant is seeking resource consent for earthworks in association with the construction of a new dwelling at 145A Wainuiomata Road, Wainuiomata. The application complies with all permitted activities and standards, barring earthworks.

The applicant proposes to undertake earthworks to establish a building platform, create outdoor living areas and the parking area. A maximum of 200m³ of earthworks are proposed across an area of 381m². The maximum cut height proposed is 0.97m and maximum fill volume will be 80m³. Excavations will be supported by timber retaining walls less than 1m in height. The earthworks are partly retrospective in nature to the applicant having had commenced excavations on site as observed on a site visit on 6/04/2022.

The earthworks will facilitate a new single storey 138m² house to be built at the rear of the existing dwelling on Lot 1, after demolishing the existing rear garage on Lot 2. Resource Consent RM200428 was issued in February 2021 for a two lot subdivision of the parent lot.

2. SITE DESCRIPTION

The application site is located at 145A Wainuiomata Road, Wainuiomata. The subject site is connected to the main road through a passageway that abuts 145 Wainuiomata Road and lies on its rear side. On a site visit it was observed that the site has been cleared in preparation for the development.

The site is legally described as Lot 2 DP 563676, held in Record of Title 1002607. A consent notice is registered on the title which states that a stormwater detention tank is required to be provided at the time of the building. This is demonstrated on the plans and the proposal meets this requirement.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. The site is located within the General Residential Activity Area. No District Plan notations or overlays apply. Rules relating to the General Residential Activity Area, which this proposal falls within, are contained in chapters 4A and 14.

The proposal requires resource consent for the following District Plan non-compliances:

Rule 14I 2.1 – Earthworks: Earthworks are permitted if the natural ground level is not altered by more than 1.2m vertically and should not exceed a maximum volume of 50m³ per site. The proposed development at 145 Wainuiomata Road will disturb approximate 200m³ of earth. Non-compliance with this standard is a Restricted Discretionary Activity under Rule 14I 2.2 (a). The matters in which Council has restricted its discretion (with respect to earthworks) are as follows:

- i. Amenity values,
- ii. Existing Natural Features and Topography,

- iii. Historical or Cultural Significance; and
- iv. Natural Hazards:

National Environmental Standards

The proposal does not require assessment under any National Environmental Standards.

4. PERMITTED BASELINE

The permitted baseline enables Council to disregard the effects of a proposal if the effects are comparable to an activity or development that is permitted by the District Plan. The permitted baseline allows for the construction of up to two dwellings, addition or alteration to the existing dwelling and construction of accessory buildings if established in accordance with the relevant development standards and general rules of the District Plan. These development standards include site coverage (maximum 40%), building height (up to 8m), recession planes (2.5m + 45°), yard setbacks (3m front yard and 1m all other yards) and earthworks (maximum height and volume of 1.2m and 50m³, respectively). This is permitted baseline is of relevance to this assessment.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four-step process that must be followed and triggers or precludes notification of applications in certain circumstances. The sections below follow the four-step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

| | |
|--|----|
| Has the applicant requested public notification? | No |
| Is public notification required under s95C? | No |
| Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act? | No |

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

| | |
|--|----|
| Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification? | No |
| Is the application for one or more of the following (but no other) activities? | No |

| | |
|--|--|
| <ul style="list-style-type: none"> ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status | |
|--|--|

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

If public notification is not precluded under step 2, public notification may be required in certain circumstances.

| | |
|--|------------------------------|
| Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification? | No |
| Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D? | No (see assessment below) |

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy properties at 143, 145, 147 Wainuiomata Road and 8A Karaka Street in making an assessment under s95D:

- The proposed works limit the alteration to natural topography or the features of the land, and do not adversely affect any land or features of historical or cultural significance. Further, the works mitigate any additional natural hazard risk by measures in the form of the provision of a silt fence around the property boundary, along with the addition of a gravel rumble pad at the end of the driveway. Once the work is completed, the proposed timber retaining walls and house foundations will stabilize the ground conditions around them. The proposal will not result in unnecessary scarring of the landscape due to the low level of earthworks proposed which will be screened by buildings and support structures upon completion. Therefore, the overall effects from the non-compliance of earthworks from the construction of the new dwelling on the site, can be considered to have less than minor adverse effect on the environment.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

| | |
|--|----|
| Do special circumstances exist that warrant public notification? | No |
|--|----|

Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique. The proposal is for earthworks a residentially zoned

area. As a restricted discretionary activity, the District Plan provides clear policy direction and assessment matters relevant to the proposal. It is considered that public notification will not reveal any new information relevant to determination.

On this basis, it is not considered necessary to publicly notify the application due to special circumstances.

Conclusion

Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

| | |
|--|----|
| Are there affected customary rights groups? | No |
| Are there affected customary marine title groups (for accommodated activities)? | No |
| Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E? | No |

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

| | |
|---|----|
| Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification? | No |
| Is the application for the following, but no other activity: <ul style="list-style-type: none"> A controlled activity (other than a subdivision) under the District Plan | No |

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

Step 3 sets out criteria where limited notification must be undertaken in certain circumstances. If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

| | |
|---|------------------------------|
| Are any of the following persons 'affected' under s95E? <ul style="list-style-type: none"> For 'boundary activities' an owner of an allotment with an 'infringed boundary' | No (see below assessment) |
| For all other activities, are there any affected persons in accordance with s95E? | No (see below assessment) |

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s. No person has given written approval.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

All neighbouring persons:

Any adverse effects to the neighbouring properties from the earthworks would be general to all surrounding properties and therefore all the neighbouring houses consisting of 143, 147 Wainuiomata Road and, 8A and 6 Karaka Street have been considered under one cluster here.

The applicant proposes to provide mitigation measures resulting from the earthworks in the form of the provision of a silt fence around the property boundary, along with the addition of a gravel rumble pad at the end of the driveway. Additional silt catching sandbags are intended to be provided to the kerb and channel directly outside the property at the low end of the kerb. Once the work is completed, the proposed retaining walls and house foundations will stabilize the ground conditions around them. The proposal will not result in unnecessary scarring of the landscape that will be visible to neighbouring persons due to the low level of earthworks proposed which will be screened by buildings and support structures upon completion. Therefore, the effect of the earthworks will be mitigated and the adverse effects on any person will be less than minor.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

| | |
|--|----|
| Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded? | No |
|--|----|

For the reasons outlined under step 4 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion

Limited notification is not required.

5.3 - NOTIFICATION DECISION

The application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a

National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

As established in the assessment in sections 5.1 and 5.2, the effects on the environment and/or any person because of the proposal will be less than minor. The s95 assessment and its conclusions remain applicable to the s104 assessment, and the proposal can be supported, subject to appropriate conditions of consent.

Conditions pursuant to s108 of the Act will ensure that the earthworks are completed in accordance with the approved plans and the information in the AEE, along with control measures during excavations.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan

I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

Objective 14I 1.1 To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape

Policy 14I 1.1 (a) To ensure that earthworks are designed to be sympathetic to the natural topography.

Policy 14I 1.1 (b) To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.

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

Policy 14I 1.2 (a) To protect the visual amenity values of land which provides a visual backdrop to the City.

Policy 14I 1.2 (b) That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.

Policy 14I 1.2 (c) To protect any sites with historical significance from inappropriate earthworks.

Policy 14I 1.2 (d) To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected from inappropriate earthworks.

Objective 14I 1.3 To ensure that provision is made for earthworks to be carried out for services which are essential to the health and safety of the community

Policy 14I 1.3 (a) To provide for essential earthworks to be carried out which are necessary for the management of any stream or river.

The proposed development will be consistent with the above objectives and policies. The site is not the subject of any cultural or historical features. The site does not provide an important backdrop to the city. The site's existing topography will remain relatively unchanged, with earthwork areas being built over or replanted immediately following works.

For these reasons, and those assessed in section 5.1, 5.2 and 6.1, the proposal will be consistent with the relevant objectives and policies of the District Plan.

6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

I consider that there are no relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement to which regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

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

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - SUBSTANTIVE DECISION

In accordance with section 104C, I have considered those matters over which discretion is restricted in a national environmental standard or other regulations or plan or proposed plan and have decided to grant the application subject to conditions under s108 relating to those matters over which discretion is restricted.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 of the Resource Management Act, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans prepared by Reve Architecture, sheet no. A-0.00 (Rev B) dated 23/06/2021, A-0.02 (Rev A) dated 28/04/2021, A-1.00, A-1.02 (Rev C) dated 22/11/2021, A-2.02, A-3.01 (Rev D) dated 15/01/2022 and A-1.01, A-2.01 (Rev E) dated 21/01/2022 submitted with the application and held on file at Council.

Note: This condition addresses an essential administrative matter.

2. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor.

Important notes:

- When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at \$175 per hour.
- Notification of work commencing is separate to arranging building inspections.

Note: This condition addresses an essential administrative matter

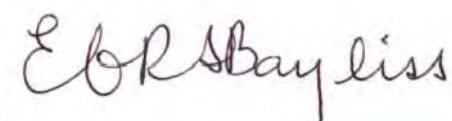
3. That the consent holder undertakes all earthworks (including for trenching purposes) in such a way that no sediment leaves the site or enters streams or the stormwater system; and that, as far as is practical, the consent holder installs sediment control measures and has them approved by the council before any earthworks start. (Phone (04) 560 1044 to arrange an inspection and approval.) Such measures must be installed and maintained in compliance with Greater Wellington regional council's erosion and sediment control guidelines (issued in September 2002).
4. That the consent holder paves, metals, re-grasses, hydro-seeds or plants all areas exposed by earthworks, trenching or building work as soon as possible after excavation or, at the latest, within a month of completing earthworks to the satisfaction of Council subdivision engineer; and that the consent holder repeats any seeding or planting that fails to become fully established within 12 months of the completion of earthworks.
5. That the consent holder ensures all earthworks are carried out in a way that prevents dust blowing beyond site boundaries. Control measures may include use of a water cart, limiting the vehicle speed to 10 kilometres an hour, applying water to exposed or excessively dry surfaces, or applying a coating of geotextile, grass, mulch or the like.
6. That the consent holder ensures vehicles and machinery leaving the site do not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. (The term "road" includes footpaths, vehicle crossings and berms.)
7. That the consent holder deposits all unwanted spoil in a council-approved landfill by the conclusion of site works.

Report writer:



Aabhas Moudgil
Beca (consultant planner)

Peer reviewer



Emily Bayliss
Consultant Planner

Approved with delegated authority:



Application lodged: 25 January 2022

Application approved: 12 May 2022

No of working days taken to process the application: 72

No of statutory working days taken to process the application: 52

A s37 extension was required for the processing of this resource consent. Hutt City Council is retrospectively extending the timeframe for this consent by 20 working days in accordance with section 37(1) of the RMA. The unprecedented volume of applications being processed and associated workloads are cited as special circumstances pursuant to s37A(4)(b)(i).

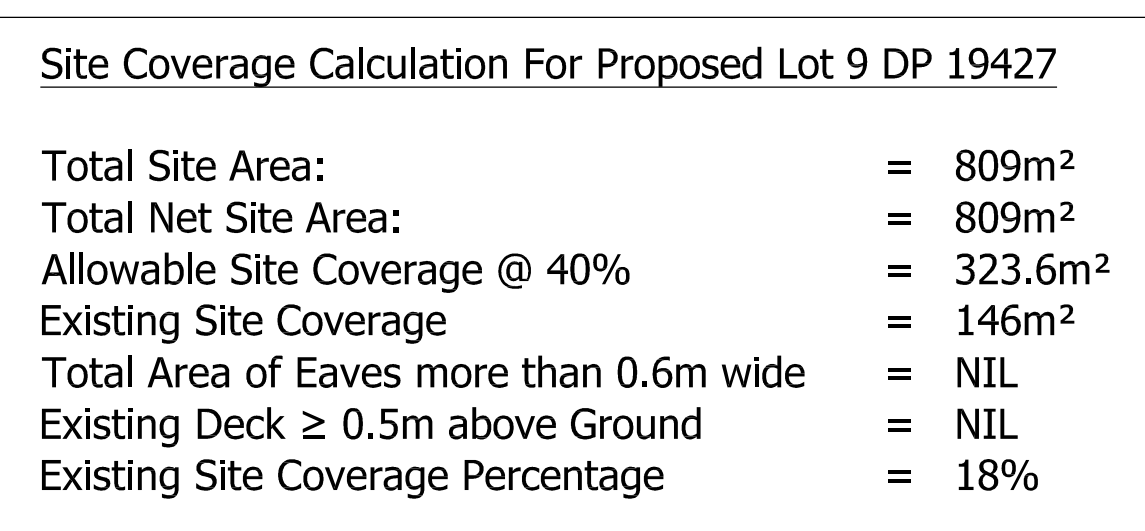
8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.
- In accordance with section 120 of the Resource Management Act 1991, the consent holder may review of consent conditions and may appeal to the Environment Court against the whole or any part of this decision by the consent authority.
- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 12 May 2027.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.
- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.
- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.
- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.
- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.
- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.
- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.
- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: huttcity.govt.nz/Services/Roads-and-parking/Vehicle-crossings/.

SCHEDULE OF ARCHITECTURAL DRAWINGS

A-3.01...PROPOSED SECTIONS 1 & 2



1:200 @ A3



Client: W&S Group Ltd

Issued for:

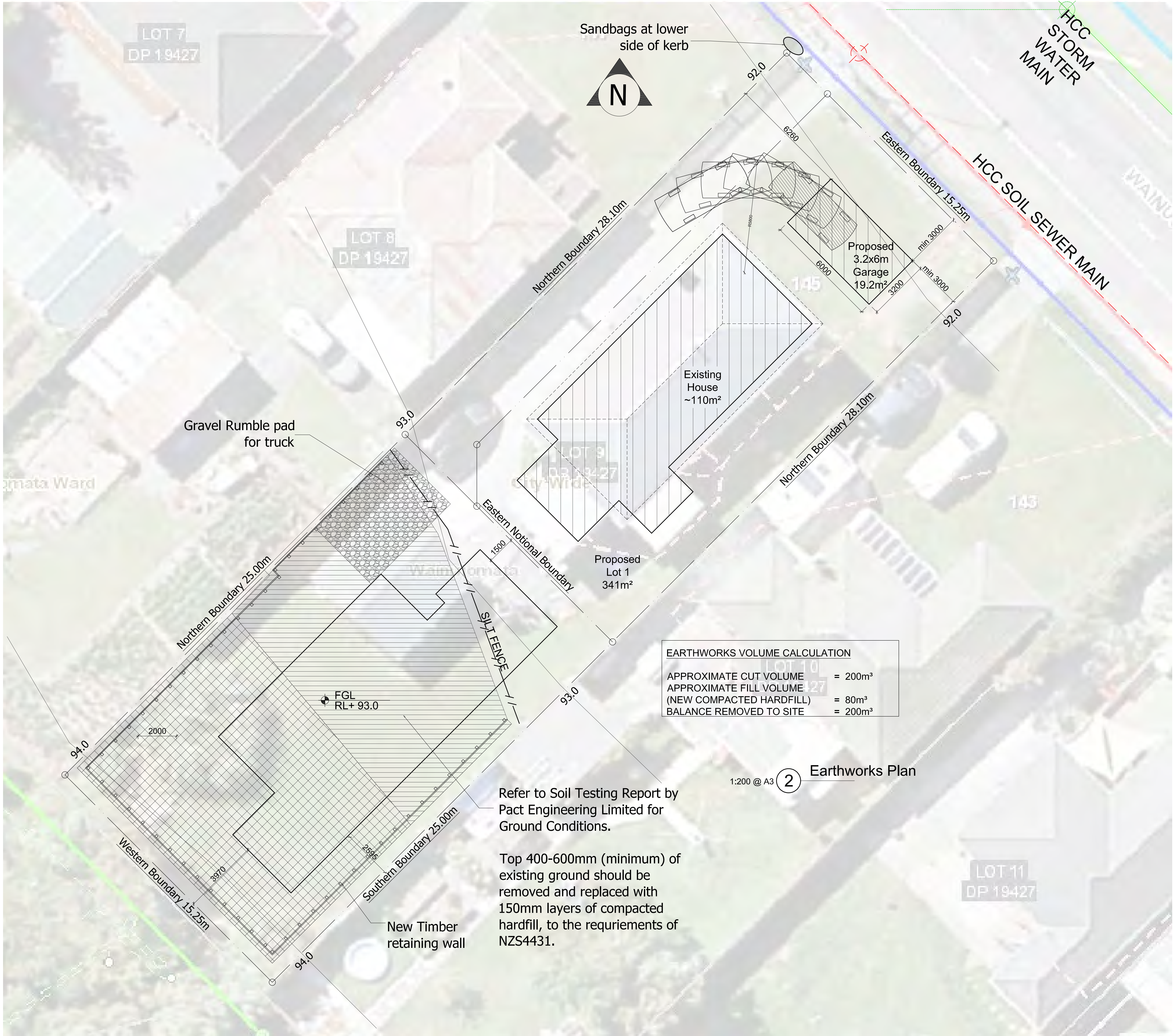
**RESOURCE
CONSENT**

RESOURCE CONSENT

GRANTED
12/05/2022

HUTT CITY COUNCIL





145 WAINUIOMATA ROAD - NEW HOUSE

Project **145 WAINUIOMATA ROAD**

Location 145 WAINUIOMATA ROAD, WAINUIOMATA, LOWER HUTT

Client WQS Group Ltd

| | | |
|------|------------|------------------|
| A | 21/01/2022 | RESOURCE CONSENT |
| Rev. | Date | Description |



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architecture LTD

w. www.revearchitecture.co.nz
t. 021 900 982
e. enquiries@revearchitecture.co.nz
p. PO Box 27161 Wellington 6141 NZ

Issued for:

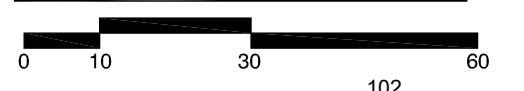
**RESOURCE
CONSENT**

Sheet Title
EARTHWORKS PLAN

Sheet No. **A-0.02** Rev No. **A**
Job No. **2134**
Scale **1:100 @ A1, 1:200 @ A3**

NOTES:

1. Do not scale drawings. Use figured dimensions only.
2. Contractor to verify all dimensions on site before commencing work.
3. Contractor to report any discrepancy for interpretation to the Architect prior to affected work proceeding.
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Site Coverage Calculation For Lot 9 DP 19427 as a whole

| | | |
|--|---|---------------------|
| Total Site Area: | = | 809m ² |
| Total Net Site Area: | = | 809m ² |
| Allowable Site Coverage @ 40% | = | 323.6m ² |
| Proposed Total Built Area Site Coverage: | = | 267.7m ² |
| Total Area of Eaves more than 0.6m wide | = | 0.5m ² |
| Proposed Deck ≥ 0.5m above Ground | = | NIL |
| Proposed Site Coverage Percentage: | = | 33.2% |

RESOURCE CONSENT

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12/05/2022

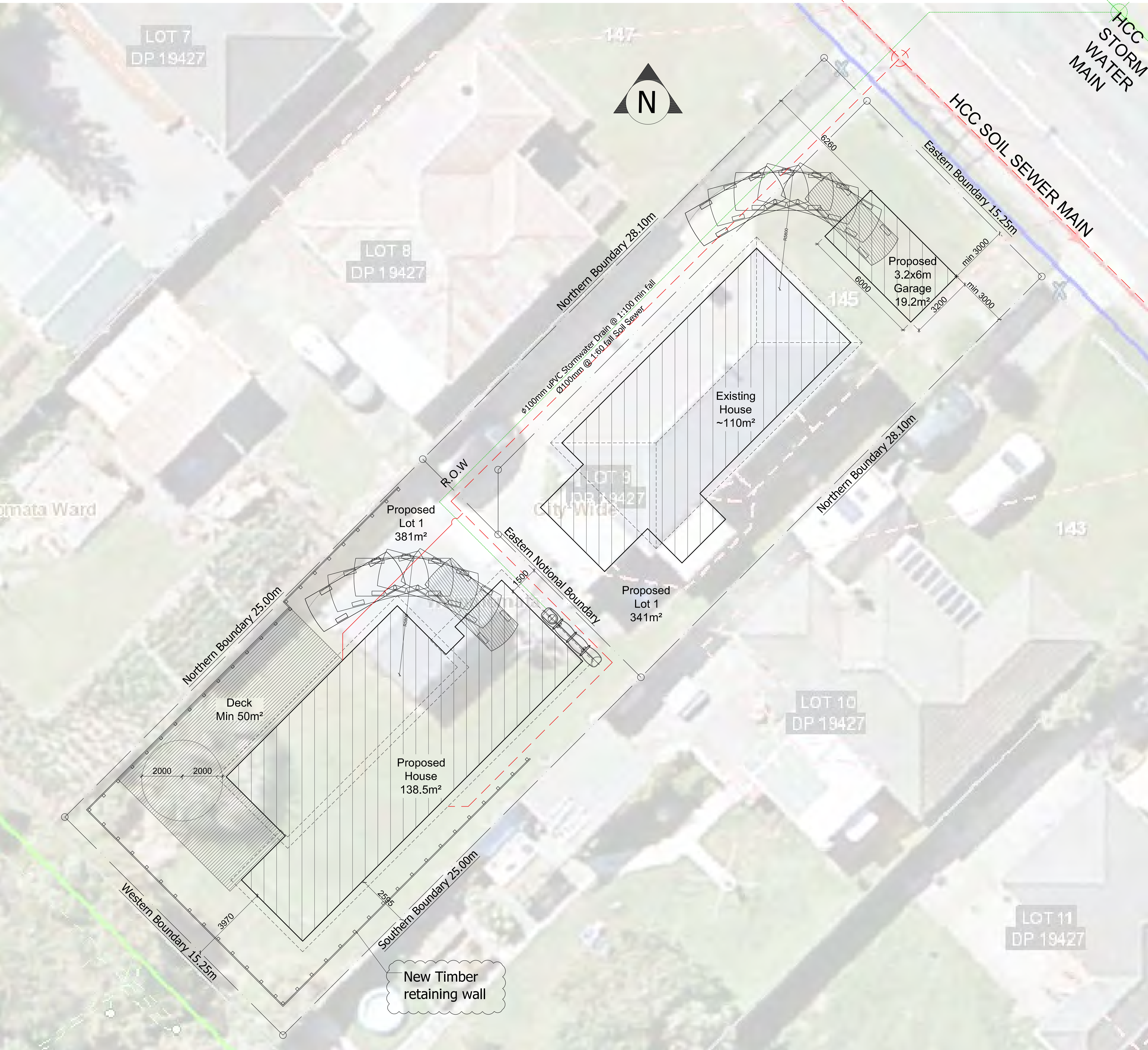
HUTT CITY COUNCIL

Site Coverage Calculation For Proposed Lot 9 DP 19427
(Proposed LOT 1)

| | | |
|--|---|---------------------|
| Total Site Area: | = | 341m ² |
| Total Net Site Area: | = | 341m ² |
| Allowable Site Coverage @ 40% | = | 136.4m ² |
| Proposed Total Built Area Site Coverage: | = | 129.2m ² |
| Total Area of Eaves more than 0.6m wide | = | NIL |
| Proposed Deck ≥ 0.5m above Ground | = | NIL |
| Proposed Site Coverage Percentage: | = | 37.9% |

Site Coverage Calculation For Proposed Lot 9 DP 19427
(Proposed LOT 2)

| | | |
|--|---|---------------------|
| Total Site Area: | = | 468m ² |
| Total Net Site Area: | = | 381m ² |
| Allowable Site Coverage @ 40% | = | 152.4m ² |
| Proposed Total Built Area Site Coverage: | = | 138.5m ² |
| Total Area of Eaves more than 0.6m wide | = | 0.5m ² |
| Proposed Deck ≥ 0.5m above Ground | = | NIL |
| Proposed Site Coverage Percentage: | = | 36.5% |



145 WAINUIOMATA ROAD - NEW HOUSE

Project
Location 145 WAINUIOMATA ROAD, WAINUIOMATA, LOWER HUTT
Client WQS Group Ltd

| Rev. | Date | Description |
|------|------------|------------------------|
| C | 21/01/2022 | RESOURCE CONSENT |
| B | 15/01/2022 | BUILDING CONSENT RFI 1 |
| A | 22/11/2021 | BUILDING CONSENT |

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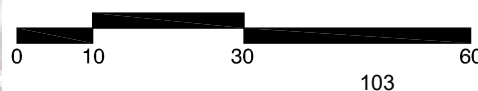
Issued for:
**RESOURCE
CONSENT**

Sheet Title
**PROPOSED
SITE PLAN**

Sheet No. 2134
Scale 1:100 @ A1, 1:200 @ A3

Rev No. C

- NOTES:
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145 WAINUIOMATA ROAD - NEW HOUSE

Location 145 WAINUIOMATA ROAD, WAINUIOMATA, LOWER HUTT
Client WQS Group Ltd

21/01/2022 RESOURCE CONSENT
15/01/2022 BUILDING CONSENT RFI 1
23/11/2021 BUILDING CONSENT
23/06/2021 CONSULTANT INFORMATION
28/04/2021 CLIENT APPROVAL

Rev. Date Description

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Issued for:
**RESOURCE
CONSENT**

Sheet Title
GROUND FLOOR PLAN

Sheet No. Rev No.
A-1.01 E

Job No.
2134

Scale
1:37.5 @ A1, 1:75 @ A3

NOTES:
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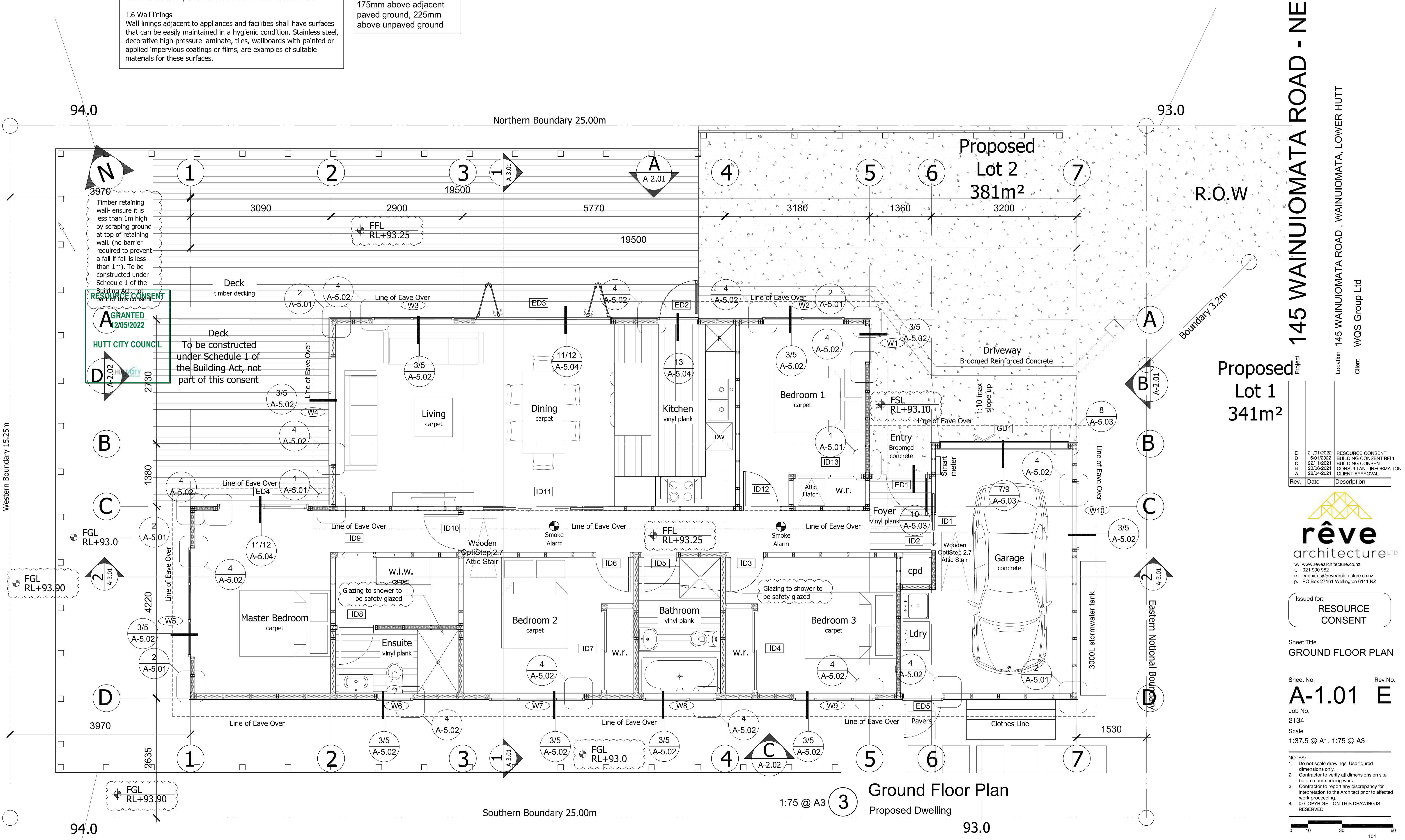
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G3/AS1

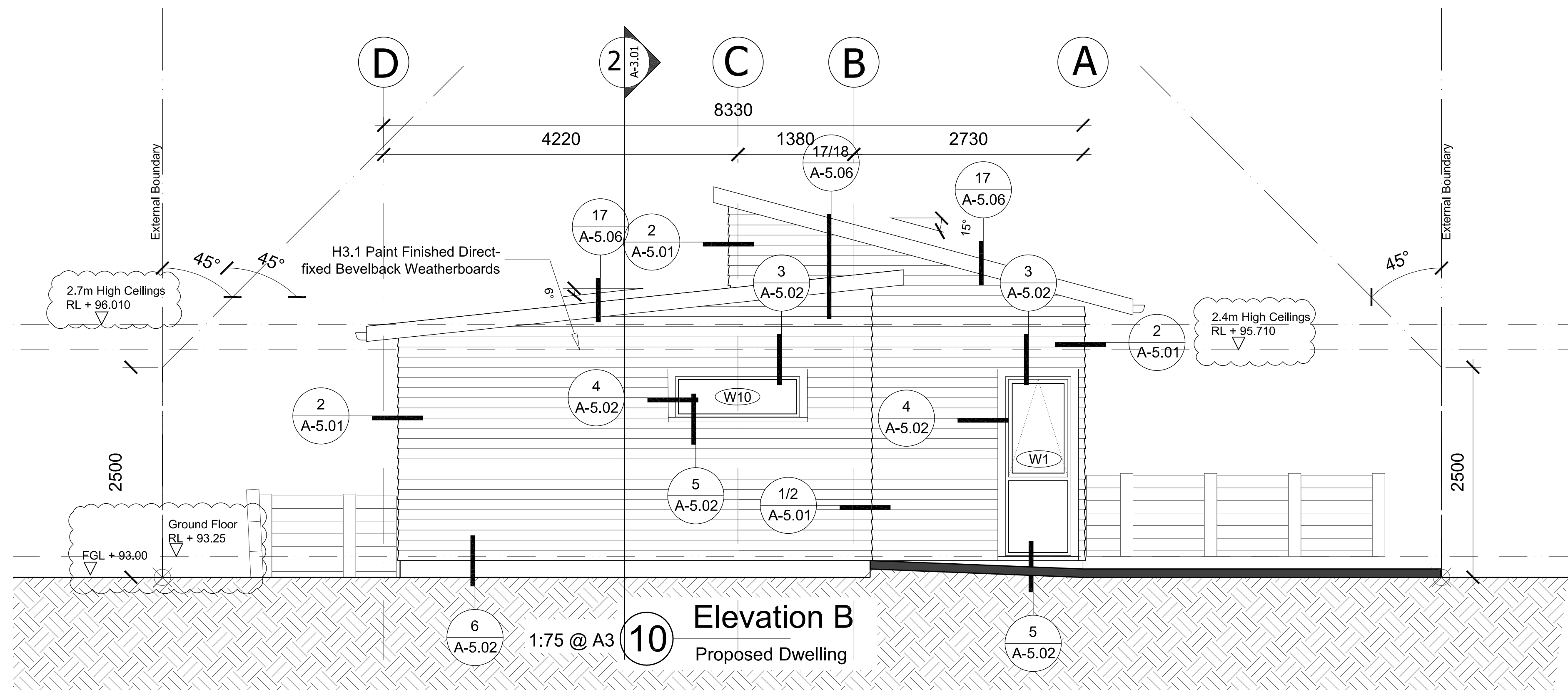
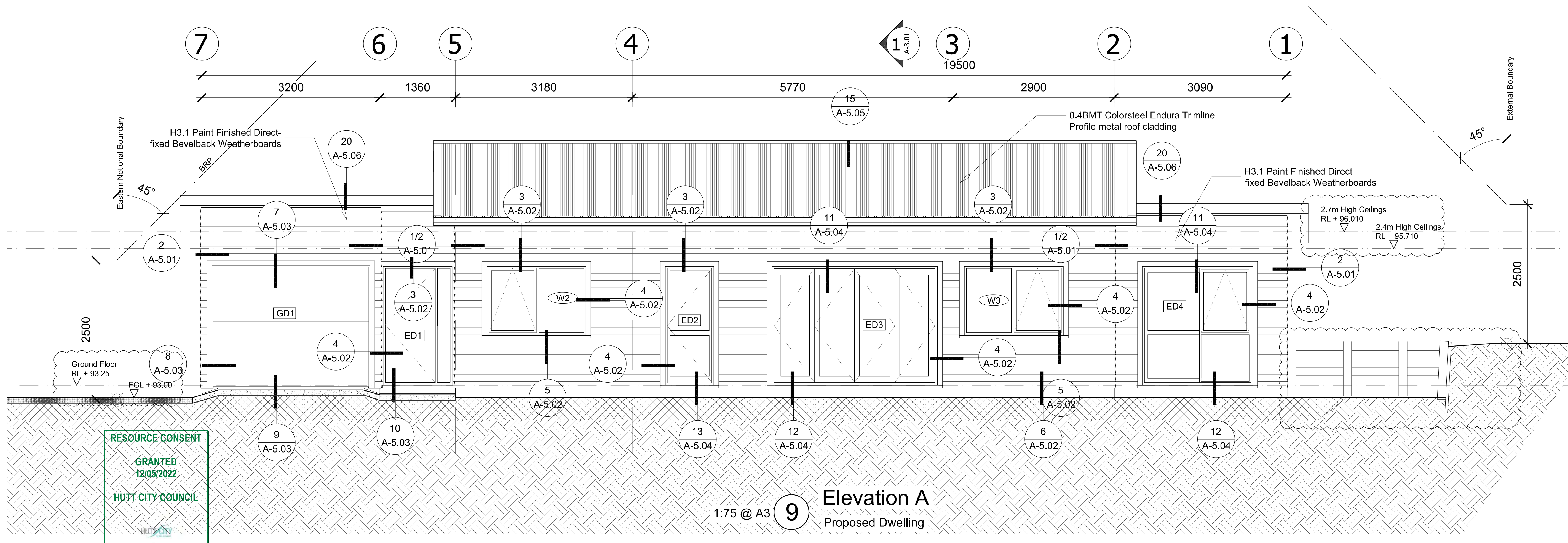
1.1.3 Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

1.6 Wall linings
Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

*Note:
Internal floor level to be a minimum of 150mm above the lowest point of the site, 175mm above adjacent paved ground, 225mm above unpaved ground



1:75 @ A3
Ground Floor Plan
Proposed Dwelling



145 WAINUIOMATA ROAD - NEW HOUSE

Project

Location 145 WAINUIOMAI A ROAD, WAINUIOMAI A, LOWER HUTI

Client: WQ3 Group Ltd

| E | 21/01/2022 | RESOURCE CONSENT |
|------|------------|------------------------|
| D | 15/01/2022 | BUILDING CONSENT RFI 1 |
| C | 22/11/2021 | BUILDING CONSENT |
| B | 23/06/2021 | CONSULTANT INFORMATION |
| A | 28/04/2021 | CLIENT APPROVAL |
| Rev. | Date | Description |



Issued for:

**RESOURCE
CONSENT**

Sheet Title
PROPOSED ELEVATIONS
A & B

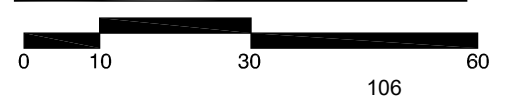
Sheet No. _____ Rev No. _____

A-2.01 E

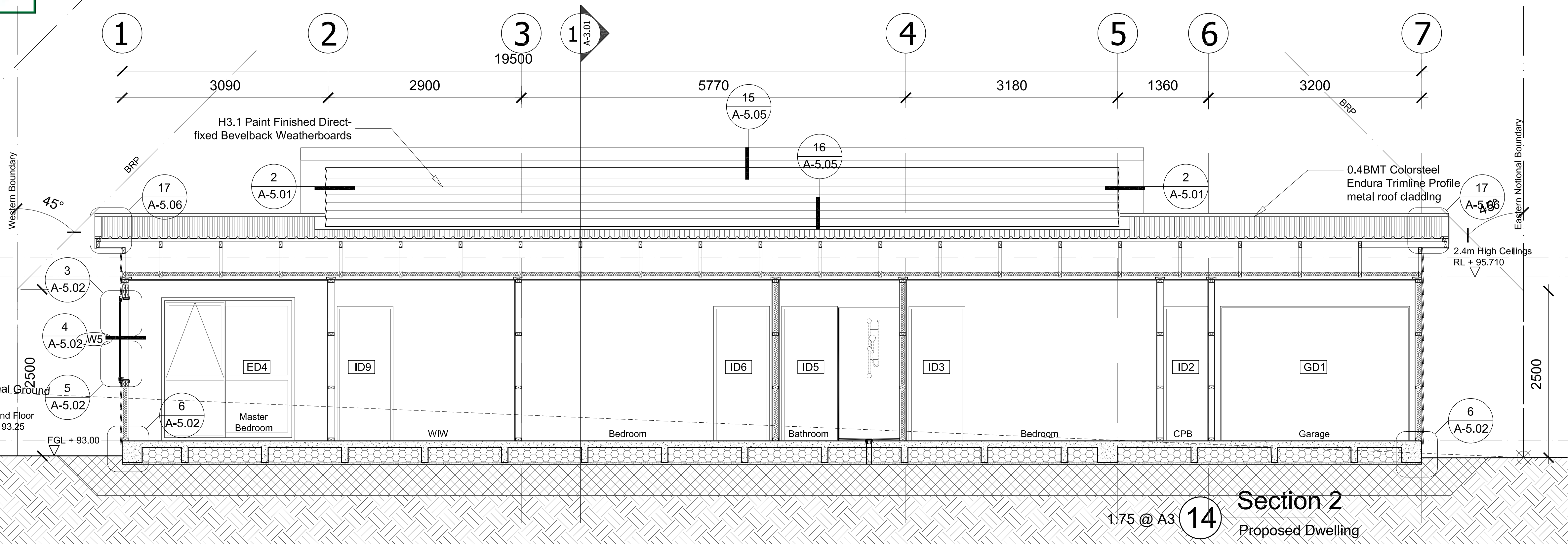
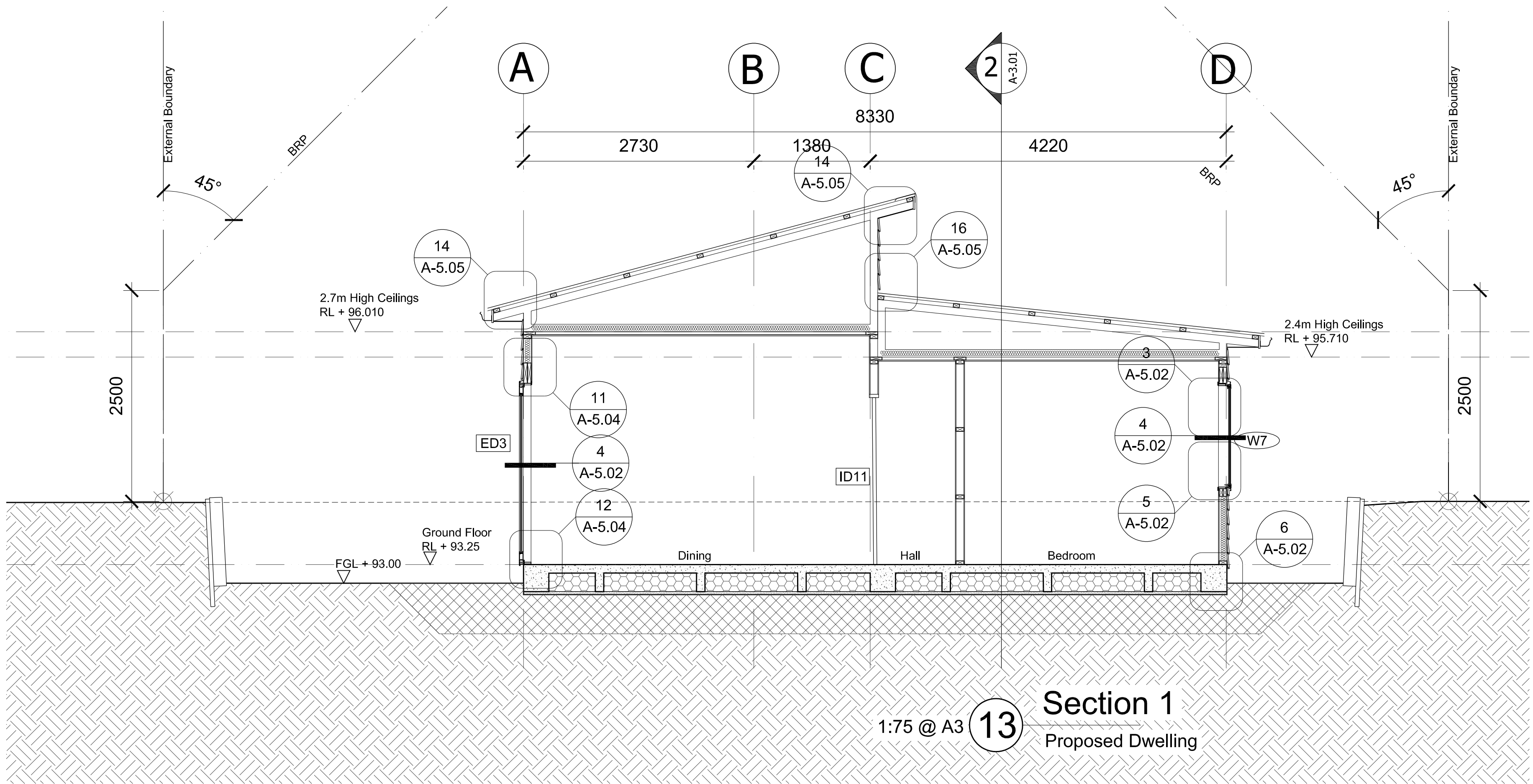
Job No.
2134
Scale
1:37.5 @ A1, 1:75 @ A3

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12/05/2022
HUTT CITY COUNCIL



145 WAINUIOMATA ROAD - NEW HOUSE

Project

Location

Client

145 WAINUIOMATA ROAD, WAINUIOMATA, LOWER HUTT

WQS Group Ltd

| Rev. | Date | Description |
|------|------------|------------------------|
| D | 21/01/2022 | RESOURCE CONSENT |
| C | 15/01/2022 | BUILDING CONSENT RFI 1 |
| B | 23/06/2021 | CONSULTANT INFORMATION |
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Sheet Title
**PROPOSED SECTIONS
1 & 2**

Sheet No. Rev No.

A-3.01 D

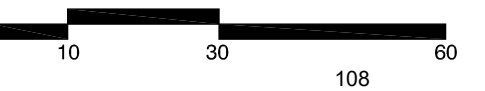
Job No.

2134

Scale

1:37.5 @ A1, 1:75 @ A3

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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

Due to the new subdivision or the building on this land and or the work in progress of the new build, there are no comments until the work is completed and our mapping system is updated.

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

Due to the new subdivision or the building on this land and or the work in progress of the new build, there are no comments until the work is completed and our mapping system is updated.

| 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: ARCH32125 Subdivision

| Contacts | Email |
|---------------------|--|
| Archive information | archives@huttcity.govt.nz |

ARCH32125

21185

WHEREAS PHILIP NORTH HOLLOWAY of Wellington, Company Manager

in fee simple

that

Block IX Belmont Survey District

Thirty one perches and twenty three hundredths of a perch (31.23 p.)

being the piece of land described as

Lot 11 on the Plan lodged for deposit in the Land Registry Office
at Wellington under No. 20109 and being part Allotment 37 of Hutt
District and part of the land comprised in Certificate of Title
Volume 219 Folio 262 Wellington Registry

AND WHEREAS it is desired to dedicate the said land as a public
road pursuant to section 9 of the Land Subdivision in Counties
Act 1946

NOW THEREFORE in consideration of the premises the said

PHILIP NORTH HOLLOWAY DOETH HEREBY TRANSFER AND DEDICATE as
and for a public road and highway forever ALL his estate and
interest in the said piece of land above described TO THE INTENT
that the same henceforth shall form part of Western Hutt Road.

IN WITNESS whereof I have hereunto set my hand this 20th
day of March one thousand nine hundred and fifty eight.

SIGNED by the said
PHILIP NORTH HOLLOWAY
in the presence of:-

)
)
)
)
)

Received from Hutt County Council
Sealed Transfer re: Holloway.
Robinson Olphert & Savage
per: C. B. Beyer.

卷之四

1085

REGISTERED OFFICE

NATIONAL BANK CHAMBERS (SECOND FLOOR)
FEATHERSTON STREET,
WELLINGTON, C.I., N.Z.

WAINUI-O-MATA DEVELOPMENT LTD.

Address all communications to

THE SECRETARIES

C.P.O. Box 926, WELLINGTON, C.I.

28th February 1957

The County Clerk,
Hutt County Council,
P.O. Box 8012,
WELLINGTON.

*File on Ex 70
& make reference
to other extension
files*

Dear Sir,

EXTENSIONS NOS. 70 AND 71.

We have today forwarded for execution by your Council a dedication transfer for road widening in subdivision No. 70.

We have to instal water supply and sewerage and form the footpath in front of this subdivision.

The pipes are in hand for the water supply in this Extension and also Extension No. 71, but the work cannot be proceeded with until the culvert now being constructed by the Council under the Main Road has been completed.

Sewerage installation for these subdivisions will be included in the general scheme which will embrace the other subdivisions in this area, i.e. No. 68 and No. 69, as well as the future subdivisions Nos. 76, 77 and 78.

Plans for this work will be prepared for your approval in the near future.

The formation of the footpath in front of Extensions Nos. 70 and 71 will also be undertaken when the culvert has been completed.

We will also at that time be able to proceed with the stormwater drain as has been agreed.

We trust these assurances will be acceptable to your Council in return for their execution of the Transfer to enable the Crown to take title immediately.

Yours faithfully,

WAINUI-O-MATA DEVELOPMENT LIMITED

W. Stockdale
Managing Director.

1085

P.O. BOX 608
TELEPHONE 45-820
45-821

1ST FLOOR,
NO. 86 LAMBTON QUAY,
WELLINGTON, C.1, N.Z.

28th February 1957.

Dear Sir,

re WAINUI-O-MATA DEVELOPMENT LTD.

We enclose plans of Extensions Nos. 70, 83 and 84 together with road dedications for the three plans, drainage transfers of land in Extensions 83 and 84, transfer of accessway on Extension 84, and transfer of lots 76 and 106 on Deposited Plan 19009 for drainage purposes, for sealing by the County Council.

We understand that these matters are on the agenda for this morning.

Also enclosed is Plan of Ext.
94 (D.P. 19009).

Yours faithfully,

BISS, COOPER & SHIRES,

Encs:

Per: *J. H. K. K. K.*

Received

Title Reference

310 Referred to L. T. Surveyor

Deposited this.....day
of.....19.....

District Land Registrar



Schedule of Areas.

| | A. | R. | P. |
|------------------|----|----|-------|
| Residential Lots | 4 | 3 | 39.14 |
| Dedication | 0 | 2 | 21.95 |
| Total Area | 5 | 2 | 21.09 |

Approved as to Survey

Chief Surveyor

Received

Reference plans D.P. 19325, 19181, 18848, 11514, 16818, 18778, 16818, 16818

Field book

Traverse book

Examined by

Recorded

PLAN OF TOWN OF WAINUI O MATA EXTN. No. 70 BEING SUBDN. OF PART SECS. 2, 7 & 18 LOWRY BAY DIST., PART BEING LAND IN D.P. 11514

Comprised in C.T. 499/41, 707/68

Survey Block & District XVI BELMONT S.D.

Land District WELLINGTON Local Body HUTT COUNTY

Scale 1 1/2 chains to an inch Surveyed by Truebridge & Callender Date Nov. 1957

I, _____ of _____ Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927.

Declared at _____ this _____ day of _____ 1957 before me

Registered Surveyor

Approved
The Common Seal of Wainui-o-mata
Development Limited was hereto
affixed in the presence of.

Director

Director

Applicant or Registered Owner

This space reserved for plan numbers



14/79/70

DEPARTMENT OF LANDS & SURVEY,
District Office,
P. O. Box 5014,
WELLINGTON.

Date: - 8th August 1956

The County Clerk,
Hutt County Council,
P.O. Box 8012,
Wellington.

Dear Sir,

Town of Wainuiomata Extn. No. 70

Scheme Plan No. D. 2016

Registered Owner: Wainui-o-mata Dev. Ltd.

I have to advise that the above scheme plan has been approved
by Hon. Minister under the provisions of the Land Subdivision in Counties
Act, 1946.

Yours faithfully,

R. P. Gough
Chief Surveyor

14/ 79/70
DEPARTMENT OF LANDS & SURVEY,
District Office,
P.O.Box 5014,
WELLINGTON.

Date: 24th April 1956

The County Clerk,
Hutt County Council,
P.O. Box 8012,
WELLINGTON.



Dear Sir,

Town of Wainui-o-mata Extn. No. 70
Scheme Plan No. D.2016
Registered Owner: Wainui-o-mata Dev. Ltd.

I forward herewith scheme plan of the above proposed subdivision for your comments in terms of Sec. 3(4) of the Land Subdivision in Counties Act, 1946. The surveyor states:-

"These schemes cover the whole of the contemplated residential area north of the Wainui-o-mata Road in this locality and a row of sections on the south of the road. Further schemes are to be submitted abutting on the south of Extns. 70 & 71 after engineering surveys are carried out to locate the best positions for the roads, taking into consideration sewerage reticulation. The whole area is slightly elevated above the floor of the valley, can be easily drained of stormwater and can be sewered economically.

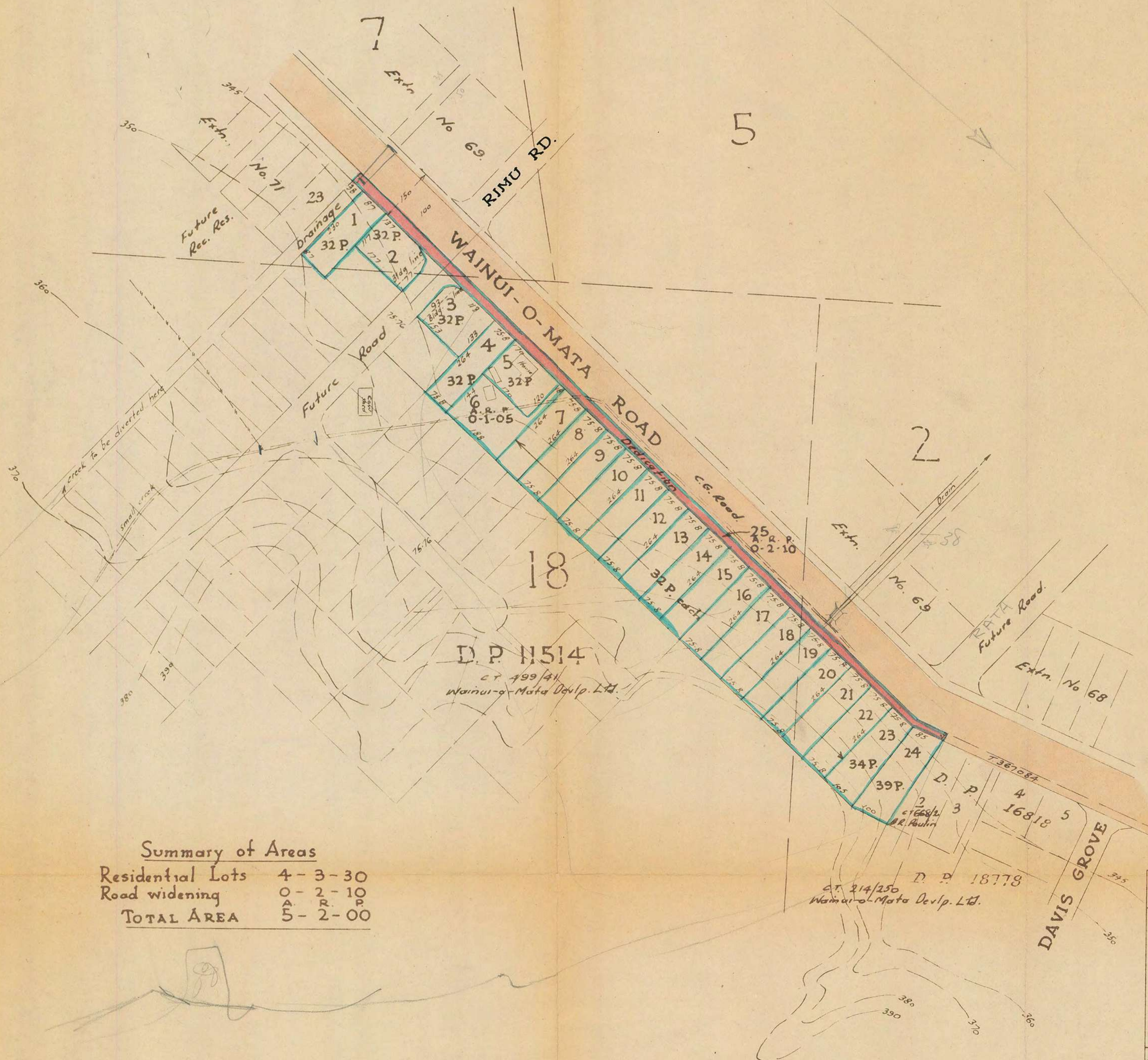
We have prepared a 2 chain plan of the area between the Wainui-o-mata Road, Fitzherbert Road and the proposed tunnel to show that these schemes do not reduce the area originally set aside for industrial or recreational purposes. The whole rearrangement is designed with a view to providing sewerage facilities in a very difficult flat valley. This plan, which shows the proposed levels for all sewers in this main valley where the levels are critical, has been lent to the County Engineer to assist the County Council when considering these schemes."

I should be pleased if you would complete form No. 3 and the appropriate certificate on form No. 4 and return these two forms at your convenience.

ENCL.

1 form
1 print.

R. P. Gould
Chief Surveyor.



| Summary of Areas | |
|------------------|--------|
| Residential Lots | 4-3-30 |
| Road widening | 0-2-10 |
| TOTAL AREA | 5-2-00 |

PLAN OF TOWN OF WAINUI-O-MATA EXTN. No. 70 BEING SUBDN. OF PT. SECS 2 & 18 LOWRY BAY DIST.

comprised in C.T.s 499/41, 214/250
BLK. XVI BELMONT S.D. HUTT COUNTY WELLINGTON LAND DIST.
SCALE:- 2 CHAINS TO AN INCH. DRAWN BY TRUEBRIDGE & CALLENDER. FEB. 1956.

I, Philip Gavin Callender, Registered Surveyor, hereby certify that this scheme plan has been prepared by me in accordance with the provisions of the Land Subdivision in Counties Act, 1946, and the regulations made thereunder.

P. Callender
Regd. Surveyor.

Approved.

Registered Owners
Recommended for approval

Chief Surveyor
Recommended for approval

Surveyor General
Approved

Minister of Lands

D. 2016

COMMUNITY SERVICES

LOCAL ELECTORAL AREA

The property is in the Wainuiomata Ward.

RUBBISH AND RECYCLING

Friday 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 | Lim.reports@huttcity.govt.nz |
| Feedback survey for the LIM team | www.surveymonkey.com/r/LIMSURV |
| E-mail Council | contact@huttcity.govt.nz |
| Website | www.huttcity.govt.nz |
| Report a Problem | https://maps.huttcity.govt.nz/RAP/viewer/ |
| Physical address | Hutt City Council 30 Laings Road Lower Hutt 5010 |
| Office hours | Weekdays 8am to 5pm Not open public holidays |
| Postal address | Hutt City Council Private Bag 31 912 Lower Hutt 5040 |
| Facebook | www.facebook.com/huttcitycouncil |
| Twitter | www.twitter.com/huttcitycouncil |