

Tuesday 15 August 2023

**OIA IRO-456**

Name: [REDACTED]

Email: [REDACTED]@yahoo.co.uk

Kia ora [REDACTED]

**Official information request regarding water leak at 8a Frobisher Street.**

Thank you for your official information request (OIA IRO-456) dated Tuesday 2 May 2023. You requested all documentation and records relating to the investigation which determined there was a leak on both yours and your neighbour's property, as well as any records, maps, or diagrams of service connections.

We have considered your request in accordance with the Local Government Official Information and Meetings Act 1987 (the Act) and determined that we are able to grant your request in part.

Please see in our email to you the Service Request data and a Certification to Subdivide. Pursuant to [Section 7\(2\)\(a\)](#) of the Act some information has been redacted as it is personal about private individuals. In accordance with [Section 7\(2\)\(b\)\(ii\)](#) of the Act, we are withholding costing information within the certification document due to commercial sensitivity.

We sincerely apologise for the time it has taken to provide you with a response.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

Ngā mihi,

[REDACTED]  
**Acting Group Manager, Customer Operations Group**

For the latest news and updates, follow us on our social channels:

 /wellingtonwater  @wgtwaternz & @wgtwateroutage  @wellington\_water

[www.wellingtonwater.co.nz](http://www.wellingtonwater.co.nz)

**Our water, our future.**

Address	Council Reference ID	Asset ID	Work Order Summary	Job Details	Water	Priority	Status	Reported Date	Completion/Closed Date	Entry Date	Work Log Summary	Work Log Detail
<b>3 Frobisher Street</b>												
3 Frobisher Street, Island Bay, Wellington, 6023	WCCSR-218746	WCC_WW019367	Blockage 3 Frobisher Street, Island Bay, Wellington	Caller [REDACTED] is a plumber and advised that there is a blockage in the council main at this address (they went down 14m and couldn't find it). Please attend and unblock.	Wastewater	1	CLOSE	8/13/2021 8:20:32 AM	8/13/2021 10:13:21 AM	8/13/2021 8:20:54 AM	Note from Council	Address: 3 FROBISHER STREET, Island Bay Open in Google Maps: <a href="https://www.google.com/maps/search/?api=1&amp;query=41.34366114838697,174.7623082169323">https://www.google.com/maps/search/?api=1&amp;query=41.34366114838697,174.7623082169323</a>
										8/13/2021 8:36:54 AM	Spoke to caller	Spoke to the plumber who attended last night. Advised we'll attend.<!-- RICH TEXT -->
										8/13/2021 10:57:39 AM	Block sewer	Arrived on site we checked the wastewater main and found that it was blocked we proceeded to rod the line we road 2 rods inside the manhole and found that the blockage was inside the manhole and we cleared it we then tidy up and disinfect the effected area under the house all clean
										8/16/2021 10:36:58 AM	Note from Council	Closed by WCC
<b>3A Frobisher Street</b>												
3A Frobisher Street, Island Bay, Wellington, 6023	WCCSR-396024	WCC_SW015423	Instructed Works 3A Frobisher Street, Island Bay	<div>22/11/22 CAR N/A no excavation </div><div>Stormwater Inlet Location Request - 3A Frobisher Street Hello,  Can we get some-one from Wellington Water to locate stormwater inlet (SW015423) as shown below in the pink circle at 3A Frobisher Street please?</div><!-- RICH TEXT -->	Stormwater	4	CLOSE	6/10/2022 3:05:22 AM	11/17/2022 1:45:05 PM	6/10/2022 3:05:42 AM	Note from Council	Address: 3A FROBISHER STREET, Island Bay Open in Google Maps:  <a href="https://www.google.com/maps/search/?api=1&amp;query=41.343611598497596,174.76202798362166">https://www.google.com/maps/search/?api=1&amp;query=41.343611598497596,174.76202798362166</a>
										6/13/2022 1:40:44 PM	Assigned to [REDACTED]	Assigned to [REDACTED].<!-- RICH TEXT -->
										6/13/2022 1:40:50 PM		
										6/26/2022 4:22:35 PM	Note from Council	Hi,  Can you let me know if this has been actioned yet?  Regards,  [REDACTED] Associate - Planning SpencerHolmes Limited  PO Box 588, Wellington 6140 Level 10, 57 Willis Street, Wellington 6011 adg@spencerholmes.co.nz<mailto:adg@spencerholmes.co.nz> www.spencerholmes.co.nz<blocked::http://www.spenc

											erholmes.co.nz/> P [REDACTED] M [REDACTED]	
											Please consider the environment before printing this email.	
											This email message and any attachments should be treated as CONFIDENTIAL. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify admin@spencerholmes.co.nz<mailto:admin@spencerholmes.co.nz> immediately and erase all copies of the message and any attachments.	
										7/1/2022 3:42:28 PM	Further investigation required	Arrived onsite, Knocked on door but nobody was home, Went around the back deck and tried to search for the intake but couldn't find, More investigation required
										7/1/2022 3:42:29 PM	Status Change to PAUSE	Further investigation required
										7/13/2022 3:40:05 PM	Please pass to cctv	Arrived onsite, Was unable to find the stormwater intake/ outlet, Went to locate the upstream stormwater manhole in the shrubs and bush using my bar to poke at it as it was buried, Ran water from 5 teme way stormwater lateral and went back down the bank where I could slightly hear water running and found the manhole, Uncovered it and opened the manhole and could see a flow but no dampness or water coming out of the ground where the intake could be. Can I please pass this job into cctv to camera from this stormwater manhole downstream to locate this intake as there maybe a possibility that it maybe piped. The best and easiest way to get to the exposed manhole is going right to the back of 19 Robertson st behind the fence. (Seen in attachments)
										7/13/2022 3:40:06 PM	Status Change to PAUSE	Pass to cctv
										7/13/2022 3:43:12 PM	Reassigned to T/L [REDACTED]	Reassigned to T/L [REDACTED]. <!-- RICH TEXT -->
										7/15/2022 12:43:31 PM	CCTV Inspection	Arrived on site, accessed through 19 Robertson to manhole to undergo CCTV Inspection to locate intake.
										7/15/2022 12:43:32 PM	Status Change to PAUSE	Team lead to review footage
										7/19/2022 11:17:53 AM	CCTV Notes	19/07/22 CCTV drain section SW007856 to SW015423.TV:3184:59. Intake is located under deck.<!-- RICH TEXT -->

										8/4/2022 11:51:10 AM	Note from Council	<p>Hi,</p> <p>Could you let me know if this stormwater markout has been completed please?</p> <p>Regards,</p> <p>██████████ Associate - Planning SpencerHolmes Limited</p> <p>PO Box 588, Wellington 6140 Level 10, 57 Willis Street, Wellington 6011 adg@spencerholmes.co.nz&lt;mailto:adg@spencerholmes.co.nz&gt; www.spencerholmes.co.nz&lt;blocked::http://www.spencerholmes.co.nz/&gt; P ██████████ M ██████████</p> <p>Please consider the environment before printing this email.</p> <p>This email message and any attachments should be treated as CONFIDENTIAL. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify admin@spencerholmes.co.nz&lt;mailto:admin@spencerholmes.co.nz&gt; immediately and erase all copies of the message and any attachments.</p>
										9/15/2022 10:32:14 AM	Email sent to homeowner of finding	in attachments <!-- RICH TEXT -->
										11/17/2022 1:45:03 PM	No response from homeowner, closing job	
										11/20/2022 2:40:51 PM	Note from Council	Closed by WCC
										11/22/2022 7:38:02 AM	CAR N/A no excavation	CAR N/A no excavation <!-- RICH TEXT -->
	WCCSR-565831	No Asset Selected	Fault 3a Frobisher Street, Island Bay	<div>Water leak coming from the street and seems like but is under the ground, as the leak has come into his house and started leaking into the room downstairs please access</div><div> </div><div> </div><!-- RICH TEXT -->	Potable	3	CLOSE	2/1/2023 10:10:36 AM	2/20/2023 2:50:22 PM	2/1/2023 10:10:47 AM	Note from Council	<p>Ticket response email sent to requester due to WWL managing complaints after initial report to council.</p> <p>Kia ora ██████████</p> <p>Thank you for reporting this water and drainage issue to us.</p> <p>The repair of water and drainage issues are managed by</p>

												<p>Wellington Water. We have passed this details of this fault through to them.</p> <p>If you need more information including when this fault will be repaired please call Wellington Water on 04 912 4470 (Monday to Friday 7am – 5pm) or email <a href="mailto:customer@wellingtonwater.co.nz">customer@wellingtonwater.co.nz</a></p> <p>Ng? mihi</p> <p>Customer Services Wellington City Council</p>
										2/1/2023 10:10:47 AM	Note from Council	<p>Address: 3A FROBISHER STREET, Island Bay Open in Google Maps: <a href="https://www.google.com/maps/search/?api=1&amp;query=-41.343611598497596,174.76202798362166">https://www.google.com/maps/search/?api=1&amp;query=-41.343611598497596,174.76202798362166</a></p>
										2/1/2023 10:16:40 AM	Note from Council	Called through to WW
										2/1/2023 10:16:40 AM	Note from Council	Called through to WW
										2/1/2023 10:42:01 AM	Assigned to █████	Assigned to █████. <!-- RICH TEXT -->
										2/1/2023 12:40:01 PM	Downgrade to P3, non urgent job	<p>Upon arrival, couldn't get ahold of the resident at 3A as they didn't seem to be home, but the neighbour graciously explained to me that there was water seeping underneath 3A's deck and it was coming from behind the retaining wall.</p> <p>I went and had a look and from what I could see, there was some lifted deck and underneath it was the water.</p> <p>Investigating this water, it looks like still water as there isn't any flow or movement in it, and it doesn't seem to be fresh as the water inside is clear, indicating it has been sitting there for a while to allow the mud and dirt to settle in the water.</p> <p>The service to the property outside is impossible to access at the time as there was a vehicle parked on top of the manifold but listening to the service in the road and the main, including the service after the toby, sounds to me to be very quiet. There is also no water leaks showing up anywhere from the main or the service feed to the effected area at the house.</p> <p>All of this leads me to believe it is likely to be just ground</p>

												<p>water that has shown up from the recent heavy rain, but I cannot confirm this until the rain stops for long enough that I'm able to take a sample without the sample being contaminated.</p> <p>Alternatively, I could pass this job to [REDACTED] as it isn't anything from the council side of things as confirmed by the noise testing and visual inspections. However, I will be placing this job on pause until then and request this job be de-escalated to a P3 as what has been happening doesn't constitute a P1 job and no damage or risk of collapse has happened by this still water</p>
										2/1/2023 12:50:20 PM	Customer called for update	Customer called for update - advised its with our crew member and they have yet to update the file with notes so likely still attending<!-- RICH TEXT -->
										2/1/2023 12:52:53 PM	downgraded to P3 advised by [REDACTED] He is stil investigating	downgraded to P3 advised by [REDACTED] He is stil investigating<!-- RICH TEXT -->
										2/2/2023 2:42:42 PM	customer phoned to follow up on job. job closed by accident.	customer phoned to follow up on job. job closed by accident.. Customer is wanting an update advised notes from crew. Customer is thinking the water is coming from the road.<!-- RICH TEXT -->
										2/2/2023 3:28:58 PM	2/2 Awaiting for powerco plans	<div>2/2/23 KT - Plans attached, Caution: There is High Capacity and/or Fibre Network in the area provided on the plan(s).</div><div>Caution: There is Core Network in the area provided on the plan(s).</div><div> </div><!-- RICH TEXT -->
										2/2/2023 10:12:35 PM	Note from Council	<p>Hi,</p> <p>This ticket has not been resolved and I have spoken to Wellington Water.</p> <p>They have re-opened the job and are waiting on an engineer to assess the fault.</p> <p>Regards,</p> <p>[REDACTED]</p> <p>On Thu, Feb 2, 2023 at 2:49 PM Wellington City Council Support &lt;customerservice@wellingtoncitycouncil.freshservice.com&gt; wrote:</p> <p>&gt; Kia ora [REDACTED] &gt; &gt;</p>



> If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.  
>  
>  
> [#SR-565831]:274477:fs  
>

2/7/2023  
2:20:38 PM

Potentially private leak; Potentially Ground water. Further investigation needed

Upon arrival, I found that the address in question was down a long flight of stairs which sat behind the address above which was #3 Frobisher; Both properties are fed off separate manifolds for note.

Went down to the property to investigate the issue but nobody was home, however I located the deck which the resident has taken a board out to access this water. I looked at this water beneath the deck and noticed that there was a fair amount of still water sitting beneath the deck, in a dug out trench which was under a pvc pipe.

I went to the road to see if there was any leaks above which contributed to this water but there was no leaks on this road surface. Furthermore, the services to the nearby properties and the main was quiet, which led me to believe this water isn't caused by a potable water leak on our end.

I refrained from taking a sample last week as there was a couple days of heavy rain before I arrived and I feared it would contaminate the sample, and it was likely that this still water was caused from the heavy rain.

As of today (Tuesday 7th February) I returned as there was a number of sunny days and this water is still underneath the deck and hasn't seemed to dissipate. I listened to the services again to ensure I was correct in my initial assessment and I still heard no noises on our assets.

With this, I took a 10ml chlorine sample of the water and the immediate results returned negative for chlorine, however 10 minutes have passed and this 10ml sample is now showing a clear pink, showing that it is a heavily diluted potable water coming from a source a fair distance away.

As stated before, the services to the nearby address's are quiet as well as the main. From all of this information, I am unsure how to proceed as to the cause of this water and as far as I am concerned, there is no issue for Wellington Water assets.



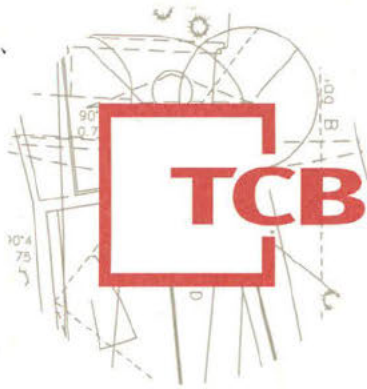
												I shall discuss further action with [REDACTED] but until then, this job will be placed on hold pending action	
											2/7/2023 2:37:02 PM	Refer to logs and attachments	
											2/7/2023 3:57:14 PM	Customer called	Customer called wanting update. Advised of below notes from [REDACTED] Customer is having to spend each night emptying buckets of water from under deck. Carpet in room is wet. Has had to contact insurance due to this. Advised will follow up with TA. Customer to resend email for customer email address.<!-- RICH TEXT -->
											2/7/2023 5:09:27 PM	Note from Council	<p>This ticket has not been resolved.</p> <p>Water is still leaking on Frobisher street through 3b to my property 3a Frobisher Street.</p> <p>I have notified Wellington Water and they are waiting on a technician to look at it.</p> <p>[REDACTED]</p> <p>On Tue, 7 Feb 2023 at 2:39 PM, Wellington City Council Support &lt;customerservice@wellingtoncitycouncil.freshservice.com&gt; wrote:</p> <p>&gt; Kia ora [REDACTED]</p> <p>&gt;</p> <p>&gt;</p> <p>&gt; Our staff have indicated that this ticket has been resolved.</p> <p>&gt;</p> <p>&gt; Take the survey</p> <p>&gt;</p> <p>&lt;<a &gt;http:="" a="" eyj0exaioijkv1qilcjhbgcioijiuzi1nij9.eyjyzxn1bhrfawqioij1mda0mtm3mte5lcjvchrpb25fy291bnqioij9.ghw38ve-wfzs0aeyymyrcmiwb_gvqrtg6vuvrfydski="" fill_survey<="" hiko.wellington.govt.nz="" href="http://hiko.wellington.govt.nz/support/surveys/eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJyZXN1bHRfaWQiOiJ1MDA0MTM3MTE5LCJvcHRpb25fy291bnQiOiJ9.GHW38ve-WfZS0aeyYmYrcMiwB_gvQRTg6VUvrfyDskI/fill_survey" support="" surveys="">&gt;</a></p> <p>&gt;</p> <p>&gt;</p> <p>&gt; If you believe that the ticket has not been resolved, please reply to this</p> <p>&gt; email to automatically reopen the ticket.</p> <p>&gt;</p> <p>&gt; If there is no response from you, we will assume that everything is okay</p> <p>&gt; and the ticket will automatically close in 48 hours.</p>

>  
 > Initial customer request  
 >  
 > Item Name : Water and drainage  
 > Category : External Customer Services  
 > Service : Fault  
 > Which water type is this regarding? : Drinking water or tap water  
 > What is the priority? : Urgent  
 > Description : Water leak coming from the street and seems like but is  
 > under the ground, as the leak has come into his house and started leaking  
 > into the room downstairs please access  
 > Incident address : 3A FROBISHER STREET, Island Bay  
 >  
 <<https://www.google.com/maps/search/3A+FROBISHER+STREET,+Island+Bay?entry=gmail&source=g>>  
 > Location : -  
 41.343611598497596,174.76202798362166  
 >  
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 > Ng? mihi,  
 >  
 > Customer Services, Wellington City Council  
 >  
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 > sender immediately. Your assistance is appreciated.  
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 > [#SR-565831]:274477:fs  
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2/8/2023 11:49:14 AM	Passed to TA [REDACTED]	Passed to TA [REDACTED] as per [REDACTED] <!-- RICH TEXT -->
2/17/2023 11:14:54 AM	customer called in wanting a update	customer called in wanting a update, I advised him it is been assigned to our TA and i would follow up with him about this job, I have emailed [REDACTED] about this <!-- RICH TEXT -->

										2/20/2023 2:49:59 PM	sample result returned 20/02/23. negative	sample done has returned a negative result. i have rung [REDACTED] and informed him of the result 20/02 1440<!-- RICH TEXT -->
										2/23/2023 3:46:31 PM	Note from Council	Closed by WCC
<b>8 Frobisher Street</b>												
8 Frobisher Street, Island Bay, Wellington, 6023	WO-269104	No Asset Selected	RWL Private Leak: 8 Frobisher Street, Island Bay	<div>Private leak heard on toby on 22/12/2022. 6LPM Not visible.</div><div> </div><div>18/04/2023 HJR - I have sent out the first letters to 8 / 8A / 8B / 8C as this is a shared service</div><div> </div><div>22/05/2023 HJR - Sent out the second ss letter </div><div> </div><div>08/06/2023 HJR - [REDACTED] has been out and we can confirm that 8 A has a 23 LPM and 8 B has a 6 LPM on site </div><div> </div><div>12/06/2023 HJR - I have sent out the second SS letter </div><div> </div><div>03/07/2023 HJR - I Have sent out the SS letter </div><!-- RICH TEXT -->	Potable	4	APPR	12/23/2022 11:40:07 AM		12/23/2022 11:42:02 AM	RWL LDS Notes	Private leaks heard on middle and right hand tobies of 8a,b,c,d. no identification on which tobies belong to which house.<!-- RICH TEXT -->
										3/10/2023 8:52:48 AM	RWL Team Notes	RWL have rechecked the site and have found there are only two private Leaks. 8A: Large 8LPM at the bottom of the driveway closer to the Tobies in an old repair path, small blue mark. 8B: has a small 3Lpm leak close to the house OR is internal. Both properties will need private leak letter sent to the owners. 8 & 8C don't have any private leaks at time when checked<!-- RICH TEXT -->
										4/18/2023 3:15:21 PM	18/04/2023 HJR - I have sent out the first letters to 8 / 8A / 8B / 8C as this is a shared service	18/04/2023 HJR - I have sent out the first letters to 8 / 8A / 8B / 8C as this is a shared service<!-- RICH TEXT -->
										5/30/2023 7:51:38 AM	Notes Updated From [REDACTED] and [REDACTED]	<div>Notes Updated From [REDACTED] and [REDACTED] </div><div>Went to site 18/05/2023 Checked flow rate with meter on manifold </div><div>8A = 23 LPM Marked in Driveway </div><div> 8B = 5.5 LPM at house ?</div><!-- RICH TEXT -->
										5/30/2023 9:13:31 AM	22/05/2023 HJR - Sent out the second ss letter	
										6/9/2023 8:49:26 AM	08/06/2023 HJR - [REDACTED] has been out and we can confirm that 8 A has a 2 LPM and 8 B has a 6 LPM on s	08/06/2023 HJR - [REDACTED] has been out and we can confirm that 8 A has a 2 LPM and 8 B has a 6 LPM on site <!-- RICH TEXT -->
										6/15/2023 11:35:25 AM	12/06/2023 HJR - I have sent out the second SS letter	

										7/3/2023 3:31:16 PM	03/07/2023 HJR - I Have sent out the SS letter	
										7/11/2023 7:32:55 AM		
										7/11/2023 7:46:48 AM	11/07/2023 Updated Information	<div>08/06/2023 HJR - █████ has been out and we can confirm that 8 A has a 21 LPM and 8 B has a 6 LPM on site </div><div> </div><div> </div><!-- RICH TEXT -->
										7/11/2023 7:47:10 AM	08/06/2023 HJR - █████ has been out and we can confirm that 8 A has a 23 LPM and 8 B has a 6 LPM on	08/06/2023 HJR - █████ has been out and we can confirm that 8 A has a 23 LPM and 8 B has a 6 LPM on site <!-- RICH TEXT -->



TRUEBRIDGE CALLENDER BEACH  
OFFICES: WELLINGTON AUCKLAND  
HAWKES BAY WAIRARAPA

SURVEYORS  
ENGINEERS  
LAND PLANNERS  
RESOURCE MANAGERS

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NEW ZEALAND  
tcb@tcb.co.nz  
www.tcb.co.nz  
TEL (04) 478 0342  
FAX (04) 478 9416

Directors

[REDACTED]

3 February 2005

Subdivision Compliance Group  
Wellington City Council  
PO Box 2199  
Wellington



Attn: [REDACTED]


**SR 112100: LOTS 1 & 2 BEING SUBDIVISION OF LOT 2 DP 341775, FROBISHER STREET**

Further to the 223 certification that was granted on 13 January 2005, we now write to request for your certification pursuant to Section 224(c) of the RMA 1991 for the subdivision described above.

With respect to the conditions of consent in your notice of decision, we comment as follows:

- a) The survey plan conforms to the subdivision consent proposal as shown on TCB plan 03-541-001 Rev A.
- b) Enclosed is a cheque for the development impact fee.
- c) No drainage requiring as-built plans to be submitted to the council has been constructed.
- d) The new residential building has been constructed in accordance with the approved plans. Note also that the construction of the external cladding and roof are now completed.
- e) The private driveway within the private property is now completed and is now ready for inspection.
- f) Separate water connection has been constructed to provide for the 2 new allotments.
- g) All water supply pipes passing through a new lot, to serve another lot being created by the subdivision, have been laid wholly within an associated right of way or easement as listed on the memorandum of easements.



- 
- h) Each allotment has been provided with stormwater connection.
  - i) Each allotment has been provided with sewerage connection.
  - j) Right of way; water supply, private stormwater, sanitary sewer drain easements has been reserved to serve Lot 2 as listed on the memorandum of easements.

Enclosed is our client's cheque for the total of [REDACTED]

[REDACTED] Development Impact Fee

[REDACTED] 224 Certification Fee

Total: [REDACTED]

Having satisfied Council's Conditions we now await the issue of the Certificate pursuant to the requested certifications.

Please contact the writer if you have any queries regarding this request.

Yours faithfully,

*Truebridge Callender Beach Ltd*

[REDACTED]

*Surveyor*

035411e011.doc

PREPARED BY:



**TCB**  
 Licensed Cadastral Surveyor  
 Truebridge Callender Beach  
 4 Frankmore Avenue  
 Johnsonville  
 P.O. Box 13 142  
 Wellington 6032  
 Tel: (04) 478 0342  
 Fax: (04) 478 9416  
 Web: www.tcb.co.nz

Land Registration District

**Wellington**

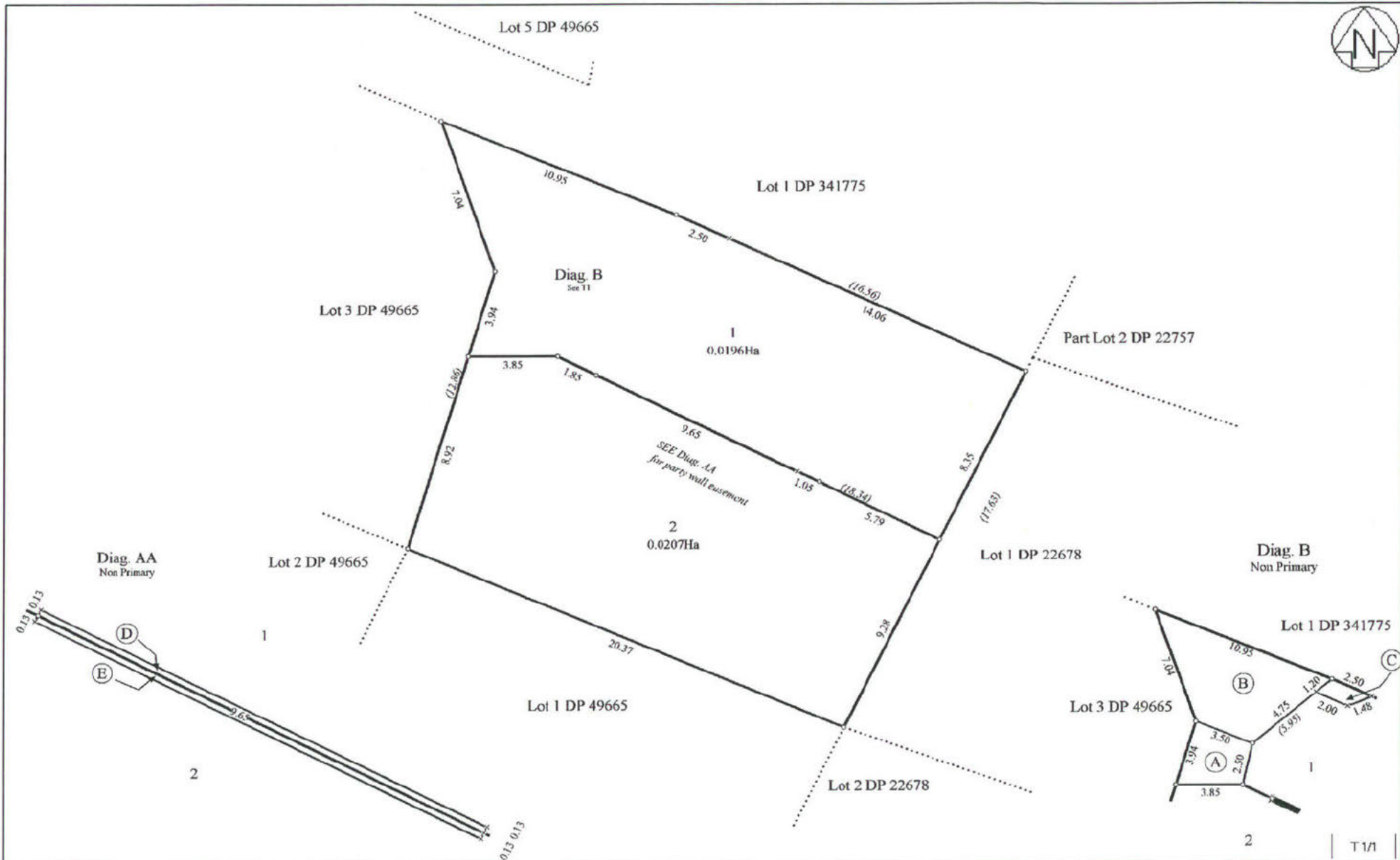
Plan Number

**DP 346714**

Territorial Authority (the Council)

**Wellington City**

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY WATER SUPPLY STORMWATER SEWAGE DRAINAGE	A	LOT 1	LOT 2
RIGHT OF WAY WATER SUPPLY STORMWATER SEWAGE DRAINAGE	B	LOT 1	LOT 2
STORMWATER & SEWAGE DRAINAGE	B	LOT 1	LOT 1 DP 341775
STORMWATER & SEWAGE DRAINAGE	C	LOT 1	LOT 1 DP 341775



Land District: Wellington  
 Digitally Generated Plan  
 Generated on: 11/01/2005 2:11pm Page 5 of 5

LOTS 1 & 2 BEING SUBDIVISION OF LOT 2 DP 341775

Surveyor: [REDACTED]  
 Firm: Truebridge Callender Beach (Wellington)

Digital Title Plan  
 LT 346714  
 DRAFT



Construction:

- (d) In order to mitigate the potential adverse effects that may arise from creating vacant allotments that do not have the ability to accommodate residential buildings in accordance with the permitted activity conditions of the District Plan, the new residential building proposed for Lots 1 and 2 must be constructed in accordance with the plans approved by condition (a), Decision 1 above prior to the issue of the section 224(c) certificate.

Note:

In order to satisfy condition (d) above, the residential building is to be constructed to a stage where the external cladding and roof are completed.

- (e) The private drive within the private property must be constructed. All construction shall be completed generally in accordance with approved construction plans. The construction must include the area contained in right-of-way Areas A and B, as shown on TCB plan No. 03-541-001, Rev. A.

Water Supply:

- (f) Each allotment must have a separate water connection to the public water main.

Note:

An application for the new water supply connection should be made to WCC Water Supply.

- (g) No water supply pipe(s) shall pass through a new lot, or cross a proposed boundary between lots, to serve another lot being created by the subdivision, except where it is within an associated right of way or access lot.

The Surveyor shall certify in writing that, at the time of certification, this has been achieved. (see E.1.1.2 & E.1.7.2.3 of the Code of Practice)

Sewerage / Stormwater:

- (h) Each allotment must be provided with a stormwater connection to a gravity stormwater system connected to an existing public stormwater drain or other approved outfall. All construction must be completed in accordance with approved construction plans, as required by condition (c) above.
- (i) Each allotment must be provided with a sanitary sewer connection to a gravity sewer system connected to an existing public sewer drain. All construction must be completed in accordance with the approved construction plans, as required by condition (c) above.

Legal:

- (j) The right of way, water supply, private stormwater & sanitary sewer drain easements required to serve Lot 2 that are located within Lot 1 are to be duly granted and reserved.



Approvals

I hereby certify that this plan was approved by Wellington City Council pursuant to Section 223 of the Resource Management Act 1991 on the ... day of ..... 2004 subject to the granting or reserving of the easements setout in memorandum hereon, and for the purposes of Section 224 (c) of that Act that all of the conditions of the subdivision consent have been complied with to the satisfaction of the said Council

.....  
Authorised Officer

CLASS OF SURVEY : I  
NEW C.T. ALLOCATIONS

LOT 1 - C.T. \_\_\_\_\_  
LOT 2 - C.T. \_\_\_\_\_

Total Area 1151 m<sup>2</sup>

Comprised in C.T. WN 20C/1043

I PETER ALAN MAUNDER

being a person entitled to practise as a licensed cadastral surveyor, certify that -  
a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2/2.  
b) This dataset is accurate, and has been created in accordance with that Act

Date 19/2/2004

Field Book ..... p ..... Traverse Book ..... p

Reference Plans .....

Examined ..... Correct

Approved as to Survey by Land Information NZ on

/ /

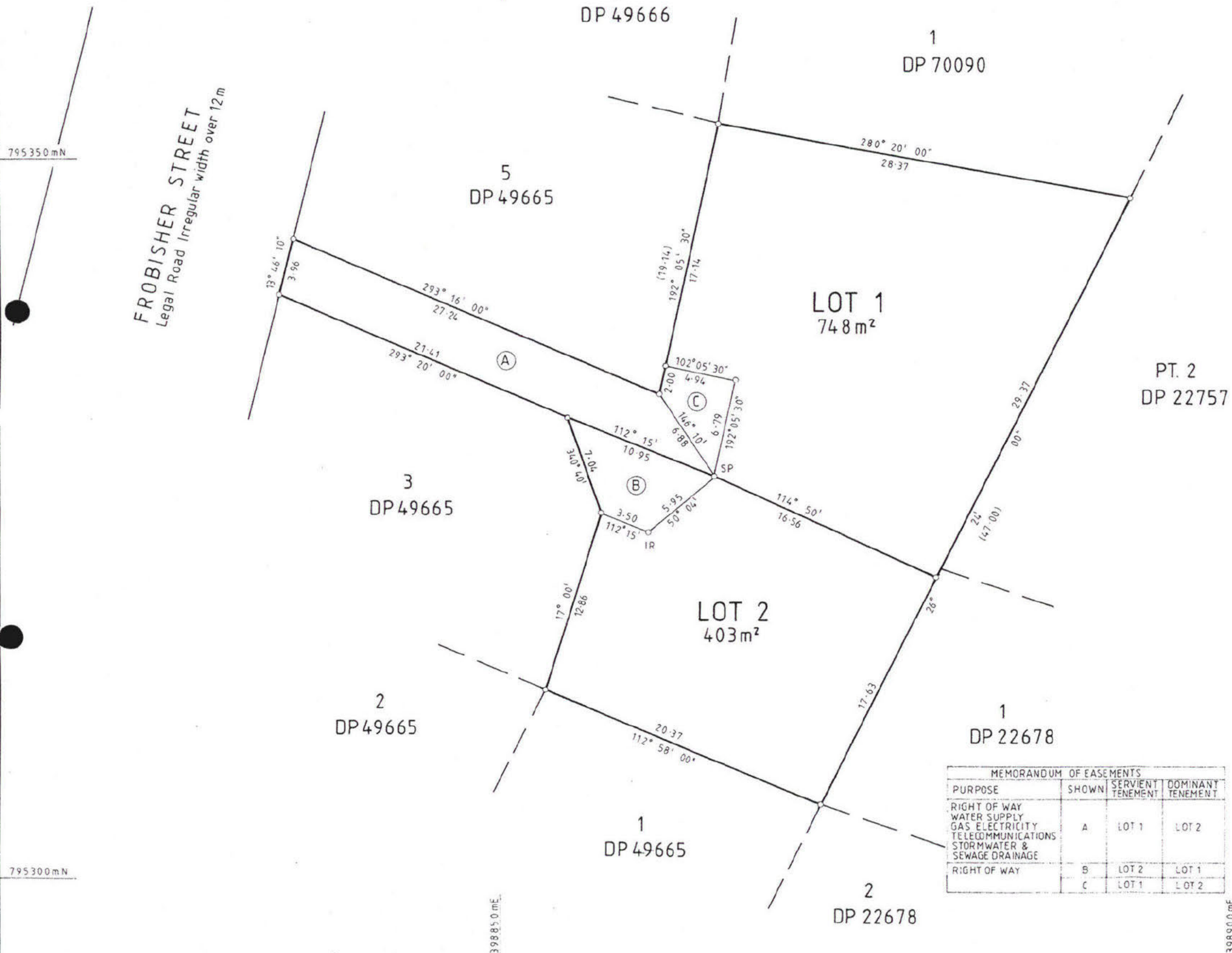
Deposited by Land Information NZ on

/ /

File 4021/REB  
Received  
Instructions

S.R.105548

REORDER 10/1/2004



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY WATER SUPPLY GAS ELECTRICITY TELECOMMUNICATIONS STORMWATER & SEWAGE DRAINAGE	A	LOT 1	LOT 2
RIGHT OF WAY	B	LOT 2	LOT 1
	C	LOT 1	LOT 2

LAND DISTRICT WELLINGTON

LOTS 1 & 2 BEING A SUBDIVISION OF  
LOT 4 DP 49665

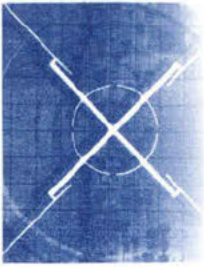
TERRITORIAL AUTHORITY WELLINGTON CITY  
Surveyed by .....  
Scale 1: 200 Date FEBRUARY 2004

**8 A Frobisher Street SR 112100 Water Supply Conditions 19/3/2004**

Water Supply easements will be required where water services cross lots that they do not serve.

SC 262 The estimated cost is [REDACTED] including G.S.T

SC212 Happy Valley Water Supply Zone Contribution Figure [REDACTED] including G.S.T for one new unit



**Peter A Maunder Ltd**  
Licensed Surveyors



18 February, 2004

Compliance Monitoring Team  
Urban Strategy Group  
Wellington City Council  
P O Box 2199  
**WELLINGTON**

**RE: SR: 105548**  
**SUBDIVISION OF 8 FROBISHER STREET**

I refer to Council's Notice of Decision dated 3 September 2003 granting conditional approval to above subdivision and enclose the Land Transfer title plan for certification pursuant to Sections 223 and 224(c) of the Resource Management Act.

In respect of the conditions imposed I advise that these have been complied with as follows:

- a) The survey plan conforms with the subdivision consent proposal shown on plan numbered 4021/5 except in respect of the right of way which was amended and approved by letter of 9 January 2004.
- b) A receipt for the development impact fee of [REDACTED] is enclosed.
- c) Engineering plans for vehicle access were not necessary as the driveway is already constructed. New private drains have been laid down the centre of the driveway to service the new Lot 2. As built plans of the private drainage are enclosed.
- d) In respect of the construction of the driveway refer to comments in (e) above and my letter of 19 December 2003.
- e) The existing garage within the proposed Lot 2 has been removed.
- f) The water connects fee has been paid and both the service pipe and toby and the supply pipe to Lot 2 installed. A receipt is enclosed.
- g) I hereby certify that no water supply pipes pas through a new lot, or cross a proposed boundary between lots, to serve another lot being created by the subdivision, except where it is within an associated right of way.



PO Box 17-376, 272 Karori Road, Wellington  
Phone: 64 4 476-7499 Fax: 64 4 476-5927  
Email: enquiries@maundersurvey.co.nz

C:\My Documents\Mail\4000-4499\4021h.doc  
www.maundersurvey.co.nz

112208

h) Easements for rights of way, private drainage and water supply have been included in a Memorandum of easements on the land transfer plan.

As Lot 2 does not possess legal frontage, would you please issue a section 321 certificate to be registered against the certificate of title for this lot.

A copy of the plan is enclosed for your records. Enclosed is a cheque for [REDACTED] for the certification fee.

Yours sincerely

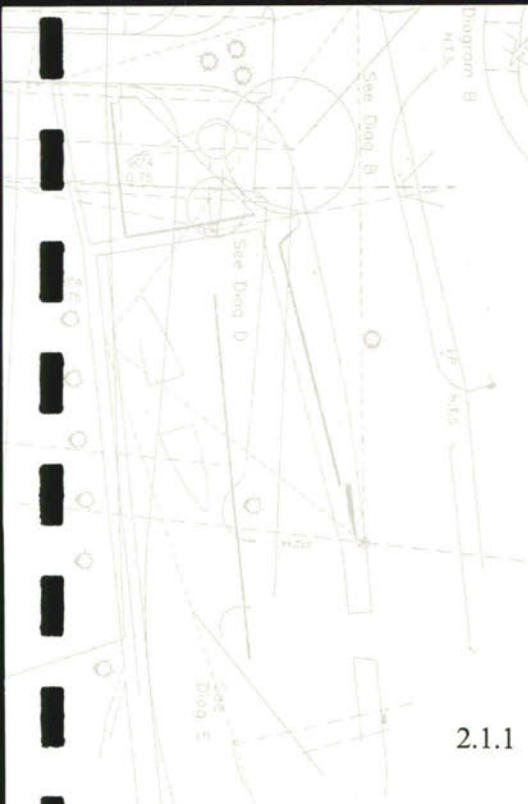
[REDACTED]

[REDACTED]



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Phone: 64 4 476-7499 Fax: 64 4 476-5927  
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www.maunderurvey.co.nz



constructed within each of proposed Lots 1 and 2. Both proposed townhouses are two storey and are attached via a shared internal wall along the internal subdivision boundary.

The proposed new dwellings are of modern design and have areas available for outdoor living in the form of decks.

Both of the proposed new dwellings have two bedrooms, bathroom and entrance area on the lower level and study, kitchen, dining/living area and deck on the upper level. Please refer to the Dwelling Plans attached at Appendix Five.

#### 2.1.1 Access – Roads

As outlined above, both allotments will be accessed via a shared entrance and right of way from Frobisher Street.

#### 2.1.2 Water Supply

As part of the previous subdivision development a new water service and toby is to be laid to service the two new townhouses within proposed Lots 1 and 2. The individual sites will be connected as a requirement of the subdivision. Both allotments will be connected to water supply in accordance with the requirements of the Council's Code of Practice for Land Development.

#### 2.1.3 Sanitary Sewer

Sanitary sewer connections will be provided to the proposed allotments in accordance with the Code of Practice. As part of the previous subdivision development sewage will be piped via a new drain to the existing drain in Frobisher Street and both allotments will be connected as a requirement of the subdivision.

#### 2.1.4 Stormwater

As indicated above and as a requirement of the previous subdivision, stormwater will be piped via a new stormwater drain to the existing street channel. Both allotments will be connected to the existing stormwater system as a requirement of the subdivision.

**Water Supply Conditions – SR105548 – 8 Frobisher St  
26/08/03**

SC211 Development Impact Fees

- Water fees – Happy Valley / Frobisher Zone

██████ per household unit or new allotment created.

2 Townhouses = ██████ - *not being constructed at this time*

SC262 Lot 2 (14m) ██████ incl. GST. ✓

Each unit shall have its own water shut valve so that it can be isolated individually from the water supply.

SC263 ✓

SC363 Water easement x=2, y=1.

#### 5.1.1.2 Site Access

Access to both Lots would be via the existing concrete driveway over Lot 1 with turning space allocated to Lot 1 over Lot 2 and vice versa.

#### 5.1.3.1 Number of Household Units

There would be 1 household unit on Lot 1 and 2 on Lot 2. Construction of the two units on would not commence until the subdivision is completed and new certificates of titles issued.

#### 5.1.3.2 Yards

There would be no breach of yard as a result of the subdivision.

#### 5.1.3.3 Site Coverage

Lot 1. The 'site area' for Lot 1 would be 605m<sup>2</sup> and total building coverage would be 151.5m<sup>2</sup> or 25%.

#### 5.1.3.4 Building Height

Existing and proposal buildings would not exceed 8m in height.

#### 5.1.3.5 Sunlight Access

**Lot 1.** The proposed garage on Lot 1, would be clear of the sunlight access planes. Refer Architects drawing.

The existing house would encroach through Sunlight Access Plane on the new Lot 1/2 boundary. Although this is on the gable end of the house, the pitch of the roof is 20%, therefore gable end dispensation does not apply. The encroachment would be 1.67 at the ridge line and 0.54 on the western eave land use consent is sought for this encroachment.

**Lot 2.** The proposed units on Lot 2 would not encroach though the sunlight access planes generated on the peripheral nor the new Lot 1-2 boundary. The new building would have a hip roof with gutters, level at least 1.1 below the SAP on the 1-2 boundary.

#### 5.1.3.6 Maximum Fence Height

No new boundary fences would exceed 2.0m.

### **2.1.3 Compliance with the Subdivision Design Guide**

The Design Guide places emphasis on the amenity value and quality with the intention to make residential areas better places to live in. As this subdivision proposal is for an infill subdivision erecting no new roads or public space and having no effect on public amenity on assessment under the Subdivision Design Guide has not been prepared.

### **2.1.4 Compliance with the Code of Practice for Land Development**

The matters to be considered under the Code of Practice include water supply, vehicle parking and access, drainage and earthworks.

#### **2.1.4.1 Water Supply**

**Lot 1.** The existing water service and supply pipe will continue to supply water to the existing house.





**Lot 2.** A new water service and toby is to be laid for the new town houses on Lot 2.

#### 2.1.4.2 Vehicle Parking and Access

Please see 2.1.2 above.

#### 2.1.4.3 Drainage

Stormwater

**Lot 1.** Roof water is piped to the kerb and channel in Frobisher Street and picks up the runoff from the drive which is collected in a sump on Lot 1. An easement will protect the drain where it crosses in to Lot 2.

**Lot 2.** Roof water would be piped via a new stormwater drain to the street channel. An easement will protect this drain through Lot 1.

Sewage

**Lot 1.** Sewage is piped to the public drain in Frobisher Street. An easement would be created to protect this where it crosses the Lot 2.

**Lot 2.** Sewage would be piped via a new drain to the public drain in Frobisher Street. An easement will protect the drain through Lot 1.

#### 2.1.4.4 Earthworks

A By-Laws earthworks consent will be required to construct the turning areas for Lots 1 and 2 and construct the garage on Lot 1. The maximum depth of excavation would be 1.0m.

### 3 ASSESSMENT

The proposal is consistent with the objectives policies of the District Plan and the effects on the environment as a result of granting subdivision consent would be less than minor.

The only aspect of non compliance with the District Plan Rules is the sunlight access plans encroachment on the new Lot 1/2 boundary and this is within the discretionary limits and is also consented to by the applicant.

### 4. SECTION 321 CERTIFICATE

Because Lot 2 would not have frontage to a legal road a Section 321(3)(c) certificate should be issued for this new allotment.



5.1.3.1 Number of Household Units

There would be one household unit per site.

5.1.3.2 Yards

All yard requirements would be adhered to.

5.1.3.3 Site Coverage

Both allotments are within the site coverage rules Lot 1 would have 32% building coverage and an extra 8% deck coverage, and lot 2 would have 17% building coverage

5.1.3.4 Building Height

No building shall exceed the 8 metre height limit.

5.1.3.5 Sunlight Access

Both dwellings are within the sunlight access planes on all boundaries.

5.1.3.6 Maximum Fence Height

No fence is to be erected within 1 metre of any new boundary that would exceed the 2 metre height limit.

2.1.3 Compliance with the Subdivision Design Guide

The Design Guide places emphasis on the amenity value and quality with the intention to make residential areas better places to live in. Due to the nature of this in-fill subdivision, there is no impact on public space as a result of this subdivision, and an assessment under the subdivision design guide is not required.

2.1.4 Compliance with the Code of Practice for Land Development

The matters to be considered under the Code of Practice include water supply, vehicle parking and access, drainage and earthworks.

2.1.4.1 Water Supply

Both dwellings will be serviced by the water main in Frobisher Street. Lot 1 will have a water easement within the right of way over lot 2.

2.1.4.2 Vehicle Parking and Access

Both allotments would have on site parking, and would have access to Frobisher Street via the existing driveway. Refer 2.1.2 above.

