

**LAND INFORMATION MEMORANDUM**

**14 HINE ROAD  
WAINUIOMATA**

Produced by Hutt City Council

21/02/2023

Reference: LIM230088

C Bezuidenhout  
358 George Street  
STOKES VALLEY 5019

Dear Crystal Bezuidenhout,

**Land information memorandum for 14 Hine 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.
- 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.

Please do not hesitate to contact the LIM Team on 04 570 6666 or at [LIM.reports@huttcity.govt.nz](mailto:LIM.reports@huttcity.govt.nz) if you have any questions.

Yours sincerely,

Sofia Mailau  
LIM Officer

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# OVERVIEW

**PROPERTY ADDRESS**

14 Hine Road WAINUIOMATA

**LEGAL DESCRIPTION**

Lot 2 DP 19214 WN743/65

**VALUATION NUMBER**

1587058800

**LAND AREA**

1163 m<sup>2</sup>

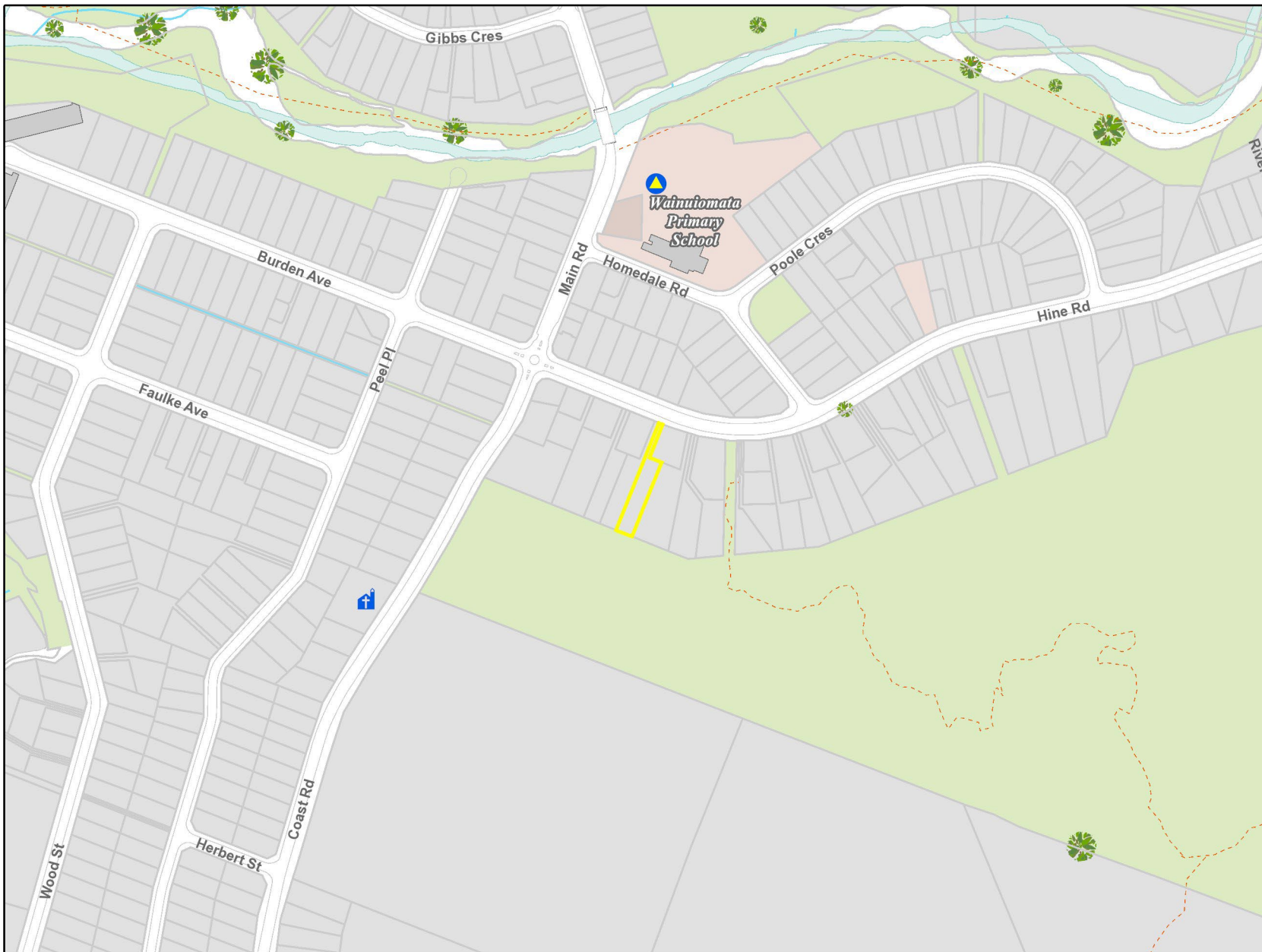
**DEPOSITED PLAN**

See the attached deposited plan.

Contacts	Position	Phone
Deposited Plan	Engineering Records Officer	04 570 6666

## PROPERTY DETAILS

Type	Description
Suburb	Wainuiomata
Ward	Wainuiomata Ward
Rubbish Collection Day	Friday
District Plan - Activity Area	General Residential
Tsunami Evacuation Zone	No Evacuation Tsunami Zone
Exposure Zone (Sea spray)	NZS 3604:2011 - 4.2.3.2 Zone C: Medium
Wind Zone (Indicative only)	<p>This land is assessed as a SED wind zone, any structure may require Specific Engineering Design in accordance with NZS 3604:2011.</p> <p>This land is in a MEDIUM wind zone in accordance with NZS 3604:2011.</p>
Geological and Nuclear Sciences 1:50,000 Soil Type	Deformed and indurated sandstone and mudstone. Floodplain gravels. Medium grained. Thin.



**Legend**









- LIM Property
- Community Emergency Hub
- Police Station
- Fire Station
- Hospital
- Medical Centre
- Church
- Public Toilet
- Playground
- Swimming Pool
- Artesian Water
- Railway Station
- Public Car Park
- Public Land
- Tracks
- Streams / Rivers

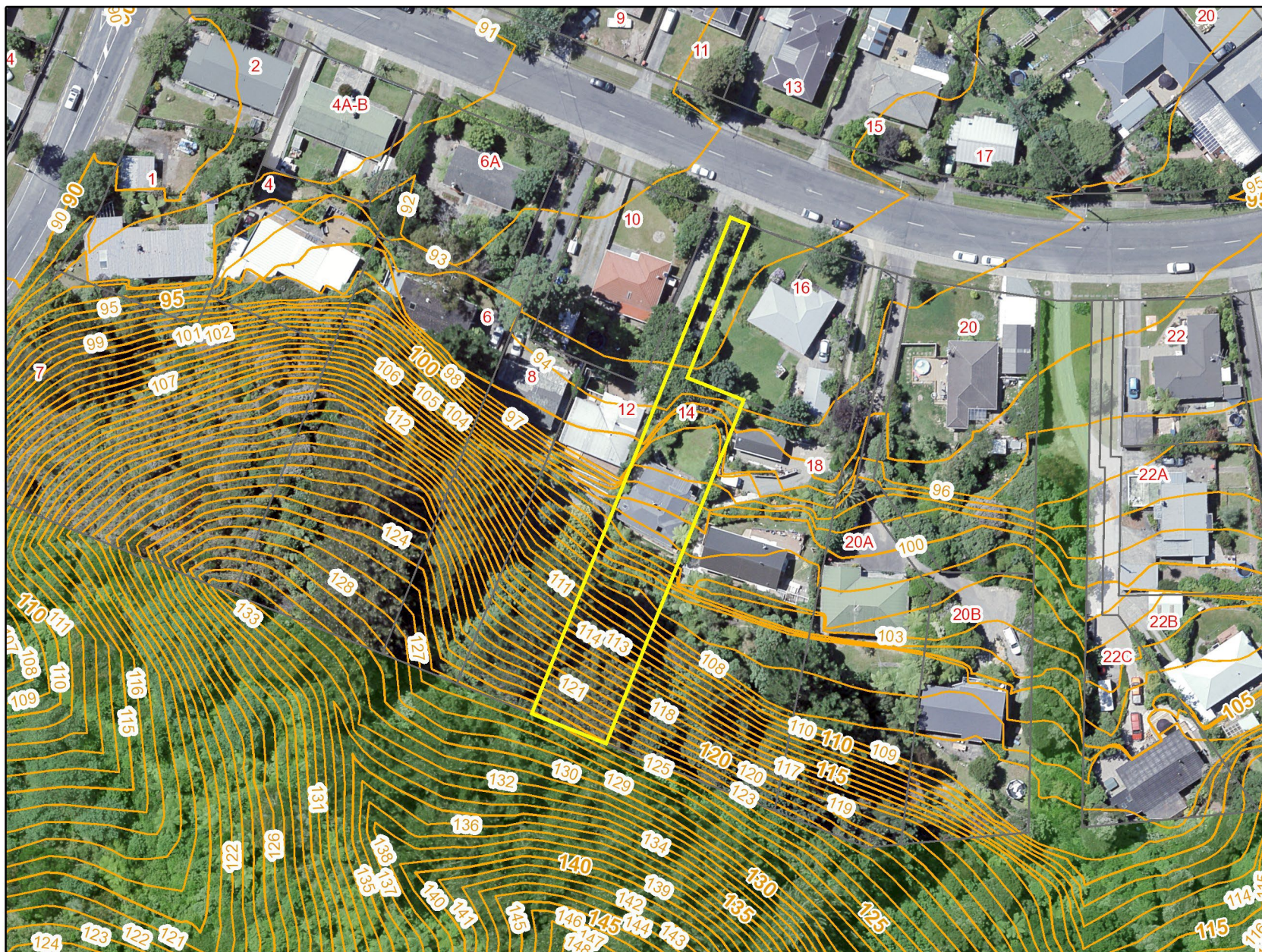


**LOCALITY MAP**

Scale: 1:5,000

**Legend**

-  LIM Property
-  Properties
-  Land Parcels
-  Encroachment Licence
-  Easements
-  School
-  Reserves
-  Contours



**2021 AERIAL PHOTOGRAPH**

Scale: 1:1,080

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 licence to Hutt City Council. Crown Copyright Reserved



# Deposited Plan





## Current Record of Title



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **WN743/65**  
**Land Registration District** **Wellington**  
**Date Issued** 17 May 1957

**Prior References**  
WN544/181

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**Estate** Fee Simple  
**Area** 1163 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 19214

**Registered Owners**  
Robert Charles Martin and Rosalie Margaret Martin

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**Interests**  
671416.1 Mortgage to Bank of New Zealand - 14.2.1985 at 2.12 pm



## RATES

The following rates are based on the capital value of the property at the start of the current financial year beginning 1 July 2022.

### ANNUAL RATES

The general and targeted rates charged on a property during the rating year (1<sup>st</sup> July 2022 to 30<sup>th</sup> June 2023.)

Rates: \$3,287.95

### RATES DUE AND PAYABLE

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

Rates: \$602.81

### 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: \$440,000.00

Effective 1 July 2023: \$600,000.00

### LAND VALUE

The land value is one component of the capital value.

Current: \$225,000.00

Effective 1 July 2023: \$440,000.00

### 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 (e.g. insulation) on behalf of an individual ratepayer because the activity meets council policy objectives as well as benefits the ratepayer.

For more information on the scheme visit <https://archive.gw.govt.nz/home-heating-and-insulation-assistance> or email [warm@gw.govt.nz](mailto:warm@gw.govt.nz).

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
BC201638	16/04/2021	New boundary retaining wall	18/03/2022

## 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](mailto: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 liveable, 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
Eco design service	Eco Design Advisor	04 570 6666

# EVERYONE DESERVES TO LIVE IN A HOME THAT IS WARM, DRY AND HEALTHY



Get free, independent advice about  
how to improve the health of your home

Book your own visit: [huttcity.govt.nz/ecovisit](http://huttcity.govt.nz/ecovisit)

Email: [ecodesign@huttcity.govt.nz](mailto:ecodesign@huttcity.govt.nz)

Ring or text: 027 406 5642

## Building Consents

18 March 2022

R C Martin & R M Martin  
14 Hine Road  
WAINUIOMATA 5014

J MacNee

Environmental Consents

T 5706666

[jason.macnee@huttcity.govt.nz](mailto:jason.macnee@huttcity.govt.nz)

Our reference: **BC201638**

Dear R M Martin, R C Martin,

**Code compliance certificate for 14 Hine Road WAINUIOMATA 5014 (BC201638)**

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

The certificate is a formal statement, issued under section 95 of the Building Act 2004 that the work you carried out complies with the building consent granted by the council.

It is a useful document to retain and should be kept in a safe place.

If you have any questions feel free to email me at [jason.macnee@huttcity.govt.nz](mailto:jason.macnee@huttcity.govt.nz). Please remember to quote your building consent number, which is BC201638.

Yours sincerely,



J MacNee  
Building Officer

# CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

## THE BUILDING:

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Street address: 14 Hine Road WAINUIOMATA 5014  
Legal description of land where building is located: LOT 2 DP 19214  
Building name: N/A  
Location of building within site/block number: Refer Site Plan  
Level/unit number: N/A  
Current lawfully established use: Ancillary – Retaining Wall  
Year first constructed: 2022

## THE OWNER:

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Name of owner: R M Martin, R C Martin  
Contact person:  
Mailing address:

R C Martin & R M Martin  
14 Hine Road  
WAINUIOMATA 5014

Street address/registered office:

Landline: 04 564 7974

Mobile: 027 800 2252

Daytime:

After-hours:

Fax:

Email: bob.martin.bm12@gmail.com

Website:

First point of contact for communications with Hutt City Council: bob.martin.bm12@gmail.com

## BUILDING WORK:

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Building consent number: BC201638  
Issued by Hutt City Council  
Residential - New boundary retaining wall

## CODE COMPLIANCE:

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The Hutt City Council is satisfied, on reasonable grounds, that the building work complies with the building consent.



J MacNee  
Building Officer, Environmental Consents

On behalf of Hutt City Council

Date: 18 March 2022



# Historic Building Card and Pre-1990 Building Permits Plans



213

DATE	PERMIT No.	WORK	TRADESMAN	INSPECTION DATE	COMMENTS	INSP.	OWNER	No.	STREET	DP	RD.
20-11-64	16157	Plg Drainage	Whiteman Whiteman	Tested 9-5-65	Swimsuit to do 26-5-65		R. Weston	14	HINE	19214	
2-2-71	659519	Carport Shed	B. Berna	12/6/71							
20-4-71	059925		Portable Bldg.	11/9/71							
8-12-75	124345	Add laundry	L.J. Sutherland		No S/W on house road complete						
	1639	Plg & Edge	P. Kendrick	Test 22-4-76	Ed.						
14-5-80	64798	Garage	P.N. Morris	Garage insp. OK							
"	3788	Drains	Budge	S/W to creek 6-7-83							
19/5/81	25412	Bedrooms alters	Lulihint	Complete	19/5/81						
	4557	Dray									
4-8-83	10326	Fence - Ret Wall	Self.	Garage	Wall was built before permit applied for therefore was not inspected 19-5-83. M.P.						
7-5-90	13997	Crack f/s. fire	Crack		Owner is to better back bank behind garage to stop from falling into stream. 8-8-84. M.P.						

P 6758800



# HUTT COUNTY COUNCIL

Valuation No. ....

Date Received: 5/12/75

## Application for Building Permit

To: The Building Inspector,  
P.O. Box 43017,  
WAINUIOMATA.

I (the undersigned), L. Sutherland (Full Name)  
of 54 Coast Rd Wainui (Address)

**ERECT  
ADD  
ALTER  
REINSTATE**

hereby make application for permission to a laundry  
with a floor area of 100 sq. ft. as prescribed herein and set out in the plans and specifications attached hereto, in premises at:

No. 14 Hue Street or Road Wainui Township

Lot No. 2 D.P. 19214 Riding

The owner of the premises is Mr + Mrs Martin (Name)

14 Hue Rd Wainui (Address)

Previous owner  If Section has been recently transferred

Estimated value of: Building only ..... \$ 1000:00

Plumbing and Drainage ..... \$ 250:00

**Total** \$ 1250:00

Signature of Applicant L. Sutherland (As Builder or Owner) Supervising Builder (Date)

Builder's Name and Address:  If not the applicant 54 Coast Rd Wainui

### FOR OFFICE USE ONLY

Fees	Account No.	Receipt No.	Permit No.	Date Issued
Building ..... \$ <u>5</u> : —	<u>906</u>	<u>20745</u>	<u>124345</u>	<u>8-12-75</u>
Kerb Crossing ..... \$ : .....				
Road Deposit ..... \$ : .....				
Building Research ..... \$ : .....				
\$ <u>5</u> : —				

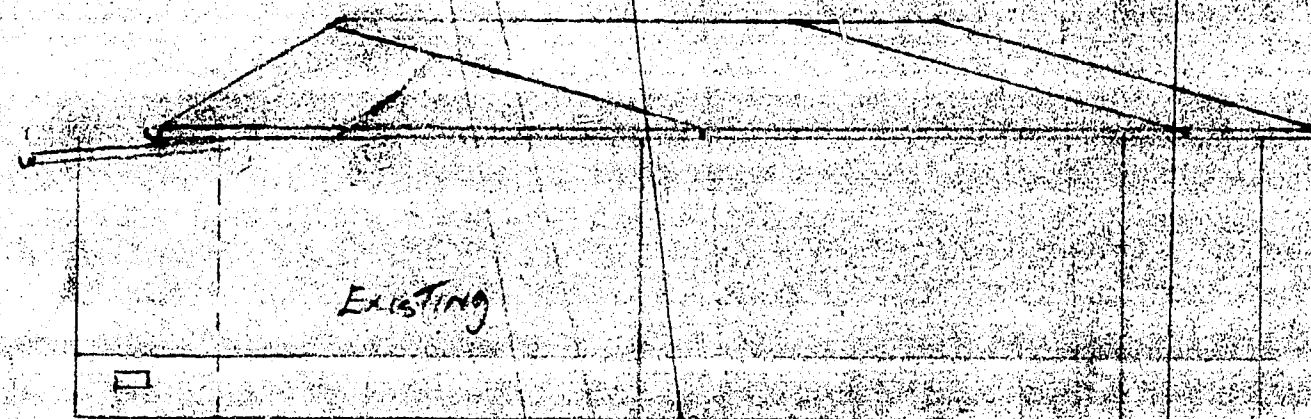
TOWN PLANNING DISTRICT ..... Operative  
Conforms/Non-Conforming. .... Undisclosed

Checked by District Engineer. .... (Date) .... (Initials)

Remarks: .....

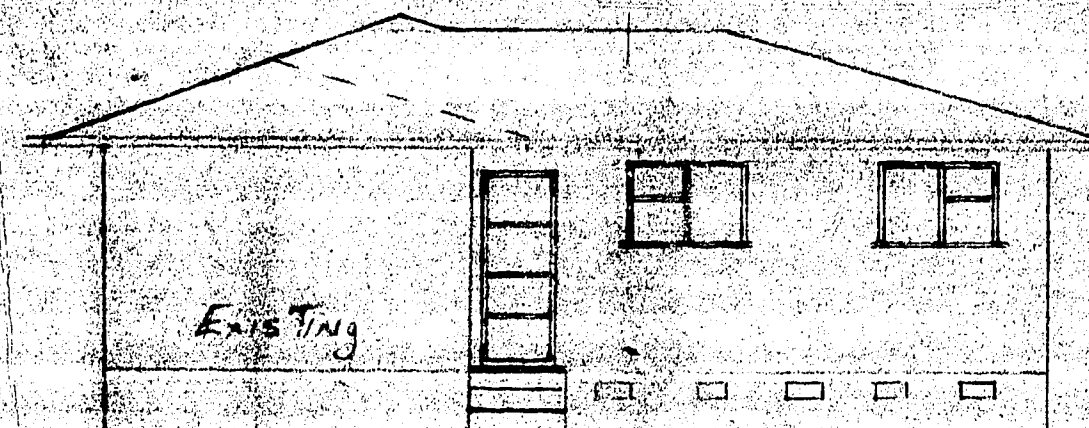
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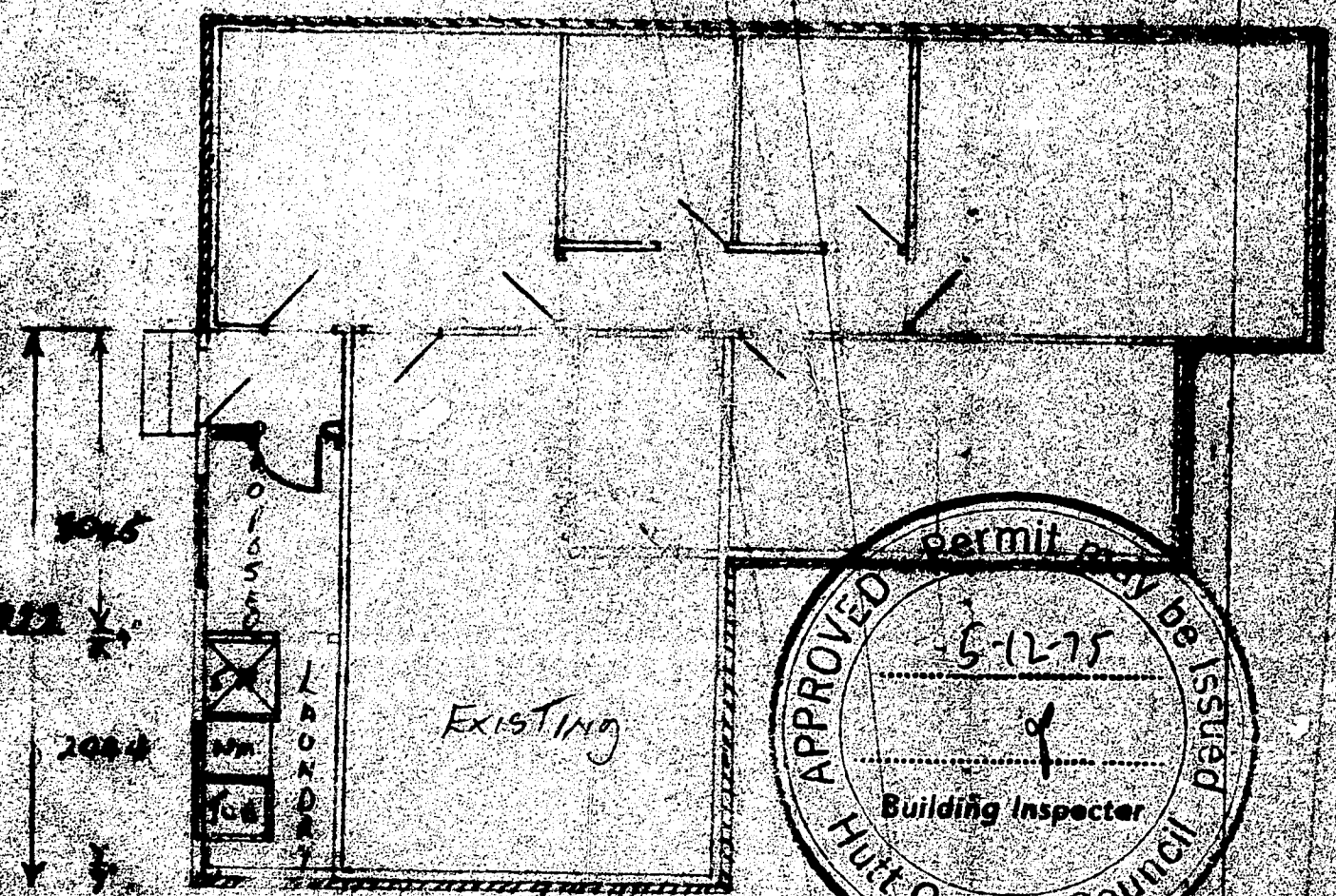
Existing

North Elevation

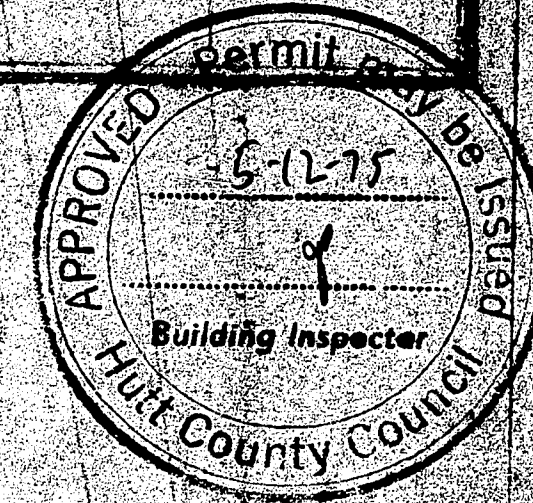


Existing

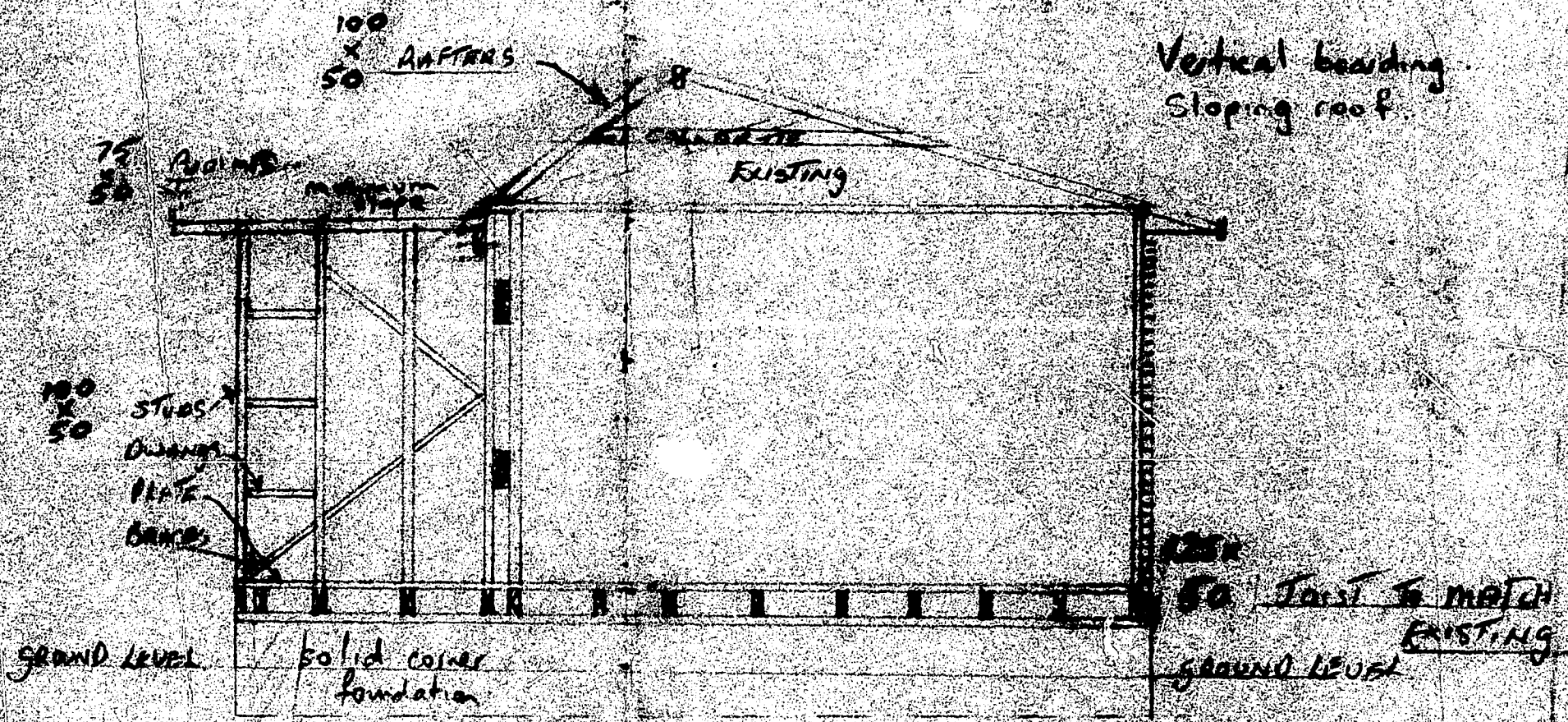
Proposed Addition  
East Elevation



Existing



GROUND PLAN SCALE 1/4" = 1'-0"



100  
50 RAFTERS

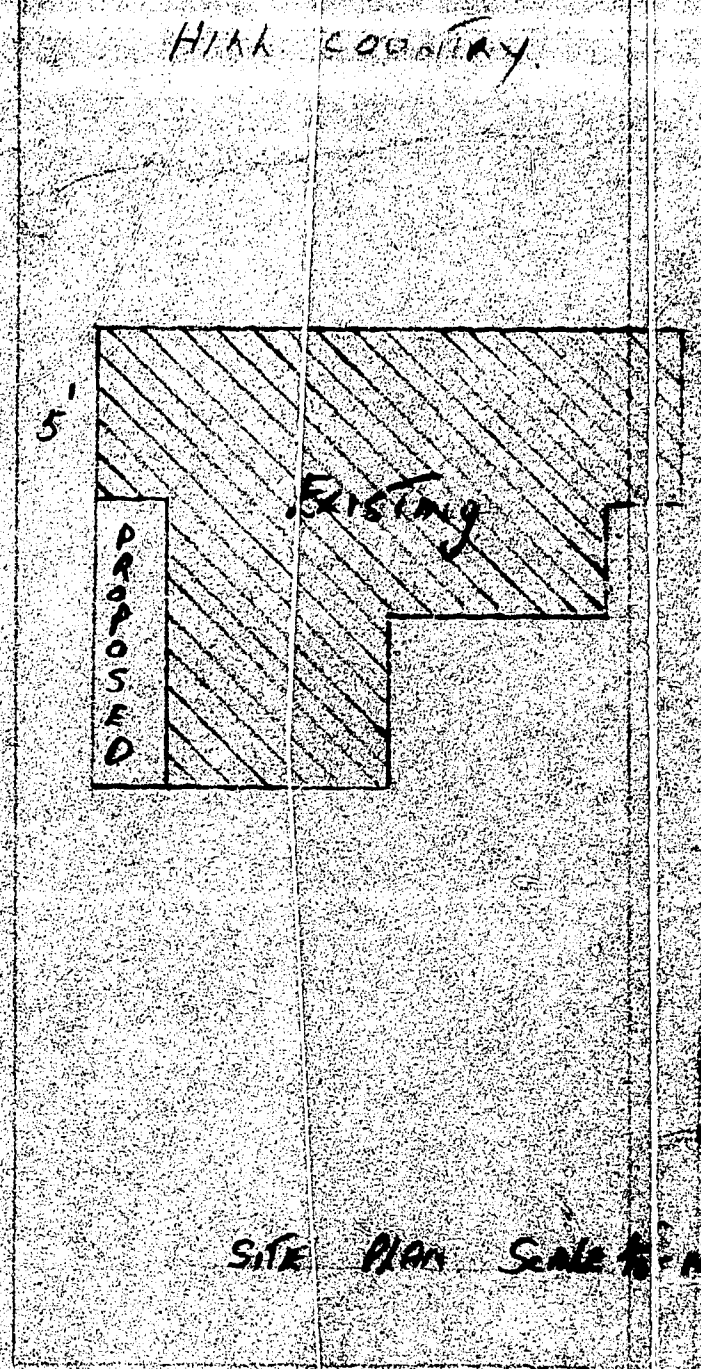
Vertical boarding  
Sloping roof

100  
50 STRIPS  
Joists  
PLAN  
BANDS

Solid corner  
foundation

100  
50 Joist to match  
EXISTING  
GROUND LEVEL

CROSS SECTION SCALE 1/4" = 1'-0"



Hill Country

SITE PLAN SCALE 1/4" = 1'-0"

PROPOSED ADDITION OF LAUNDRY FOR MR & MRS MARTIN 14 HINE RD WINDLORATA TX 79782

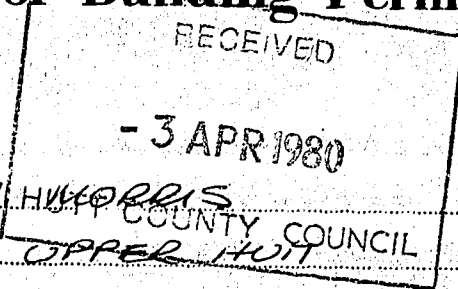
# HUTT COUNTY COUNCIL

Valuation No. ....

Date Received: .....

## Application for Building Permit

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



I (the undersigned), PAUL NATHAN HULLORRIS (Full Name)  
of 116 CLOUSTON PARK ROAD, UPPER HUTT (Address)

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

Phone 268-355

hereby make application for permission to REINSTATE DOMESTIC GARAGE  
with a floor area of 28m<sup>2</sup> ~~sq ft~~ as prescribed herein and set out in the plans and specifications attached hereto, in premises at:

No. 14 HINE Street or Road WAINUIOMATA Township

Lot No. 2 D.P. 19214 Riding

The owner of the premises is MR. R. C. MARTIN (647974) (Name)

14 HINE ROAD, WAINUIOMATA (Address)

Previous owner { If Section has been recently transferred } .....

Estimated value of: Building only ..... \$ 1800.00

Plumbing and Drainage ..... \$ .....

Total \$ .....

Signature of Applicant P.N. HULLORRIS (As Builder or Owner) 2/4/80 (Date)

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

### FOR OFFICE USE ONLY

Fees	Account No.	Receipt No.	Permit No.	Date Issued
Building ..... \$ <u>16</u> : -	<u>4889</u>	<u>66627</u>	<u>64798</u>	<u>14/5/80</u>
Kerb Crossing <u>IN</u> ..... \$ .....	.....	.....	.....	.....
Road Deposit ..... \$ .....	.....	.....	.....	.....
Building Research ..... \$ .....	.....	.....	.....	.....
\$ <u>16</u> : -				

TOWN PLANNING DISTRICT 16/4/80 Operative / Undisclosed

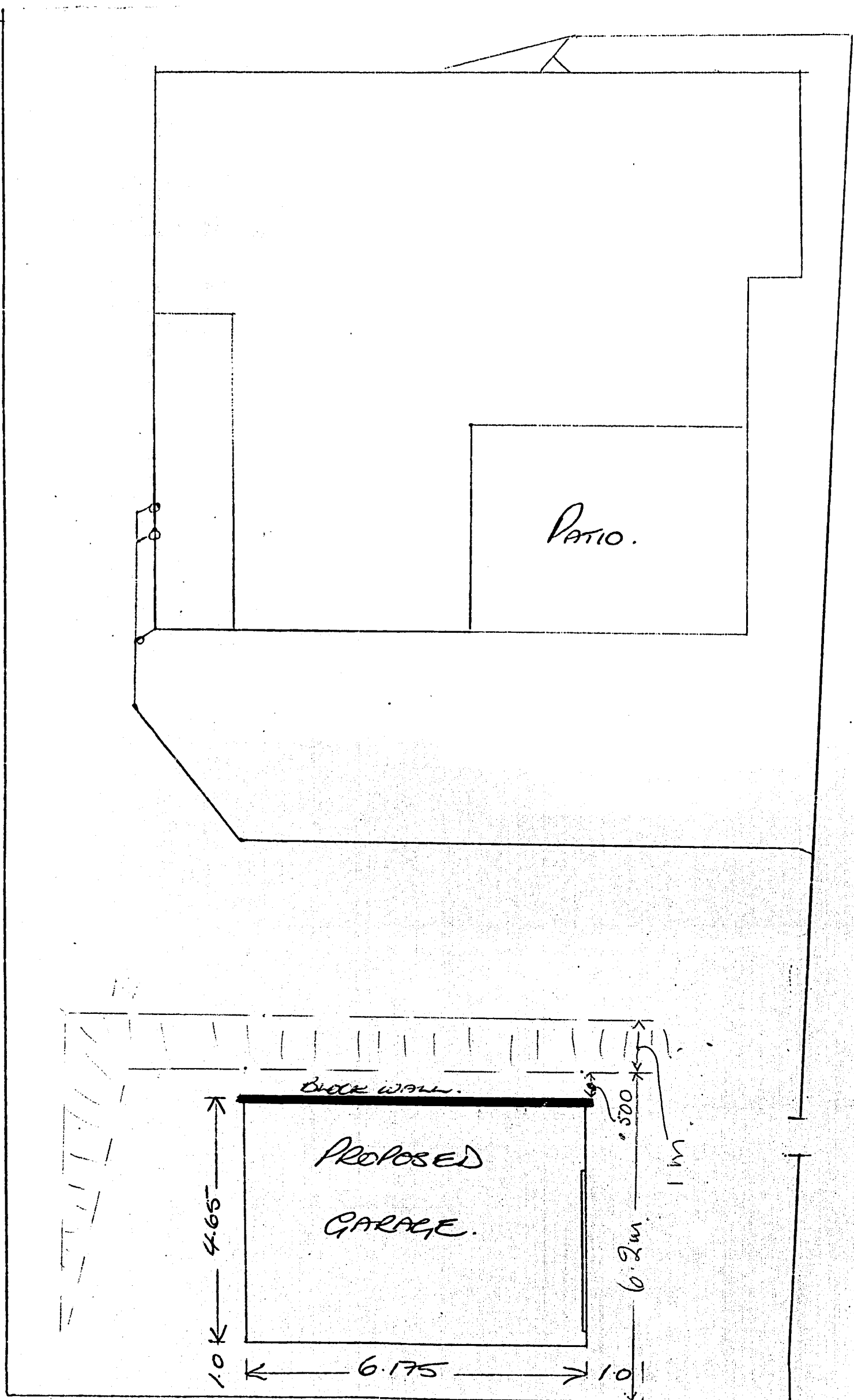
Checked by District Engineer. .... (Date) .... (Initials)

Remarks: .....

.....

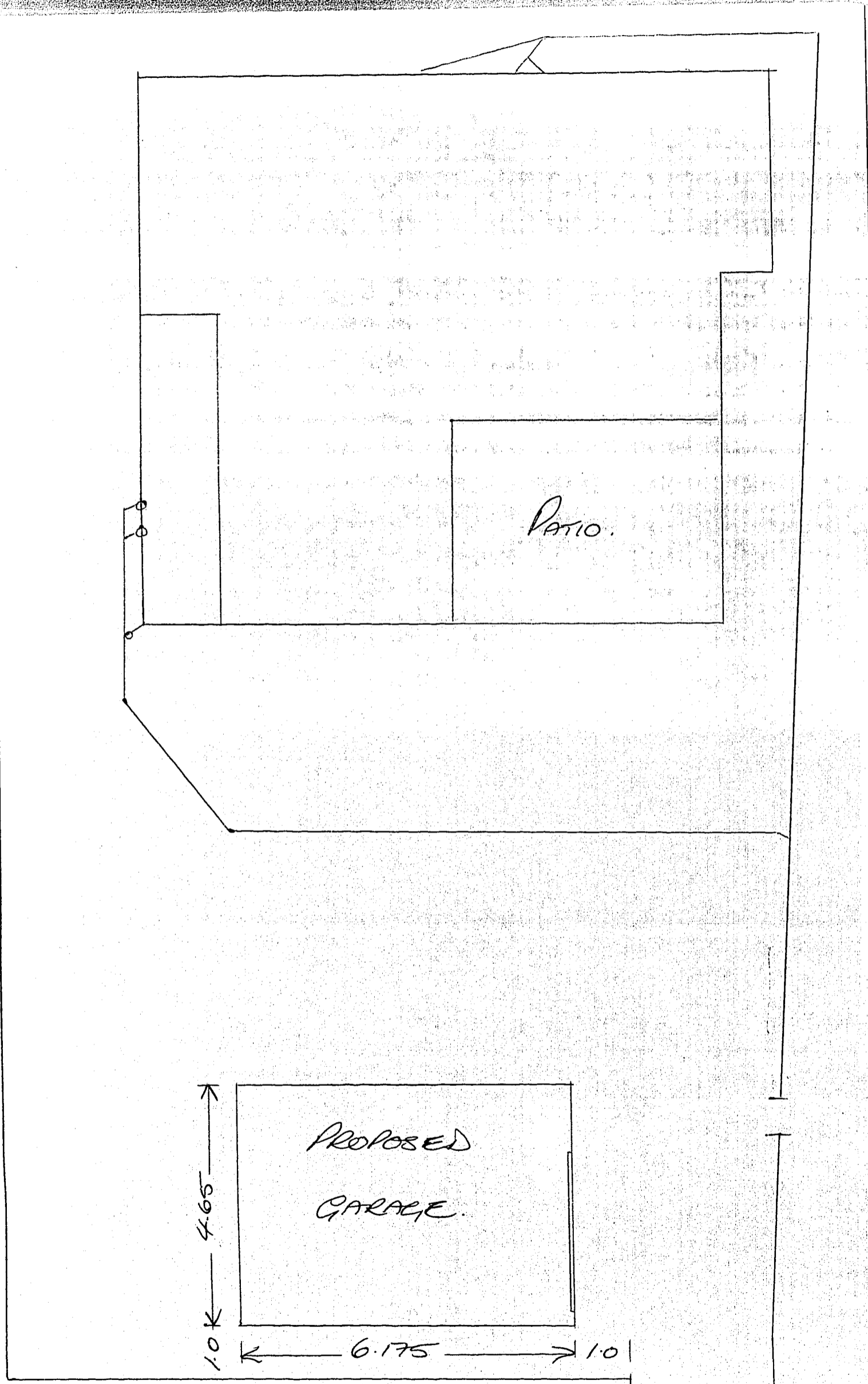
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.....

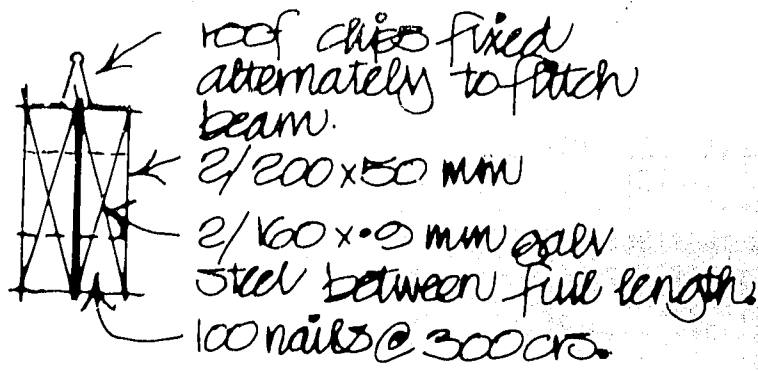


MR. R. C. MARTIN,  
 14 HIVE ROAD,  
 WAINUIOMATA  
 SCALE 1:3100.



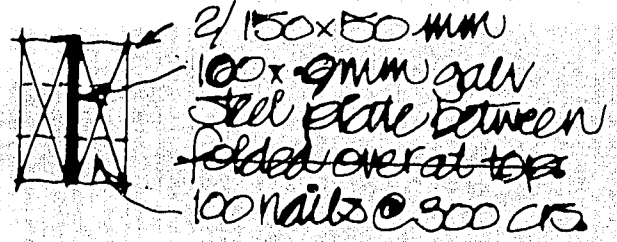


MR. R. C. MARTIN,  
14 HIVE ROAD,  
WAINUOMATA  
SCALE 1:100.



roof beams 1:10.

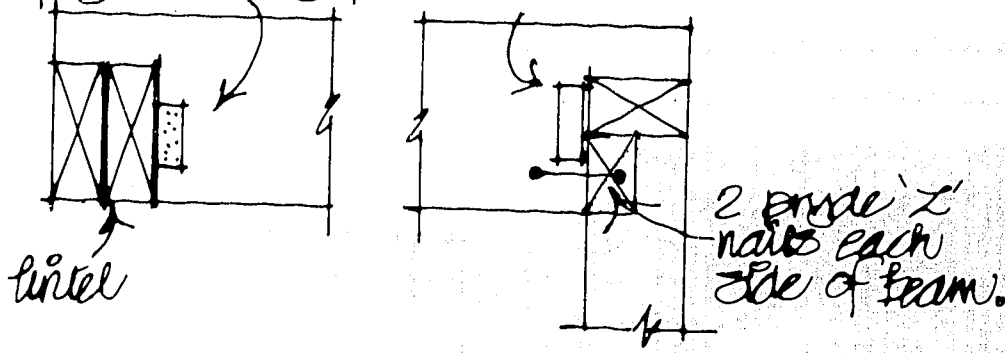
1



lintel beam 1:10.

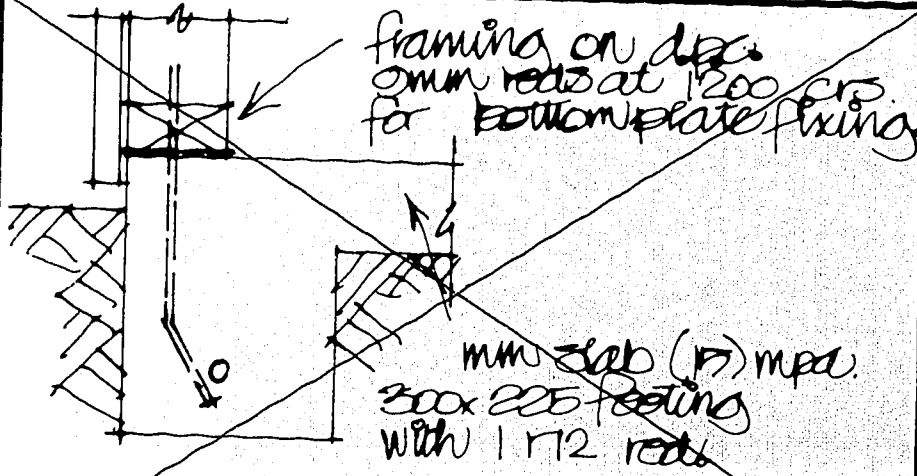
2

fix beam to lintel with 2 plye multigris each side.



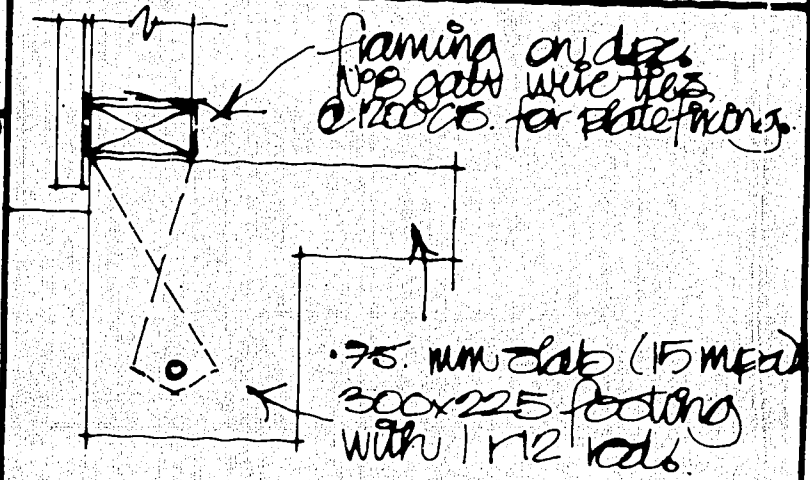
Beam fixing 1:10.

3



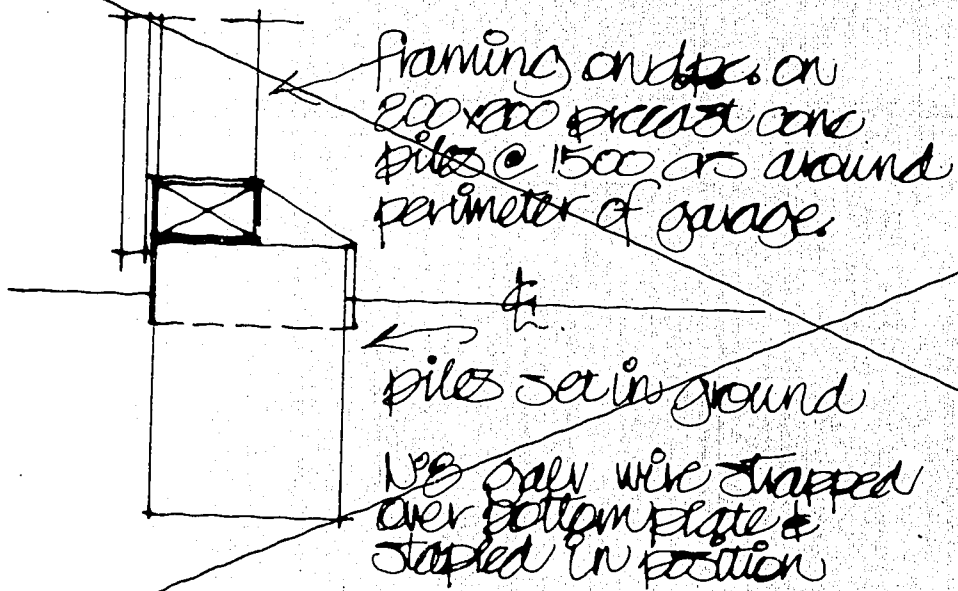
concrete slab detail 1:10.

4



concrete slab detail 1:10.

4



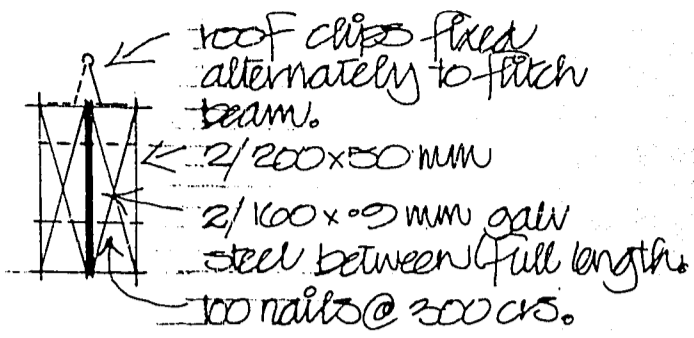
alternative foundation conc piles 1:10.

7

CONSTRUCTION DETAILS FOR 'TAYLOR BETTER BUILT GARAGES:'  
copy rights reserved.

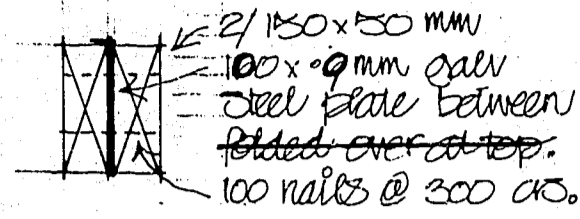
24.07.78.

78/2b.



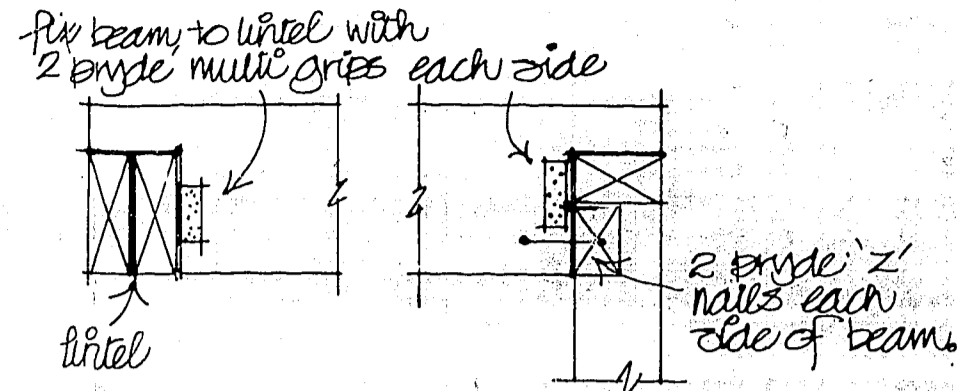
Roof beam 1:10.

1



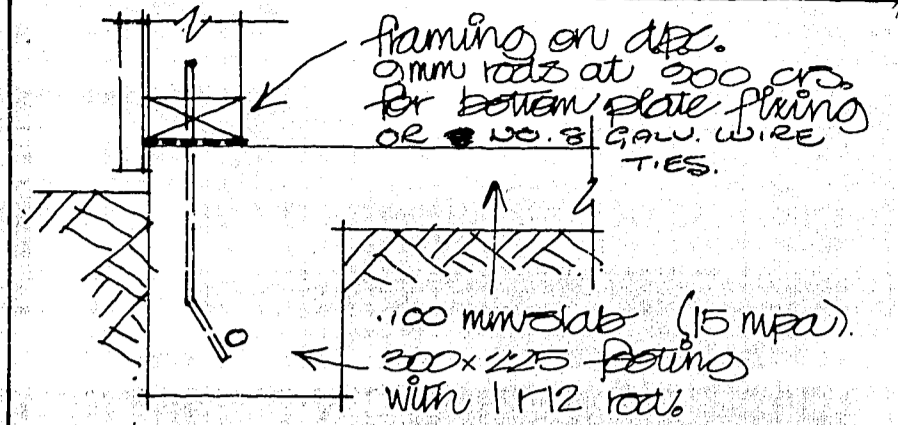
Lintel beam 1:10.

2



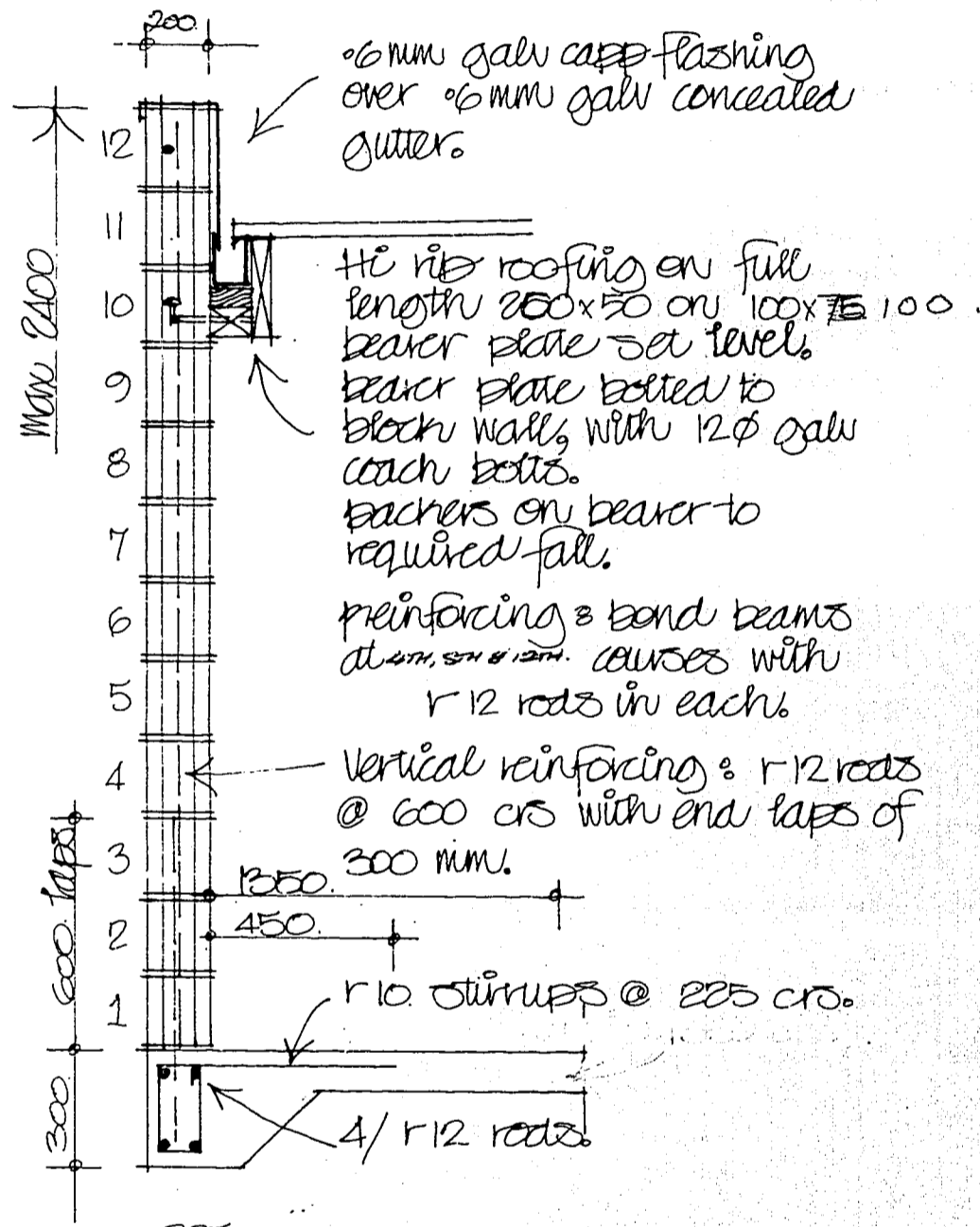
Beam fixing 1:10.

3



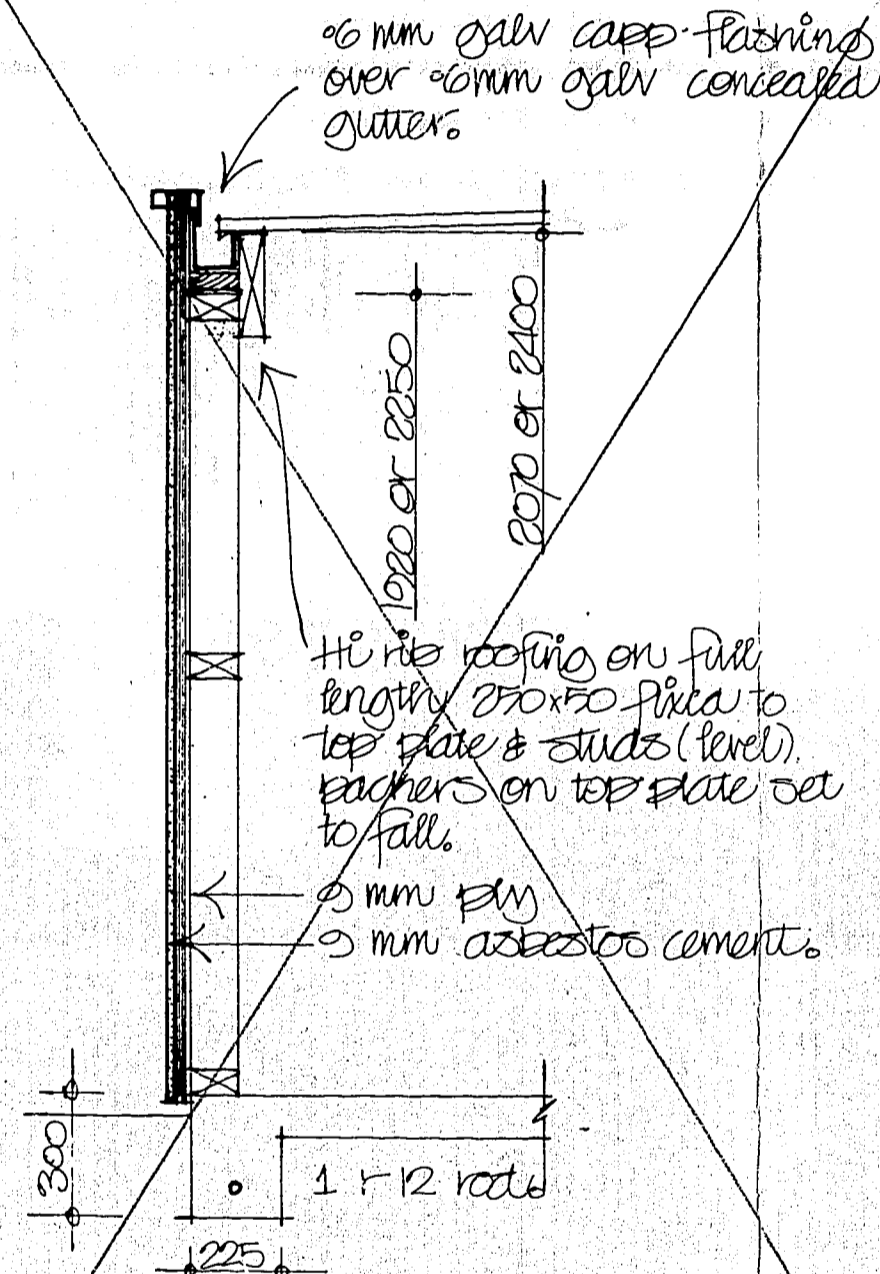
concrete slab detail 1:10.

4



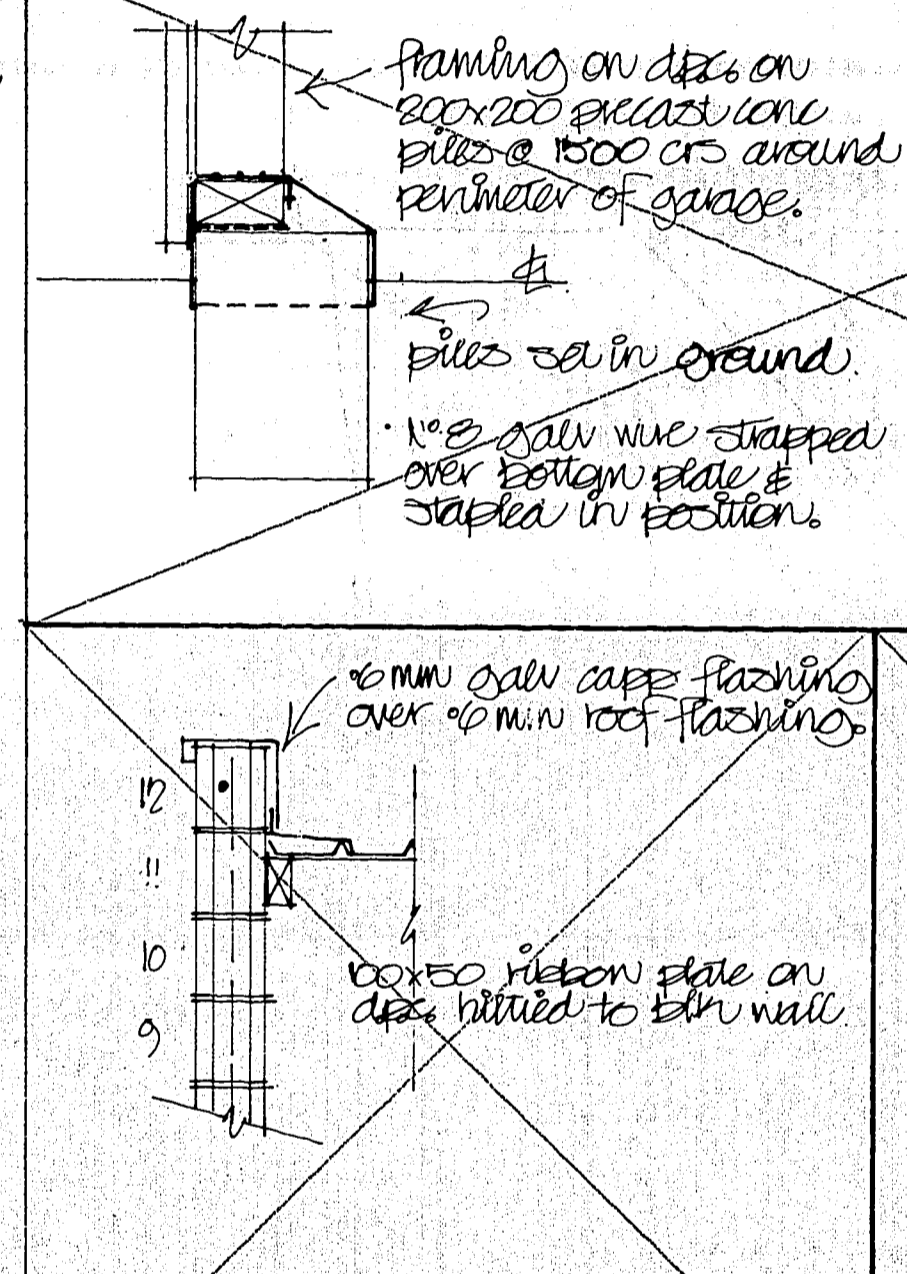
concrete block boundary wall (side) 1:20.

5.



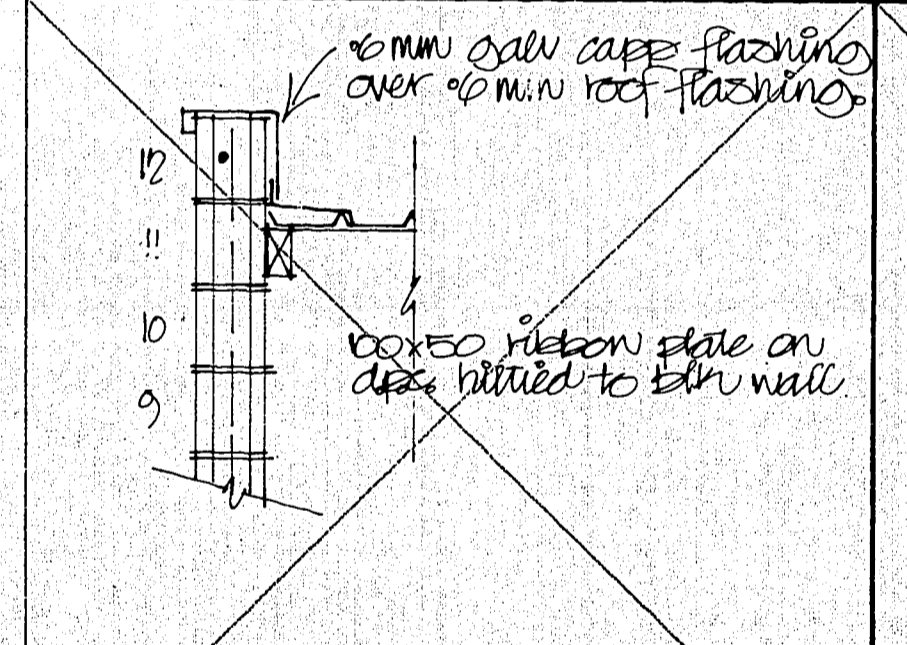
asbestos boundary wall (side) 1:20.

6.



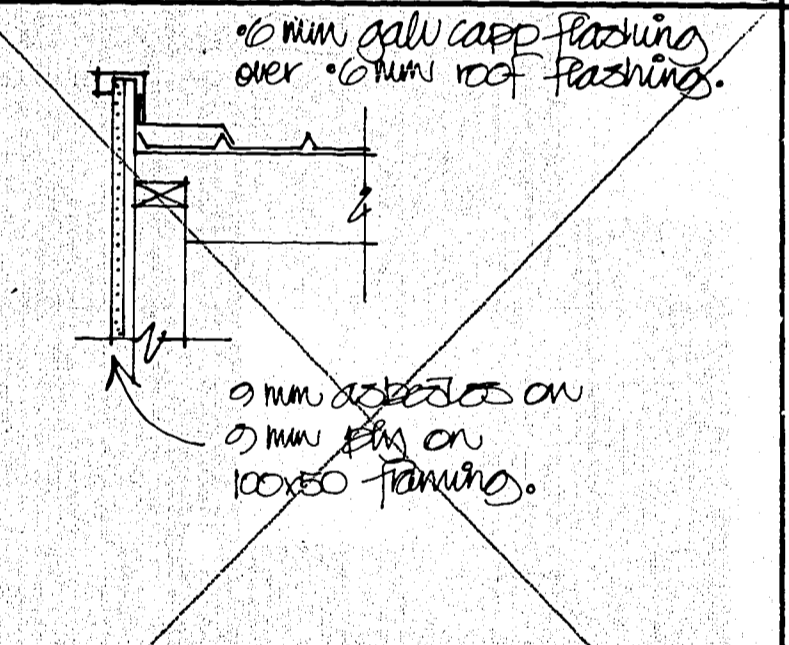
alternative foundation conc piles 1:10.

7



concrete block boundary wall (end) 1:20.

8.



asbestos boundary wall (end) 1:20.

9

contractors notes:

Details 1,2 & 3 per engineers details  
ewart & arnold: civil & structural engineers.  
111 cameron road. tauranga. box 933. tel: 81-189  
ref: 634. - 'taylor better built garages'

council stamps - notes:

CONSTRUCTION DETAILS: FOR  
'TAYLOR BETTER BUILT GARAGES'

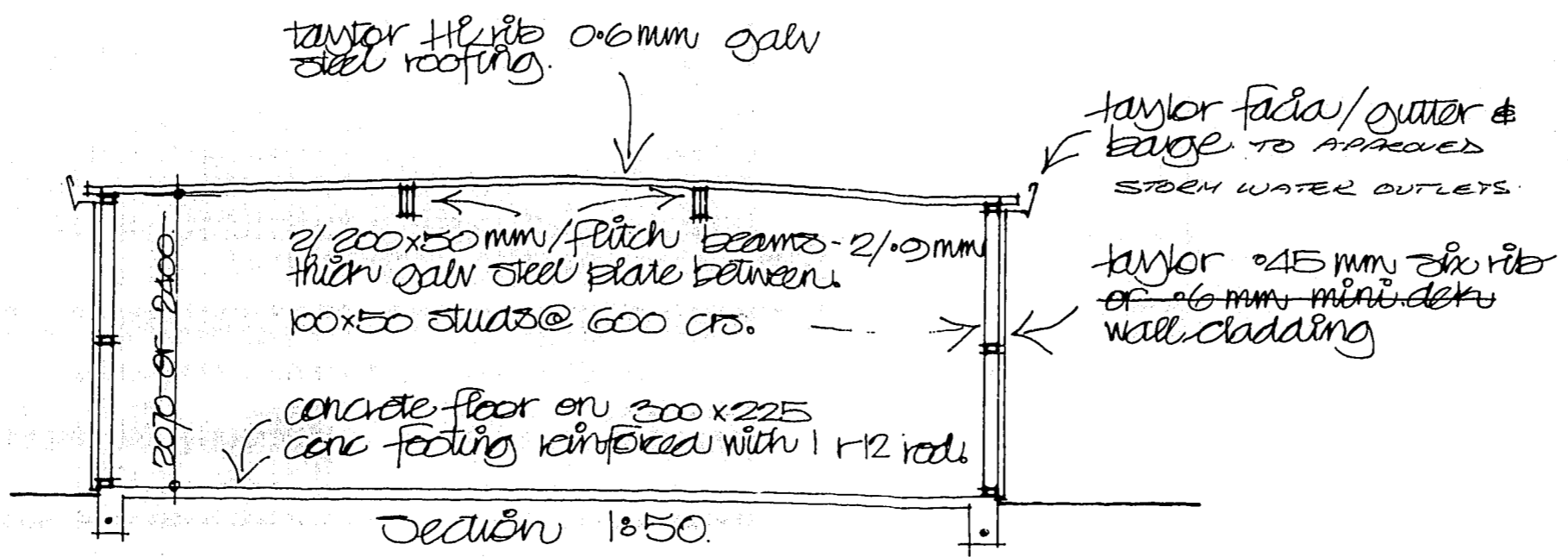
copyrights reserved.

78/2a.

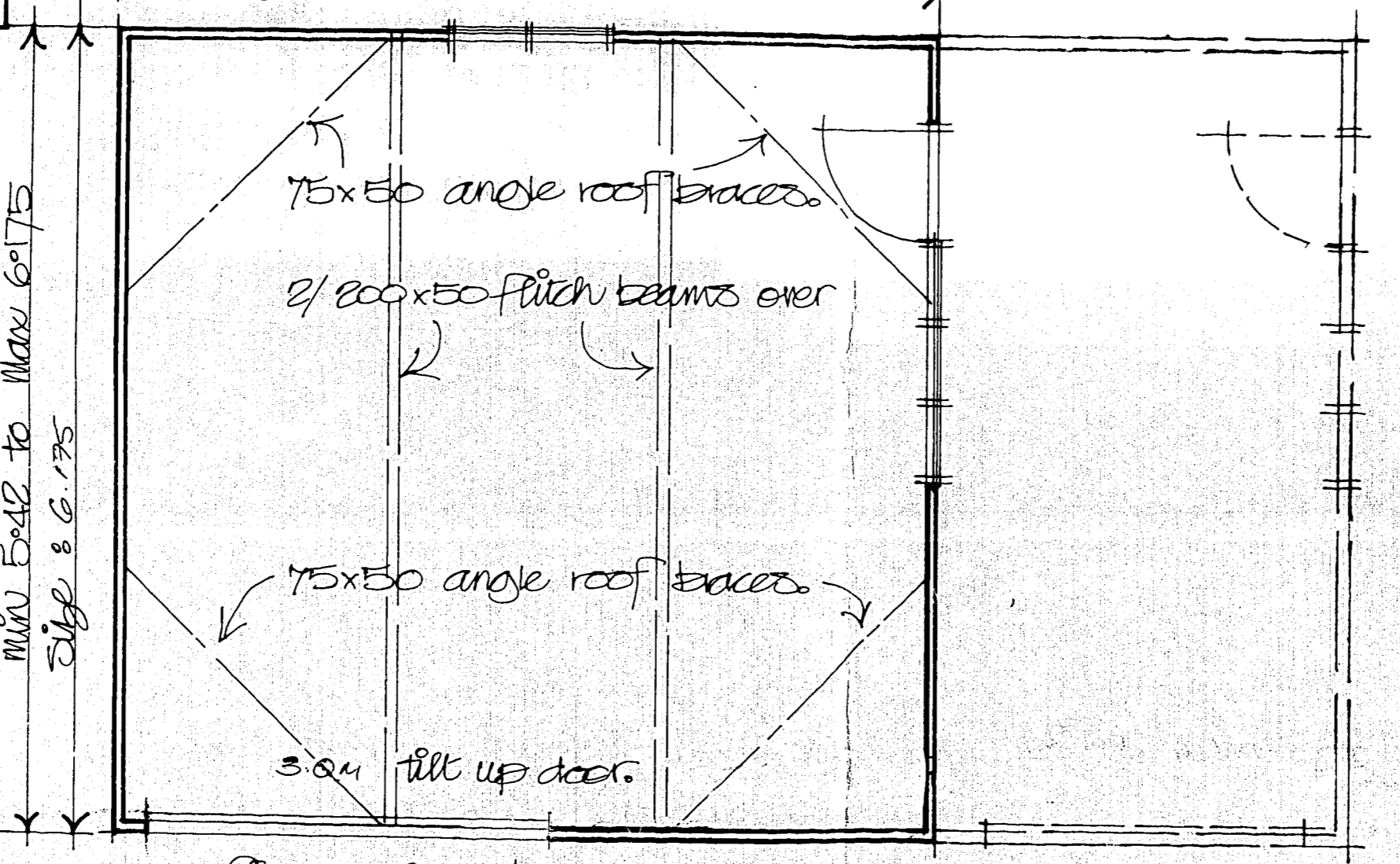
MR. R. C. MARTIN,  
14 HINE ROAD,  
WAINUIOMATA

Site plan 1:500

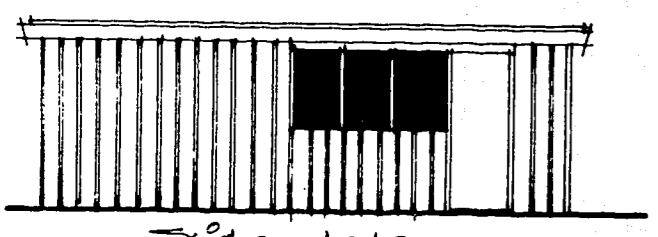
**Specifications:**  
**Foundations:** 15 MPa concrete slab 75 mm thick on 300x225 conc footing reinforced with 1 R12 rods.  
**Walls:** ex 100x50 framing - studs @ 600 c/s exterior lined with 0.45 mm 2x rib of 0.6 mm mini deku wall cladding. Walls braced with plyte angle bracing.  
**Roofing:** 0.6 mm H rib galv steel roofing fixed directly onto purlin beams and top plates. fascia eaves & gutters to be std Taylor fascia detail.  
**Roof beams:** 2/200x50 mm with 2/0.5 mm x 160 galv steel plate between. 100 mm nails @ 300 c/s.  
**Door lintel beam:** 2/150x50 mm with 160x0.6 mm galv plate between 100 mm nails @ 300 c/s. See sheet 2a for specific details.



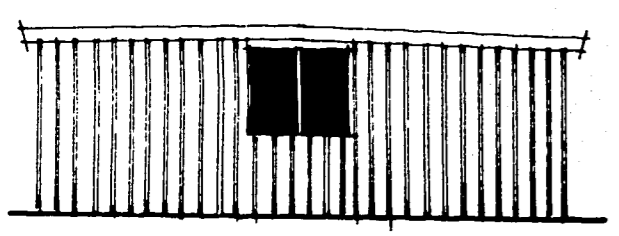
min 4.65 to max 9.23.  
 Size 4.65



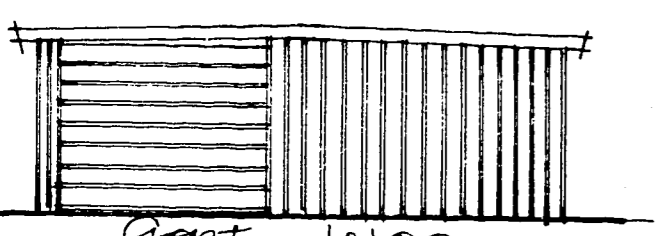
elevations typical:



Sides 1:100



Rear 1:100



front 1:100

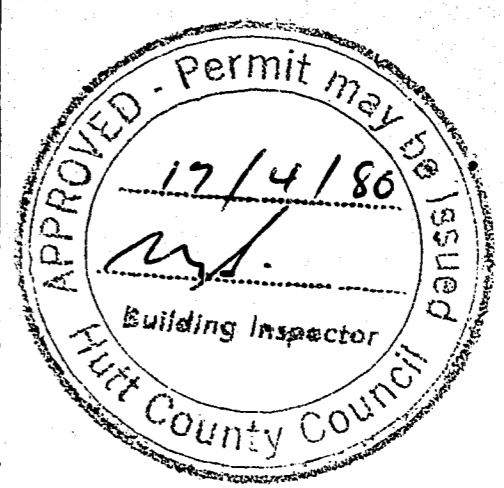
**Contractors notes:**  
 tilt door available in left, centre, or right hand drs.  
 available: 2070 or 2400 studs

GARAGE - WORKSHOPS (single door.)  
 TAYLOR BETTER BUILT GARAGES

copywrights reserved.  
 See sheet 2a for details.  
 78/3

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

council stamps - notes



# HUTT COUNTY COUNCIL

Valuation No. ....

Date Received: 24-11-80

## Application for Building Permit

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

I (the undersigned), Gelchert Bros Builders Ltd (Full Name)  
of 19 Gubb Crs Wainuiomata (Address)

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

Phone 696 128

hereby make application for permission to Bedroom & Balcony  
with a floor area of 17.5 m<sup>2</sup> sq. ft. as prescribed herein and set out in the plans and specifications attached hereto, in premises at:

No. 14 Hine Rd Wainuiomata Street or Road Wainuiomata Township

Lot No. .... D.P. .... Riding

The owner of the premises is Mr Mrs A Martin (Name)

14 Hine Rd Wainuiomata (Address)

Previous owner  If Section has been recently transferred

Estimated value of: existing  
Building only ..... \$ 7500 : 00  
Plumbing and Drainage ..... \$ 200 : 00 ✓  
Total ..... \$ 7700 : 00

Signature of Applicant Gelchert (As Builder or Owner) 24-11-80 (Date)

Builder's Name and Address:  If not the applicant Gelchert Bros Builders Ltd  
19 Gubb Crs Wainuiomata

### FOR OFFICE USE ONLY

Fees	Account No.	Receipt No.	Permit No.	Date Issued
Building ..... \$ <u>48</u> :	<u>3102</u>	<u>101478</u>	<u>25412</u>	<u>19/5/81</u>
Kerb Crossing ..... \$ :	<u>3039.5948</u>			
Road Deposit ..... \$ :				
Building Research ..... \$ <u>98</u> :	<u>2035</u>	<u>100590</u>		
<u>\$ 56</u> :	<u>3102</u>			
<u>57</u>				

TOWN PLANNING DISTRICT 26/11/80 Operative Undisclosed

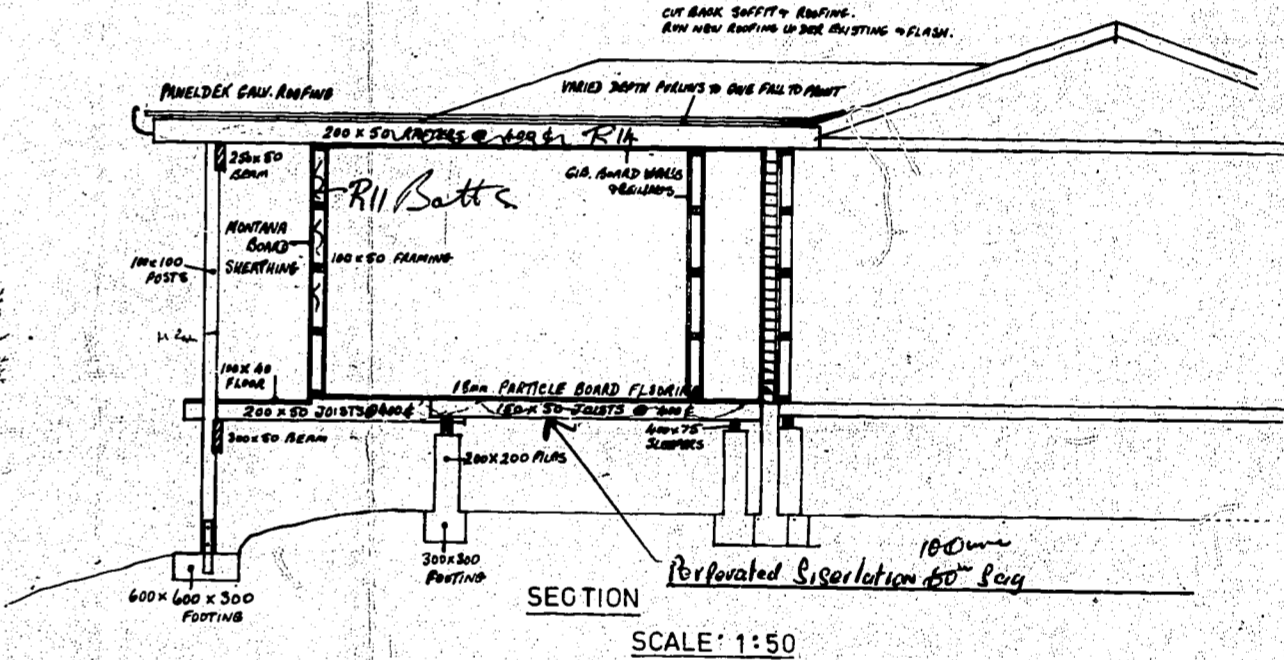
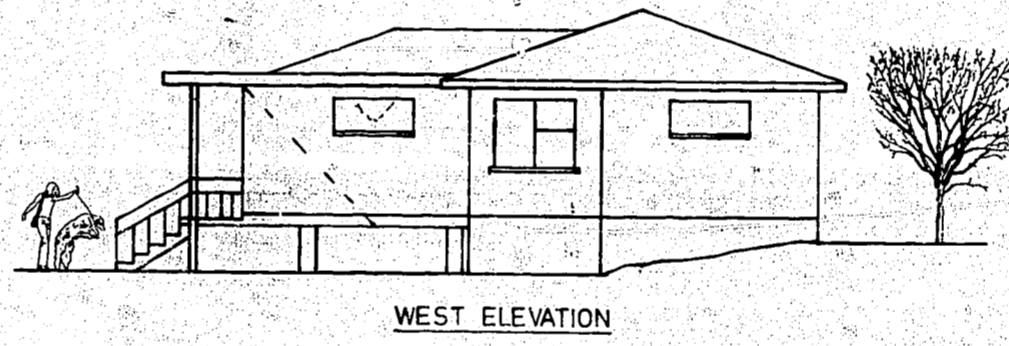
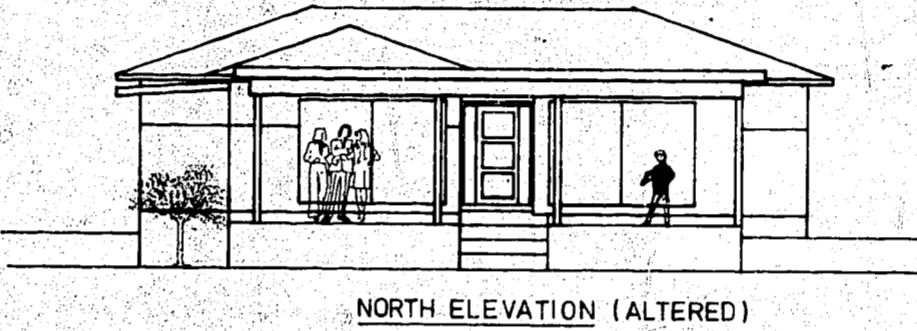
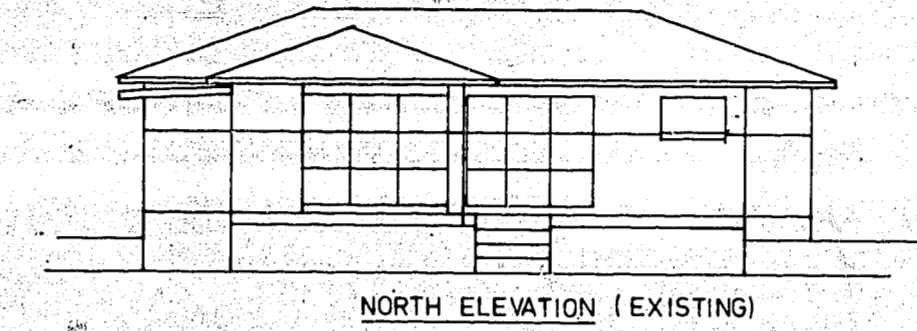
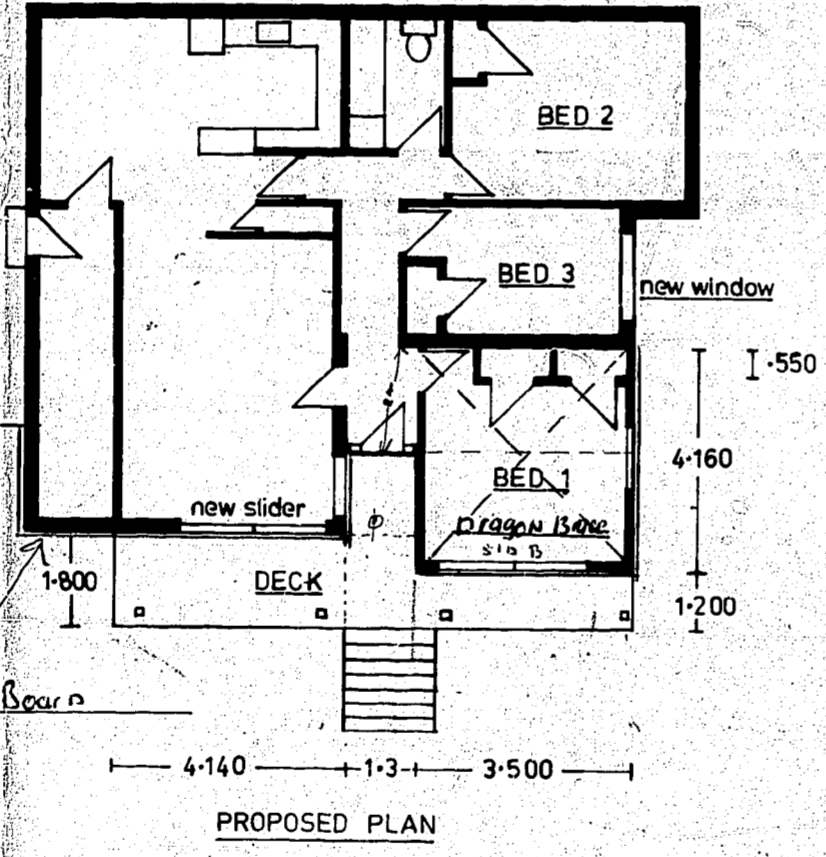
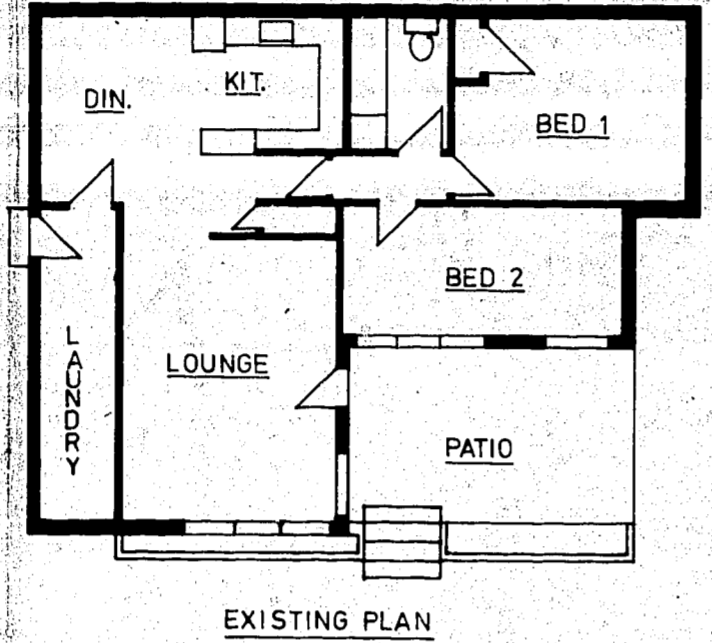
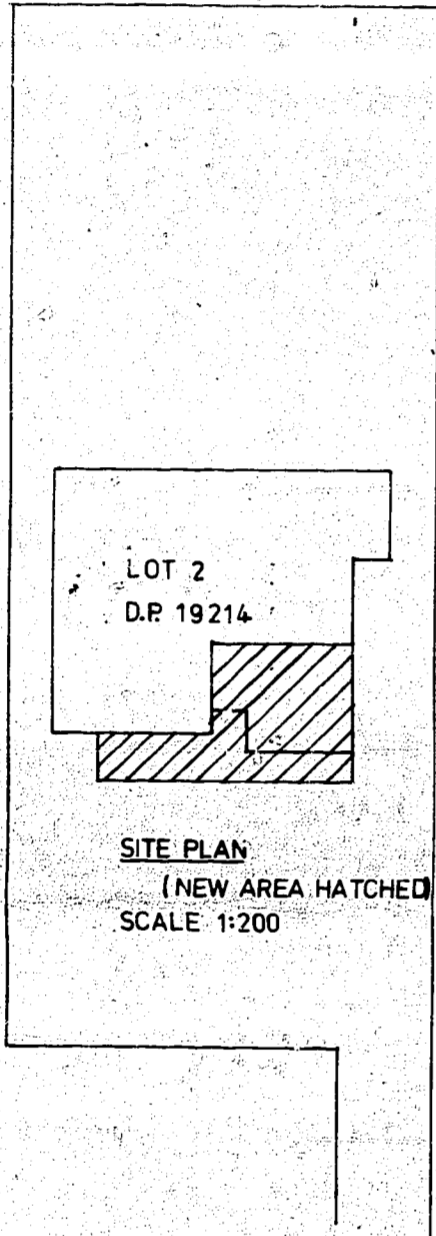
Checked by District Engineer. .... (Date) .... (Initials)

Remarks: .....

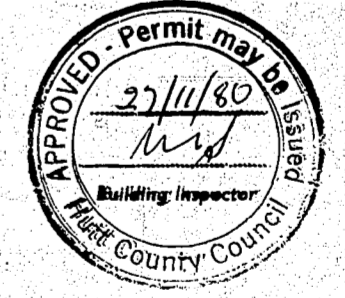
.....

.....

56  
23  
7.9



This building consists:  
 Foundation   
 Sub-flooring   
 Preliminary framing   
 24 hours notice, please.



PROPOSED ALTERATIONS TO RESIDENCE  
 FOR MR. & MRS. R. MARTIN  
 14 HINE ROAD  
 WAINUIOMATA

SCALE 1:100 & AS SHOWN

# HUTT COUNTY COUNCIL

Valuation No. ....

Date Received: .....

## Application for Building Permit

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

I (the undersigned), B. Houghton Wardlaw Ltd (Better Built Garages) (Full Name)  
of 7. Kowhai Avenue, Upper Hut (Address)

ERECT   
ADD  
ALTER  
REINSTATE

Phone 268.355

hereby make application for permission to Retaining wall and foundations,  
with a floor area of 28 sq. ft. as prescribed herein and set out in the plans and specifications attached  
hereto, in premises at:

No. 14 HINE Street or Road WAINUIOMATA Township  
Lot No. 2 D.P. 19214 Riding  
The owner of the premises is MR + MRS MARTIN (Name)  
14 HINE ROAD WAINUIOMATA (Address)

Previous owner  If Section has been recently transferred  
Estimated value of: Building only ..... \$ 2000  
Plumbing and Drainage ..... \$ :  
Total \$ :  
\$ 2000 : 00

Signature of Applicant D.C. Houghton (As Builder or Owner) 8/3/83 (Date)

Builder's Name and Address:  If not the applicant

### FOR OFFICE USE ONLY

Fees	Account No.	Receipt No.	Permit No.	Date Issued
Building ..... \$ <u>16</u> : -	<u>7453</u>	<u>166883</u>	<u>10326</u>	<u>24.5.83</u>
Kerb Crossing ..... \$ :				
Road Deposit ..... \$ :				
Building Research ..... \$ :				
<u>\$ 16</u> : -				

TOWN PLANNING DISTRICT Conforms/Non-Conforming Operative/Undisclosed  
Checked by District Engineer. \_\_\_\_\_ (Date) \_\_\_\_\_ (Initials)

Remarks: Detente & Kerr - Desktop to forward calculations  
a.s.a.p. 20.5.83.





LOWER HUTT CITY COUNCIL  
BUILDING PERMIT APPLICATION

Date 27 April 1990

FIREPLACES

PRIVATE BAG  
LOWER HUTT, N.Z.  
FAX: (04) 694-290  
SERVICE CENTRES:  
LOWER HUTT (04) 666-959  
PETONE (04) 685-079  
EASTBOURNE (04) 628-043  
WAINUIOMATA (04) 648-053

Building Inspector  
Wainuiomata Service Centre  
Queen Street  
WAINUIOMATA

I hereby apply for permission to install a:

(Make) Garth freestanding woodburner Freestanding/Inbuilt Fireplace according to detailed plans, and specifications deposited herewith, in duplicate.

ADDRESS OF PROPOSED WORK: 14 Hine Road SUBURB: Wainuiomata

LOT NO: 2 D.P. NO: 19214

NAME OF OWNER: Mr & Mrs R Martin

PRESENT ADDRESS: 14 Hine Road Wainuiomata

NAME OF INSTALLER: Garth Heating TEL NO: \_\_\_\_\_  
(8 am to 4.30 pm)

PRESENT ADDRESS: 89 Easton Hutt Road PO BOX NO: 27-128

TOWN: Wellington

ESTIMATED VALUE OF FIREPLACE: \$ 1987.70  
(Includes hearth, heat shield  
appliance and flue installation)

I hereby agree to abide by all the provisions of the Council Bylaws governing and regulating all matters the subject of the foregoing.

NAME OF APPLICANT: Mrs R Martin FAX NO: \_\_\_\_\_

ADDRESS: 14 Hine Road Wainuiomata PO BOX NO: \_\_\_\_\_

SIGNATURE: RM Martin TEL NO: 647974 TOWN: \_\_\_\_\_

(FOR OFFICE USE ONLY)

Register No: M 14. Ward 05

Permit Fee: \$ 57.00 Recpt No: 034/0 Accepting Officer: Ms.  
4-5-90

PERMIT NO: 13997 DATE ISSUED: 7-5-90

REMARKS: \_\_\_\_\_

off site with Typical 25th

# BUILDING PERMIT

(Office Copy)

## AUTHORITY HUTT CITY COUNCIL

Stats. No. **G 013997**

No. **05**

Receipt No. 034/0

Date Permit Issued 7/5/90

**OWNER**

Name Mr + Mrs Martin.

Mailing Address 14 Hine Rd.  
Wainuiamata.

**BUILDER**

Name Garth Heating

Mailing Address 89 Eastern Hutt Rd.  
Lower Hutt.

### PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

**SITE**

Street No. as above.

Street Name \_\_\_\_\_

Town/District \_\_\_\_\_

Riding \_\_\_\_\_

**LEGAL DESCRIPTION**

Valuation Roll No. \_\_\_\_\_

Lot 2 D.P. 19214

Section \_\_\_\_\_ Block \_\_\_\_\_

Survey District \_\_\_\_\_

### DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Install Garth F/s fireplace.

**FLOOR AREA** Whole Sq. Metres

**DWELLING UNITS** Number Erected

ESTIMATED VALUES \$			
	Building	<u>1987</u>	<u>-</u>
	Plumbing		
	Drainage		
	$\frac{1}{9}$ G.S.T. INCL		
	TOTAL		

**NATURE OF PERMIT (TICK BOX)**

NEW BUILDING  
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED  
- include installation of heating appliances

NEW CONSTRUCTION  
OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES  
AND DOMESTIC OUTBUILDINGS

### FEES APPLICABLE

Building Permit	\$ <u>57-</u>	Water Connection	\$ _____	Receipt No. <u>034/0</u>
Street Damage Deposit	\$ _____		\$ _____	Date of Payment <u>4/5/90</u>
Building Research Levy	\$ _____		\$ _____	Authorised Officer <u>Mr</u>
Plumbing	\$ _____		\$ _____	
Drainage	\$ _____		\$ _____	
Sewer Connection	\$ _____		\$ _____	
Vehicle Crossing Levy	\$ _____		\$ _____	
M.S. Plumbing	\$ _____	$\frac{1}{9}$ G.S.T. INCL	\$ _____	
		TOTAL:	\$ <u>57-</u>	

Special Conditions: (In addition to those noted on reverse): \_\_\_\_\_

### NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws.

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

# 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

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

Council records show water leaking on the driveway of this property. Please see below the enquiry trace form for further information.

## 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 10/7/2006 and did not find any issues to be remedied by the home owner.

## 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

**Legend**

- LIM Property
- Council owned assets**
- Stormwater Fitting
- Wastewater Fitting
- Water Fitting
- Water Hydrant
- M Water Meter
- ✕ Water Valve
- Water Pipe
- Stormwater Pipe
- Wastewater Pipe
- Water Pump Station
- Wastewater Pump Station
- Stormwater Pump Station
- Privately owned assets**
- Water Fixtures
- ▲ Artesian Well
- Rainwater Tank
- Sewer Fixtures
- Septic Tank
- Storm Fixtures
- Water Pipes
- Sewer Pipes
- Storm Pipes
- Water course



**PLUMBING & DRAINAGE MAP**

Scale: 1:1,080



<b>Enquiry:</b> 497438	<b>Logged by:</b> Brooke Hanlon	<b>on</b> 28/10/2020 16:04
<b>Service:</b> Water Supply	<b>Classification:</b> Request For Service	
<b>Subject:</b> W-P3 Minor Leaks		
<b>Desc.:</b> Leak on the driveway of this property - about 300cm from toby. Just trickling at the moment but cars go over it every day so is likely to get worse		

<b>Site:</b> Hine Road (R00869), Homedale, Wainuiomata, Lower Hutt	<b>Area:</b> Homedale
<b>Site Address:</b> Hine Road	<b>Ward:</b> Wainuiomata
<b>Location:</b> 14 Hine Road, WAINUIOMATA	<b>Contact:</b>
	<b>Telephone:</b>

<b>Customer:</b> 483811	<b>Time:</b> 28/10/2020 16:04	<b>Method:</b> IRAP
<b>Name:</b>	<b>Telephone:</b>	
<b>Address:</b>		

<b>Current Status:</b>			
No. Effective	Status	Officer	Follow up Date
8	12/11/2020 09:22:14 a Call Closed	WW Fulton Hogan	
<b>Notes:</b> WWL Status: Work Completed; Failure Class: Valves & Hydrants; Problem: Leak; Cause: Joint Failure; Remedy: Repair; Comment: Replaced Toby valve, repaired service, replaced Toby box,have topsoiled an grass seeded			

<b>Status history:</b>			
No. Effective	Status	Officer	Notes
7	11/11/2020 09:36 Contractor on site	WW Fulton Hogan	WWL Status: In Progress Assigned to HUTT W4.007 Plans attached. 04/11 sk - Plans attached, Caution: There is High Capacity and/or F bre Network in the area provided on the plan(s).
6	06/11/2020 06:21 Call Logged	WW Fulton Hogan	
5	04/11/2020 08:46 Call Logged	WW Fulton Hogan	
4	30/10/2020 11:13 Call Logged	WW Fulton Hogan	notification sent via text.. Service plans ordered.
3	30/10/2020 11:12 Call Logged	WW Fulton Hogan	
2	28/10/2020 16:07 Call Logged	WW Fulton Hogan	Wellington Water Alliance Maximo WO Created #15581
1	28/10/2020 16:04 Call Logged	WW Fulton Hogan	

**Revised Status:**

# HAZARDS

## CERTIFICATE OF TITLE INTERESTS

Please carefully check the property's certificate of title for any entry under section 74 of the Building Act 2004, or its predecessor section 36(2) of the Building Act 1991, as they relate to building on land subject to natural hazards, which may invalidate statutory natural disaster insurance. Clause 3(D) of the Earthquake Commission Act 1993 states that in these circumstances the commission may decline a claim in whole or part.

## FLOODING (INUNDATION, ALLUVION\*, AVULSION\*\*)

\* The wash of the sea or of a river. \*\*Sudden loss of soil from flood or from shift in course of stream.

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

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

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

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

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 MFEs information on contaminants [www.mfe.govt.nz](http://www.mfe.govt.nz)

## **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 the Greater Wellington Regional Councils 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**

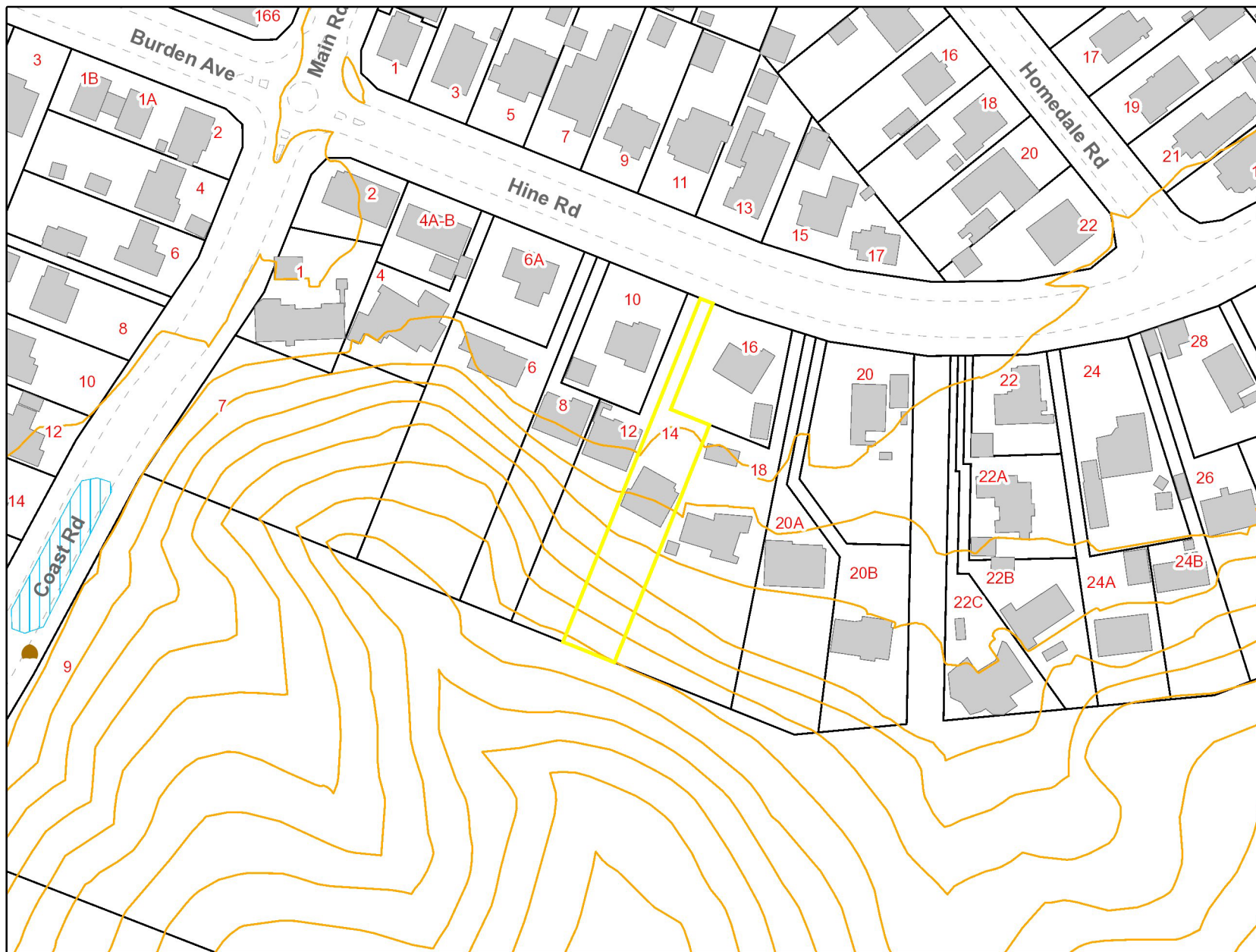
To find out where your closest Emergency Hub (formerly known as Civil Defence Centre) is please visit the [Civil Defence Website](#).



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

**Legend**

-  LIM Property
  -  Community Emergency Hub
  -  HCC Recorded Landslip
  -  HCC Recorded Landslip Area
  -  Recorded Flood Occurrence
  -  Inundation reported streets
  -  Secondary Flood Path
  -  Sea Spray (Zone D: High)
  -  Kerbline
  -  Contour Lines (meters above sea level)
  -  Water course
  -  Railway
  -  Greater Wellington Regional Council Selected Land Use Register
- Tsunami Evacuation Zones**
-  Shore Exclusion Zone
  -  Evacuation Zone
  -  Self Evacuation Zone



**HAZARDS MAP**

Scale: 1:1,557

# 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 General 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](#))

## 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](#).

### Proposed District Plan Change 56:

This property is within an area that is affected by Proposed District Plan Change 56, a change to the City of Lower Hutt District Plan. The proposed changes include new medium density residential standards, a new High Density Residential Zone, changes to existing Commercial zone rules, new natural hazard layers and associated rules, and some proposed historic heritage areas and buildings. The plan change also proposes significant changes to the District Plan maps, including the pattern of activity areas. Updates to provisions relating to financial contributions, subdivision, wind, and other chapters of the District Plan are also proposed.

The proposed plan change can be viewed on the Council's website [www.hutt.city/pc56](http://www.hutt.city/pc56)

## 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

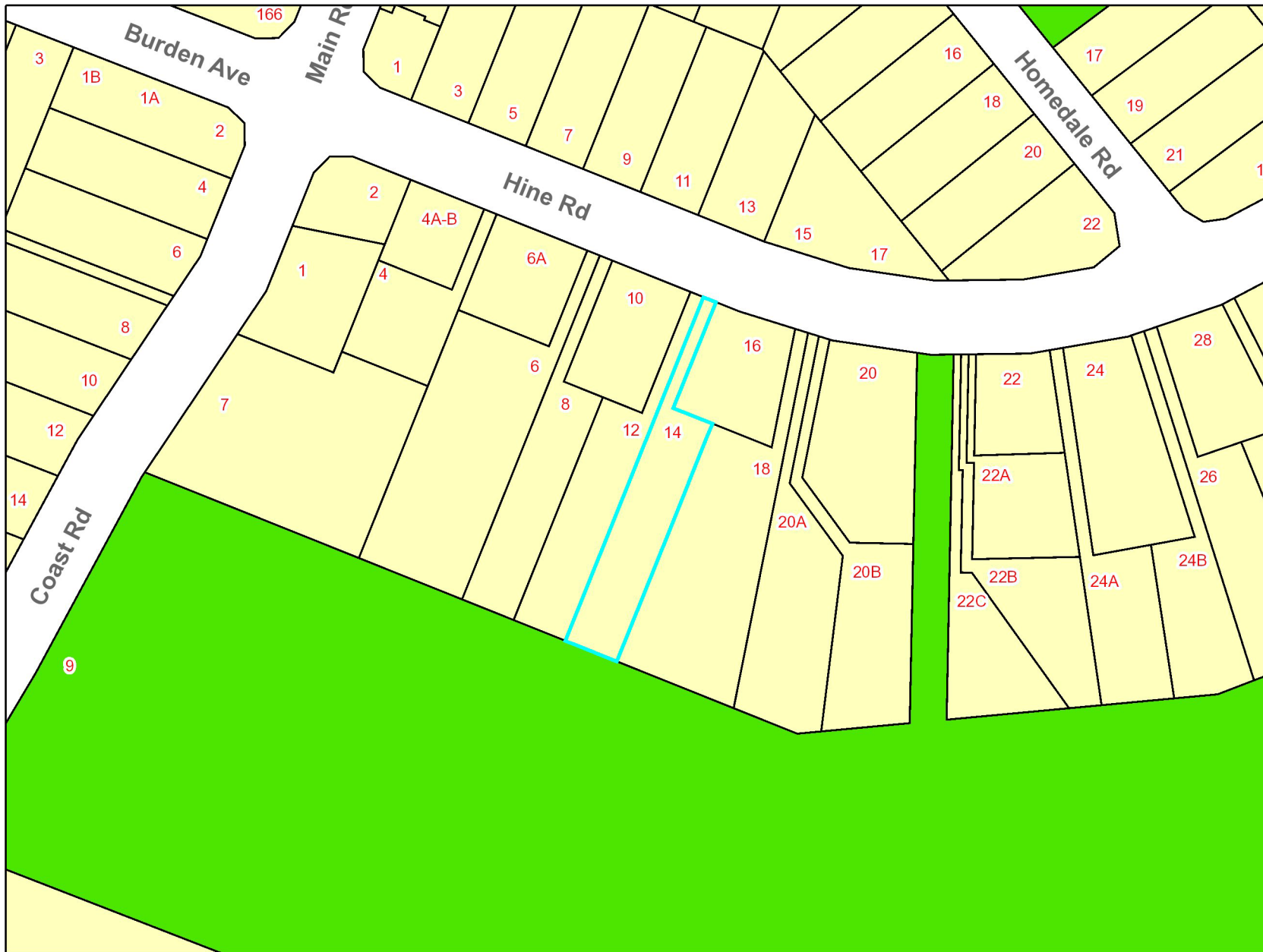
For dispensations Council issued under the Town and Country Planning Act 1953, see the planning file references in the archives section.

## 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



















Please see Legend on the next page






















**DISTRICT PLAN**

Scale: 1:1,560

### District Plan Activity Areas

-  Avalon Business
-  Central Commercial
-  Community Health
-  Community Iwi
-  Extraction
-  General Business
-  General Recreation
-  General Residential
-  General Rural
-  Hill Residential
-  Historic Residential
-  Landscape Protection
-  Medium Density Residential
-  Passive Recreation
-  Petone Commercial
-  River Recreation
-  Road Use Of
-  Rural Residential
-  Special Business
-  Special Commercial
-  Special Recreation
-  Special Residential
-  Suburban Commercial
-  Suburban Mixed Use
-  Road

### District Plan - Annotations

-  City Boundary
  -  Designations
  -  Wellington Faultline Special Study Area
  -  State Highway and Railway Corridor Buffer Overlays
  -  Hydraulic Line - GWRC
  -  Flood Protection Bank
  -  Railway Line
  -  Regional/Forest Park
  -  Heritage Area
  -  Primary River Corridor
  -  Secondary River Corridor
  -  1 in 100 yr Flood Extent
  -  Belmont Building Setback Line
  -  Historic Place
  -  Notable Tree
  -  Trees - Protected (Proposed Plan Change 36)
  -  Wharf
- Transmission (High Tension) Lines**
-  National Grid Yard
  -  National Grid Corridor

### District Plan Map Appendix Annotations

-  Significant Archaeological Resource Site
-  Significant Cultural Resource Site
-  Significant Natural Resource Site

### District Plan - Additional Annotations

-  Specific Requirements

### Base Layers

-  Properties
-  Land Parcels



### Symbols - District Plan

Last Updated: 04 March 2020  
Land Information Services

## 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

No district licensing authority or council has issued a liquor licence for these premises.

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

# ROAD AND TRAFFIC

## ENCROACHMENTS

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

## 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.

Councils 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.

## VEHICLE CROSSINGS

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

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



# ARCHIVES

## SEARCH METHODOLOGY

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

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

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

## ARCHIVE FILE REFERENCES

The Information Management Team has identified through their search of Council Archives, that the following files contain information about the property: Arch 32132 Subdivision file.

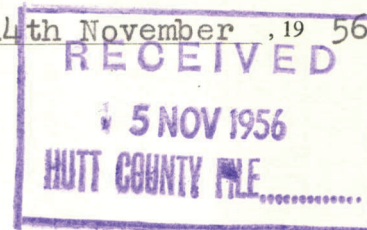
Contacts	Email
Archive information	<a href="mailto:informationmanagementteam@huttcity.govt.nz">informationmanagementteam@huttcity.govt.nz</a>

ARCH 32132

LAND REGISTRY OFFICE,

WELLINGTON C.1.

14th November, 1956.



The County Clerk,

Hutt County Council,

Box 8012, Govt. Bldgs., WELLINGTON.

DEAR SIR,—

Plan No. 19214 ~~being a subdivision of~~ Plan of Town of Wainuiomata

Extn. No. 81 subdn. of Lot 82 D.P. 13255 being Pt. Sec. 2

Wainuiomata Dist.

signed by I.H. Witcher Limited., as the owner,

has now been deposited. (7/11/56)

Yours faithfully,

D.A. YOUNG.

District Land Registrar.

S 1113

14/ 79/81

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

Date: - 19th October 1956. E D

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

24 OCT 1956  
HUTT COUNTY FILE.....

Dear Sir,

Town of Wainuiomata Extension No. 81

~~Scheme~~ Plan No. D. 2071

Registered Owner: I.H. Witcher

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

Yours faithfully,

*W. S. M. O'Connell*  
Deputy Chief Surveyor. *JS*

27th August, 1956.

The Chief Surveyor,  
Department of Lands & Survey.  
P.O. Box 5014,  
WELLINGTON.

Dear Sir,

re Town of Wainuiomata Extn. No. 81.  
Plan D. 2071 - Owner I.H. Whitcher.

Replying to your memorandum 14/79/81 dated the 9th instant, I have to advise that this subdivision is situated within the residential district of the Wainuiomata Town Plan and my Council has no objection to the subdivision.

I would not agree with the Surveyor regarding the drainage. The stormwater drainage from this locality is already causing an embarrassment to property owners and to my Council and is for the purpose of carrying stormwater only and not household drainage. This will have to be disposed of on the section but there is no reason why this should not be done as drainage in this locality is better than in most of the Wainuiomata area.

The estimated unimproved value of the Lots are -  
Lot 1. £450, Lot 2. £400, and Lot 3. £450.

I return herewith Form 4 duly completed.

Yours faithfully,

County Engineer.

Wainini Exh 81.

D 2071

County Engineer

This is in the Residential District  
& method of subdivision is the same as the  
existing one south of this section

Ed Norman 21.8.56

14/ 79/81  
DEPARTMENT OF LANDS & SURVEY,  
District Office,  
P.O.Box 5014,  
WELLINGTON.

Date: 9th August 1956.

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

Dear Sir,

Town of Wainuiomata Extn. No.81  
Scheme Plan No. D. 2071  
Registered Owner: I.H. Whitcher

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 has stated that "The subdivision gives two additional sites which is the maximum capacity of the land for residential purposes. Drainage is to the natural watercourse and is satisfactory."

I would be pleased to learn if the County Engineer agrees with these statements. valuations of the three lots are also requested.

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

*R. P. Gould*  
Chief Surveyor

ENCL. 1 print  
1 form

Section 3 SubSection(4), Land Subdivision in Counties Act, 1946.

(a) CERTIFICATE REQUIRED WHERE DISTRICT SCHEME UNDER THE TOWN AND COUNTRY PLANNING ACT, 1953, IS OPERATIVE.

Chief Surveyor,  
WELLINGTON.

Re Town of \_\_\_\_\_ Extn. No. \_\_\_\_\_

I, \_\_\_\_\_ County Engineer (or County Clerk), on behalf of the \_\_\_\_\_ County Council, hereby certify that the proposed subdivision referred to above and shown on scheme plan No. \_\_\_\_\_, lodged in the office of the Chief Surveyor, (1) \_\_\_\_\_, inconsistent with the operative district scheme under the Town and Country Planning Act 1953 affecting the locality where the land in the scheme plan is situated.

\_\_\_\_\_  
County Engineer  
(or County Clerk)

(1) Insert "is" or "is not", as the case may be.

(b) CERTIFICATE REQUIRED WHERE NO DISTRICT SCHEME UNDER THE TOWN AND COUNTRY PLANNING ACT, 1953, IS OPERATIVE.

Chief Surveyor,  
WELLINGTON.

Re Town of Wairarapa Extn. No. 81

I, no out County Engineer (or County Clerk), on behalf of the \_\_\_\_\_ County Council, hereby certify that the proposed subdivision referred to above and shown on scheme plan No. D 2071, lodged in the office of the Chief Surveyor, is not subject to the provisions of an operative district scheme under the Town and Country Planning Act 1953.

24/8/56 \_\_\_\_\_  
County Engineer  
(or County Clerk)

(c) CERTIFICATE REQUIRED TO INDICATE WHETHER OR NOT SUBDIVISION HAS BEEN PROHIBITED UNDER SECTION 38 OF THE TOWN AND COUNTRY PLANNING ACT 1953.

Chief Surveyor,  
WELLINGTON.

Re Town of Wairarapa Extn. No. 81

I, no out County Engineer (or County Clerk), on behalf of the \_\_\_\_\_ County Council, hereby certify that the proposed subdivision referred to above and shown on scheme plan No. D 2071. (2) has not been prohibited under Section 38 of the Town and Country Planning Act 1953, \* and that that prohibition is for the time being effective under the provisions of that section.

24/8/56 \_\_\_\_\_  
County Engineer  
(or County Clerk)

(2) Insert "has" or "has not", as the case may be.  
\* Cross out following words when they do not apply.





Total Area: OA. 3R. 39P.

PLAN OF TOWN OF WAINUI-O-MATA EXTENSION No 81  
PROPOSED SUBD<sup>n</sup> OF LOT 82, D.P. 13255, BEING ALSO PART  
SECTION 2, WAINUI-O-MATA DISTRICT.  
BLK. XVII BELMONT S.D. WELLINGTON LAND DIST. HUTT COUNTY.

E.A. Cuttriss Regd Surveyor. Scale: 60 Links to an Inch. JULY, 1956.

I, Edward Aldred Cuttriss 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.

Registered Surveyor

APPROVED  
 \_\_\_\_\_  
 Owner.

APPROVED  
 \_\_\_\_\_  
 Chief Surveyor.

D. 2071

# 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](mailto: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 [www.huttvalleynz.com](http://www.huttvalleynz.com)

## REPORT A PROBLEM

If you've spotted any issues or problems with any of Councils 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	<a href="mailto:Lim.reports@huttcity.govt.nz">Lim.reports@huttcity.govt.nz</a>
Feedback survey for the LIM team	<a href="http://www.surveymonkey.com/r/LIMSURV">www.surveymonkey.com/r/LIMSURV</a>
E-mail Council	<a href="mailto:contact@huttcity.govt.nz">contact@huttcity.govt.nz</a>
Website	<a href="http://www.huttcity.govt.nz">www.huttcity.govt.nz</a>
Report a Problem	<a href="https://gissecure.huttcity.govt.nz/RAP/viewer/">https://gissecure.huttcity.govt.nz/RAP/viewer/</a>
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	<a href="http://www.facebook.com/huttcitycouncil">www.facebook.com/huttcitycouncil</a>
Twitter	<a href="http://www.twitter.com/huttcitycouncil">www.twitter.com/huttcitycouncil</a>