

LAND INFORMATION MEMORANDUM

**33B CLEARY STREET
WATERLOO**

Produced by Hutt City Council

04/10/2021

Reference: LIM210889

Kat Ricketts
Wellington Tradie Lady
350 Horokiwi Road
HOROKIWI 5016

Dear Kat Ricketts, Wellington Tradie Lady,

Land information memorandum for 33 B Cleary Street WATERLOO 5011

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 together with information it considers is relevant. It has been compiled in accordance with the requirements of section 44A of the Local Government Official Information and Meetings Act 1987.

It 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, I recommend you have your lawyer check it over with you.

I have taken every care to ensure the information is correct, though I cannot guarantee its accuracy because third parties may have provided some of the details. You should 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. You can find a register of independent building advisers at the New Zealand Institute of Building Surveyors [website](#).
- Building consents and permits: You can view more detailed information about building consents and building permits granted for work on the property 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](#) sets 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 if you have any questions.

Yours sincerely,
D Jordin
LIM Officer

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OVERVIEW

PROPERTY ADDRESS

33B Cleary Street WATERLOO

LEGAL DESCRIPTION

FLAT 2 DP 41218 ON LOT 2 DP 30756 WN13B/1304 & WN13B/1305 1/2 SHARE

VALUATION NUMBER

1607557600B

LAND AREA

Cross Lease: Council is unable to determine the land area due to shared ownership of the land. Please check the certificate of title.

DEPOSITED PLAN

















See the attached deposited plan.

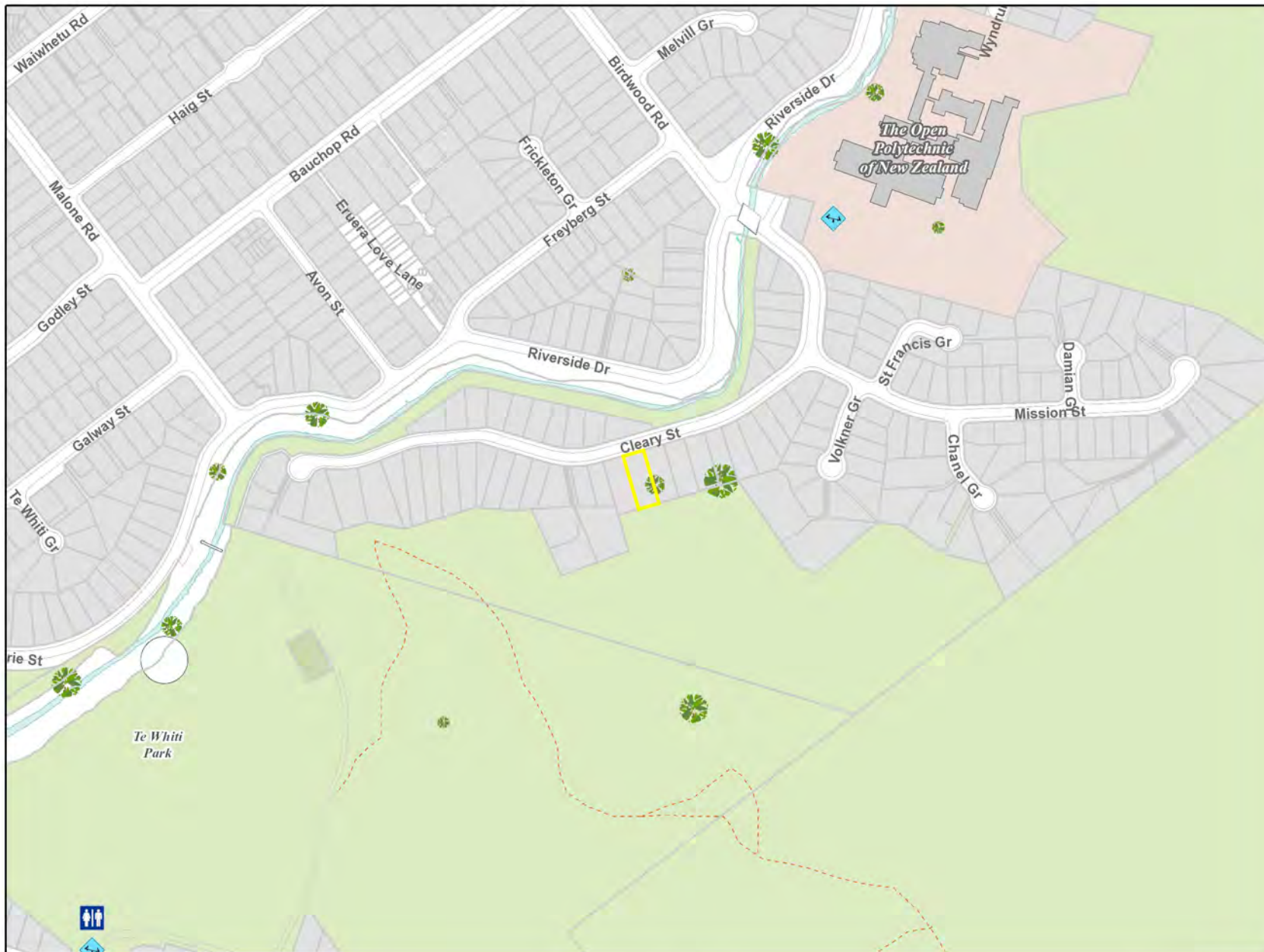
Contacts	Position	Phone
Deposited Plan	Engineering records officer	04 570 6666

PROPERTY DETAILS

Type	Description
Suburb	Waterloo
Ward	Eastern Ward
Rubbish Collection Day	Monday
Flat / Unit	FLATS 1 & 2
District Plan - Activity Area	General Residential
Tsunami Evacuation Zone	No Tsunami Zone
Exposure Zone (Sea spray)	NZS 3604:2011 - 4.2.3.2 Zone C: Medium
Wind Zone (Indicative only)	This land is in a HIGH wind zone in accordance with NZS 3604:2011.
Reported Flooding (2004)	Please see Hazards Section
GNS 1:50,000 Soil Type	Deformed and indurated sandstone and mudstone.
Greater Wellington Regional Council Aquifer Depth	12 to 14m
Greater Wellington Regional Council Flood Modelled Area	Please see Hazards Section

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

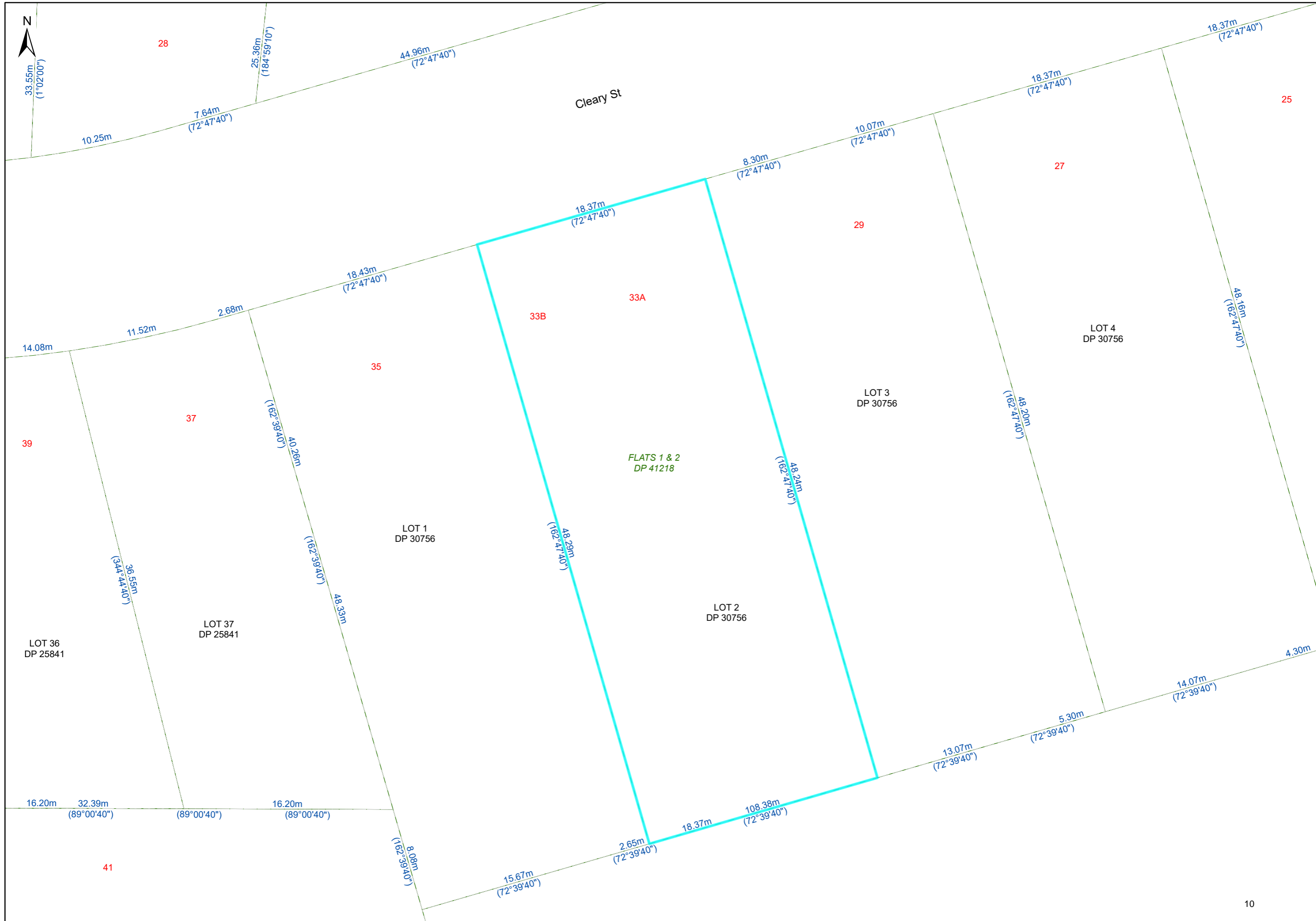


2017 AERIAL PHOTOGRAPH

Scale: 1:562

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

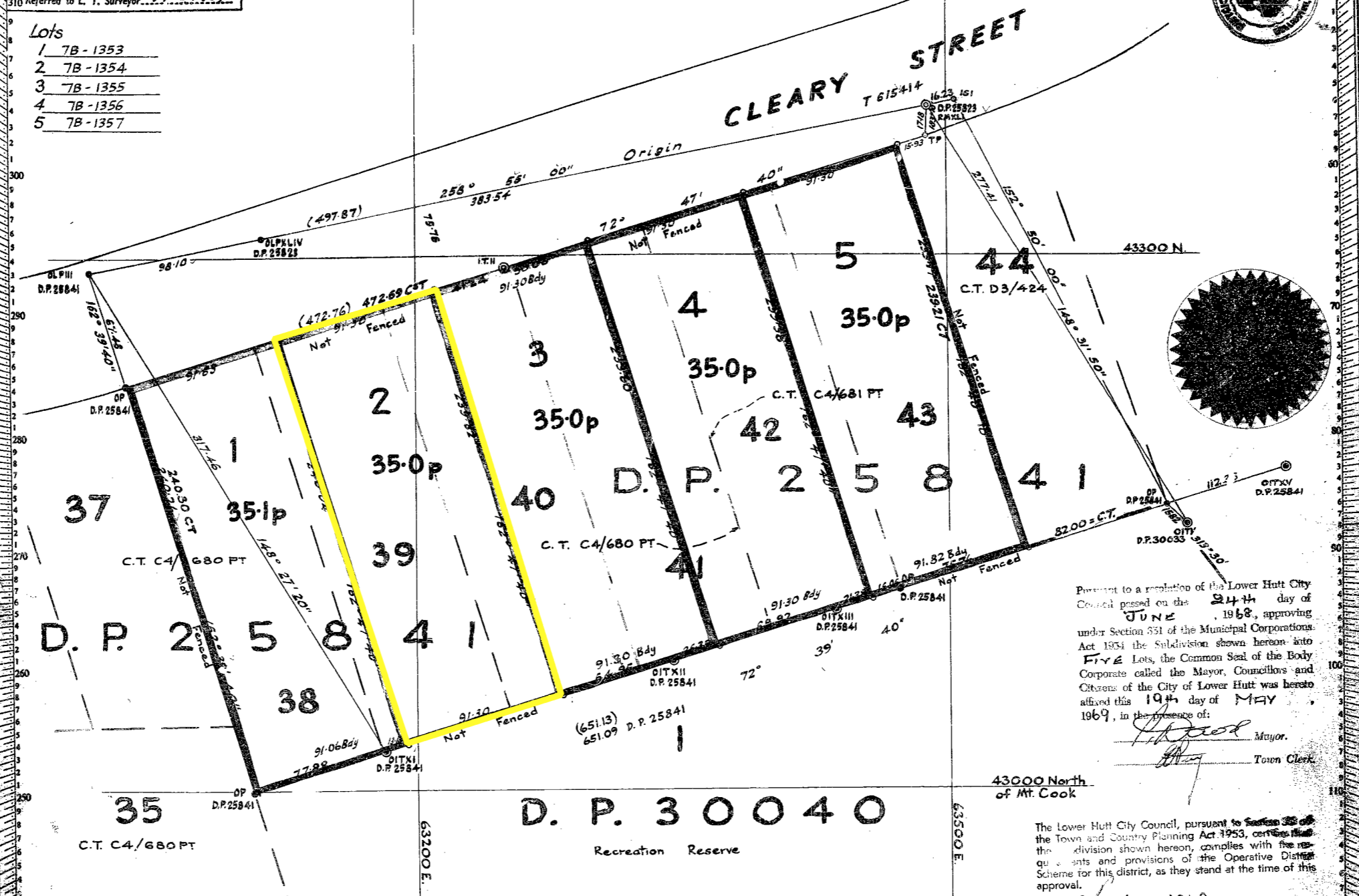


Land Transfer Office
 Received PLAN 30756
 Title Reference C4/680, 681
RAYWARD & G. F. 14-00
 Referred to L. T. Surveyor 14-8-1969

30756

Deposited this 22 day
 of May 1969

- Lots
- 1 7B-1353
 - 2 7B-1354
 - 3 7B-1355
 - 4 7B-1356
 - 5 7B-1357



Pursuant to a resolution of the Lower Hutt City Council passed on the 24th day of JUNE, 1968, approving under Section 531 of the Municipal Corporations Act 1954 the Subdivision shown hereon into FIVE Lots, the Common Seal of the Body Corporate called the Mayor, Councillors and Citizens of the City of Lower Hutt was hereto affixed this 19th day of MAY, 1969, in the presence of:

[Signature] Mayor.
[Signature] Town Clerk.

The Lower Hutt City Council, pursuant to Section 35 of the Town and Country Planning Act 1953, certifies that the subdivision shown hereon, complies with the requirements and provisions of the Operative District Scheme for this district, as they stand at the time of this approval.

Date: 19th MAY 1969
 SIGNED: *[Signature]* TOWN CLERK.

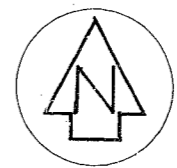
TOTAL AREA
 1A 0R 15.1P

PLAN OF SUBDIVISION OF LOTS 38-43 D.P. 25841
 BEING PART SECTION 23 HUTT DISTRICT

Approved as to Survey
[Signature]
 Deputy Chief Surveyor
 Received 14.8.69
 Reference plans D.P. 25823, 25841, 28260, 30033
 Field book 257 p. 172-174
 Traverse book 273 p. 185
 Examined by H. G. G. G.
 Recorded HUTT VALLEY 15
 Correct 14-8-69 L. T. Surveyor

Comprised in CST. C4/680 FT & C4/681 FT
 Survey Block & District XIV BELMONT
 Land District WELLINGTON Local Body LOWER HUTT CITY
 Scale 40 LINKS TO AN INCH Surveyed by RAYWARD AND GILKISON Date JUNE 1968
 I, ROBERT GILKISON of WELLINGTON Registered Surveyor and holder of an annual practising certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1938.
 And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.
 Declared at Wellington this 22nd day of August 1968.
[Signature]
 Justice of the Peace, (or other person authorised to take a statutory declaration)

Approved
[Signature]
 Applicant or Registered
 30756



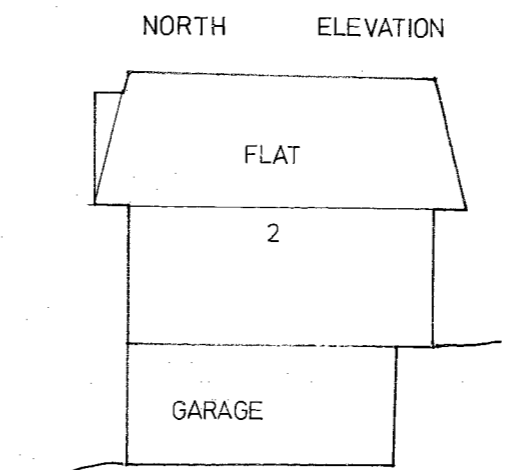
Approvals
Approved

[Handwritten signature]

Registered Proprietors



FLAT	FLAT
1	2
Garage With Flat 1	Garage With Flat 2



SCALE 1:100

Flat 1 _____
Flat 2 _____

Total Area _____
Comprised in C.T. 7B-1354 (All)

I, DAVID ANTHONY LAING of WELLINGTON
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction; that both plan and Survey are correct
and that the buildings are situated within the land in C.T. 7B-1354
Dated at Wellington this 5th day
of February 1974. Signature [Signature]

Field Book _____ p. _____ Traverse Book _____ p. _____
Reference Plans DP 30756
Examined S.N.g. Correct PA

Approved for lease & licence purposes
[Signature]
20/3/74 Land Transfer Surveyor

Deposited for lease & licence purposes
1/4/1974 [Signature]
District Land Registrar

File _____
Received _____
Instructions _____

41218

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. XIV BELMONT
NZMS SHEET No. _____

PLAN OF FLATS ON LOT 2 DP 30756

LOCAL AUTHORITY LOWER HUTT CITY
Surveyed by **RAYWARD & GILKISON**
Scale 1: 250 Date FEB. 1974

Current Certificate of Title



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




R.W. Muir
Registrar-General
of Land

Identifier **WN13B/1304**
Land Registration District **Wellington**
Date Registered 16 August 1974 12:00 am

Prior References
WN7B/1354

Estate	Leasehold	Instrument	L 052052.3
		Term	999 years computed from 15.2.1974
Legal Description	Flat 2 Deposited Plan 41218 and Garage 2 Deposited Plan 41218		

Registered Owners
Wellington Tradie Lady Limited

Interests
11809679.3 Mortgage to Westpac New Zealand Limited - 23.7.2020 at 3:59 pm

Ground Floor Plan

Site, First & Second Floor Plan

NORTH ELEVATION

WEST ELEVATION

SCALE 1:100

Flat 1 _____
Flat 2 _____

Approvals
Approved *[Signature]*

Registered Proprietors

FLAT	FLAT
1	2
Garage With Flat 1	Garage With Flat 2

Total Area _____
Comprised in C.T. 7B-1354 (All)

I, DAVID ANTHONY LAING of WELLINGTON
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction, that both plan and Survey are correct
and that the buildings are situated within the
land in C.T. 7B-1354.
Dated at Wellington this 5th day
of February 1974 Signature *[Signature]*

Field Book _____ p. Traverse Book _____ p.
Reference Plans DP. 30756
Examined 3 Ng. Correct Y.A.
Approved for lease & licence purposes
[Signature]
20/3/74 Land Transfer Surveyor
Deposited for lease & licence purposes
11/4/1974 [Signature]
District Land Registrar

File Received _____
Instructions _____

41218

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. XIV BELMONT
NZMS SHEET No. _____

PLAN OF FLATS ON LOT 2 DP 30756

LOCAL AUTHORITY LOWER HUTT CITY
Surveyed by **RAYWARD & GILKISON**
Scale 1: 250 Date FEB. 1974

Printed by Printing & Packaging Core Ltd, Christchurch, New Zealand. W.S.Boys, Surveyor-General, Department of Lands and Survey, Wellington. LSS FORM H 93



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




R.W. Muir
Registrar-General
of Land

Identifier **WN13B/1305**
Land Registration District **Wellington**
Date Issued 16 August 1974

Prior References
WN7B/1354

Estate Fee Simple - 1/2 share
Area 885 square metres more or less
Legal Description Lot 2 Deposited Plan 30756

Registered Owners
Wellington Tradie Lady Limited

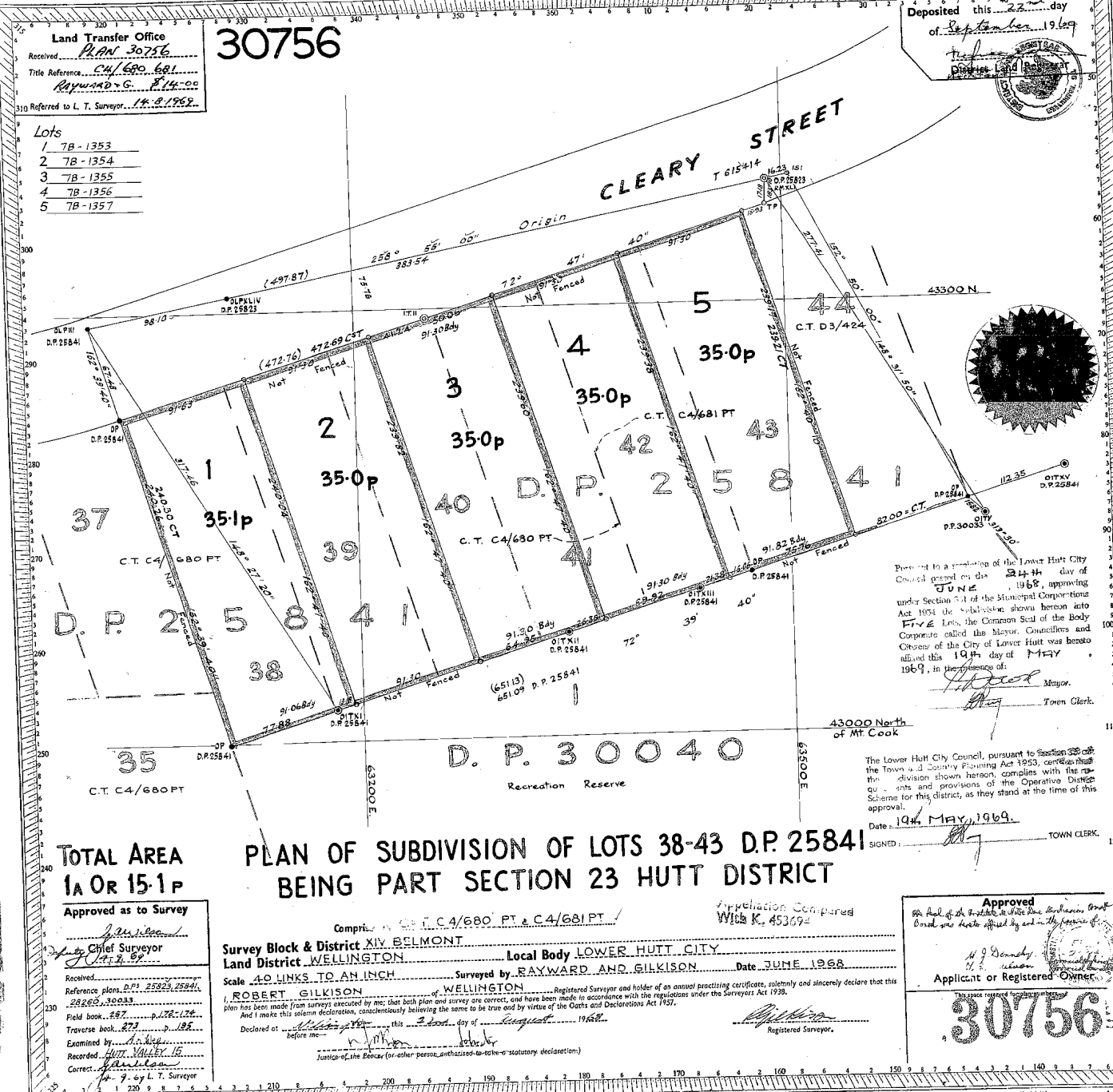
Interests

052052.3 Lease of Flat 2 and Garage 2 Plan 41218 Term 999 years computed from 15.12.1974 Leasehold CT
WN13B/1304 issued - 16.8.1974 at 9.12 am

052052.4 Lease of Flat 1 and Garage 1 Plan 41218 Term 999 years computed from 15.12.1974 Leasehold CT
WN13B/1306 issued - 16.8.1974 at 9.12 am

11809679.3 Mortgage to Westpac New Zealand Limited - 23.7.2020 at 3:59 pm

LAND TRANSFER ACT 1924



Land Transfer Office
 Received PLAN 30756
 Title Reference C4/680 681
RAYWARD & G. P. 14-00
 310 Referred to L. T. Surveyor. 14.2.1968

30756

Deposited this 22 day
 of September 1969
 District Land Registrar

- Lots
- 1 7B-1353
 - 2 7B-1354
 - 3 7B-1355
 - 4 7B-1356
 - 5 7B-1357

Presented to a resolution of the Lower Hutt City Council passed on the 24th day of JUNE 1968, approving under Section 311 of the Municipal Corporations Act 1954 the subdivision shown hereon into FIVE Lots, the Common Seal of the Body Corporate called the Mayor, Councillors and Citizens of the City of Lower Hutt was hereto affixed this 19th day of MAY 1969, in the presence of:
 Mayor
 Town Clerk

The Lower Hutt City Council, pursuant to Section 225 of the Town and Country Planning Act 1953, certifies that the subdivision shown hereon, complies with the requirements and provisions of the Operative District Scheme for this district, as they stand at the time of this approval.
 Date: 19th May 1969
 TOWN CLERK

TOTAL AREA
 1A OR 15.1P

PLAN OF SUBDIVISION OF LOTS 38-43 D.P. 25841
 BEING PART SECTION 23 HUTT DISTRICT

Approved as to Survey
 Chief Surveyor
 Received
 Reference plans D.P. 25823, 25841, 28265, 30033
 Field book 287 p. 128-129
 Traverse book 273 p. 135
 Examined by A. G. Wilson
 Recorded HUTT VALLEY 15
 Correct A. G. Wilson
 7. by L. T. Surveyor

Comprising C.T. C4/680 PT. & C4/681 PT.
 Application Compared With K. 45347-2
 Survey Block & District XIV BELMONT
 Land District WELLINGTON Local Body LOWER HUTT CITY
 Scale 40 LINKS TO AN INCH Surveyed by RAYWARD AND GILKISON Date JUNE 1968
 ROBERT GILKISON of WELLINGTON Registered Surveyor and holder of an annual practicing certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1930.
 And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.
 Declared at Wellington this 2 day of August 1968
 before me: [Signature]
 Justice of the Peace (or other person authorized to take a statutory declaration)

Approved
 Applicant or Registered Owner
 30756

RATES

The following rates are based on the capital value of the property at the start of the current financial year beginning 1 July 2021.

ANNUAL RATES

The general and targeted rates charged on a property during the rating year (1st July 2021 to 30th June 2022.)

Rates: \$2,963.15

RATES DUE AND PAYABLE

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

Rates: \$0.00

CAPITAL VALUE

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

Current: \$440,000.00

Effective 1 July 2022: Not Available

LAND VALUE

The land value is one component of the capital value.

Current: \$180,000.00

Effective 1 July 2022: Not Available

RATING CATEGORY

Residential - Ownership home units.

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 <http://www.gw.govt.nz/property-sale-information> or email 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.

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](#).

MATTERS RELATING TO THE WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006

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

BUILDING WARRANTS OF FITNESS

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

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

FENCING OF SWIMMING POOLS

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

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

HEALTHY HOMES

Eco Design Service:

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

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

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

HomeFit Certification:

New Zealand homes aren't good enough. All too often, they're 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

Email: ecodesign@huttcity.govt.nz

Ring or text: 027 406 5642

Historic Building Card and Pre-1990 Building Permits Plans

P1414500 Flat 1
P1414501 Flat 2

33

Street: 33 CLEARY ST D.P. 30756 Lot: 2

BUILDING PERMIT RECORD

Owner: McGuinness P. L.

TYPE OF JOB	BUILDER	VALUE	DATE OF PERMIT	PERMIT No.
2 Unit Dwelling	McGuinness P.	\$24,300	21/11/13	33728

SEE REVERSE SIDE FOR FEES PAID

HARTLEYS 21073

COMPLETED

Sewer Connection \$ 5-00
Water Connection \$ 3-00
Stormwater Connection \$
Builder's Deposit \$ 20-00
Motor Crossing \$ 40-00

Town File 142-175

CON No. M 14

LOWER HUTT CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

- APPROVAL FOR ISSUE OF BUILDING PERMIT -

Application for Apartment Units

Name of Owner FJ & PL McGuinness

Address of Job 33 & 33 Clery St.

Date 26/10/72

Lots 1 & 2

D.P. 30756

BUILDING INSPECTORS:	Approved	Fees	
		\$	c
Builder's and Owner's name and address			
Building Research Levy			
Ground levels and foundations			
Use of building and description on application			
General construction dwellings, etc.			
Values on application			
Chimneys, heating appliances, flues, etc.			
Fee, water for builders			
Special requirements - factories, boarding-houses, hotels, public buildings, picture theatres.			
Vehicle crossing			
Builder's deposit (footpath damage, etc.)			
Temporary hoardings on footpath			
Encroachments on street (foundation or overhangs)			
Issued subject to legal agreement			
Builder informed to notify for first inspection			
TOTAL FEES:			

Notes: _____

Building Inspector _____ Chief Building Inspector _____

Date _____ Date _____

DESIGN ENGINEER: Occupancy Classification: _____ Type of Construction: _____

Fire Risk Area: _____

Means of egress _____

Referred to Chief Fire Officer _____

Structural calculations _____

General construction _____

Notes: _____

Design Engineer _____

Date _____

CORRECT SITING: _____

CORRECT FOUNDATIONS: _____

Sanitary Plumbing _____

Drainage _____

Sewer Drainage requirement _____

Stormwater requirement _____

Water requirement _____

Health & Food Acts, Regs. etc. _____

Storage Dangerous Goods, Fuel, Oil, etc. _____

TOTAL FEES

Notes: Approved in principle

R. L. Lunn Plumbing/Drainage Insp.

Date 27-10-72

[Signature] Health Inspector
Date 20/10/72

DRAINAGE ENGINEER

WATER ENGINEER

TOWN PLANNER Residential (Review) Site Area _____
Zone Residential A Use Conditional

Yards _____ Density _____ Coverage _____

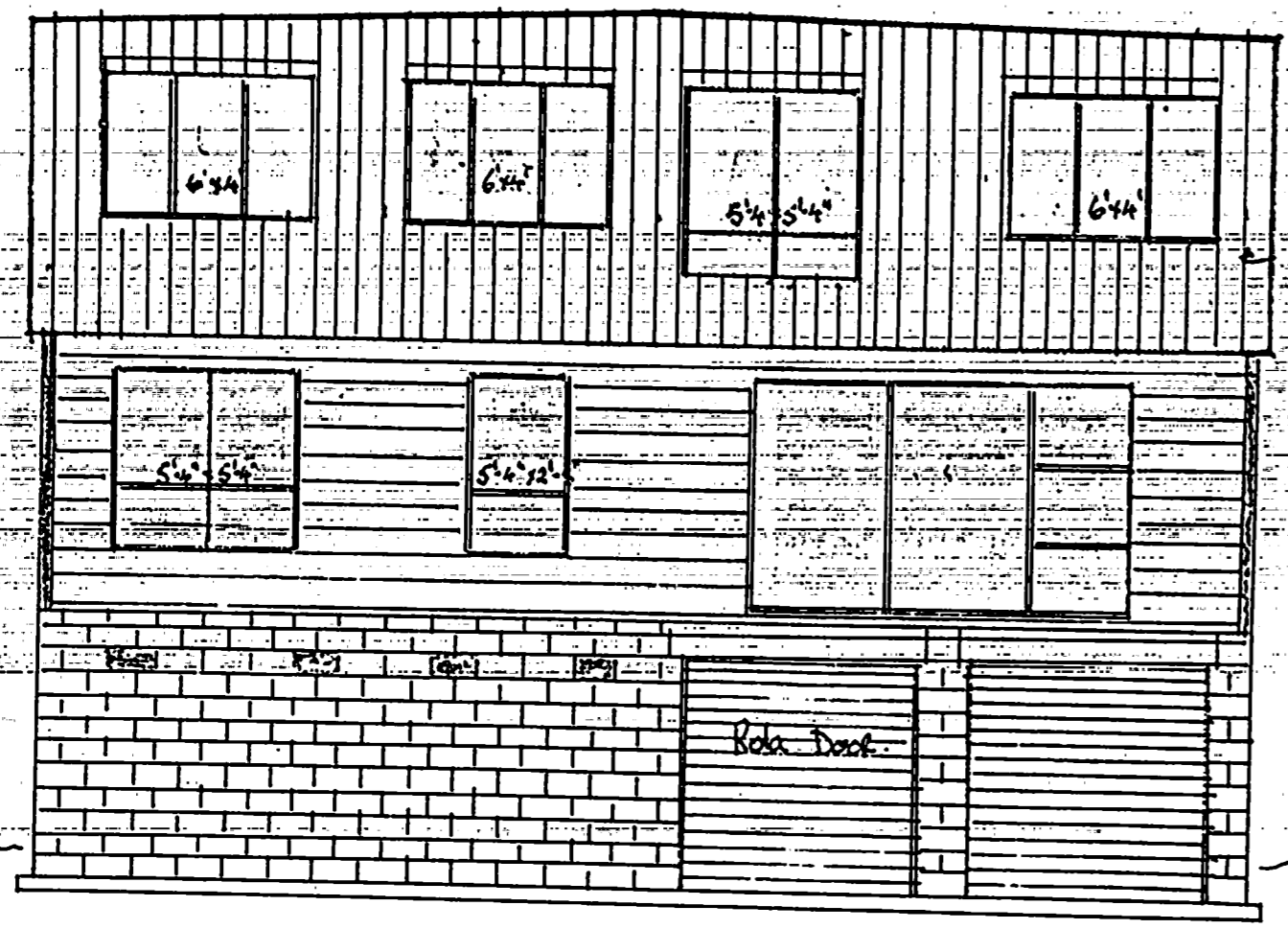
Height _____

Parking & Loading _____

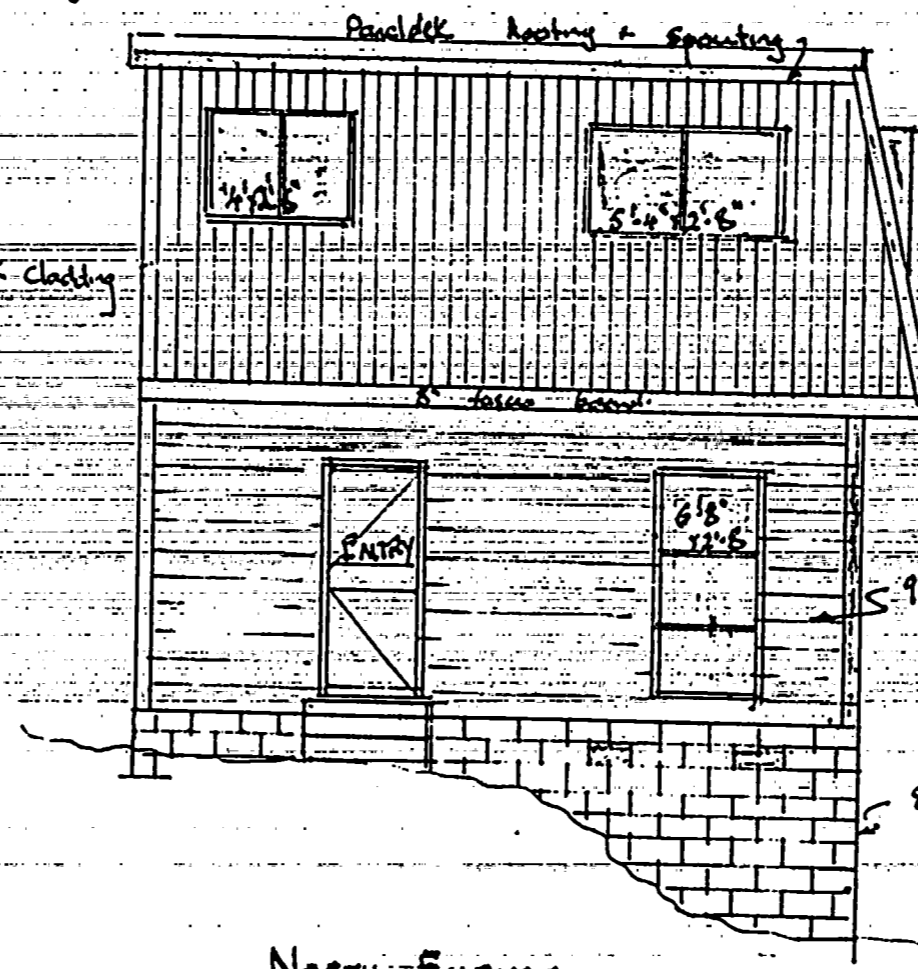
Remarks (e.g. Verandahs, Amalg. of titles) _____

Town Planner _____

Date _____



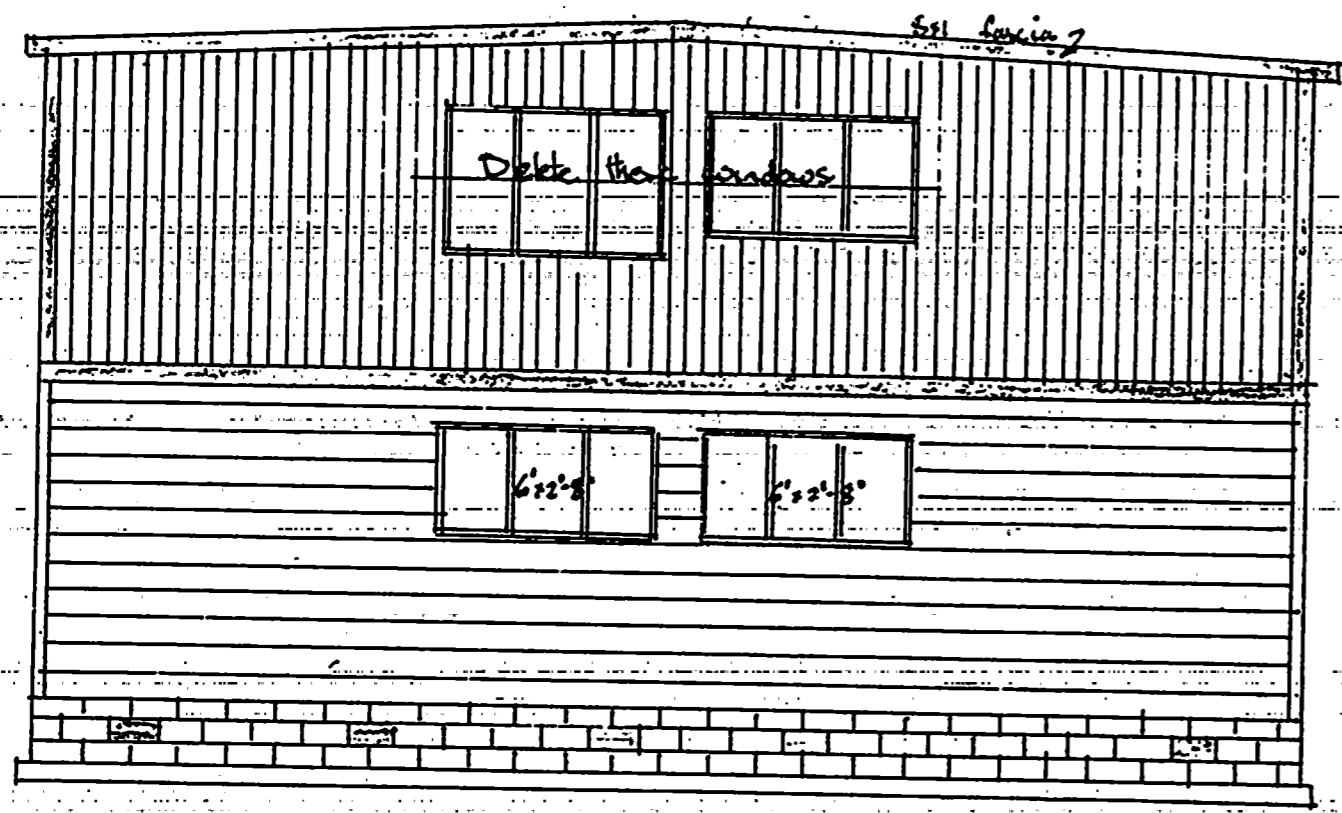
EAST ELEVATION
Sak 6" to 10"



NORTH ELEVATION

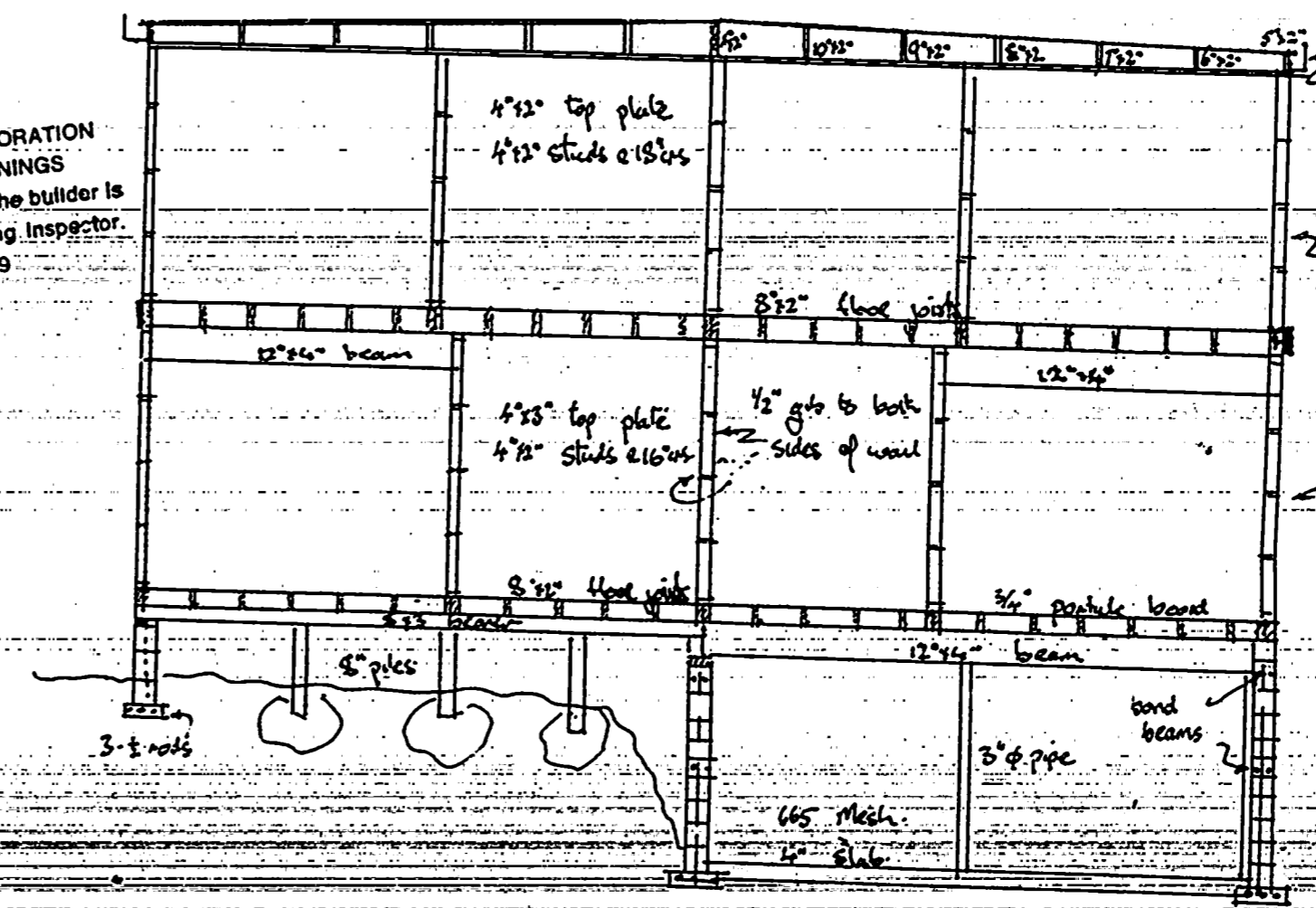


SOUTH ELEVATION



WEST ELEVATION

LOWER HUTT-CITY CORPORATION
WALL AND CEILING LININGS
Before fixing interior linings the builder is
required to notify the Building Inspector.
Telephone 87-959



SECTION B-B

BY-LAW REQUIREMENTS
This plan and specification must be kept on the site of the works during construction.
No concrete shall be placed in foundations until excavations and all reinforcements have been examined and passed by the Council Inspector.

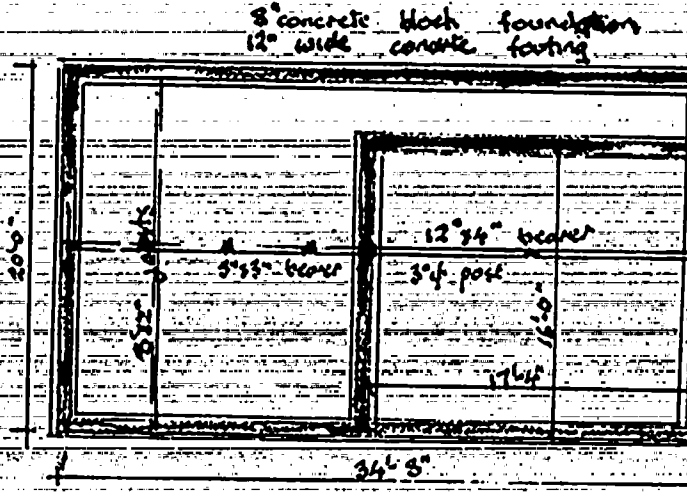
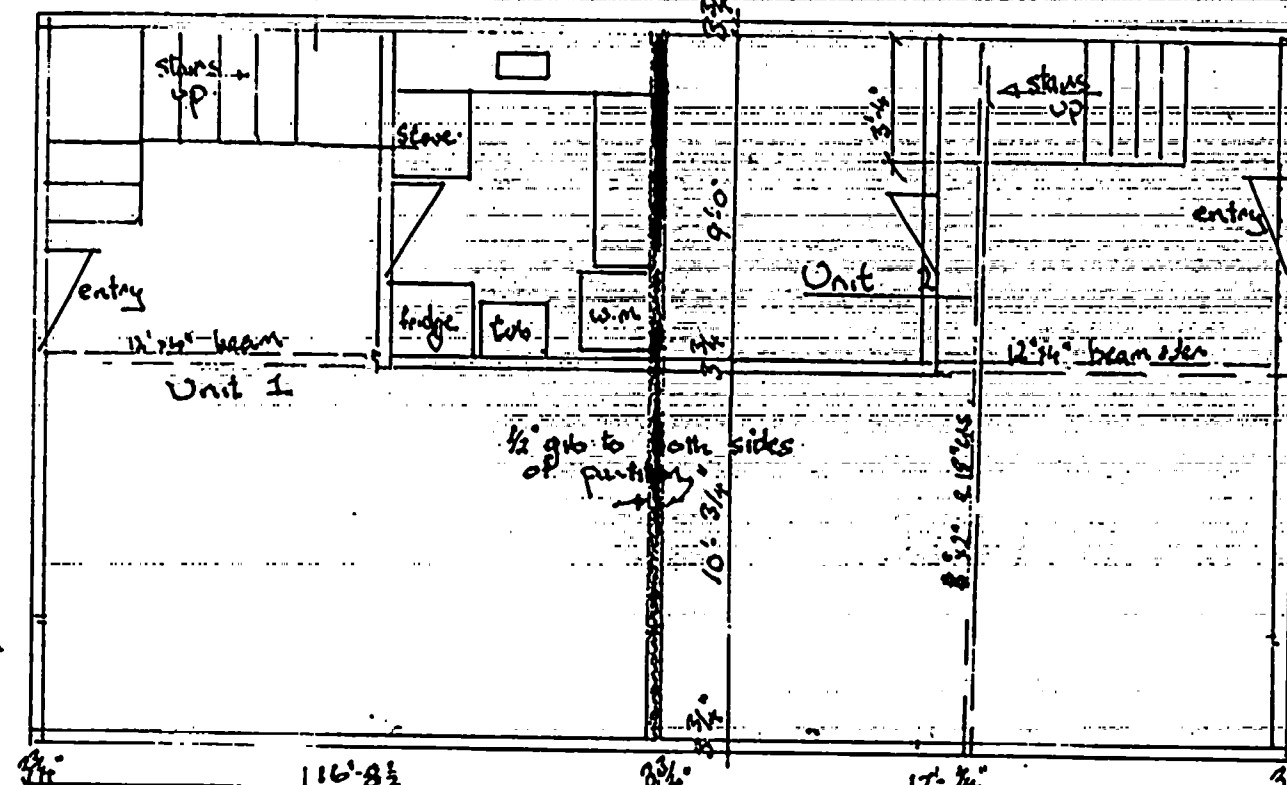
The Building Permit is issued subject to Council property, Footpath, Easement, etc., being provided in accordance with the By-laws for the duration of the works.

PROPOSED UNITS - No 33-CLEARY ST. LOT 2, Dp 30756

FILE NO. 33-728
 PERMIT NO. 33-728
 DATE OF PERMIT 21/11/73
 ADDRESS 33, CLEARY ST.
 File No. 142-175

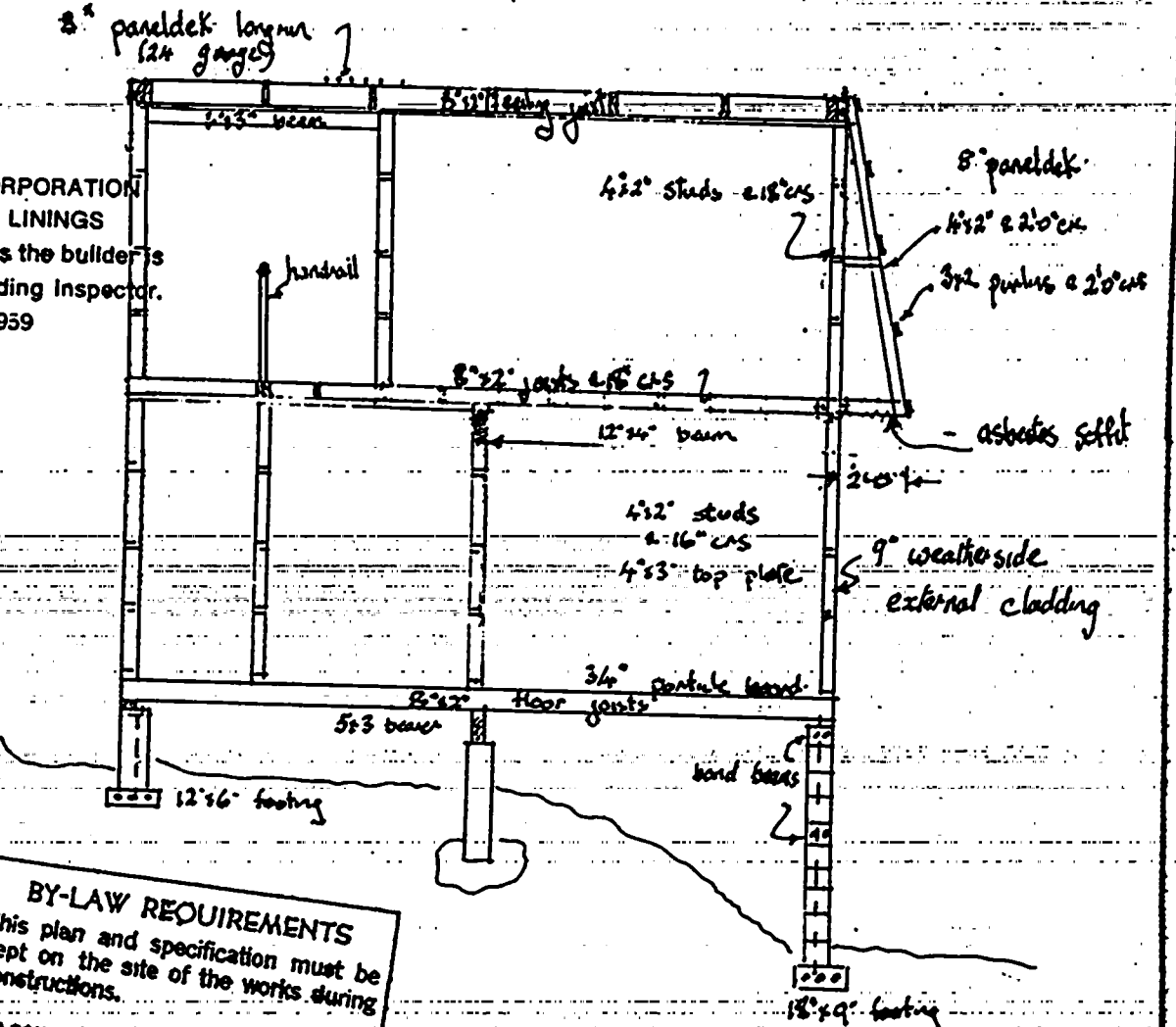
Lot 2 Dp 30756
No 33
35 & P

3 3/4" 9'-4 3/4" 3 3/4" 7'-0" 3 3/4" 7'-0" 3 3/4" 9'-8 1/2" 3 3/4"



NOTES
Footing 3-3" rods
VERT 3" rods @ 2'-0" c/c's
BOND 2-3" rods

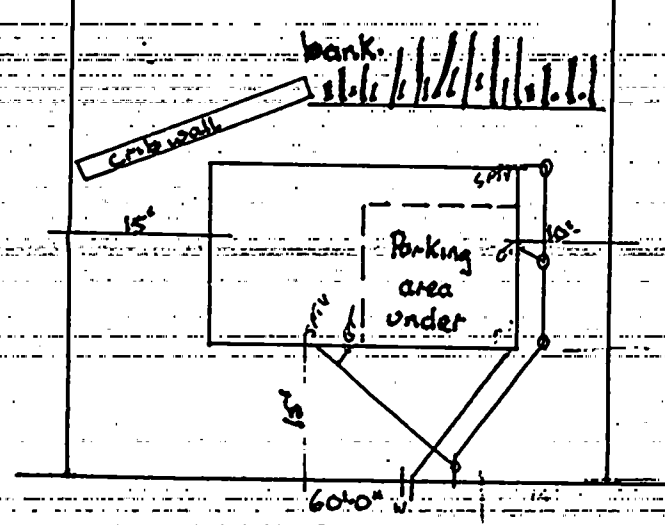
LOWER HUTT CITY CORPORATION
WALL AND CEILING LININGS
Before fixing interior linings the builder is required to notify the Building Inspector.
Telephone 65-959



BY-LAW REQUIREMENTS
This plan and specification must be kept on the site of the works during constructions.
No concrete shall be placed in foundations until excavations and all reinforcements have been examined and passed by the Council Inspector.

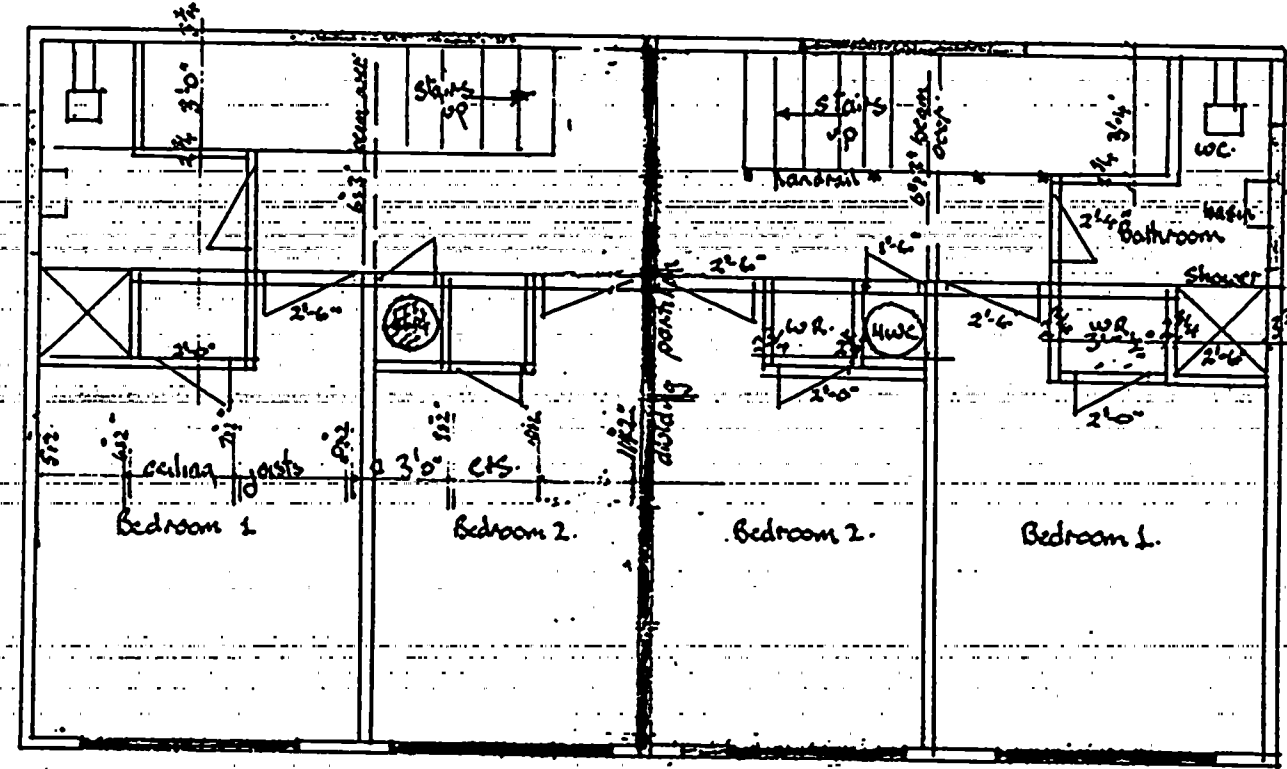
The Building Permit is issued subject to Council property, Footpath, Drain, Kerb, etc. being protected in accordance with the By-laws for the duration of the works.

LOWER HUTT CITY CORPORATION
PLUMBER AND DRAINLAYER
TO APPLY FOR PERMIT
BEFORE COMMENCING WORK



CLEARY ST
Scale 1/4" = 1'-0"

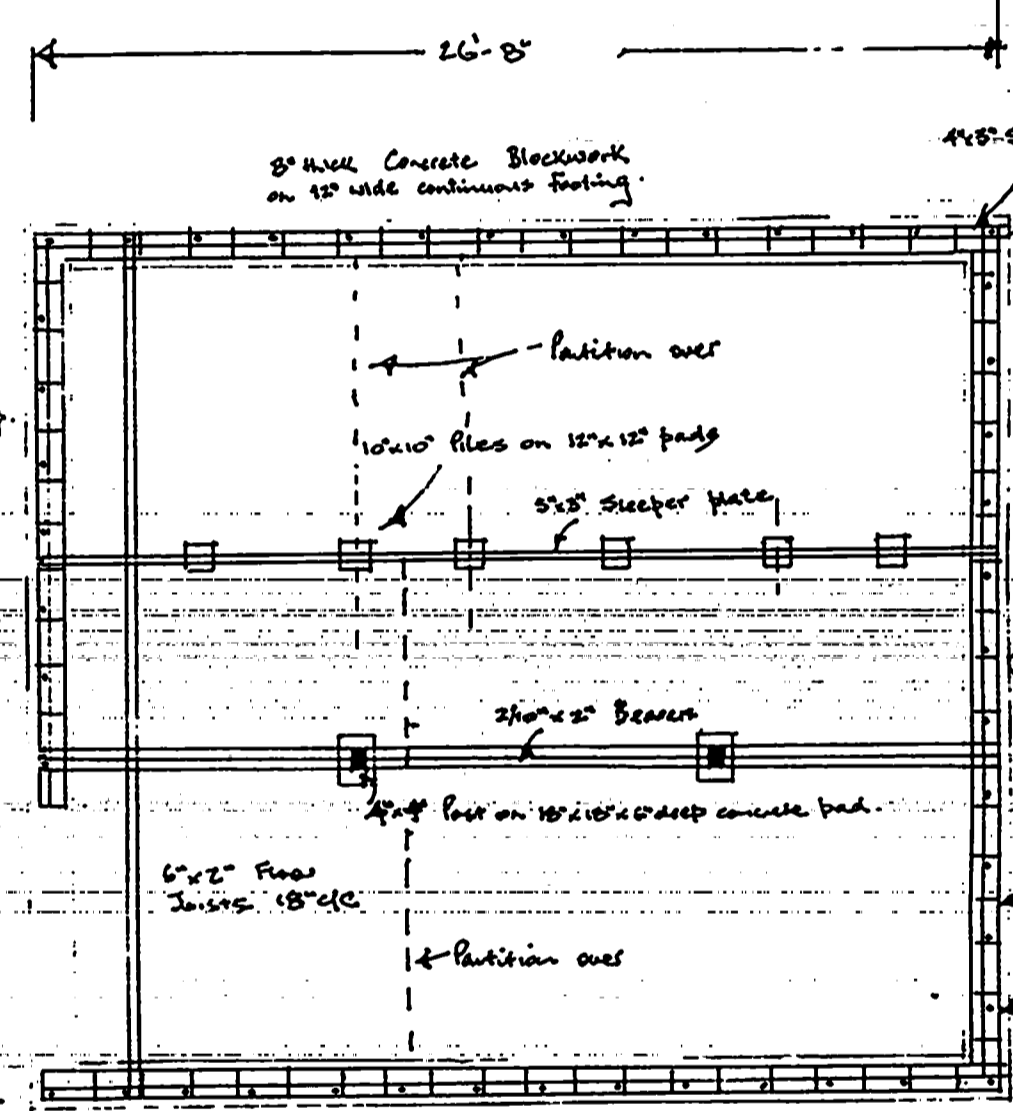
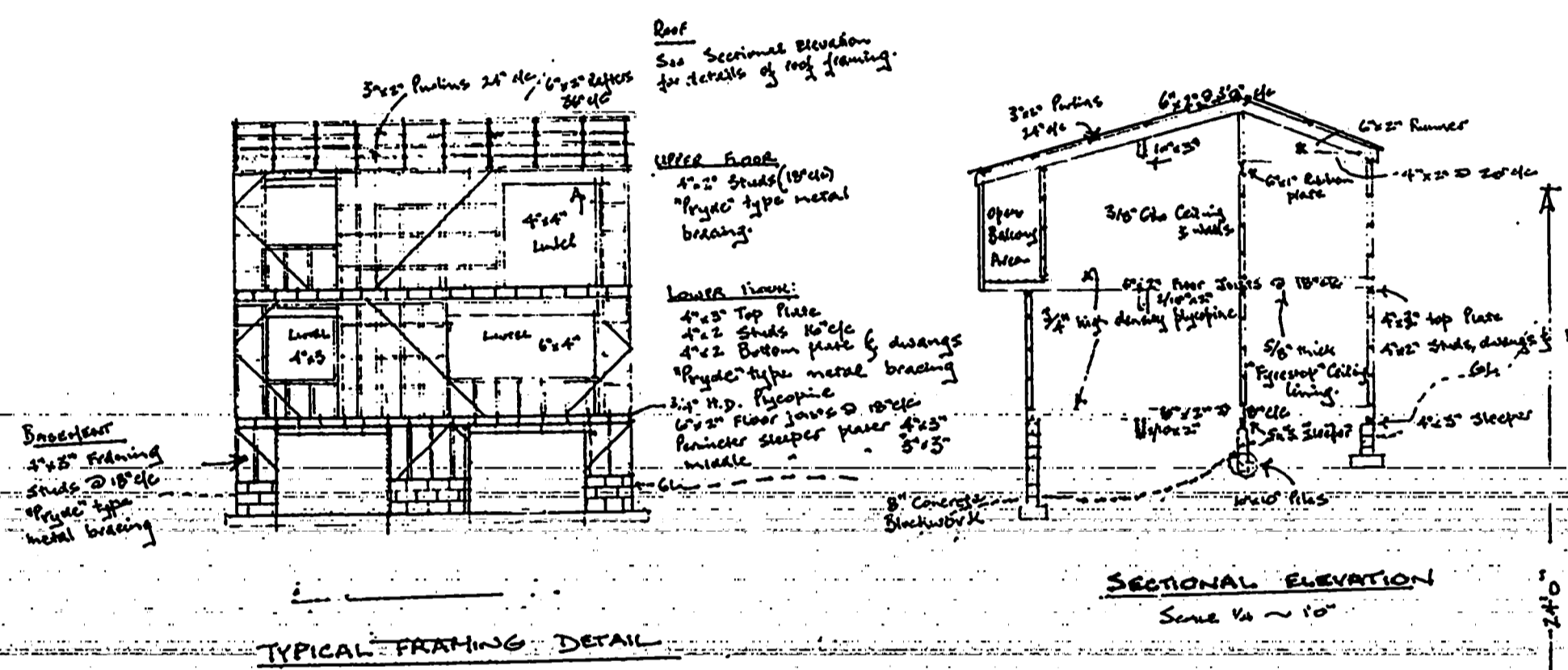
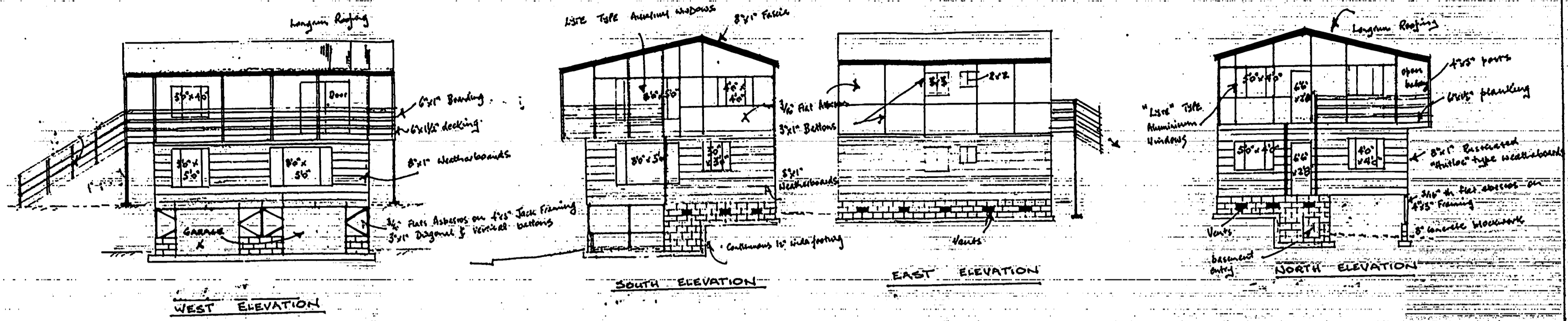
SITING APPROVED
DATE: 1/12/73



3 3/4" 9'-0" 3 3/4" 7'-0" 3 3/4" 7'-0" 3 3/4" 9'-0" 3 3/4"

PROPOSED UNITS - No 33 CLEARY ST, LOT 2 DP 30756

FILE No. 33.728
PERMIT No. 33.728
DATE OF PERMIT 21/11/73
ADDRESS 33 CLEARY ST
File 162/75



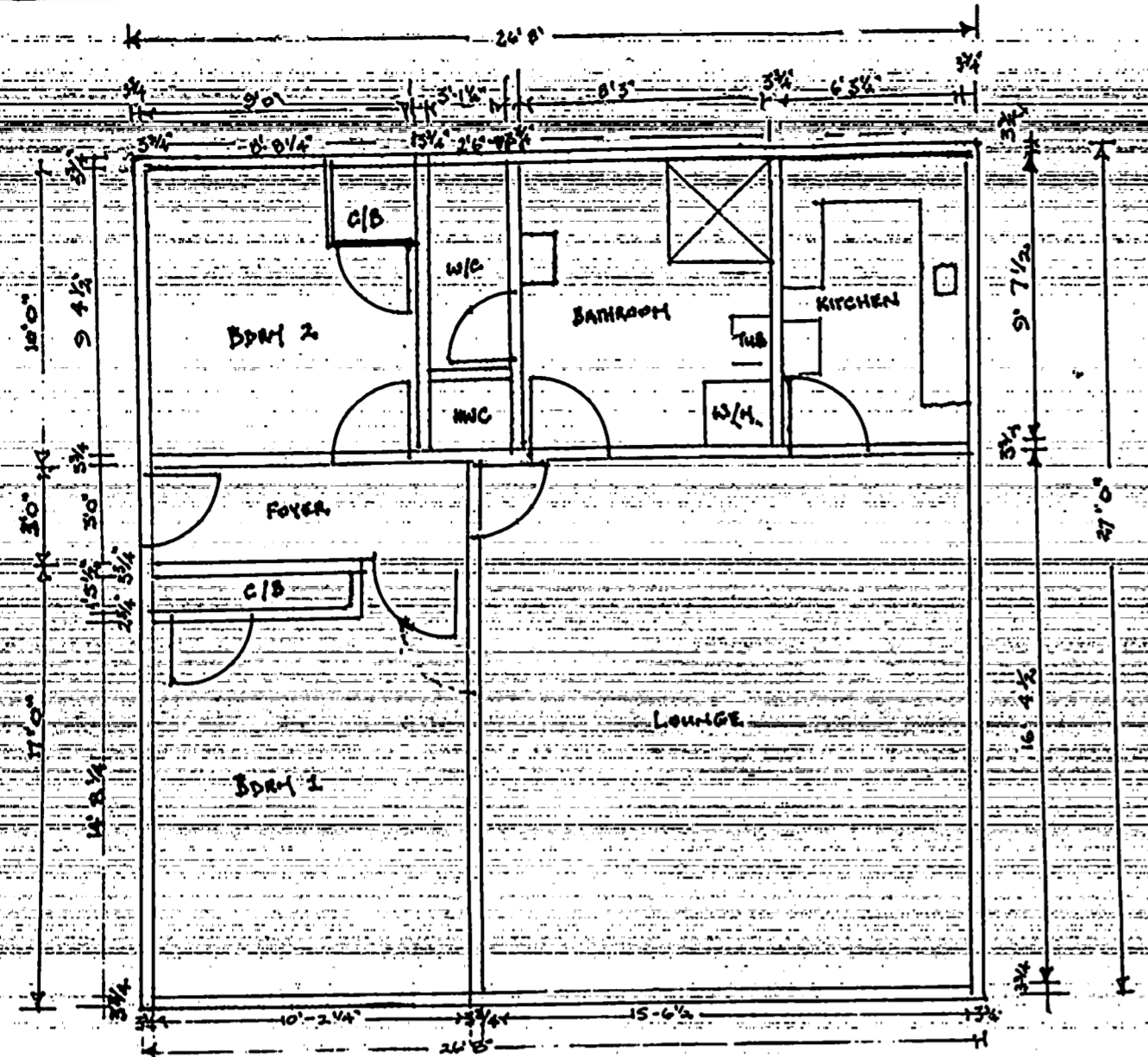
- NOTES**
- (A) Concrete Blockwork: Bond Beam Reinforcement - 2 1/2 #4 Vert Steel: 3\"/>
 - (B) Continuous Footing: 1/2\"/>
 - (C) Vents: 16\"/>

PROPOSED APARTMENTS
 AT
 NO 35 CLEARY ST., LOWER HUTT.
 LOT 1, D.P. 30156

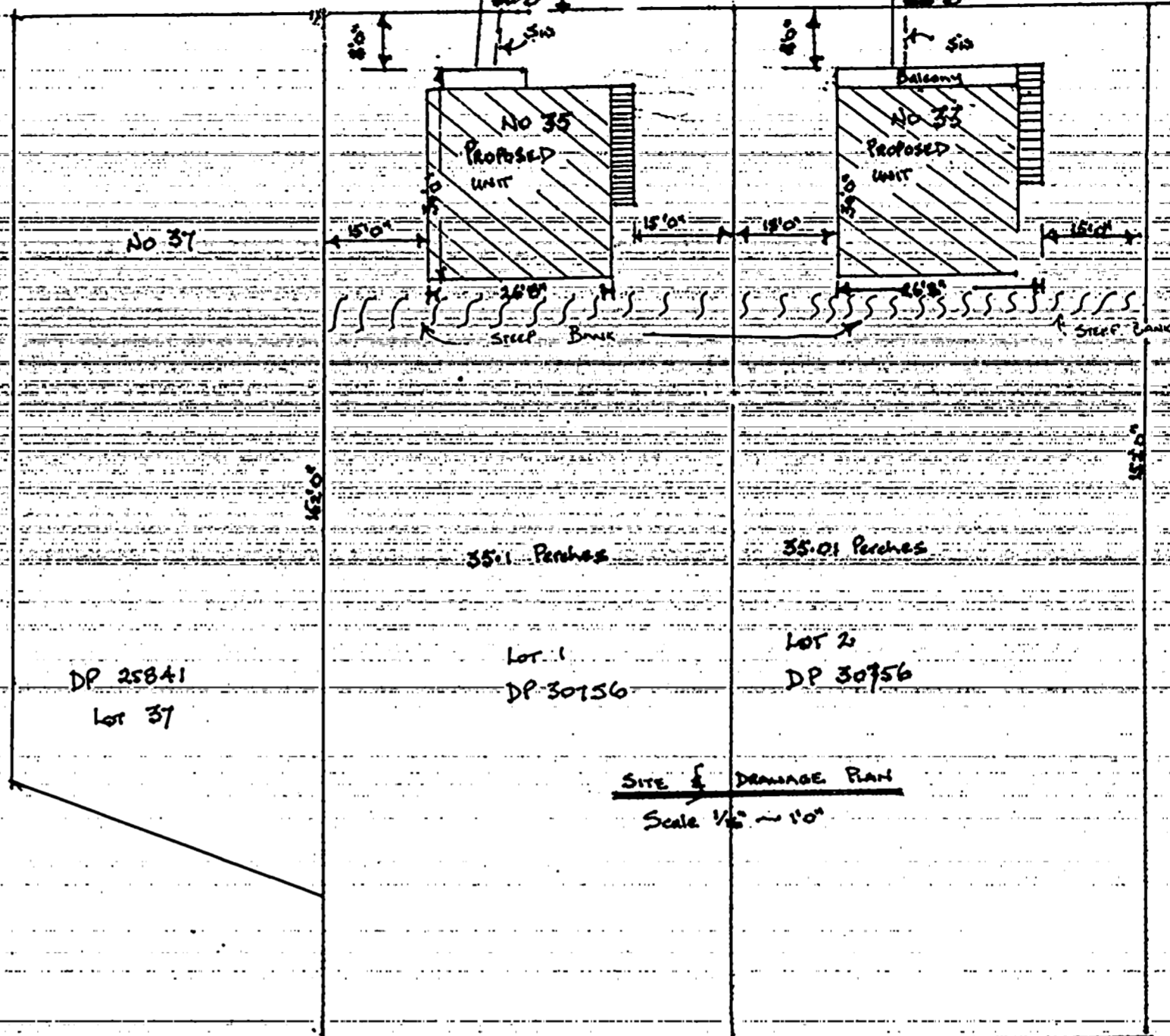
Scales
 1/4" = 1'-0"
 1/2" = 1'-0"
 Date 6/10/72 B.A.P.

FILE NO. 33-728
 PERMIT NO. 33-728
 DATE OF PERMIT 25/11/72
 ADDRESS 33 CLEARY ST.
 File 142-175

CLEARY STREET



TYPICAL FLOOR PLAN
Scale 1/4" = 1'-0"



SITE & DRAINAGE PLAN
Scale 1/4" = 1'-0"

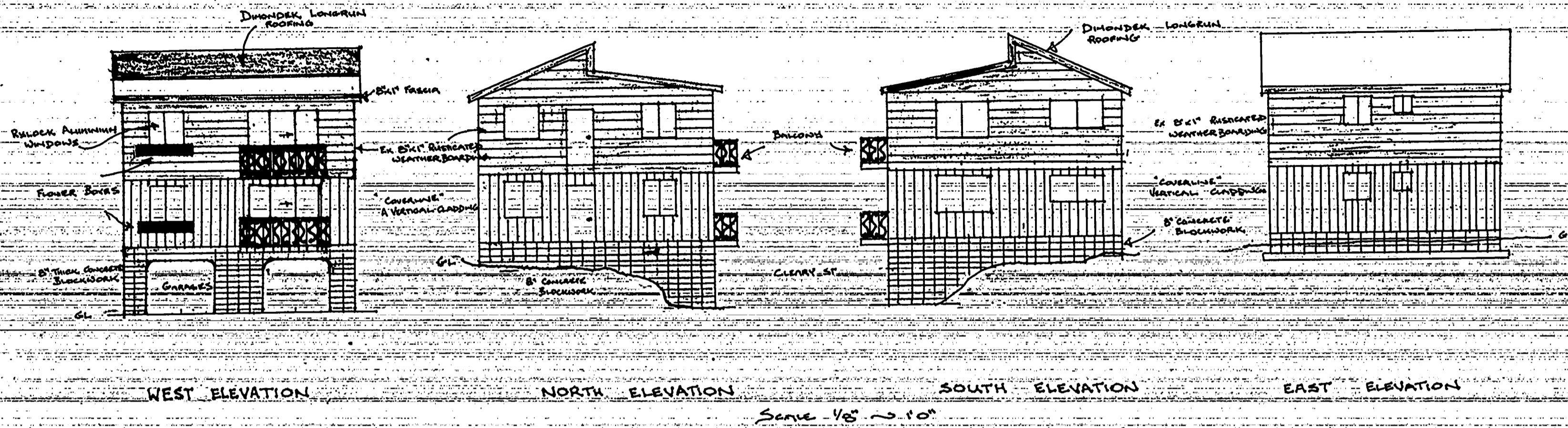
NOTE: Parking is provided under both apartments Nos 35 & 35

BY-LAW REQUIREMENTS
This plan and specification must be kept on the site of the works during constructions.
No concrete shall be placed in foundations until excavations and all reinforcements have been examined and certified by the Council.

The Building Permit is issued subject to Council property, Footpath, Berm, Kerb, etc., being protected in accordance with the By-laws for the duration of the works.

FLOOR PLAN	PROPOSED APARTMENTS
SITE & DRAINAGE PLAN	AT
Scale 1/4" = 1'-0"	Nos 35 & 35 - Cleary St
	Lounge Unit
	Lots 1 & 2 - D.P. 30156

FILE No. 33-728
 PERMIT No. 33-728
 DATE OF PERMIT 21/11/73
 ADDRESS 33 - CLEARY ST
 File 142 - 175



BY-LAW REQUIREMENTS
 This plan and specification must be kept on the site of the works during constructions.
 No concrete shall be placed in foundations until excavations and all reinforcements have been examined and passed by the Council Inspector.

The Building Permit is issued subject to Council property, Footpath, Form, etc, being protected in accordance with the By-laws for the duration of the works.

PROPOSED APARTMENTS
 at
 No. 33 CLEARY ST
 LOWER HUTT
 Lot 2, DP 30756

P.L. & B.F.

ILE No. 33.728
 PERMIT No. 33.728
 DATE OF PERMIT 21/11/73
 ADDRESS 33 CLEARY ST
 File No. 175

PLUMBING AND DRAINAGE

COUNCIL MAINS POSITIONS

The property is connected to council's sewerage system.

Council records show the stormwater drain discharges from the property to an approved outfall.

PRIVATE PLUMBING AND DRAINAGE

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

STREAMS / OPEN DRAINS

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

LATERAL PIPE REPLACEMENT PROGRAMMES

In August 2005 the Council adopted a policy that requires property owners to upgrade their private sewer drain if it is found to be leaking. This policy includes:

1. Initial testing to find out whether drains are leaking (the cost of this testing is met by the Council)
2. Upgrade works - if the testing confirms that the drain is leaking then property owners have the choice of joining a Council managed upgrade programme or organising the work themselves, using a registered drainlayer
3. Different repayment options for those choosing to join the Council managed upgrade programme.

Council contractors tested the private drain on this property to find out if it meets the required standard of watertightness for drains with the following result:

Test Date	Result
30/03/2006	Failed test - upgrade required
16/01/2008	Passed test - no further upgrade required

DRINKING WATER SUPPLY

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

METERED WATER SUPPLY

Not Available.

INFLOW

The council inspected the property for stormwater entering sewer pipes on 4/3/2009 and found that it complied.

OTHER UNDERGROUND SERVICES

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

Contacts	Position	Phone
Plumbing and drainage enquires	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: 1:562



Our Ref: 06192 completed letter.doc

Contact Karla Hodges

16 January 2008

For Works Completed at
33 B Cleary Street
Waterloo Lower Hutt 6009

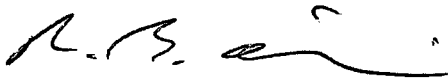
by Excell Corporation Ltd Ltd

Dear Property Owner

Truebridge Callender Beach Ltd (now Cardno TCB Ltd) has been assisting Hutt City Council in the implementation of their new Private Drain Upgrade Policy. Our role has been to manage the contract works and oversee upgrades carried out by Excell Corporation Ltd Ltd.

We therefore certify that the works undertaken by Excell Corporation Ltd Ltd on your property at the above address have been completed to the required standard of water-tightness, as outlined in the Councils Private Drain Upgrade Policy and in compliance with Section G13 of the New Zealand Building Code.

Yours faithfully



Ray O'Callaghan
Chartered Professional Engineer
for **Cardno TCB**



CardnoTCB

4 Frankmoore Avenue
Johnsonville Wellington NZ
PO Box 13 142
Wellington 6440 New Zealand
Telephone: 04 478 0342
Facsimile: 04 478 9416
International: +64 4 478 0342
Email: tcb@cardno.co.nz
Web: www.cardno.co.nz

New Zealand Offices

Wellington
Auckland
Hawkes Bay
Wairarapa
Taupo
Christchurch



Telephone: 570 6666
Facsimile: 569 4290
E.Mail: contact@huttcity.govt.nz
Our Reference: WW 03-50-04 PBE No.: PDP070180

07 March 2007

S F Baldrick, A A Baldrick
C/O J & A O'Neill
103 Kahu Road
PAREMATA 6006

Dear Sir/Madam

PRIVATE DRAIN TEST RESULTS, FURTHER WORK REQUIRED

You recently received a letter advising that Hutt City Council contractors would be testing private drains on your property as part of our project to upgrade private drains in the Whites Line East Catchment.

This project is designed to stop overflows of wastewater into the Waiwhetu Stream which create an environmental hazard. Tests have shown that the overflows are mainly caused by ground water getting into faulty private sewer drains during periods of heavy rain.

Greater Wellington Regional Council has granted a resource consent to the Council which requires that wastewater overflows to the Waiwhetu Stream must be reduced from the current rate of approximately four times a year to once every five years by 2009.

The sewer drains on your property: **33 B Cleary Street Waterloo** were inspected on 30 March 2006. This test showed that your private sewer drain does not meet the required standard of watertightness. As the property owner, you are responsible for upgrading the drain to the required standard. However, the Council is assisting property owners by offering a Council managed programme for upgrading drains. This includes a competitive tendering process to ensure that best price and workmanship are achieved.

Options for getting the work done and payment

In August 2005 the Council adopted a policy that requires property owners to upgrade their private sewer drain if it is found to be leaking. This means property owners are responsible for paying for any repairs required.

There are two options available for upgrading your private sewer drain. You can:

1. Join the Council upgrade programme - the Council will manage the upgrade, and ensure work is carried out to the required standard. The cost of the upgrade work will be recovered from you. The cost of the work can be repaid using one of the following payment options:
 - (i) one lump sum payment within three months of date of invoice
 - (ii) costs added to your two-monthly rates instalment with repayment spread over five years
 - (iii) partial payment by lump sum within three months of date of invoice and the balance on rates over five years.

For options (ii) and (iii) the amount to be recovered from you will include interest costs incurred by the Council, charged at the Council's current borrowing rate.

2. Arrange for the work to be done yourself - if you take this option you must use a registered drainlayer to carry out the upgrade. The Council will re-inspect the drains work and, on satisfactory completion, update the Council property file.

If you either do not agree for the Council to do the work (at your cost) or if you do not contract a registered drainlayer to carry out the work required, the Council may arrange for the work to be done, in accordance with section 459 of the Local Government Act 1974. The Council will recover from you the cost of doing the work, including interest charged at the Council's current borrowing rate. Total costs would be added to your rates to be repaid over a period of five years.

The Council's experience is that the average cost of upgrading private drains in your area to meet the required watertightness standard is approximately \$2,200.00. The cost of upgrading your specific drains may differ from this amount.

Arranging the work

Council consultants, Truebridge Callender Beach Ltd (TCB) would like to arrange a time to meet with you to discuss the work required, provide you with a quote and discuss payment options. Please contact Mike Ryan of TCB on 478 0342, or email michael.ryan@tcb.co.nz within 10 working days to arrange a suitable time to meet.

OR:

Complete the attached form and return it to the Council within 10 working days, in the prepaid envelope provided. TCB will then contact you to arrange a time to discuss the upgrade and payment options associated with your private drains.

Thank you for your cooperation and support in the clean up of the Waiwhetu Stream. If you have any queries please contact us on 570 6666 or contact@huttcity.govt.nz.

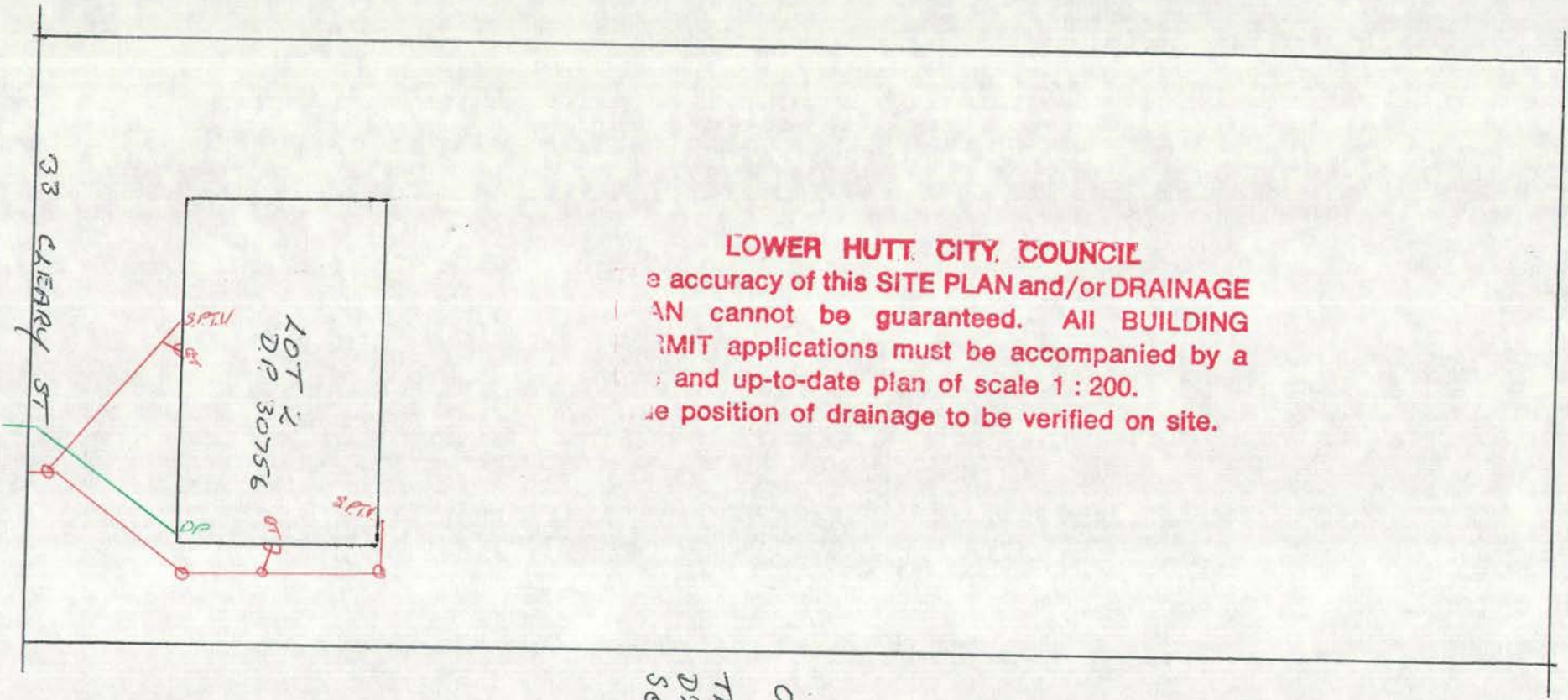
Yours sincerely



Bruce Sherlock
Manager Utility Services

Plumbing and Drainage Plans

33



LOWER HUTT CITY COUNCIL
The accuracy of this **SITE PLAN** and/or **DRAINAGE PLAN** cannot be guaranteed. All **BUILDING PERMIT** applications must be accompanied by a site plan and up-to-date plan of scale 1 : 200. The position of drainage to be verified on site.

OWNER: HEBURNNESS
R.P. 33728
TESTED: APRIL 74
DRAWN: THOMASOLI
SCALE: 1/8" = 1'

HAZARDS

CERTIFICATE OF TITLE INTERESTS

You should 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 records show flooding has been reported in the area in 2004; however, 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](#).

If you are having trouble accessing this website, or require further information, please contact Wellington Water on 04 912 4400.

SLIPS (SLIPPAGE, FALLING DEBRIS AND SUBSIDENCE)

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

EROSION

Council holds no record of any erosion on the property.

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/laws/standards/contaminants-in-soil/

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 <http://www.getprepared.org.nz/tz>

SEA LEVEL RISE

[Preparing Coastal Communities for Climate Change](#) has been commissioned by the Wellington Region Climate Change Working Group to help assess coastal vulnerability to climate change, sea level rise and natural hazards.

For more information on sea level rise, please see <http://www.pce.parliament.nz/publications/preparing-new-zealand-for-rising-seas-certainty-and-uncertainty>.

To find out how sea level rise 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](#).

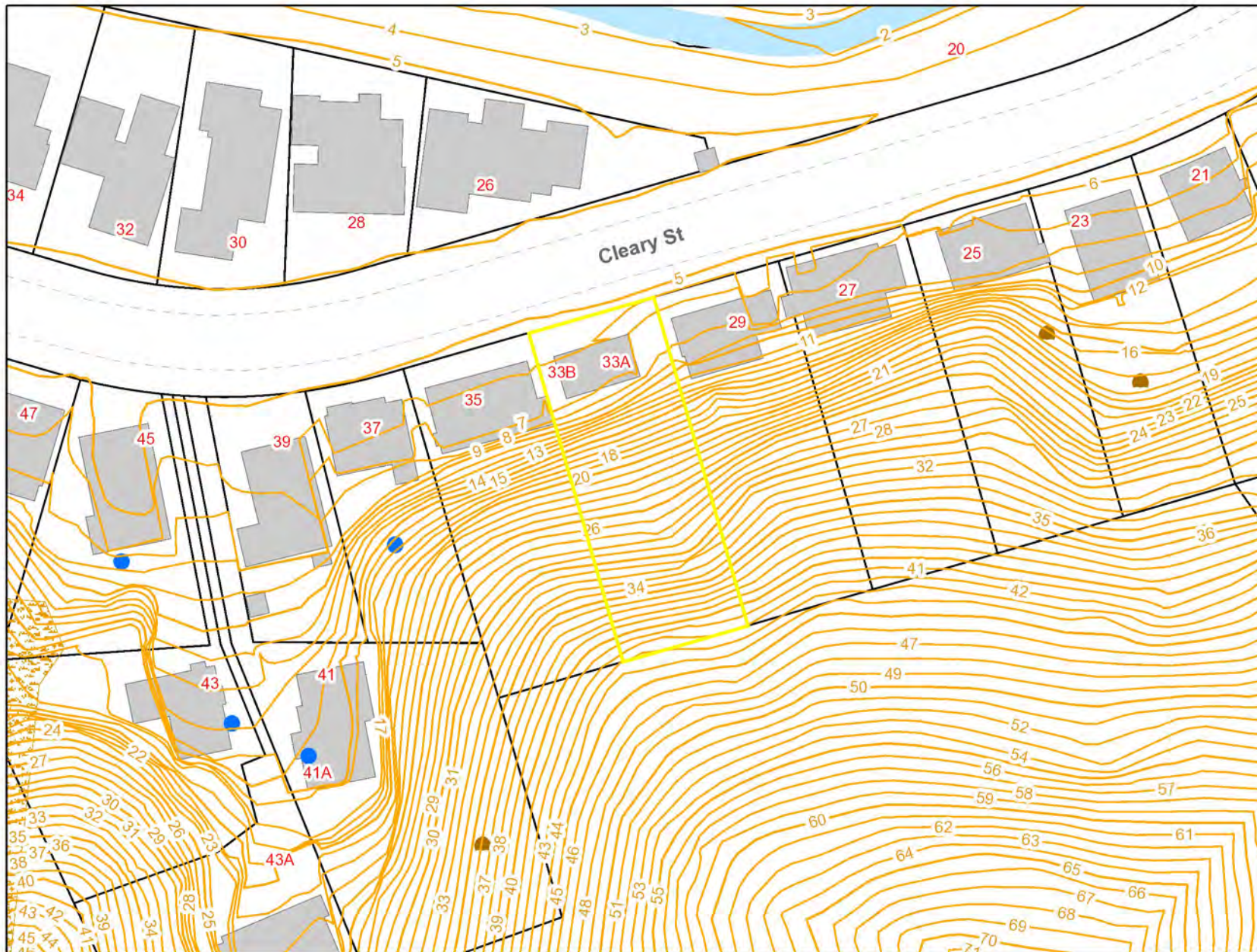
COMMUNITY EMERGENCY HUBS

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



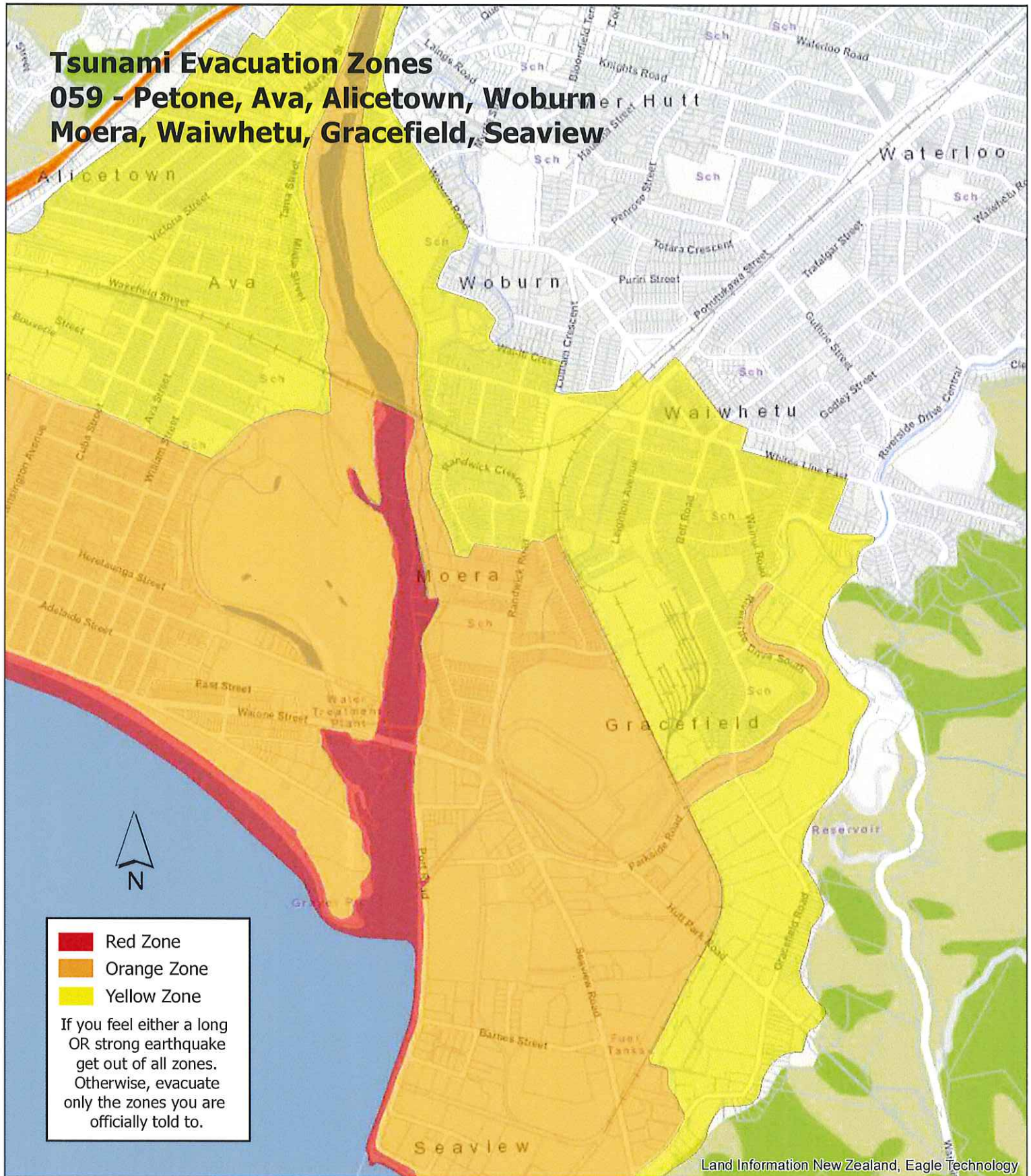
HAZARDS MAP

Scale: 1:810

Tsunami Evacuation Map

If you feel an earthquake that is either longer than a minute OR strong enough that it's hard to stand up THEN get to high ground, out of all zones, as soon as shaking stops!

**Tsunami Evacuation Zones
059 - Petone, Ava, Alicetown, Woburn
Moera, Waiwhetu, Gracefield, Seaview**



For maps of the Wellington Region and detailed zone descriptions:
www.getprepared.nz/tz



0 250 500 1,000 Meters
 Scale 1:24,000



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](#).

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 certificate of title and/or resource consent(s) for any information in this regard.

RESOURCE CONSENTS AND DISPENSATIONS

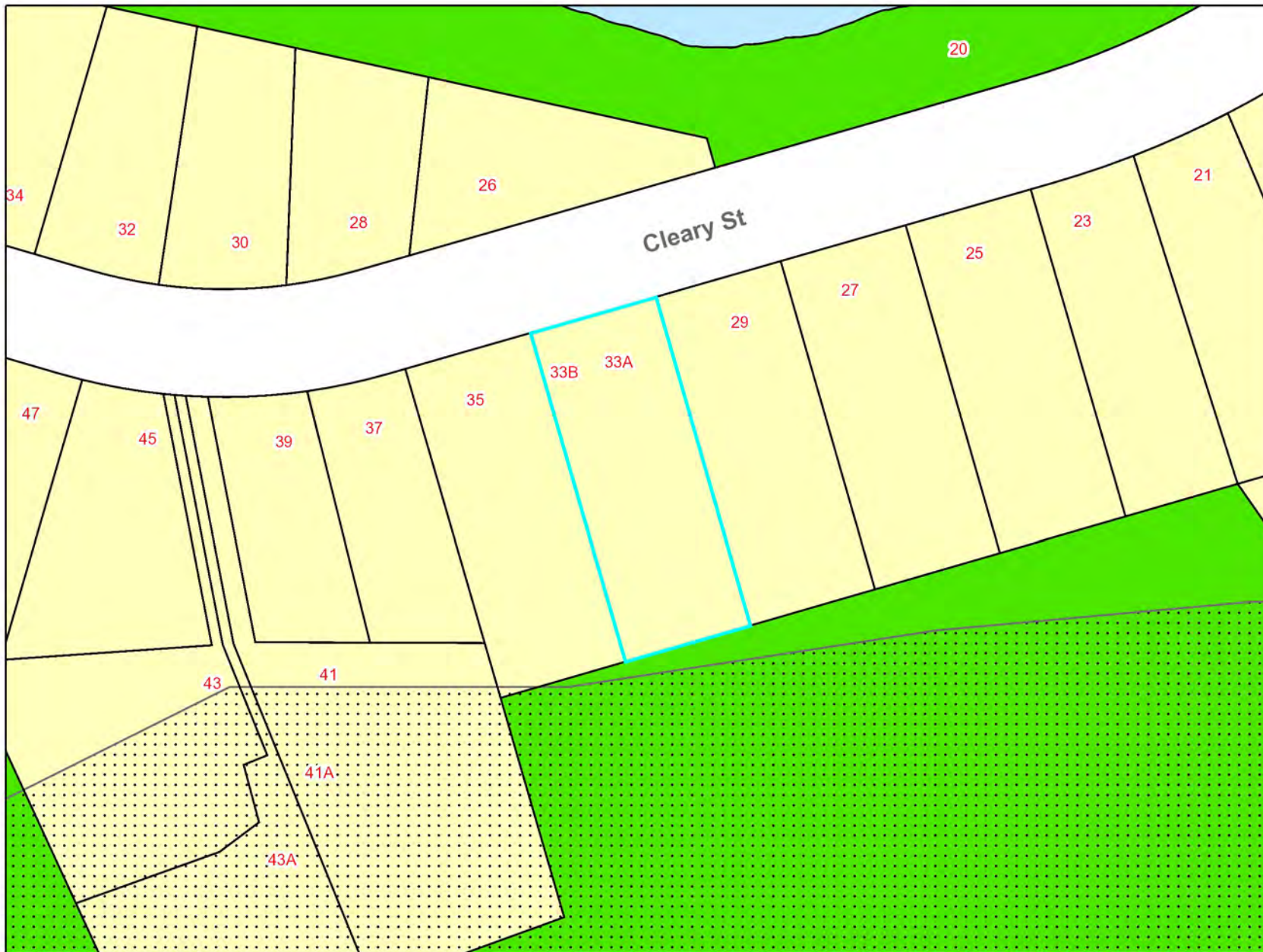
For dispensations Council issued under the Town and Country Planning Act 1953, see the planning file references in the archives section.

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: 1:811

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's 57257, 57256 and 57207 Subdivision files, Arch 34260 Building file and Arch 77765 Legal Documents.

Contacts

Email

Archive information	informationmanagementteam@huttcity.govt.nz
---------------------	------------------------------------------------------------------------------------------------------------

304-5-177

X

304

177

5

File No.

SUBJECT: APPLIC. COND. USE.-----P.L.& B.J.McGUINNESS
33 &, 35 CLEARY STREET
LOTS 1 & 2 D.P. 30756

FILE NUMBER(S) OF
PREVIOUS FILE(S) IF ANY:

REFERENCES TO OTHER
RELATIVE FILES:

c.c. City Engineer
Town Planner

16th October, 1972

✓ 304/5/177

Mr. I.J.M.Dunn

Mr. P.L. McGuinness,
199 Muritai Road,
EASTBOURNE.

Dear Sir,

re: Erection of apartment house - 33 & 35
Cleary Street

I refer to the application you have lodged seeking consent to a Conditional Use to permit the erection of two apartment houses.

I would be grateful if you could arrange to supply a plan of the proposal.

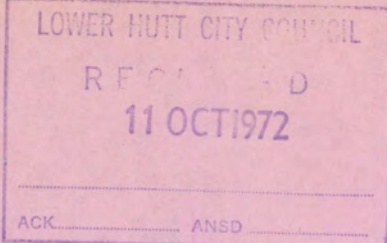
In terms of Regulation 32 (2) of the Town and Country Planning Regulations, 1960, you should serve copies of the application and public notice on the owners of those properties the boundaries of which abut any part of the land at 33 and 35 Cleary Street. Such service is in addition to that on this Council, the Commissioner of Works, the District Commissioner of Works and the Wellington Regional Planning Authority.

In regard to Conditional Use applications there is a fee of \$10 plus a deposit of \$10 payable, and I would appreciate it if you could remit the sum of \$20 to this office as soon as possible. Any unexpended portion of the deposit will be refunded when the application is finalised.

Yours faithfully,

E.C. Perry
E.C. Perry,
TOWN CLERK.





Reg.32 (1)

Form N

The Town and Country Planning Act 1953

APPLICATION FOR CONSENT TO SPECIFIED DEPARTURE

APPLICATION FOR CONSENT TO CONDITIONAL USE

To the Town Clerk, LOWER HUTT CITY COUNCIL.

This application is made under section 28C of the Town and Country Planning Act, 1953.

I hereby apply for (State fully nature of application)

Approval to erect 2 apartment houses.

The property in respect of which this application is made is situated at No. 33535 CLEARY Street (Road) (State locality) and the legal description is LOTS 1 & 2 DP 30756.

I am the (State whether owner, lessee, etc.) OWNER of the property.

Special conditions, restrictions, or provisions proposed for the application are

Name of owner: PLOBJ MCGUINNESS Address: 199 MURITA RD EASTBOURNE

- Names of persons particularly affected: Address: 1. 2. 3. 4.

Dated at this day of 196.

(Signature)

(To be signed for or on behalf of applicant)

Full name of applicant: PLOBJ MCGUINNESS Address for service: 199 MURITA RD EASTBOURNE

332-7-614

332

7

File No.

614

SUBJECT: INSTITUTE DE NOTRE DAME SUBDIVISION - CLEARLY STREET

FILE NUMBER(S) OF
PREVIOUS FILE(S) IF ANY:

REFERENCES TO OTHER
RELATIVE FILES:

332/7/661

22 April 1974

332/7/614

Mr Reeves

Attn: Mr O'Regan

Messrs Bell, O'Regan & Dunphy
P.O.Box 946
WELLINGTON

Dear Sir,

P.L. & B.J.McGuinness - 33 and 35 Cleary St.

Your letter of 2 April refers.

I return herewith Withdrawal of Caveat duly executed under the seal of Council.

Yours faithfully,

E. C. Perry

E.C.Perry
TOWN CLERK



LOWER HUTT CITY CORPORATION

T.C. 332/7/614 JLA/ak
CITY ENGINEER'S DEPARTMENT

9th April, 1974.

TOWN CLERK.

Excavation Caveat : 33 Cleary Street
P.L. & B.J. McGuinness:

Messrs Bell, O'Regan and Dunphy, Barristers and Solicitors, in their letter of 2nd April, 1974, ask for the release of the excavation caveat on 33 Cleary Street as it is considered that all building works have been completed.

The site was inspected on Friday, 5th April, and it would appear that all works have been satisfactorily completed. The member of my staff concerned also received a verbal assurance of this from Mr. P.L. McGuinness. It is therefore in order to complete the withdrawal of the excavation caveat covering 33 and 35 Cleary Street.

A. H. Grigg

CITY ENGINEER.

JCA

C.T.		
C.E.		
D.P.R.		
T.P.		
C.V.		
J.B.	<i>J.B.</i>	

FILE
22 APR 1974
6

3358

332/4/614

TYPE OF DOCUMENT: (Cross out those not applicable)

- ~~TEMPORARY BUILDING AGREEMENT~~
- ~~COUNCIL'S CONSENT AS CAVEATOR~~
- WITHDRAWAL OF CAVEAT
- ~~DEED OF DISPENSATION FROM BY LAWS~~
- ~~DEED OF LICENCE~~

NAMES OF THE PARTIES:

L.H.C.C. and P. A. B. J. Mc GUINNESS
33/35, CHEARY ST.

DATE RECEIVED BY RECORDS:

3. 4. 74

This document is referred to the following officers for action as noted:

- Document Registration Clerk - for completion of inwards registration card.
Signature [Signature]
Date 3. 4. 74
- Committee Secretary - for date of sealing authority.
J.R. Dunn 30.9.68
Signature [Signature]
Date 3. 4. 74
- City Engineer - for approval of conditions.
M. Andersen OK SEE memo 9.4.74
Signature OK [Signature]
Date 10/4/74
- City Valuer - for noting.
Signature
Date

RECORDS TO NOTE: When the above circulation has been completed the documents and this form are to be returned to the Documents Registration Clerk for sealing and signature by Town Clerk and Mayor.

FILE
22 APR 1974

8

223
BELL, O'REGAN & DUNPHY
BARRISTERS & SOLICITORS

CLIFF OSWALD BELL, O.B.E.
MALCOLM FRANCIS DUNPHY, LL.B.
GAVIN MICHAEL LOE, LL.B.
JOHN GERARD O'REGAN, LL.B.

IF CALLING OR PHONING PLEASE ASK FOR

MR. O'Regan

P.O. BOX 946

TELEPHONES 45-070
40-802

*7th Floor General Building
38-42 Waring Taylor St.,
Wellington, 1.
New Zealand.*

2 April 1974

The Town Clerk,
Lower Hutt City Corporation,
Private Bag,
LOWER HUTT.

Attention: Mr I.J. Dunn

Dear Sir,

P.L. AND B.J. MCGUINNESS - 33 AND 35 CLEARY STREET -
YOUR REFERENCE: 332/7/614

You will recall that in January of this year you executed a partial Release of Caveat in respect of 35 Cleary Street, but advised that the Caveat in respect of 33 Cleary Street was to remain until building had been completed. The Caveat relates to excavation works on the property.

We are now instructed by our clients that all work has been completed to your satisfaction and we accordingly enclose Release of Caveat which we certify is in order for execution. Would you please arrange for execution under seal and return to us as soon as possible.

Yours faithfully,
BELL, O'REGAN & DUNPHY

[Handwritten signature]

Encl.

cc Mr Busby

20 February 1974

332/7/614

Mr Reeves

Messrs Bell, O'Regan & Dunphy
P.O.Box 946
WELLINGTON

Attention: Mr O'Regan

Dear Sir,

P.L. & B.J. McGuinness - 33 and 35 Cleary Street

Your letter of 24 January refers.

I return herewith Partial Withdrawal of Caveat duly executed under the seal of Council.

. Yours faithfully,

E. C. Perry

E.C. Perry
TOWN CLERK



732
BELL, O'REGAN & DUNPHY
BARRISTERS & SOLICITORS

CLIFF SWALD BELL, O.B.E.
MALCOLM FRANCIS DUNPHY, LL.B.
GAVIN MICHAEL LOE, LL.B.
JOHN GERARD O'REGAN, LL.B.

IF CALLING OR PHONING PLEASE ASK FOR

MR. O'Regan

P.O. BOX 946
TELEPHONES 45-070
40-802

7th Floor General Building
38-42 Waring Taylor St.,
Wellington, 1.
New Zealand.

24th January 1974

The Town Clerk,
Lower Hutt City Corporation,
Private Bag,
LOWER HUTT.

Attention : Mr I.J.M.Dunn

Dear Sir,

re: P.L. & B.J. McGUINNESS - 33 AND 35 CLEARY STREET.

We refer to your letter of 10th instant, reference 332-7-614, and now enclose a Partial Withdrawal of Caveat in respect of 35 Cleary Street. We certify that this is in order for execution by the Corporation.

We look forward to receiving the document from you as soon as possible.

Yours faithfully,
BELL, O'REGAN & DUNPHY

Encl:

20 FEB 1974
[Handwritten signature]

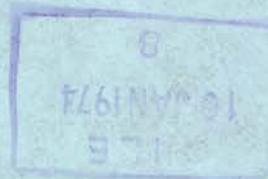
c.c. City Engineer

332-7-614

10 January 1974

Mr I J M Dunn

Messrs Bell O'Regan & Dunphy
Barristers and Solicitors
P O Box 946
WELLINGTON



Dear Sirs

P L & B J McGuinness - 33 & 35 Cleary Street

In reply to your Mr J O'Regan's letter dated 14 December 1973, I wish to advise that the City Engineer arranged for an inspection of the above property on Wednesday, 19 December 1973. I am advised that the dwelling on 35 Cleary Street is virtually completed, although that on no.33 is still under construction. From the inspection it appeared that all excavation works required for building are complete, and a retaining wall has been erected at the rear of the dwelling on number 33 in order to provide further support for the bank.

Your client Mr McGuinness, was on the site at the time the inspection took place and stated that no further excavation was to occur but as the dwelling on no.33 is incomplete the City Engineer is prepared at this stage to only recommend removal of the caveat in respect of no.35 Cleary Street. I am advised that this is satisfactory to Mr McGuinness and I would therefore suggest that you modify the enclosed form of withdrawal so that it applies to the land at 35 Cleary Street only.

Yours faithfully

E. C. Perry

E C Perry
TOWN CLERK

LOWER HUTT CITY CORPORATION



T.C. 332/7/614 JLA/ak
CITY ENGINEER'S DEPARTMENT

MEMO:

TOWN CLERK.

C.C. TOWN PLANNER

20th December, 1973.

C.C. CHIEF BUILDING INSPECTOR.

Excavation Caveat - Nos. 33/35 Cleary Street:

An inspection of the two properties concerned, Nos. 33 and 35 Cleary Street was made on Wednesday, 19th December, 1973.

The house on section number 35 Cleary Street is now for all purposes completed, but construction work is still proceeding on the building of No. 33. It would appear from inspection that all excavation works necessary for building have been completed, and that a retaining wall has been erected at the rear of the house at number 33 in order to provide further support to the bottom of the bank.

Mr. McGuinness who was on the site at the time stated that no further excavation was planned. As the dwelling on No. 33 requires a substantial amount of work to be carried out before it is completed, I am only prepared at this stage to recommend the removal of the caveat for No. 35. I understand that this is satisfactory to Mr. McGuinness.



A. W. Grigg

CITY ENGINEER.

AG

C.T.		
C.E.		
D.P.R.		
T.P.		
C.Y.		
AO	<i>—</i>	<i>al</i>

3326

TYPE OF DOCUMENT: (Cross out those not applicable)

~~TEMPORARY BUILDING AGREEMENT~~

~~COUNCIL'S CONSENT AS CAVEATOR~~

WITHDRAWAL OF CAVEAT (No. 807940)

~~DEED OF DISPENSATION FROM BY-LAWS~~

~~DEED OF LICENCE~~

NAMES OF THE PARTIES:

L.H.C.C. and *P.L. + R.J. Mc GUINNESS*
33/35 CHERRY ST.

DATE RECEIVED BY RECORDS:

18. 12. 73.

This document is referred to the following officers for action as noted:

Document Registration Clerk

- for completion of inwards registration card.

Signature *J. B. ...*
Date *18. 12. 73.*

Committee Secretary

- for date of sealing authority.

H.R. Dunn 30.9.68

Signature *[Signature]*
Date *18. 12. 73.*

City Engineer

- for approval of conditions. *for li. 35*

M. Andersen See Comment on memo 20/12/7

Signature *J. J. Adams*
Date *20/12*

City Valuer

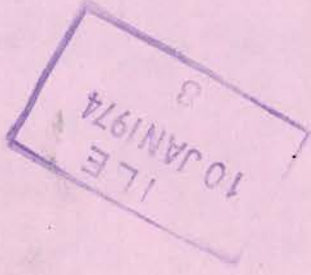
- for noting.

mean here. D.A.V.

Signature
Date

RECORDS TO NOTE:

When the above circulation has been completed the documents and this form are to be returned to the Documents Registration Clerk for sealing and signature by Town Clerk and Mayor.



8

TOWN CLERK.

C.C. TOWN PLANNER

C.C. CHIEF BUILDING INSPECTOR.

(46/26)
T.C. 332/7/614 JLA/ak

20th December, 1973.

Excavation Caveat - Nos. 33/35 Cleary Street:

An inspection of the two properties concerned, Nos. 33 and 35 Cleary Street was made on Wednesday, 19th December, 1973.

The house on section number 35 Cleary Street is now for all purposes completed, but construction work is still proceeding on the building of No. 33. It would appear from inspection that all excavation works necessary for building have been completed, and that a retaining wall has been erected at the rear of the house at number 33 in order to provide further support to the bottom of the bank.

Mr. McGuinness who was on the site at the time stated that no further excavation was planned. As the dwelling on No. 33 required a substantial amount of work to be carried out before it is completed, I am only prepared at this stage to recommend the removal of the caveat for No. 35. I understand that this is satisfactory to Mr. McGuinness.

Arc
CITY ENGINEER.
24

$\frac{9}{81}$ 95
45

c.c. City Engineer
Town Planner

332/7/614

Mr I.J.M. Dunn

12th December 1973

Messrs Bell, O'Regan & Dunphy,
Barristers and Solicitors,
P.O. Box 946,
WELLINGTON.

Dear Sirs,

re: P.L. & B.J. McGuinness - 33 & 35 Cleary Street

In reply to your Mr O'Regan's letter dated 23rd November 1973 I wish to reply that if a suitable form of withdrawal is submitted, consideration will be given to executing this under Seal.

Yours faithfully,

E. C. Perry

E.C. Perry,
TOWN CLERK



BELL, O'REGAN & DUNPHY
BARRISTERS & SOLICITORS

P.O. BOX 946

TELEPHONES 45-070
40-802

CLIFFORD OSWALD BELL, O.B.E.
MALCOLM FRANCIS DUNPHY, LL.B.
GAVIN MEL Loe, LL.B.
JOHN GERARD O'REGAN, LL.B.

*7th Floor General Building
38-42 Waring Taylor St.,
Wellington, 1,
New Zealand*

IF CALLING OR PHONING PLEASE ASK FOR

MR. O'REGAN

23rd NOVEMBER, 1973

The Town Planner,
Lower Hutt City Corporation,
P.O. Box 8012
WELLINGTON.

Attention: MR. HOLMES

Dear Sir,

P.L. & B.J. McGUINNESS - 33 and 35 CLEARY
STREET, LOWER HUTT.

The Corporation has registered a Caveat (No. 807970) against the above properties in respect of an excavation agreement made with the Institute De Notre Dame des Missions Trust Board.

We act for Messrs. P.L. & B.J. McGuinness who have purchased the land from the Institute and we have confirmed with Mr. Morison of your building inspectors department that the terms and conditions of the excavation agreement have been complied with and that the Caveat may now be released.

We should be pleased if you would arrange for a Release of the Caveat to be executed and sent to us as soon as possible. The matter is somewhat urgent in that our clients have completed building on 35 Cleary Street and a sale of the property is expected shortly. Fruthermore, our clients have arranged some bridging finance and must give clear title to the mortgagee.

We undertake to meet any costs involved to the Corporation in respect of the matter.

Yours faithfully,
BELL, O'REGAN & DUNPHY.
[Signature]

cc Mrs Scott

24 May 1973

Mr Reeves
(332/7/614)

Messrs. Barnett & Corry
P.O. Box 6461
WELLINGTON

Dear Sir,

Institute de Notre Dame
Des Missions Trust Board
29 Cleary Street

Your letter of 9 May refers.

I return herewith the Consent of Council as caveator
duly executed under the seal of Council.

Yours faithfully,

E. C. Perry

E. C. Perry
TOWN CLERK



c.c. City Engineer
Town Planner

h/aeu

27th May, 1969.

332/7/614

I.J.M.Dunn

The City Solicitor,
LOWER HUTT.

Dear Sir,

Institute de Notre Dame des Missions - Cleary St.
Subdivision of Lots 38-43 D.P.25841 being Part Section 23
Hutt District

I am enclosing the Land Transfer Plan in the above matter duly executed under Council's Seal in terms of the Municipal Corporations Act 1954 and certified under the Town and Country Planning Act, 1953.

In accordance with a resolution passed by Council on 24th June, 1968, it would be appreciated if you could prepare an Excavation Agreement in respect of the five new lots and arrange to have it executed on behalf of the Institute.

Caveats should also be lodged in due course against the titles of the five new lots at the appropriate stage. I should be glad if you could return the plan to Messrs. Rayward & Gilkison, P.O.Box 3188, Wellington.

Yours faithfully,



E. C. Perry
E.C.Perry,
TOWN CLERK.

1934

SUBDIVISIONAL PLAN FOR SEALING

Institué de Notre Dame

Applicant: des Trésoriers

File No: 332/4/604

Lot 38-43 D.P. 25841.
CLEARY STREET.

Date Recd. 13.2.69.

Location of Subdivision (street names) Type of Document

N.B. Conditions for Council's approval are contained on extract from Minutes in file attached.

SEALING AUTHORITY
24.6.68

<u>CIRCULATION</u>		<u>PAYMENTS MADE</u>			
<u>Officers</u>	<u>Initials and Date</u>	<u>Description</u>	<u>Amount</u>	<u>Receipt Number</u>	<u>Date</u>
C.T.	<i>ghwcv</i>	Perusal Fee	\$7.00	<i>9564</i>	<i>13.2.69.</i>
C.V.		Sealing Fee	\$5.00		
T.P.	<i>PH</i>	Reserves Contribution			
S.D. & T.E.	<i>9/10</i>	Deposit for Sewerage			
C.E.	<i>O.K.</i>	Deposit for Stormwater			
A.O.		Sewer Connection Fees			
		Water Connection Fee			
		Stormwater Connection Fee			
		Underground Telephone and Power Reticulation			
		Deposit			

DOCUMENTS RELEASED

Initials Date

OTHER DOCUMENTS, UNDERTAKINGS ETC. REQUIRED:
RECEIVED CIRCULATED RELEASED

(a)
(b) **FILE**
(c) **28 MAY 1969**
(d)
(e) **8**

REMARKS BY OFFICERS (if any):

Town Clerk's Dept. (include reference to any agreements, forms of consent or other special actions required).

City Valuer

Town Planner

ghwcv

PH

City Engineer's Dept.

OK proposed the excavation contract. obtained

[Signature]

332

7/614

RAYWARD AND GILKISON
REGISTERED SURVEYORS

TELEPHONES : WELLINGTON 47-714, 40-530
RESIDENCE 37-465
SITE OFFICE TOTARA PARK 87-508

PRINCIPAL—ROBERT GILKISON, M.N.Z.I.S.
ASSOCIATE—DONALD ANTHONY HALL, M.N.Z.I.S.

BRAEMAR BUILDINGS,
32 THE TERRACE,
WELLINGTON.
P.O. Box 3188
~~P.O. Box 51, UPPER HUTT~~

LOWER HUTT CITY COUNCIL
RECEIVED
24 MAY 1968
AC. 24-5-68 ANSD.

21st May 1968

The City Engineer,
Lower Hutt City Council,
Private Bag,
Lower Hutt.

Dear Sir,

Re: Institute de Notre Dame des Missions - proposed subdivision
lots 38 - 43 D.P.25841

Please receive herewith plan of the proposed subdivision to which we request the approval of your Council.

Yours faithfully,
Rayward & Gilkison.

C.T.		
C.E.	✓	
D.P.R.		
T.P.	✓	
C.V.		
CSP	✓	
D.K.	✓	AM.
AO	✓	

copy (Letter)
copy (Letter + Plan)

per: *G Bailey*

— see me re.
M.S.
30/5

1 Letter + 1 Plan only —
Plan with T.P.

cc: City Engineer
Acting Town Planner

332/7/614

J.N. Pearce

14th December, 1965.

Messrs. Rayward & Gilkison,
P.O. Box 3188,
WELLINGTON.

Dear Sirs,

Institute de Notre Dame des Missions
Proposed Subdivision - Cleary Street

I am replying to your letter of 5th November, 1965, reference 787/1 in which you submitted a scheme to provide four lots instead of three from Part Lot 1, D.P. 25823 and Lots 22 and 23, D.P's 25841/2.

I must with regret tell you that after careful consideration this application has been declined.

Yours faithfully,

E. C. Perry
E.C. Perry
TOWN CLERK



TOWN PLANNING COMMITTEE

EXAMINATION OF SUBDIVISIONAL SCHEME PLAN

File: _____

Applicant: Institute de Notre Dame Date of Application: _____
 Surveyor: Gibbs Date of T.P. Cttee: _____
 Legal Description: _____ Location: Cleary St.
 _____ Zoning: _____
 No. of new lots additional to Section Frontage: _____
 Existing title: _____ Section Areas: _____
 Length of new roading: _____ Previous Scheme: Yes/No
 Other Remarks _____

PROPOSED CONDITIONS FOR APPROVAL

<u>Subject</u>	<u>Initials</u>	<u>Remarks</u>
1) <u>Reserve Contribution</u>		
2) <u>Water Requirements</u>	<u>929</u>	<u>20 Deposit to cover cost of 1 new service 8/4" and possible shifting of other services</u>
3) <u>Sewerage "</u>	<u>J.R. M.</u>	<u>Deposit of \$60 and provision of connections to lot 1 & 2.</u>
4) <u>Stormwater "</u>		
5) <u>Adjustment of Services</u>	<u>929</u>	<u>Surveyors Certificate</u>
6) <u>Easement for Services etc.</u>		
7) <u>Easement for Rights-of-Way</u>		
8) <u>Consent to laying-out of Private Way</u>		
9) <u>Private Way Construction Requirements</u>		
10) <u>Street Dedication and Corner Splay</u>		
11) <u>Street Construction Requirements</u>		
12) <u>Underground power & telephone reticulation</u>	<u>929</u>	<u>Yes</u>
13) <u>Documents to be per-used by City Solicitor</u>		
14) <u>Buildings to be demolished</u>		
15) <u>Approved as a site for a dwelling house</u>		
16) <u>Any other general requirements or remarks</u>	<u>W</u>	<u>Rec. declined</u>

FILE
15 DEC 1965

RAYWARD AND GILKISON
REGISTERED SURVEYORS

PRINCIPAL—ROBERT GILKISON, M.N.Z.I.S.
ASSOCIATE—DONALD ANTHONY HALL, M.N.Z.I.S.

LOWER HUTT CITY COUNCIL
RECEIVED
10 NOV 1965
ACK. 11/11... ANSD.....

The Town Clerk,
Lower Hutt City Council,
Laings Rd.,
Lower Hutt.

TELEPHONES . . . WELLINGTON 47-714
RESIDENCE 37-465

SOUTHERN CROSS BUILDINGS,
22 BRANDON STREET,
WELLINGTON
P.O. Box 3188

332
7 614

5 - 11 - 65.

Ref No. 787/1.

Dear Sir,

Re Institute De Notre Dame
Cleary Street.

Please receive herewith prints of proposed subdivision at Cleary St., being Lots 22, 23 D.P. 25841 Sheet 2 and Lot 1 D.P. 25823 to which we request the approval of your Council.

Lot 1 D.P. 25823 has been left for reserve but never dedicated. A print showing the possible house sites and our cheque for the perusal fee have been included.

Yours faithfully,

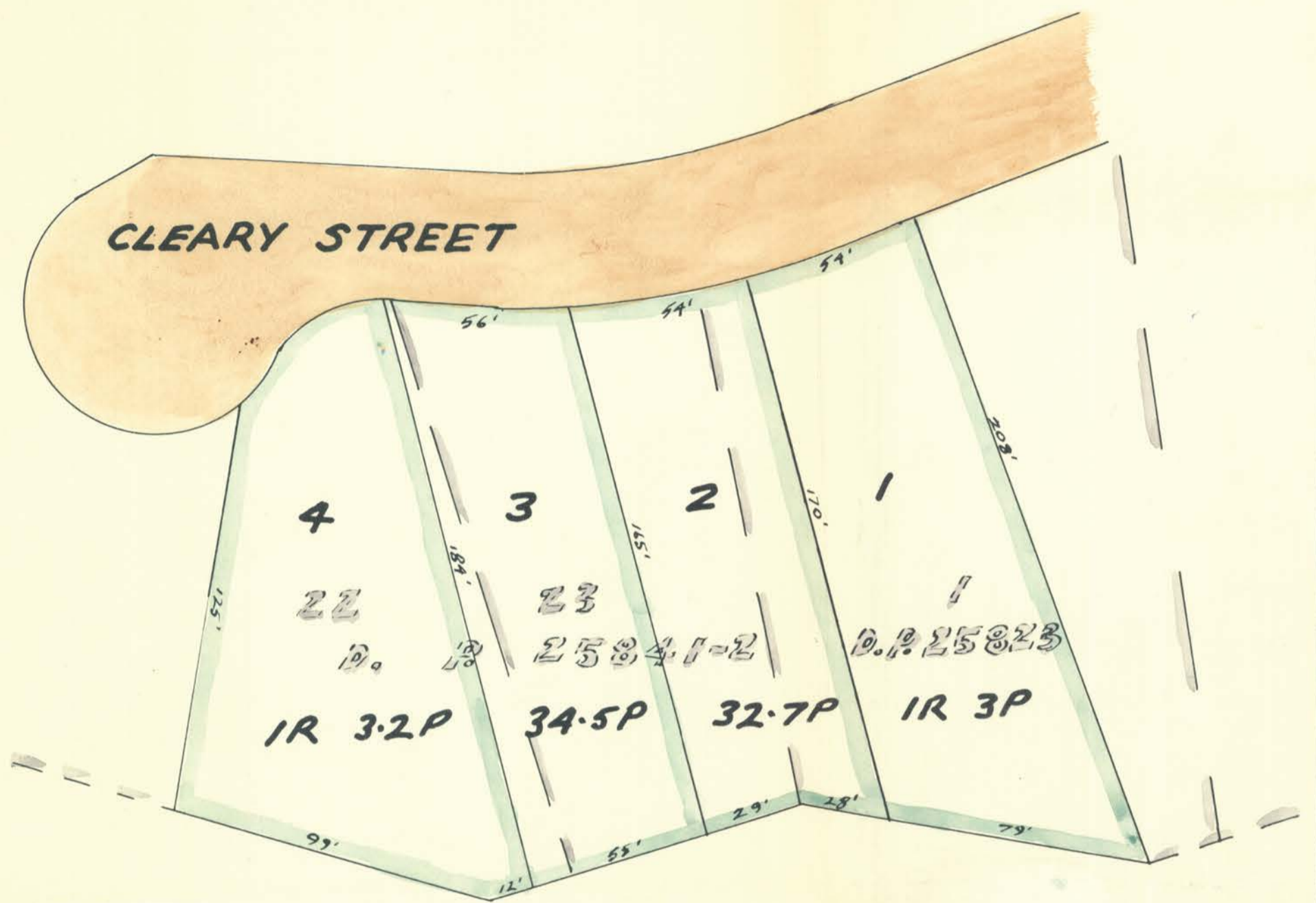
Rayward and Gilkison.

per: *g B Blance*

C.T.		
C.E.	✓	Copy
D.P.R.		
T.P.	✓	Copy
C.V.		
C.S.P.	✓	
ACK	✓	m.S.

FILE
15 DEC 1965
3

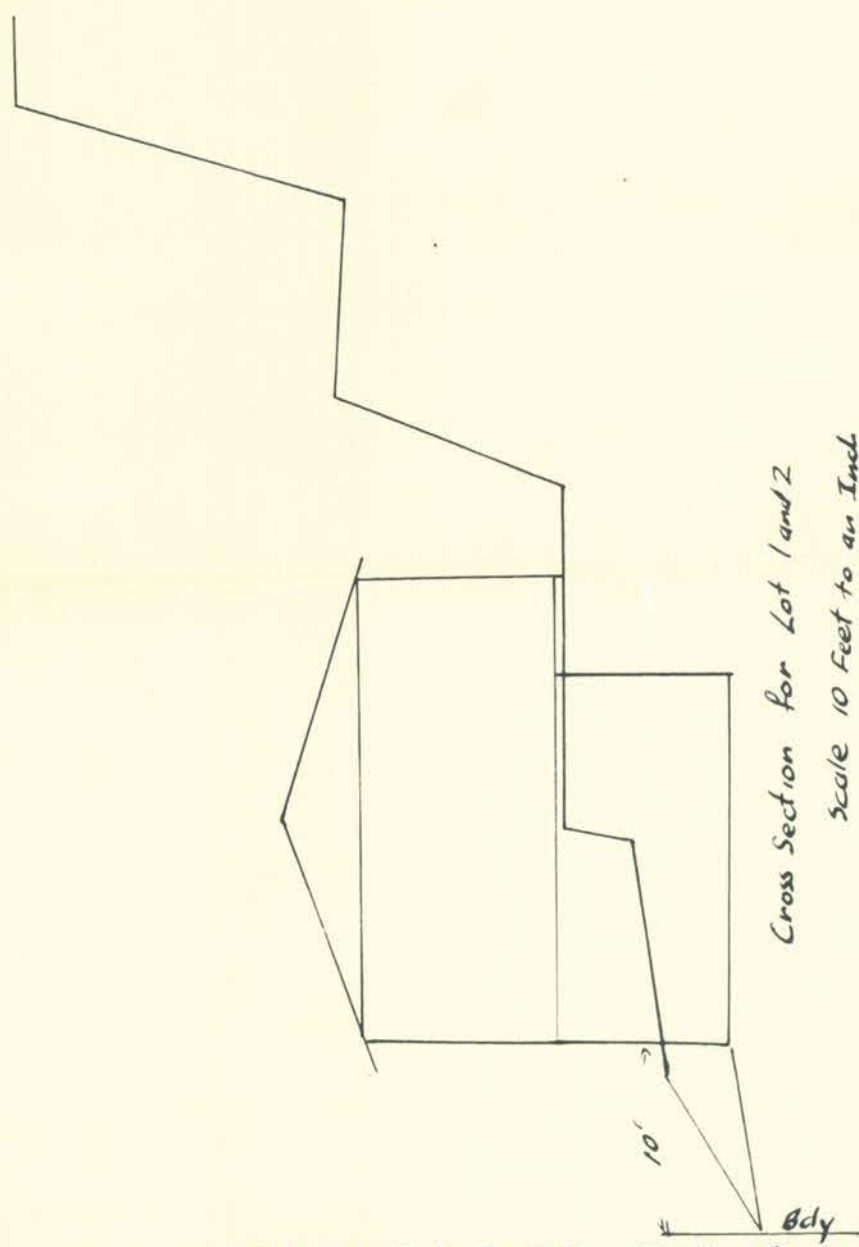
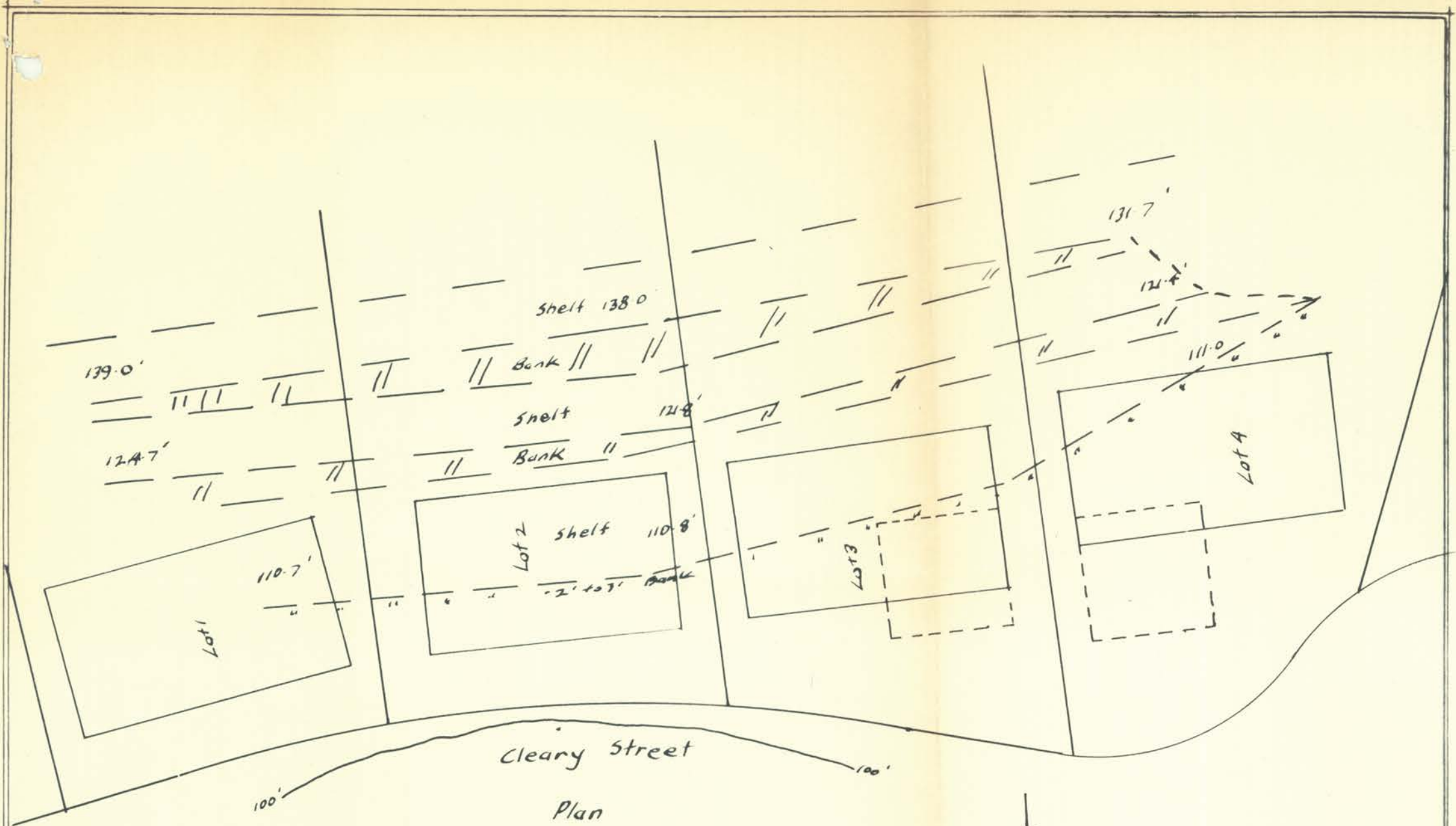
Copy + Plan To C.E. + T.P.



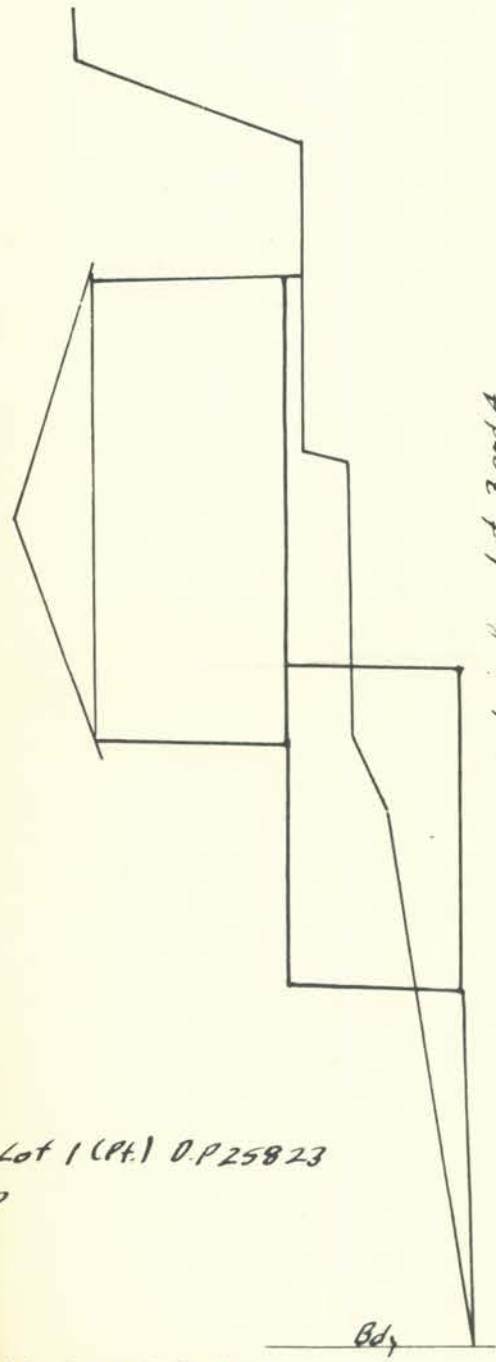
PROPOSED SUBDIVISION OF LOT 1 (PL.)
 D.P. 25823 & LOTS 22, 23 DP 25841/2
 SCALE 40 FEET TO AN INCH

PREPARED BY RAYNARD AND GILKISON
 REGISTERED SURVEYORS

787/1



Cross Section for Lot 1 and 2
Scale 10 Feet to an Inch



Cross Section for Lot 3 and 4
Scale 10 Feet to an Inch

Proposed Subdivision of Lot 1 (Pt.) D.P. 25823
and Lots 22 and 23 D.P.

**PREPARED BY RAYNARD AND GILKISON
REGISTERED SURVEYORS**

787/1

62^m

627

332

7

661

File No.


Volume 1

SUBJECT: Subdivision - Birdwood Road Area.
Institute de Notre Dame des Missions-
David Daily Ltd.

closed 2-4-68

FILE NUMBER(S) OF
PREVIOUS FILE(S) IF ANY: 29718 (Attached)

REFERENCES TO OTHER
RELATIVE FILES:



Institute de Notre Dame des Missions

Subdivision off Birdwood Road,

Background:

The Board of Missions of this institution is developing a subdivision off Birdwood Road, and a deputation was interviewed last Wednesday to hear the Board's representations for any relief which the Council may be able to provide towards meeting the balance of reserves contribution still payable on the subdivision.

Stage 1 of the subdivision comprised 54 lots and contribution has been paid in full, half the lots at £50 and half at £75. The second and final stage comprises 81 lots and the reserves contribution on these 81 lots requires to be paid at Council's present standard percentage rates and amounts to £14,641.11.0. Of this sum nearly half has already been paid in order to make 39 of the 81 sections available for transfer to purchasers.

The Board of Missions is carrying out the subdivision to secure funds for a charitable work, the new Birdwood Convent. The new convent will take the place of the Margaret Street Convent and make that land available for other city development. The scheme for the Birdwood subdivision was first submitted in 1958 since when there have been many delays in the completion of the contract work, and also other difficulties beyond the control of the Board.

The subdivision is producing 135 new building sites. The dwellings being erected are of a good standard and will result in a substantial addition to the city rates.

No reduction in the percentage rate of the contribution can be recommended as amongst other things it would create unfairness to other subdividers, but substantial relief can be given by other means.

Recommendation:

As part of the conditions of Stage 1 of the subdivision, the Board was required to transfer for esplanade reserve an area of 2 roods 16 perches. This meant a loss to the subdivision of about two sections and a decrease in the value of some others through reduction of their depth. For this area of just over 2 roods the Council allowed a credit of £2,390, equivalent to roughly £1,200 a section. Since this allowance was agreed upon, comparable sections have been assessed by the City Valuer at £2,400 each for reserves contribution purposes and have been selling on the open market at £2,600 and over. It would now be reasonable to update the credit for the two rood esplanade to a figure more in keeping with the City Valuer's present assessment.

About $15\frac{1}{2}$ acres of the total area was regarded as unsuitable for building sites and the Council agreed to accept it as reserve at £10 an acre. The Board's surveyor now thinks that one building site could be obtained from this area and sell for about £1,500 to £2,000. It is obviously in the interests of the City to permit the development of this additional site. The valuation of the rest of the $15\frac{1}{2}$ acres could also reasonably be updated to say £20 or £30 an acre, instead of only £10 an acre.

After discussing these proposals with the City Valuer, who agrees with the figures quoted, it would seem possible at this stage to credit the Board of Missions with an additional lump sum of between £2,800 and £3,000 by way of final settlement for the reserve land transferred to Council, and it is recommended that the difference be split and £2,900 credited accordingly. It is also recommended that the Board be permitted to retain an additional building site from the $15\frac{1}{2}$ acres.

The sum total of these proposals would improve the Board's finances by between £4,400 and £4,900 when the sale

of the additional section is taken into account as well as the updating of the reserves credits. This would go more than half way towards meeting the additional reserves contribution which has been incurred by the delays.

March 29th, 1967.

INSTITUTE DE NOTRE DAME DES MISSIONS TRUST BOARD

STAGE 2 OF BIRDWOOD ROAD SUBDIVISION

1958

November First submission of Scheme. Reserves contribution fixed at £50 per section.

1964

23rd March Amended scheme favourably considered. Reserves contribution at £75 per section. This amounted
(8 days before new % rates applicable 1st April, 1964) £4,050 for Stage 1.
£6,075 for Stage 2
less certain credits in each case.

21st April Mr. David Daily requested reversion to £50 per lot because of delays by contractor.

25th May Council decided to reduce the contribution to £50 per lot for Stage 1. No reduction Stage 2 and Council also resolved that if two year period expired without payment in full, the reserves contribution would have to be at current rates.

1966

29th July Re-approval sought of Stage 2 (two year period had expired).

22nd August Stage 2 re-approved at new current rates of reserves contribution.

26th August Rayward & Gilkison, Surveyors, advised of decision.

8th October Notice sent for £14,641.11.0. the reserves contribution required at current rates for Stage 2.

18th November Rayward & Gilkison, Surveyors, requested reconsideration.

6th December Council decided to adhere to the sum notified.

1967

31st January £7,270.5.0. paid for reserves contribution on 39 of the 81 sections in Stage 2.
The balance now owing for 42 sections of Stage 2 is £7,371.6.0.

-----00000-----

1720

SUBDIVISIONAL PLAN FOR SEALING

Applicant: INSTIT. DE NOTRE DAME File No: 332/7/661
CLEARY ST. DES MISSIONS. Date Recd. _____

Location of Subdivision (street names) Type of Document L.T. Plan

N.B. Conditions for Council's approval are contained on extract from Minutes in file attached.

<u>CIRCULATION</u>		<u>PAYMENTS MADE</u>			
<u>Officers</u>	<u>Initials and Date</u>	<u>Description</u>	<u>Amount</u>	<u>Receipt Number</u>	<u>Date</u>
C.T.		Perusal Fee	£3 3 0	27795	15/2/67
C.V. ✓	X	Sealing Fee	£2 2 0	"	"
T.P. ✓	RH	Reserves Contribution	£99	20529	12-8-66
S.D. & T.E. ✓	98	Deposit for Sewerage	£30	"	"
C.E. ✓		Deposit for Stormwater			
A.A.V. ✓		Sewer Connection Fees			
		Other Payments (if any)			
		Deposit underground cabling	£25	"	"

DOCUMENTS RELEASED

Initials Date

OTHER DOCUMENTS, UNDERTAKINGS ETC. REQUIRED:
RECEIVED CIRCULATED RELEASED

- (a) Please see Gilkison letter
- (b) received 15-2-67 for
- (c) undertakings required.
- (d)
- (e)

REMARKS BY OFFICERS (if any):

Town Clerk's Dept. (include reference to any agreements, forms of consent or other special actions required).

FILE
-1 SEP 1966
8

FILE
-2 MAR 1967
8

City Valuer

Q

OK ✓

Town Planner

RH

City Engineer's Dept.

OK
[Signature]

LOWER HUTT CITY COUNCIL

29715

46/26

JLA/jvm:

CITY ENGINEER'S DEPARTMENT

22nd October, 1965

EMO: TOWN CLERK

LOWER HUTT CITY COUNCIL
RECEIVED
27 OCT 1965
ACK.....AMSD.....

Re : Cleary Street Subdivision

I have examined the matters raised by Mr J.D. Nash of 5 Cleary Street in his letter dated 12th October, 1965.

Will you please reply along the following lines : -

- (1) A street sign was recently ordered and will be installed in the near future.
- (2) The sealing of Cleary Street has again been discussed with the surveyor for the subdividers who states that sealing work has been delayed to permit further excavation of several building sites. This work is now in hand and the necessary sealing works will be undertaken as soon as possible after completion. This work is not Council's responsibility.
- (3) Negotiations are still proceeding with the subdivider regarding the completion of the work in this area. ✓
- (4) I agree that there is a need for a path on the northern side of Birdwood Road and this work will be put in hand as soon as a Contractor is available.

A. N Grigg

CITY ENGINEER

Letter to J.D. Nash 16-12-65

C.T.		
C.E.		
D.P.R.		
T.P.		
C.V.		
C.S.G.	✓	es.

Bring up

FILE

BRING UP
5-4-66
~~10-2-66~~
4 87

ew

c.c. : CITY ENGINEER
TOWN PLANNER
CITY VALUER
CITY SOLICITOR

29718
c/111

22nd December, 1958

Messrs. Rayward and Gilkison,
Registered Surveyors,
543, D.I.C. Building,
Panama Street,
WELLINGTON.

Dear Sirs,

re: Proposed Subdivision, Pt. Secs. 23 and
27, Hutt District and Pt. Stopped Road
- Birdwood Road Area - East of Waiwhetu
Stream (Sisters of the Mission of Notre
Dame de Merci)

In reply to your letter of 28th October, 1958, I have to advise you that my Council is prepared to give favourable consideration to the above-mentioned subdivisional scheme, as submitted, subject to:-

- (i) Payment of the sum of £6,550 to Council's Reserves, Purchases and Development Account, this sum to be reduced by the amounts of the agreed valuations of land to be provided for reserve purposes, as shown on the subdivisional scheme submitted;
- (ii) The applicants to bear the cost of piping two storm-water drainage streams contained in the area;
- (iii) The applicants to bear one-third of the cost of provision of a new vehicular bridge to cross the Waiwhetu Stream in the vicinity of Birdwood Road;
- (iv) The provision by the applicants of a suitable sewage pumping station, if found necessary;
- (v) Consent to the private ways, subject to Council's standard conditions;
- (vi) Streets and services to be constructed and installed to Council's requirements.

As compliance with the foregoing conditions would

entail further formalities, should your clients wish to proceed with this scheme in accordance with the conditions set out above, it would be appreciated if you would kindly advise me accordingly, as soon as possible, also informing me of the name of the Solicitor who will be acting on behalf of your clients.

You will also be aware that on the submission of the subdivisional plan for sealing purposes, a further remittance in the sum of £2.2.0 (sealing fee) is also required.

There is no record of the receipt in this office of the sum of 10/6d. plan perusal fee, in respect of the consideration which has been given, to date, to this subdivision and it would, therefore, be appreciated if you would kindly remit this amount as soon as possible.

Yours faithfully,

E. C. Perry

(E. C. Perry)
ACTING TOWN CLERK

Clery St
 " "

Deed re Excavations dated 18 September 1969
 Excavation Agreement dated 18 September 1969

RELEASED TO		RETURNED	
Mr Pattison	Deeds. JHP	23/7/72	23/5/72
2 deeds to R. Gillespie	wk. 9/6/72	7/11/72	wk.

\$1-50

22-IX-69 54772 --DIY *****1.50

22-IX-69 54772

THIS DEED made the 18th day of September, 1969
BETWEEN THE INSTITUTE DE NOTRE DAME DES MISSION TRUST
BOARD (hereinafter called "the Owner") of the one part
AND THE CORPORATION OF THE MAYOR COUNCILLORS AND CITIZENS
OF THE CITY OF LOWER HUTT a body corporate under the
provisions of the Municipal Corporations Act 1954 (herein-
after called "the Council") of the other part WHEREAS the
Council has consented to a subdivision of the land of the
Owner situate in the City of Lower Hutt more particularly
described in the Schedule hereto subject inter alia to the
condition that prior to sale of any of the allotments in the
subdivision by the Owner such sections shall be properly
filled and compacted so as to provide in each case a
suitable building site to the satisfaction of the City
Engineer to permit the issue of a Building Permit for the
erection of any building upon the said sections AND WHEREAS
the Owner has agreed to undertake the obligation of filling
and compacting the said sections to the requirements of the
Council AND WHEREAS it is expedient that notice to any
purchaser from the Owner of any of the said allotments
contained in the said subdivision of the interest of the
Council and the obligation of the Owner to complete such
filling and compacting should be protected by the registrat-
ion of a Caveat against the land described in the Schedule
hereto NOW THIS DEED WITNESSETH AND IT IS HEREBY COVENANTED
AND DECLARED by and between the parties hereto as follows:-

1. THE Council will endorse its consent on the said plan
of subdivision and release the plan to the Owner for deposit
in the Land Transfer Office at Wellington.

2. THE Owner HEREBY COVENANTS with the Council that
prior to the sale of each allotment in the subdivision
referred to in the Schedule hereto such allotment or

allotments shall be filled or if necessary re-excavated and compacted so as to provide a suitable building site to the satisfaction in all things of the City Engineer prior to the issue of a building permit and the City Engineer is hereby authorised apart from the powers conferred upon him by the by-laws of the Council to withhold the issue of such a permit until such filling, re-excavation and compacting as the case may be has been duly completed to his satisfaction as aforesaid having regard to the design of dwelling to be erected PROVIDED HOWEVER that the obligation hereby imposed upon the Owner to fill or re-excavate and compact the said section or sections as aforesaid shall be effected by the Owner if the Owner shall enter into any contract to sell or agreement to sell the said piece of land to any other person.

3. IF the Owner shall fail to carry out the obligations assumed in accordance with the immediately preceding clause of this Agreement and in strict accordance with the conditions imposed by the Council it shall be lawful but not obligatory upon the Council to enter physically upon the said land to effect such filling or re-excavation and compacting so as to provide a building site to each section to the satisfaction of the City Engineer at the cost in all things of the Owner and the Owner shall forthwith pay to the Council the cost of such filling or re-excavation and compacting together with interest at Eight (8) per centum on moneys expended by the Council from the date of such expenditure to the date of payment.

4. IF the Owner shall make default in payment of the amounts so due upon demand being made by the Council in that behalf the Council may sue for and recover the same in any Court of competent jurisdiction and until it shall be paid the amount so due shall be a charge against the said piece of land and the Council in the event of default shall be



entitled to require the Owner to execute a mortgage to the Council over the said piece or pieces of land to secure the amount so expended by the Council and interest thereon as aforesaid and the Council shall be entitled to exercise the power of sale conferred upon mortgages in the event of default as aforesaid.

5. NOTHING herein shall impose or be deemed to impose upon the Council any liability in respect of any damage which may be caused as a result of any subsidence or fall of earth or otherwise arising out of any such filling or re-excavation and compacting.

6. THE Council shall be at liberty by its agents servants or workmen at all reasonable times to enter into upon any portion of the land for the purpose of inspecting any such filling re-excavation and compacting and the Owner the purchaser or other the registered proprietor for the time being of the said land or any of the allotments contained in the said plan of subdivision shall carry out and conform to the requirements of the City Engineer in respect of such filling re-excavation and compacting at any time proposed to be carried out on the land or any part thereof.

7. ANY agreements documents deeds or other matters required to be completed under this Deed shall be prepared and completed and if necessary stamped at the expense in all things of the Owner.

8. IF the said land or any part thereof shall be sold conveyed or assigned whether by the Owner or any purchaser from the Owner or by any other person in exercise of any power of sale or otherwise howsoever the Owner shall forthwith at its own cost obtain the execution by the person purchasing the said land or any allotment in the subdivision of a Deed of Covenant between the person so purchasing and



the Council whereby the person purchasing covenants with the Council in like terms of the covenants herein contained in these presents and so toties quoties as often as the said land may be sold or disposed accordingly.

9. SHOULD the Council proceed with the registration and maintenance of a Caveat against the said piece of land to protect its interest under this Deed the Owner shall not take nor permit to be taken any steps to remove the said Caveat until there has been due compliance by the Owner with the provisions of this Agreement.

10. THE City Engineer shall notwithstanding the provisions of Clause 1 hereof be at liberty to refuse to grant his consent as aforesaid to the issue of a building permit without being under any obligation to give or assign any reason for such refusal.

SCHEDULE

ALL THOSE pieces of land situate in the City of Lower Hutt containing together TWO ROODS THIRTY-SIX DECIMAL NINE PERCHES (2r. 36.9p.) more or less being Part of Section 23 Hutt District and being also Lots 62, 63 and 64 on a plan of subdivision of Lot 1 on Deposited Plan 25823 and being Part of the land contained in Certificate of Title Volume 382 folio 35 Wellington Registry.

IN WITNESS WHEREOF these presents have been executed the day and year first hereinbefore written.

THE COMMON SEAL of THE INSTITUTE
DE NOTRE DAME DES MISSION TRUST
BOARD was hereunto affixed
pursuant to a resolution of the
Board in the presence of:-



..... *J. E. Nelson* *Vice - Provincial Superior*

..... *M. Gilda* *P. P. Provincial Councilor*

JP

THE COMMON SEAL of THE CORPORATION
OF THE MAYOR COUNCILLORS AND
CITIZENS OF THE CITY OF LOWER HUTT
was hereunto affixed pursuant to a
resolution of the Council in the
presence of:-



Mayor.

.....



Town Clerk.

.....

DATED

1969

INSTITUTE DE NOTRE DAME
DES MISSIONS TRUST BOARD

with

THE CORPORATION OF THE
MAYOR COUNCILLORS AND
CITIZENS OF THE CITY OF
LOWER HUTT

EXCAVATION AGREEMENT

HOGG GILLESPIE CARTER & OAKLEY,

Solicitors,
LOWER HUTT.

COMMUNITY SERVICES

LOCAL ELECTORAL AREA

The property is in the Eastern Ward.

RUBBISH AND RECYCLING

Monday is the rubbish collection day for the property.

For information on what can and can't be recycled, please see this [website](#).

From 1 July 2021, Hutt City Council will be changing the way Rubbish and Recycling are collected. Council plastic rubbish bags will no longer be used. All households will have a rubbish bin for household rubbish, a recycling bin for paper, plastic containers and cans, and a crate for glass recycling. An optional garden waste bin collection is also offered. Please visit our [website](#) or see the brochure below for more information. If you have any enquiries regarding these changes, please call 04 570 6666 or email binchanges@huttcity.govt.nz.

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

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

Lower Hutt's new rubbish and recycling service

Starting from 1 July 2021

Meet
your new
bins!



HUTT CITY
TE AWA KAIRANGI

**TOO
GOOD
TO
WASTE**
100
Maimoatia Kei Moumou

I'm your rubbish bin / ipupara

This is your wheelie bin with the red lid, and it's just for rubbish.

✓ What can I put in my red bin?

- General rubbish – which means anything that can't be reused or recycled

✗ What can't I put in my red bin?

- Hot ashes or liquids
- Hazardous waste such as large batteries and gas bottles



I get collected weekly

Tip: Don't know how to dispose of something or recycle in other ways? Check hutt.city/wastecheck or contact us.

Tip: Use the space on your bins' lids to write your address with a permanent marker.

Did you know? When green waste goes to landfill it creates methane, a greenhouse gas much more potent than carbon dioxide. Instead of putting it in your red bin, consider composting or using our green waste collection.



Reminder

Council bags placed out on the street will no longer be collected after 1 July 2021. Also, if you have an existing wheelie bin contract and don't want this service to continue, make sure you cancel it before 1 July 2021.

I'm your recycling bin / ipu hangarua

This is your wheelie bin with the yellow lid, and it's just for stuff that can be recycled.

✓ What can I put in my yellow bin?

- Paper and cardboard
- Tins and cans
- Plastic containers marked with the recycling number 1, 2 or 5 — look for the triangle on the bottom of the item:



X What can't I put in my yellow bin?

- Glass
- Batteries
- Lids
- Drink cartons / Tetrapak
- Polystyrene
- Plastic bags, cling film and soft plastics

Remember: Rinse containers and flatten cardboard before you put them in your yellow bin – but don't flatten cans or plastic bottles.



Did you know?

When the wrong items end up in the wrong bin, they contaminate the recycling / ipu hangarua, which can mean the whole truckload ends up going to landfill. That's why we need to make sure the only thing that goes in our yellow bins is the stuff that's too good to waste.

I'm your glass recycling crate / pouaka karāhe

This is your blue open-top crate, which is just for glass.

✓ What can I put in my blue crate?

- Glass bottles
- Glass jars

Remember : Rinse bottles and jars to make sure they're clean.

X What can't I put in my blue crate?

- Lids
- Tableware and Pyrex
- Broken glass
- Light bulbs
- Mirrors or window glass

Tip: One person's waste is another's treasure. Keep an eye out on noticeboards and social media for opportunities to save things like lids from going to landfill.

I get collected on blue weeks



Reminder

After the new service starts from 1 July, you'll only be able to use your new blue crate for glass collection. The green crate you have now belongs to you, so you're free to keep it for another use – or we can pick it up and recycle it for you. We'll provide an update on how this will work before 30 June.

I'm your green (garden) waste bin / ipupara tupu

You may have chosen to receive a 240L wheelie bin with a green lid. Your green bin is for garden waste only.

✓ What can I put in my green bin?

- Grass clippings
- Plant cuttings

✗ What can't I put in my green bin?

- Rubbish
- Concrete or stone
- Nappies
- Food waste

Tip: Don't know how to dispose of something or recycle in other ways? Check hutt.city/wastecheck or contact us.

I get collected every four weeks



Did you know?

Compost bins and worm farms are great for your garden. Consider putting food waste into one of these. For practical tips on how to reduce food waste and save money, visit lovefoodhatewaste.co.nz

Putting your new bins out

When do I put my new bins out?

Different bins go out depending on whether it's a yellow or blue week.

If you choose to have a green waste bin, you'll receive a separate calendar letting you know which weeks this needs to go out. Green waste will be collected on blue or yellow weeks depending on where you live.

Check out your collection calendar at the back of this booklet. A sticker on the side of each of your new bins will let you know its collection day.



Yellow Week

Put out your **yellow bin** and your red bin



Blue Week

Put out your **blue crate** and your red bin

What time do I put my bins out?

Your bins should be out on the kerb by 6am on your collection day, or you can put them out the evening before. Please try to have them back inside your property by the evening of collection day.

How to put your bins out

Please keep lids closed with your bin latches fastened. If you can't close the lid, your bin is too full and may not be emptied. If this happens, remove some of the contents of the bin and save it for the next collection.

Please place your bins as close as possible to the kerb with the Council logo facing the road and half a metre between each bin so the trucks can pick them up. Place your glass recycling crate next to your wheelie bin/s.

We can all work together to make sure our bins don't block paths or driveways – we want everyone to be able to get around easily.

Flats, shared driveways and cul-de-sacs

If you can't fit your bins right outside your property, have a chat to your neighbours – together you can find a safe place to put your bins out for collection.

This may mean some residents have neighbours' bins outside their property on collection day.

Need help putting your bins out?

If you can't get your recycling and rubbish to the kerb for collection due to disability or mobility challenges and you have no one to put it out for you, we can help.

Please call us on **04 570 6666** or email contact@huttcity.govt.nz and we'll work together to make sure your bins get collected.

Become a waste champion

We won't all be perfect when it comes to recycling and cutting down on what ends up in the landfill, so we've got a few systems in place to help us all get up to speed.

These include cameras on our trucks to check whether your recycling and green waste bins have the right items inside. A bin inspector might also leave a tag on your bin to help you become a waste champion.

If you get a **Green** tag, everything in your bin was correct – well done!

If you see an **Orange** tag, some items in your bin shouldn't have been there. Please double-check that everything's correct for next time.

If you get a **Red** tag, lots of stuff in your bin wasn't sorted and it may not even have been collected. If this happens, remove the stuff that shouldn't be there and put the bin out again next collection day.

If everything was sorted and your bin or crate was not emptied, visit toogoodtowaste.nz, call **04 570 6666** or email contact@huttcity.govt.nz to report a missed collection.

MAIMOATIA KEI MOUMOU

Too good to waste

This booklet is also available for download in:

- Te Reo Māori
- Samoan
- हिंदी
- 繁體中文
- 简体中文

Visit toogoodtowaste.nz



PHONE **04 570 6666**

EMAIL contact@huttcity.govt.nz

toogoodtowaste.nz

HUTT CITY
106
TE AWA KAIRANGI