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**LAND INFORMATION MEMORANDUM**

# 68 EPUNI STREET HUTT CENTRAL

Produced by Hutt City Council

24/06/2025

*Reference:* LIM250749

Jcnz Properties Ltd Attn: Jessica Craw  
310 Fergusson Drive, Heretaunga,  
UPPER HUTT

Dear Jcnz Properties Ltd Attn: Jessica Craw,

**Land information memorandum for 68 Epuni Street HUTT CENTRAL 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 in accordance with the requirements of section 44A of the Local Government Official Information and Meetings Act 1987, together with information it considers is relevant.

This LIM Report is an accurate representation of the information held on file and has been provided in good faith. It is not the result of any site visits. If you are unsure of what you are looking for, or how to read your LIM report, it is recommended you have your lawyer check it over with you.

While every care has been taken to ensure the information is correct, its accuracy cannot be guaranteed as third parties may have provided some of the details. Please also bear in mind the age of the building in assessing the comprehensiveness of this LIM. The older the building is, the greater the likelihood that alterations may have been made to it without the council having been informed, or that council's archives do not record the street address or legal description.

Hutt City Council accepts no liability for any errors in the report, in particular the exact location of property boundaries and private drains.

Other sources of information that may be of help include:

- Building inspectors: A building inspector can help to resolve questions about the building's structural soundness and the quality of workmanship. A register of independent building advisers can be found at the New Zealand Institute of Building Surveyors [website](#).
- Building consents and permits: More detailed information about building consents and building permits granted for work on the property can be viewed online for free using council's [Building Information Search](#) or at council's consents counter, 30 Laings Road, Lower Hutt.
- Council's plan for the city: The [Long Term Plan](#) outlines our priorities for the next 10 years, including what we plan to do. Council's [Annual Plan](#) is an operational look at the financial year ahead to ensure we're on track.
- The Proposed Lower Hutt District Plan was publicly notified on 6 February 2025. This is proposed to replace the current District Plan. The Proposed District Plan contains information, including new hazards and risks overlays, that may be relevant to this property. It is important to note that information from the Proposed District Plan has not been included in this LIM. Please refer to the District Plan section of this LIM for more information.
- Greater Wellington Regional Council: This council may hold information on the property. Ring 04 384 5708.
- Utilities: Electricity and gas companies may also hold information on the property.

If you have any questions, please refer to the relevant contact details found in each section of this report.

Yours sincerely,

Wendy Mncanca  
LIM Officer

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## OVERVIEW

### PROPERTY ADDRESS

68 Epuni Street HUTT CENTRAL

### LEGAL DESCRIPTION

FLAT 4 DP 43521 ON LOT 2 DP 43520 WN14D/1427 1/4 SHARE

### VALUATION NUMBER

1605233300D

### LAND AREA

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

### DEPOSITED PLAN

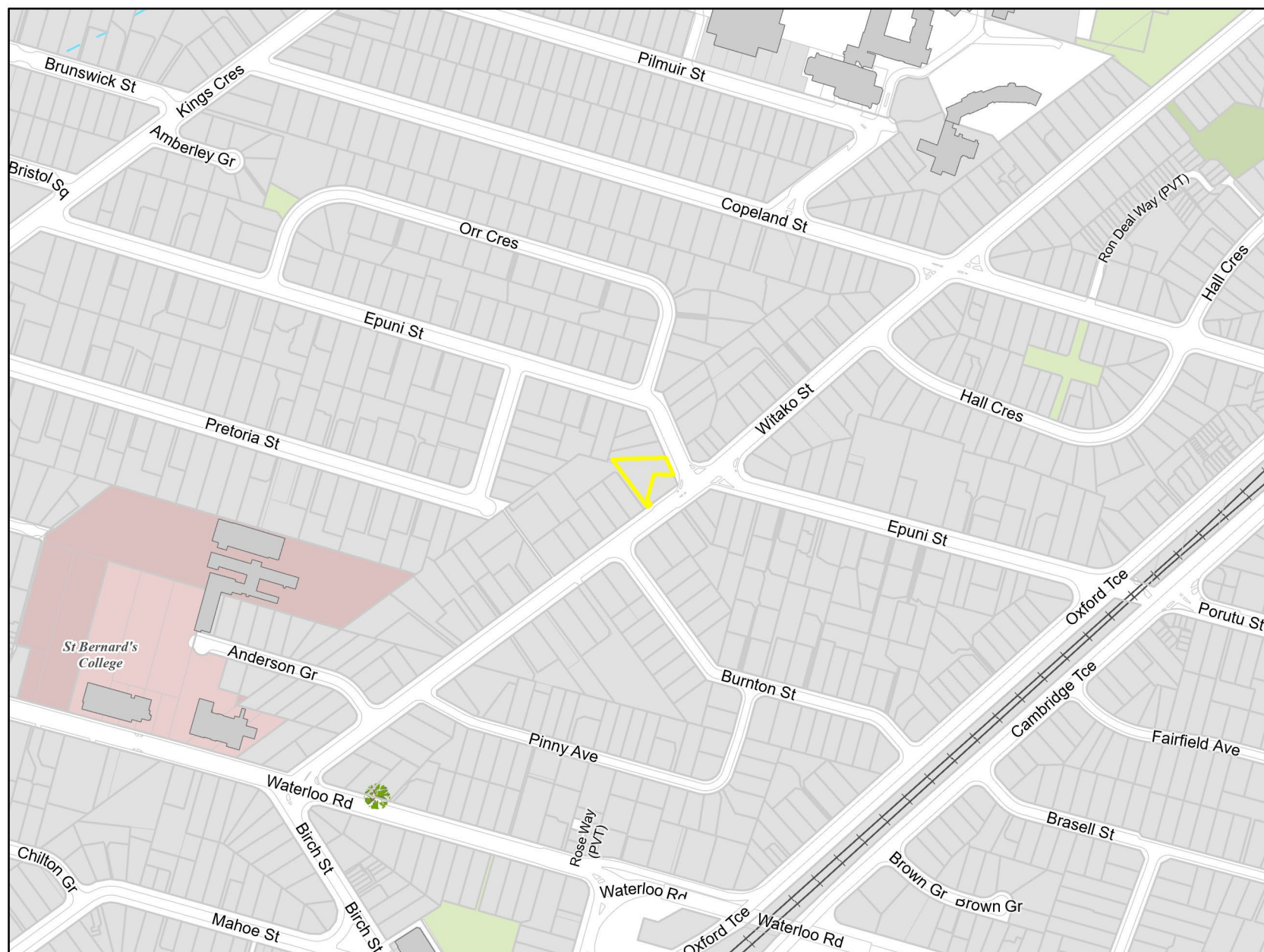
See the attached deposited plan.

Contacts	Position	Phone
Deposited Plan	Engineering Records Officer	04 570 6666

## PROPERTY DETAILS

Type	Description
Suburb	Hutt Central
Ward	Central Ward
Rubbish Collection Day	Tuesday
Flat / Unit	FLATS 1-4
District Plan - Activity Area	High Density Residential
District Plan - Flood Hazard Overlay	Inundation - Relevant. See District Plan Section
Tsunami Evacuation Zone	No Evacuation Tsunami Zone (Green Zone)
Exposure Zone (Sea spray)	NZS 3604:2011 - 4.2.3.2 Zone C: Medium
Wind Zone (Indicative only)	This land is in a MEDIUM wind zone in accordance with NZS 3604:2011.
Geological and Nuclear Sciences 1:50,000 Soil Type	Floodplain gravels. Medium grained.
Greater Wellington Regional Council Aquifer Depth	12 to 14m
Greater Wellington Regional Council Flood Modelled Area	Hutt River (0.23% AEP) - See Hazards Section

- LIM Property
- Properties
- Land Parcels
- Building Outline 2021 (>1,000m<sup>2</sup>)
- Schools
- Reserve
- Streams and Rivers
- Railway



## LOCALITY MAP

Scale: 1:5,000





- LIM Property
- Contours
- Properties
- Land Parcels
- Easements



## 2021 AERIAL PHOTOGRAPH

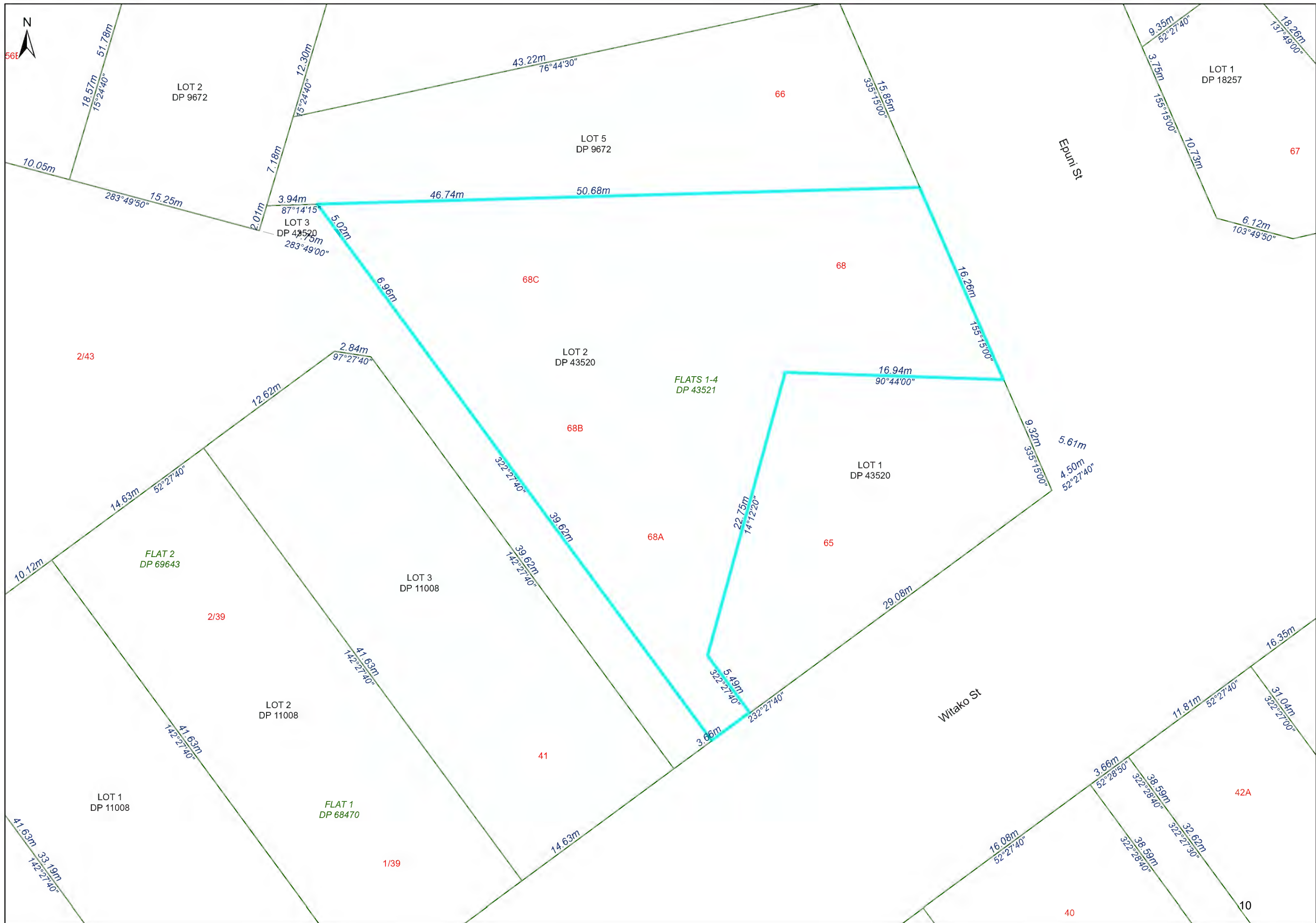
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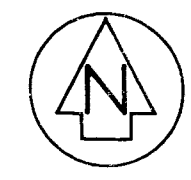
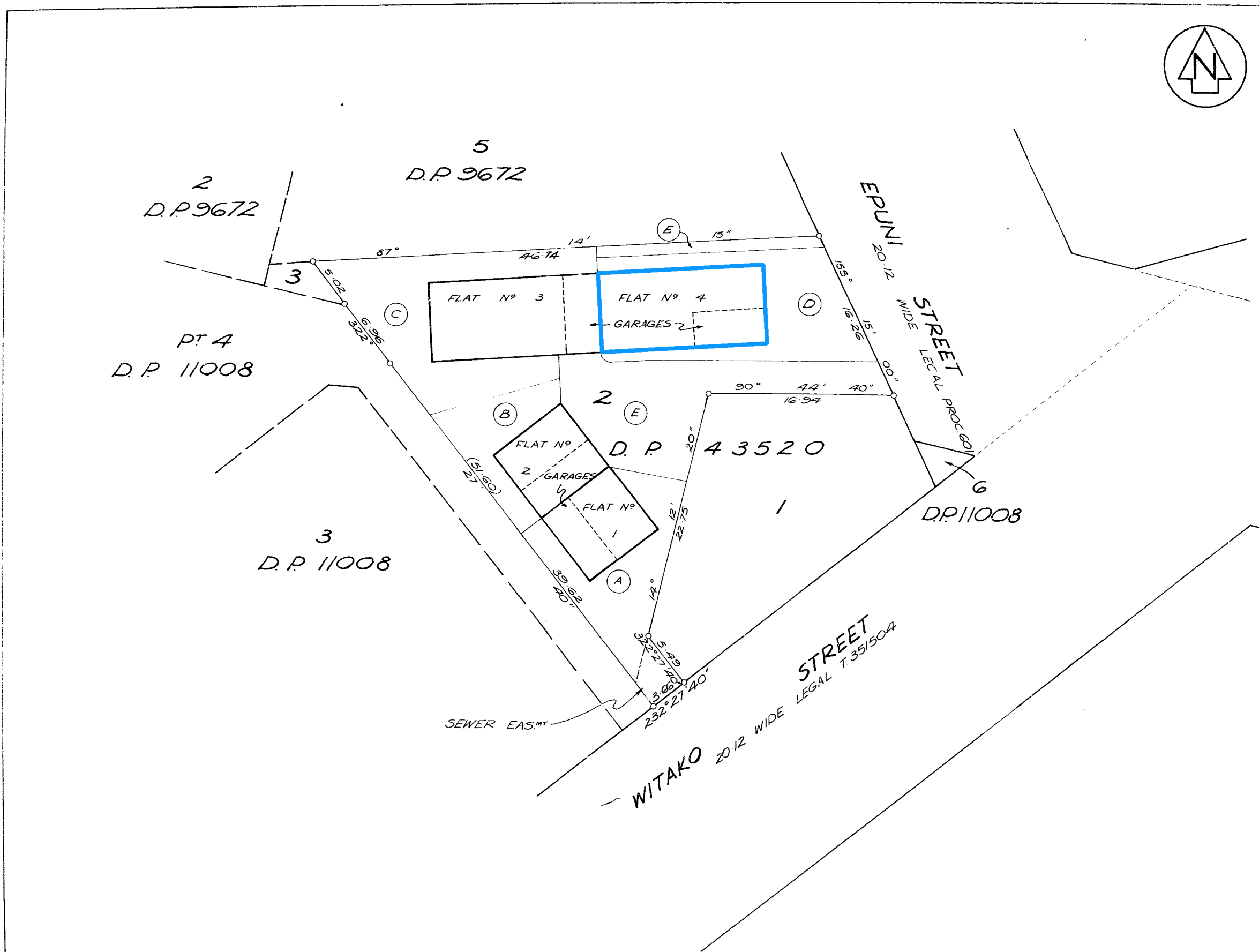
Although the information displayed has been prepared with care and in good faith, It is an information service and is designed to be illustrative only. The Council cannot guarantee the accuracy or completeness of the information and accepts no liability for any loss suffered as a result of reliance on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

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

## Deposited Plan







Approved *W. J. Gornie*

REGISTERED OWNER

SCHEDULE

LAND (A) WITH FLAT N°1 TO BE SUBJECT RIGHT OF USER  
 LAND (B) WITH FLAT N°2 TO BE SUBJECT RIGHT OF USER  
 LAND (C) WITH FLAT N°3 TO BE SUBJECT RIGHT OF USER  
 LAND (D) WITH FLAT N°4 TO BE SUBJECT RIGHT OF USER  
 LAND (E) IS COMMON AREA

EXISTING SEWER EASEMENT

SCHEDULE OF EASEMENT			
PURPOSE	LETTER	SERV. TEN.	DOM. TEN.
SEWER	F	PT 2	1

Total Area

Comprised in

PETER MONTAGUE BERRILL LOWER HUTT

Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction: that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at Lower Hutt this 5<sup>th</sup> day of MAY 1975 Signature *P. M. Berrill*

Field Book — p. — Traverse Book —

Reference Plans DPs. 9672, 11008,

Examined G. S. SCOTT Correct *G. S. Scott* 27-6-75

Approved as to Survey

*Deborah*  
 27 6 75 Deputy Chief Surveyor

Deposited this day of 19

District Land Registrar

File Received Instructions

**43521**

LAND DISTRICT WELLINGTON

SURVEY BLK. & DIST. XIV BELMONT

NZMS SHEET NO.

PLAN OF FLATS ON

LOT 2 D.P. 43520

LOCAL AUTHORITY LOWER HUTT CITY

Surveyed by GANDAR ASSOCIATES

Scale 1:250 Date APRIL '75

## Current Record of Title





**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**CROSS LEASE**  
**Search Copy**



R.W. Muir  
Registrar-General  
of Land

**Identifier** **WN14D/1427**

**Land Registration District** **Wellington**

**Date Issued** 30 July 1975

**Prior References**

WN14D/1429

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**Estate** Fee Simple - 1/4 share  
**Area** 994 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 43520  
**Registered Owners**  
JCNZ Properties Limited

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L 124359.9
		<b>Term</b>	999 years commencing on 1.5.1975
<b>Legal Description</b>	Flat 4 Deposited Plan 43521 and Garage Deposited Plan 43521		
<b>Registered Owners</b>	JCNZ Properties Limited		

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**Interests**

Subject to a sewer right over part marked A on DP 43520 specified in Easement Certificate 124359.5 - 30.7.1975 at 10.02 am (Affects Fee Simple)

The easements specified in Easement Certificate 124359.5 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

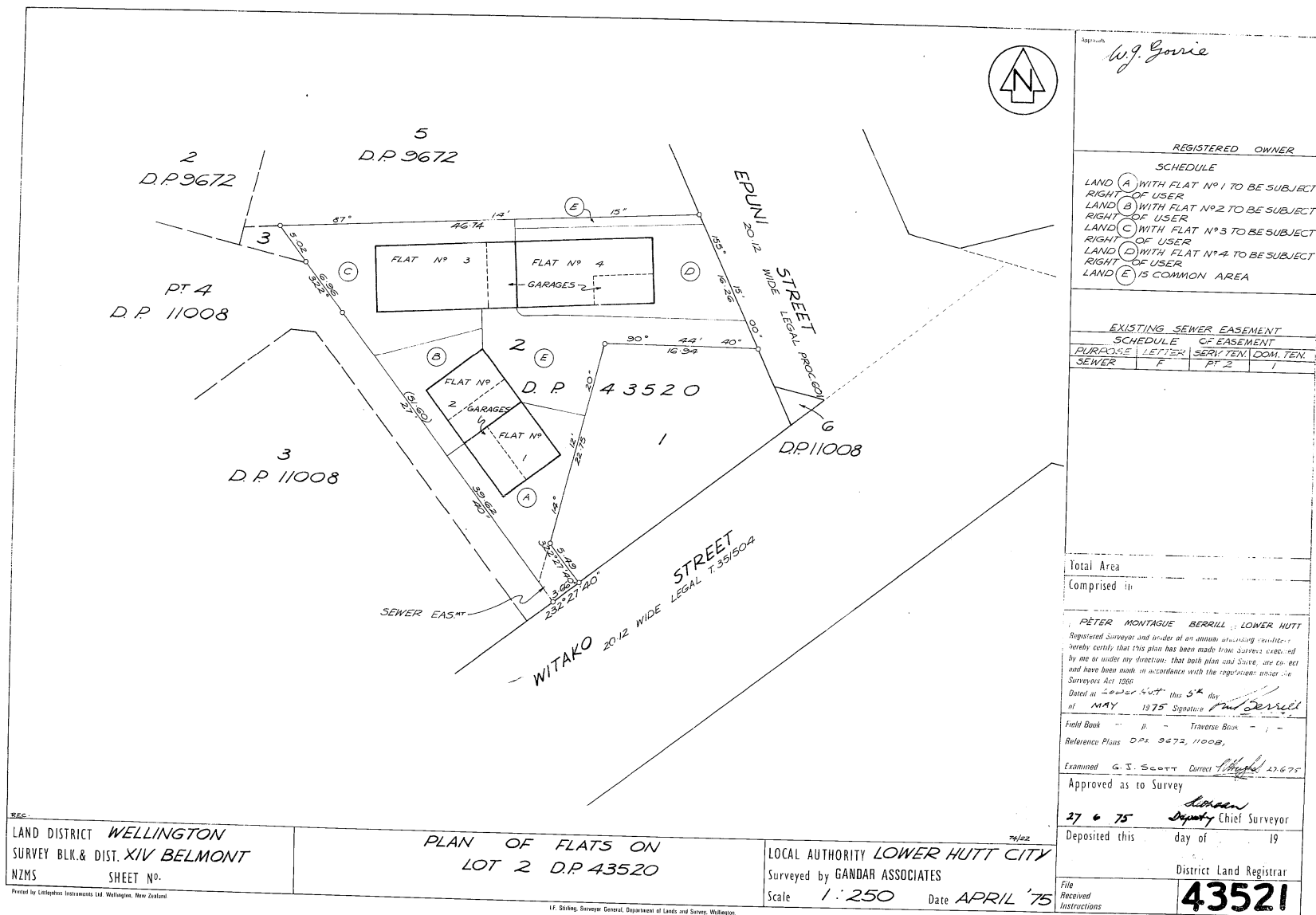
124359.6 Lease of Flat 1 and Garage DP 43521 Term 999 years commencing on 1.5.1975 Composite CT WN14D/1424 issued - 30.7.1975 at 10.02 am (Affects Fee Simple)

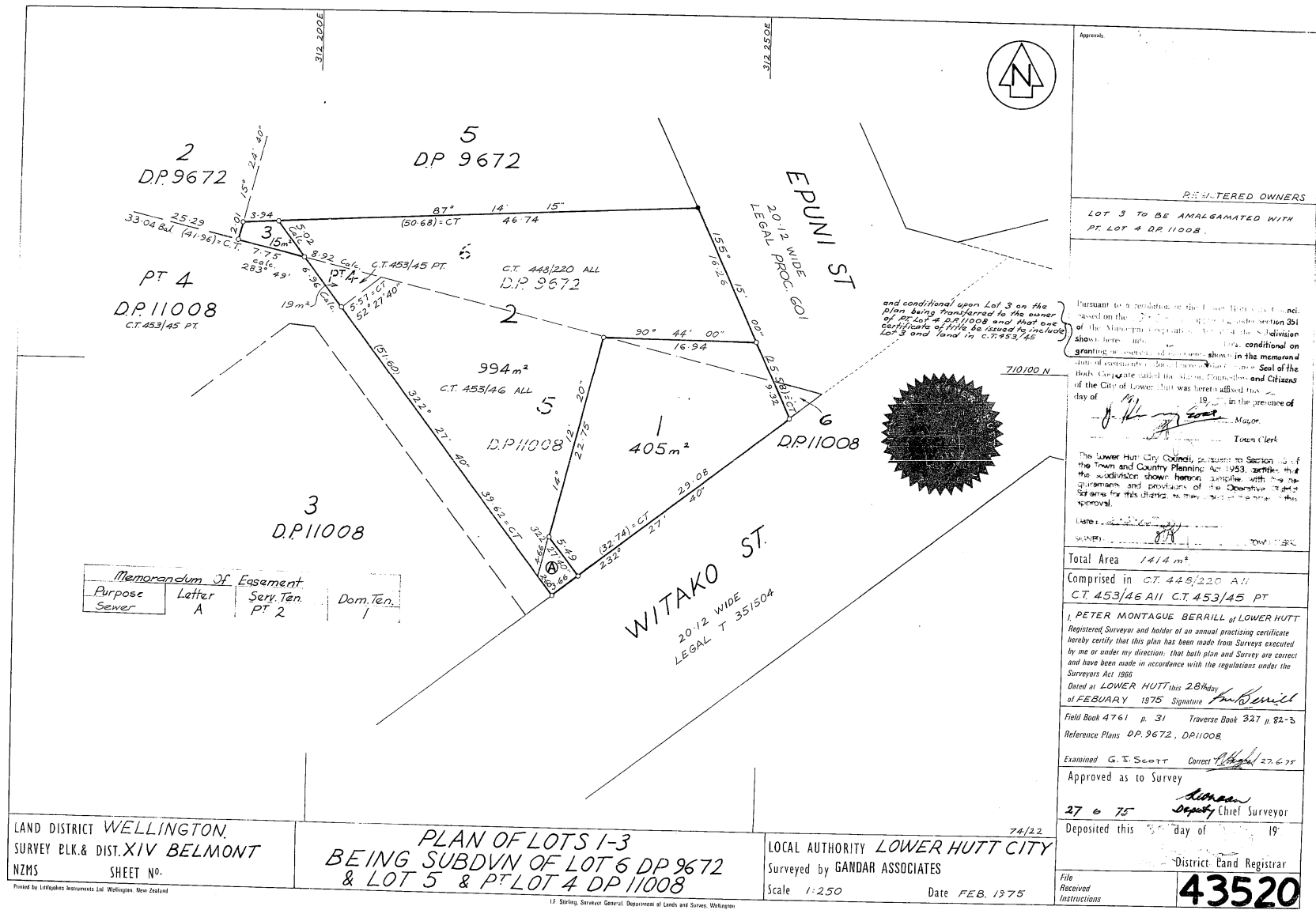
124359.7 Lease of Flat 2 and Garage DP 43521 Term 999 years commencing on 1.5.1975 Composite CT WN14D/1425 issued - 30.7.1975 at 10.02 am (Affects Fee Simple)

124359.8 Lease of Flat 3 and Garage DP 43521 Term 999 years commencing on 1.5.1975 Composite CT WN14D/1426 issued - 30.7.1975 at 10.02 am (Affects Fee Simple)

124359.9 Lease of Flat 4 and Garage DP 43521 Term 999 years commencing on 1.5.1975 Composite CT WN14D/1427 issued - 30.7.1975 at 10.02 am (Affects Fee Simple)

B265407.1 Variation of Lease 124359.7 affecting the fee simple estate - 24.11.1992 at 2.37 pm





## RATES

The following rates are based on the capital value of the property at the start of the current financial year beginning 1 July 2024.

### ANNUAL RATES

The general and targeted rates charged on a property during the rating year (1<sup>st</sup> July 2024 to 30<sup>th</sup> June 2025.)

Rates: \$4,274.67

### 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: \$630,000.00

Effective 1 July 2025: \$630,000.00

### LAND VALUE

The land value is one component of the capital value.

Current: \$530,000.00

Effective 1 July 2025: \$530,000.00

### 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 (eg, insulation) on behalf of an individual ratepayer because the activity meets council policy objectives as well as benefits the ratepayer. While the scheme is currently on hold for new applications, please email [warm@gw.govt.nz](mailto:warm@gw.govt.nz) to check if the property has an existing Warm Wellington funding attached to it.

For information on how rates are calculated and how they are used, please visit our [website](#).

Contacts	Position	Phone
Rates details	Rates Officer	04 570 6666

# BUILDING WORK

## BUILDING PERMITS AND CONSENTS

The building card (also called “Building Permit Record” or “Drainage and Plumbing Register”), a copy of which is below, contains a list of all known building permits and building consents for the property up until the early 2000s, at which point the records were digitised. Borough councils may have issued some of these building permits before their amalgamation into Hutt City Council.

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

### HomeFit Certification:

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

HomeFit is an inspection-based assessment of the health, comfort, energy efficiency and safety of New Zealand homes. It covers a range of topics that a panel of experts believes to be essential for a home to be livable and provides an independent check as to whether the house meets the Healthy Homes Standards.

Check the [Homefit website](#) to do an online check and to find out how to get your home certified.

### Rental Properties:

The healthy homes standards became law on 1 July 2019.

The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.

Landlords are responsible for maintaining and improving the quality of their rental properties. These standards will help ensure landlords have healthier, safer properties and lower maintenance costs for their investments.

The standards will also make it easier for tenants to keep their homes warm and dry. For more information on the criteria and deadlines of the standards, please visit the [Tenancy Services](#) website.

### New Build:

Are you building a new home? Consider Homestar, a national rating tool that measures the health, warmth and efficiency of New Zealand houses. A home is rated on a scale from 6 to 10 and provides assurance that a house will be better quality - warmer, drier, healthier and cost less to run - than a typical new house built to building code. A 10 Homestar rating means you've built a world leading home. Check the [NZ Green Building Council](#) website for more information.

## LEAD BASED PAINT

Lead based paint was widely used in and around New Zealand homes until the 1980s. It is particularly important to keep yourself safe when renovating and not to contaminate your home and garden. For information on managing lead based paint, please see Worksafe New Zealand's [website](#).

## ASBESTOS

Most houses built between 1950 and 2000 are likely to contain asbestos in some form, which may be a health hazard if the asbestos fibres become airborne, for example if the material is damaged, sanded or drilled into. For more information, check out the Ministry of Health [website](#).

If you are intending on renovating a home potentially containing asbestos, this [Worksafe](#) website might be of some use to you.

## TREATED TIMBER

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

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

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



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



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

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

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

Ring or text: 027 406 5642

## Historic Building Card and Pre-1990 Building Permits Plans

P397000

68

Street: CNR. E. W. I. & WITAKO ST. D.P. Lot: 2

**BUILDING PERMIT RECORD**

Owner: GORRIE W. J.

TYPE OF JOB	BUILDER	VALUE	DATE OF PERMIT	PERMIT No.
<u>4 Units</u>	<u>GORRIE W. J.</u>	<u>\$76,000</u>	<u>9/12/74</u>	<u>351191</u>
<u>68A Conservatory</u>	<u>Capital Windows</u>	<u>\$4665</u>	<u>19.11.93</u>	<u>2612</u>

SEE REVERSE SIDE FOR FEES PAID

HARTLEYS 32071

COMPLETED /

GL  
26/3

1/2

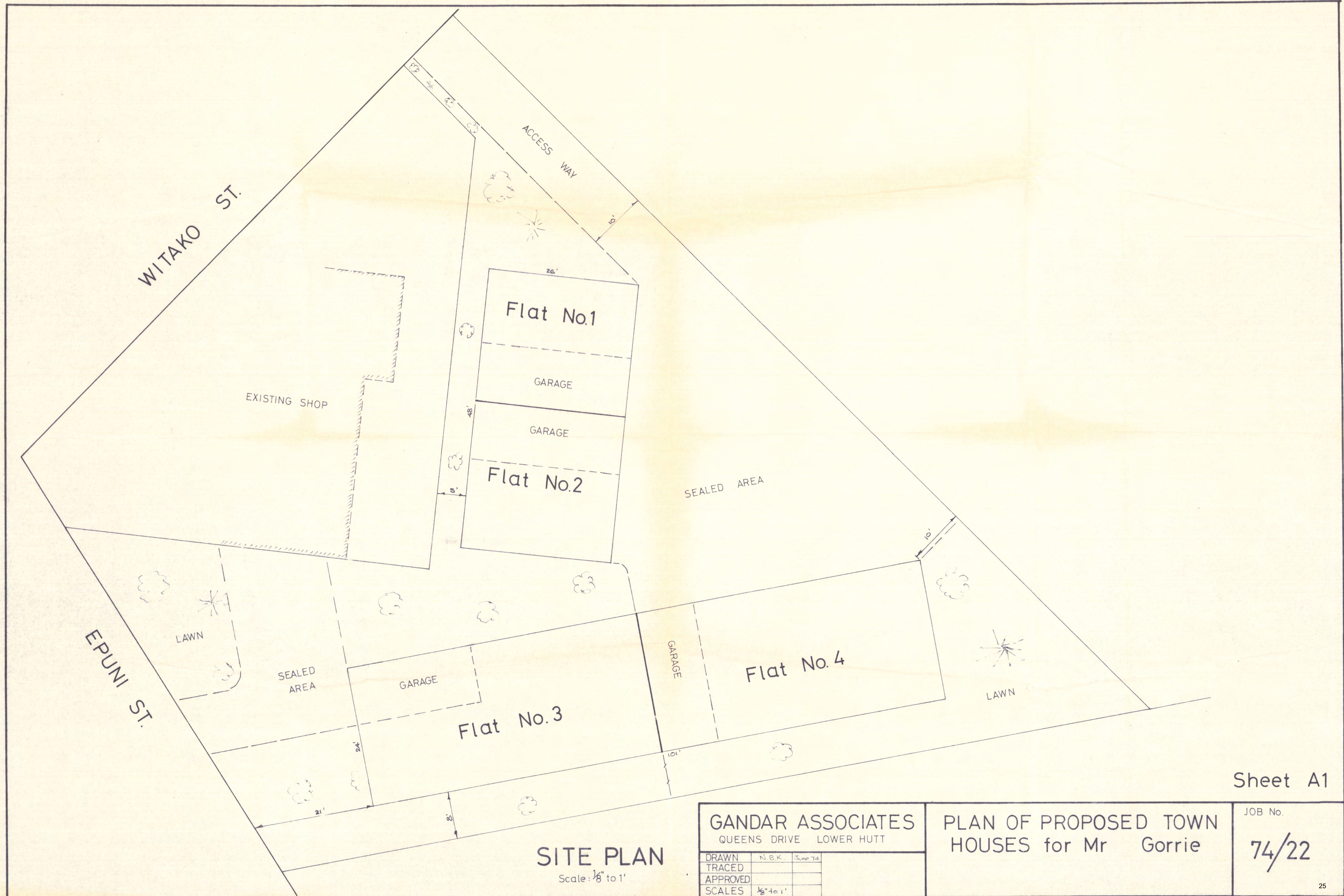
SLC 27/8/67

P 397000

Sewer Connection ..... \$ 10-00  
Water Connection ..... \$ 10-00  
Stormwater Connection ..... \$ 10-00  
Builder's Deposit ..... \$ 80-00  
Motor Crossing ..... \$ 2 Single \$ 110-00 ✓

W.O. 15754. Sewer Requirement. Deposit \$150. 9/12/74  
W.O. 15755. Stormwater " " \$150 9/12/74  
w/o 16026 1/2" WATER SERVICE + SEAL OFF EXIST. DEPOSIT. \$200-  
4/3/75





WITAKO ST.

EPUNI ST.

EXISTING SHOP

ACCESS WAY

Flat No.1

GARAGE

GARAGE

Flat No.2

SEALED AREA

LAWN

SEALED AREA

GARAGE

Flat No.3

GARAGE

Flat No.4

LAWN

SITE PLAN

Scale: 1/8" to 1'

GANDAR ASSOCIATES  
QUEENS DRIVE LOWER HUTT

DRAWN	N.B.K.	June 74
TRACED		
APPROVED		
SCALES	1/8" to 1'	

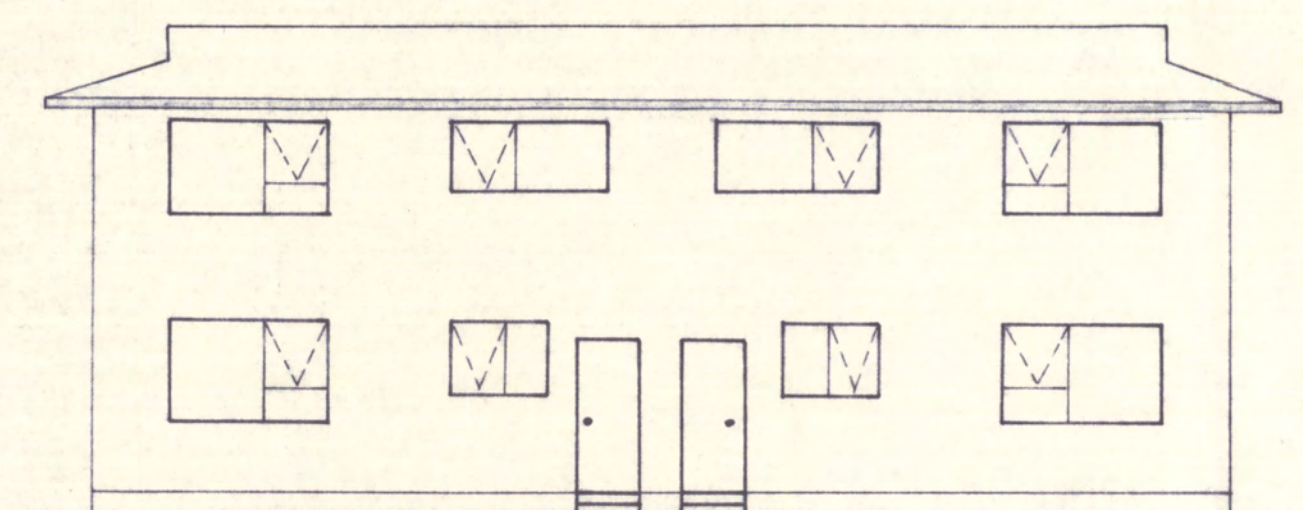
PLAN OF PROPOSED TOWN  
HOUSES for Mr Gorrie

Sheet A1

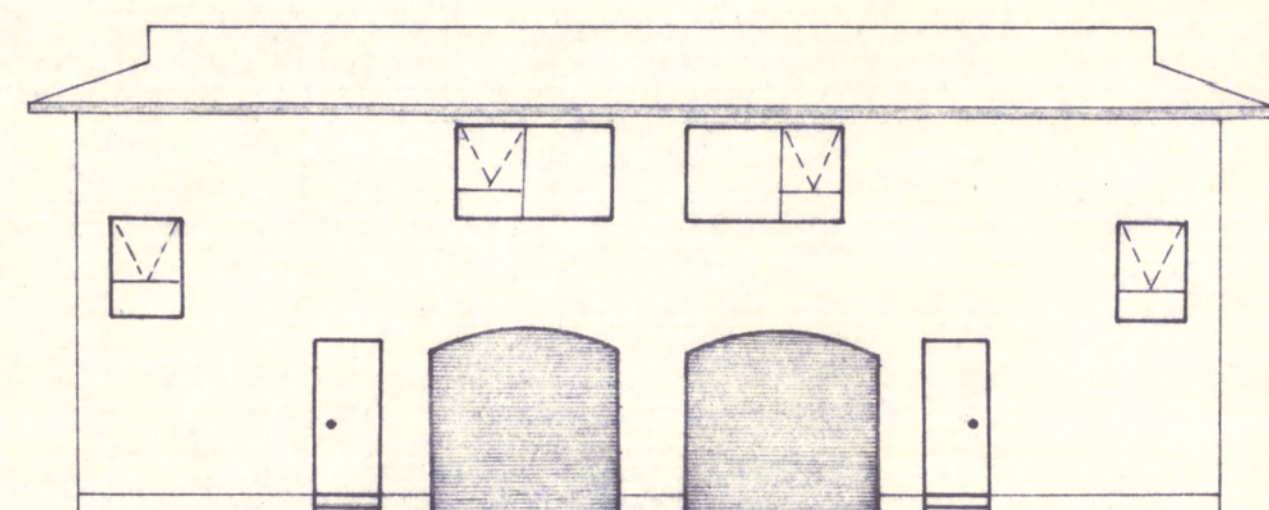
JOB No.

74/22

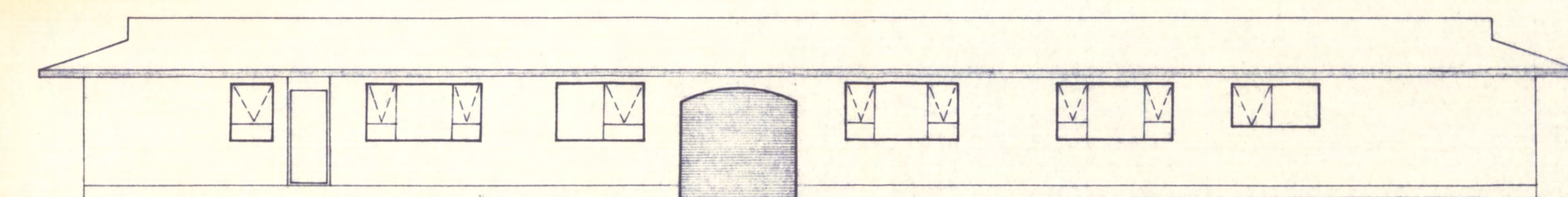




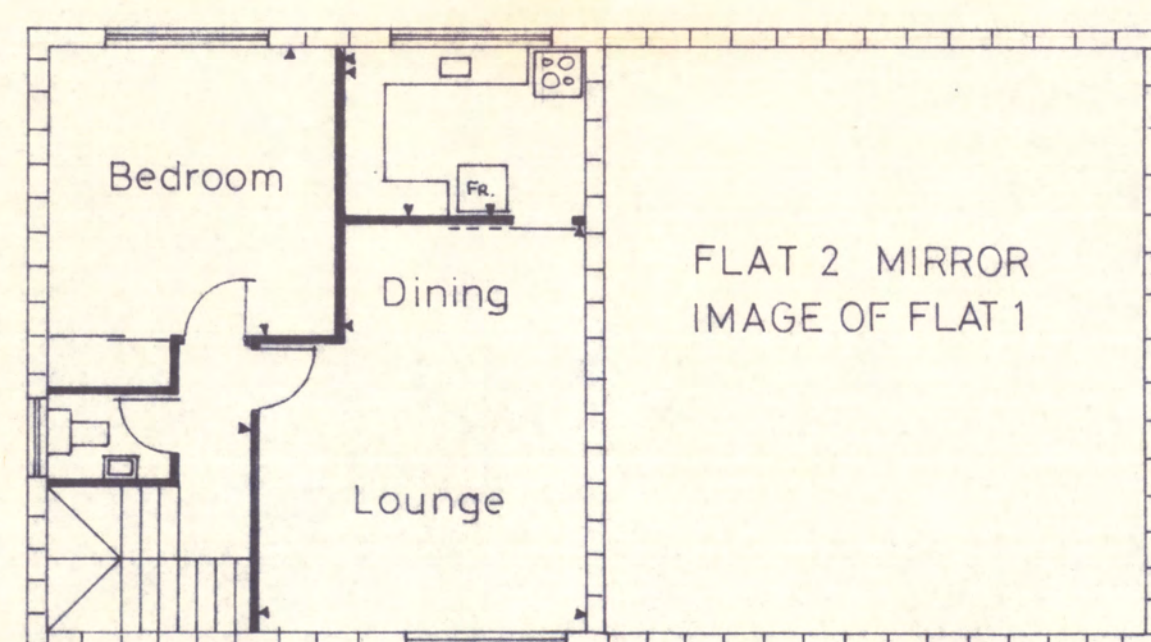
EAST ELEVATION



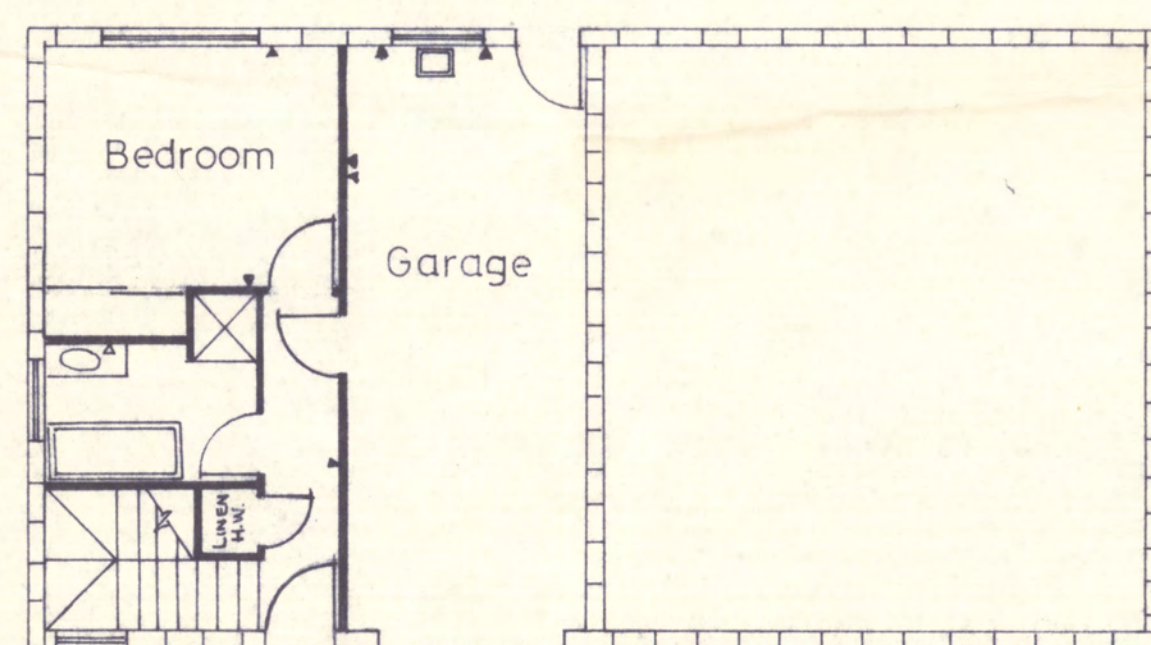
WEST ELEVATION



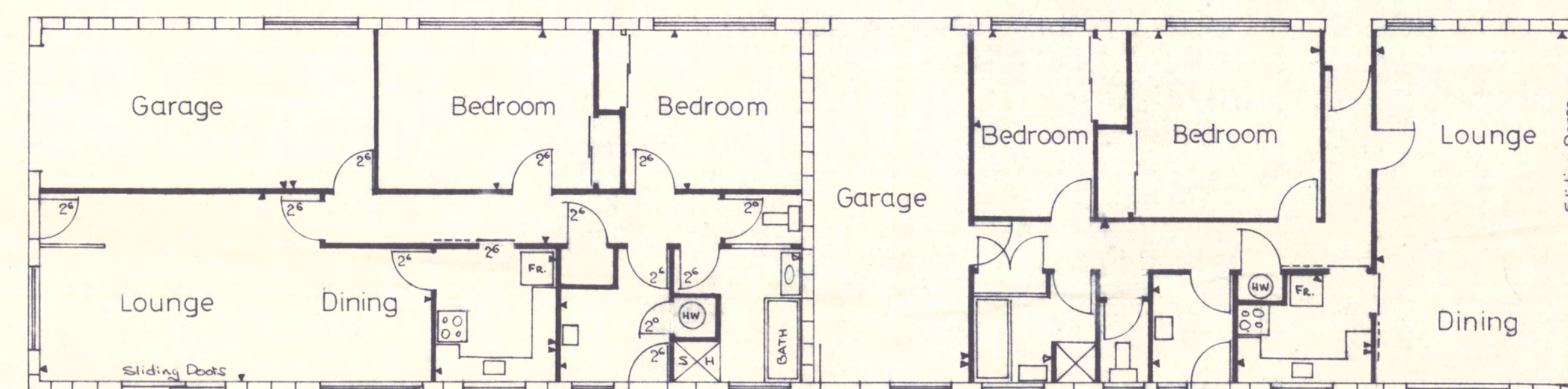
SOUTH ELEVATION



FIRST FLOOR



GROUND FLOOR  
FLATS 1&2



FLOOR PLAN  
FLATS 3&4

Sheet A2

GANDAR ASSOCIATES  
QUEENS DRIVE LOWER HUTT

PLAN OF PROPOSED TOWN  
HOUSES for Mr Gorrie

JOB No

74/22

DRAWN	N.B.K.	JULY 74
TRACED		
APPROVED		
SCALES	1/8" to 1'	



# PLUMBING AND DRAINAGE

## COUNCIL MAINS POSITIONS

Council records show the stormwater drain discharges from the property.

The property is connected to council's sewerage system.

Council records indicate there is a council stormwater main on the property. Council has right of access to the main to undertake any work on it deemed necessary.

Council records indicate there is a council sewer main on the property. Council has right of access to the main to undertake any work on it deemed necessary.

Council does not allow building over council mains or within council easements unless otherwise approved.

## PRIVATE PLUMBING AND DRAINAGE

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

## STREAMS / OPEN DRAINS

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

## DRINKING WATER SUPPLY

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

## METERED WATER SUPPLY

Not Available

## OVERLAND FLOW

No overland flow complaints reported or investigated.

## INFLOW

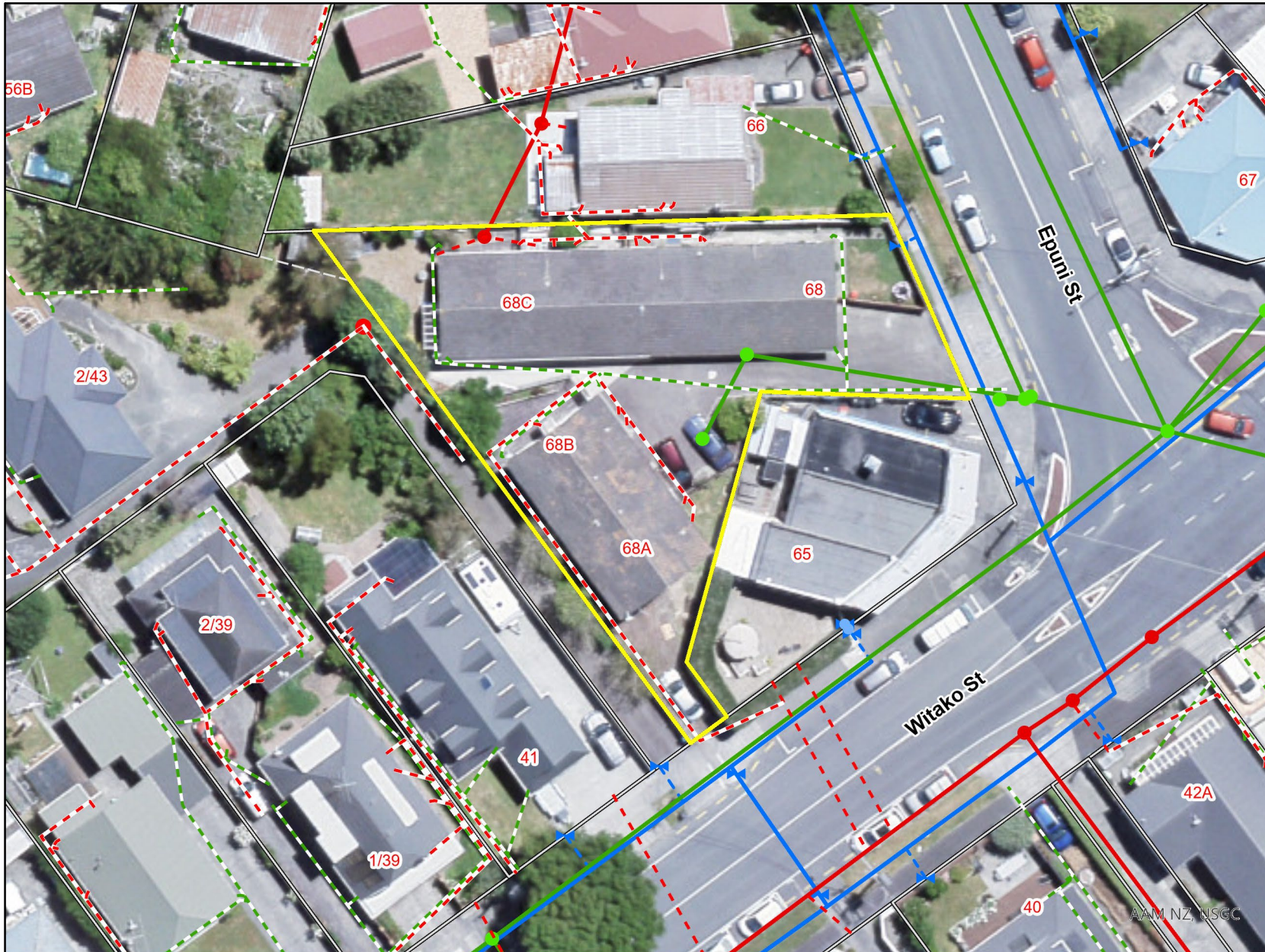
No testing has taken place in the area of the property to establish whether stormwater is entering sewer pipes.

## OTHER UNDERGROUND SERVICES

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

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





- LIM Property
- Property Group**
  - Properties
  - Parcels
- Privately owned assets**
  - Water Fixture
  - Sewer Fixture
  - Water Pipe
  - Wastewater Pipe
  - Storm Pipe
- Council owned assets**
  - Wasterwater Fitting
  - Stormwater Fixture
  - <--> Water Valve
  - Water Pipe
  - Wastewater Pipe
  - Stormwater Pipe
  - Service Connection
  - HCC Water Pipes Private



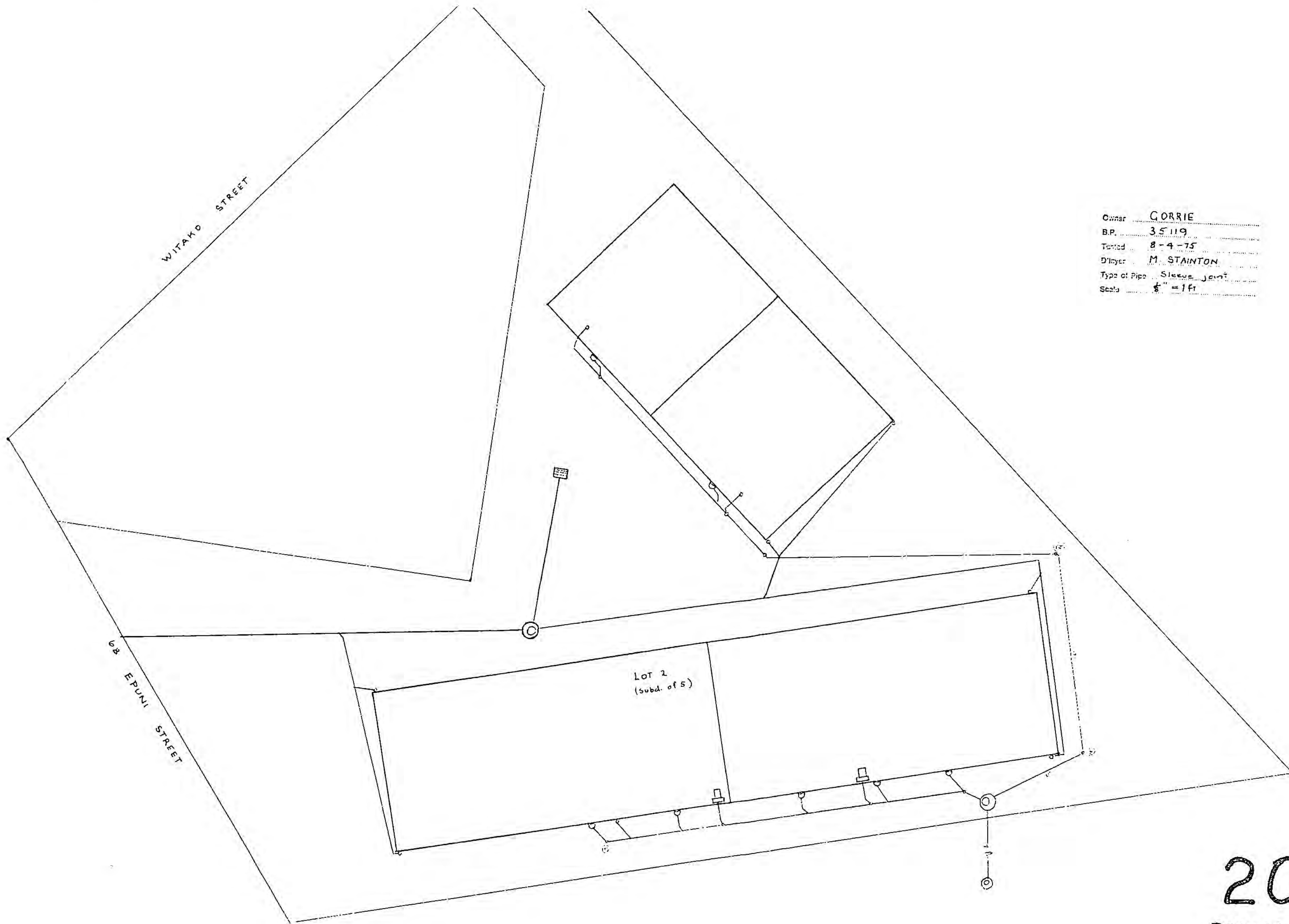
## PLUMBING & DRAINAGE MAP

Scale: 1:467

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## Plumbing and Drainage Plans





Owner CORRIE  
 B.P. 35119  
 Titled 8-4-75  
 D'ayer M. STANTON  
 Type of Pipe Sleeve Joint  
 Scale 1/8" = 1 ft

206

DRAWER 5

# HAZARDS

## RECORD OF TITLE INTERESTS

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

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

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

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

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

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

Council records show the property is in the 1 in 440-year flood area, as modelled by Greater Wellington Regional Council. For more information please see the Greater Wellington Regional Council website: <http://mapping.gw.govt.nz/GW/Floods/>.

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

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

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

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

## EARTHQUAKE-PRONE BUILDING

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

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

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

## CONTAMINATED SITES

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

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

## EARTHQUAKE HAZARDS

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

## TSUNAMI

The property is not in a tsunami warning zone.

The zoning is based on a report compiled in 2016 entitled Hydrodynamic Inundation Modelling. To see the report, go to <https://wremo.nz/hazards/tsunami>.

## SEA LEVEL RISE AND STORM SURGE

For more information on sea level rise, please see <https://www.searise.nz>.

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

## CO-SEISMIC SUBSIDENCE

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

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

## WELLINGTON REGION EMERGENCY MANAGEMENT

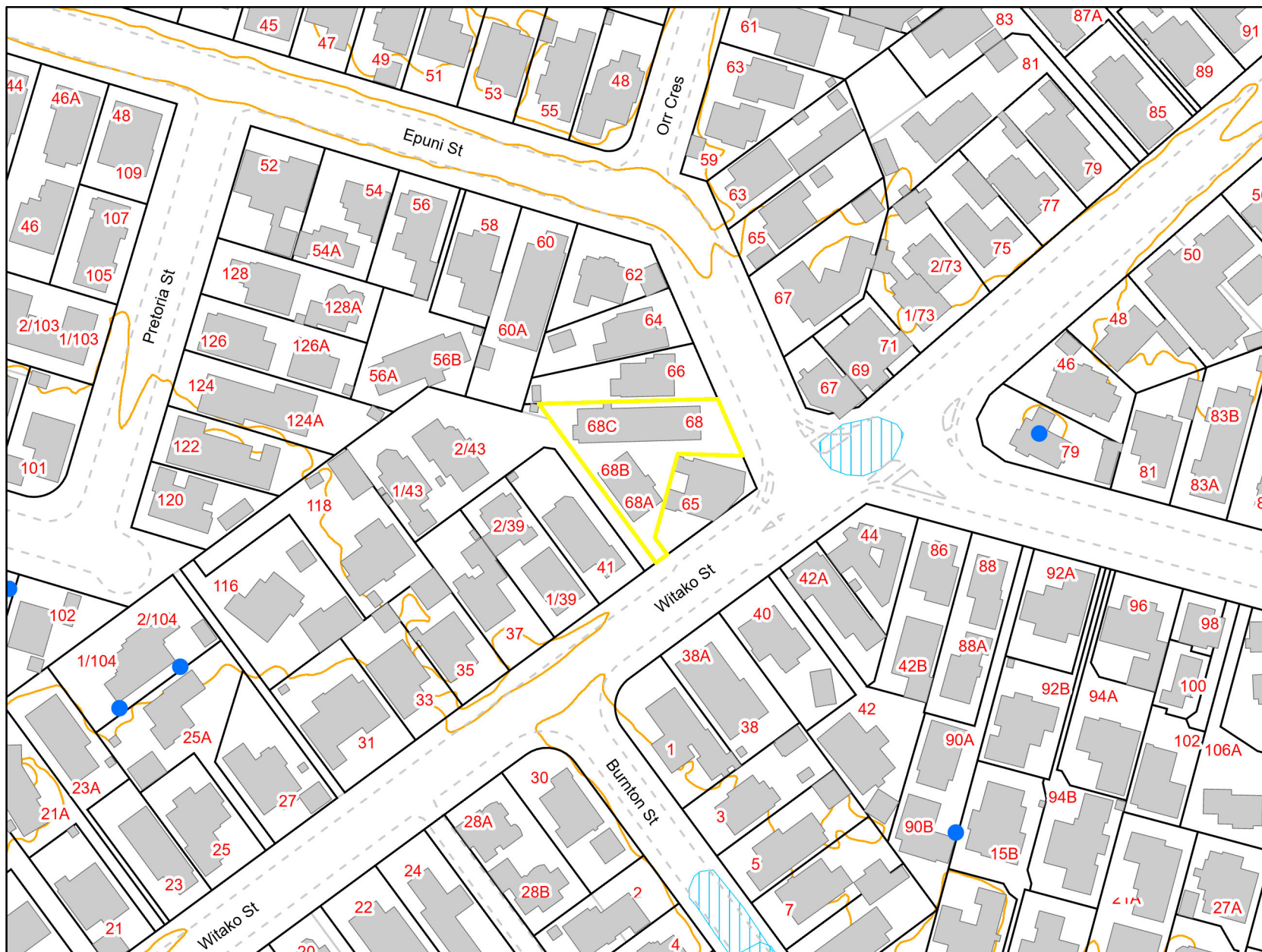
For information on how to be prepared for an emergency, or to keep up to date in the event of an emergency in the Wellington Region, please visit the [Wellington Region Emergency Management Office website](#).

## COMMUNITY EMERGENCY HUBS

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

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





- LIM Property
- Contours
- Properties
- Parcels
- Building Outline (2021)
- Kerblines
- HCC recorded street flooding
- HCC recorded flood incident



## HAZARDS MAP

Scale: 1:1,500

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

# DISTRICT PLAN

## THE DISTRICT PLAN

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

## ACTIVITY AREA

The property is in the High Density Residential area of the city's District Plan.

For more information on the rules relating to this activity area please read the corresponding chapter of the District Plan. It should be read in conjunction with the plan's general and subdivision rules in chapters 11 and 14. (The full version of the District Plan can be found [here](#)).

## OVERLAY

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

## PROPOSED DISTRICT PLAN AND PROPOSED PLAN CHANGES

The District Plan is subject to ongoing monitoring and review throughout its lifetime.

There is a list of proposed changes and completed changes to the District Plan available [here](#).

The Proposed Lower Hutt District Plan was publicly notified on 6 February 2025. This is proposed to replace the current District Plan. The Proposed District Plan contains information, including new hazards and risks overlays, that may be relevant to this property. This includes coastal inundation, fault, flooding, liquefaction, tsunami and slope assessment overlays. These overlays are nonspecific to any particular properties and are based on scientific information that will be subject to public consultation and a statutory process before they are finalised. It is important to note that information from the Proposed District Plan has not been included in this LIM. Please check the Proposed District Plan maps to determine how this property may be affected. The Proposed District Plan can be accessed [here](#).

## URBAN GROWTH STRATEGY

The Urban Growth Strategy is council's approach to managing growth and development in Lower Hutt to 2032. It focuses on how much we want the city to grow, where new homes and businesses will be accommodated, and what will be done to support and encourage this development. Click [here](#) to read more.



## HERITAGE BUILDINGS

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

## PROTECTED TREES

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

## RESOURCE CONSENTS AND DISPENSATIONS

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

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


Consent number	Description	Status	Decision date
RCNRN19101993	Land Use: Conservatory for 68A Epuni St	Granted	19/10/1993

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

## MONITORING AND ENFORCEMENT

A resource consent relates to a property, not its owner at the time the resource consent was granted. If a building or parcel of land is sold without having satisfied the conditions of a resource consent, it becomes the responsibility of the subsequent owner to arrange council inspections and ensure compliance with resource consent conditions. Work for which the council grants a resource consent must be largely complete within five years. For the first year, the council actively monitors a project. For the next four, it makes periodic checks. See the contact list below to make inquiries about a property with an outstanding resource consent.

Contacts	Position	Phone
District Plan and resource consents	Duty Planner	04 570 6666
District Plan changes	Policy Planner	04 570 6666
Monitoring and enforcement	Monitoring and Enforcement Officer	04 560 1044

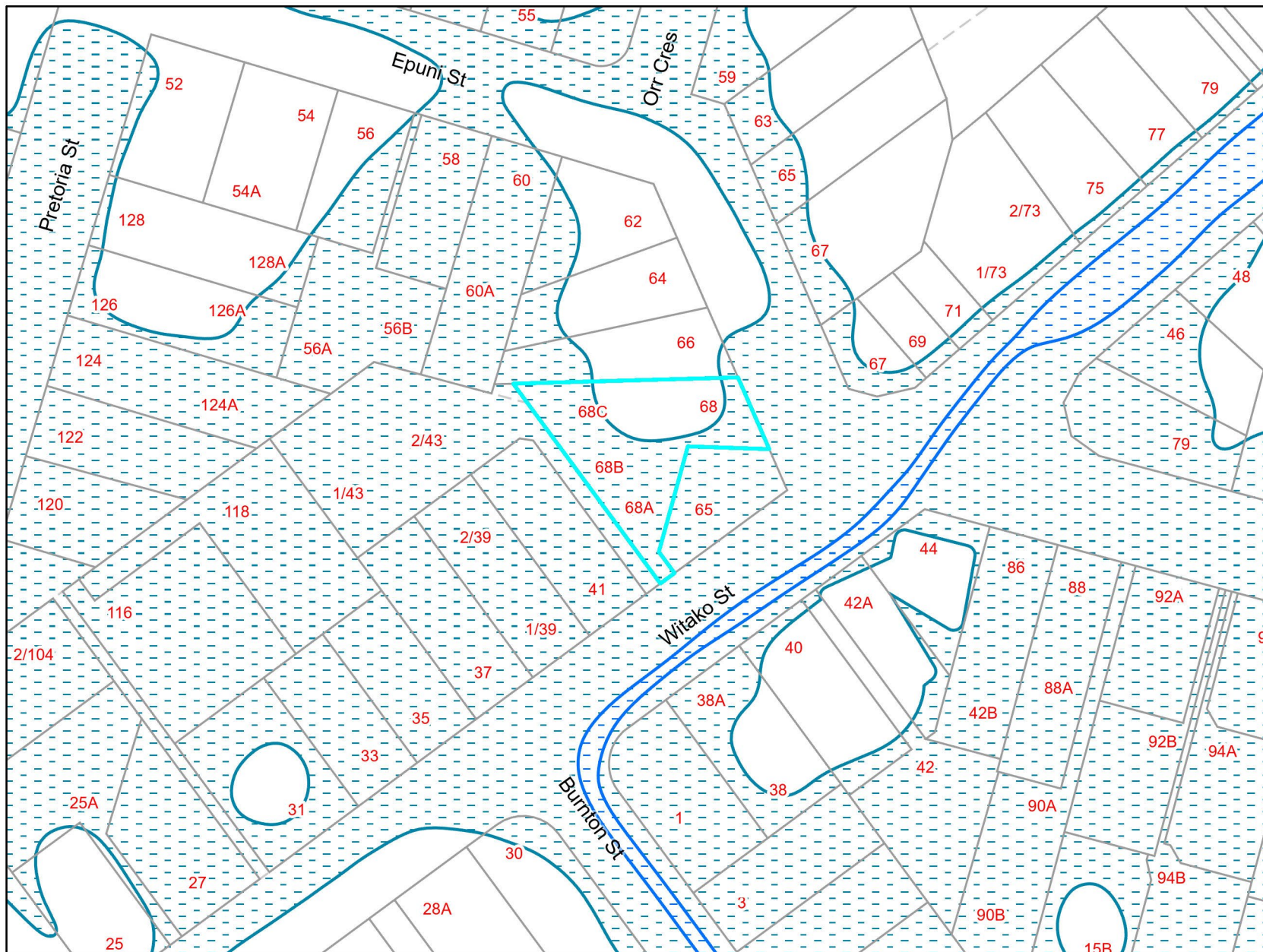
-  LIM Property
-  Properties
-  Parcels
-  Specific Height Control Overlay
-  Road
-  High Density Residential
-  Suburban Mixed Use



## DISTRICT PLAN

Scale: 1:675

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



## DISTRICT PLAN: FLOOD HAZARD OVERLAY

Scale: 1:1,195

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## RMA Resource Consents



Alison Newbald  
Planning Division  
RM20-08L

RCNRN19101993

RM20-E14-68

19 October 1993

Mr H G Murray  
68A Epuni Street  
LOWER HUTT

Dear Mr Murray

APPLICATION FOR A NON-COMPLYING DISCRETIONARY ACTIVITY TO  
ERECT A CONSERVATORY ADDITION REDUCING THE REAR YARD, AND  
EXCEEDING THE 20M LENGTH REQUIREMENT : 68A EPUNI STREET :  
RESIDENTIAL CENTRAL

Acting under delegated authority from the Hutt City Council, pursuant to Section 34 of the Resource Management Act 1991, I wish to advise you that your application for a non-notified discretionary activity to erect a conservatory addition to a dwelling exceeding the 3m rear yard requirement by 1m, and exceeding the 20m length requirement by 11.5m and reducing the front and rear yard requirement to 6m was **GRANTED** on 18 October 1993. This decision is in accordance with Section 105 of the Resource Management Act 1991, and is subject to the following conditions:

1. Compliance with the Building Act and all relevant Council Bylaws.
2. Conservatory to be finished completely in terms of the plans submitted.

The reasons for granting consent for this non-complying discretionary activity were as follows:

1. The adjoining neighbours have given their consent to the non-compliance and the degree of non-compliance is minor.
2. Providing the proposed conservatory complies with the above conditions, it is unlikely to have significant actual or potential effects beyond the site concerned.
3. The existing building is very long, the proposed additions is small compared to the degree to which the building already doesn't comply.

You may appeal against Council's decision, under Section 120 of the Resource Management Act 1991, to the Planning Tribunal. The appeal must be on the prescribed form in accordance with Section 121 of the Resource Management Act 1991.

2.

Please note work should not commence until an approved building consent has been issued.

Yours faithfully

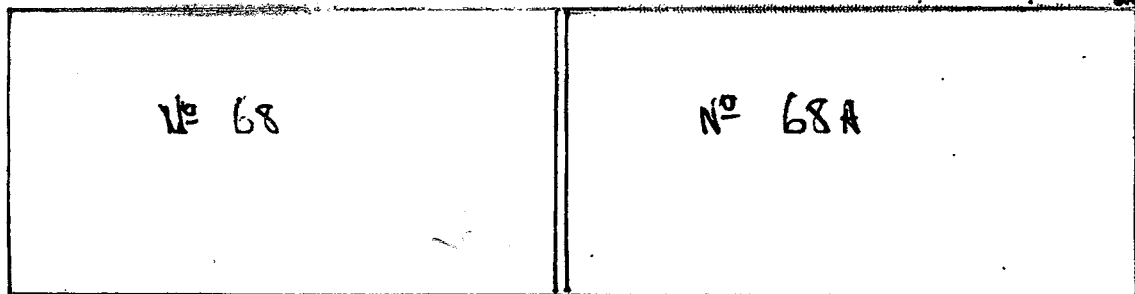
Alison Newbald  
**PLANNING OFFICER STATUTORY PLANNING**  
for **GROUP MANAGER DEVELOPMENT & COMPLIANCE**

copy: Ian Dunn  
Chief Building Inspector  
Town Planning  
Valuation NZ

# SITE PLAN

12/10/93  
 E. R. Watt 12/10/93  
 J. Hawthorne 12/10/93  
 G. J. Gashen 13/10/93  
 V. Gardhi 12/10/93

ERUNT  
ST.



SCALE 1:200

PROPOSED CONSERVATORY BY ALCAN BUILDING PRODUCTS FOR MR + MRS MURRAY. CAPITAL WINDOWS + DOORS

MR + MRS MURRAY.

AT NO 68A ERUNT ST LOWER HUTT.

LOT: 2  
 43  
 DP: 43520



## 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.

Council's Long Term Plan includes the potential construction of a new East – West connection across the Hutt Valley. There is a comprehensive investigation, design, consultation and consenting process to be navigated before the alignment is determined. It is only after this work that council can identify the areas and roading networks potentially impacted.

### ISOLATION STRIPS

Council records do not show any isolation strips barring access to a legal road.

### VEHICLE CROSSINGS

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

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

# ARCHIVES

## SEARCH METHODOLOGY

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

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

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

## ARCHIVE FILE REFERENCES

The Information Management Team has identified through their search of council archives that the following files may contain information about the property: Arch 52786 Building File, Arch 57878 Subdivision File, and Arch 58588 Town Planning.

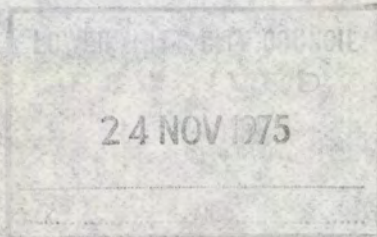
Contacts	Email
Archive information	<a href="mailto:archives@huttcity.govt.nz">archives@huttcity.govt.nz</a>

ARCH 52786



C.C. TOWN CLERK

C.C. TOWN PLANNER



Mr. Andrews

6/19/2  
REA/ak

20th November, 1975.

Mr. W.J. Gorrie,  
1045 Fergusson Drive,  
UPPER HUTT.

Dear Sir,

re: 68 Epuni Street and  
43 Witako Street:

I refer to your application for consent to a Specified Departure to erect two blocks of Semi- Detached houses at the above mentioned premises.

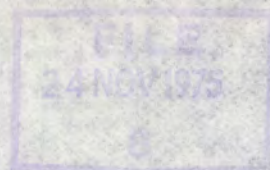
Consent to your application was granted on the 23rd September, 1974, subject always to compliance with the following conditions.

- (ii) Sealing and formation of all driveways before the use commences and maintenance to the continuing satisfaction of the City Engineer.
- (iv) Submission of a plan showing the proposed Landscaping of the site for approval before the issue of a building permit, landscaping before use commences, and maintenance of the site to the continuing satisfaction of Council.

A recent inspection showed that neither of the above conditions had been met although it was noted that all but one of the dwelling units are now occupied.

Your co-operation in complying with conditions (ii) and (iv) will avoid the need for legal action.

C.T.		
C.E.		
S.P.R.		
T.P.		
C.V.		
AO	/	12



Yours faithfully,

*A. H. G.*

CITY ENGINEER.

*R. G. A.*

Per: . . . . .



c.c. City Engineer  
Town Planner



332/7/1254

Mr Dunn

30 May, 1974

Messrs Gandar Associates,  
Registered Surveyors,  
P.O. Box 30559,  
LOWER HUTT.

Dear Sirs,

W.J. Gorrie - Proposed Boundary Adjustments

I refer to your letter dated 2 April 1974 (your reference 74/22) submitting a scheme of proposed boundary adjustment.

In reply, I wish to advise that at its meeting on 27 May, 1974, my Council resolved that:

"Favourable consideration be given to this application subject to:

- (i) Provision of a Surveyor's Certificate that both lots are serviced with water, sewerage, and stormwater or the provision of such connections to Council's standards.
- (ii) A Surveyor's Certificate that roof water from Lot 1 is connected to an approved outfall, or if not a connection to be provided.
- (iii) The provision of a written certificate by the Surveyor that all existing services have been adjusted so that they are contained within the lot serviced and are in accordance with Council requirements or that no such adjustments are necessary.

/2. ...

Gandar Associates

30 May, 1974

- (iv) Demolition of the dwelling at the rear of the shops.
- (v) The minimum area of lot 1 to be no less than 16 perches."

On compliance with the foregoing conditions, it will be in order for you to forward the principal plan, together with a photostat copy thereof, for execution under Council's Seal, accompanied by Council's usual sealing fee of \$5.00.

You will appreciate that this approval and the conditions above relate to the scheme plan you have submitted. Council's consent to the principal plan for deposit in the Lands and Deeds Registry will be required if and when such plan is submitted to the Council for execution under seal. The present approval of the scheme plan may therefore be subject to modification or alteration in accordance with the Council's conditions and requirements relating to the subdivision of land at the time when the survey plan is submitted for checking and subsequent sealing.

Yours faithfully,

*E. C. Perry*

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





IN THE MATTER of an Application  
for consent to a specified  
departure by W.J. GORRIE  
in respect of properties  
at 68 Epuni Street and  
43 Witako Street, Lower Hutt.

Submissions in Support of Application

1. This is an application for consent to a specified departure to permit the erection of four town houses on a property at the corner of Epuni and Witako Streets, Lower Hutt. The property is zoned Commercial "A" and as a residential use is not a permitted use in that zone application has to be made for a consent to a specified departure.
2. The site for the proposed flats is part of a sub-division of a Commercial "A" block. This sub-division has already been approved by Council and has the effect of siting the existing shop building on one lot and an old house on the other lot. The applicant intends to demolish the house and erect the four flats.
3. There is unlikely to be a demand for any further Commercial Development in this area. The existing shops are not particularly profitable and the applicant has already had to convert one shop into a doctors surgery. The remaining shops are a butchers and a stationers. In any event, it would be difficult to develop the site of the proposed flats as a commercial development because of its shape and street frontage. It is felt that the site is ideally suited for residential development because of its proximity to the adjoining residential area. Furthermore, as the existing house is badly in need of repair, a new residential development would only help to upgrade the area.
4. No objections have been received from adjoining property owners and one can only assume that they are in favour of the development.
5. It is understood that the development complies with the density requirements of the Code. However, one side yard has been reduced from 8' to 5' and the rear yard, which should be 25' in depth is reduced to 10' in parts. These departures from

the requirements of the Code have been brought about by the unusual shape of the site. However, it is felt that if dispensations are granted there will be little effect on surrounding properties. The side yard in question adjoins the existing shop site. At present the existing house is only some seven feet from the rear of the shopping block. When the flats are built the distance between the buildings will be at least 20' which is a definite improvement. With regard to the rear yard, although it is only 10' in parts it has an average depth of 17' and is in fact 48' in depth at one point.

6. The Council is considering the application must, of course, have regard to the requirements of S35 of the Town and Country Planning Act.

(a) It is submitted that the proposal is not contrary to the public interest. The applicant is utilising a site which at present only has an old house on it. The new flats will upgrade the area and enhance the amenities of the area.

(b) The proposed use will have little Town and Country Planning significance beyond the immediate vicinity of the property because the adjoining properties are residential in character.

(c) The provisions of the district scheme can remain without change or variation if the Council consents to the application it will be merely recognising the fact that there is little demand for Commercial development in this area. It will not be creating a precedent for residential development in a Commercial zone.



c.c. City Engineer

City Treasurer - Please action refund of \$10 accordingly and transfer balance (\$20) to Miscellaneous Town Planning Receipts. Receipt No.56114 of 8 August 1974 refers.

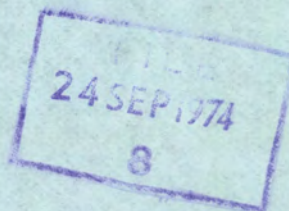
Town Planner

Mr I J M Dunn

24 September 1974

304-5-277

Messrs Perry Wylie Pope & Page  
Barristers and Solicitors  
P O Box 3246  
WELLINGTON



Dear Sirs

Application by Mr W J Gorrie

I refer to the application for consent to a specified departure to erect two blocks of semi-detached houses on land at the corner of Epuni and Witako Streets in the Commercial A zone. No objections were received in this matter, and when the application was heard at a special meeting of Council's Town Planning Committee on 28 August 1974, Mr Waite of your office appeared as solicitor for the applicant.

At its meeting on 23 September 1974, my Council resolved in terms of Sections 30B and 35 of the Town and Country Planning Act 1953, to consent to a specified departure and to grant an order under the provisions of the aforesaid Section 30B to permit the erection of two blocks of semi-detached houses on land at the corner of Epuni and Witako Streets in the Commercial A zone being Pt Lots 4 and 5, D.P.11008 and Pt Lot 6, D.P.9672, as such houses will not be contrary to the public interest, will have little town and country planning significance beyond the immediate vicinity of the land concerned, and the District Planning Schemes can remain without change or variation subject always to compliance with the following conditions:

- (i) Relocation of units 1 and 2 in terms of the discussions at the hearing to the satisfaction of the City Engineer.
- (ii) Sealing and formation of all driveways before the use commences and maintenance to the continuing satisfaction of the City Engineer.
- (iii) Removal of all existing buildings on the site.
- (iv) Submission of a plan showing the proposed landscaping of the site for approval before the issue of a building permit, landscaping before the use commences, and maintenance of the site to the continuing satisfaction of Council.

cont/....



Additional administrative expenses in the sum of \$20 were incurred in processing this application, and accordingly the City Treasurer will refund the balance (\$10) in due course.

Having regard to the ruling of the Town and Country Planning Appeal Board in Christchurch Regional Planning Authority v Paparua County Council and M G Hefford (Appeal No.512/73), which judgment was delivered on 17 July 1974, any appeal from this decision must be lodged with the Town and Country Planning Appeal Board no later than 14 October 1974, which is 21 days after the date on which the Council determined this matter.

Yours faithfully

*E. C. Perry*

E C Perry  
TOWN CLERK



APPLICATION FOR SPECIFIED DEPARTURE

W.J. GORRIE: 45-55 WITAKO STREET, AND  
68 EPUNI STREET

Richard Michael HOLMES states:

1. I AM the Town Planner for Lower Hutt City.

2. Zoning:

The land is zoned Commercial A under both the Operative District Scheme and the Draft Review, which was publicly notified in March, 1972.

3. Site:

The site is in the process of being subdivided to form a front lot of 16 perches area which contains an existing building occupied by shops. The balance area is 39 perches, and it is proposed to develop this for residential purposes. As this does not conform to the Commercial A zoning, application has been made for a specified departure.

4. Use of the Land:

The whole of the land was zoned Commercial A as it was in one holding but the balance area of 39 perches is unlikely ever to be needed for commercial purposes, and it would be logical for it to be developed for residential use.

5. Future Use of the Shop Site:

The shops are located relatively close to the central area of the City and close to the Epuni Shopping Centre and the shops on either side of the Railway at Waterloo. It is possible that shops on this site will cease to be economic at some future date and the land is then likely to be redeveloped for residential purposes. It is necessary, therefore, to take into account the siting of a future possible house on the shop site when considering the siting of buildings on the balance area.

6. Details of Proposal:

Two blocks of two units each are proposed to be erected on the balance area. Units 3 and 4 would be single-storey and would be located parallel to the northern boundary. These units would be satisfactory.



Units 1 and 2 would be two storeys and would be sited parallel to the rear boundary of the lot containing the shops. They would be only 5 feet from this boundary and only 14 feet at the nearest point from the rear of the shop building and 19 feet at the furthest point. Unit 2 would also be only 9 feet from Unit 3 at its nearest point and 17 feet at its furthest point.

8. Conclusions:

The land affected is all zoned Commercial A, but only a small part is used for this purpose and even this may cease to be economic in the foreseeable future. It would seem that the public interest would be better served by the balance area of the land being used for residential purposes than by it remaining vacant or under-used. The site has sufficient area to accommodate four units but the shape of the site does not lend itself to this. The siting of Units 3 and 4 would be satisfactory, but the proposed siting of Units 1 and 2 would make the site extremely crowded and would adversely affect the siting of a possible future house on the shop site. It would also have an adverse effect on Unit 3.

9. Units 1 and 2 could be resited parallel to the southwestern boundary which would overcome some of the problems but it would be preferable for them to be replaced by one single-storey unit.

9. External Appearance:

The external appearance of the buildings would be reasonable.

10. Possible Conditions:

If the application is approved, it could be subject to:-

- (a) Units 1 and 2 being replaced by one single-storey unit located to the satisfaction of the City Engineer.
- (b) Sealing and formation of all driveways before the use commences and maintenance to the continuing satisfaction of the City Engineer.
- (c) Removal of all existing buildings on the site.
- (d) Submission of a plan showing the proposed landscaping of the site for approval before the issue of a building permit, landscaping before the use commences, and maintenance of the site to the continuing satisfaction of Council.

28th August, 1974.



2

IN THE MATTER of an Application  
for consent to a specified  
departure by W.J. GORRIE  
in respect of properties  
at 68 Epuni Street and  
43 Witako Street, Lower Hutt.

Submissions in Support of Application

1. This is an application for consent to a specified departure to permit the erection of four town houses on a property at the corner of Epuni and Witako Streets, Lower Hutt. The property is zoned Commercial "A" and as a residential use is not a permitted use in that zone application has to be made for a consent to a specified departure.
2. The site for the proposed flats is part of a sub-division of a Commercial "A" block. This sub-division has already been approved by Council and has the effect of siting the existing shop building on one lot and an old house on the other lot. The applicant intends to demolish the house and erect the four flats.
3. There is unlikely to be a demand for any further Commercial Development in this area. The existing shops are not particularly profitable and the applicant has already had to convert one shop into a doctors surgery. The remaining shops are a butchers and a stationers. In any event, it would be difficult to develop the site of the proposed flats as a commercial development because of its shape and street frontage. It is felt that the site is ideally suited for residential development because of its proximity to the adjoining residential area. Furthermore, as the existing house is badly in need of repair, a new residential development would only help to upgrade the area.
4. No objections have been received from adjoining property owners and one can only assume that they are in favour of the development.
5. It is understood that the development complies with the density requirements of the Code. However, one side yard has been reduced from 8' to 5' and the rear yard, which should be 25' in depth is reduced to 10' in parts. These departures from

the requirements of the Code have been brought about by the unusual shape of the site. However, it is felt that if dispensations are granted there will be little effect on surrounding properties. The side yard in question adjoins the existing shop site. At present the existing house is only some seven feet from the rear of the shopping block. When the flats are built the distance between the buildings will be at least 20' which is a definite improvement. With regard to the rear yard, although it is only 10' in parts it has an average depth of 17' and is in fact 48' in depth at one point.

6. The Council is considering the application must, of course, have regard to the requirements of S35 of the Town and Country Planning Act.

(a) It is submitted that the proposal is not contrary to the public interest. The applicant is utilising a site which at present only has an old house on it. The new flats will upgrade the area and enhance the amenities of the area.

(b) The proposed use will have little Town and Country Planning significance beyond the immediate vicinity of the property because the adjoining properties are residential in character.

(c) The provisions of the district scheme can remain without change or variation if the Council consents to the application it will be merely recognising the fact that there is little demand for Commercial development in this area. It will not be creating a precedent for residential development in a Commercial zone.



IN THE MATTER of an Application

for consent to a specified  
departure by W.J. GORRIE  
in respect of properties  
at 68 Epuni Street and  
43 Witako Street, Lower Hutt

---

SUBMISSIONS IN SUPPORT OF APPLICATION

---

Perry, Wylie, Pope & Page  
Solicitors,  
Wellington.

ARCH 57878

304-5-277

# Gandar Associates

CONSULTING ENGINEERS  
REGISTERED SURVEYORS

MAX. GANDAR, F.S.I. (N.Z.)

ROSS MAXWELL GANDAR, M.S.I. (N.Z.)

~~OWEN V. WEATHERHEAD, M.N.Z.I.E.~~

Lower Hutt Office:  
THE ARCADE, QUEENS DRIVE  
TELEPHONE 66-044 P.O. BOX 30559

Rotorua Office:

~~CML BUILDING, ERUERA STREET~~

~~TELEPHONE 81-688 P.O. BOX 207~~

Our reference 74/22

Your reference 332/7/1254

..... 19

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

Dear Sir,

Specified Departure - W.J. Gorrie

.. Please find herewith plans and application form for the above.

.. We also enclose for your information amended scheme plan 74/22/1A and  
.. a plan showing proposed land exchange between Mr. Gorrie and Mr. J.W.  
Watt. The scheme plan was originally approved on 30th May 1974.  
After discussions with Mr. Holmes it was decided that the amended  
plan and proposed land exchange did not require further Council  
approval.

Yours faithfully,  
GANDAR ASSOCIATES



W.P. Harris.



## 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.

35(2) (a)

This application is made under Section 35(2) (a) of the Town and Country Planning Act, 1953.

I hereby apply for (state fully nature of application)

Consent to erect four Town Houses on Commercial 'A' Site

The property in respect of which this application is made is situated at Nos 68 Eouni/43 Witako Street (Road) (state locality) Lower Hutt and the legal description is Pts. Lot 4 & 5 D.P. 11008 & Pt. Lot 6 D.P. 9672

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

Special conditions, restrictions, or provisions proposed for the application are as per Type 5 Construction N.Z.S.S. 1900 Chapter 5 i.e. Normal Residential Construction.

Name of owner: Mr. W.J. Gorrie Address: 1045 Fergusson Drive,  
Name of occupier: — Address: Upper Hutt

Names of persons particularly affected:  
District Commissioner of Works

1 Commissioner of Works

Wellington Address:

Wellington

2. Wellington Regional Planning Authority

110-112 Cuba Street, Wellington

3. R.J. Meech

66 Epuni Street

4. F.B. Tait

60 Epuni Street

5. J.W.L. Coleman

60A Epuni Street

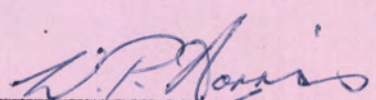
6. L. Pearson

41 Witako Street

7. J.W. Watt

41A Witako Street

Dated at Lower Hutt this 22nd day of July 1974.

  
Gandar (Signature) Associates  
(to be signed for or on behalf of applicant)

Full name of applicant: William John Gorrie

Address for service: C/- Gandar Associates

P.O. Box 30-559,

Lower Hutt.



Form O

The Town and Country Planning Act 1953

LOWER HUTT CITY COUNCIL

~~NOTICE OF APPLICATION FOR CONSENT TO SPECIFIED DEPARTURE~~

NOTICE OF APPLICATION FOR CONSENT TO SPECIFIED DEPARTURE

~~NOTICE OF APPLICATION FOR CONSENT TO CONDITIONAL USE~~

NOTICE is hereby given that application has been made by

Mr. W.J. Gorrie

of

Upper Hutt

for consent to erect four Town Houses on Commercial 'A' site  
(State fully nature of application.)

The property is situated at Nos 68 Epuni Street / 43 Witako Street (street)  
and is located in the Commercial 'A' Zone.

The legal description of the land is Pts. Lots 4 & 5 D.P. 11008 and Pt. Lot 6 D.P. 9672

The application may be examined at the office of the Lower Hutt City Council, Laings Road, Lower Hutt, during normal office hours and any person or body affected may object to the application by notice in writing delivered to the Town Clerk, Lower Hutt City Council, Private Bag, Lower Hutt, not later than 4.00 p.m. on 20th August 1974

(Insert date being not less than 21 days after the date of the second advertisement.)

Every objector shall state the grounds of the objection and whether the objector wishes to be heard by the Council in support of his objection, and shall serve on the applicant a copy of the objection.

Date: 22nd July 1974

Signed: \_\_\_\_\_

This is the <sup>(first)</sup>  
~~(second)~~ publication of this notice.

Gandar Associates  
for W.J. Gorrie

The first publication was made on \_\_\_\_\_



# GANDAR ASSOCIATES

CONSULTING CIVIL ENGINEERS  
REGISTERED SURVEYORS

LOWER HUTT

P.O. Box 30559

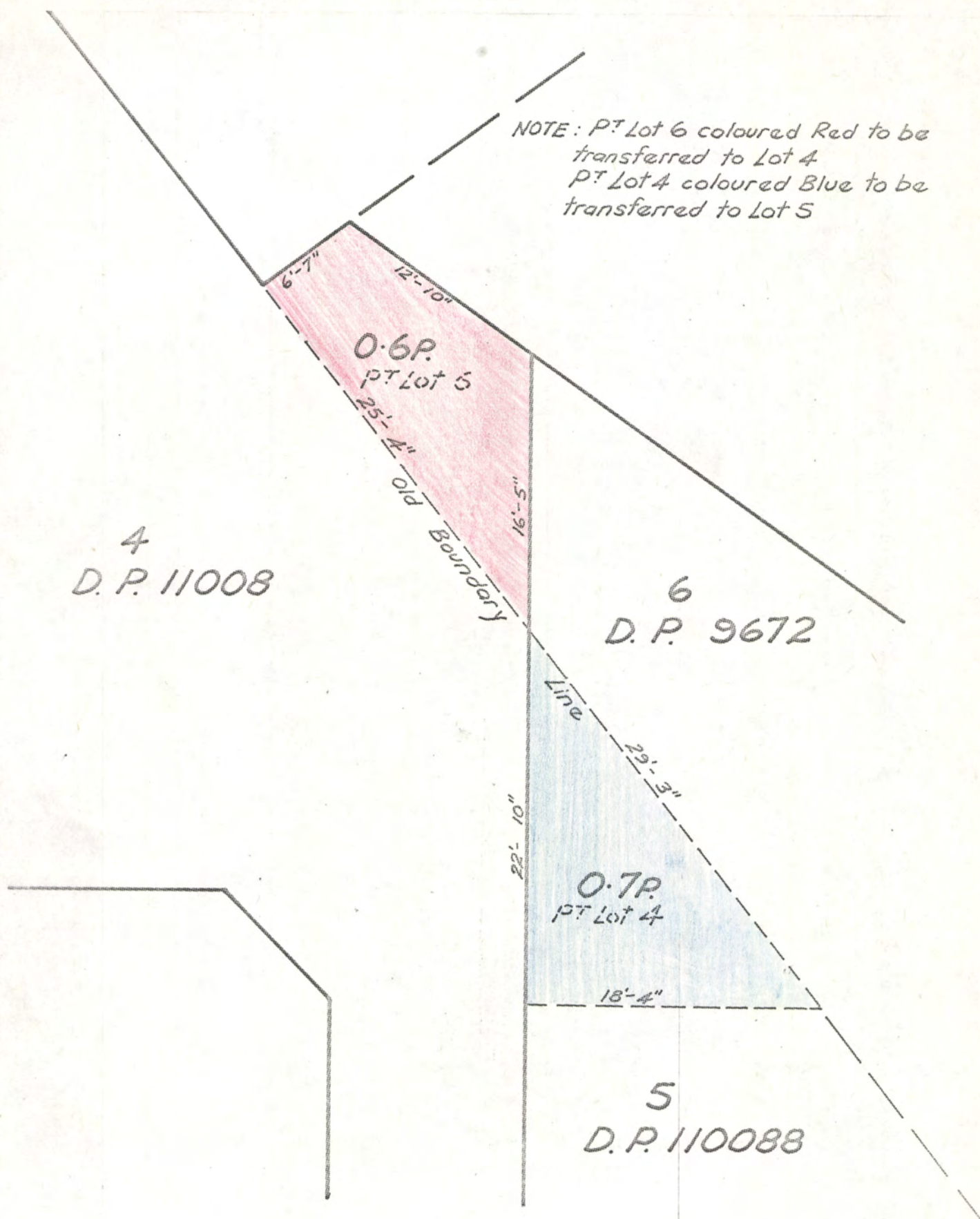
Phone 66-044

ROTORUA

P.O. Box 207

Phone 81-686

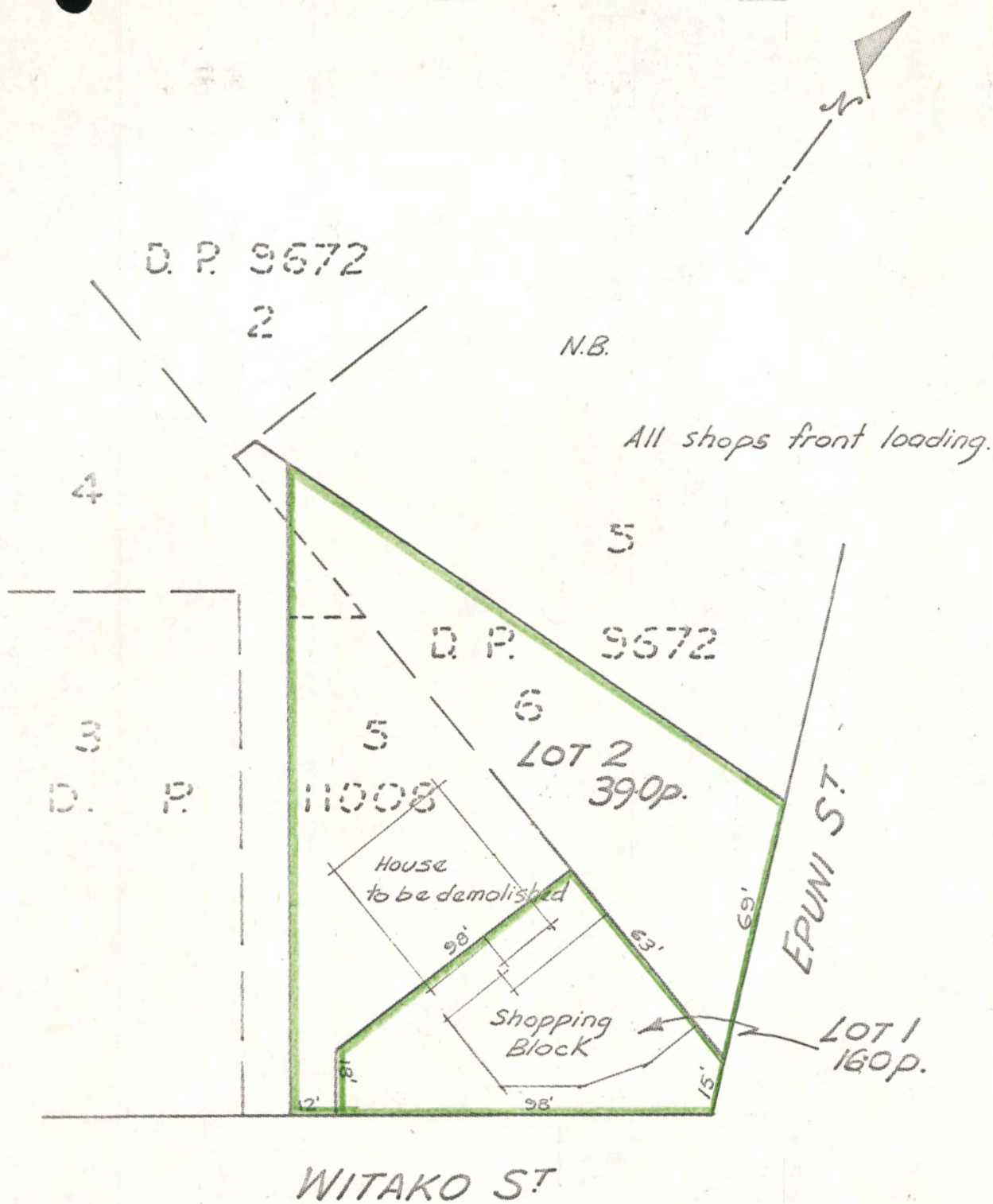
NOTE: PT Lot 6 coloured Red to be  
transferred to Lot 4  
PT Lot 4 coloured Blue to be  
transferred to Lot 5



PLAN SHOWING PROPOSED EXCHANGE  
OF LAND WITAKO ST  
FOR MR. W. J. GORRIE

Scale: 1 inch = 8 feet





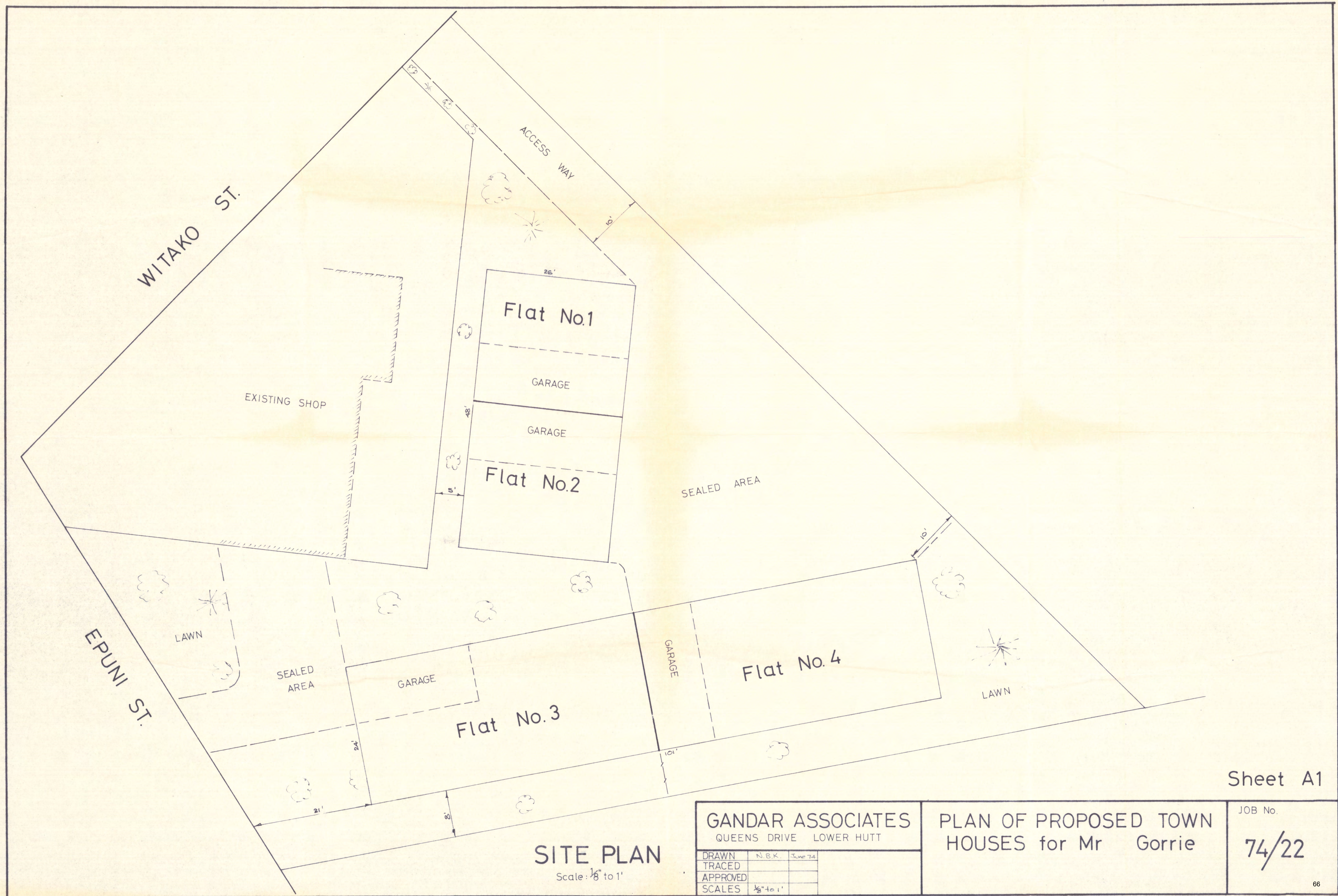
PROPOSED SUBDIVISION OF LOT 6 D.P. 9672  
& LOT 5 D.P. 11008. FOR MR. W.J. GORRIE.  
SCALE 40ft TO AN INCH.

PREPARED BY:  
GANDAR ASSOCIATES  
REGISTERED SURVEYORS.

March - 1974

74/22/1A  
Amended 15/5/74 RMG

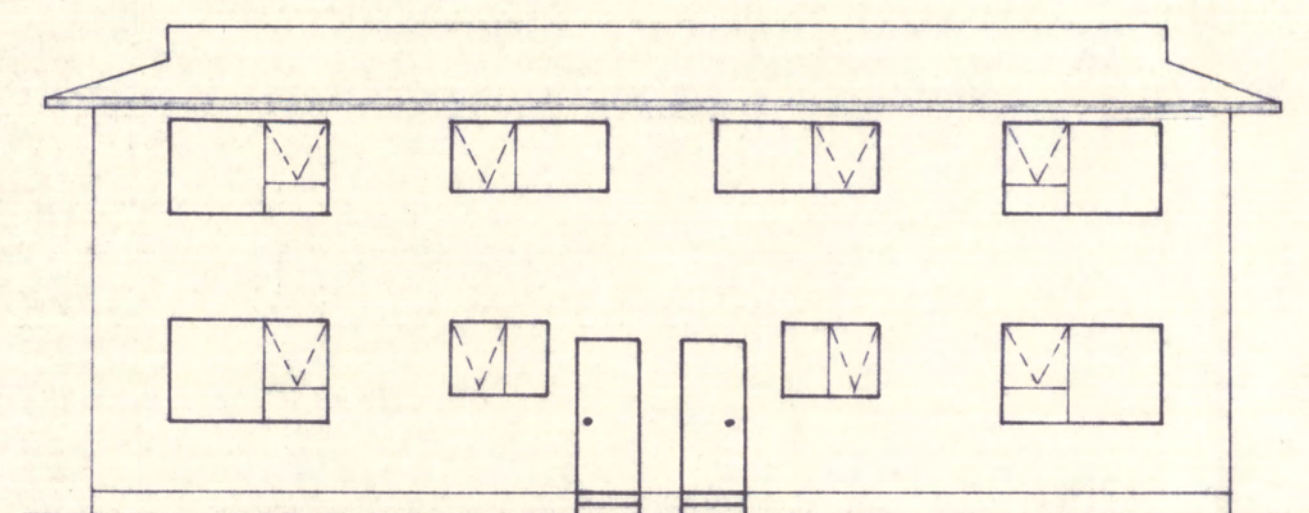




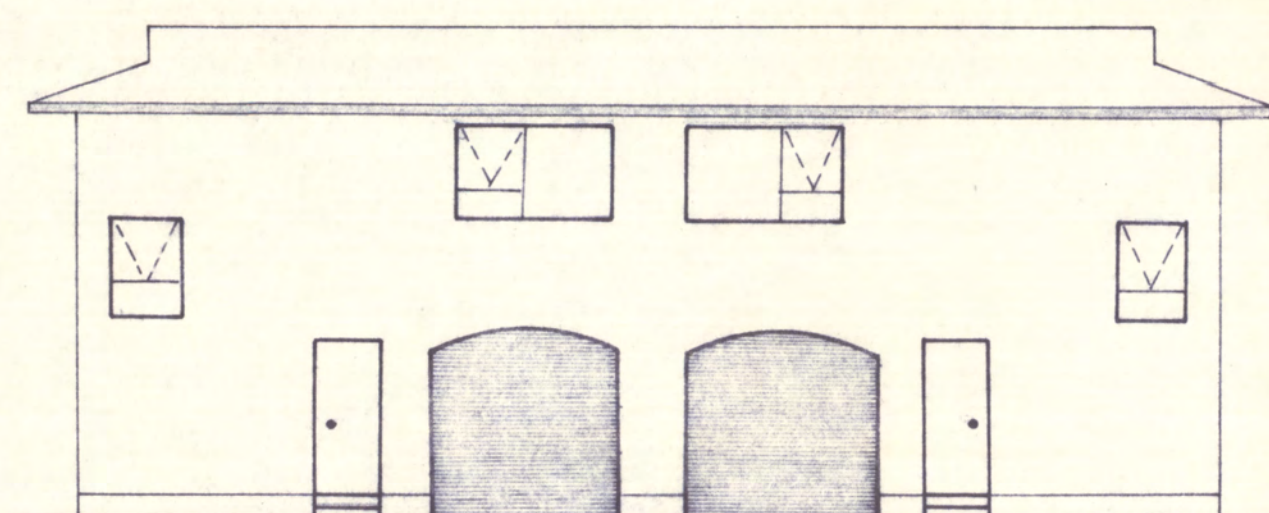
Sheet A1

JOB No.  
74/22

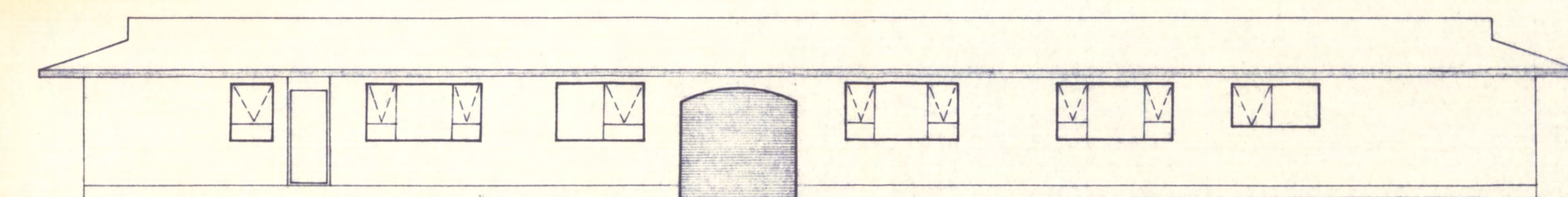




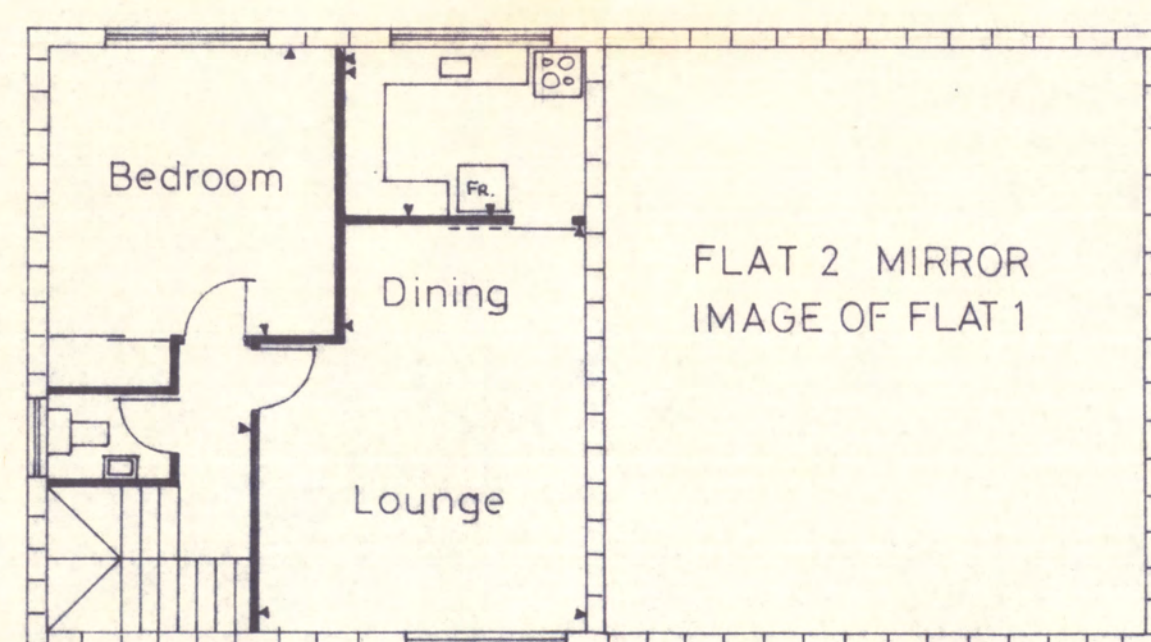
EAST ELEVATION



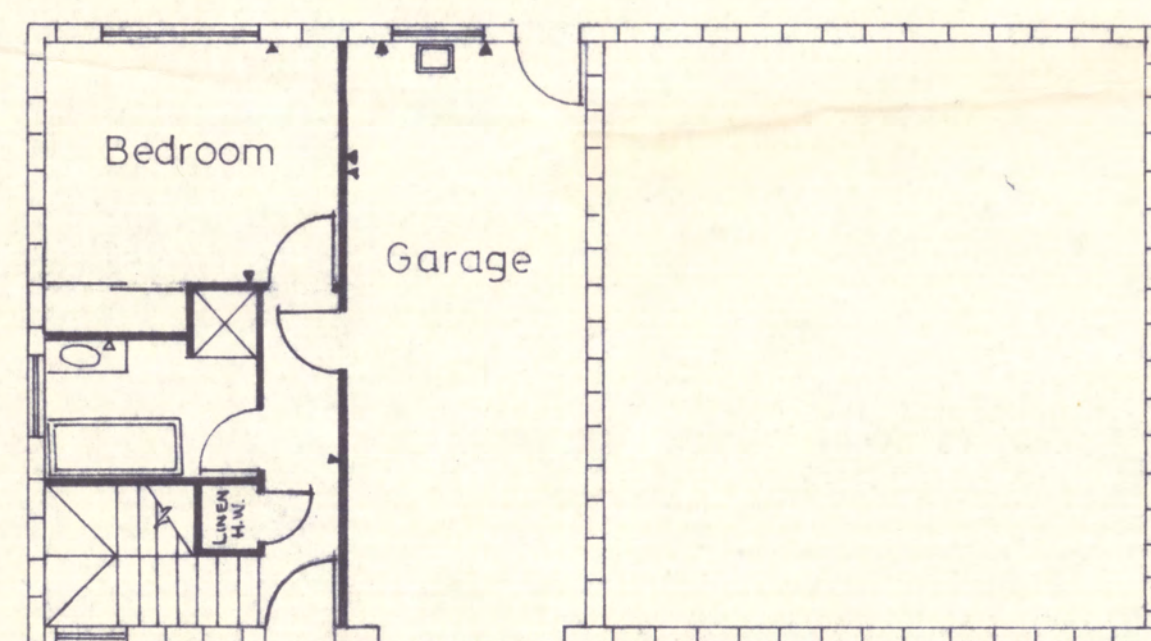
WEST ELEVATION



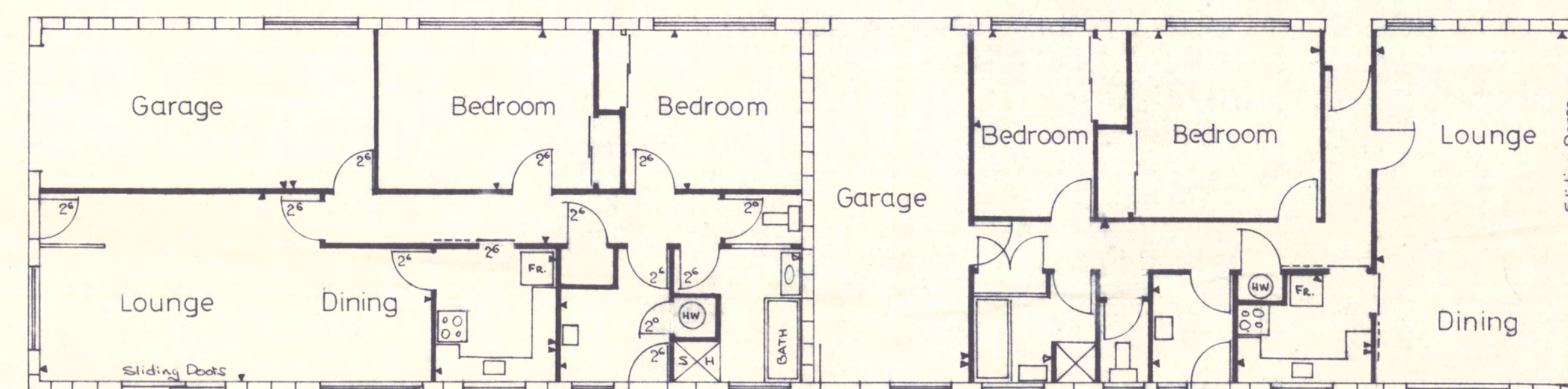
SOUTH ELEVATION



FIRST FLOOR



GROUND FLOOR  
FLATS 1&2



FLOOR PLAN  
FLATS 3&4

Sheet A2

GANDAR ASSOCIATES  
QUEENS DRIVE LOWER HUTT

DRAWN	N.B.K.	JULY 74
TRACED		
APPROVED		
SCALES	1/8" to 1'	

PLAN OF PROPOSED TOWN  
HOUSES for Mr Gorrie

JOB No

74/22



Memo T.C. &amp; C.E.

File 332-7-1254

N.J. Gossie, Cnr. Nitako St. and Epuni St.  
 Plan of Lots 1-3 Being Subdivision of  
 Lot 6 D.P. 9672 & Lot 5 & PT. Lot 4 D.P. 11008  
 (1414 m<sup>2</sup>)

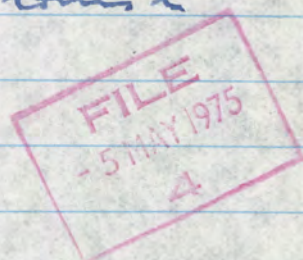
The attached plan requires  
 following action:

1. Seal of Council
2. Execution of plan by His  
 Worship the Mayor - approval under  
 Sec. 351 M.C. Act 1954
3. Execution of plan by the  
 Town Clerk - approval under Sec. 351  
 M.C. Act 1954 and Sec. 33 T. & C.P. Act  
 1953
4. Return plan to surveyor.

L. Samuel Thomas

S.S. & P.O.

26.3.75





RECORDS: Please note.

When a subdivisional plan is returned from the City Engineer's Department with an indication that it might be executed under Council's seal, could you please refer the file and plan to the Administration Officer in the first instance for checking of all requirements and conditions.

SUBDIVISIONAL PLAN FOR SEALING

Applicant: W.J. GORRIE. File No: 332/7/1254

Lots 1-3 being Subdn. / CR WITAKO Date Rec'd 13-3-75.  
of Lot 6 DP 9672 & Lot 5 / EPUNI STREETS.

Location of Subdivision (street names) Type of Document

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

DATE OF SEALING AUTHORITY:

27-5-74.

CIRCULATION

PAYMENTS MADE

Officers	Initials and date	Description	Amount	Receipt Number	Date
Dets Officer.	18/3/75. G	Perusal Fee	\$7.00	64465	23/4/75
C.T.	.....	Sealing Fee	\$5.00	63200.	13.3.75.
C.V.	.....	Reserves Contribution			
T.P.	pm	Deposit for Sewerage			
SD & TE	24/4/75	Deposit for Stormwater			
C.E.	.....	Sewer Connection Fees			
A.C.	29/4	Water Connection Fee			
(finally)	.....	Stormwater Connection Fee			
	.....	Underground Telephone and Power Reticulation			
	.....	Deposit			

DOCUMENTS RELEASED

Initials Date  
P M. 5.5.75

OTHER DOCUMENTS, UNDERTAKINGS, ETC. REQUIRED:

RECEIVED CIRCULATED RELEASED

- (a)
- (b)
- (c)
- (d)
- (e)

REMARKS BY OFFICERS: (if any)

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

O.K. for sealing A.O. 29/4

City Valuer

Town Planner

City Engineer's Department

OK.



ARCH 58588

3426

# GANDAR ASSOCIATES

CONSULTING SURVEYORS  
TOWN PLANNERS

ROSS MAXWELL GANDAR, M.N.Z.I.S.  
PETER M. BERRILL, Dip. T.P., M.N.Z.I.S.

Consultant

MAX. GANDAR, F.N.Z.I.S.

332-4-1254

Lower Hutt Office:  
THE ARCADE, QUEENS DRIVE  
TELEPHONE 666-044 P.O. BOX 30559

Rotorua Office:

Our Reference 74/22  
Your Reference 332/7/1254  
13th March 1975

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

Attention: Mr. Dunn

Dear Sir,

W.J. Gorrie - Proposed Boundary Adjustments

.. I herewith submit title plan and three prints of the above for seal  
by your Council.

The Conditions of Approval contained in your letter of the 30th May 1974  
have been complied with as follows:

1. Both lots are serviced with water. According to Council records  
Lot 1 is serviced with stormwater and sewerage and the latter is  
protected by the easement shown over Lot 2. In the case of Lot 2  
sewerage and stormwater is currently being provided in terms of  
plan lodged with you, pipes are on site and will be laid on  
Monday 17th March.
2. It would appear from Council records that the roof water from the  
shops is connected to an approved outfall within Lot 1 itself.
3. In accordance with the information contained above I hereby certify  
that no adjustments to services are necessary.
4. Demolition of the dwelling at the rear of the shops is now completed.
5. The information is contained on plan herewith.

.. We also enclose cheque for \$5.00 being sealing fee.

Yours faithfully,  
GANDAR ASSOCIATES

*Rufanda*  
R.M. Gandar.





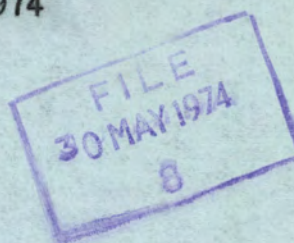
c.c. City Engineer  
Town Planner

→ 332/7/1254

Mr Dunn

30 May, 1974

Messrs Gandar Associates,  
Registered Surveyors,  
P.O. Box 30559,  
LOWER HUTT.



Dear Sirs,

W.J. Gorrie - Proposed Boundary Adjustments

I refer to your letter dated 2 April 1974 (your reference 74/22) submitting a scheme of proposed boundary adjustment.

In reply, I wish to advise that at its meeting on 27 May, 1974, my Council resolved that:

"Favourable consideration be given to this application subject to:

- (i) Provision of a Surveyor's Certificate that both lots are serviced with water, sewerage, and stormwater or the provision of such connections to Council's standards.
- (ii) A Surveyor's Certificate that roof water from Lot 1 is connected to an approved outfall, or if not a connection to be provided.
- (iii) The provision of a written certificate by the Surveyor that all existing services have been adjusted so that they are contained within the lot serviced and are in accordance with Council requirements or that no such adjustments are necessary.



Gandar Associates

30 May, 1974

- (iv) Demolition of the dwelling at the rear of the shops.
- (v) The minimum area of lot 1 to be no less than 16 perches."

On compliance with the foregoing conditions, it will be in order for you to forward the principal plan, together with a photostat copy thereof, for execution under Council's Seal, accompanied by Council's usual sealing fee of \$5.00.

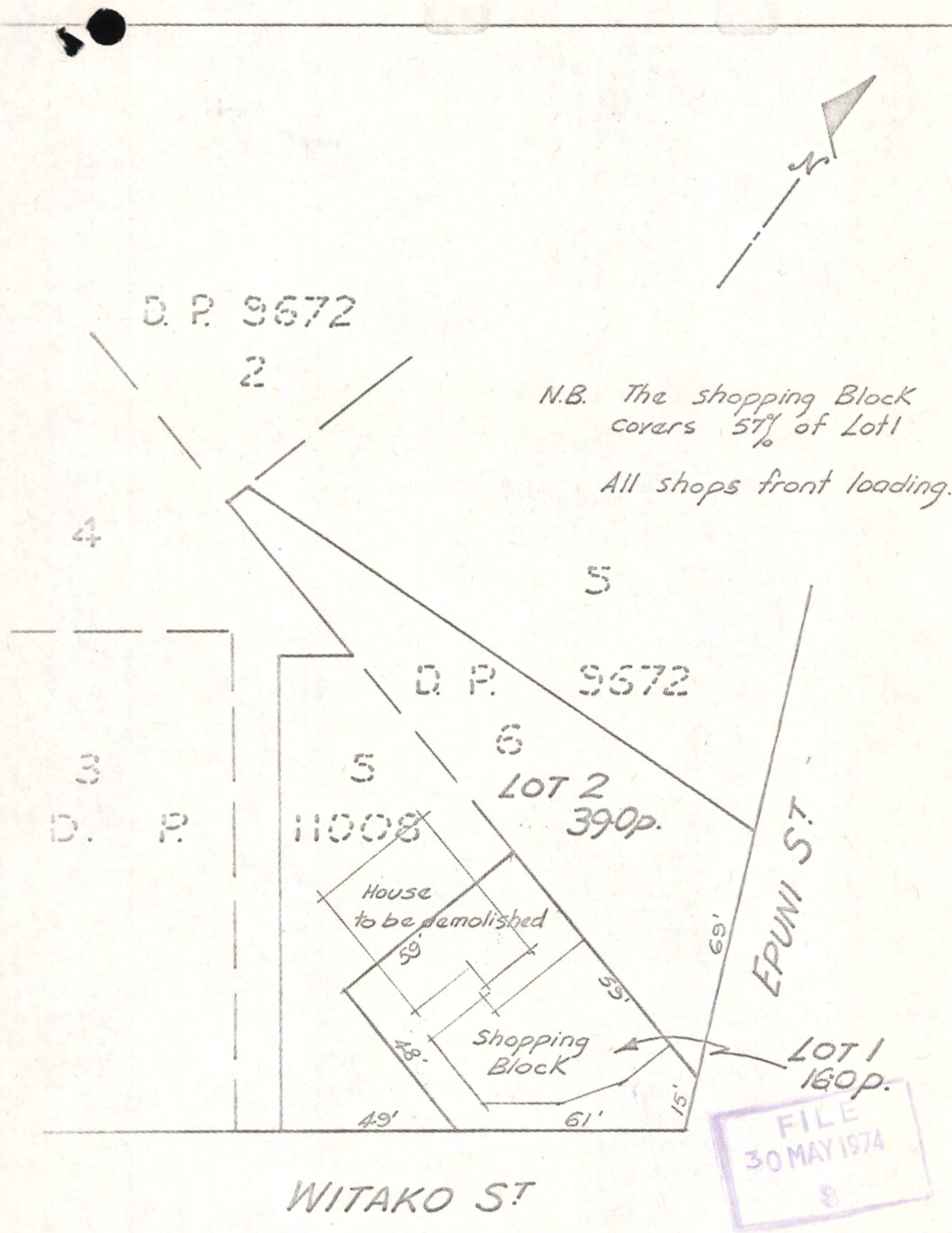
You will appreciate that this approval and the conditions above relate to the scheme plan you have submitted. Council's consent to the principal plan for deposit in the Lands and Deeds Registry will be required if and when such plan is submitted to the Council for execution under seal. The present approval of the scheme plan may therefore be subject to modification or alteration in accordance with the Council's conditions and requirements relating to the subdivision of land at the time when the survey plan is submitted for checking and subsequent sealing.

Yours faithfully,

*E. C. Perry*

E.C. Perry  
TOWN CLERK





PROPOSED SUBDIVISION OF LOT 6 D.P. 9672  
& LOT 5 D.P. 11008. FOR MR. W.J. GORRIE.  
SCALE 40ft TO AN INCH.

PREPARED BY:  
GANDAR ASSOCIATES  
REGISTERED SURVEYORS.

March - 1974

74/22/1  
Amended 15/5/74



# Gandar Associates

CONSULTING ENGINEERS  
REGISTERED SURVEYORS

MAX. GANDAR, F.S.I. (N.Z.)

ROSS MAXWELL GANDAR, M.S.I. (N.Z.)

~~OWEN V. WEATHERHEAD, M.N.Z.I.E.~~

Lower Hutt Office:  
THE ARCADE, QUEENS DRIVE  
TELEPHONE 66-044 P.O. BOX 30559

Rotorua Office:  
~~CML BUILDING, ERUERA STREET~~  
TELEPHONE 81-688 P.O. BOX 207

Our reference 74/22 .....

Your reference .....

..... 2nd April 1974

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

Dear Sir,

re: Proposed Subdivision of Lot 5 D.P. 11008  
and Lot 6 D.P. 9672 for Mr W.J. Gorrie

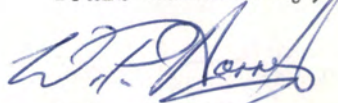
Please find herewith three copies of the above scheme plan for consideration by your Council.

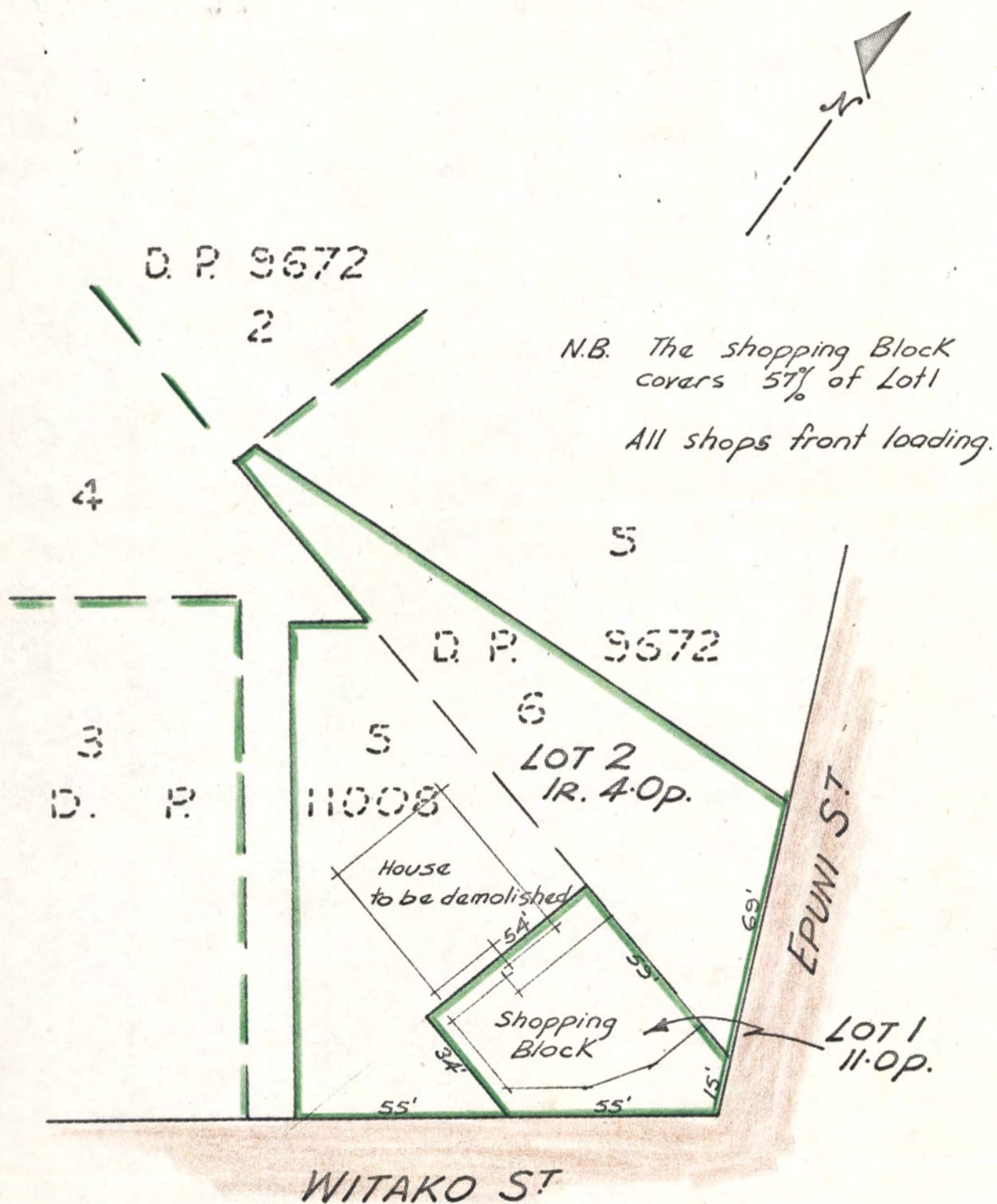
We hereby apply for the following dispensations:

(i) The reduction of the rear court. The shopping block consists of three premises - a butcher, stationist and a doctor's surgery, all are serviced from the street. At present the existing house is only some seven feet from the rear of the shopping block and it would seem impractical once the house has been demolished to create a rear court of 25 feet in depth. This large rear court area would not be fully utilized and would probably be neglected and become an eyesore.

(II) Side court requirement Northern Boundary Lot 1. It is desired that the existing boundary line between Lots 5 and 6 can be maintained.

Yours faithfully,

  
W.P. HARRIS



PROPOSED SUBDIVISION OF LOT 6 D.P. 9672  
& LOT 5 D.P. 11008. FOR MR. W.J. GORRIE.

SCALE 40ft TO AN INCH.

PREPARED BY:  
GANDAR ASSOCIATES  
REGISTERED SURVEYORS.

74/22/1

March - 1974



# COMMUNITY SERVICES

## LOCAL ELECTORAL AREA

The property is in the Central Ward.

## RUBBISH AND RECYCLING

Tuesday is the rubbish collection day for the property.

Every residential property in Lower Hutt has been provided with a red rubbish bin, a yellow recycling bin and blue glass crate. Households can also opt into receiving a green garden waste bin. Please visit our website for more information. If you have any enquiries, please call 04 570 6666 or email [binchanges@huttcity.govt.nz](mailto:binchanges@huttcity.govt.nz).

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

## POLICE

Phone 111 for emergencies or 105 for non-emergencies.

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

## EXPLORE LOWER HUTT

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

## REPORT A PROBLEM

If you've spotted any issues or problems with any of council's services, tell us about it using our Report a Problem [portal](#).

## COMMUNITY SUPPORT

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

### Contact Us

Phone	04 570 6666 or 0800 HUTT CITY
Calling from overseas	<a href="tel:00645706666">0064 570 6666</a>
E-mail the LIM team	<a href="mailto:Lim.reports@huttcity.govt.nz">Lim.reports@huttcity.govt.nz</a>
Feedback survey for the LIM team	<a href="http://www.surveymonkey.com/r/LIMSURV">www.surveymonkey.com/r/LIMSURV</a>
E-mail Council	<a href="mailto:contact@huttcity.govt.nz">contact@huttcity.govt.nz</a>
Website	<a href="http://www.huttcity.govt.nz">www.huttcity.govt.nz</a>
Report a Problem	<a href="https://maps.huttcity.govt.nz/RAP/viewer/">https://maps.huttcity.govt.nz/RAP/viewer/</a>
Physical address	Hutt City Council 30 Laings Road Lower Hutt 5010
Office hours	Weekdays 8am to 5pm Not open public holidays
Postal address	Hutt City Council Private Bag 31 912 Lower Hutt 5040
Facebook	<a href="http://www.facebook.com/huttcitycouncil">www.facebook.com/huttcitycouncil</a>
Twitter	<a href="http://www.twitter.com/huttcitycouncil">www.twitter.com/huttcitycouncil</a>