



LAND INFORMATION MEMORANDUM

2/22 ELIZABETH STREET MOERA

Produced by Hutt City Council

12/09/2025

Reference: LIM251100

R Dixon
1 Mill Grove
CARTERTON 5713

Dear Ross Dixon,

Land information memorandum for FLAT 2 - 22 Elizabeth Street MOERA 5010

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,

Rebecca Aumua
LIM Officer

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OVERVIEW

PROPERTY ADDRESS

2/22 Elizabeth Street MOERA

LEGAL DESCRIPTION

FLAT 2 DP 67277 ON SEC 14 BLK LI HUTT VALLEY SETTLEMENT DP 8193 WN35D/367 1/2 SHARE

VALUATION NUMBER

1605658600B

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.

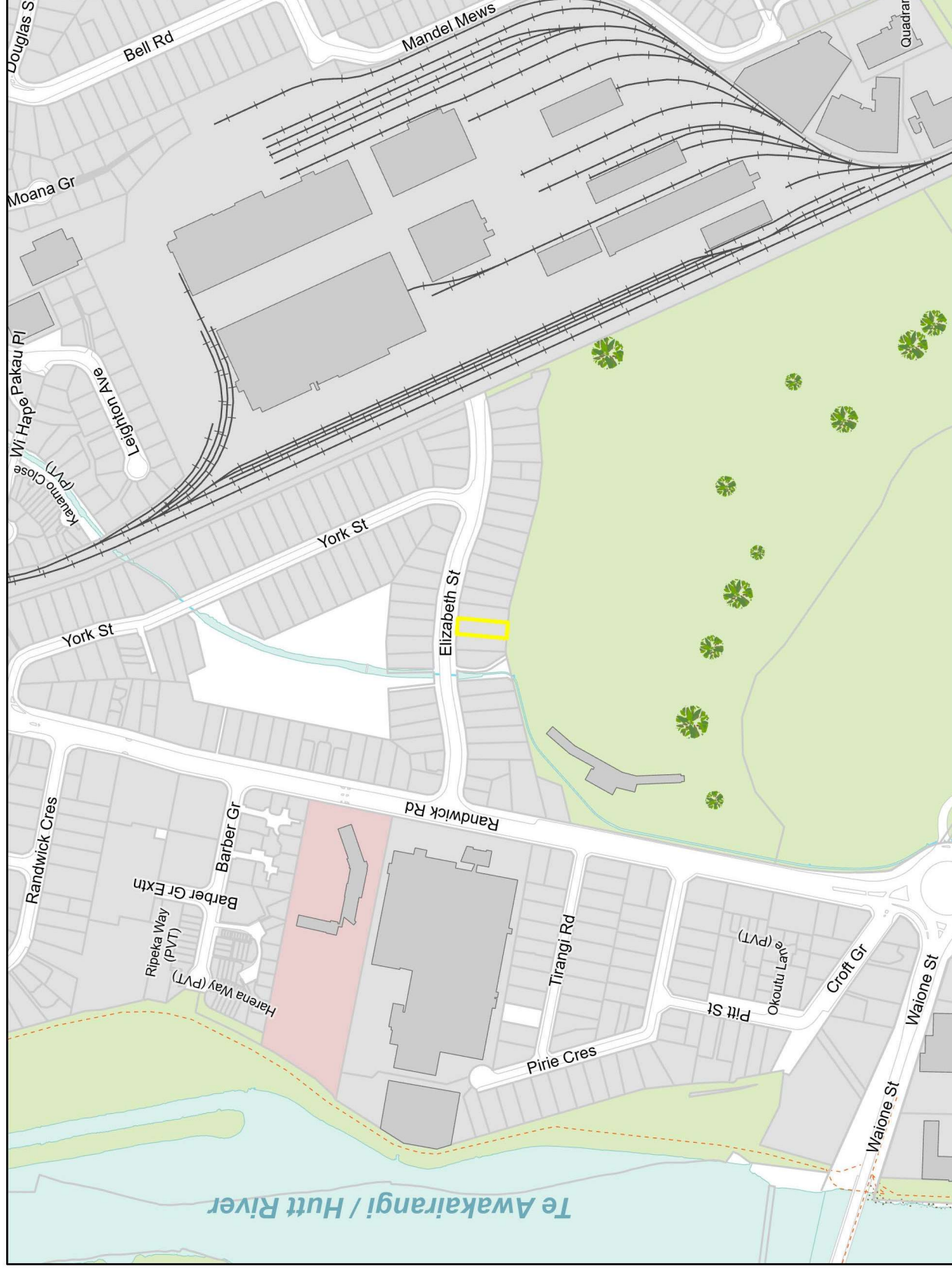
DEPOSITED PLAN

See the attached deposited plan.

Contacts	Position	Phone
Deposited Plan	Engineering Records Officer	04 570 6666

PROPERTY DETAILS

Type	Description
Suburb	Moera
Ward	Harbour Ward (Petone Community)
Rubbish Collection Day	Monday
Flat / Unit	FLATS 1 & 2
District Plan - Activity Area	Medium Density Residential
District Plan - Flood Hazard Overlay	Inundation - Relevant. See District Plan Section
District Plan - Coastal Hazard Overlay: Tsunami	High - Relevant. See District Plan Section
District Plan - Coastal Hazard Overlay: Inundation	Medium - Relevant. See District Plan Section
Tsunami SLR Zone	This property is in a Probabilistic Tsunami Inundation area
Tsunami Evacuation Zone	CDEM Evacuation Zone (Orange Zone)
Exposure Zone (Sea spray)	NZS 3604:2011 - 4.2.3.3 Zone D: High
Wind Zone (Indicative only)	This land is in a high 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	16 to 18m
Greater Wellington Regional Council Flood Modelled Area	Waiwhetu Stream (1% AEP) - See Hazards Section



LOCALITY MAP

Scale: 1:5,000

- LIM Property
- Contours
- Properties
- Easements
- Reserves



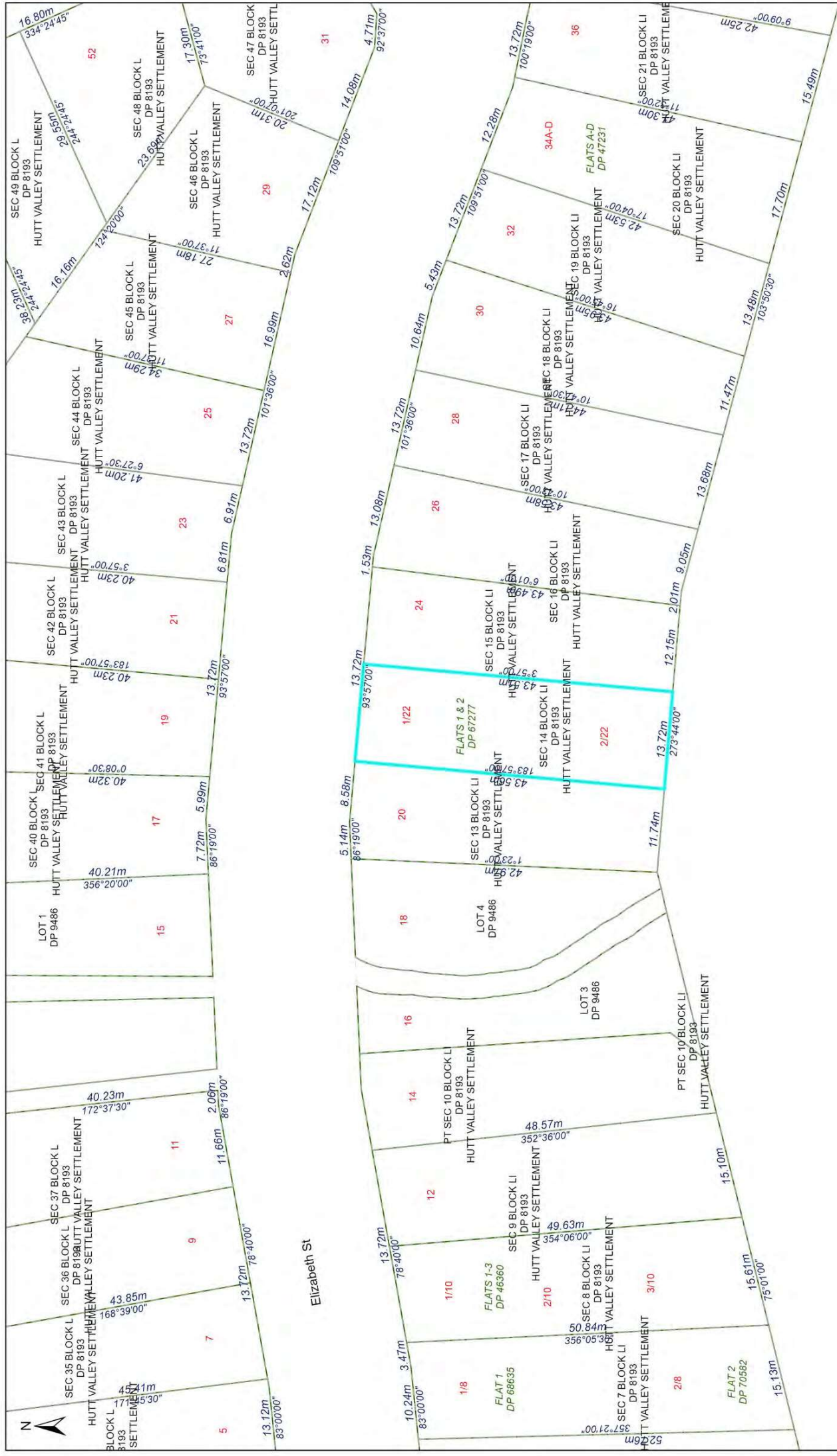
2025 AERIAL PHOTOGRAPH

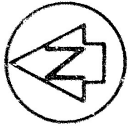
Scale: 1:486

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.

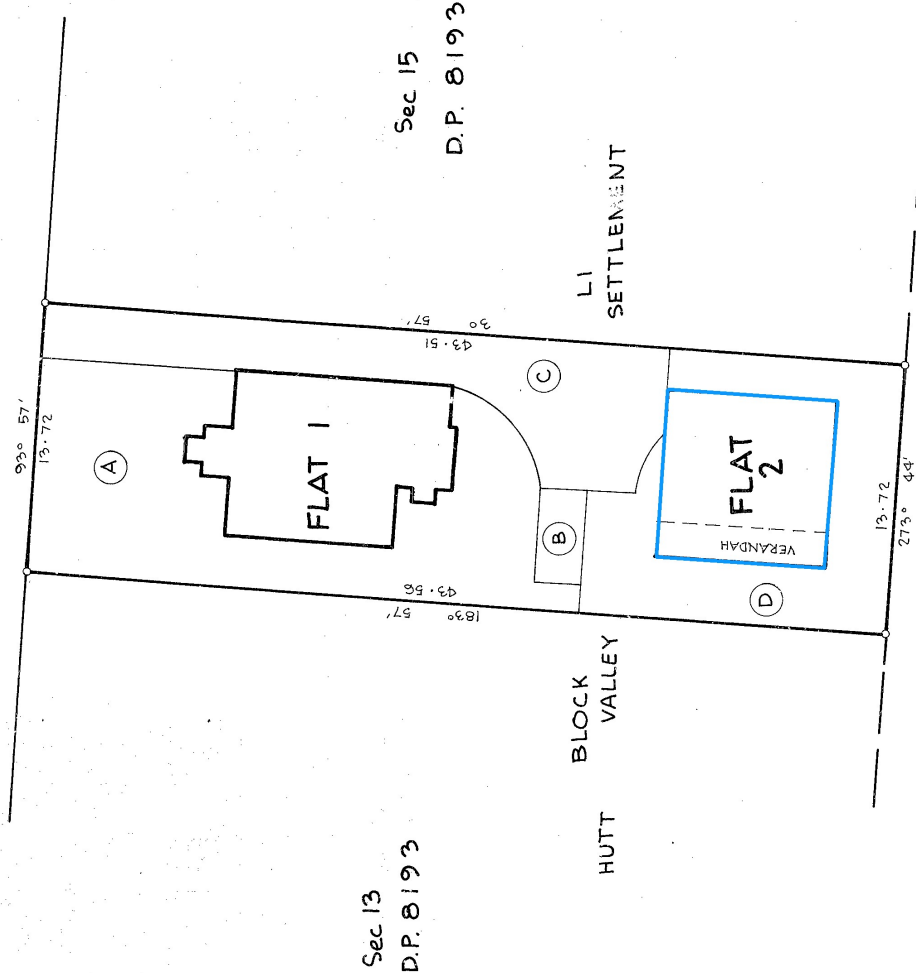
Aerial photography flown in Jan-Mar 2021 and produced by AAM NZ Ltd for Hutt City Council and GWRC under the Creative Commons New Zealand Attribution v3.0 license. <http://creativecommons.org/licenses/by/3.0/nz/>

Deposited Plan





ELIZABETH STREET
LEGAL ROAD 20.12 WIDE



Sec 13
D.P. 8193

Sec 15
D.P. 8193

Pt SEC 12
HUTT VALLEY SETTLEMENT
S.O. 18512

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. XIV BELMONT
NZMS 261 SHI R27 RECORD MAP No 40-20
Hutt Valley 1:8
TERRITORIAL AUTHORITY LOWER HUTT CITY
Surveyed by CUTTRESS, MCKENZIE, MARTIN, LTD
Scale 1:200 Date JUNE 1989

Approvals

REGISTERED PROPRIETORS

For areas subject to restrictive covenants labelled A - D see leases.

Pursuant to section 214 of the Local Government Act 1974 I hereby certify that the building containing Flat 1 as shown or described hereon was constructed before the 1st day of April 1979 and was provided with such safeguards against fire and means of escape in case of fire as are required by the bylaws of the Local Council. Council applying on the date hereof and that the construction of the building comprising Flat 2 as shown or described hereon commenced on or after the 1st day of April 1979 and every building permit necessary for the construction thereof as shown or described hereon has been granted by the said Council pursuant to its Bylaws.

Dated this 13th day of July 1989

[Signature]
DIRECTOR OF ADMINISTRATION

Total Area

Comprised in C.T. 288/831, Bal 1/2 share.
C.T. 335/253, All 1/2 share.

I, RONALD DOUGLAS LUCAS OF LOWER HUTT Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at LOWER HUTT this 17th day of JULY 1989 Signature *[Signature]*

Field Book p. Traverse Book p.
Reference Plans D.P. 8193, 62143

Examined *[Signature]* Correct M. Lister

Approved as to Survey

3, 8 89

Deposited this 21st day of August 1989

Asst District Land Registrar

File 9382

Received 20.7.89

Instructions

67277

Current Record of Title



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




R.W. Muir
Registrar-General
of Land

Identifier **WN35D/367**
Land Registration District **Wellington**
Date Issued 23 November 1989

Prior References

WN28B/831 WN33C/253

Estate Fee Simple - 1/2 share
Area 597 square metres more or less
Legal Description Lot 14 Block LI Deposited Plan 8193
Registered Owners
Whippit Investments Limited

Estate	Leasehold	Instrument	L B047273.1
		Term	999 years commencing on 11.10.1989
Legal Description	Flat 2 Deposited Plan 67277		
Registered Owners			
Whippit Investments Limited			

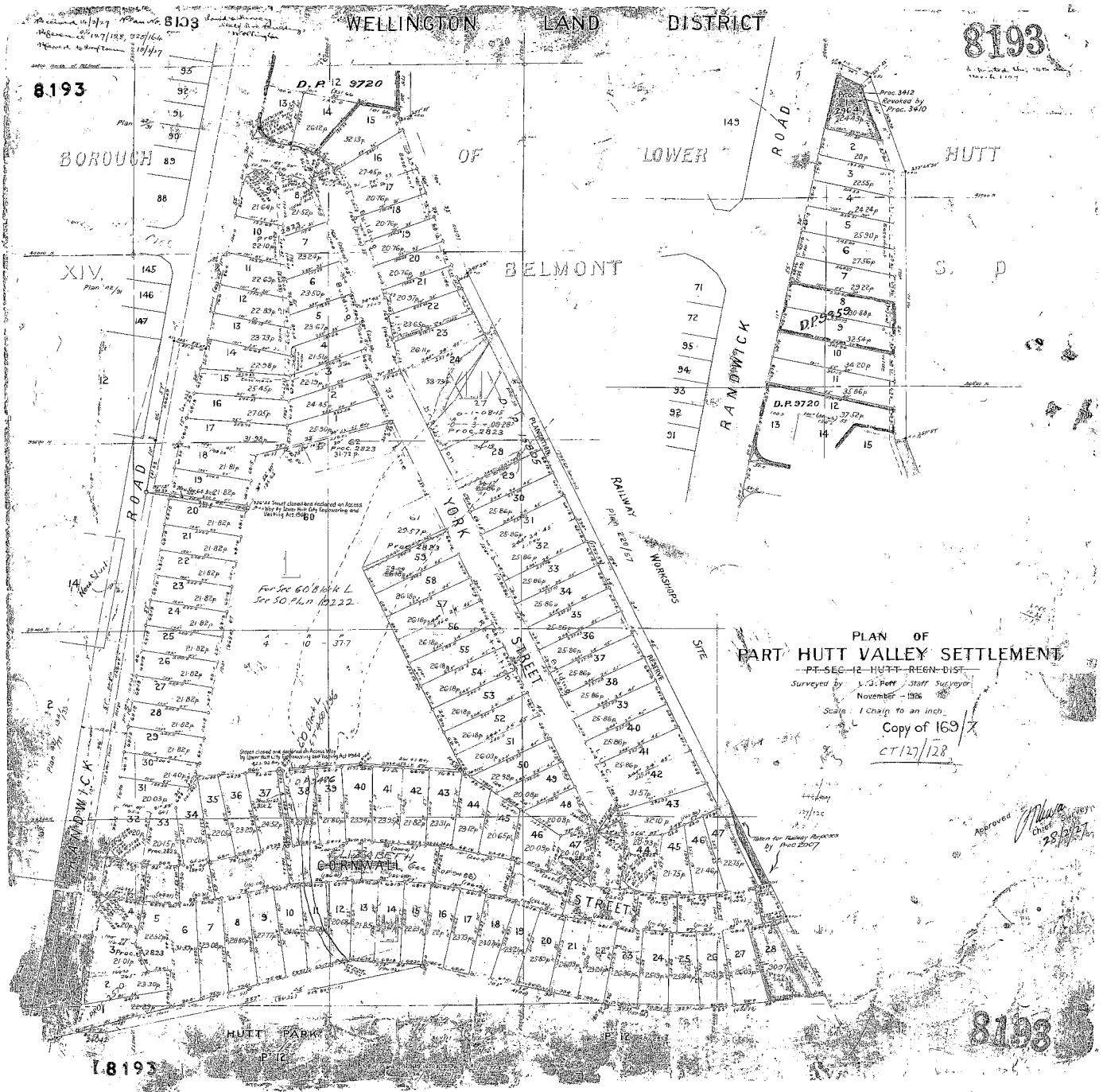
Interests

B047273.1 Lease of Flat 2 DP 67277 Term 999 years commencing on 11.10.1989 Composite CT WN35D/367 issued - 23.11.1989 (Affects Fee Simple)

B383733.4 Lease of Flat 1 DP 67277 Term 999 years commencing on 11.10.1994 Composite CT WN44A/741 issued - 20.9.1994 at 10.30 am (Affects Fee Simple)

B383733.5 Variation of Lease B047273.1 - 20.9.1994 at 10.30 am

12432249.2 Mortgage to ASB Bank Limited - 14.4.2022 at 4:42 pm



POSTAL FORM 016

RATES

The following rates are based on the capital value of the property at the start of the current financial year beginning 1 July 2025.

ANNUAL RATES

The general and targeted rates charged on a property during the rating year (1st July 2025 to 30th June 2026.)

Rates: \$5,060.86

RATES DUE AND PAYABLE

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

Rates: \$5,067.95

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: \$700,000.00

LAND VALUE

The land value is one component of the capital value.

Current: \$340,000.00

RATING CATEGORY

Residential - Dwelling houses.

WARM GREATER WELLINGTON HOME INSULATION SCHEME

Greater Wellington Regional Council (GWRC) offers the Warm Greater Wellington home insulation scheme by way of voluntary targeted rate to help fund the cost of home insulation. In other words, GWRC fund a specific activity (eg, insulation) on behalf of an individual ratepayer because the activity meets council policy objectives as well as benefits the ratepayer. While the scheme is currently on hold for new applications, please email warm@gw.govt.nz to check if the property has an existing Warm Wellington funding attached to it.

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”), 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 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

Historic Building Card and Pre-1990 Building Permits Plans

P 1095502

22/2

Street: ELIZABETH ST D.P. 8193 Lot: 13

BUILDING PERMIT RECORD

Owner: CAMPBELL B. & D.

TYPE OF JOB	BUILDER	VALUE	DATE OF PERMIT	PERMIT No.
DWG. UNIT	CAMPBELL	\$62,600	10.2.89	54070

SEE REVERSE SIDE FOR FEES PAID

HARTLEYS 50675

Sewer Connection \$
Water Connection \$
Stormwater Connection \$
Builders's Deposit \$
Motor Crossing \$

Drainage permit: 25890 M. Andrews 23.3.89

R.H. 23/3/07

22
Sla 1/1/07

Inspector: M
Applicant: Name Keith Hay Homes Address 144 Kapiti Rd. Tairāhema
Receipt No. 36941 Date Permit Issued 10 / 2 / 89

OWNER

Name Mr & Mrs B & D Campbell
Mailing Address 22 Elizabeth St
Lower Hutt

BUILDER

Name B & D Campbell
Mailing Address 22 Elizabeth St
Lower Hutt

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 22/2
Street Name Elizabeth St
Town/District Ilcena
Riding Lower Hutt

LEGAL DESCRIPTION

Valuation Roll No. _____
Lot 13 D.P. S193
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

New dwg unit.

FLOOR AREA Whole Sq. Metres 87.6

DWELLING UNITS Number Erected 1

ESTIMATED VALUES

Building	<u>61,000</u>	-
Plumbing	<u>500</u>	-
Drainage	<u>500</u>	-
M.S. Plumbing		-
TOTAL	<u>62,500</u>	-

NATURE OF PERMIT (TICK BOX)

☒ **NEW BUILDING**
- exclude domestic garages and domestic outbuildings

☐ **FOUNDATIONS ONLY**

☐ **ALTERED, REPAIRED, EXTENDED**
- include conversions and resited buildings

☐ **NEW CONSTRUCTION OTHER THAN BUILDINGS** - include demolitions

☐ **DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS**

Date Inspected _____ REMARKS (e.g. stage reached with work) Inspected as per the letter dated 24th January 1989
COMPLETE JULY 90
10 2 89

(CONTINUED OVER)

Reinstatement work as shown above has been/is yet to be carried out.

Charge CODE No.

District Foreman _____ Date _____

If NO Damage please show 'NIL'

Received from: M _____ of _____

C 07790

FOREMAN'S RETURN OF DAMAGE DONE TO STREET AT:

(LOCATION OF WORK) _____

(DISTRICT) _____

RECEIPT No. _____

REINSTATEMENT CHARGES

Type	Sq. Metres	Rate	Amount
TOTAL COST OF REINSTATEMENT			\$

TICK as action completed

Rates and extensions verified ☐

Refund authorised ☐

Invoice No. _____ prepared ☐

Per _____ Date _____

Internal Audit CHECKED

Initials _____

Date _____

54070

BUILDING PERMIT APPLICATION

DATE 22.11.88
FOR LOWER HUTT CITY COUNCIL
TELEPHONE 688 888 888
FAX 688 888 888
ADDRESS 22 Elizabeth Street, Lower Hutt

ADDRESS OF PROPOSED WORK: 22 Elizabeth Street, Lower Hutt
LOT No. 13
NAME OF OWNER: Mr. D. & Mrs. B. Campbell
PRESENT ADDRESS: 22 Elizabeth Street, Lower Hutt
NAME OF BUILDER: Mr. D. & Mrs. B. Campbell
PRESENT ADDRESS: 22 Elizabeth Street, Lower Hutt

ESTIMATED VALUE
Area of Basement: 56.59 m²
Area of Ground Floor: 31.01 m²
Area of Top Floor: 31.01 m²
TOTAL FLOOR AREA: 118.61 m²
Area of Outbuildings: Nil m²
TOTAL: 118.61 m²

Private occupation
Intially rental, possible sale in the future

Act 1977 (as amended) by all the provisions of the Lower Hutt City Council by laws governing and regulating all matters the subject of the foregoing

NAME OF APPLICANT: Kevin Dever, Keith Hay, Holmes
ADDRESS: 144, Kaitiaki Rd, Paengaroa, Lower Hutt
TELEPHONE: 688 888 888
FAX: 688 888 888

SIGNATURE: [Signature]
ACTING IN CAPACITY: Builder
Principal Consultant as defined in NES 1990, Chapter One. Any queries addressed to the following:

1. Architectural drawings
2. Structural Engineering drawings
3. Compliance with Town Planning Requirements
4. Compliance with Fire & Egress Requirements

FOR LOWER HUTT CITY COUNCIL USE ONLY
Register No. C 4 4
Documents Received (Refer to 17)
Application Fee \$ 3,750.00
Receipt No. G 36504
Accepting Officer Initial: [Signature]
Name: [Signature]
Address: 22 Elizabeth Street, Lower Hutt

APPROVAL FOR ISSUE OF BUILDING PERMIT

APPLICATION FOR: DWELLING
NAME OF OWNER: D & B CAMPBELL
ADDRESS OF JOB: 22 ELIZABETH ST.
DATE 22.11.88
LOT 13
D.P. 8193

REVISED VALUE CHECKED FROM APPLICATION	
HOARDINGS	
EXTRACTIONS	
VERANDAS	
SITE SERVICES	
LEGAL AGREEMENT	
BUILDING	\$ 61,000.00
PLUMBING	\$ 800.00
DRAINAGE	\$ 800.00
TOTAL	\$ 62,600.00

PROJECTS AUTHORITY REG. NO. [Blank]
BUILDING PERMIT FEES/DEPOSITS SUMMARY

	REG. NO. (244)	FEES	DEPOSITS
Building Permit Fee	\$ 740.00		
Less Application Fee	\$ 375.00		
Remaining Building Permit Fee	\$ 375.00		
Building Research Levy		\$ 91.30	
Street Damage Deposit			
Vehicle Crossing Levy			
Builders Water			
Miscellaneous Deposits			
Plumbing Fee		\$ 132.00	
Drainage Fee		\$ 132.00	
Sewer Connection Fee			
Sewer Connection Deposit			
Stormwater Connection Fee			
Stormwater Connection Deposit			
Water Connection Fee			
Water Connection Deposit			
TOTAL FEES		\$ 703.30	
TOTAL DEPOSITS			\$ 703.30
BALANCE OF FEES/DEPOSITS TO PAY			\$ 0.00

BALANCE OF FEES/DEPOSITS TO PAY \$ 0.00
BUILDING INSURANCE \$ 241.89

PLUMBING/DRAINAGE INSURANCE	
Sanitary Plumbing	\$ 800.00
Drainage	\$ 800.00
Sewer Drainage requirement	
Stormwater requirement	
Water requirement	
Health & Food Act, Regs. etc.	
Storage Dangerous Goods, Fuel Oil, etc.	
TOTAL FEES	\$ 1,600.00

Health Inspector: [Signature]
Checked: [Signature]
Date: 16.1.89

DRAINAGE ENGINEER: [Signature]
ATTACHMENT: [Signature]

WATER ENGINEER: [Signature]
ATTACHMENT: [Signature]

TOWN PLANNER: [Signature]
Zone: [Signature]
Yards: [Signature]
Height: [Signature]
Remarks (e.g. Verandahs, Amalg. of Titles): [Signature]

Water Engineer: [Signature]
Street Sheet Check for TP Resolutions: [Signature]
Zone: [Signature]
Yards: [Signature]
Height: [Signature]
Remarks (e.g. Verandahs, Amalg. of Titles): [Signature]

TOWN PLANNER: [Signature]
Zone: [Signature]
Yards: [Signature]
Height: [Signature]
Remarks (e.g. Verandahs, Amalg. of Titles): [Signature]

Water Engineer: [Signature]
Street Sheet Check for TP Resolutions: [Signature]
Zone: [Signature]
Yards: [Signature]
Height: [Signature]
Remarks (e.g. Verandahs, Amalg. of Titles): [Signature]

TOWN PLANNER: [Signature]
Zone: [Signature]
Yards: [Signature]
Height: [Signature]
Remarks (e.g. Verandahs, Amalg. of Titles): [Signature]

Water Engineer: [Signature]
Street Sheet Check for TP Resolutions: [Signature]
Zone: [Signature]
Yards: [Signature]
Height: [Signature]
Remarks (e.g. Verandahs, Amalg. of Titles): [Signature]

TOWN PLANNER: [Signature]
Zone: [Signature]
Yards: [Signature]
Height: [Signature]
Remarks (e.g. Verandahs, Amalg. of Titles): [Signature]

Water Engineer: [Signature]
Street Sheet Check for TP Resolutions: [Signature]
Zone: [Signature]
Yards: [Signature]
Height: [Signature]
Remarks (e.g. Verandahs, Amalg. of Titles): [Signature]

FILE No. 54070
PERMIT No. 54070
DATE 10/12/89
ADDRESS 22 ELIZABETH ST.

54070

BUILDING BRANCH
24 January 1989
Keith Hay Homes
1000 Highway 101
Barnstable, MA 01930

Mr Wallace DSW/ab

Dear Sir

Proposed Dwelling For D & R Campbell
at 22 Elizabeth Street, Lower Hut
Your application dated 22 November 1988 has been approved and a
building permit will be issued. Please advise that no
deviation shall be permitted from the approved plans.
N.E.S. 1980 Chapter 2 Clause 2.15.1.

Please find attached a schedule of fees and deposits relating to
this permit. Work should not commence until the building permit is
uplifted.

The postal address of the property is 22 Elizabeth Street, the
planning dwelling will be numbered 22/1 and the new unit 22/2.
The building shall be visible from the street within seven days of completion and
handing over of the building.

Yours faithfully,

M. S. Faulkner
CHIEF BUILDING INSPECTOR
for CITY ENGINEER

Encl

BUILDING BRANCH
24 January 1989
Keith Hay Homes
1000 Highway 101
Barnstable, MA 01930

Lower Hut City Council
Private Bag
Lower Hut

Attention: Mr. T. Connolly

Dear Sir

Proposed Dwelling at 22 Elizabeth Street, Lower Hut
Reference to Council/Permit Application dated 22.11.88

Further to your letter of 30 November 1988, please find enclosed
a copy of the Council's decision on the application. The Council has
approved the application subject to the following conditions:

For all intents and purposes the ground is level.

I trust you find all is in order and are able to process the
Permit Application.

Yours faithfully
KEITH HAY HOMES

Keith Hay
Kevin Bower
PERMIT MANAGER

Keith Hay Homes Limited
Planning Department
1000 Highway 101
Barnstable, MA 01930

KEITH HAY
HOMES

25 November 1988

Lower Hut City Council
City Engineers Office
Private Bag
Lower Hut

Dear Sirs

RE: BUILDING PERMIT APPLICATION FOR MR. & MRS. D. CAMPBELL

Please find enclosed Building Permit Application on behalf of our
customer, who will be responsible for arranging the Permit Application
for the on site sanitary plumbing and drainage.

1. **PERMIT FEE** We have requested a cheque for the application
fee of £100.00. We trust you will accept this sum. We will
appreciate it if you could commence processing pending receipt
receiptive to you immediately we receive it from the customer.

2. **SEWER MANHOLE** Please supply details of the street number,
at this time as requested on the application for power supply.

3. **QUESTIONS** If you have any queries over the enclosed application,
we would appreciate it if you could advise us by return of post
query can be dealt with and the correct answer supplied to
your Council with the minimum of delay.

4. **SPECIAL CONDITIONS ON PERMIT** If the Permit is to be issued with
any special conditions, we would appreciate your prior written
approval. We may wish to query these before the actual Permit
is uplifted.

We look forward to constructing another building in your District.

Yours faithfully
KEITH HAY HOMES
Kevin Bower
PERMIT MANAGER

TOWN PLANNING ACTION SHEET

NAME: D. & R. Campbell REFERENCE NO. 648
ADDRESS: 22 Elizabeth Street, Lower Hut
DATE RECEIVED BY TOWN PLANNING: 29/11/1988

ZONING	Residential Inner
MINIMUM SITE AREA	997m ²
FRONT YARD	
SIDE YARD	
REAR YARD	
REAR SITE	
LENGTH OF BLDG	
LINEAR BUILDINGS	
SEPARATION DISTANCE	
DAYLIGHT ADMISSION	
HEIGHT	
COVERAGE	

LIVING COURT
SERVICE COURT
STORAGE SPACE
DENSITY CONTROL
CARPARKING & ACCESS
VISITOR CARPARKING
VISITOR PRIVACY
SCHOOL PRINCIPAL
PLUMBING & PIPEWORK
ADDITIONAL OPEN SPACE
DESIGN & APPEARANCE

ACTION TAKEN
☒ APPROVED AS PROVISIONAL USE
☐ APPROVED AFTER CHECK ON SITE

REASON:
☐ APPLICANT
☐ BUILDER TELEPHONED DATE
☒ APPLICANT
☐ BUILDER WRITTEN TO DATE: 8/12/1988
REASON: *Site Area Adequate* 2.12/1988

HOLD DRAW DATE
TYPE OF APPLICATION REQUIRED
NOTIFIED
DISSENTION - CONSENT FORMS RECEIVED DATE: 29/12/1988
OTHER COMMENTS
APPROVED: *24/12/1988* DATE: *24/12/1988*
APPROVED: *24/12/1988* DATE: *24/12/1988*
APPROVED: *24/12/1988* DATE: *24/12/1988*

APPROVED BY: *Kevin Bower* RETURNED TO C&R ON: 13/1/1989

PERMIT SET-
LOWER HUT CITY COUNCIL
PLAN AREA 1500m²

NOTES:
1. 1500 sq ft house
2. 2 carport & 4 roof plane house
3. 1500 sq ft house
4. 1500 sq ft house
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100. 1500 sq ft house

LOWER HUTT CITY COUNCIL
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.

LOWER HUTT CITY COUNCIL
A minimum of 24 hours notice
is required for inspections
prior to the placement of
ALL STAGES OF CONCRETE AND
MASONRY, INSULATION,
LININGS, CLADDING, ROOFING.
Telephone 666-9550

Signed: p.p. CONTRACTOR..... Signed: EMPLOYER.....

SCALE 1: AREA: m² DRAWN: *10* NAME: *D. & B. Campbell*

KEITH HAY HOMES LIMITED COPYRIGHT 198 DESIGNED TO N.Z.S. 3604 DATE: *10/11/88* PLAN REF. *461/091*

[illegible]

FILE NO.....
 PERMIT NO. 54070.....
 DATE 10/2/89.....
 ADDRESS 22/2 ELIZABETH ST.

4/19/96

PLAN REF

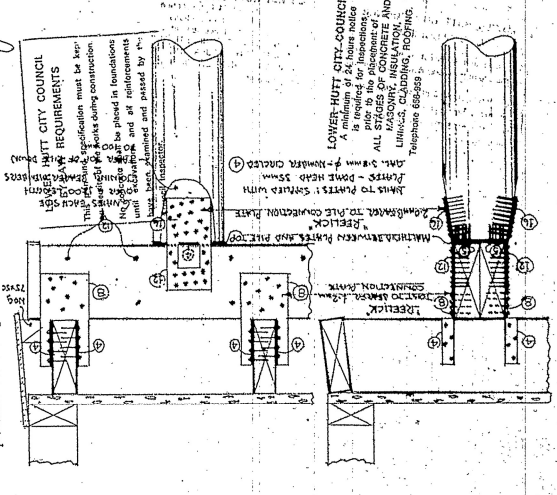
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Line	Minimum	Maximum	Length	Area	Volume	Weight
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2	1.50	1.50	1.8	2.70	1.8	1.8
3	1.50	1.50	1.8	2.70	1.8	1.8
4	1.50	1.50	1.8	2.70	1.8	1.8
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99	1.50	1.50	1.8	2.70	1.8	1.8
100	1.50	1.50	1.8	2.70	1.8	1.8

FILE No. 54070
 PERMIT No. 54070
 DATE 10/2/89
 ADDRESS 2212 ELIZABETH ST.

PRODUCTION MANUAL 10-3-87
ANCHOR PILE Page 132/1
Connection System

JOE KEITH HAY HOMES
 CUSTOMER REFERENCE RATES
 DATE 22-3-86
 CALCULATION SHEET

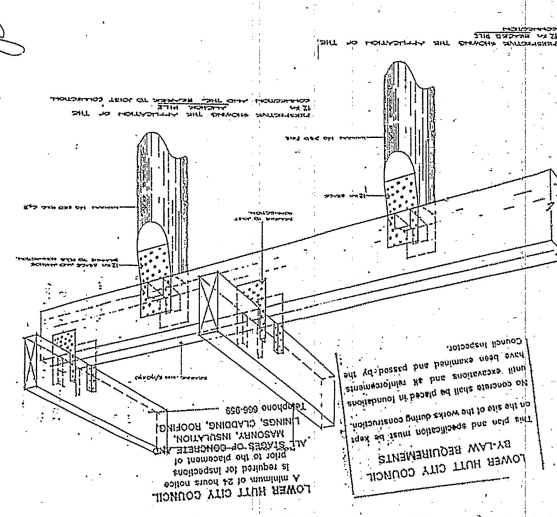
REELICK ASSOCIATES LTD
 Registered Engineer
 Telephone 8141417



PRODUCTION MANUAL 10-3-87
Anchor Pile & Braced Page 132/2
Connection System

JOE KEITH HAY HOMES
 CUSTOMER REFERENCE RATES
 DATE 22-3-86
 CALCULATION SHEET

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PRODUCTION MANUAL 10-3-87
Anchor Pile & Braced Page 132/2
Connection System

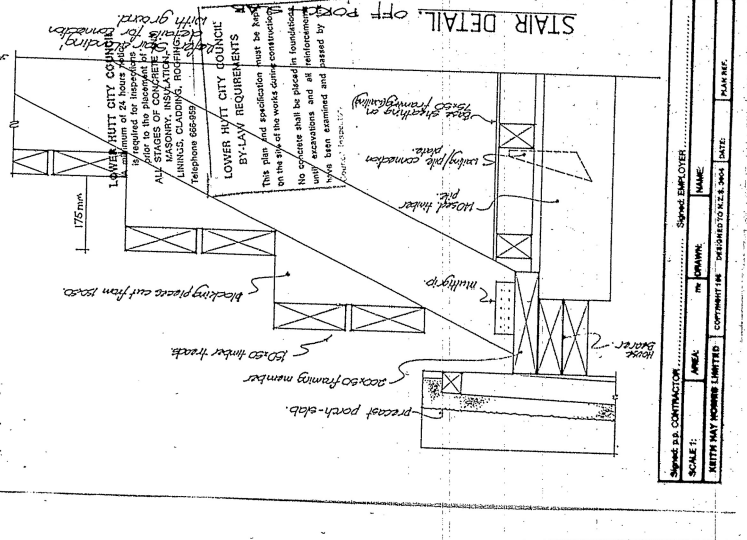
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PRODUCTION MANUAL 10-3-87
Anchor Pile & Braced Page 132/2
Connection System

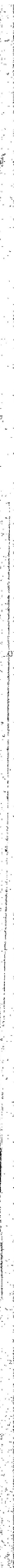
JOE KEITH HAY HOMES
 CUSTOMER REFERENCE RATES
 DATE 22-3-86
 CALCULATION SHEET

REELICK ASSOCIATES LTD
 Registered Engineer
 Telephone 8141417



27

20071111 (101)	Employer	For & behalf of Contractor
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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.

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

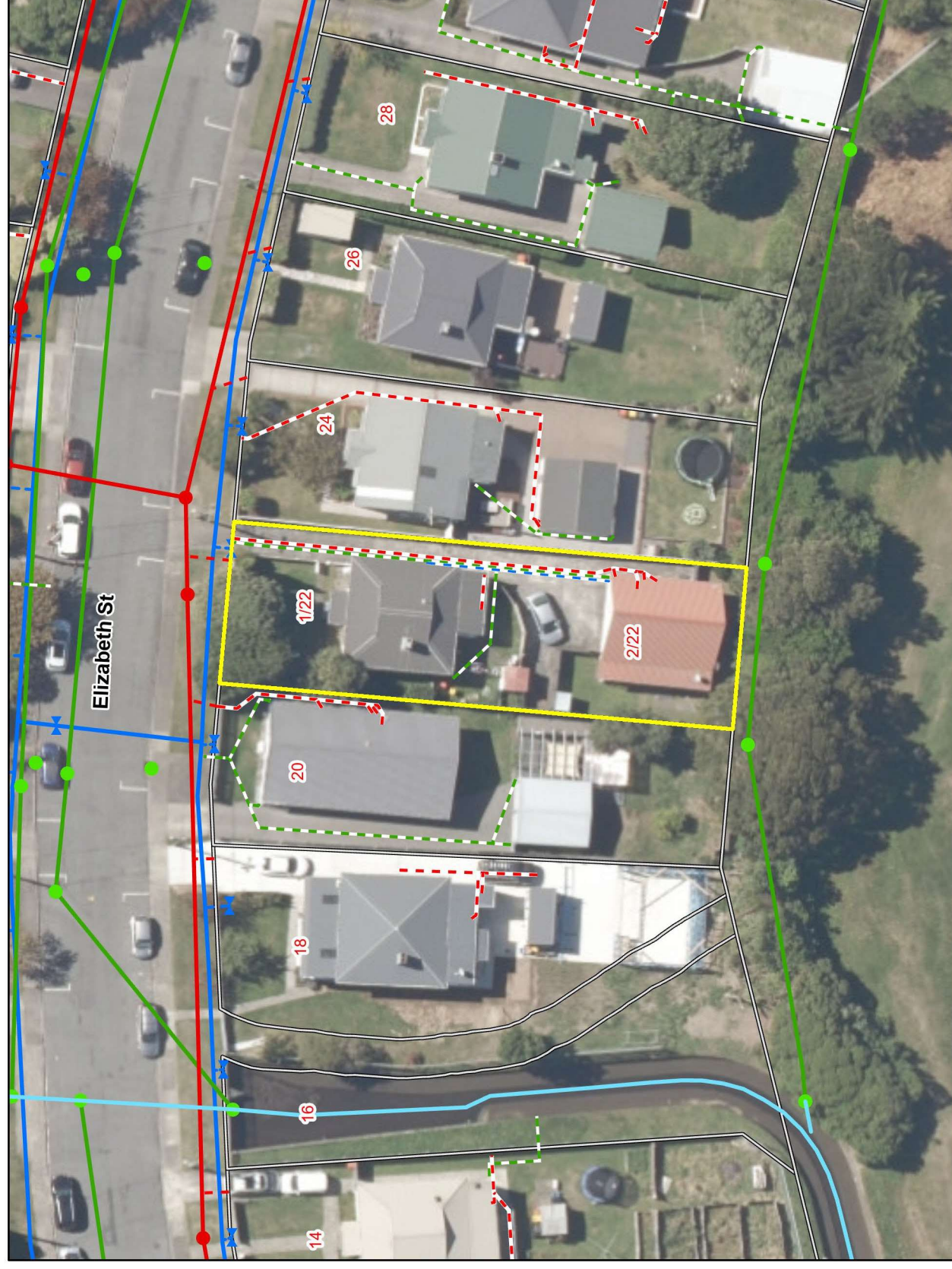
The council inspected the property for stormwater entering sewer pipes on 25/03/1998 and found that it complied.

OTHER UNDERGROUND SERVICES

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

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

- LIM Property
- plumbing-ms**
- Properties
- Privately owned assets**
- Water Pipe
- Wastewater Pipe
- Storm Pipe
- Water Course
- plumbing-ms**
- Stormwater Culvert (Rural)
- Council owned assets**
- Wastewater Fitting
- Stormwater Fixture
- ✕ Water Valve
- Water Pipe
- Wastewater Pipe
- Stormwater Pipe
- Service Connection
- HCC Water Pipes Private



PLUMBING & DRAINAGE MAP

Scale: 1:486

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

Plumbing and Drainage Plans

LOWER HUTT CITY COUNCIL
(CITY ENGINEER'S OFFICE)

PERMIT 25890

PERMIT FOR SANITARY PLUMBING/DRAINAGE WORK

Mr.

M Andrews

Full Address

26 Pringle St Taite

CRAFTSMAN PLUMBER
being a REGISTERED DRAINLAYER

is hereby authorised to carry out the sanitary plumbing/drain

work at premises owned/occupied by Mr.

Campbell

situated at

22/22 Pringle St

Lot

D.P.

Description of Work

File No.

Cost of Work

B.P. No.

54070

sewer & stormwater drain

Fee Received

to new dwelling

Receipt No.

Paid on B.P.

Date

Endorsements:

For City Treasurer

All work must be carried out in strict accordance with plans lodged with the application, the Drain
Plumbing Regulations 1978 and City By-Law No. 1 1959 and amendments thereto.

Dated this 23

day of March

19 89.

T. J. J. J. J.

For City Engineer



SANITARY PLUMBING/DRAINAGE PERMIT 25890

PROPOSED WORK

I, (Full Name) Malcolm Anderson
 of (Full Address) 26 Pingle St Taite

hereby apply for a permit to carry out:

sanitary plumbing work with a labour value of \$

drainage work with a labour value of \$

Owner: Campbell

Occupier: 1

Address: 22 Elizabeth St Moera

Lot D.P.

Nature of Work: Sewer & storm Drain to new dwelling

UNDERGROUND SERVICES

Before any work under the authority of this permit is commenced the following action is to be taken:

- The location of every electricity conductor, cable or main, or any gas main or service, at or near the site of the permitted works shall be ascertained by reference to the Hutt Valley Energy Board, Administration Building, Lower Hutt City.
- The location of every telephone cable at or near the site of the permitted works shall be ascertained by reference to Cable Overseers, Wingate Line Depot, Eastern Hutt Road, Taite.
- The location of every water main, sewer and stormwater drain at or near the site of the permitted works shall be ascertained by reference to the Chief Draughtsman, Lower Hutt City Council.

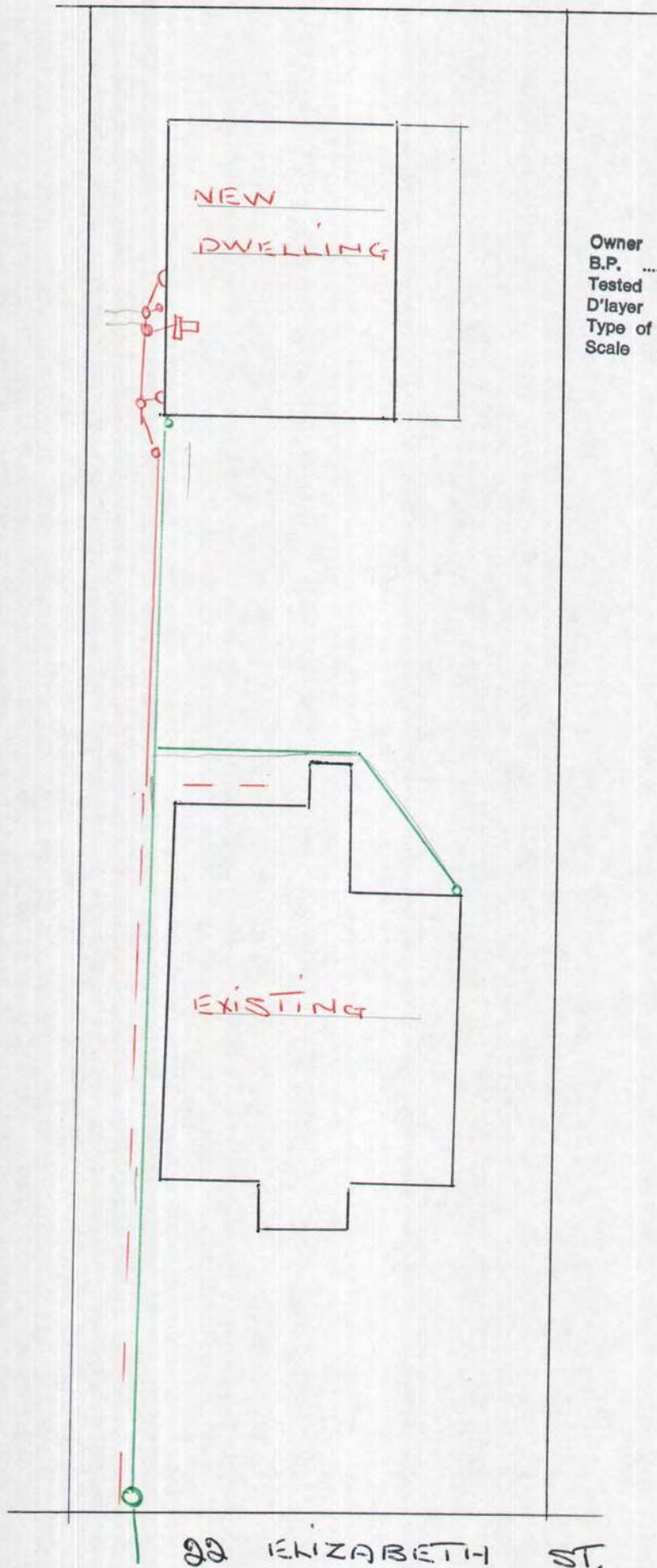
Signed: Mal Anderson

REGISTERED DRAINLAYER
 REGISTERED PLUMBER
 CRAFTSMAN PLUMBER

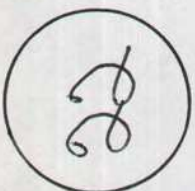
Approved

FOR CITY ENGINEER

Date



Owner
B.P.
Tested REAR UNIT
D'layer MCGREGOR
Type of Pipe PVC
Scale 1" = 200'



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 reported in the area in 2004. Please see the attached photograph for more information. Note, the photograph is not the full description of the flooding event.

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 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 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 in a tsunami hazard area. Maps of tsunami hazard areas for 1:100, 1:500 and 1:1000-year tsunami events are available here: [Probabilistic Tsunami Hazard Maps \(2021\)](#)

More information on the tsunami hazard areas can be found in the GNS Science Report Hutt City Probabilistic Tsunami Hazard Maps (2021): [GNS Report on Probabilistic Tsunami Hazard \(2021\)](#)

Council has divided the Hutt Valley coastline into three tsunami evacuation zones - red, orange and yellow (see attached map). The property is in the orange zone. In the case of a natural or official warning, all three zones should be evacuated immediately. Do not return until an official all-clear is given.

A natural warning is defined as: a strong earthquake (one in which it is hard to stand up); unusual noises from the ocean (for example, the ocean rushing in or out); or a weak rolling earthquake that lasts more than a minute. An official warning may come from local Civil Defence officials or emergency services using sirens, text messages or radio and TV broadcasts.

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

SEA LEVEL RISE AND STORM SURGE

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

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

CO-SEISMIC SUBSIDENCE

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

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

WELLINGTON REGION EMERGENCY MANAGEMENT

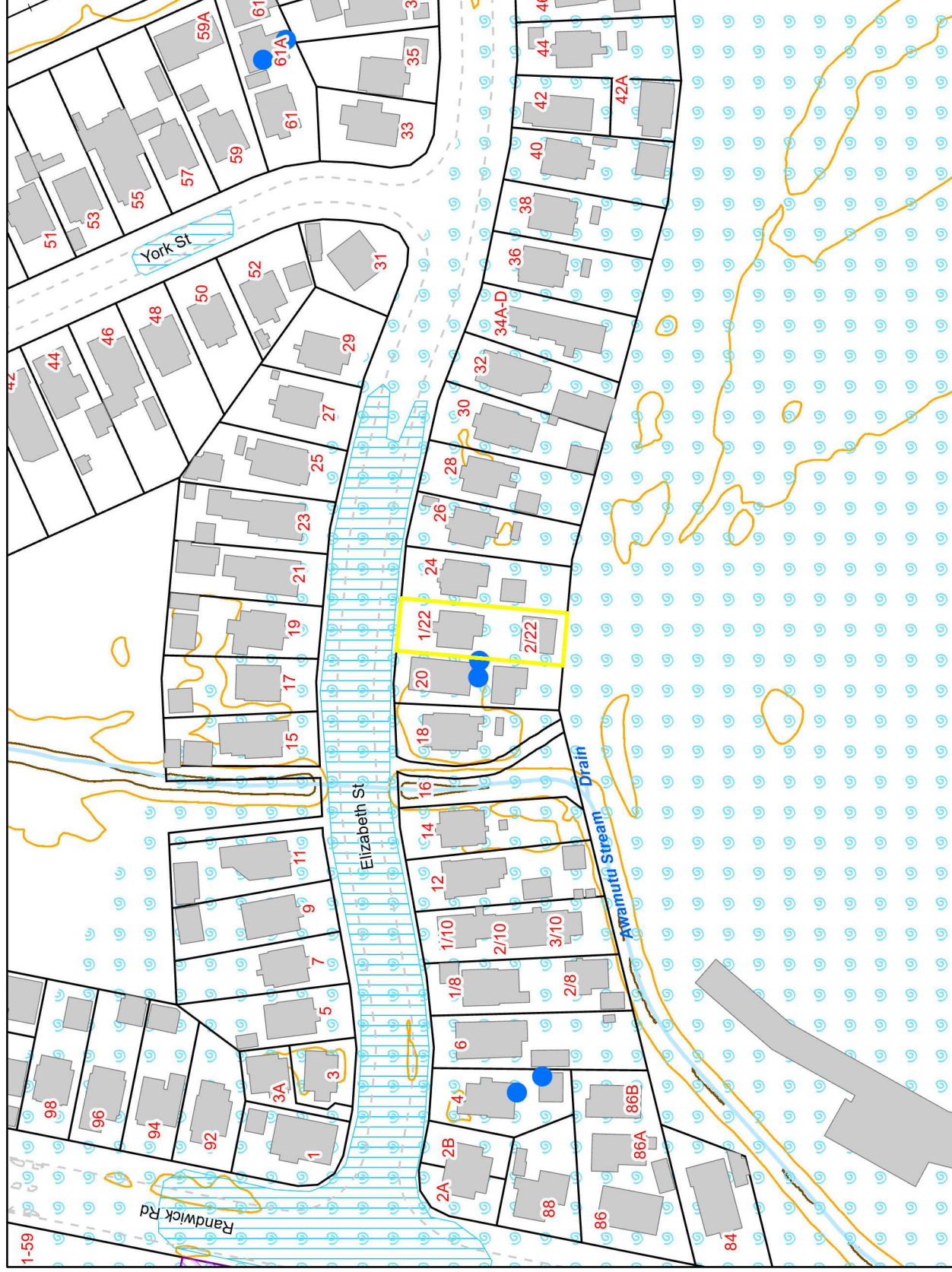
For information on how to be prepared for an emergency, or to keep up to date in the event of an emergency in the Wellington Region, please visit the [Wellington Region Emergency Management Office website](#)

COMMUNITY EMERGENCY HUBS

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

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

-  LIM Property
-  Contours
-  Properties
-  Building Outline (2025)
-  Kerblines
-  SLUR data (GWRC)
-  Sea Spray Zone D: High risk
-  HCC recorded street flooding
-  Water course
-  Railway
-  HCC recorded flood incident

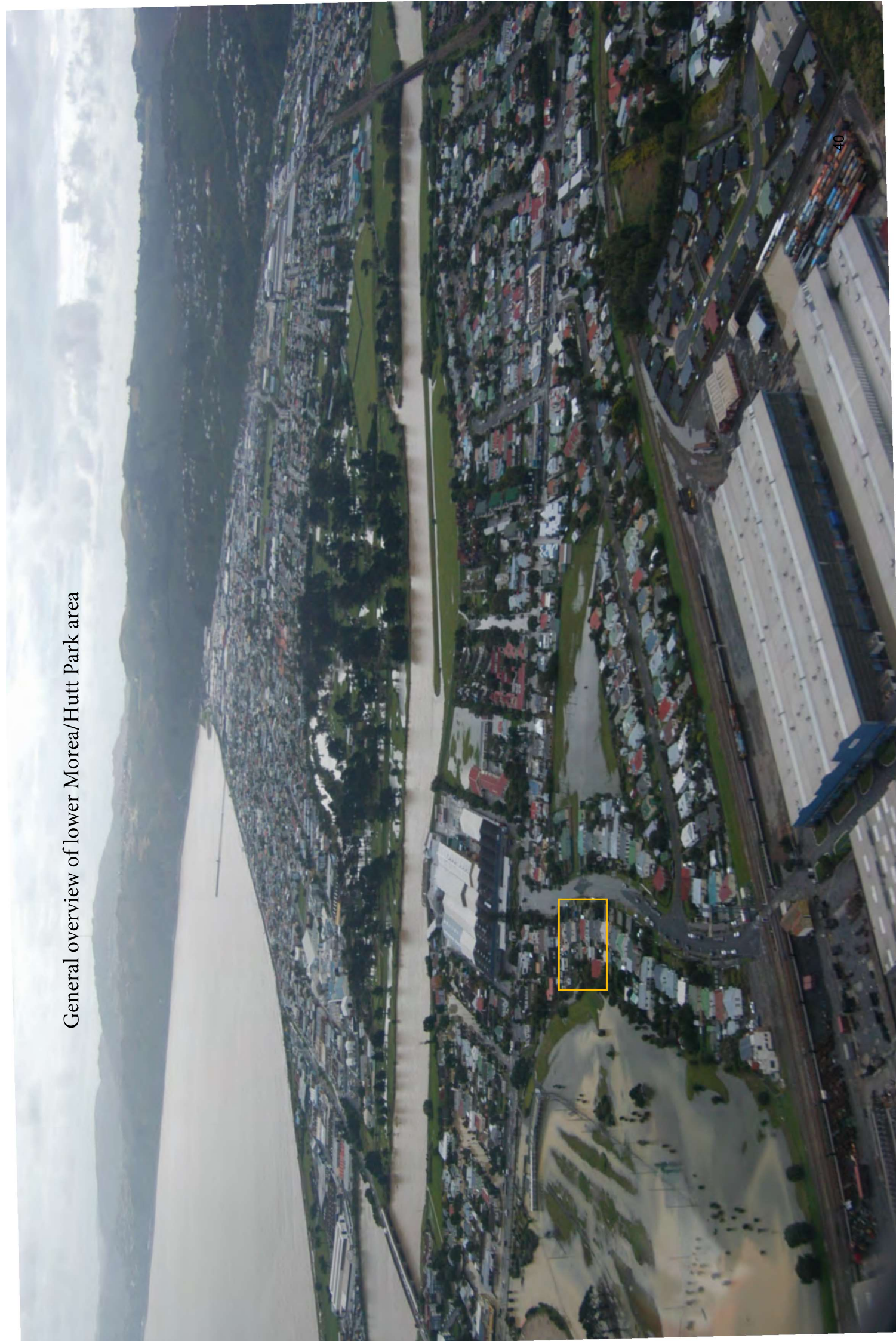


HAZARDS MAP

Scale: 1:1,500



General overview of lower Morea/Hutt Park area



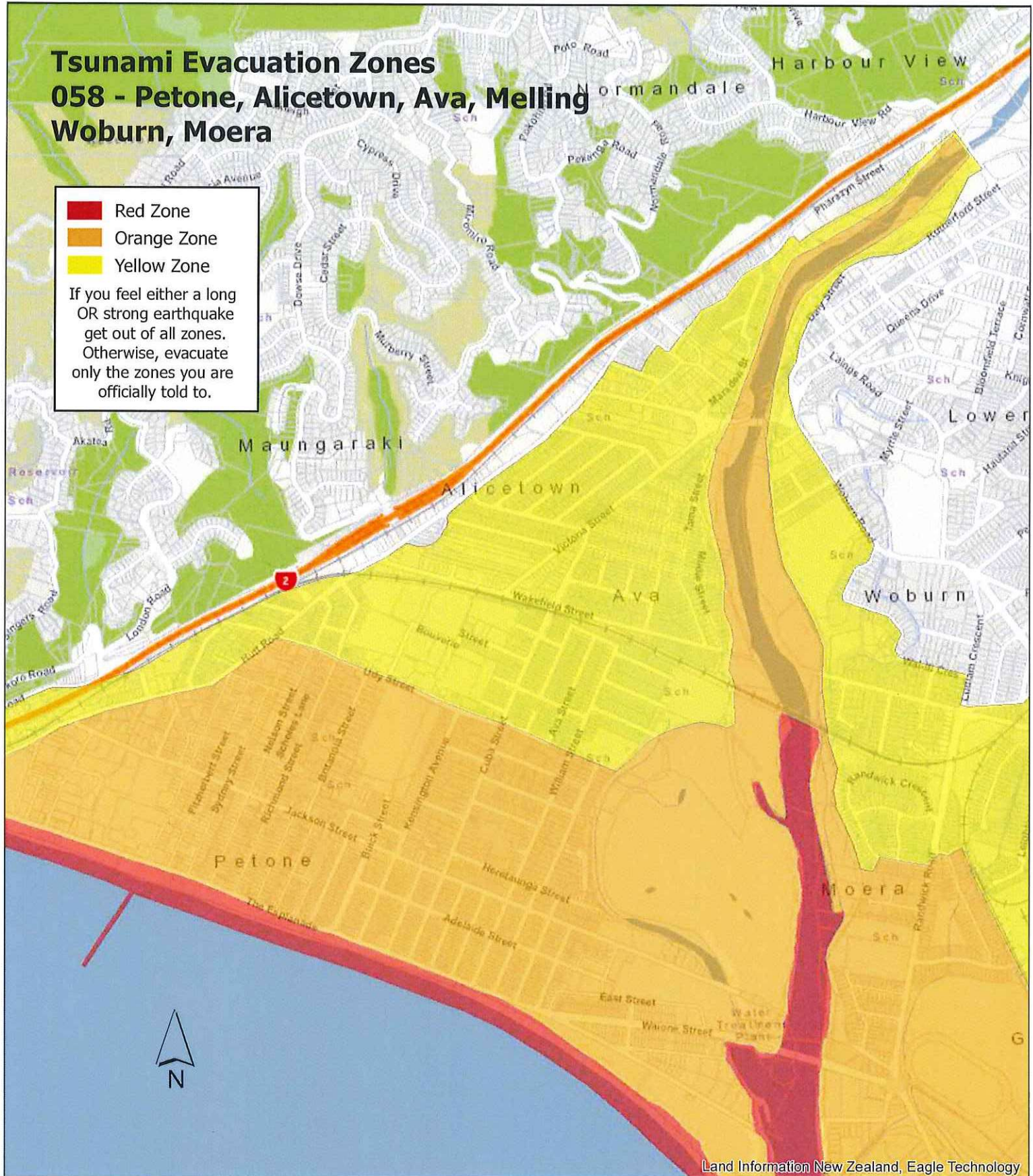
Tsunami Evacuation Map

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 058 - Petone, Alicetown, Ava, Melling Woburn, Moera

- Red Zone
- Orange Zone
- Yellow Zone

If you feel either a long
OR strong earthquake
get out of all zones.
Otherwise, evacuate
only the zones you are
officially told to.



Land Information New Zealand, Eagle Technology



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



WELLINGTON REGION
EMERGENCY MANAGEMENT GROUP



0 250 500 1,000 Meters

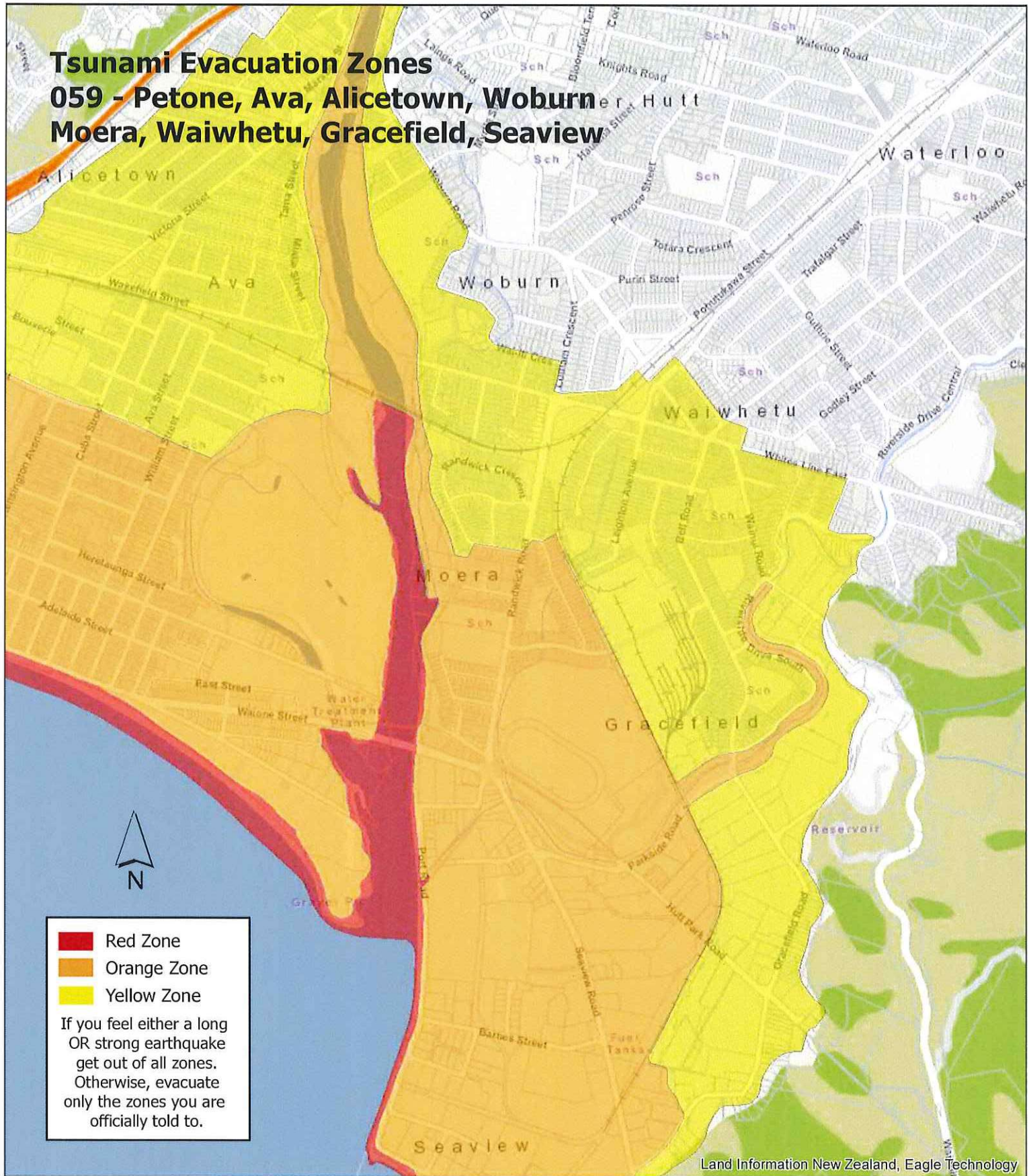
Scale 1:24,000



greater WELLINGTON
REGIONAL COUNCIL
Te Pane Matua Talao

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 Medium Density Residential area of the city's District Plan.

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

OVERLAY

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

This site is identified in the High-risk Tsunami Hazard 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 rules on the number of dwellings that are permitted on a site. More information is available in Chapter 14H: Natural Hazards of the District Plan.

This site is identified in the Medium-risk Coastal Inundation Hazard 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 rules on the number of dwellings that are permitted on a site. 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

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

MONITORING AND ENFORCEMENT

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

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

- LIM Property
- Properties
- Road
- River
- General Recreation
- Medium Density Residential

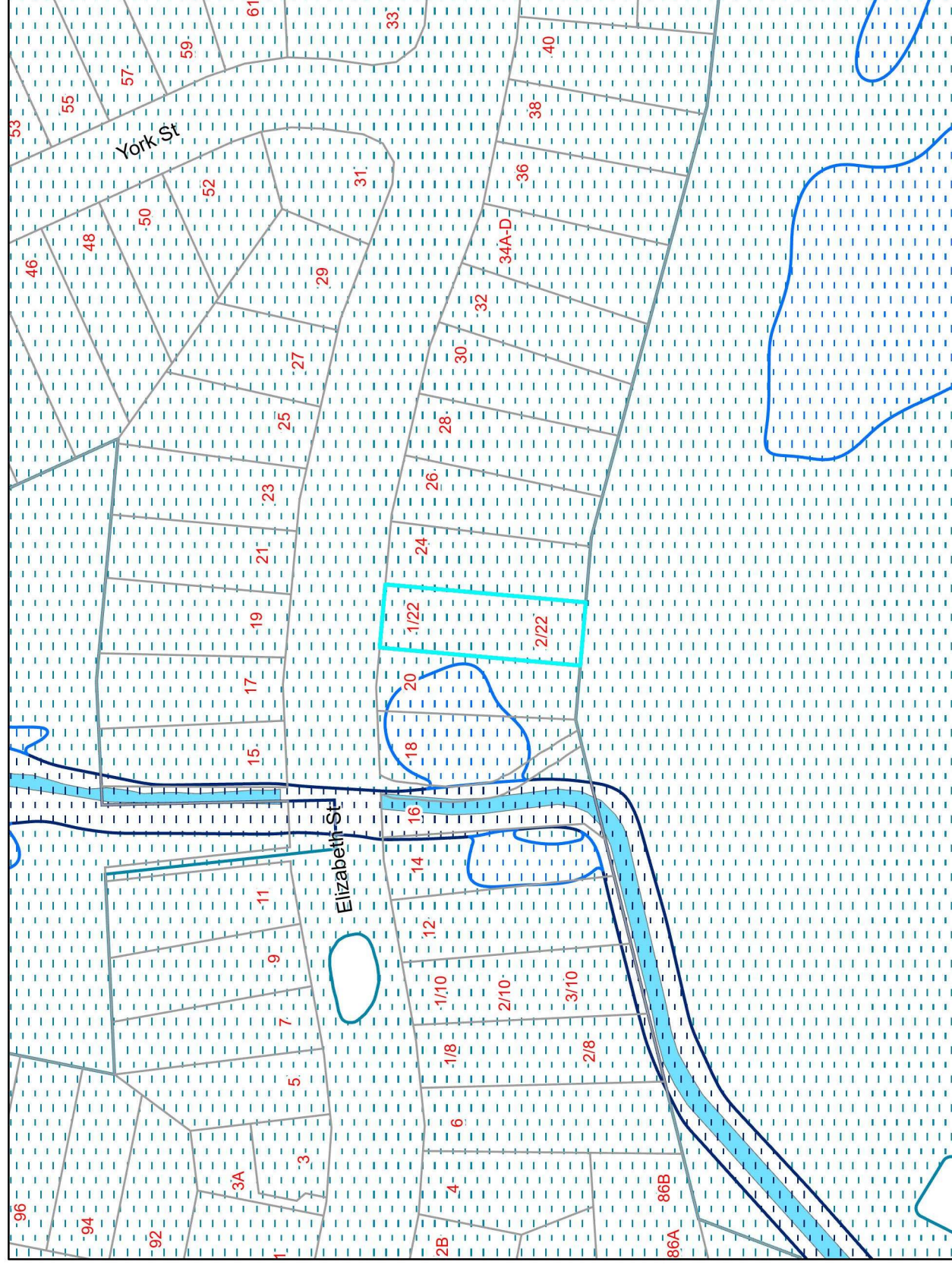


DISTRICT PLAN

Scale: 1:702

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.

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

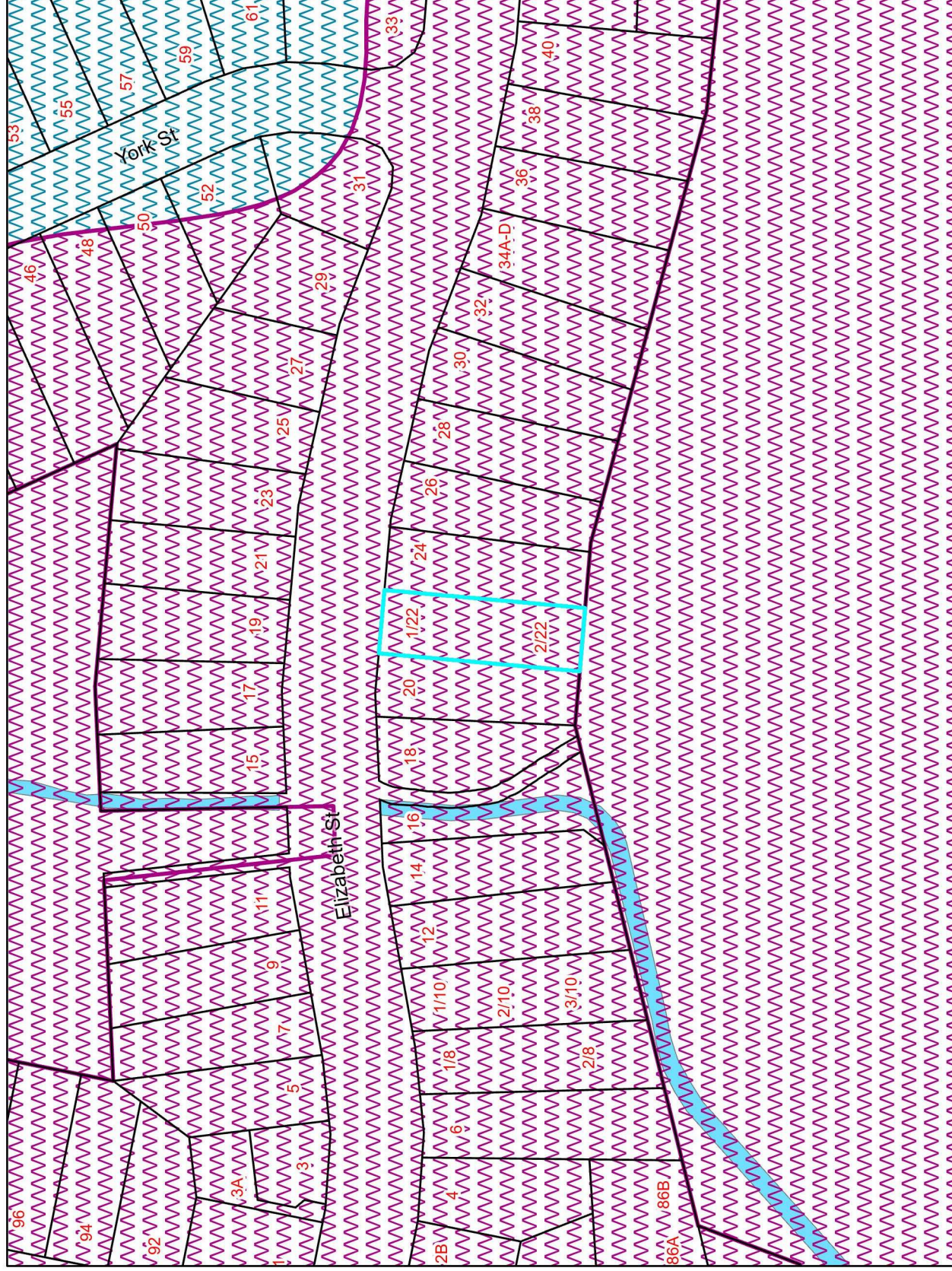


DISTRICT PLAN: FLOOD HAZARD OVERLAY

Scale: 1:1,242

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.

-  LIM Property
-  Properties
-  High risk
-  Medium risk



DISTRICT PLAN: COASTAL HAZARD OVERLAY - TSUNAMI

Scale: 1:1,242

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.

- LIM Property
- Properties
- Medium risk



DISTRICT PLAN: COASTAL HAZARD OVERLAY - INUNDATION

Scale: 1:1,242

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.

ENVIRONMENTAL HEALTH

HEALTH ACT 1956 NOTICES

Council has issued no notices on the property under the provisions of the Health Act 1956.

NOISE CONTROL

Council has no record of having issued an abatement notice on the owner or occupant of the property for unreasonable noise under the provisions of section 322(1)(c) of the Resource Management Act 1991.

LIQUOR LICENSING AND HEALTH REGISTRATIONS

Neither the Lower Hutt District Licensing Agency, or Alcohol, Regulatory and Licensing Authority has issued an alcohol licence for these premises.

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

ROAD AND TRAFFIC

ENCROACHMENTS

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.

ROAD RESERVE GARDENS

1. Authorised Road Reserve Gardens

Where a property owner has obtained formal approval from Hutt City Council to install and maintain a garden within the road reserve (the land between the private property boundary and the formed edge of the roadway), the ongoing responsibility for maintaining the garden rests with the current property owner. This responsibility continues with any subsequent property owner(s) in the event of a change of ownership.

Approval is granted on the condition that the garden is maintained to a standard that is safe, tidy, and does not obstruct pedestrian or vehicle access, visibility, or infrastructure.

2. Unauthorised Road Reserve Gardens - where officer consider the unauthorised gardens may remain

Where a property owner has planted a garden within the road reserve without prior approval from Hutt City Council, the responsibility for ongoing maintenance remains with the property owner. This responsibility also passes to new owners if the property is sold.

Should future owners not wish to assume maintenance responsibilities, they are required to reinstate the road reserve area to grass or an approved standard at their own cost.

3. Clarification of Responsibility

Property owners are encouraged to contact the Transport Maintenance and Renewals Team at Hutt City Council to confirm whether the area in question is the responsibility of the Council or the adjoining landowner, and to discuss approval requirements or reinstatement processes if applicable.

For enquiries, please contact: contact@huttcity.govt.nz

4. Restoration of Road Reserve Gardens Following Underground Service Works

When underground services are installed or maintained, any road reserve areas of private or public gardens that are impacted by the works will be reinstated to grass only. This includes the removal or disturbance of existing garden beds, plants, mulch, decorative features, or other landscaping elements, which will not be restored to their original condition. Instead, affected areas will be reseeded or covered with turf to establish a uniform grass surface.

ISOLATION STRIPS

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

VEHICLE CROSSINGS

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 33987 Building File, ARCH 36076 Property File, and ARCH 41025 Planning Papers.

Contacts

Email

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

Pre-RMA Planning Documents

TOWN CLERK'S DEPARTMENT

Date: 27 JUL 1987

Internal Memorandum to:
(for action as indicated below)

Copies to:

Meeting of the TOWN PLANNING Committee held on : 16 JUL 1987

PUBLIC BUSINESS Confirmed by Council on : 27 JUL 1987
~~NON-PUBLIC BUSINESS~~

(h) Mr D I Campbell - Second Dwelling - 22 Elizabeth Street
304/4/235

A specified departure is sought because the site contains less than the standard minimum area for two dwellings. Objections closed 15 July 1987 when none were received.

Report by the City Engineer dated 9 July 1987 attached pages TP 451 and TP 452.

RESOLVED TO RECOMMEND

"That this report be received and in terms of sections 74 and 75 of the Town and Country Planning Act 1977 the Lower Hutt City Council hereby consents to a specified departure and grants an order under the provisions of the aforesaid section 75 to erect a second dwelling on land to be zoned Residential Inner 22 Elizabeth Street, being Lot DP 8193, and to permit a cross lease of such dwelling as such use will not be contrary to the public interest and will have little town and country planning significance beyond the immediate vicinity of the land concerned and the provisions of the Lower Hutt District Planning Scheme Review No.1 can remain with out change, subject to compliance to the following conditions:

- (i) Sealing of the driveways and parking areas before the use commences and maintenance thereafter to the continuing satisfaction of the City Engineer;
- (ii) Maintenance of the exterior of the buildings shall be to the satisfaction of the City Engineer;
- (iii) All living and service courts associated with the proposed units to be fenced and screened from other units and from outside the site."

INSTRUCTIONS:Date:

ADMINISTRATION OFFICER

() The final proposal for the second dwelling to comply with all bulk and location requirements set out in the second review of the district scheme."

FURTHER RESOLVED TO RECOMMEND

"That in terms of section 67(2) of the Town and Country Planning Act 1977 the applicant be informed, consent was granted because a satisfactory outdoor living environment would be provided if consent were granted, and the requisite living in service courts can be provided. In these circumstances the Council was satisfied there will be town and country planning significance beyond the immediate vicinity of the site."

LOWER HUTT CITY COUNCIL

City Engineer's Department

The Chairman and Members,
TOWN PLANNING COMMITTEE.

Application for Planning Consent
Mr D.I. Campbell - 22 Elizabeth Street

The above application for planning consent has been received and, upon expiry of the statutory period for objections, none had been received. The Town Planner, Mr R.M. Holmes, has advised as follows:

"Site and Proposal

The applicant wishes to cross lease his section and erect a second dwelling at some time in the future. The site has an area of 597m². The existing unit is single-storeyed.

Provisions of the District Scheme

The site is zoned Residential Redevelopment under the Operative Reviewed District Scheme and Residential Inner under the Proposed Second Review. As the site is less than the 650m² required for two units under both schemes approval under Sections 74 and 75 of the Town and Country Planning Act 1977 is required.

Planning Considerations and Conclusions

The applicant has outlined the proposed location of the second dwelling in accordance with the bulk and location provisions of the district scheme. The existing dwelling complies with all bulk and location requirements. Although the site is 53m² less than the required area both the existing and proposed units are small and all the required service and living courts can be provided. A carport is to be provided for each of the units, with access via a shared driveway.

The layout of the site would provide a satisfactory outdoor living environment. Approval of this application is unlikely to affect the amenities of the adjoining properties and should not have any planning significance beyond this site.

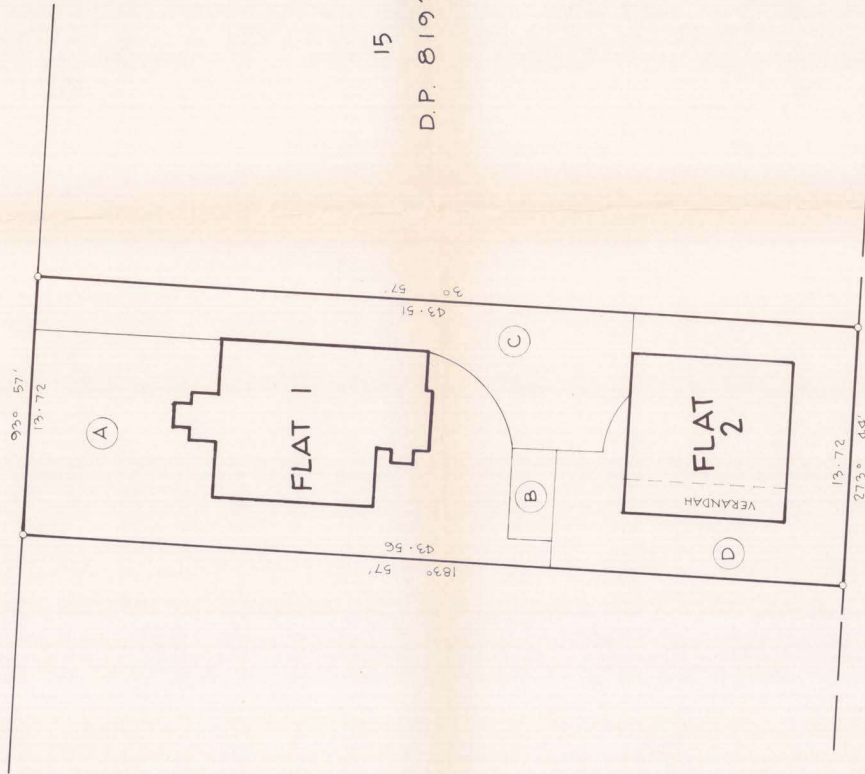
Possible Conditions

If approved this application could be subject to:

- (a) The final proposal for the second dwelling to comply with all bulk and location requirements set out in the Second Review of the District Scheme.



ELIZABETH STREET
LEGAL ROAD 20.12' WIDE



13
D.P. 8193

15
D.P. 8193

Pt SEC 12
HUTT VALLEY SETTLEMENT
S.O. 18512

LAND DISTRICT WELLINGTON

SURVEY BLK. & DIST. XIV BELMONT

NZMS 261 SH1 RECORD MAP No

FLATS 1 & 2 ON LOT 14 BLOCK LI
HUTT VALLEY SETTLEMENT D.P. 8193

TERRITORIAL AUTHORITY LOWER HUTT CITY
Surveyed by CUTTRISS, MCKENZIE MARTIN, LTD
Scale 1:200 Date JUNE 1989

Approvals

REGISTERED PROPRIETORS

For areas subject to restrictive covenants labelled A - D see leases

Pursuant to section 314 of the Local Government Act 1974 I hereby certify that the building containing Flat 1 as shown or described herein was constructed before the 1st day of April 1979 and was provided with satisfactory escape routes as required by the bylaws of the Lower Hutt City Council applying at the date hereof and that the construction of the building comprising Flat 2 as shown or described herein commenced on or after the 1st day of April 1979 and every building permit necessary for the construction thereof as shown or described herein has been granted by the said Council pursuant to its Bylaws

Dated this 13th day of July 1989

[Signature]
DIRECTOR OF ADMINISTRATION

Total Area

Comprised in C.T. 288/831

I, RONALD DOUGLAS LUCAS OF LOWER HUTT, Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986, hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof

Dated at LOWER HUTT this day of 19 Signature

Field Book p Traverse Book p
Reference Plans D.P. 8193, S.O. 2745

Examined

Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 19

District Land Registrar

File 9382

Received Instructions

C.C Town Planner
City Engineer

IF CALLING PLEASE ASK FOR

Mr Dunn

OUR REFERENCE:

333/4/235

3 August 1987

Messrs Cuttriss McKenzie Martin & Co
Registered Surveyors
P O Box 30429
LOWER HUTT

Dear Sirs

Re: Notified Planning Application - 22 Elizabeth Street
Your Reference: 9382

I refer to the application you submitted on behalf of Mr D I Campbell and in reply wish to advise that, when objections closed on 15 July 1987, when none were received.

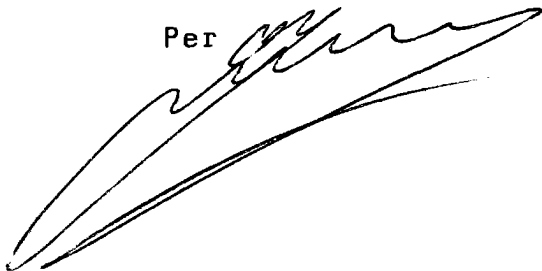
At its meeting on 27 July 1987 the Council resolved, in terms of section 74 and 75 of the Town and Country Planning Act 1977 to consent to a specified departure and to grant an order under the provisions of the aforesaid sections 75 to erect a second dwelling on land to be zoned Residential Inner 22 Elizabeth Street, being Lot DP 8193, and to permit a cross lease of such a dwelling as such use will not be contrary to the public interest and will have little town and country planning significance beyond the immediate vicinity of the land concerned and the provisions of the Lower Hutt City District Planning Scheme Review No. 1 can remain without change subject to compliance to the following conditions:

- (i) Sealing of the driveways and parking areas before the use commences and maintenance thereafter to the continuing satisfaction of the City Engineer;
- (ii) Maintenance of the exterior of the buildings shall be to the satisfaction of the City Engineer;
- (iii) All living and service courts associated with the proposed units to be fenced and screened from other units and from outside the site."
- (iv) The final proposal for the second dwelling to comply with all bulk and location requirements set out in the second review of the district scheme."

The Council further resolved in terms of section 67(2) of the Town and Country Planning Act 1977 the applicant be informed, consent was granted because a satisfactory outdoor living environment would be provided if consent were granted, and the requisite living in service courts can be provided. In these circumstances the Council was satisfied there will be no town and country planning significance beyond the immediate vicinity of the site.

Yours faithfully

R J Vine
CITY MANAGER

Per 

LOWER HUTT CITY COUNCIL

City Engineer's Department

The Chairman and Members,
TOWN PLANNING COMMITTEE.

Application for Planning Consent Mr D.I. Campbell - 22 Elizabeth Street

The above application for planning consent has been received and, upon expiry of the statutory period for objections, none had been received. The Town Planner, Mr R.M. Holmes, has advised as follows:

"Site and Proposal

The applicant wishes to cross lease his section and erect a second dwelling at some time in the future. The site has an area of 597m². The existing unit is single-storeyed.

Provisions of the District Scheme

The site is zoned Residential Redevelopment under the Operative Reviewed District Scheme and Residential Inner under the Proposed Second Review. As the site is less than the 650m² required for two units under both schemes approval under Sections 74 and 75 of the Town and Country Planning Act 1977 is required.

Planning Considerations and Conclusions

The applicant has outlined the proposed location of the second dwelling in accordance with the bulk and location provisions of the district scheme. The existing dwelling complies with all bulk and location requirements. Although the site is 53m² less than the required area both the existing and proposed units are small and all the required service and living courts can be provided. A carport is to be provided for each of the units, with access via a shared driveway.

The layout of the site would provide a satisfactory outdoor living environment. Approval of this application is unlikely to affect the amenities of the adjoining properties and should not have any planning significance beyond this site.

Possible Conditions

If approved this application could be subject to:

- (a) The final proposal for the second dwelling to comply with all bulk and location requirements set out in the Second Review of the District Scheme.

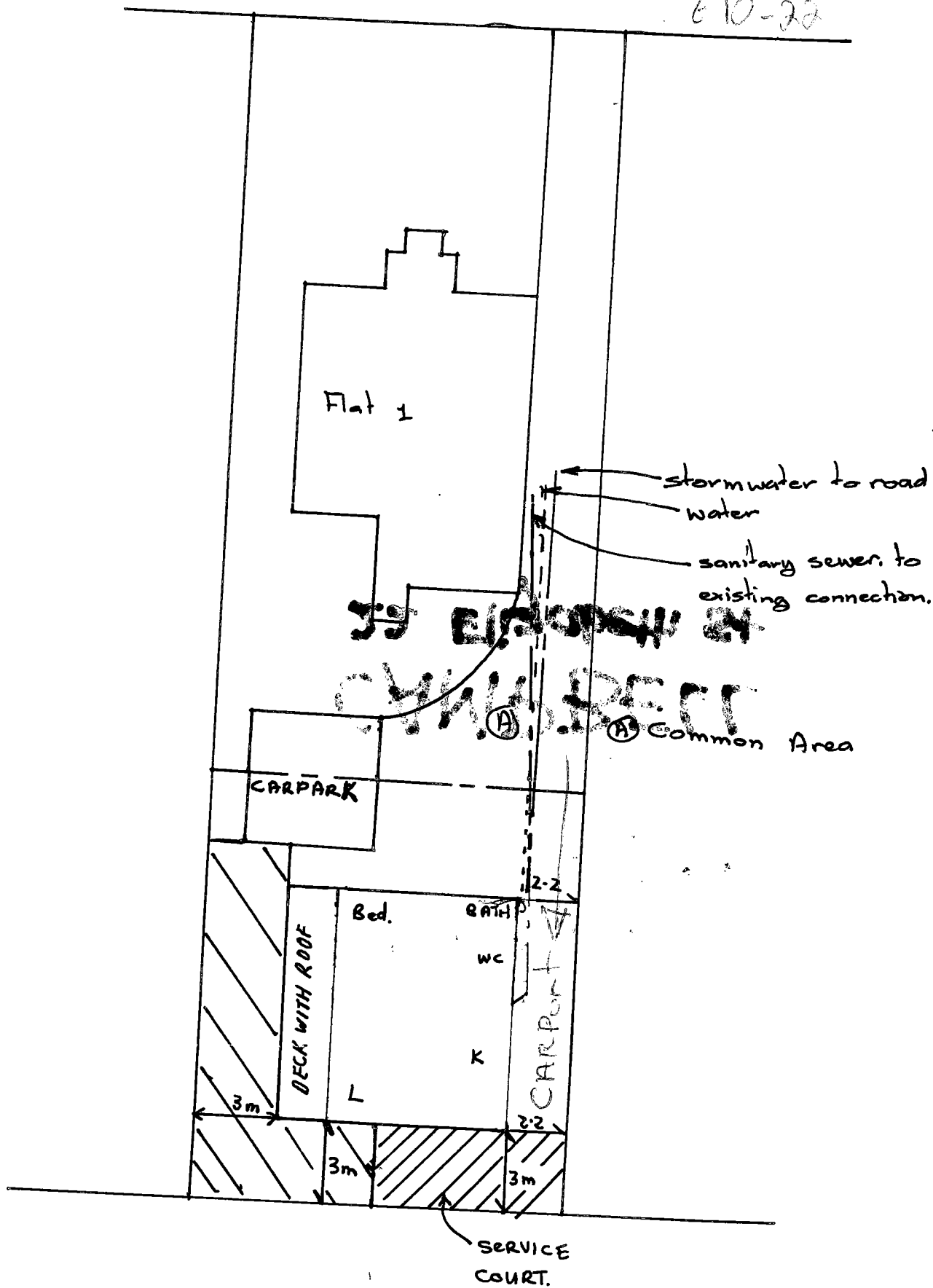
- (a) Sealing of the driveways and parking areas before the use commences. Maintenance thereafter to the continuing satisfaction of the City Engineer.
- (b) Maintenance of the exterior of the buildings to be to the satisfaction of the City Engineer.
- (c) All living and service courts associated with the proposed units to be fenced and screened from other units and from outside the site."

C.J. O'Donovan
CITY ENGINEER

Lower Hutt

9 July 1987

E10-22



Owner of 24 Elizabeth St
Saring Hung LORTH

Signed: p.p CONTRACTOR		Signed: EMPLOYER	
SCALE 1:200	AREA	DRAWN KB	NAME D. + B. Campbell
KEITH HAY HOMES LIMITED	COPYRIGHT 1987 DESIGNED TO N.Z.S 3604	DATE 13.12.88	PLAN REF 46/091/2

c.c. City Engineer

Town Planner



IJMD:aj

Mr Dunn

304/4/235

22 June 1987

Messrs Cuttriss McKenzie Martin & Co
Registered Surveyors
P O Box 30 429
LOWER HUTT

Dear Sirs,

re Notified Planning Application - 22 Elizabeth Street

I refer to the application you submitted for consent to erect a second dwelling for cross lease purposes on a site containing less than the standard minimum area for two dwellings (650m²).

In terms of regulation 37(4) of the Town and Country Planning Regulations 1978, the application will be publicly notified in the Evening Post on Saturday, 13 June 1987 and the Hutt News on Tuesday, 16 June 1987 and objections will close on Wednesday, 8 July 1987.

In terms of regulation 37(3) of the Town and Country Planning Regulations 1978, service of the application will be effected upon the following:

A D & S E Wright
C/-18 Blundell Place
Birkenhead
AUCKLAND 10
(Re 20 Elizabeth Street
Lot 13 D P 8193)

The Director of Parks & Recreation
Lower Hutt City Council
LOWER HUTT
(Re Hutt Park Golf Course
PT Sec 12 H D)

T & L S Heng
24 Elizabeth Street
LOWER HUTT
(Re 24 Elizabeth Street
Lot 15 D P 8193)

.../-

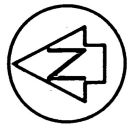
Service will also be effected upon the Commissioner of Works, the District Commissioner of Works, the Wellington Regional Council, and the Medical Officer of Health.

Yours faithfully

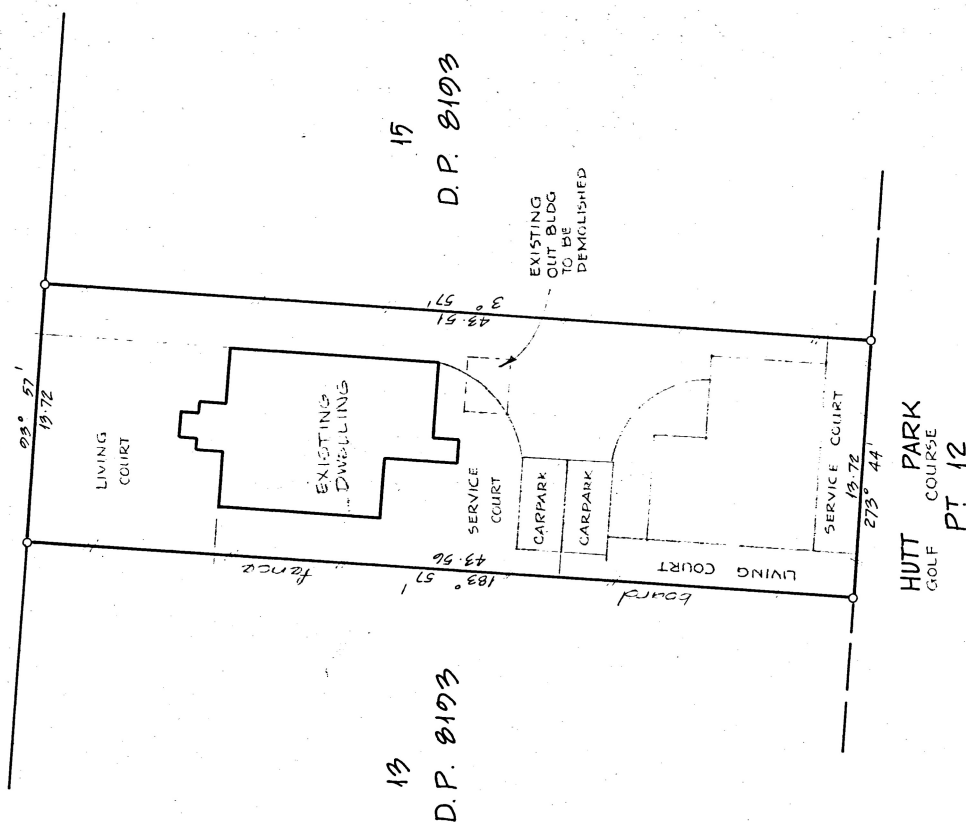
R. J. Vine
CITY MANAGER

per:.....

Approvals



ELIZABETH STREET
20.12 WIDE



Total Area	527 m ²
Comprised in	C.T. 22B/831 ALL
I, Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.	
Dated at	 this day of 19 Signature
Field Book	 p. Traverse Book p.
Reference Plans	
Examined	 Correct
Approved as to Survey	 Chief Surveyor
Deposited this	 day of 19
TERRITORIAL AUTHORITY LOWER HUTT CITY	
Surveyed by CUTTRISS, MCKENZIE, MARTIN & CO	
File	2382
Received	
Instructions	

LAND DISTRICT	WELLINGTON
SURVEY BLK. & DIST.	XIV BELMONT
RECORD MAP No	
PROPOSED CROSS LEASE ON LOT 14 DP 8193	22 ELIZABETH ST
Scale	1 : 250
Date	JUNE 1987

OWNER/OCCUPIER FLATS (Company Lease or Cross Lease)

APPLICANT:

D Campbell

22 Elizabeth St

DATE RECEIVED BY RECORDS:

15/6/80

1. CHIEF BUILDING INSPECTOR:
(for noting and comment)

FLAT 2 B/p. 54070-10-2-89

D. A. Nace

Signature _____

3/7/80
Date

2. TOWN PLANNER:
(for noting and comment)

Signature Heather Clegg

Signature _____

7/7/1989
Date

3. DESIGN ENGINEER:
(for checking and approval
for certification of plan)

Plan Approved / ~~Not Approved~~

K. M. Zobe
Signature

Signature _____

11/17/89
Date

4. DIRECTOR OF ADMINISTRATION:
(for certification of plan)

Signature

13. 7. 89

Date _____

5. DOCUMENTS OFFICER:
(for completing action)

At Hemlock

Signature _____

13.7.89

Date _____

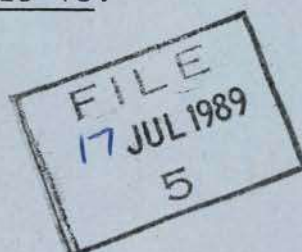
DOCUMENTS RELEASED TO:

Signature

Signature _____

14/7/89

Date _____





TP 7/4
Cuttriss, McKenzie, Martin Ltd.

REGISTERED SURVEYORS — CONSULTING ENGINEERS

Directors

BARRIE N. SHUTE, F.N.Z.I.S.
ALAN L. MILNE, M.N.Z.I.S.
RONALD D. LUCAS, DIP. SURV., M.N.Z.I.S.
ROBERT E. LENDRUM, M.N.Z.I.S.
OWEN V. WEATHERHEAD, M.I.P.E.N.Z.

LOWER HUTT — PARAPARAUMU — UPPER HUTT

3rd Floor
44 QUEENS DRIVE
LOWER HUTT
P.O. BOX 30-429
Telephone (04) 664-197
Fax (04) 661-919

13 June 1989

LUCAS/9382

The Director of Administration
Lower Hutt City Council
Private Bag
LOWER HUTT

Dear Sir

RE: FLATS 1 & 2 ON LOT 14 DP8193, 22 ELIZABETH STREET FOR MR. D. CAMPBELL

We enclose the abovementioned cross lease plan that we submit for certification with respect to Section 314 of the Local Government Act 1974.

A first stage plan for this property was recently certified by council. Since that time, our client has altered his flat and as a consequence we have shown it as flat 1 on this plan.

The proposed layout is as follows:

- Areas A & B go with flat 1
- Area C is common to flats 1 and 2
- Area D goes with flat 2

A copy of the plan is enclosed for your records along with a cheque for \$22.00 being the sealing fee due.

Could you please advise when the plan can be uplifted after sealing.

Yours faithfully

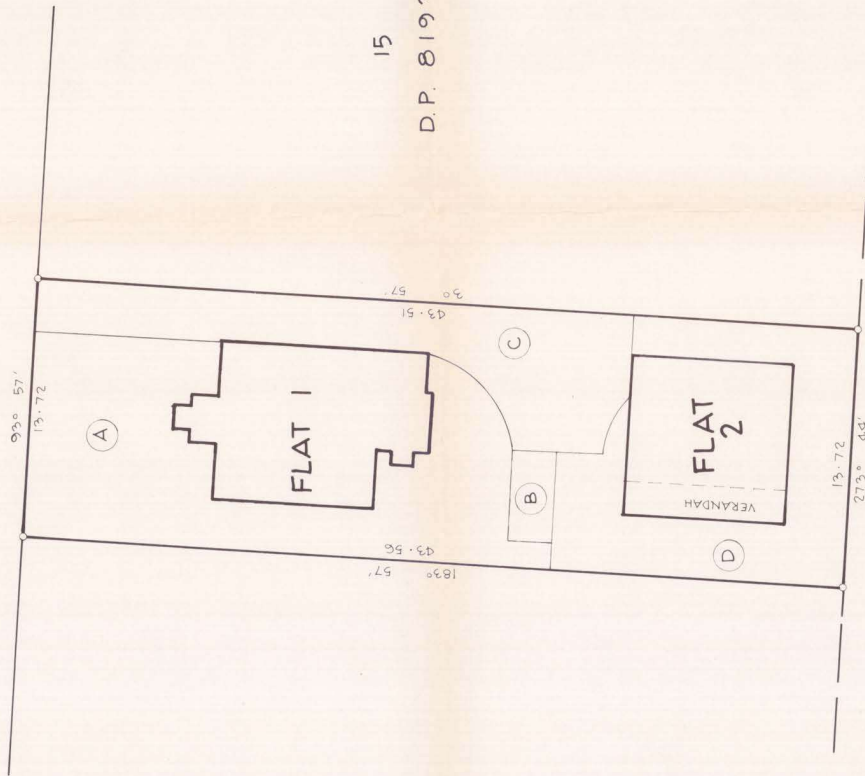
CUTTRISS, MCKENZIE, MARTIN LTD.
Encls

RECEIPT No. *A machine*
ISSUED FOR \$ *22.00*
DATE *13/6/89*

DO



ELIZABETH STREET
LEGAL ROAD 20.12' WIDE



13
D.P. 8193

15
D.P. 8193

Pt SEC 12
HUTT VALLEY SETTLEMENT
S.O. 18512

LAND DISTRICT WELLINGTON

SURVEY BLK. & DIST. XIV BELMONT

NZMS 261 SH1 RECORD MAP No

FLATS 1 & 2 ON LOT 14 BLOCK LI
HUTT VALLEY SETTLEMENT D.P. 8193

TERRITORIAL AUTHORITY LOWER HUTT CITY

Surveyed by CUTTRISS, MCKENZIE MARTIN, LTD

Scale 1:200 Date JUNE 1989

Approvals

REGISTERED PROPRIETORS

For areas subject to restrictive covenants labelled A - D see leases

Pursuant to section 314 of the Local Government Act 1974 I hereby certify that the building containing Flat 1 as shown or described hereon was constructed before the 1st day of April 1979 and was provided with satisfactory escape routes as required by the bylaws of the Lower Hutt City Council applying at the date hereof and that the construction of the building comprising Flat 2 as shown or described hereon commenced on or after the 1st day of April 1979 and every building permit necessary for the construction hereof as shown or described hereon has been granted by the said Council pursuant to its Bylaws

Dated this 13th day of July 1989

[Signature]
DIRECTOR OF ADMINISTRATION

Total Area

Comprised in C.T. 288/831

I, RONALD DOUGLAS LUCAS OF LOWER HUTT, Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof

Dated at LOWER HUTT this day of 19 Signature

Field Book p Traverse Book p
Reference Plans D.P. 8193, 82145

Examined

Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 19

District Land Registrar

File 9382

Received Instructions

22 ELIZABETH ST. CROSS LEASE.

INSPECTED 29/6/89.

RECENT SHED ERECTED (NO B/P.) NOT SHOWN
ON SURVEYOR'S DRAWINGS (FLAT 1)

NO ~~RECORD~~ RECORD OF B/P FOR ORIGINAL
DRAWINGS.

DOCUMENT CIRCULATION LIST

OWNER/OCCUPIER FLATS - Consent to Issue Certificate

~~UNIT TITLES - Consent to Issue Certificate~~APPLICANT:

Campbell

22 Elizabeth St

DATE RECEIVED BY RECORDS:

14-8-87

1. CHIEF BUILDING INSPECTOR:
(for noting and comment)

FLAT 1. (HOUSING CORPORATION).

ADDITIONS. B/P 28304. 15-7-1969.

~~Signature~~18.8.87
Date

2. TOWN PLANNER:
(for noting and comment)

Signature

Date

3. DESIGN ENGINEER:
(for noting and comment)

Signature

Date

4. CITY ENGINEER:
(approval for Town Clerk to certify plan)

Plan Approved / Not Approved

Signature

Date

5. ADMINISTRATION OFFICER:
(for checking contents and entering date of sealing authority)

Date of Sealing Authority

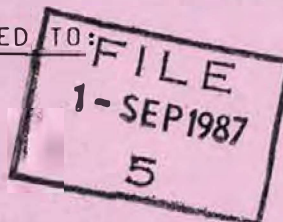
Signature

Date

6. DOCUMENTS OFFICER:
(for completing action)

Signature

Date

DOCUMENTS RELEASED TO:

Signature

31-8-87

Date

332-9

CUTTRISS, McKENZIE, MARTIN & CO.
CONSULTING CIVIL & STRUCTURAL ENGINEERS - REGISTERED SURVEYORS
 LOWER HUTT - UPPER HUTT - PARAPARAUMU

WALTER J. MARTIN, B.E., C.ENG., M.I.C.E., M.I.P.E.N.Z.
 BARRIE N. SHUTE, F.N.Z.I.S.
 ALAN L. MILNE, M.N.Z.I.S.
 RONALD D. LUCAS, DIP.SURV., M.N.Z.I.S.

PLEASE QUOTE REF.

9382

IF CALLING ASK FOR

MR. LUCAS

Office of Origin:

3RD FLOOR, MARAC HOUSE
 44 QUEENS DRIVE
 LOWER HUTT
 P.O. BOX 30-429
 TELEPHONES 664-197

13 August 1987

The City Manager,
 Lower Hutt City Council,
 Private Bag,
 LOWER HUTT

Dear Sir,

RE: FLAT 1 ON LOT 14 DP8193, 22 ELIZABETH STREET
FOR CAMPBELL: REF. 333/4/235

We enclose the first stage cross lease plan for the abovementioned property that we submit for endorsement by your Council with respect to Sec. 314 of the Local Government Act 1974.

The conditions imposed as part of the planning application have been discussed with Mr. R. Alkema of your Council. His response was that these conditions can be held over and fulfilled when the second stage cross lease is effected after the new dwelling has been erected.

The proposed layout is as follows:-

Areas A and B will go with flat 1
 Area C is common to flat 1 and the future flat
 Area D has been set aside for the future flat

We understand the owner intends to demolish the out buildings at the rear of Flat 1.

A copy of the plan has been enclosed for your records along with a cheque for \$22.00 being the sealing fee due. Could you please advise when the plan can be uplifted after sealing.

Yours faithfully,

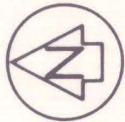


CUTTRISS, McKENZIE, MARTIN & CO.

Encls

D O

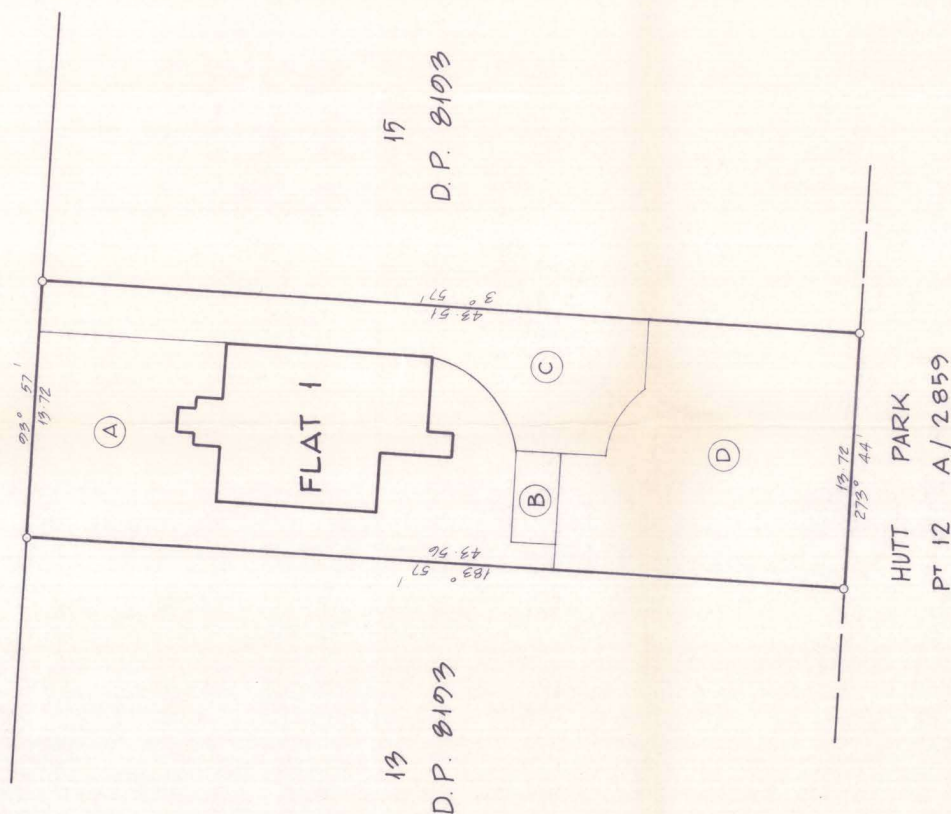
RECEIPT No.	1179
ISSUED FOR \$	22.00
DATE	13/8/87



ELIZABETH

STREET

20.12 WIDE
LEGAL ROAD



LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. XIV BELMONT
NZMS 261 SHT RECORD MAP No

FLAT 1 ON LOT 14 BLOCK LI
HUUTT VALLEY SETTLEMENT D.P. 8193

TERRITORIAL AUTHORITY LOWER HUUTT CITY
Surveyed by CUTTRISS MCKENZIE, MARTIN & CO
Scale 1 : 250 Date JUNE 1987

Approvals

REGISTERED PROPRIETORS

For areas subject to restrictive covenants labelled A-D see leases.

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that the Building containing Flat 1 as shown or described herein was constructed before the first day of April 1979 and was provided with such safeguards against fire and means of escape in case of fire as are required by the bylaws of the Lower Huutt City Council applying on the date hereon.

Dated this 24th day of August 1987

M. J. D. J. D. J.
Director of Administration

Total Area

Comprised in C.T. 22B/831 All

I, RONALD DOUGLAS LUCAS OF LOWER HUUTT Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to the proviso to section 23(2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at LOWER HUUTT this 13th day

of AUGUST 1987 Signature *R. D. Lucas*

Field Book p. Traverse Book p.

Reference Plans A/2859, D.P. 8193.

Examined Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 19

District Land Registrar

File 9382

Received Instructions

ARCH 33987

LOWER HUTT CITY COUNCIL

City Engineer's Department

The Chairman and Members,
TOWN PLANNING COMMITTEE.

Application for Planning Consent
Mr D.I. Campbell - 22 Elizabeth Street

The above application for planning consent has been received and, upon expiry of the statutory period for objections, none had been received. The Town Planner, Mr R.M. Holmes, has advised as follows:

"Site and Proposal

The applicant wishes to cross lease his section and erect a second dwelling at some time in the future. The site has an area of 597m². The existing unit is single-storeyed.

Provisions of the District Scheme

The site is zoned Residential Redevelopment under the Operative Reviewed District Scheme and Residential Inner under the Proposed Second Review. As the site is less than the 650m² required for two units under both schemes approval under Sections 74 and 75 of the Town and Country Planning Act 1977 is required.

Planning Considerations and Conclusions

The applicant has outlined the proposed location of the second dwelling in accordance with the bulk and location provisions of the district scheme. The existing dwelling complies with all bulk and location requirements. Although the site is 53m² less than the required area both the existing and proposed units are small and all the required service and living courts can be provided. A carport is to be provided for each of the units, with access via a shared driveway.

The layout of the site would provide a satisfactory outdoor living environment. Approval of this application is unlikely to affect the amenities of the adjoining properties and should not have any planning significance beyond this site.

Possible Conditions

If approved this application could be subject to:

- (a) The final proposal for the second dwelling to comply with all bulk and location requirements set out in the Second Review of the District Scheme.

- 2 -

- (a) Sealing of the driveways and parking areas before the use commences. Maintenance thereafter to the continuing satisfaction of the City Engineer.
- (b) Maintenance of the exterior of the buildings to be to the satisfaction of the City Engineer.
- (c) All living and service courts associated with the proposed units to be fenced and screened from other units and from outside the site."

C.J. O'Donovan
CITY ENGINEER

Lower Hutt

9 July 1987

C.C Town Planner
City Engineer

IF CALLING PLEASE ASK FOR

Mr Dunn

OUR REFERENCE:

333/4/235

3 August 1987

Messrs Cuttriss McKenzie Martin & Co
Registered Surveyors
P O Box 30429
LOWER HUTT

Dear Sirs

Re: Notified Planning Application - 22 Elizabeth Street
Your Reference: 9382

I refer to the application you submitted on behalf of Mr D I Campbell and in reply wish to advise that, when objections closed on 15 July 1987, when none were received.

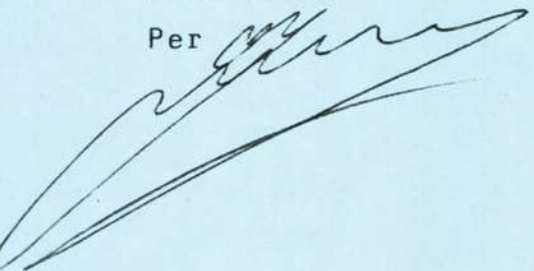
At its meeting on 27 July 1987 the Council resolved, in terms of section 74 and 75 of the Town and Country Planning Act 1977 to consent to a specified departure and to grant an order under the provisions of the aforesaid sections 75 to erect a second dwelling on land to be zoned Residential Inner 22 Elizabeth Street, being Lot DP 8193, and to permit a cross lease of such a dwelling as such use will not be contrary to the public interest and will have little town and country planning significance beyond the immediate vicinity of the land concerned and the provisions of the Lower Hutt City District Planning Scheme Review No. 1 can remain without change subject to compliance to the following conditions:

- (i) Sealing of the driveways and parking areas before the use commences and maintenance thereafter to the continuing satisfaction of the City Engineer;
- (ii) Maintenance of the exterior of the buildings shall be to the satisfaction of the City Engineer;
- (iii) All living and service courts associated with the proposed units to be fenced and screened from other units and from outside the site."
- (iv) The final proposal for the second dwelling to comply with all bulk and location requirements set out in the second review of the district scheme."

The Council further resolved in terms of section 67(2) of the Town and Country Planning Act 1977 the applicant be informed, consent was granted because a satisfactory outdoor living environment would be provided if consent were granted, and the requisite living in service courts can be provided. In these circumstances the Council was satisfied there will be no town and country planning significance beyond the immediate vicinity of the site.

Yours faithfully

R J Vine
CITY MANAGER

Per 

Mr Dunn

304/4/235

17 June 1987

Cuttriss McKenzie Martin & Co.
Registered Surveyors
P.O. Box 30 429
LOWER HUTT

Attention: Mr R.D. Lucas

Dear Sirs

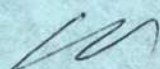
Proposed Cross Lease on Lot 14 D.P. 8193, 22 Elizabeth Street
Mr D. Campbell

I have your letter dated 12 June 1987 and advise that the matter is to be processed as a notified planning application under the Town and Country Planning Act 1977. If the matter should be determined in your client's favour then consideration can be given to certifying a cross lease plan under the Local Government Act 1974.

I shall communicate with you further in regard to the processing of the notified planning application.

Yours faithfully

R. J. Vine
TOWN CLERK/CHIEF EXECUTIVE

Per:  _____

304-4-235
332-9

CUTTRISS, McKENZIE, MARTIN & CO.
CONSULTING CIVIL & STRUCTURAL ENGINEERS - REGISTERED SURVEYORS
LOWER HUTT - UPPER HUTT - PARAPARAUMU

WALTER J. MARTIN, B.E., C.ENG., M.I.C.E., M.I.P.E.N.Z.
BARRIE N. SHUTE, F.N.Z.I.S.
ALAN L. MILNE, M.N.Z.I.S.
RONALD D. LUCAS, DIP.SURV., M.N.Z.I.S.

PLEASE QUOTE REF.

9382

IF CALLING ASK FOR

MR. LUCAS

Office of Origin:

3RD FLOOR, MARAC HOUSE
44 QUEENS DRIVE
LOWER HUTT
P.O. BOX 30-429
TELEPHONES 664-197

12 June 1987

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

Dear Sir,

RE: PROPOSED CROSS LEASE ON LOT 14 DP8193
22 ELIZABETH STREET FOR MR. D. CAMPBELL

We enclose three copies of our proposal plan showing a possible cross lease on the abovementioned property.

The underlying property does not comply with the minimal area requirement for a cross lease as stated in your district scheme. Hence we also enclose a planning application form along with a cheque for \$165.00 being the fee required.

We believe that all of the Council requirements for two semi-detached houses on one Lot can be satisfied with the exception of the minimum area of 650m². Our plan indicates the building envelope available and the size of the building possible.

In your zone statement, part of the statement relevant to this zone reads "The benefits which this location gives are of such importance that a greater number of dwelling units than elsewhere will be permitted as of right, subject to acceptable amenity standards being maintained". As previously mentioned, the amenity standards required in your district scheme can be maintained, with the exception of the area requirement.

17 JUN 1987

Plans +
Copy to DO ✓

ARCH 36076

16580/120

7 August 1986

Mr. I. M. Todd
22 Elizabeth Street
PETONE

B/U for inclusion in
TP&B Sept 6 page
meeting p6h 25/8/86

Dear Sir,

PUBLIC QUESTIONS - TOWN PLANNING AND BY-LAWS
COMMITTEE 5 AUGUST 1986.

ILLEGAL BUILDING - UNDERWATER SPORTS SUPPLIES.

In reply to your questions, I would like firstly to set out the action which has been taken:

WEDNESDAY 30 July: Building Inspector informed of alleged illegal building by yourself.

THURSDAY 31 July: Building Inspector visited the site and confirmed that an illegal building was being erected. He informed Mr. Hunter (the owner) that the building was illegal and was to be removed.

MONDAY 4 August: Building Inspector sent a letter to Mr. Hunter confirming that the building contravenes the District Scheme and must be removed. I telephoned Mr. Hunter who informed me that the structure was registered as a trailer. Subsequently I discussed the matter with the Town Planning Consultant and decided that even a trailer constitutes a building under the District Scheme.

TUESDAY 5 August: I drafted a letter to Mr. Hunter informing him that the trailer still constitutes a building and asked him to remove it within seven days. Failing this, the matter will be put in the hands of the Borough Solicitor. The technical content of the letter was approved by the Town Planning Consultant at the Town Planning and By-Laws Committee meeting that night.

WEDNESDAY 6 August: Letter hand delivered to Mr. Hunter.

Answering each of your questions specifically in turn:

1. The above history clearly indicates the actions Council has taken. If Mr. Hunter does not remove the building within the time period specified in my letter of 5 August, then the Borough Solicitor will be instructed to take action against Mr. Hunter under Section 94 of the Town and Country Planning Act

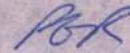
2. Both letters require Mr. Hunter to remove the building. Whilst this does not constitute a "Stopwork notice" under the Building By-Laws the effect is the same. I have decided to proceed under the Town and Country Planning Act as I consider the chances of success to be better than for proceeding under the Building By-Law.

3. Written advice has now been sent on two occasions.

Finally, I consider that Council has dealt with this matter expeditiously.

I would also like to thank you for the polite and courteous manner in which you have pursued your complaint. I assure you that this matter will continue to receive close attention.

Yours faithfully



P. G. ROSS

BOROUGH ENGINEER.

PETONE BOROUGH COUNCIL

HIS WORSHIP THE MAYOR AND COUNCILLORS.

* NON - P U B L I C *

FILE: 16580/120.

13th November, 1981.

ELIZABETH STREET PROPERTIES

(Arising from item 5 of Finance, Staff and Policy
Committee report, 11 Nov. 1981)

To give effect to the Committee's recommendation No. (iii), the Council must pass a resolution setting out the fact that the land is not required for the purpose for which it was taken. The resolution must be in a suitable form so that a certified copy can be submitted to the Minister in support of the "Memorial" requesting approval for the sale of the land.

I submit the following draft resolution:-

"THAT the Petone Borough Council hereby resolves that the land described in the Schedule hereto is no longer required for the purpose for which it was taken.

S C H E D U L E

(Wellington Land District)

<u>AREA</u>	<u>DESCRIPTION</u>	<u>CERTIFICATE OF TITLE</u>
1. 364 m ²	Lot 111, DP 1232.	133/35
2. 364 m ²	Lot 112, DP 1232.	132/32
3. 364 m ²	Lot 113. DP 1232.	262/128

(all being pt Section 6, Hutt District) "

W. E. GOODYEAR

T O W N C L E R K

PETONE BOROUGH COUNCIL

* NON - PUBLIC *

The Chairman and Members,

FILE: 16580/120.

FINANCE, STAFF AND POLICY COMMITTEE:

5th November 1981.

ELIZABETH STREET PROPERTIES

1. 22 ELIZABETH STREET - D. W. FOX:

On 11 March 1981 this Committee received a letter from the owner's Solicitor asking Council to buy the property at 22 Elizabeth Street and also No. 24, owned by Mr. Garvitch. The Committee resolved "That officers be authorised to investigate without commitment the possible purchase price of Nos. 22 and 24".

The Solicitor was invited, by letter dated 30 March 1981, to submit a sale price for consideration. Nothing further was heard until I received the attached letter dated 27 October 1981.

If the Council was to make an offer for 22 Elizabeth Street it would be based on the value of that property alone. Council has no obligation whatever to compensate for the costs of building a granny flat at Point Howard!

2. 16 ELIZABETH STREET:

This property was bought by Council in 1977 for the proposed Health Centre. The Health Centre proposal was subsequently abandoned and the designation has been removed in the No. 3 Review of the District Scheme. The house is rented to a relative of the previous owner, Mr. Chappel. Mr. Chappel, in June 1981, asked whether he could buy the property back from Council. On the recommendation of this Committee, Council deferred a decision pending investigation of the use of the block as a site for housing for the disabled.

3. DISABLED HOUSING PROJECT:

In June 1981, Tuohy Builders Limited submitted a scheme for the construction of six units for disabled persons on five of the six lots in the block. The all-up cost of the buildings, with carports and groundworks, was quoted as \$323,304: or \$53,884: per unit. If the land (5 sections) were costed at (say) \$50,000, the total cost would have been \$374,304: or \$62,384: per unit.

Government recently announced the extension of the "Rental Housing for the Elderly" Scheme, to apply to housing for the disabled. Subject to proof of need, and satisfaction of other criteria, Housing Corporation finance, by loan and subsidy, would be available up to \$25,000 per unit (\$150,000: in total). Telethon Trust were asked about the possibility of a grant to make up the shortfall. They supplied application forms but made no comment about the likelihood of a grant being approved.

The Housing Corporation loan and subsidy depends firstly on proof of need for this type of accommodation. I have approached several people and agencies, including Accident Compensation Commission, Laura Fergusson Trust, Medical Officer of Health, Disabled Living Centre, Rehab. League, Kopata Medical Centre, I.H.C. Society, and, although there is said to be a "need" I have been unable to turn up any firm evidence of a need that would produce a demand for tenancies of the proposed units. There is not enough evidence to support an application for government funding.

ELIZABETH STREET PROPERTIES: cont..

-2-

5th November 1981.

3. DISABLED HOUSING PROJECT: cont...

In the circumstances, I must R E C O M M E N D:

- i. That no further action be taken on the Disabled Housing project.
- ii. That Mrs. Fox's Solicitor be informed that Council is not interested in buying 22 or 24 Elizabeth Street.
- iii. That Council be asked to resolve, pursuant to Section 35 of the Public Works Act 1928, that the land at numbers 16, 18 and 20 Elizabeth Street is no longer required for the public work for which it was taken.
- iv. That action be taken to obtain consent, by Order-in-Council, for the sale of the three properties.
- v. That upon receiving consent, the properties be offered for sale by public tender and that Mr. Chappel be invited to tender for No. 16.

W. E. GOODYEAR

T O W N C L E R K

Attached: Letter from Rowse, Rouse & Wood,
27 Oct. 1981,
and 2 enclosures.

16580/120.

Mr. W.E. Goodyear.

30th March, 1981.

Messrs. Rowse, Rouse & Wood,
P.O. Box 38-088,
P E T O N E.

FOR THE ATTENTION OF MR. I.W. MARTIN

Dear Sirs,

MR. & MRS. D.W. FOX - 22 ELIZABETH STREET

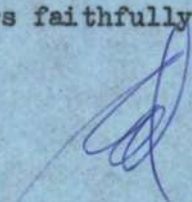
Your letter of 5th March 1981 was considered by the Council's Finance Committee on 11th March and the recommendation of that Committee was adopted at the recent Council meeting.

I am instructed to inform you that although the Council does not accept any commitment to the purchase of Mr. and Mrs. Fox's property, you are invited to submit a sale price to the Council for consideration. I would appreciate it if, when passing this information on to your clients, you would stress the Council does not regard itself as being under any obligation to purchase the property and that the Council has not, at any time, given a commitment to acquire the property.

In your letter you mention also the property at No. 24 Elizabeth Street owned by Mr. Garvitch. If you are in touch with Mr. Garvitch, or are acting for him, would you please give him a similar message that although the Council accepts no responsibility to buy the property Mr. Garvitch, could, if he so desires, submit a price to the Council for its consideration.

Upon receipt of your reply the matter will be submitted once again to the appropriate Committee.

Yours faithfully,


(W. E. Goodyear)

T O W N C L E R K

IAN WILLIAM MARTIN, LL.B.
IVAN RICHARD VEALE, LL.B.

1 Britannia Street
(OPPOSITE POST OFFICE)

Petone, N.Z.

March 5, 1981

The Town Clerk,
Petone Borough Council,
P. O. Box 38-001,
PETONE.



Dear Sir,

re: Mr. and Mrs. D. W. Fox - 22 Elizabeth Street.

We have received instructions from Mr. and Mrs. Fox to the effect that they wish to dispose of their property at the above address in view of the recent significant downturn in Mr. Fox's state of health. You were good enough to give an interview to our clients together with the writer on Wednesday February 25, when these matters were outlined to you. We also discussed the background to the present zoning of the land under the proposed review of the District Scheme, and in particular, the objection lodged by our clients to the designation placed on their property and four others in the street in 1976.

Following the hearing of the objection the Council resolved to proceed with the designation requested by the Health Department and advice of this was conveyed to our clients by letter from the then Town Clerk dated September 30, 1976. In that letter an undertaking was given that our clients would remain undisturbed in their property until such time as they voluntarily wished to dispose of the property. As already mentioned this time has now arrived, and we have been therefore instructed to make a formal request to the Council to purchase No. 22 Elizabeth Street. Would you put this matter to Council and advise us of the decision reached in due course.

You were made aware at the interview, that there is a degree of urgency in this case. Mr. Fox, who is now aged 78, has suffered from diabetes for quite some years. With almost daily nursing care, his condition in recent times has been comparatively stable but has deteriorated suddenly requiring admission to Hutt Hospital. After treatment there he will be discharged but will need further regular daily nursing care.

/....

The only alternative possibilities are either admission to Silverstream Hospital or to live in a granny flat to be built for the purpose on the property of his daughter and son-in-law, Mr. and Mrs. Hunter of Point Howard. Plans for this have been obtained and a price from a builder has been received which is over \$30,000.00.

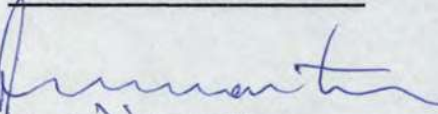
Mr. and Mrs. Hunter are prepared to undertake the construction of the flat on their own property and to find the additional finance required beyond the sum that will come from the sale of Elizabeth Street. This is despite the fact that the flat has been designed by an architect to accommodate a fully disabled person, i.e. doorways etc. of such width as to allow access to a wheelchair. The flat therefore will be of a highly specialised nature and of limited potential for letting purposes in years to come.

Mr. and Mrs. Fox wish it to be said that considering the nature of the approaches and assurances that have been given to them since the matter of the proposed designation commenced in 1975, and in particular considering the undertaking given in the Town Clerk's letter of September 30, 1976, they regard the Council as having given a commitment to acquire the property from them. They are aware that in the Proposed Review the designation is to be lifted, but point out that they have had to suffer the limitations on saleability in the intervening years, with all that that implies.

When we first received instructions in October last year, after inquiries were directed to our clients by Council Officers and a valuer's report on the property was obtained. The Valuer has indicated to us that his figures would need to be revised upwards in view of recent trends in the market. We could therefore be in a position to discuss a price with you at very short notice.

Finally, we think it is worth mentioning to the Council the likely commercial advantage to be obtained from acquiring No. 22 Elizabeth Street and also No. 24 owned by Mr. Garvitch, whereby the Council would then own the whole five properties and could deal with the land then as one block. We have authority from Mr. Garvitch to say that he is prepared to entertain proposals for the purchase of his property by the Council also.

Yours faithfully,
ROWSE ROUSE & WOOD.


I. W. MARTIN.



ARCH 41025

TOWN AND COUNTRY PLANNING ACT, 1953

DEPARTURE FROM PETONE DISTRICT SCHEME

Notice is hereby given that I am applying to the Petone Borough Council under Regulations 33 of the Town And Country Planning Regulations 1960, for consent to the issue of a building permit for the re-building of an accessory building as part of the main, dwelling, the proposal not complying with the minimum side yard requirements of the District Scheme.

A copy of the proposal may be examined at the office of the Petone Borough Council, Jackson Street, Petone and any person wishing to object to, or support, or desiring modification thereof, is required to submit arguments in writing to the Council by - (..... Insert here the date 14 days after the second publication of the notice).

Signed D.W. Fox,
22 Elizabeth Street,
Petone.

*No objections whatever
H.E. Garwitch
21 Elizabeth St -
Petone*

TOWN AND COUNTRY PLANNING ACT, 1953

DEPARTURE FROM PETONE DISTRICT SCHEME

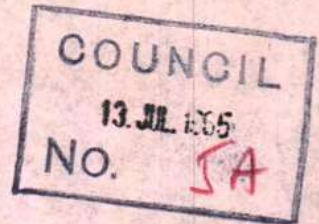
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Signed D.W. Fox,
22 Elizabeth Street,
PETONE.

*I have no objections
Margaret G. Hickey
20 Elizabeth St
Petone*

12th July, 1965



TO:
THE TOWN CLERK.

PROPOSED ALTERATIONS - D. W. FOX, 22 ELIZABETH STREET.

The application is to rebuild a washhouse at present on the side boundary, attached to the rear of the house and on the line of the side of the house 18" from the boundary.

The W.C. at present attached to the old washhouse, also on the boundary is to remain.

The proposal fails to conform in two respects - It is overcovered by 13 square feet and it contravenes the minimum side yard requirement of 5 feet.

The proposal would be an improvement over the existing conditions though it perpetuates a substandard condition.

The matter is of little significance and if the Council wish to grant the application a specified departure under Regulation 33 would be necessary. If this course is adopted, conditions should be that the area is reduced by 13 square feet and the W.C. included in the rebuilding.

As the proposal is to replace an existing outhouse no serious precedent would be created if it were approved.

D. G. PORTER.

FEW:jlc

15th April, 1965.

Mr. D.W. Fox,
22 Elizabeth Street,
ESTON.

Dear Sir,

Proposed Additions to Dwelling

I regret to advise that your application for the above has been declined in its present form.

The minimum side-yard between a residential building and the boundary is 5 feet, whereas the proposed addition is only 1 ft. 6 ins. from the side boundary and the maximum coverage of 35 per cent of the site area is also exceeded by 67 square feet. A further unsatisfactory feature of the proposal is the complete restriction of access around the side of the dwelling - this is due to the outside W.C. remaining on the adjoining boundary and connecting with the corner of the addition.

An application complying with the 5 foot side yard, reduced in area by 67 square feet, and with the W.C. removed from the boundary could receive favourable consideration.

I look forward to receiving your amended application in due course; please include the installation of the large windows for which a permit is required.

Yours faithfully,

J.B. Downer
Borough Engineer

COMMUNITY SERVICES

LOCAL ELECTORAL AREA

The property is in the Harbour Ward (Petone Community).

RUBBISH AND RECYCLING

Monday is the rubbish collection day for the property.

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

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

POLICE

Phone 111 for emergencies or 105 for non-emergencies.

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

EXPLORE LOWER HUTT

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

REPORT A PROBLEM

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

COMMUNITY SUPPORT

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

Contact Us

Phone	04 570 6666 or 0800 HUTT CITY
Calling from overseas	<u>0064 570 6666</u>
E-mail the LIM team	<u>Lim.reports@huttcity.govt.nz</u>
Feedback survey for the LIM team	<u>www.surveymonkey.com/r/LIMSURV</u>
E-mail Council	<u>contact@huttcity.govt.nz</u>
Website	<u>www.huttcity.govt.nz</u>
Report a Problem	<u>https://maps.huttcity.govt.nz/RAP/viewer/</u>
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	<u>www.facebook.com/huttcitycouncil</u>
Twitter	<u>www.twitter.com/huttcitycouncil</u>