



LAND INFORMATION MEMORANDUM

21 ROSEBANK AVENUE AVALON

Produced by Hutt City Council

05/09/2025

STATEMENT OF PASSING OVER: This information has been supplied by the vendor or the vendor's agents. Professionals, Redcoats Limited is merely passing over this information as supplied or researched by us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Reference: LIM251057

W Wang
21 Rosebank Avenue
AVALON 5011

Dear Wei Wang,

Land information memorandum for 21 Rosebank Avenue AVALON 5011

Please find enclosed your land information memorandum (LIM).

The LIM contains information Hutt City Council holds on record about the property and is required to provide in accordance with the requirements of section 44A of the Local Government Official Information and Meetings Act 1987, together with information it considers is relevant.

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

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

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

Other sources of information that may be of help include:

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

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

Yours sincerely,

Wendy Mncanca
LIM Officer

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OVERVIEW

PROPERTY ADDRESS

21 Rosebank Avenue AVALON

LEGAL DESCRIPTION

LOT 33 DP 23807 WNC3/467

VALUATION NUMBER

1604774400

LAND AREA

560 m²









DEPOSITED PLAN

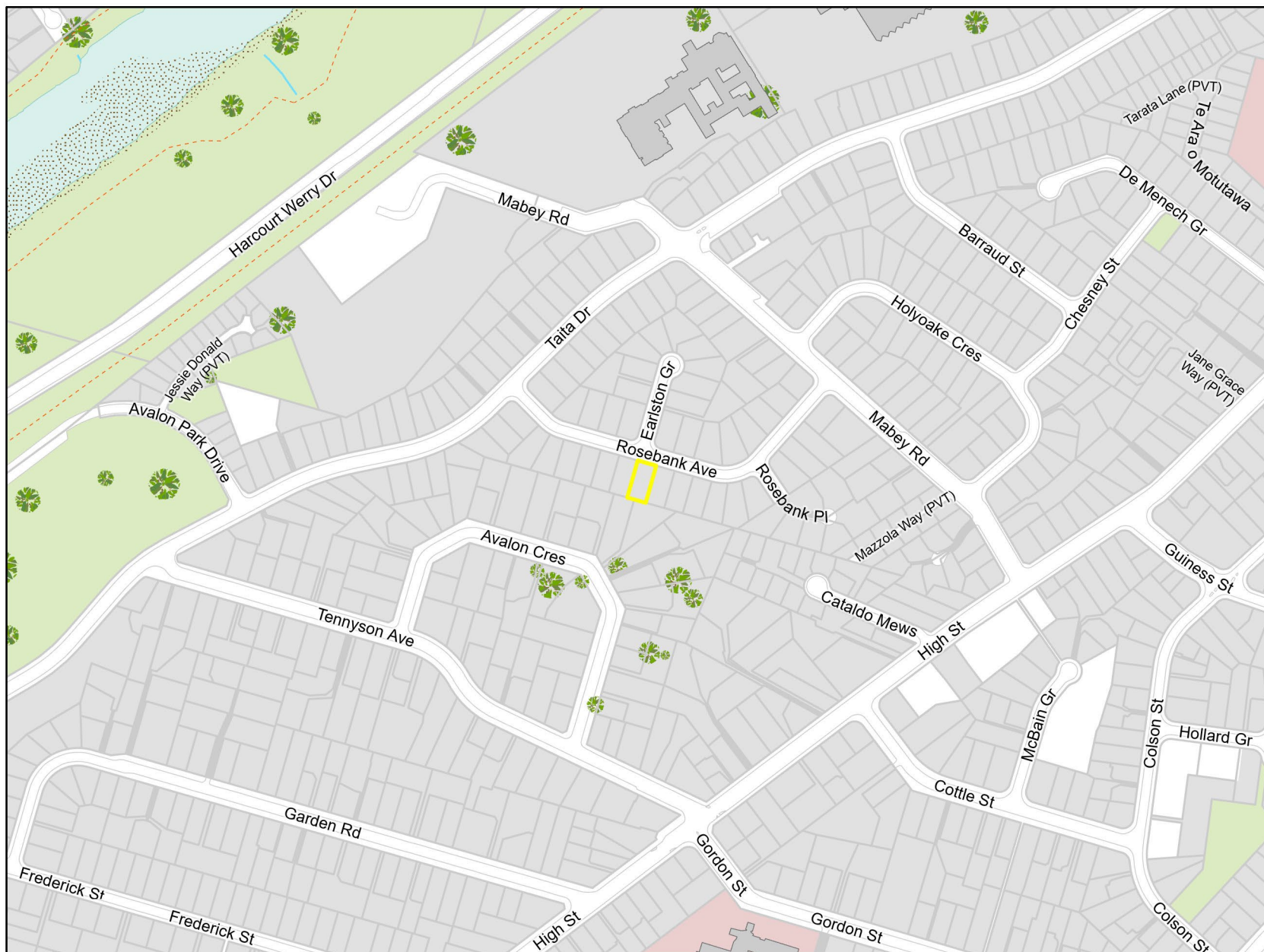
See the attached deposited plan

| Contacts | Position | Phone |
|----------------|-----------------------------|-------------|
| Deposited Plan | Engineering Records Officer | 04 570 6666 |

PROPERTY DETAILS

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

-  LIM Property
-  Properties
-  Building Outline 2021 (>1,000m²)
-  Schools
-  Reserve
-  Waterbody
-  Streams and Rivers
-  Access Track



LOCALITY MAP

Scale: 1:5,000



- LIM Property
- Contours
- Properties



2025 AERIAL PHOTOGRAPH

Scale: 1:402

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



Current Record of Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



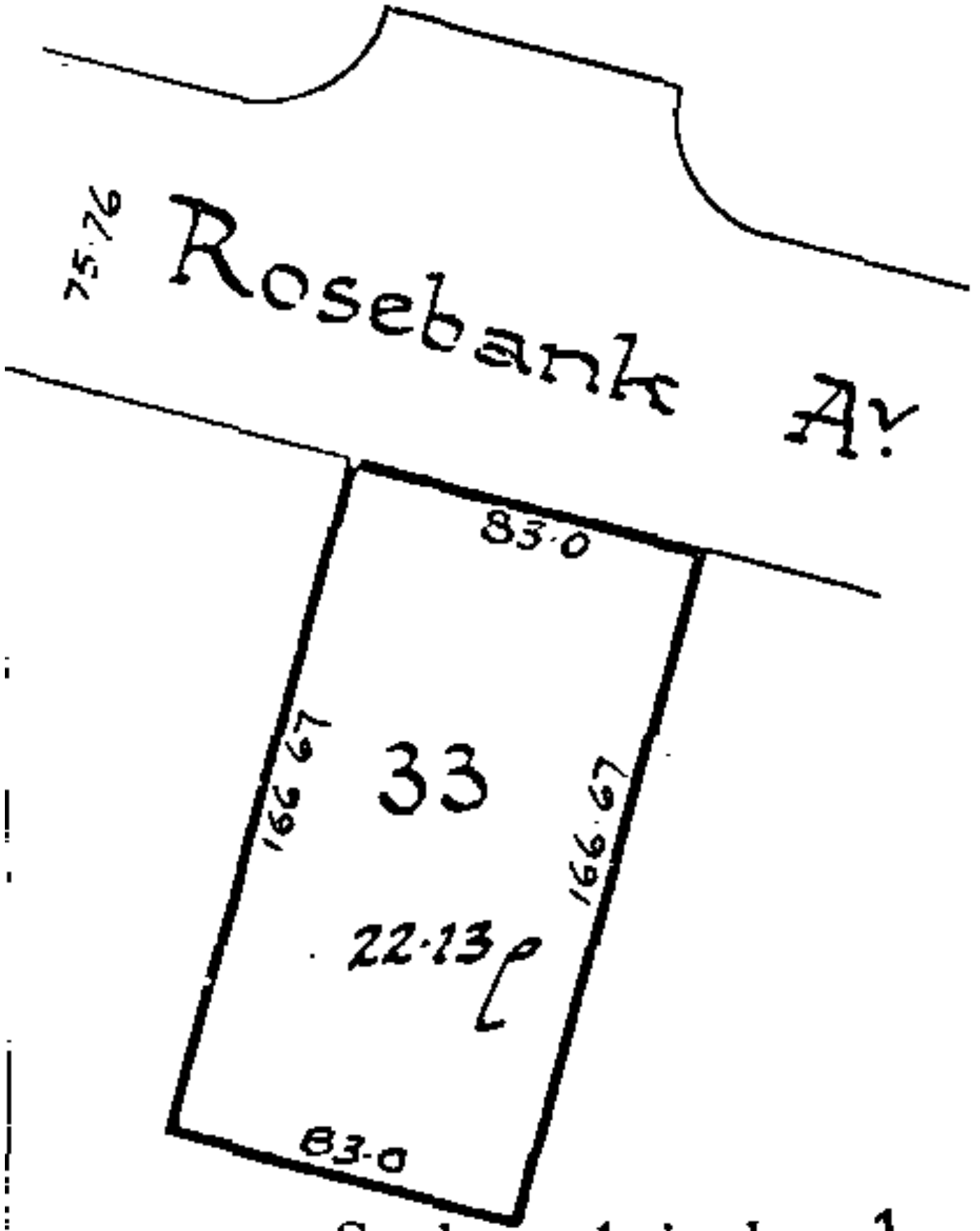

R.W. Muir
Registrar-General
of Land

Identifier **WNC3/467**
Land Registration District **Wellington**
Date Issued 06 August 1964

Prior References
WNB1/1064

Estate Fee Simple
Area 560 square metres more or less
Legal Description Lot 33 Deposited Plan 23807
Registered Owners
Wei Wang and Di Yu

Interests
529638 Notice imposing Building Line Restriction



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: \$6,036.70

RATES DUE AND PAYABLE

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

Rates: \$0.00

CAPITAL VALUE

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

Current: \$880,000.00

LAND VALUE

The land value is one component of the capital value.

Current: \$700,000.00

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”), a copy of which is below, contains a list of all known building permits and building consents for the property up until the early 2000s, at which point the records were digitised. Borough councils may have issued some of these building permits before their amalgamation into Hutt City Council.

Note: Building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1, 1992 may quite legitimately have no code compliance certificate.

For further information and copies of pre-1991 permits that may not be included in this report but held on file, you can search online for free using council's [Building Information Search](#).

Alternatively you can also order a copy of this information in electronic or hard copy format ([fees apply](#)):

- by phoning us on 04 570 6666/0800 HUTT CITY
- or sending an [email](#)
- or request in person from our team at the [council offices](#)

MATTERS RELATING TO THE WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006

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

BUILDING WARRANTS OF FITNESS

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

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

FENCING OF SWIMMING POOLS

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

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

HEALTHY HOMES

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 |

Historic Building Card and Pre-1990 Building Permits Plans

P 750200

21

Street: **Rosebank Avenue** D.P. No. **23807** Sec. _____ Lot: **33**

Drainage and Plumbing Register

Block:

| | |
|---|-----------------------------|
| Owner: Bays G. Hodson Mr. | Permits 23842 |
| Address: 21 Rosebank Avenue | Building No. 24438 |
| Builder: Bays G. | <i>Glasgow</i> 46424 |
| Plumber: | |
| Drainlayer: | Value: £4370 |
| Nature of Work: Dwelling | No. of Rooms: |

| | |
|-------------------------------------|-----------------------|
| Plan Submitted: / / | Drain Tested: / / |
| Permit Issued: 23 / 1 / 1964 | Occupation Cert.: / / |

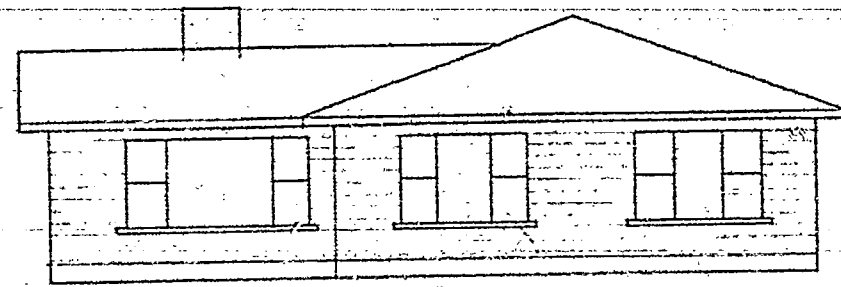
Inspector.

DRAINAGE PLAN SCALE

| | | |
|--------------------------|----------|----------|
| Sewer connection | £16.10.0 | |
| Water connection, | 1.10.0 | |
| Motorcrossing, W.O. 6527 | 5. 0. 0 | 8/6/1964 |
| Motorcrossing W.O. 6538 | 5. 0. 0 | 25/6/64 |

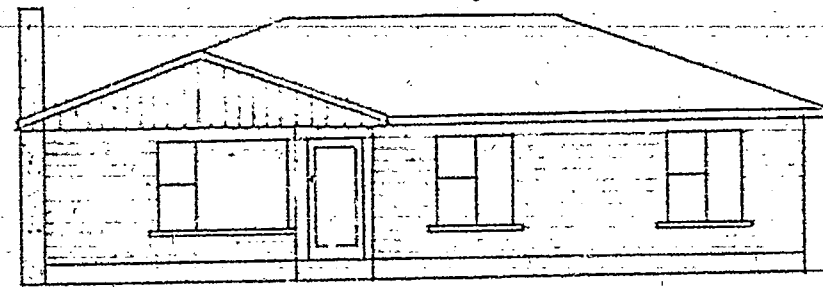
16mm film 100-205

FRONTAGE

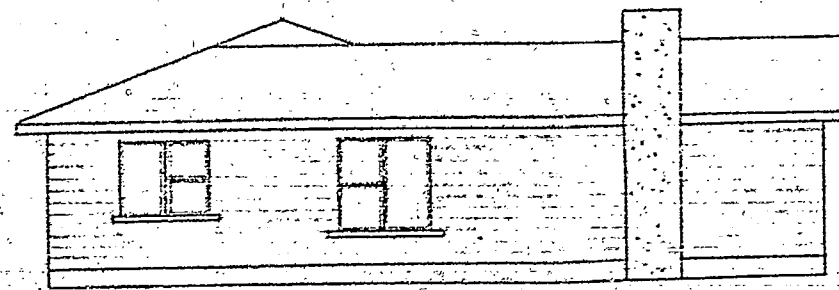
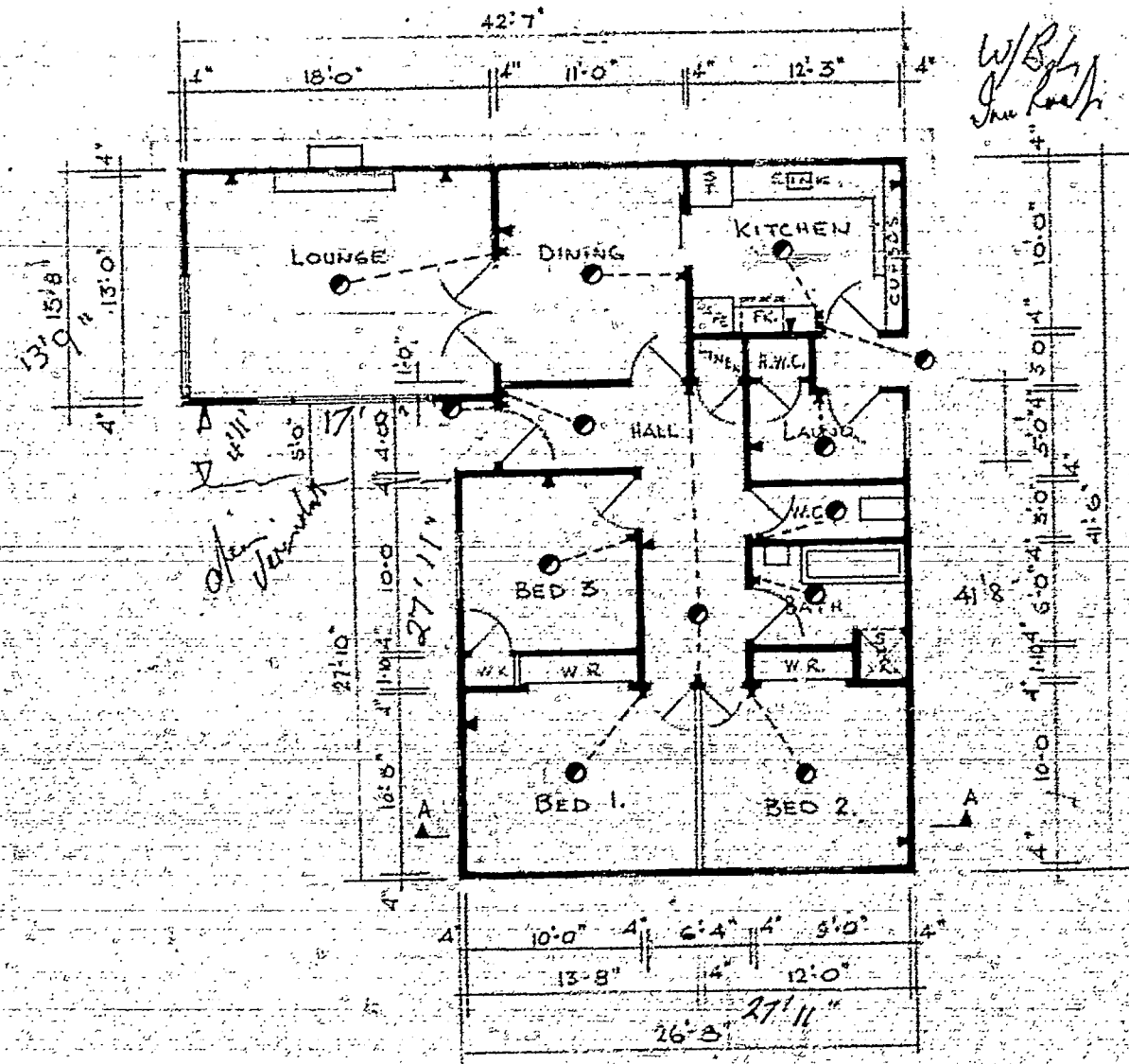


SIDE

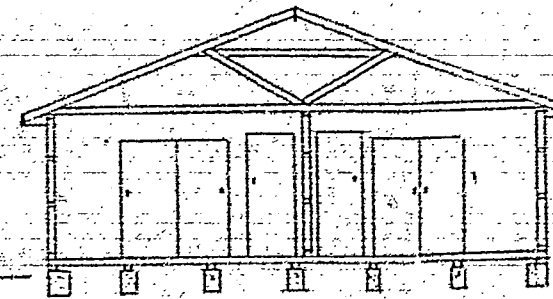
21



FRONT



SIDE



SECTION A-A

PROVIDE 12" X 6"
FOOTING REINFORCED
WITH 2 1/2" MS. RODS
LOWER ROTT CO.

HOUSE NO. _____
BUILDER: G. BAYS WAINUIOMATA.

Scale 1/8" = 1'-0"



FILE No. 23842
PERMIT No. 23842
DATE OF PERMIT 23-1-64
ADDRESS 21 Rosebank Ave
F100 206

LOWER HUTT CITY CORPORATION

BUILDING APPLICATION FORM

TO THE CITY ENGINEER,

Date: 26-1-64.

ENGINEER'S OFFICE, LOWER HUTT.

I hereby apply for permission to erect, alter, repair a ERECT A GARAGE.

according to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Situation of Job: 21 Rosebank ofne 2 sets Plans 1 site Plan (Street)

Lot No. 33 Frontage 55 Feet. Area: a. r. 22 p.

D.P. No. 23807 Depth (average) 110 feet.

Name of Owner: HODSON. Ref. 26-6-64

Present Address: Pacific Motels.

Particulars of Building Foundations: Solid concrete.

Walls: Brick & Block Roof: Iron.

Area of Ground Floor: square feet

Top Floor: square feet

Area of Outbuildings: 180 square feet crossing IN £13

Estimated Value—

Building £ 105

Plumbing and Drainage £ 35

Total £ 200

*a.k. Roofwater to existing SH.
Inst for 5/1
MAY.
26-6-64*

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose): GARAGE.

Nature of ground on which building is to be placed and of the subjacent strata (e.g., ground water level)

Good.

And I do hereby agree to abide by all the provisions of the Lower Hutt City Corporation By-laws governing and regulating all matters the subject of the foregoing.

J. Bays
Builder.

Address: 16, Waimarama Rd., Waimarama.

29' 6" 104'

PROPOSED
GARAGE
12' x 11'

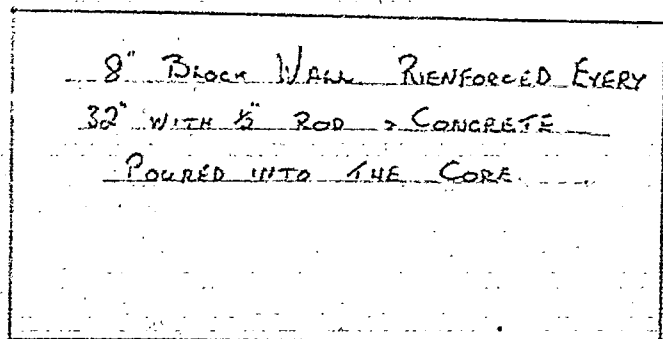
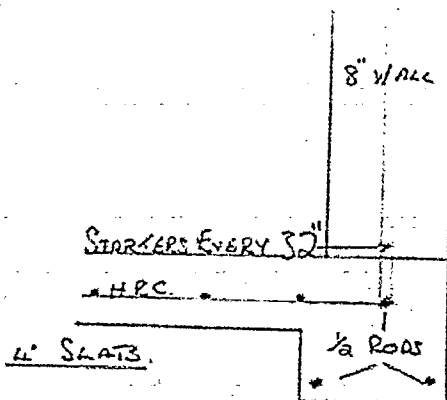
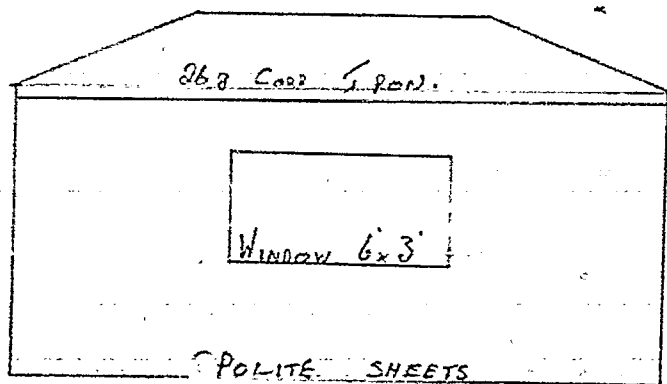
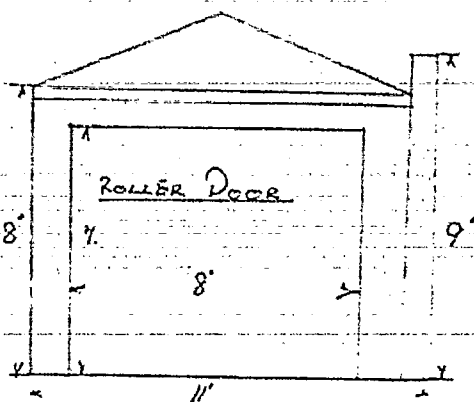
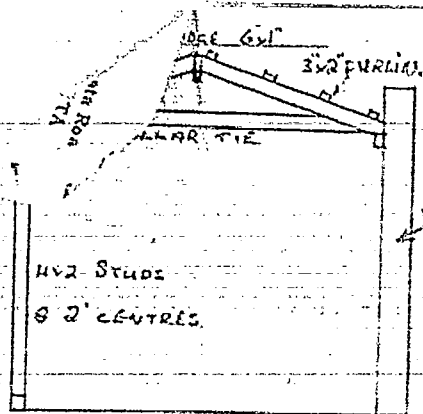
10' 0"

19' 0"

110' 0"

Stamford St.

25 SCALE 1" = 1' 0"



12"x6" FOOTING
FOUNDATION DETAIL

Roofwater to be piped to existing SW drainage

PROPOSED GARAGE FOR LOT 33 ROSEBANK AVE DP 23807

23842

LOWER HUTT CITY COUNCIL
BUILDING APPLICATION

Date 24/1/84

TO THE CITY ENGINEER
LOWER HUTT CITY COUNCIL

I hereby apply for permission to erect, alter, add to, A GLASS HOUSE

according to locality plan and detailed plans, elevations, drainage plans, cross-sections, and specifications deposited herewith, in duplicate.

ADDRESS OF PROPOSED WORK: 21 ROSE BANK

LOT No. 33 D.P. No. 23807 Site Area 560m²

NAME OF OWNER: JWA ME ANDERSON

PRESENT ADDRESS: AS ABOVE

| TYPE OF FOUNDATIONS | | WALLS | ROOF | ESTIMATED VALUE |
|----------------------|------------|-------|----------|-----------------|
| | | | | |
| Area of Basement | sq. metres | | Building | \$ |
| " " Ground floor | " " | | Drainage | \$ |
| " " Top floor | " " | | Plumbing | \$ |
| TOTAL FLOOR AREA | 16.5 | | TOTAL | \$ 1000.00 |
| Area of Outbuildings | " " | | | |

Purpose for which building is to be used or occupied (intended use of each part shown on plan).

State if building is for sale or rental (information required by Government Statistician).

HORTICULTURE.

SIGNATURE OF PERSON DEPOSITING PLANS *J. N. Anderson* Telephone 670.723And I do hereby agree to abide by all the provisions of the Lower Hutt City Council By-laws governing and regulating all matters the subject of the foregoing. *Wgk 666 109.*

BUILDER

SIGNATURE *J. N. Anderson*Telephone No.
(8 a.m. to 4.30 p.m.)

ADDRESS

as above

(FOR LOWER HUTT CITY COUNCIL USE ONLY)

Register No. A 30 Plan file No. 23842

Documents Received

BUILDING

PLUMBING

DRAINAGE

VEHICLE CROSSING

TOTAL FEES \$

| FEES | CENTS | OFFICERS INITIALS | DATE |
|-----------|-------|-------------------|---------|
| \$ 950.00 | 27.00 | <i>CLP</i> | 30.1.84 |
| | | <i>WPS</i> | 24.1.84 |
| | | <i>WPS</i> | 24.1.84 |
| | | <i>CLP</i> | 30.1.84 |

TOWN PLANNING

DANGEROUS GOODS, SIGNS, ETC.

DESIGN ENGINEER

NOTE:

Ring when Ready.

HARTLEY 2081

46424

FILE No. 23842

PERMIT No. 46424

DATE OF PERMIT 1-2-84

ADDRESS 21 Rosebank Ave

BUILDING PERMIT

(Office Copy)

AUTHORITY

Stats. No. B

001424

No.

46424

Applicant: Name

J. W. ANDERSON.

Address

21 ROSEBANK AVE.

Receipt No.

21889.

Date Permit Issued

1 / 2 / 84

OWNER

Name

J. W. ANDERSON.

Mailing Address

21 ROSEBANK AVE.
LOWELL HOTEL**BUILDER**

Name

Mailing Address

SAME.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED**SITE**

Street No.

Street Name

SAME.

Town/District

Riding

LEGAL DESCRIPTION

Valuation Roll No.

Lot

D.P.

Section

Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

GLASS HOUSE

FLOOR AREA**DWELLING UNITS**Whole
Sq. Metres

16.5.

Number
Erected

1

ESTIMATED
VALUES
\$Building
Plumbing
Drainage
M.S. Plumbing
TOTAL950.- 00
50.- 00
1000.- 00**PLAN NUMBER**

Entered in Analysis Book

Entered on Plan Envelope

Internal Audit Check



File 23842.

NOTICE TO APPLICANT

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

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

Authorised Officer

ER Lullman

Date

1 / 2 / 84

FEESBuilding Permit
Street Damage Deposit
Building Research Levy
Plumbing
Drainage
Sewer Connection
Water Connection
Vehicle Crossing Levy
M.S. Plumbing

TOTAL

\$

27- 00

c

12- 00

39 00

Received from:

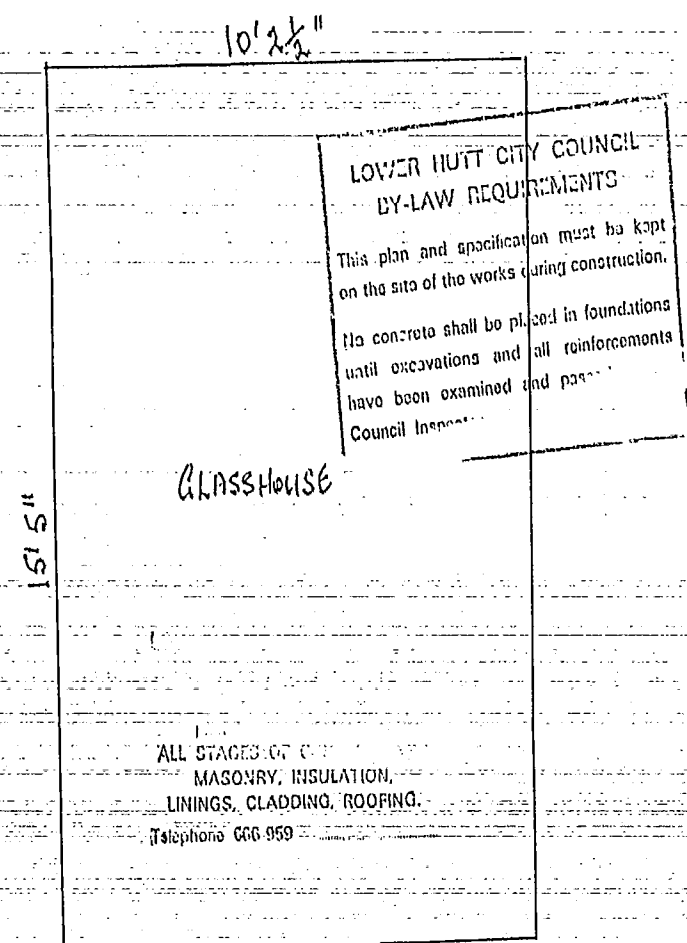
M

B 001424

of

(LOCATION OF WORK)

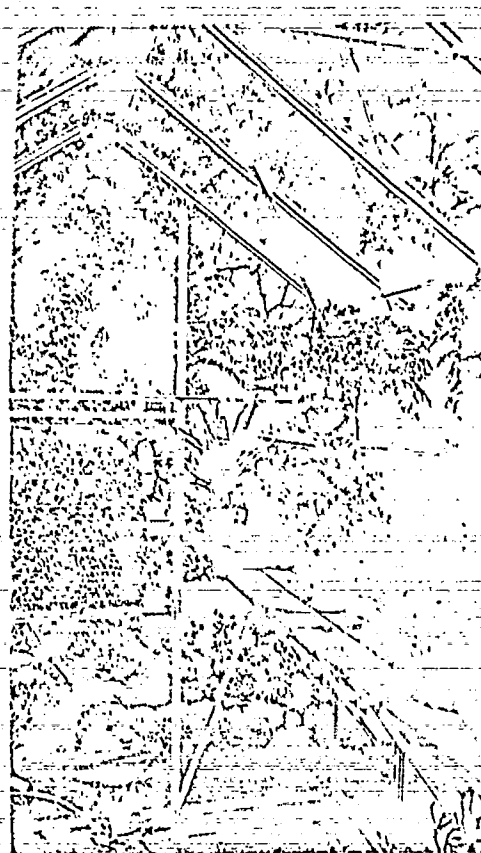
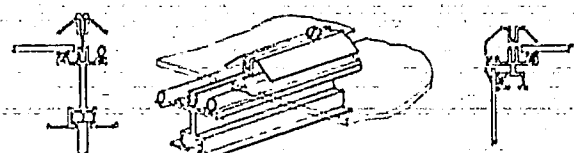
(DISTRICT)



1. GLASSHOUSE TO BE CLAD WITH GLASS (AND FIBROGLITE HALF WAY UP SIDES)
2. BASE TO BE OF CONTINUOUS CONCRETE 3" WIDE AND 4"-5" DEEP WITH REINFORCING SET IN. BOLTS TO BE SET IN CONCRETE (18).
3. TREATED TIMBER 3"x2" TO BE BOLTED TO BASE (RECESSED NUTS) WITH MALTHOID BETWEEN CONCRETE AND TIMBER.
4. BASE FRAME OF GLASSHOUSE TO BE SCREWED TO TIMBER PER SUPPLIERS INSTRUCTIONS.



- Sliding door
Space saving sliding door on nylon rollers for finger-light operation.
- More room
Only Leisurgo gives you more standing room, more growing height, more useable space, with high 5'2" walls and 5'0" high walls on the 6' and 8' wide range.
- Solid aluminium construction
Leisurgo's commercial weight extruded aluminium frame gives maintenance free durability combined with lightness. This lightness and Leisurgo's simple construction, make it easy for you, the handyman, to erect in an amazingly short time, armed with only a screwdriver, spanner and instructions. The 24 oz horticultural glass is supplied cut to size, so no glass cutting is required.
- Unique PVC weatherseal
The full length aluminium glazing cap is screwed to the frame, holding the glass securely on the PVC weatherseal, no clips, no putty, the glass seals itself. (See detail below)
- More ventilation
Louvre windows which can be fitted anywhere in the framework with extra louvres available on request, complemented by the unique lift up ventilation ridge which gives additional controllable ventilation, important for maximum results.
- Versatility
Leisurgo produce the widest range of kitset glasshouses in New Zealand, ranging from the Homegro 6' x 6' (39 sq ft) to the professional Profitmaker No. 3, 15' x 50', any of which can be extended at any time with 24" or 30" modules, an obvious advantage of Leisurgo's modular construction. There is also the Leisurgo Loggro, a small propagating frame 5'1" x 2'3" x 1'8" or 30" high and the Conservatory Lean-to available in eight sizes, up to 15' long (these can also be extended at any time). This is a standard kitset range, if you require a particular sized glasshouse, we can supply a quote for a kitset to your dimensions, no matter what size. This makes Leisurgo ideal - from the home gardener to the professional nursery man.
- Extras
Extras include a range of shelf brackets, additional louvres, doors and extensions to all units.

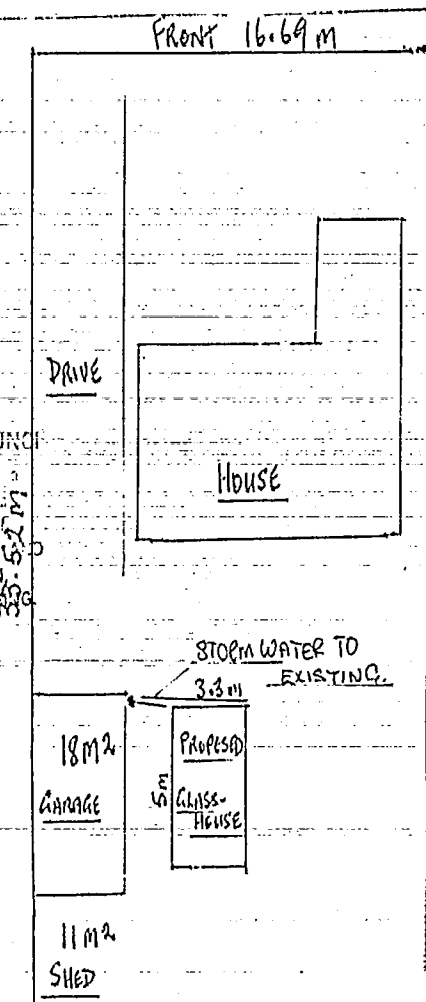


Selected as Good Design
by the N.Z. Industrial Design Council

designmark

J.W. & M.E. ANDERSON

21 ROSEBANK AVE.



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.

Telephone 666-959

L.H.C.C.
SITING APPROVED

subject to...
not less than 45 metres from a dwelling on an adjacent site.

TOWN ENGINEER
DATE 25/1/84



NEW ZEALAND
RETAIL PRICE LIST
1st April 1982

| LEISURGO KITSETS | DIMENSIONS WIDTH X LENGTH | APPROX AREA SQ. FT. | LOUVRES PER UNIT | WITHOUT GLASS | WITH GLASS |
|----------------------|------------------------------|---------------------------|---------------------|------------------|---------------|
| 66 | 6'2 1/2" x 6'3 1/2" | 39 | 1 | 410.00 | 560.00 |
| 68 | 6'2 1/2" x 8'4" | 52 | 1 | 490.00 | 660.00 |
| 610 | 6'2 1/2" x 10'4 1/2" | 65 | 1 | 570.00 | 760.00 |
| EXT 64 | 6'2 1/2" x 4'1" | 25 | - | 180.00 | 230.00 |
| AGRARIAN | | | | | |
| NO 1 | 7'8" x 7'10" | 60 | 1 | 600.00 | 850.00 |
| NO 2 | 7'8" x 10'4" | 80 | 1 | 710.00 | 1000.00 |
| NO 3 | 7'8" x 12'11" | 100 | 1 | 820.00 | 1150.00 |
| NO 4 | 7'8" x 15'5" | 120 | 2 | 930.00 | 1300.00 |
| NO 5 | 7'8" x 17'10" | 140 | 2 | 1040.00 | 1450.00 |
| NO 6 | 7'8" x 20'6" | 160 | 3 | 1150.00 | 1600.00 |
| EXTENSIONS | 7'8" x 2'7" | 20 | - | 150.00 | 180.00 |
| PROFITMAKER | | | | | |
| NO 1 | 10'2 1/2" x 10'4" | 105 | 2 | 920.00 | 1300.00 |
| NO 2 | 10'2 1/2" x 15'5" | 157 | 4 | 1160.00 | 1650.00 |
| NO 3 | 10'2 1/2" x 20'6" | 209 | 6 | 1400.00 | 2000.00 |
| EXTENSIONS | 10'2 1/2" x 2'7" | 26 | - | 160.00 | 220.00 |
| CONSERVATORY LEAN-TO | | | | | |
| NO 1 | 15'3" x 20'6" | 312 | 6 | 2200.00 | 2900.00 |
| NO 2 | 15'3" x 30'7" | 466 | 8 | 2900.00 | 3800.00 |
| NO 3 | 15'3" x 50'11" | 774 | 12 | 4300.00 | 5600.00 |
| EXTENSIONS | 15'3" x 2'7" | 39 | - | 210.00 | 300.00 |
| LOGGRO | | | | | |
| NO 1 | 7'8 1/2" x 7'10" | 60 | 1 | 510.00 | 700.00 |
| NO 2 | 7'8 1/2" x 10'4" | 80 | 1 | 565.00 | 800.00 |
| NO 3 | 7'8 1/2" x 12'11" | 100 | 1 | 620.00 | 900.00 |
| NO 4 | 7'8 1/2" x 15'5" | 120 | 2 | 675.00 | 1000.00 |
| NO 5 | 5'2" x 7'10" | 40 | 1 | 430.00 | 600.00 |
| NO 6 | 5'2" x 10'4" | 53 | 1 | 480.00 | 680.00 |
| NO 7 | 5'2" x 12'11" | 66 | 1 | 530.00 | 760.00 |
| NO 8 | 5'2" x 15'5" | 79 | 2 | 580.00 | 840.00 |
| EXTENSIONS 7'8" | 7'8 1/2" x 2'7" | 20 | - | 80.00 | 130.00 |
| EXTENSIONS 5'8" | 5'2" x 2'7" | 13 | - | 70.00 | 110.00 |
| LO-GRO | | | | | |
| STD. 13" | 2'9" x 5'1" | details see over | - | 80.00 | 125.00 |
| TALL 25" | 2'9" x 5'1" | details see over | - | 105.00 | 170.00 |

SEE OVER FOR GLASSHOUSE ACCESSORIES

GLASSHOUSES DELIVERED FREIGHT PAID TO NEAREST RAIL HEAD

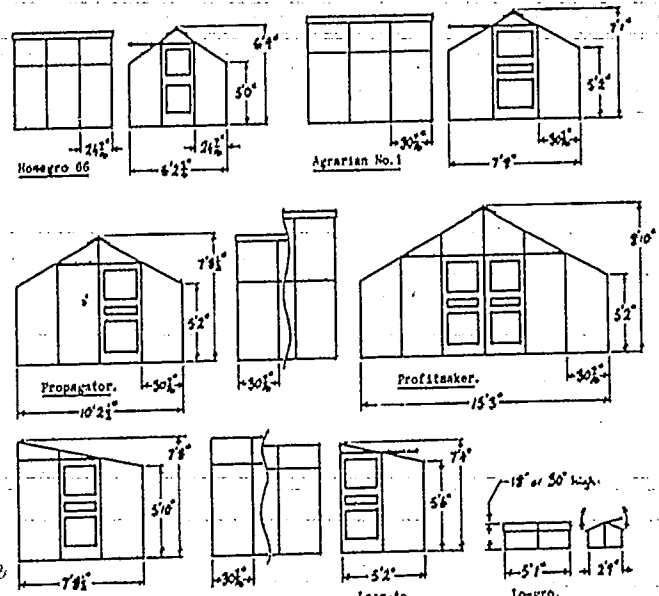
ACCESSORIES UNDER \$100 INVOICE VALUE, A NOMINAL FREIGHT CHARGE WILL BE MADE

NO CLAIM FOR SHORTAGE OR DAMAGE CAN BE RECOGNISED UNLESS MADE WITHIN 28 DAYS OF DISPATCH

QUOTATIONS GIVEN FOR SPECIAL UNITS TO YOUR REQUIREMENTS

QUOTATIONS GIVEN FOR SUPPLY OF GLAZING BAR, CAP AND/OR GLASS

ALL PRICES SUBJECT TO ALTERATION WITHOUT NOTICE



| Kitset | Size | Area | Sq. Ft. | Kitset | Size | Area | Sq. Ft. |
|-------------|--------------------------|------|---------|-------------|------------------------|------|---------|
| Homegro | 66 6'2 1/2" x 6'3 1/2" | 39 | | Profitmaker | No. 1 15'3" x 20'6" | 312 | |
| | 68 6'2 1/2" x 8'4" | 52 | | | No. 2 15'3" x 30'7" | 466 | |
| | 610 6'2 1/2" x 10'4 1/2" | 65 | | | No. 3 15'3" x 50'11" | 774 | |
| | EXT 64 6'2 1/2" x 4'1" | 25 | | | EXT 64 6'2 1/2" x 2'7" | 39 | |
| AGRARIAN | | | | LEAN-TO | | | |
| | No. 1 7'8" x 7'10" | 60 | | | No. 1 7'8" x 7'10" | 60 | |
| | No. 2 7'8" x 10'4" | 80 | | | No. 2 7'8" x 10'4" | 80 | |
| | No. 3 7'8" x 12'11" | 100 | | | No. 3 7'8" x 12'11" | 100 | |
| | No. 4 7'8" x 15'5" | 120 | | | No. 4 7'8" x 15'5" | 120 | |
| | EXT 7'8" x 2'7" | 20 | | | No. 5 5'2" x 7'10" | 40 | |
| PROFITMAKER | | | | | No. 6 5'2" x 10'4" | 53 | |
| | No. 1 10'2 1/2" x 10'4" | 105 | | | No. 7 5'2" x 12'11" | 66 | |
| | No. 2 10'2 1/2" x 15'5" | 157 | | | No. 8 5'2" x 15'5" | 79 | |
| | No. 3 10'2 1/2" x 20'6" | 209 | | | EXT 7'8" x 2'7" | 20 | |
| | EXT 10'2 1/2" x 2'7" | 26 | | | EXT 5'8" x 2'7" | 13 | |

Loggro 18" or 30" high x 5'1" x 2'9" x 14 sq ft

Your Leisurgo Stockist is:

Manufactured by - LEISURGO PRODUCTS LIMITED,
P.O. Box 4007, Napier, New Zealand. Ph. 438-8888.

FILE No. 23842

PERMIT No. 46424

DATE OF PERMIT 1-2-84

ADDRESS 21 Rosebank Ave

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 29/3/2010 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**
- Wastewater Pipe
- Storm Pipe
- Council owned assets**
- Wasterwater Fitting
- Stormwater Fixture
- ✚ Water Valve
- Water Pipe
- Wastewater Pipe
- Stormwater Pipe
- Service Connection



PLUMBING & DRAINAGE MAP

Scale: 1:402

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.

05/09/2025

Enquiry Trace Form

| | | |
|---|--|----------------------------|
| Enquiry: 1080826 | Logged by: ConNotifyHcc | on 15/08/2025 17:56 |
| Service: Wastewater | Classification: Request For Service | |
| Subject: WW-P1 Blocked Sewer | Enquiry Ref: SRC0316056 | |
| Desc.: Blocked sewer main at 21 Rosebank Avenue | | |
| Site: Set SITE from location details supplied (R99999), Hutt Central, Lower Hutt Site Address: Set SITE from location details supplied Location: 21 Rosebank Avenue, Lower Hutt Area: Hutt Central Ward: Central Contact: Campbell Bunny Alternate: 0278148078 | | |
| Customer: 667009 | Time: 15/08/2025 17:56 | Method: phone call |
| Name: Campbell Bunny | Alternate: 0278148078 | |
| Address: 21 Rosebank Avenue | | |
| Current Status: | | |
| No. Effective | Status | Officer |
| 25 31/08/2025 04:10:41 | Call Closed | WW Fulton Hogan |
| Notes: Time: 2025-08-31T04:02:02+12:00 Notes: WWL Status: Work Completed, QA Complete (COMP); Failure Class: Pipes; Problem: Blockage; Cause: Accumulation of Fat Residues - Fat bergs; Remedy: Flushing; Comment: Flushed and cleared main. couldn't check full manhole at night after we flushed but came back in the morning to check if mains were clear. If any issue reported at 21 rosebank to do with the private side contact drain doctor Priority: P1 Water Type: Wastewater Request Type: Blockage - Significant | | |
| Status history: | | |
| No. Effective | Status | Officer |
| 24 18/08/2025 08:18 | Call Closed | WW Fulton Hogan |
| 23 16/08/2025 15:10 | Call Closed | WW Fulton Hogan |
| 22 16/08/2025 15:10 | Call Closed | WW Fulton Hogan |
| Enquiry easting and northing location updated Time: 2025-08-16T15:01:45+12:00 Notes: New Attachment added Priority: P1 Water Type: Wastewater Request Type: Blockage - Significant Time: 2025-08-16T15:01:33+12:00 Notes: New Attachment added Priority: P1 Water Type: Wastewater Request Type: Blockage - Significant | | |

Plumbing and Drainage Plans

LOWER HUTT CITY COUNCIL

APPLICATION FORM

SANITARY PLUMBING/DRAINAGE PERMIT

To:
THE CITY ENGINEER.

14th Feb. 1964

I, W. A. Dill Ltd of Wainuiomata
hereby apply for a permit to carry out sanitary plumbing and/or
drainage work.

Owner:

Occupier:

Address: 21 Rosebank Ave L. Hutt Lot 33 D.P.

Nature of Work:

Plumbing on dwelling

Signed:

W. A. Dill

REGISTERED PLUMBER/DRAIN LAYER

REGISTERED DRAIN LAYER

Approved:

E. D. Heenan

FOR CITY ENGINEER.

23842

LOWER HUTT CITY COUNCIL

APPLICATION FORM

SANITARY PLUMBING/DRAINAGE PERM

To:
THE CITY ENGINEER.

I, J. R. Tuck of 31 Hair St
Wainioma, hereby apply for a permit to carry out sanitary plumbing and drainage work.

Owner: G. Bays

Occupier:

Address:

Lot. 33. D

Nature of Work:

sewer and stormwater
to new dwelling

Signed:

REGISTERED PLUMBER/DRAINLAYER

J. R. Tuck

REGISTERED DRAINLAYER

Approved:

W. H. H. H.
FOR CITY ENGINEER

LOWER HUTT CITY COUNCIL

(CITY ENGINEER'S OFFICE)

PERMIT FOR SANITARY PLUMBING/DRAINAGE WORKMr. J.R. Tuckwell of 31 Stan St Streetbeing a registered plumber drainlayer is hereby authorised to carry out the sanitary plumbing/drainage work at premises owned by Mr. Bayer of L HuttNO. 31 Street Rockingham Ave Description of Work: B.P. No. 23842
Lot 32 D.P. 23807 or soil and Sew Drainage
to New Dwelling

Cost of Work: £

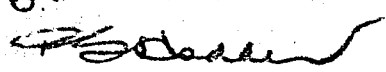
Fee Received: £ paid on BP 23842 Endorsements:

Receipt No.:

Issued:

For City Treasurer.

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

DATED this 18th day of June 1964

For City Engineer.

PERMIT No 5796

LOWER HUTT CITY COUNCIL

(CITY ENGINEER'S OFFICE)

PERMIT FOR SANITARY PLUMBING/DRAINAGE WORK

Mr. W. A. Hall of Worcester Street

being a registered plumber is hereby authorised to carry out the sanitary plumbing/drainage work at premises owned by Mr. Baig of Lochbank

No. 21 Street Lochbank

Description of Work: B.P. No. 2324

Lot 33 D.P. 2324

or Lochbank

Cost of Work: £ 14.1

Fee Received: £ 10.00

Endorsements: Plumbing and drainage

Receipt No.: _____

Issued: 20

For City Treasurer.

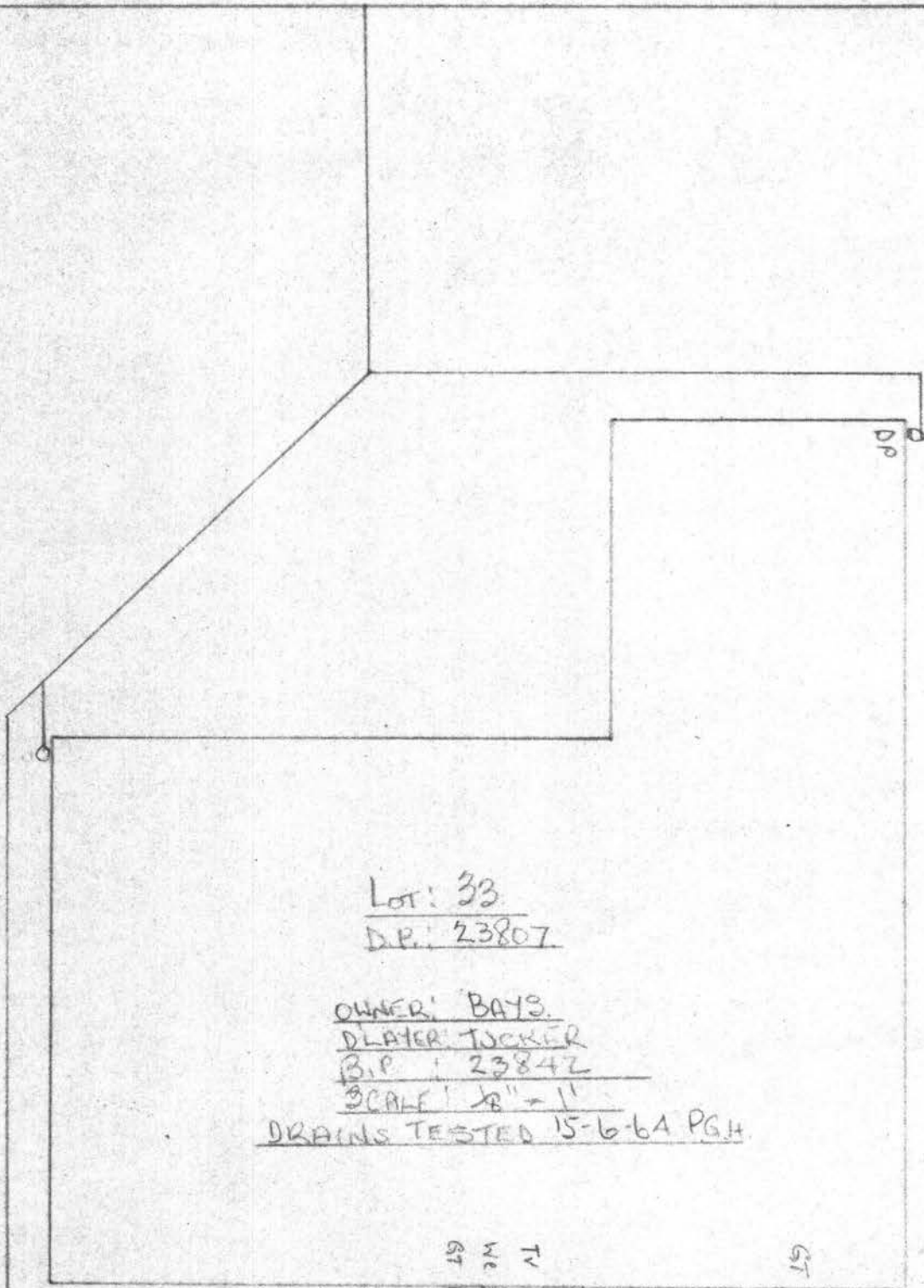
All work must be carried out in strict accordance with plans lodged with the application, with the Drainage and Plumbing Regulations 1959 and City By-Law No. 1 and amendments thereto.

DATED this 20 day of Feb. 1964

For City Engineer.

21 ROSE BANK. AVE.

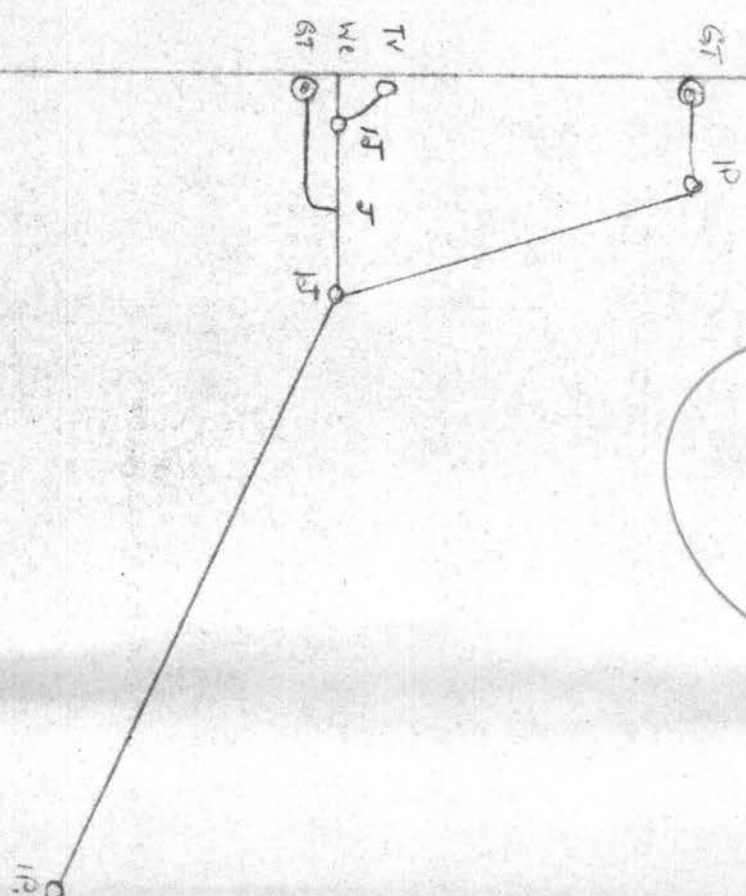
21



Lot: 33
D.P. 23807

OWNER: BAYS
DLATER: TUCKER
B.P. 23842
SCALE 1/8" = 1'

DRAINS TESTED 15-6-64 PGH



647

HAZARDS

RECORD OF TITLE INTERESTS

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

FLOODING (INUNDATION, ALLUVION*, AVULSION**)

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

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

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

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

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

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

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

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

EARTHQUAKE-PRONE BUILDING

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

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

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

CONTAMINATED SITES

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

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

EARTHQUAKE HAZARDS

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

TSUNAMI

The property is not in a tsunami warning zone.

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

SEA LEVEL RISE AND STORM SURGE

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

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

CO-SEISMIC SUBSIDENCE

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

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

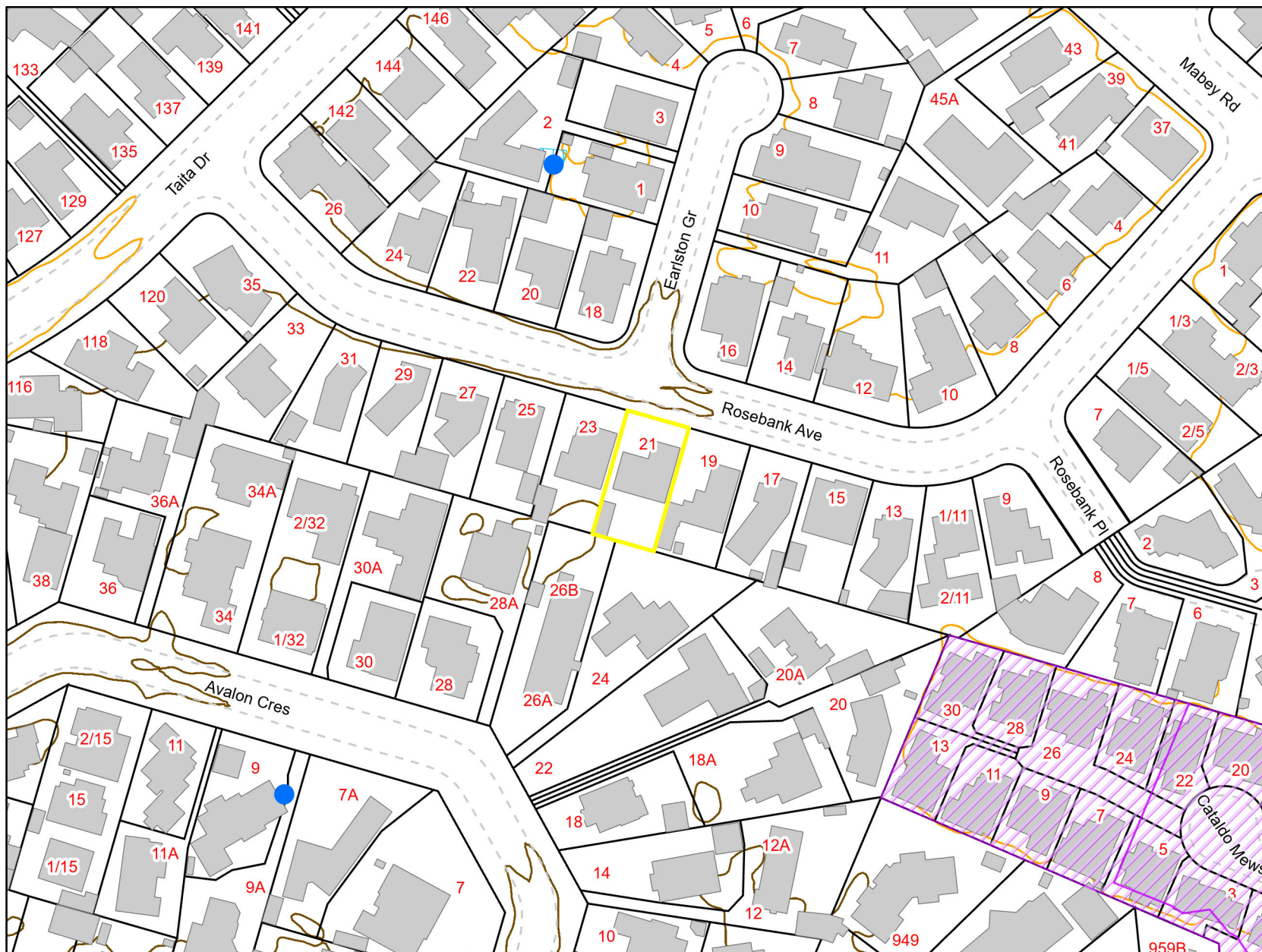
WELLINGTON REGION EMERGENCY MANAGEMENT

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

COMMUNITY EMERGENCY HUBS

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

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



- LIM Property
- Contours
- Properties
- Building Outline (2025)
- Kerblines
- SLUR data (GWRC)
- HCC recorded street flooding
- HCC recorded flood incident



HAZARDS MAP

Scale: 1:1,500

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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.

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

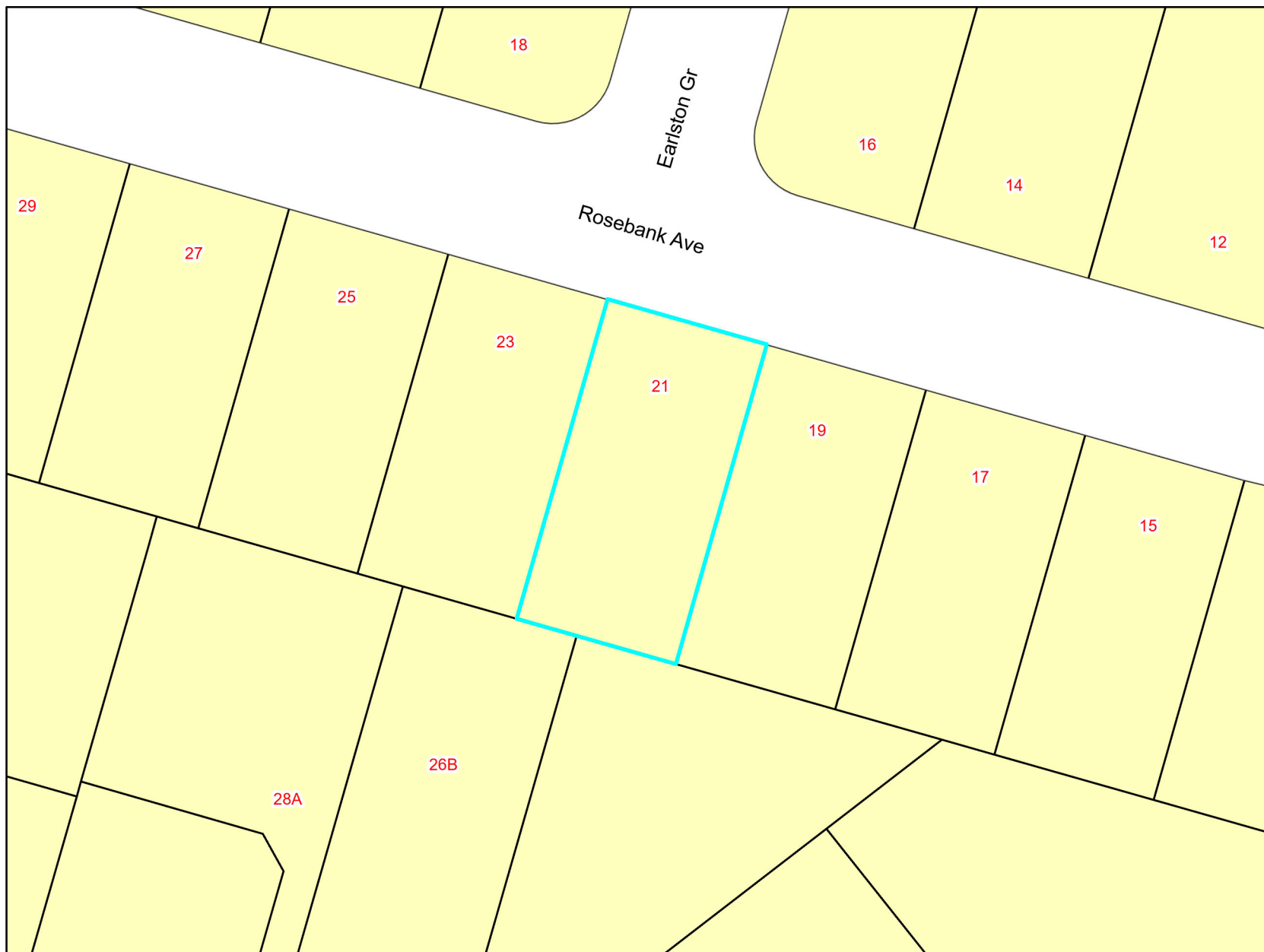
For dispensations council issued under the Town and Country Planning Act 1953, see the planning file references in the archives section.

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
-  Medium Density Residential



DISTRICT PLAN

Scale: 1:580

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 43910 Town Clerks Department Correspondence.

| Contacts | Email |
|---------------------|--|
| Archive information | archives@huttcity.govt.nz |

ARCH 43910

1383 10462

1383

29701

File No.

SUBJECT: SUBDIVISION----R.A.& L.B.JARDEN.

" AVALON DEVELOPMENTS LTD "
MABEY RD

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

REFERENCES TO OTHER
RELATIVE FILES:

1383

29701

28709/15

Lower Hutt City Corporation



LOWER HUTT CITY COUNCIL
RECEIVED
 20 DEC 1961

ACK.....ANSD. 15/1/62

*City Solicitor's Office,
Lower Hutt*

NEILL THOMAS GILLESPIE
 LL.B
 CITY SOLICITOR
 TELEPHONE 60-174
 P. O. BOX 63

19th December, 1961.

The Town Clerk,
 Town Clerk's Office,
LOWER HUTT.

Your file 28709/15

Dear Sir,

re: Avalon Developments Ltd.
Subdivision

*Under
action*

With reference to your letter of the 14th inst. I return herewith the Plan of subdivision and coloured Photostat copy thereof and informed by the Company that Australia & New Zealand Bank Ltd. has agreed to enter into a Bond in the sum of £2,150 being the amount suggested in the letter of Messrs Cuttriss McKenzie Martin & Associates of the 12th inst. and this I am proceeding to have prepared.

Done

I should be pleased if you would let me have in due course the certified copy of the Special Order Resolution authorising the laying out of the underwidth street, following confirmation of such Resolution and this, will of course, be engrossed on blue demi paper.

U

I am holding the Plan to be annexed to the authority to lay off the underwidth street.

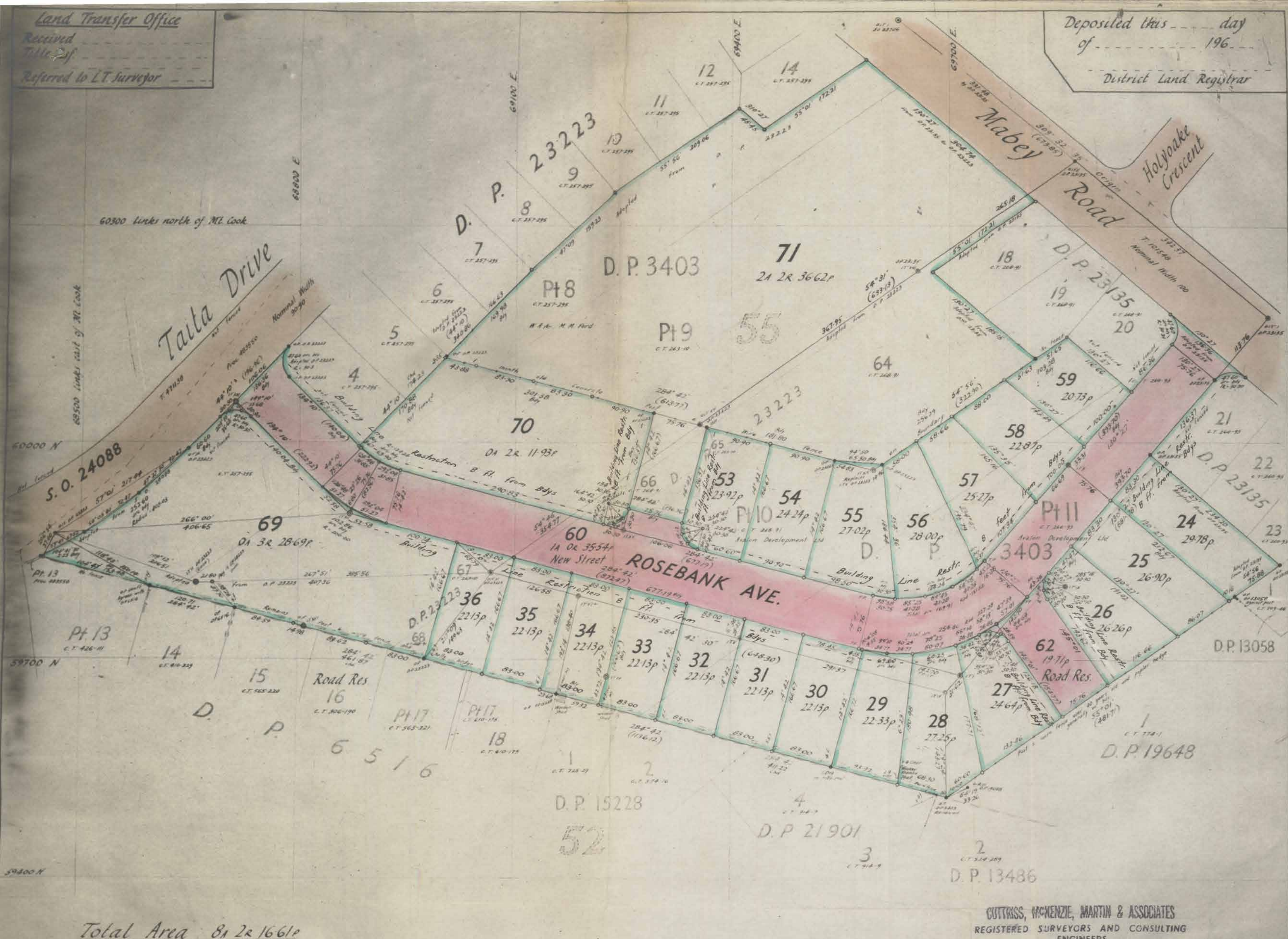
Yours faithfully,

K. Gillespie
City Solicitor,

| | | |
|--------|---|------|
| C.T. | | |
| C.E. | | |
| D.P.R. | | |
| T.P. | | |
| C.V. | | |
| S.B. | ✓ | S.B. |
| S.B. | | |

TGNC:JvH
 Enc.

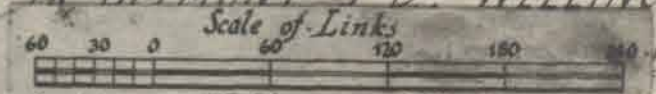
FILE
 17 JAN 1962
 2



Plan of subdn. of parts of Lots 8, 9, 10 & 11 D.P. 3403 & Lots 64, 65, 66, 67 & 68
D.P. 23223 all being parts of Section 55 Hutt District.

Comprised in Pt. CT. 257-295, Pt. CT. 263-10, Pt. CT. 268-91, Pt. CT. 260-93

BLOCK IX BELMONT S.D. WELLINGTON LAND DISTRICT, LOWER HUTT CITY.



Cuttriss, McKenzie, Martin & Associates Regd Surveyors

OCTOBER 1961

I Edward Alfred Cuttriss of Lower Hutt Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1958 and I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Lower Hutt this 7th day of November 1961

before me - *[Signature]*
Justice of the Peace

[Signature]
Registered Surveyor

Approved

Registered Owners

20th December, 1961.

29701 b/ms

The City Solicitor,
P.O. Box 63,
LOWER HUTT.

Dear Sir,

AVALON DEVELOPMENTS LIMITED

**

With reference to our conversation this morning I attach a copy of a letter received by the City Engineer from Messrs. Cuttriss, McKenzie, Martin and Associates, relating to completion of the outstanding works in the subdivision at Rosebank Avenue being carried out by Avalon Developments Limited.

I accordingly confirm that Council will be prepared to accept a bond in the sum of £2,150 on the basis already discussed.

Yours faithfully,



C.M. Turner,
TOWN CLERK.

**

Enclosure :

COPY

CUTTRISS, McKENZIE, MARTIN & ASSOCIATES

P.O. Box 429,
LOWER HUTT.

12th December, 1961.

The City Engineer,
Lower Hutt City Corporation,
P.O. Box 342,
LOWER HUTT.

Dear Sir,

re Subdivision Avalon Developments Limited
Rosebank Avenue

Further to our letter of 6th November, addressed to the Town Clerk wherein we stated that the amount which should be applied as bond in respect of the completion of the subdivision was £5,600 at that date, we now certify that the outstanding works total £1,720 in value which would require a bond of £2,150.

We have advised our clients accordingly.

For your further information we advise that it is confidently anticipated that all work under the contract will be completed, with the exception of the final seal coat, by the end of December, 1961.

Yours faithfully,
CUTTRISS, McKENZIE, MARTIN & ASSOCIATES

COPY

Brunton, Grant & Kiddle,
P.O. Box 95,
Lower Hutt.
28th September, 1958.

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

Dear Sir,

re: Mabey Road Subdivision for R.A. and L.B.
Jarden

Yesterday there was lodged with you a scheme plan covering the above proposed subdivision.

We shall be glad to have your approval for this scheme plan as soon as possible so that the final subdivisional plan may be proceeded with at an early date.

Yours faithfully,
BRUNTON, GRANT & KIDDLE

Sgd: C.B. Grant

1383

COMMUNITY SERVICES

LOCAL ELECTORAL AREA

The property is in the Central Ward.

RUBBISH AND RECYCLING

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