



LAND INFORMATION MEMORANDUM

40 BOUVERIE STREET PETONE VOLUME 1 OF 2

Produced by Hutt City Council

26/02/2026



Reference: LIM260232

Petone Working Men's Club Att: Iain Craw
Petone Working Men's Club, 47 Udy Street

Dear Petone Working Men's Club Att: Iain Craw,

Land information memorandum for 40 Bouverie Street PETONE 5012

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.

Yours sincerely,
Rebecca Aumua
LIM Officer

Overview

PROPERTY ADDRESS

40 Bouverie Street PETONE

LEGAL DESCRIPTION

LOT 2 DP 87775 SUBJ TO & INT IN R/W WN55C/47

VALUATION NUMBER

1659012502

LAND AREA

8700 m²

DEPOSITED PLAN

See the attached deposited plan.

Contact Us

For any queries relating to a specific section of the LIM report, please refer to the contact details below.

Department	Phone	Email
Rates	04 570 6666	rates@huttcity.govt.nz
Building Consents, Permits and Weathertight Homes	04 570 6666	building.enquiries@huttcity.govt.nz
Resource Consent	04 570 6781	resource.consents@huttcity.govt.nz
Monitoring and Enforcement	04 570 6666	enforcement@huttcity.govt.nz
District Plan	04 570 6666	district.plan@huttcity.govt.nz
Plumbing and Drainage	04 570 6666	contact@huttcity.govt.nz
Inflow or Trade Waste	04 560 1092	tradewaste@huttcity.govt.nz
Road and Traffic	027 491 0395	transportlimsandbuildingconsent@huttcity.govt.nz
Encroachments	027 491 0395	encroachments@huttcity.govt.nz
Building Warrant of Fitness, Swimming Pool, Earthquake prone building	04 570 6666	compliancefollowups@huttcity.govt.nz
Environmental Health	04 570 6666	environmental.health@huttcity.govt.nz
Archives	04 570 6666	archives@huttcity.govt.nz
Flooding (Inundation, Alluvion, Avulsion)	04 912 4400	info@wellingtonwater.co.nz
Flood modelling	0800 496 734	info@gw.govt.nz
Contaminated Sites	0800 496 734	info@gw.govt.nz
Liquefaction and Ground Shaking	0800 496 734	info@gw.govt.nz

Property details

Type	Description
Suburb	Petone
Ward	Harbour Ward
Rubbish Collection Day	Tuesday
District Plan - Activity Area	General Business
District Plan - Specific Height Control Overlay	The overlay provides a height limit of 22 metres / 6 storeys. See District Plan Section.
District Plan - Flood Hazard Overlay	Inundation - non-relevant. See Natural Hazard Section.
District Plan - Coastal Hazard Overlay: Tsunami	Low - non-relevant. See Natural Hazard Section.
District Plan - Coastal Hazard Overlay: Inundation	Medium - non-relevant. See Natural Hazard Section.
Tsunami SLR Zone	This property is in a Probabilistic Tsunami Inundation area
Tsunami Evacuation Zone	Self-Evacuation Zone (Yellow 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	Beach gravels with sand and mud. Fine grained.
Greater Wellington Regional Council Aquifer Depth	24 to 26m
Greater Wellington Regional Council Flood Modelled Area	Hutt River (0.23% AEP) - See Natural Hazard Section.
GWRC SLUR listed site	Contamination Confirmed

1. Information about natural hazards that is required by section 44B

SECTION 44A(2)(A)

EROSION

Council holds no record of any erosion on the property.

CONTAMINATED SITES

Greater Wellington Regional Council's Selected Land Use Register lists the property as having a history of hazardous activity or industry. See the attached excerpt from the register. You can get more information from the regional council on 04 384 5708.

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 see <https://environment.govt.nz/facts-and-science/land/contaminated-land/>

It is recommended you check Greater Wellington Regional Council's [Selected Land Use Register \(HAIL database\)](#) to find out whether the property is recorded on the Selected Land Use Register (SLUR). If you have any questions please contact Greater Wellington Regional Council.

For further information, take a look at MFE's information <https://environment.govt.nz/facts-and-science/land/contaminated-land/>

WIND ZONE (INDICATIVE ONLY)

This land is in a medium wind zone in accordance with NZS 3604:2011.

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 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 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.

EXPOSURE ZONES

NZS 3604:2011 - 4.2.3.2 Zone C: Medium

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

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

Technical Report

1. Entity/person who commissioned the report	Hutt City Council
2. Purpose of the report	To identify areas in the Hutt City district that are susceptible to slope failure, for the purpose of informing the Council on areas that may warrant particular controls in the District Plan in order to best manage slope stability issues in relation to land use planning and development.
3. Scope of the report	The report provides a district-wide appraisal of slope failure susceptibility in the Hutt City district. It includes a desk study and landslide susceptibility mapping. It provides an appraisal of the stability issues, and recommendations for measures to manage the effects of land instability hazards.
4. How to access the report	Slope failure susceptibility assessment
5. Title	Slope failure susceptibility assessment
6. Date	9 September 2021
7. Author	WSP New Zealand Limited

DISTRICT PLAN 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 in relevant zones for the overlay. However, as this site is not within in a relevant zone, this overlay is primarily for information purposes for this site.

This site is identified in the Low-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 in identified by the overlay in relevant zones for the overlay. However, as this site is not within in a relevant zone, this overlay is primarily for information purposes for this site.

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 in relevant zones for the overlay. However, as this site is not within in a relevant zone, this overlay is primarily for information purposes for this site.

More information is available in [Chapter 14H: Natural Hazards](#) of the District Plan

EARTHQUAKE HAZARDS

Information relating to liquefaction, ground shaking, active faults and slope failure can be found on Greater Wellington Regional Council's website

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 yellow 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>

Hazard information

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

<https://www.gw.govt.nz/your-region/emergency-and-hazard-management/lim-hazard-information/>

<https://gwrc.maps.arcgis.com/apps/instant/sidebar/index.html?appid=75aa3e03d9774863beb914805732f312>

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website:

<https://mapping1.gw.govt.nz/gw/ClimateChange/> and

https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#

Please contact Greater Wellington Regional Council at info@gw.govt.nz for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's Flood Advisory Team <https://www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice/>

Be prepared

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan. For further guidance please visit the Wellington Regional Emergency Management Office for more information <https://www.wremo.nz/>. It is also recommended that you check that your insurance cover is appropriate for the hazards present.

2. Information identifying any special features or characteristics of the land concern.

SECTION 44A(2)(AA)

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.

GEOLOGICAL AND NUCLEAR SCIENCES 1:50,000 SOIL TYPE

Beach gravels with sand and mud. Fine grained.

OVERLAND FLOW

No overland flow complaints reported or investigated.

SECONDARY FLOW PATH

No information is currently available.

3. Private and public stormwater and sewerage drains

SECTION 44A(2)(B)

Information on private and public stormwater and sewerage drains are shown on the underground services map attached.

COUNCIL MAINS POSITIONS

The property is connected to council's sewerage system.

Council has not received any plans of the exact position of the stormwater disposal from the property.

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

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

PRIVATE PLUMBING AND DRAINAGE

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

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.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

INFLOW

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

LATERAL PIPE REPLACEMENT PROGRAMMES

No information is currently available.

TRADE WASTE

The premises have a trade waste discharge consent, and there are no records of any current problem with complying with consent conditions.

Licence number	Approval date	Description	Renewal due
TRA21018	18/05/2008	Ministry for Primary Industries	01/07/2026

4. Information council holds regarding drinking water supply to the land

SECTION 44A(2)(BB)

METERED WATER SUPPLY

Meter No: 07A 625242, 8972496, Account No: 700133. Please arrange for a final water meter reading prior to possession.

DRINKING WATER SUPPLY

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

5. Information relating to any rates owing in relation to the land

SECTION 44A(2)(C)

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	\$166,379.90
Rates due and payable	\$0.00
Capital Value	\$16,350,000.00
Land Value	\$7,280,000.00
Rating Category	Industrial - Services

WARM GREATER WELLINGTON HOME INSULATION SCHEME

No information is currently available

6. Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act)

SECTION 44A(2)(D)

Note: if the land is part of a cross-lease title or unit title, consents and permits for the other flats or units may be included in this lim. If the land has been subdivided there may be consents and permits included that relate to the original property. It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

SECTION 73 NOTICES

No information is currently available

RAPID BUILDING ASSESSMENTS

No information is currently available

FINANCIAL / DEVELOPMENT CONTRIBUTIONS

Financial and development contributions are relevant for recently subdivided land, new residential units or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amounts from a subsequent owner of the land.

RESOURCE CONSENTS

Below is a list of resource consents (if applicable) that the council has issued from 1991 onwards under the Resource Management Act 1991. If there are any conditions, please refer to the Property File. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met. To obtain Resource Consent documents you can search online for free using council's [Property search](#). It is important you ensure that the consent has been acted on and that each of the consent conditions are complied with, within the allocated timeframe (where applicable) from the decision date. The decision date is the date the resource consent was granted. You will find the consent conditions listed in the decision document. For more information on resource consents, click [here](#).

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

Consent number	Description	Process	Decision date
RM070488	Right of Way	Granted	26/09/2007
RM070769	2 Lot Subdivision	Granted	13/02/2008
RM080333	Subdivision of an existing allotment which is a contaminated site into two allotments.	Granted	17/09/2008
RM090213	Establishment of a Trading Warehouse (Humes Pipe Systems).	Granted	03/07/2009

RM100488	Proposed Retail Activity in the General Business Activity Area.	Granted	18/01/2011
RM130009	Establish 6 off Street Carparks	Granted	12/02/2013

Please see volume 2 of this LIM report for Resource Consents documents.

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 to make inquiries about a property with an outstanding resource consent.

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.

Below is a list of building consents (if applicable) issued from 1991 onwards, copies of the following are included in this section:

- Code compliance certificate (CCC)
- Floor plans
- Elevation drawings

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

Consent Number	Approval Date	Description	CCC issued date
ABA980320	25/03/1998	Storage Facility	19/03/1999
BC050271	20/04/2006	Concrete Pad for Interceptor Tank	Refused
BC060454	15/06/2006	Building Alteration – Wall/Wash Down Area	02/03/2007
BC061321	08/11/2006	Building Alteration - Fitout	27/04/2007
BC070093	27/04/2007	Building Alteration – Stair/Entry Doors	26/07/2007
BC070903	20/08/2007	Minor Interior Fitout Alterations	22/04/2008
BC090882	09/11/2009	New Offices/Warehouse	07/04/2010
BC110026	16/02/2011	Alterations to Existing Structure to Create New Warehouse, Showroom & Associated Offices	17/05/2011
BC131225	22/01/2014	Seismic Work to Section of Building Used for Offices	17/07/2014

BC201071	20/01/2021	Plumbing World - Seismic Strengthening	05/04/2022
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Please see volume 2 of this LIM report for Building Consents documents.

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 [Property 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](#).

NOTICE TO FIX

No information is currently available

OWNER SUPPLIED INFORMATION

No information is currently available

CERTIFICATE OF ACCEPTANCE

No information is currently available

COMPLIANCE SCHEDULES (BUILDING WARRANT OF FITNESS)

Council records indicate the building(s) on the property contains specified systems. These have been captured on compliance schedule CS1335.

A compliance schedule is a document issued by council for buildings containing specified systems (for example; sprinkler systems fire alarms, automatic sliding doors, lifts, escalators, backflow preventers). The compliance schedule states the specified systems, their performance standards and includes the inspection, maintenance and reporting procedures needed to keep them in good working order.

A building warrant of fitness is a written statement issued annually to the council, a copy of which is also publicly displayed in the building. The building warrant of fitness is a declaration by the building owner, or the building owner's agent, that all the specified systems in the building have been inspected, maintained and reported on in accordance with the compliance schedule for a period of 12 months prior to the issue date and will continue to perform in accordance with the relevant standards.

The building warrant of fitness CS1335 for 40 Bouverie Street, Petone is current. The warrant will expire on 20 August 2026.

Did you know that you can now view your Compliance Schedules online. To do so, just follow this link:

<https://www.huttcity.govt.nz/property-and-building/search-property-and-building>

Compliance Schedule Number	Expiry Date	Description	Issued Date
CS1335	20/08/2026	Plumbing World AMS Group & Ministry of Fisheries	20/08/2004
CS1643	20/08/2026	Humes	20/08/2010

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

FENCING OF SWIMMING POOLS

Under the Building Act 2004 residential pools capable of holding a depth of water of 40cm (400mm) or more are required to have barriers that restrict access by unsupervised children under 5 years of age to protect them from drowning. All residential pools (other than small heated pools, such as spa pools and hot tubs that don't follow the acceptable solutions for small heated pools), must be inspected every 3 years. For further information, please see [Safety guidance for pool owners | Building Performance](#)

EARTHQUAKE PRONE BUILDING

Seismic Rating Unknown:

Council is required to identify potentially earthquake-prone buildings or parts of buildings under the Building Act 2004 using the Earthquake-prone Building (EPB) methodology. The methodology uses categories of buildings, known as profile categories, to identify potentially earthquake-prone buildings or parts of buildings. Further information on the EPB methodology is available on the Ministry of Business Innovation and Employment website: <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

Council holds no record of the current seismic rating for the buildings or parts of buildings on the property.

There are circumstances where Council may require an assessment or reassessment to consider whether a building is earthquake prone. These may include changes to legislation or where the Council receives further information.

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>

DANGEROUS GOODS (FOR COMMERCIAL ONLY)

The premises did not have to be licensed for the storage of dangerous goods in 2003-04 before the introduction of new legislation dealing with hazardous substances.

Council does not know if they have one or require one.

HAZARDOUS SUBSTANCES (CONTAMINATED BUILDINGS)

No information is currently available.

7. Information notified under section 124 of the Weathertight Homes Resolution Services Act 2006

SECTION 44A(2) (EA)

MATTERS RELATING TO THE WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006

No information is currently available

8. Information relating to the use to which the land may be put and any conditions attached to that use

SECTION 44A(2)(F)

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site-specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

THE DISTRICT PLAN

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

ACTIVITY AREA

The property is in the general business activity 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](#)).

SPECIFIC HEIGHT OVERLAY

This site is subject to a Specific Height Control overlay that overrides the default height limit for the district plan activity area. The overlay provides a height limit of 22 metres / 6 storeys.

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, which 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](#).

HERITAGE BUILDINGS

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

PROTECTED TREE

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.

INFORMATION CONCERNING CAVEAT, BOND, ENCUMBRANCE, CONSENT NOTICE AND COVENANT

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Record of Title for this property.

9. Information regarding the land which has been notified to council by another statutory organisation

SECTION 44A(2)(G)

No information is currently available.

10. Information regarding the land which has been notified to council by any network utility operator pursuant to the building act 1991 or building act 2004

SECTION 44A(2)(H)

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

11. Other information relevant to the land

SECTION 44A(3)

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.

ENCROACHMENTS

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

ISOLATION STRIP

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

PLANNED AND LONG-TERM ROAD WORKS

The council's long-term community plan does not list any road projects in the immediate area of the property.

VEHICLE CROSSING

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

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.

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.

HEALTH ACT 1956 NOTICES

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

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.

OTHER LICENCES

There are no current licences recorded on this property. Further information regarding the Building Act 2004 and the Policy is available at Council.

1. Food Licences
2. Other Health Licences

NEIGHBOURING RESOURCE CONSENTS

The list below (if applicable) are neighbouring resource consents that have been applied for or granted within 50 metres of this property.

ARCHIVE FILE REFERENCES

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](#).

The Information Management Team has identified through their search of council archives that the following files may contain information about the property: ARCH36806 Petone Property File ARCH62379 Subdivision

If you want to obtain a complete copy of an archive file, please contact the Information Management Team at the email address noted on the contact list at the top of the LIM report.

RUBBISH AND RECYCLING

Tuesday is the rubbish collection day for the property.

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

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.

CAMPING GROUNDS

No information is currently available.

CULVERT DISCHARGES

No information is currently available.

The following pages contains maps showing:

Aerial (showing if applicable – LIM property, Easements, Contours, Reserves, Encroachments)
Underground Services
Hazards
District Plan
District Plan Overlay (if applicable)








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



LOCALITY MAP

Scale: 1:5,000

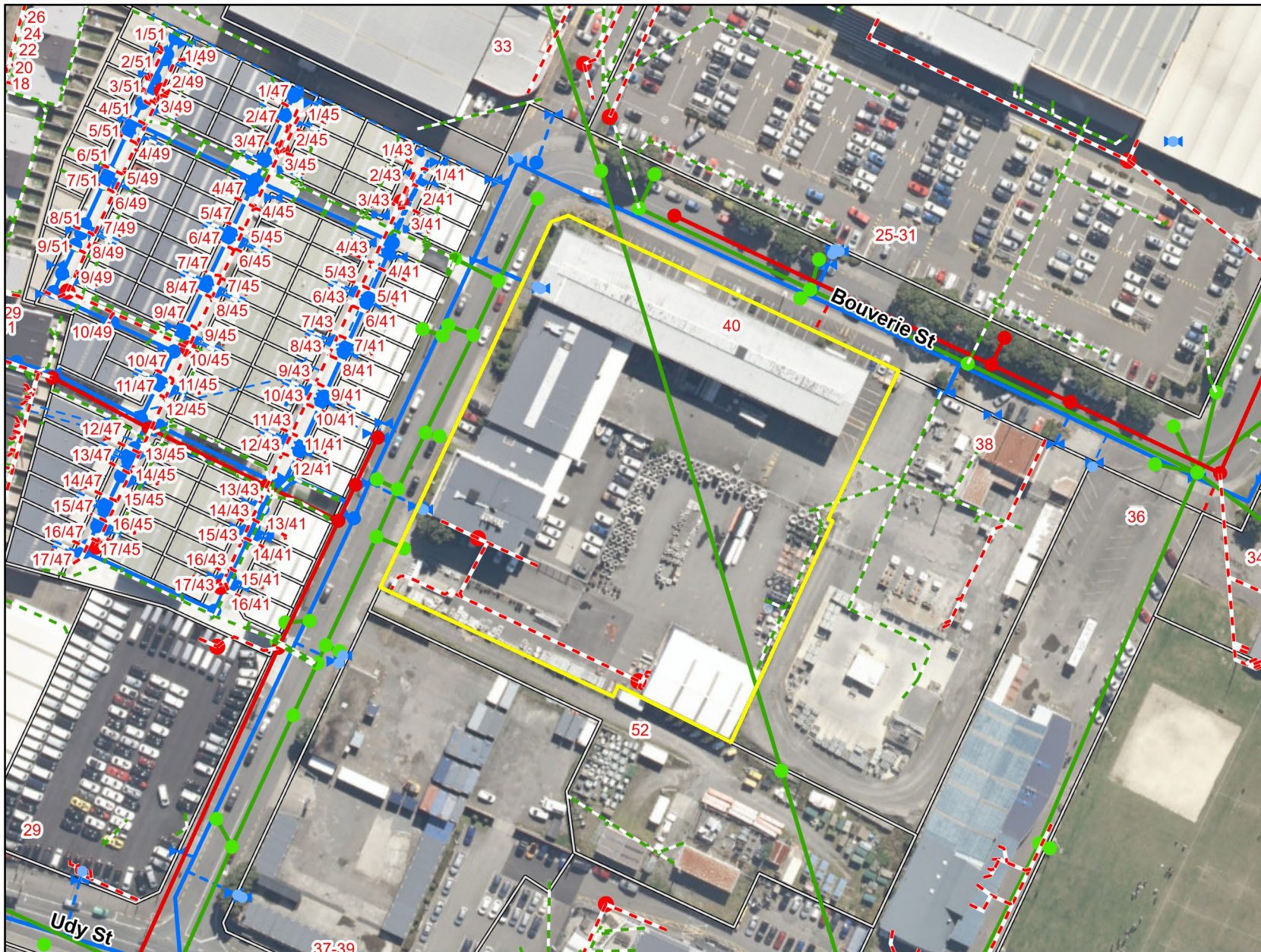
-  LIM Property
-  Contours
-  Properties
-  Easements
-  Reserves



2025 AERIAL PHOTOGRAPH

Scale: 1:1,352

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.

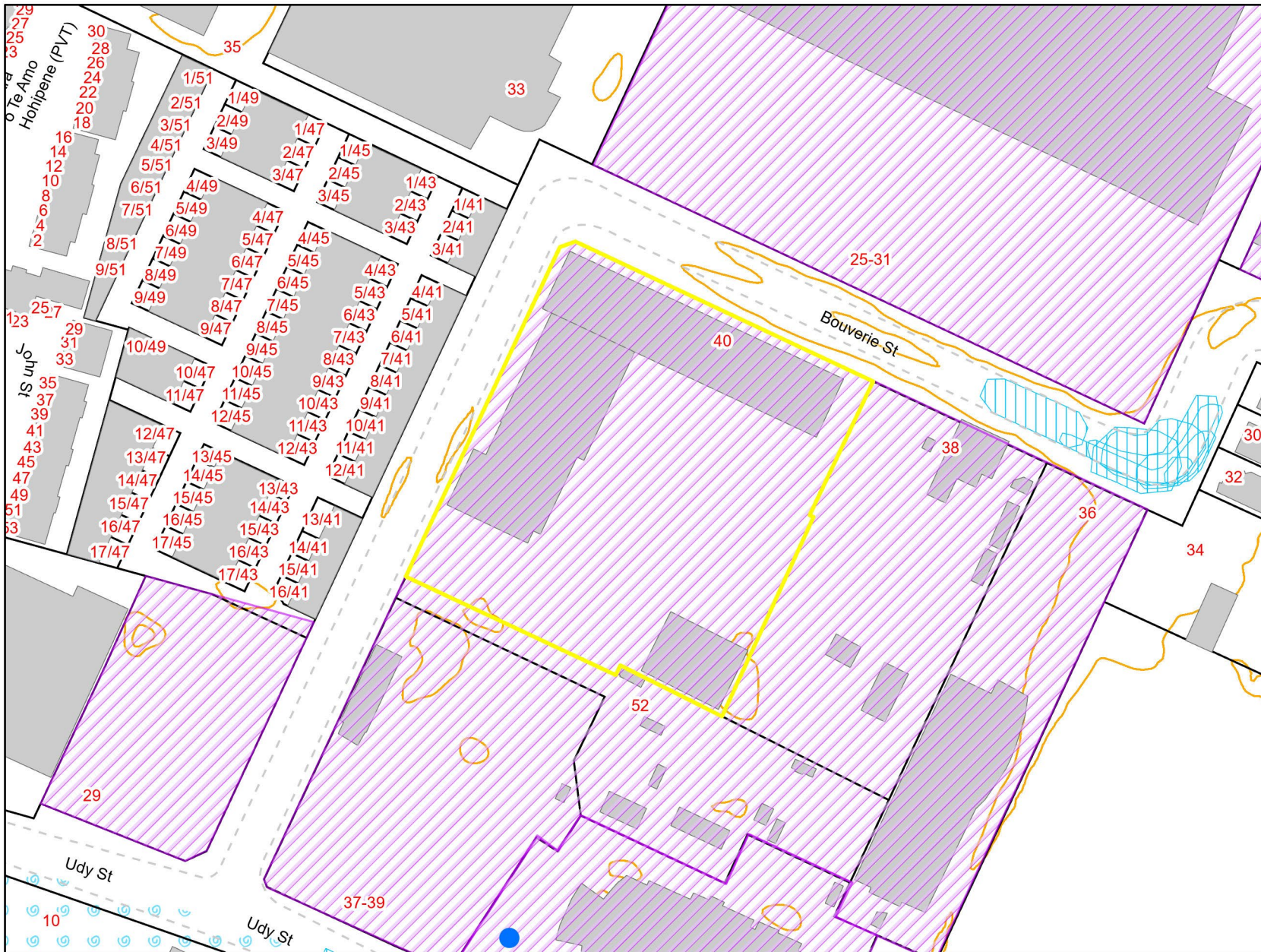


- LIM Property
- plumbing-ms**
- Properties
- Privately owned assets**
- Water Fixture
- Sewer Fixture
- - - Water Pipe
- - - Wastewater Pipe
- - - Storm Pipe
- Council owned assets**
- Water Fixtures
- Wasterwater Fitting
- Stormwater Fixture
- ▶ Water Valve
- Water Pipe
- Wastewater Pipe
- Stormwater Pipe
- - - Service Connection
- - - HCC Water Pipes Private



UNDERGROUND SERVICES MAP

Scale: 1:1,352

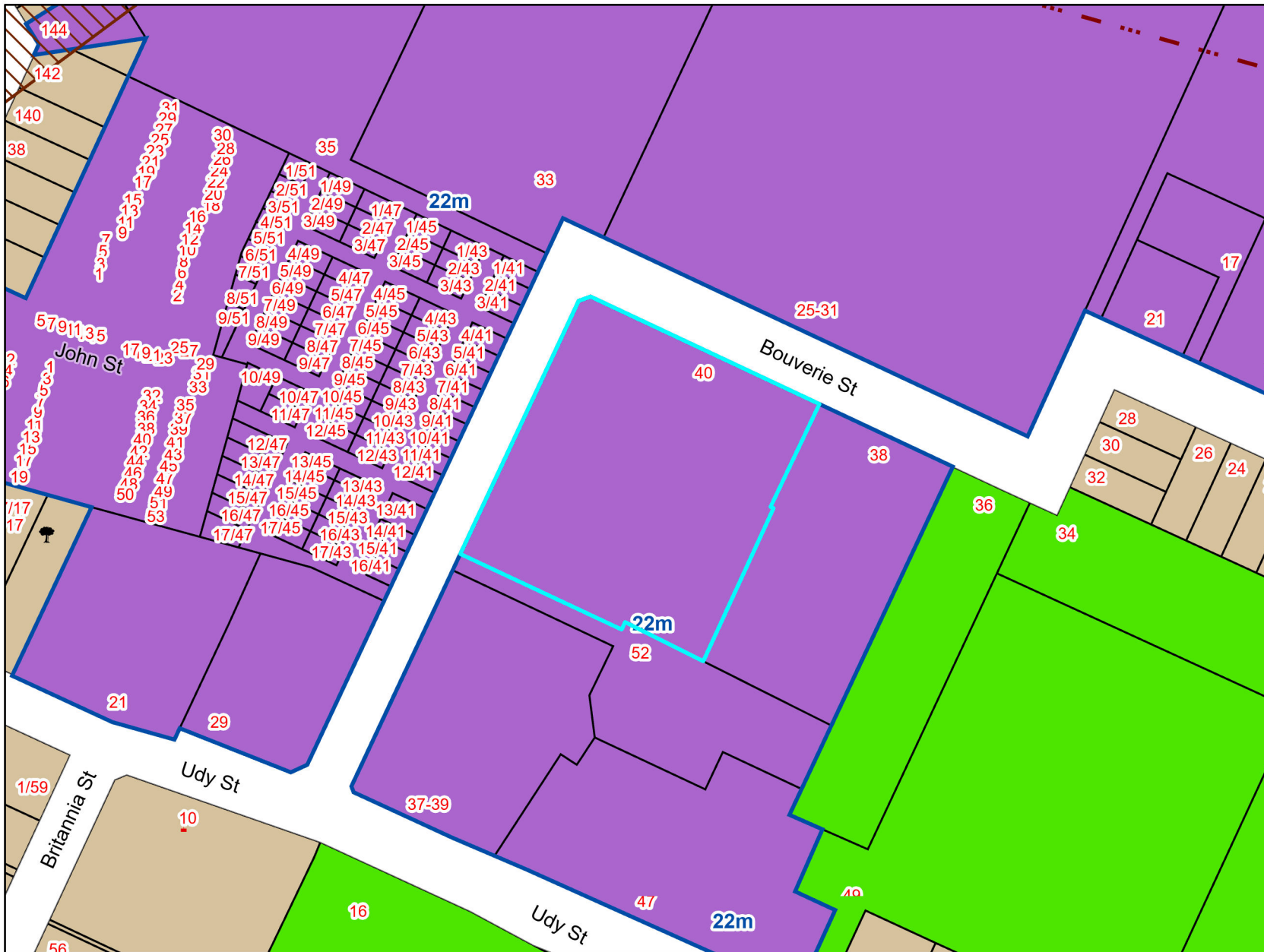


-  LIM Property
-  Contours
-  Properties
-  Building Outline (2025)
-  Kerblines
-  SLUR data (GWRC)
-  Sea Spray Zone D: High risk
-  HCC recorded street flooding
-  HCC recorded flood incident



HAZARDS MAP

Scale: 1:1,500

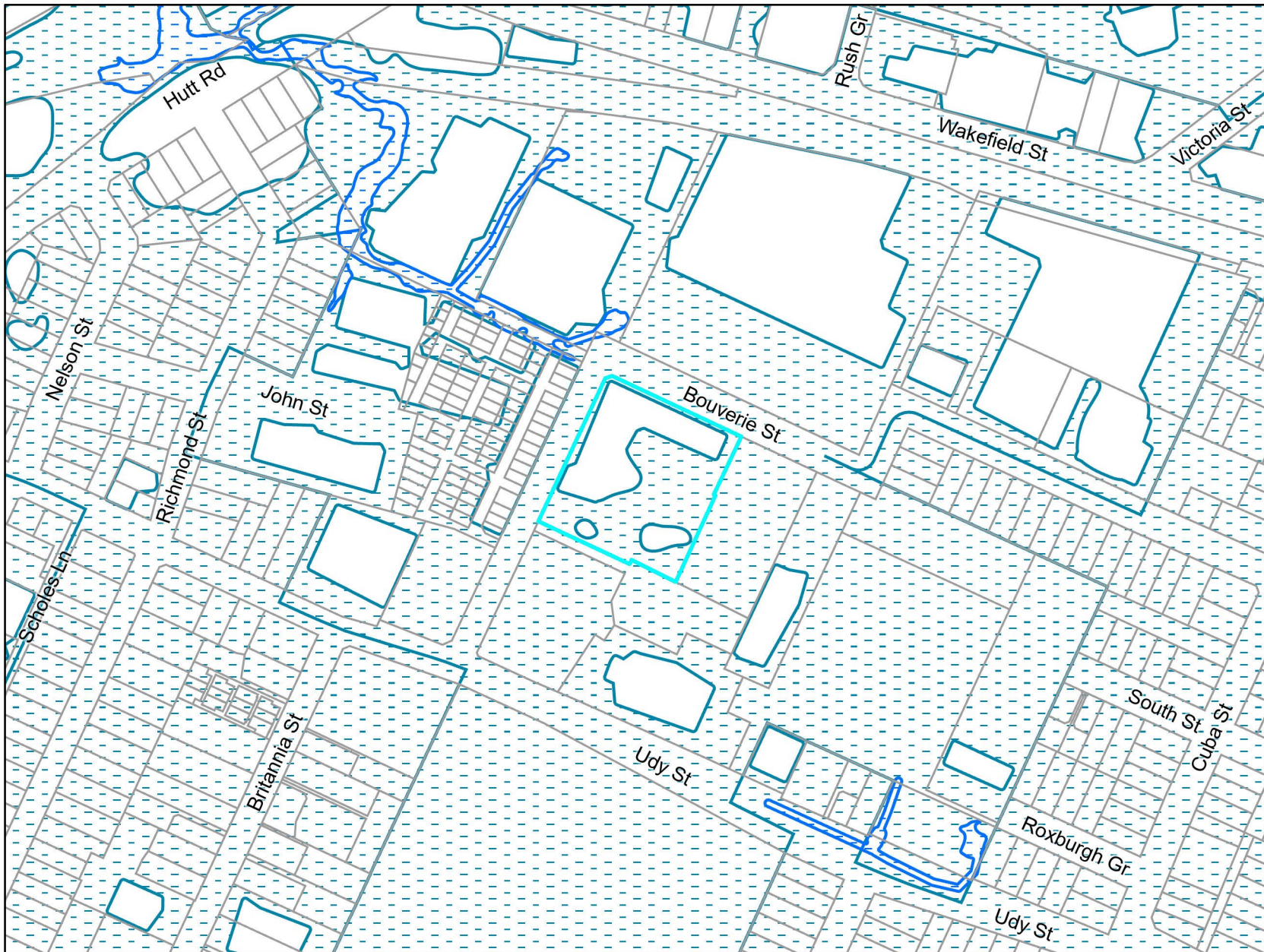


- LIM Property
- Properties
- Specific Height Control Overlay
- State Highway & Railway Corridor Buffer
- Specific Requirements
- Protected Tree(s)
- Wellington Fault Overlay
- Road
- General Business
- General Recreation
- High Density Residential



DISTRICT PLAN

Scale: 1:1,953



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







DISTRICT PLAN: FLOOD HAZARD OVERLAY

Scale: 1:3,456

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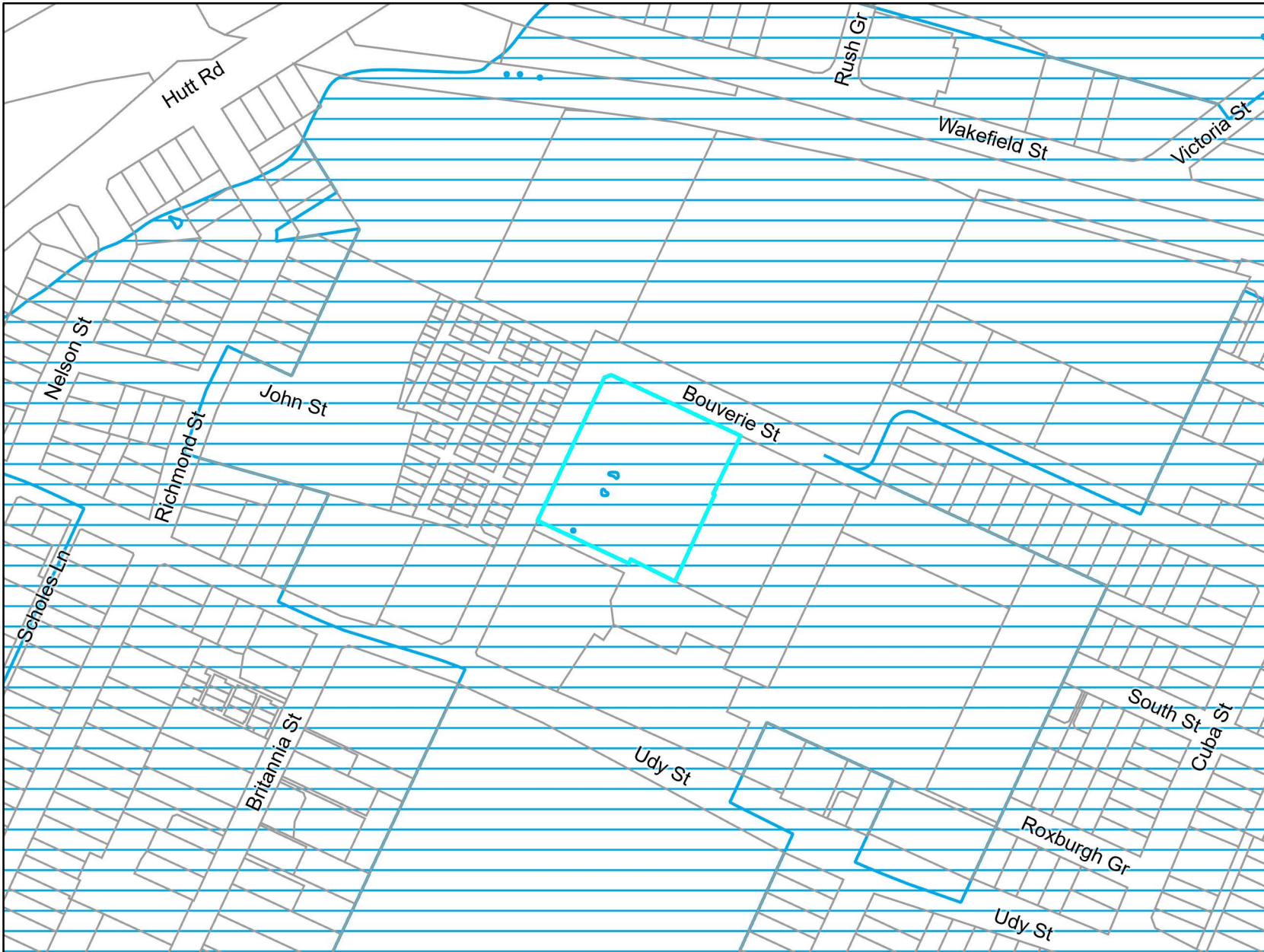
-  LIM Property
-  Properties
-  Medium risk
-  Low risk



DISTRICT PLAN: COASTAL HAZARD OVERLAY - TSUNAMI

Scale: 1:3,456

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: 1:3,456

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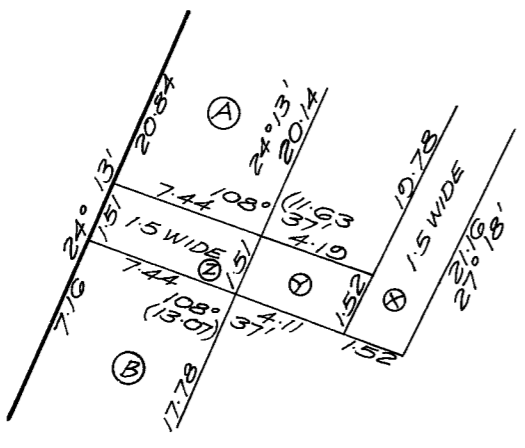
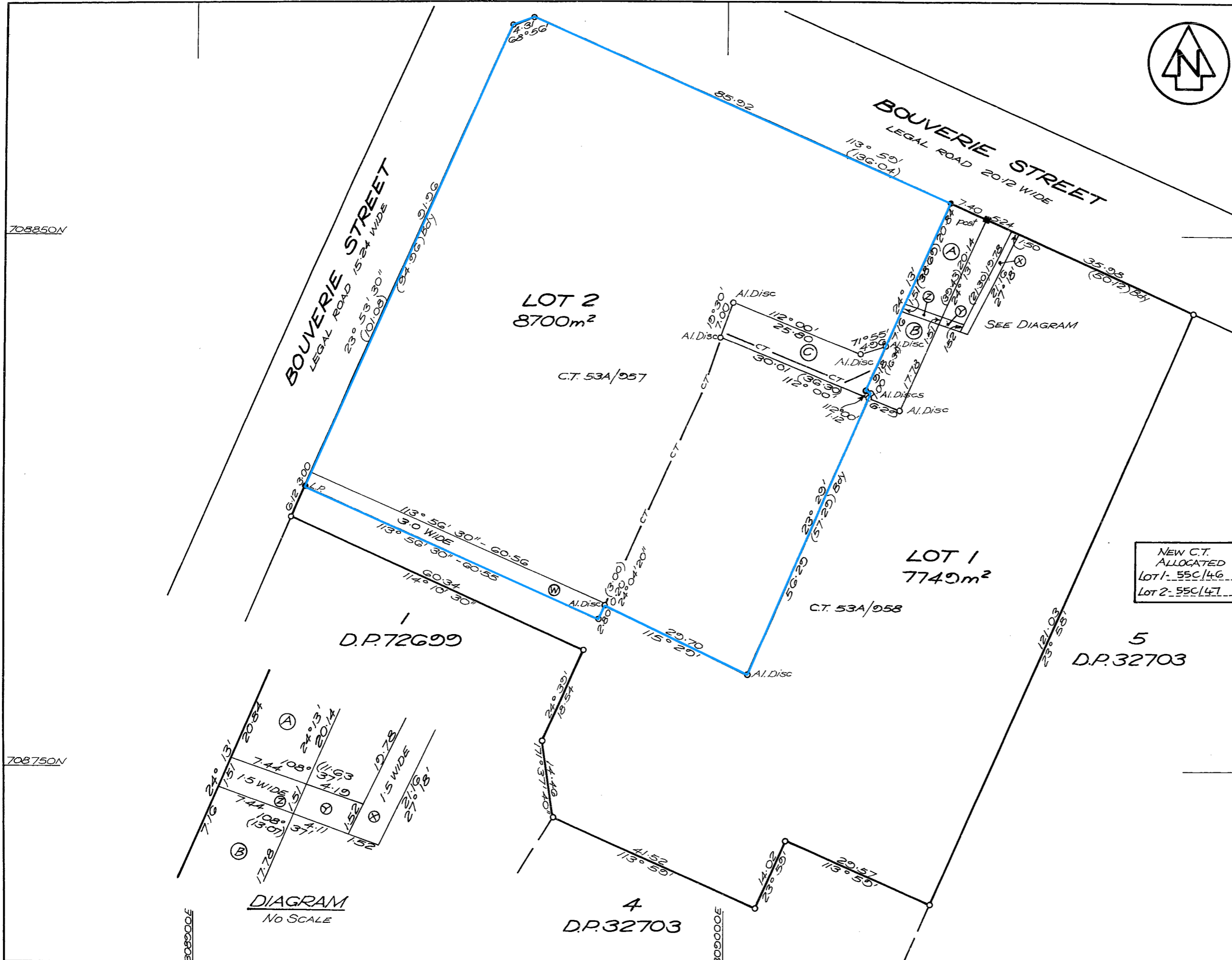


DIAGRAM
No SCALE

Approvals
Approved as to Survey by
UNITED NETWORKS LIMITED
by its Attorney SIMON DOUGLAS
WHYTE of Auckland *[Signature]*

REGISTERED PROPRIETORS
I HEREBY CERTIFY THAT THIS PLAN WAS
APPROVED BY THE HUTT CITY COUNCIL
PURSUANT TO SECTION 223 OF THE RESOURCE
MANAGEMENT ACT 1991 ON THE 11th DAY
OF December 1998 SUBJECT TO THE
GRANTING OR RESERVING OF THE
EASEMENTS SET OUT IN THE
MEMORANDUM HEREON AND FOR THE
PURPOSES OF SECTION 224 (C)
RESOURCE MANAGEMENT ACT 1991 THAT
ALL OF THE CONDITIONS OF THE
SUBDIVISION CONSENT HAVE BEEN
COMPLIED WITH TO THE SATISFACTION
OF THE SAID COUNCIL.

[Signature]
GENERAL LEGAL COUNSEL

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
R.O.W.	A, B, Z	LOT 1	LOT 2
	C	LOT 2	LOT 1

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	DOCUMENT
WATER DRAINAGE	Y, Z X	E/C B.G.79705.3 T B.G.79705.4

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
ELECTRICITY	W	LOT 2	UNITED NETWORKS LIMITED.

NEW C.T.
ALLOCATED
LOT 1- 55C/46
LOT 2- 55C/47

NOTE - WITHIN LAND IS SUBJECT TO
CONSENT NOTICE B.G.79705.1 UNDER
SECTION 221(1) RESOURCE MANAGEMENT
ACT 1991.

Total Area 1.6449ha
Comprised in ALL C.T. 53A/957 &
53A/958

I, BRETT DOUGLAS GAWN
Registered Surveyor and holder of an annual practising certificate (or
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 Wellington, this 25th day
of May 1999 Signature *[Signature]*

Field Book 6496, p.25, 101 Traverse Book 606, p.112, 114
Reference Plans DP.32703, DP.72609, DP.85303,
LT. 86202, SO.32017
Examined Correct D. Harrison

Approved as to Survey
17/11/99
[Signature]
Deputy Chief Surveyor

Deposited this 25th day of November 1999
for Registrar-General
of Land

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

LOTS 1 & 2 BEING SUBDIVISION OF
LOTS 1 & 2 D.P.85303

TERRITORIAL AUTHORITY HUTT CITY
Surveyed by TSE GROUP LTD
Scale 1:500 Date FEB 1999

File 38343
Received 01.06.1999
Instructions
87775



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




R.W. Muir
Registrar-General
of Land

Identifier **WN55C/47**
Land Registration District **Wellington**
Date Issued 25 November 1999

Prior References

WN53A/957 WN53A/958

Estate Fee Simple
Area 8700 square metres more or less
Legal Description Lot 2 Deposited Plan 87775

Registered Owners

PWMC Property Investments Limited

Interests

B679705.1 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 13.8.1998 at 3.55 pm
Appurtenant hereto is a water drainage right as specified in Easement Certificate B679705.3 - 13.8.1998 at 3.55 pm (affects part formerly CT WN53A/957)

The easements specified in Easement Certificate B679705.3 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto are rights of way created by Transfer B756747.2 - 25.11.1999 at 11.05 am

The easements created by Transfer B756747.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity (in gross) over part marked W on DP 87775 in favour of (now) Vector Wellington Electricity Network Limited created by Transfer B756747.5 - 25.11.1999 at 11.05 am

Subject to a right of way over part marked A on DP 394057 created by Easement Instrument 7820389.3 - 20.5.2008 at 9:00 am

8690646.3 Mortgage to ASB Bank Limited - 1.3.2011 at 9:49 am

10833632.1 Mortgage to Petone Working Men's Club & Literary Institute Incorporated - 14.7.2017 at 12:36 pm

SWM 11001

SCALE

Approvals
 Approved as to Survey by
 UNITED NETWORKS LIMITED
 by its Attorney SIMON DOUGLAS
 WHITE of Auckland *SD White*
 REGISTERED PROPRIETORS

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE HUTT CITY COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 11th DAY OF FEBRUARY 1999 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREBIN AND FOR THE PURPOSES OF SECTION 224(2) OF THE RESOURCE MANAGEMENT ACT 1991 THAT ALL OF THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE SAID COUNCIL.

MMA
 GENERAL LEGAL COUNSEL

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	TENEMENT
R.O.W	A, B, Z	LOT 1	LOT 2
	C	LOT 2	LOT 1

SCHEDULE OF EXISTING EASEMENTS			
PURPOSE	SHOWN	DOCUMENT	
WATER	Y, Z	EC 9, G78705-3	
DRAINAGE	X	T 9, G78705-4	

SCHEDULE OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
ELECTRICITY	W	LOT 2	UNITED NETWORKS LIMITED

NOTE - WITHIN LAND IS SUBJECT TO CONSENT NOTICE B1679705.1 UNDER SECTION 221(1) RESOURCE MANAGEMENT ACT 1991.

Total Area 1.6449ha
 Comprised in All. C.T. 53A 95.7 & 53A 95.8

I, R. DOUGLAS GAWAN
 Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 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 Wellington, this 25th day of FEB 1999
 of May 1999 Signature *R. Douglas Gawan*

Field Book 6496, p.95-101 Inverse Book 496, p.112-114 Reference Plans 6232793, 6272522, 6285303, 61, 6232, 623011
 Examined Correct D. Hamilton

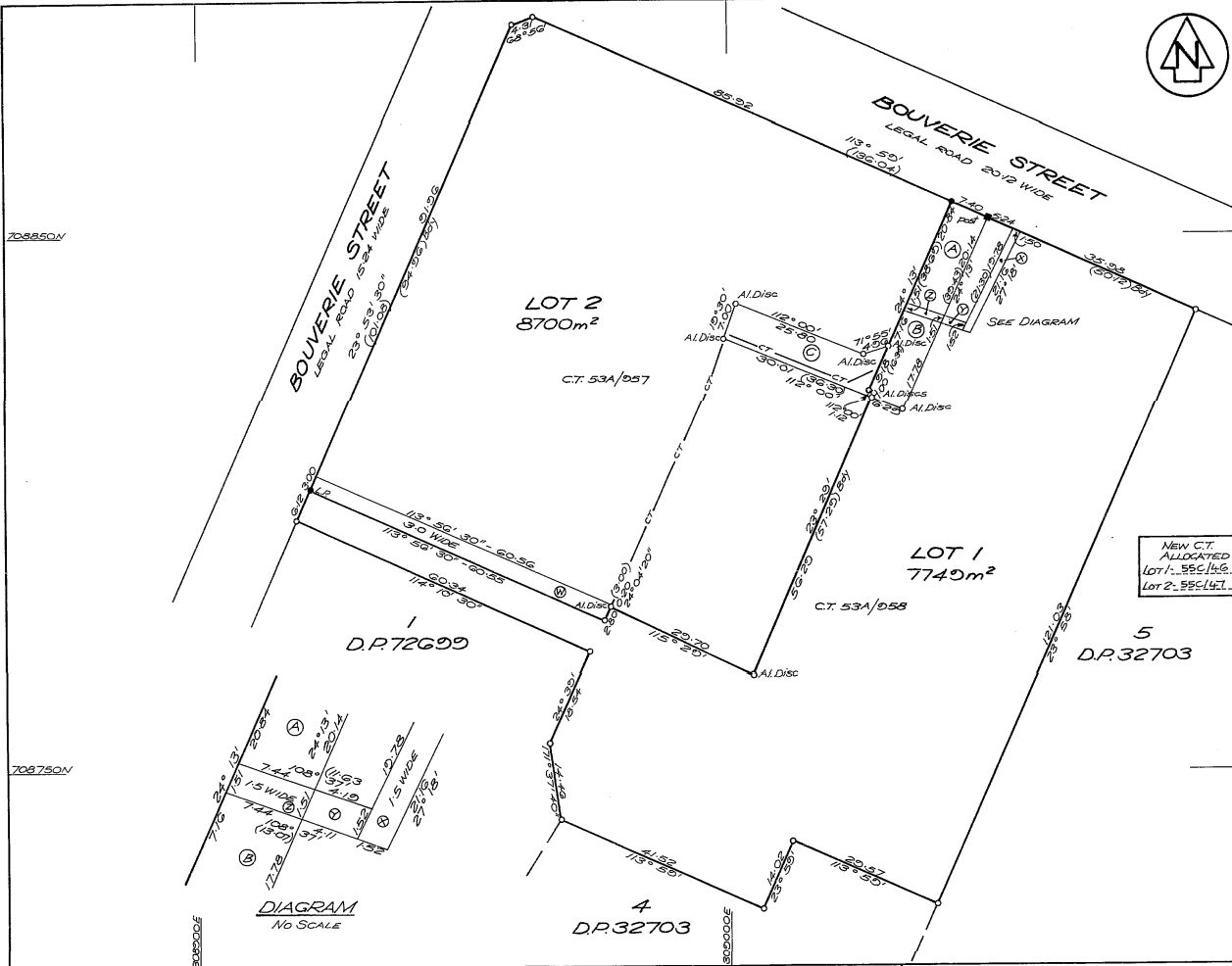
Approved as to Survey
 17 FEB 1999 *Simon Douglas White*
 Deputy Chief Surveyor

Deposited this 17th day of February 1999
 for Registrar General of Land

File 38947 ZALAND Received 21 06 1999 Instructions

87775

LINZ FORM 015 APPROVED 08/2007



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

LOTS 1 & 2 BEING SUBDIVISION OF
 LOTS 1 & 2 DR.85303

TERRITORIAL AUTHORITY HUTT CITY
 Surveyed by TSE GROUP LTD
 Scale 1:500 Date FEB 1999

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.



Selected Land Use Register Site: Ex Petone Gasworks

Site ID	1159
Site Name	Ex Petone Gasworks
Street Number	36
Street Name	BOUVERIE ST
Local Authority	HUTT CITY
File Number	SN/03/003/02
Category	Contamination Confirmed
ANZECC	Chemical manufacture, application and bulk storage
ANZECC Sub	Gasworks including the manufacture of gas from coal or oil feedstocks
Site History	<p>This site was a gasworks which closed in 1961, majority of the plant was demolished however, from 1961-1971 gas was piped from Wellington and stored in the holders on the Petone site. By 1965 GM cars had taken over some of the gasworks site. A site investigation was undertaken by PDP in 1996, the Stage Two Environmental Site Investigation report on file shows elevated levels of heavy metals, poly-aromatic, cyanide, hydrocarbons, and other organic contaminants. The concentration of these contaminants exceeded the maximum levels for industrial/commercial use given in the Guidelines for Assessing and Managing Contaminated Gasworks Sites in New Zealand (MfE 1997). For further information see the PDP Report CNMG-9-631.</p> <p>A site management plan was prepared by PDP in 1997 to manage the risk to maintenance and excavation workers.</p>
Hectares	2.52

Sewer | Wastewater | Water and Drainage

CASE

CASE ID: **0024882**
CREATED ON: **25/02/2026 11:06 AM**
STATUS: **NEW ACTIVITY**
PRIORITY: **URGENT**
OWNER:
T3 / Wellington Water

CASE DETAILS

Origin:
Phone

Location:
40 BOUVERIE STREET, PETONE

CUSTOMER DETAILS

Name:
[REDACTED]

Phone Number:
[REDACTED]

Mobile:

Address:

DESCRIPTION

CALLER MENTIONED THAT THERE IS A BROKEN SEWER PIPE HERE THAT NEEDS REPAIRING ASAP.

SLA DETAILS

T2 Acknowledge SLA:

T3 Acknowledge SLA:

T3 Resolve SLA:

Enquiry: 1049102	Logged by: Internal Report A Problem	on 31/07/2024 10:28
Service: Wastewater	Classification: Request For Service	
Subject: WW-P1 Blocked Sewer		
Desc.: Plumber called to unlock toilet but looks like there is problem with blocked sewer. The manhole for this is in the middle of the road outside 40 Bouverie Street.		

Site: Bouverie Street (R00991), Petone, Lower Hutt	
Site Address: Bouverie Street	Area: Petone
Location: 40 Bouverie Street, PETONE	Ward: Harbour
	Contact: [REDACTED]
	Telephone: [REDACTED]

Customer: 635307	Time: 31/07/2024 10:28	Method: [REDACTED]
Name: [REDACTED]		Telephone: [REDACTED]
Address:		

Current Status:			
No. Effective	Status	Officer	Follow up Date
15 20/08/2024 05:20:26	Call Closed	WW Fulton Hogan	
Notes: Time: 2024-08-20T05:14:23+12:00 Notes: WWL Status: Work Completed, QA Complete (COMP); Failure Class: Pipes; Problem: Blockage; Cause: Pipe defect affecting flow (snags, dips, deformation and breaks); Remedy: Flushing; Comment: Issue about 1-2 metres from manhole on waddington Priority: P1 Water Type: Wastewater Request Type: Blockage - Significant			

Status history:			
No. Effective	Status	Officer	Notes
14 05/08/2024 21:20	Call Closed	WW Fulton Hogan	Time: 2024-08-05T21:14:15+12:00 Notes: WWL Status: On-site work complete - may require reinstatement (JOBCOMP); Status Memo: (via Certus Mobile); Failure Class: Pipes; Problem: Blockage; Cause: Pipe defect affecting flow (snags, dips, deformation and breaks); Remedy: Flushing; Comment: Issue about 1-2 metres from manhole on waddington Priority: P1 Water Type: Wastewater Request Type: Blockage - Significant
13 05/08/2024 20:50	Call Closed	WW Fulton Hogan	Time: 2024-08-05T20:45:06+12:00 Notes: New Attachment added Priority: P1 Water Type: Wastewater Request Type: Blockage - Significant

Enquiry: 580584 **Logged by:** Internal Report A Problem **on** 29/08/2022 10:53

Service: Water Supply **Classification:** Request For Service
Subject: W-P2 Major Leaks

Desc.: Received via HCC Contact Inbox 25/08/22 - No contact number provided by customer:

█

█ where on your website to report a water leak, can you please make sure this goes to the correct people. There has been numerous water supply leaks in Bouverie Street Petone since the development started across the road from number 40. One such leak led to a burst water main and collapse of the footpath which was repaired and filled in but not sealed. Prior to this temporary repair and still ongoing there are thousands of litres (estimated) that comes out from a pipe under the footpath into the gutter and down the stormwater drain. The source of this water must be somewhere within the new development and didn't occur prior to the development starting.

█ keep reading articles regarding water issues and shortages but these leaks go on for a long time wasting thousands of litres of water before any action is taken. █ believe that the water leak that lead to the burst water main had been reported by several people █ work with but no action was taken

Can someone please investigate the ongoing water discharge into the gutter opposite 40 Bouverie Street."

Site: Bouverie Street (R00991), Petone, Lower Hutt
Site Address: Bouverie Street **Area:** Petone
Location: 40 Bouverie Street, PETONE **Ward:** Harbour
Contact: █
Email: █

Customer: 567237 **Time:** 29/08/2022 10:53 **Method:** █
Name: █ **Email:** █
Address:

Current Status:

No.	Effective	Status	Officer	Follow up Date
4	29/08/2022 11:12:18	Call Closed	Admin	
Notes: Time: 2022-08-29T11:00:32+12:00 Notes: Wellington Water Alliance Maximo WO Created #223236 Priority: P2 Water Type: Water Request Type: Leaking Pipes				

Status history:

No.	Effective	Status	Officer	Notes
3	29/08/2022 11:12	Passed to Contractor	WW Fulton Hogan	Time: 2022-08-29T11:00:32+12:00 Notes: Wellington Water Alliance Maximo WO Created #223236 Priority: P2 Water Type: Water Request Type: Leaking Pipes
2	29/08/2022 11:00	Passed to Wellington Water	WW Fulton Hogan	
1	29/08/2022 10:53	Call Logged	WW Fulton Hogan	

Revised Status:

26/02/2026

Enquiry Trace Form

Enquiry: 570393	Logged by: Report A Problem	on 25/05/2022 13:18
Service: Water Supply	Classification: Request For Service	
Subject: W-P2 Major Leaks		
Desc.: Water hydrant near 40 Bouverie St petone has a steady leak, lots of water		

Site: Bouverie Street (R00991), Petone, Lower Hutt		Area: Petone
Site Address: Bouverie Street		Ward: Harbour
Location: 40 Bouverie Street, PETONE		Contact: [REDACTED]
		Email: [REDACTED]

Customer: 557063	Time: 25/05/2022 13:18	Method: [REDACTED]
Name: [REDACTED]		Email: [REDACTED]
Address:		

Current Status:			
No. Effective	Status	Officer	Follow up Date
6	26/05/2022 07:21:23 : Call Closed - Unable to Pursue	WW Fulton Hogan	
	Notes: Time: 2022-05-26T07:17:56+12:00 Notes: Duplicate relating to HCC539222. Duplicate relating to HCC539222 Priority: P2 Water Type: Water Request Type: Leaking Pipes		

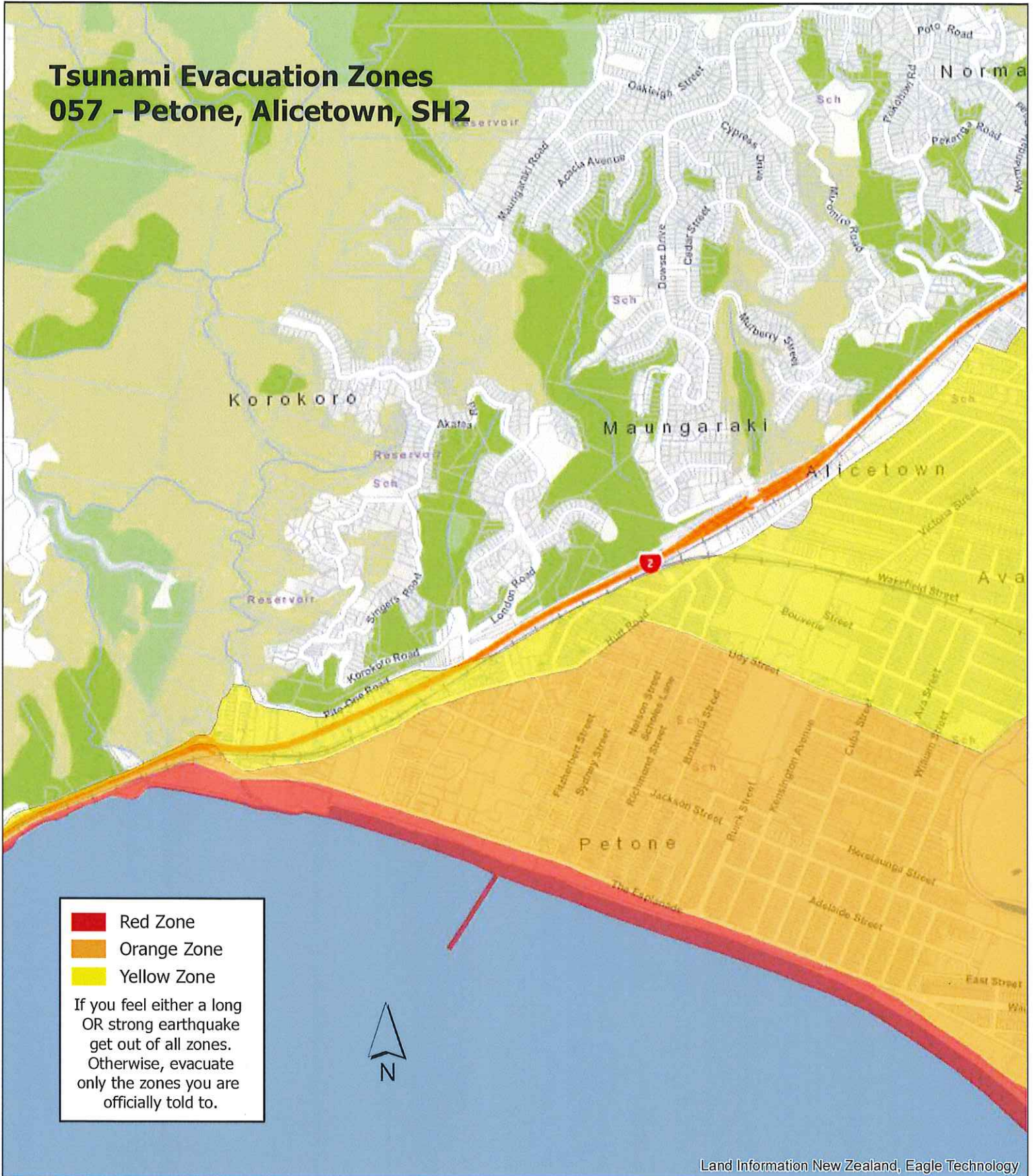
Status history:			
No. Effective	Status	Officer	Notes
5	26/05/2022 07:21	Call Closed - Unable to Pursue	WW Fulton Hogan
	Time: 2022-05-26T07:18:56+12:00 Notes: WWL Status: Cancel: Raised in Error/Cancelled (CANCEL.CANCEL) Priority: P2 Water Type: Water Request Type: Leaking Pipes		
4	25/05/2022 17:01	Passed to Contractor	WW Fulton Hogan
	Time: 2022-05-25T16:50:48+12:00 Notes: Wellington Water Alliance Maximo WO Created #188963 Priority: P2 Water Type: Water Request Type: Leaking Pipes		
3	25/05/2022 16:50	Passed to Wellington Water	WW Fulton Hogan
2	25/05/2022 13:18	Call Logged	WW Fulton Hogan
	Subject amended - Old : Water - Major Leaks (OEML) New : W-P2 Major Leaks (AW23)		
1	25/05/2022 13:18	Call Logged	Online RFS

Revised Status:

Name : Signed : Date : Time :

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 057 - Petone, Alicetown, SH2



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



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

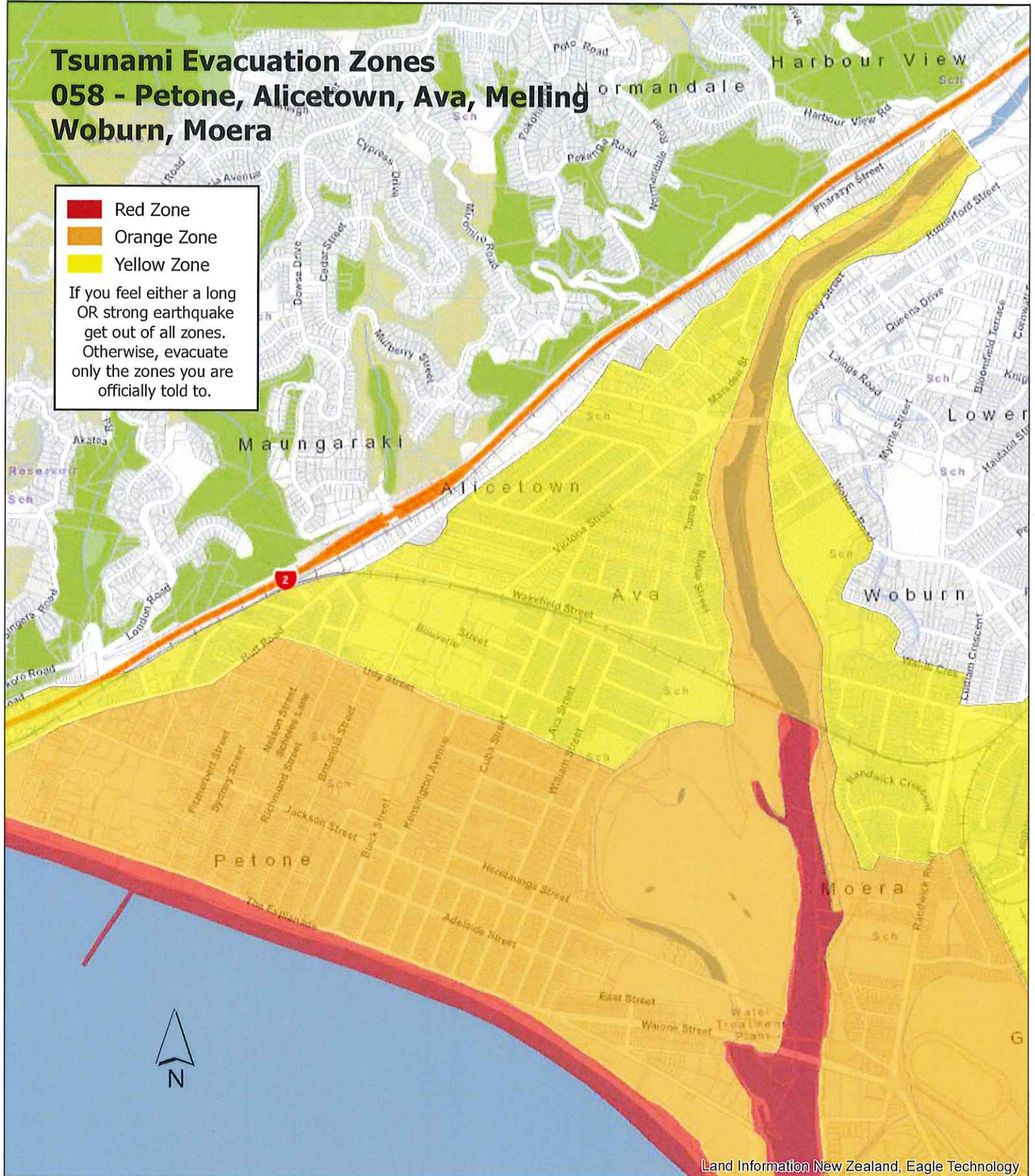


If you feel an earthquake that is either longer than a minute OR strong enough that it's hard to stand up THEN get to high ground, out of all zones, as soon as shaking stops!

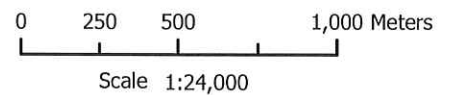
Tsunami Evacuation Zones 058 - Petone, Alicetown, Ava, Melling Woburn, Moera

- 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.



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



CONSENT TO DISCHARGE TRADE WASTE

Hutt City Council issues this consent under the Hutt Valley Trade Wastes Bylaw 2016 subject to any conditions listed below.

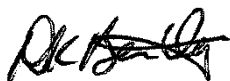
Ministry for Primary Industries
40 Bouverie Street PETONE 5012

Application number **TRA21018**
Consent category **5 - Minimal Risk with Low Flow**

This consent is issued on the basis of information provided in your application to discharge trade waste from the above premises into the public sewer. It is not transferable. Any new owner of these premises must notify Hutt City Council.

Council contact: **Trade Waste, phone 570-6763**

Expires on the 30th day of June 2026



Dean Bentley
Environmental Health Manager

Dated this 28th day of July 2025

Approved:
20 Mar 2015

Consent category 5 - Minimal Risk with Low Flow	Conditional consent No	Inspection date 20 March 2015	
<p>Consent conditions</p> <p>MAINTENANCE. The Consent holder shall ensure that the oil/solids trap is cleansed and maintained at an interval that is appropriate to comply with the Trade Wastes Bylaw.</p> <p>INSPECTION AND MONITORING. The Trade Waste Officer may inspect the pretreatment equipment at any time and may require a sample to be taken for analysis if, in the opinion of the Trade Waste Officer, the discharge from the facility does not comply with the Trade Wastes Bylaw. Any Trade Wastes monitoring will be at the expense of the occupier. Any non-compliance with the Trade Wastes Bylaw may result in the Consent being changed to a higher risk category and there may be a consequent increase in Consent fees and associated monitoring costs. Should non-compliance continue then the consent to discharge may be cancelled.</p> <p>HAZARDOUS SUBSTANCE STORAGE. You are required to ensure that where hazardous substances are stored, handled or used, or where hazardous processes are undertaken, construction shall be to protect people and other property, under both normal and reasonably foreseeable abnormal conditions, and shall be provided with the means of preventing hazardous substances or other materials unacceptable to the network utility operator, from entering the sewers or public drains.</p> <p>Radiator coolant and other contaminants must not be discharged to the storm water system either indirectly or directly to the kerb and channel or from private drains on the site. Under the Resource Management Act 1991 - it is expressly not allowed to discharge any contaminants where they end up in the streams and sea. You can get fined for harming our environment.</p>			
Independent trade waste monitoring agent			
Test code	Test code description	Trade waste bylaw limit	Frequency of test
0	No TW Monitoring required. Inspection spot check only.		
998	Inspection		1

If council inspectors find you are not complying with the conditions of your consent, further testing may be undertaken at your expense.

FILE CODE: 1222

Unit 10/19-25 Arthur St,
PO Box 38 607
Wellington Mail Centre
Lower Hutt 5045
Telephone: 04 802 4301



BUILDING WARRANT OF FITNESS
FORM 12 SECTION 108 BUILDING ACT 2004

BUILDING		
Street address of Building: 40 Bouverie Street, Petone 5012		Compliance Schedule No.: CS1335
BWOFF Expiry Date: 20 th August 2026		
Legal Description: LOT 2 DP 87775	Highest fire hazard category: 2	Location of Building within site block:
Level/Unit Number: Ground level & Mezzanine Floor + Levels 1 & 2	Year Constructed: 1970	Intended life (if 50 years or less): less than 50
Building Name: Plumbing World AMS Group & Ministry of Fisheries		Used as: Warehouse / Offices / Showroom Occupancy: 227
OWNER		
PWMC Property Investments Limited PO Box 33055 Petone		
SPECIFIED SYSTEMS		
SS1	Automatic Sprinkler Systems or other form of fire protection	
SS2	Emergency Warning System	
SS3/1	Automatic Sliding Doors	
SS3/2	Controlled Access Doors	
SS4	Emergency Lighting System	
SS7	Automatic Backflow Preventers Connected to a Portable Water Supply	
SS8/1	Passenger Carrying Lifts	
SS9	Mechanical Ventilation or Air Conditioning Systems	
SS14/2	Signs for Systems	
SS15/2	Final Exits	
SS15/3	Fire Separations	
SS15/4	Signs for communicating information intended to facilitate evacuation	
SS15/5	Smoke Separations	

The Compliance Schedule and records are kept at: Unit 10 - 19/25 Arthur Street, Wellington

The inspection, maintenance, and reporting procedures of the compliance schedule for the specified systems as above, have been fully complied with during the 12 months prior to the date stated:

Signature of Owner / Agent: 	Print Name: Kelly Te Huna Redfire Systems	Date: 19/08/2025
---------------------------------	---	---------------------

Agent on behalf of and with the authority of the owner:

COMPLIANCE SCHEDULE

Section 103, Building Act 2004



THE BUILDING

Street address:	40 Bouverie Street PETONE 5012	Building name:	PLUMBING WORLD AMS GROUP & MINISTRY OF FISHERIES
Level/unit number:	Ground level and Mezzanine floor + Levels 1 & 2	Location within site or block number:	Refer to page 8
Year first constructed:	1970	Intended life of the building if 50 years or less:	less than 50
Current lawfully established use:	WAREHOUSE / OFFICES / SHOWROOM Fire Hazard Class: 2 Occupancy: 227 Tenancy 1 (117) Tenancy 2 (36) Tenancy 3 (79) Purpose Group: WL / CM		
Legal description of land:	LOT 2 DP 87775		

THE OWNER

Name:	PWMC Property Investments Limited	Street address or registered office:	40 Bouverie Street PETONE 5012
Contact person:	Vicky Bennett	Phone numbers:	
Mailing address:	PWMC Property Investments Limited PO Box 33055 Petone.	Landline:	04 568 5404
		Mobile:	
		Daytime:	
Email:	accounts@pwmc.co.nz	After hours:	

SUMMARY OF SPECIFIED SYSTEMS

- SS1 - Automatic sprinkler systems or other form of fire protection
- SS2 - Automatic or manual emergency warning systems for fire or other danger
- SS3/1 - Automatic sliding doors
- SS3/2 - Controlled access doors
- SS4 - Emergency lighting systems
- SS7 - Automatic backflow preventers connected to a potable water supply
- SS8/1 - Passenger carrying lifts
- SS9 - Mechanical Ventilation or Air Conditioning Systems
- SS14/2 - Signs for systems
- SS15/2 - Final exits
- SS15/3 - Fire separations
- SS15/4 - Signs for communicating information intended to facilitate evacuation
- SS15/5 - Smoke separations

SPECIFIED SYSTEMS

System or sub-system	Performance standards	Inspection, maintenance & reporting procedures
SS1 - Automatic sprinkler systems or other form of fire protection		
Fire sprinkler system <Extended to suit new layout> TYPE 6	Older installation complying with NZS 4541P:1972 or Fire Offices' Committee Rules for Automatic Sprinkler Systems (29th or preceding editions)	Procedures shall recognise the requirements of Clause 109 of NZS 4541. Inspections and maintenance by IQP
SS2 - Automatic or manual emergency warning systems for fire or other dangers		
Manual fire alarm (manual call points) TYPE 2 <Extended to suit new layout>	NZS 4512:1997 Fire alarm systems in buildings	Relevant parts of NZS 4512 Testing: Monthly by IQP Survey: Annually by IQP Survey tests must include any interfaces with operation of smoke/fire control or egress route doors or lifts where present.
SS3/1 – Automatic sliding doors		
	NZS 4239:1993 Automatic sliding door assemblies or	AS 4085:1992 Appendix A Inspection and maintenance procedures Included as part of the means of escape inspection and maintenance requirements.
SS3/2 – Controlled access doors		
Swipe card access	To manufacturer's instructions	Inspection: Monthly by Owner Testing: Six monthly/annually by IQP Six monthly inspections -the following checks should be carried out when appropriate to the installation: - Operation of failsafe devices in emergency and power outage situations - Connection to alarm - Any emergency power supply required to operate in the event of a power failure(this may be checked a requirement under SS14/1)

SS4 - Emergency lighting systems		
	<p>AS/NZS2293.1995 Part 1 AS2293.1:2005 - (Emergency escape lighting and exit signs) Part 1: System design, installation, operation</p> <p>AS2293.3:2005 - (Escape luminaries and exit signs) Part 3: Emergency escape luminaries and exit signs</p>	<p>AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance</p> <p>Inspection: 6 monthly by a suitably qualified person or IQP in accordance with the NZ Standard.</p> <p>Surveys: Annually by IQP</p> <p>Maintenance: By Owner.</p> <p>All tests and maintenance to be recorded in log books complying with the relevant Standard.</p>
SS7 - Automatic backflow preventers connected to a potable water supply		
<p>Make: Wilkins DCV ¼ inch Model: 950XL s/n: 3291957 Location: ZONE Sprinkler cupboard, 40 Bouverie Street.</p> <p>Make: Wilkins DCV 6inch Model: 350 s/n: J28032 Location: ZONE Sprinkler cupboard, 40 Bouverie Street.</p> <p>Make: Watts RPZ 50mm Model: 009 s/n: 04004 Location: CONTAINMENT. At the entrance of the address on the side of the building on the left hand side of the drive.</p>	<p>AS/NZS 2845.1:1998 Water supply</p>	<p>AS 2845.3:1993 Water supply - Backflow prevention devices - Field testing and maintenance</p> <p>Testing: Annually by IQP</p> <p>Carry out the tests and checks detailed in the relevant Manual/Standard.</p> <p>Maintenance: By IQP. Repair or replace the back-flow preventer immediately any defect is apparent.</p>
SS8/1 - Passenger carrying lifts		
	<p>NZS 4332:1997 Non-domestic passenger and goods lifts.</p>	<p>NZS 4332 section 2.5 Maintenance and inspection</p> <p>Inspection: Annually by IQP</p> <p>Maintenance: By IQP in accordance with manufacturer's or supplier's recommendations. The period between maintenance and servicing checks shall be dependent on the level of usage of the lift. It shall never exceed 6 months, but could be up to fortnightly.</p>

SS9 - Mechanical Ventilation or Air Conditioning Systems		
Mechanical Ventilation and Air Conditioning Systems Fresh air intake	NZS 4303:1990 Ventilation for acceptable indoor air quality (ASHRAE standard No. 62-1989)	The annual test shall include a test of the operation of any interface with any emergency warning system for fire or fire detection system. Inspection: By qualified owner or IQP (as required). Tests: By IQP (maximum interval - annually). Survey: Minimum of annually by IQP Maintenance: By IQP
SS14/2 - Signs <i>(relating to one or more of the specified systems 1–13)</i>		
Signs for systems SS1 SS2 SS3/1 SS3/2 SS4 SS8/1 SS9	The Standard(s) that the specified system was installed to.	Inspection: Monthly by Owner Annually by IQP. Annual inspection by IQP for the specified system to which the signage relates. Maintenance: By owner / IQP All tests and maintenance to be recorded in log books complying with the relevant Standard
SS15/2 - Final exits		
Final exits	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Inspection: Monthly by Owner or agent Annually by IQP Ensure escape route is free from obstructions, able to be used without the need for any key or tool.
SS15/3 - Fire separations		
Fire separation	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Inspection: Monthly by Owner. Annually by IQP Check integrity of wall & ceiling linings, door seals and closers. Maintain fire separations to ensure continued functional operation.

SS15/4 - Signs for communicating information intended to facilitate evacuation <i>(part of a means of escape from fire which contains one or more of the specified systems 1–6, 9 and 13)</i>		
Signs for communicating information intended to facilitate evacuation.	NZBC F8/AS1 Signs or to the standard applicable at the time of installation and last lawful approval.	<p>Inspection: Monthly by Owner Annually by IQP.</p> <p>Maintenance: By Owner or suitably qualified person.</p> <p>Signs shall be refurbished before they become illegible and shall be replaced immediately if missing.</p> <p>Maintain signage to ensure continued functional operation.</p>
Illuminated EXIT signage	<p>AS/NZS2293.1995 Part 1 AS2293.1:2005 - (Emergency escape lighting and exit signs) Part 1: System design, installation, operation</p> <p>AS2293.3:2005 - (Escape luminaries and exit signs) Part 3: Emergency escape luminaries and exit signs</p>	<p>AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance</p> <p>Inspection: 6 monthly by a suitably qualified person or IQP in accordance with the NZ Standard.</p> <p>Surveys: Annually by IQP</p> <p>Maintenance: By Owner.</p> <p>All tests and maintenance to be recorded in log books complying with the relevant Standard.</p> <p><i>Note: Where illumination of signage is necessary, the procedures of SS 4 should be used to verify that illumination occurs for the required duration. Where available, signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system.</i></p>
SS15/5 - Smoke separations		
Smoke separation	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	<p>Inspection: Monthly by Owner. Annually by IQP</p> <p>Check integrity of wall & ceiling linings, door seals and closers.</p> <p>Maintain smoke separations to ensure continued functional operation.</p>

Original CS issued date: 20 August 2004

BWoF annual renewal date: 20 August

Signature:



Adam Wheeler
Building Warrant of Fitness Officer
On behalf of Hutt City Council

Draft CS dates:

- 28 January 2011 (based on BC110026)
-

Amendment dates:

- 11 September 2007
- 17 May 2011 (based on BC110026)
- 05 March 2013
- 25 August 2014 (add SS7)
- 10 March 2016 (reformat CS)
- 18 July 2025 (correct annual renewal date & remove note relating to this)
- 16 February (update backflow device details – Form 11)

PLANS



Legend

30 30 (30)/30/30 Sm

EXIT Exit Sign

→ Egress route (no requirement for direction of door swing)

Project Title

40 Bouverie Street, Petone - Seismic Strengthening.

Sketch Title

Fire Separations & Means of Escape

Ground Floor

Drawn: SEG

Date: 22/05/13

Job No: 109964

Sheet No: FS 103

Rev: A

This sketch does not constitute a complete fire engineering design or detail. Detailed construction drawings are provided by others. Best viewed in colour. Not all fire separations around ducts and shafts are shown.



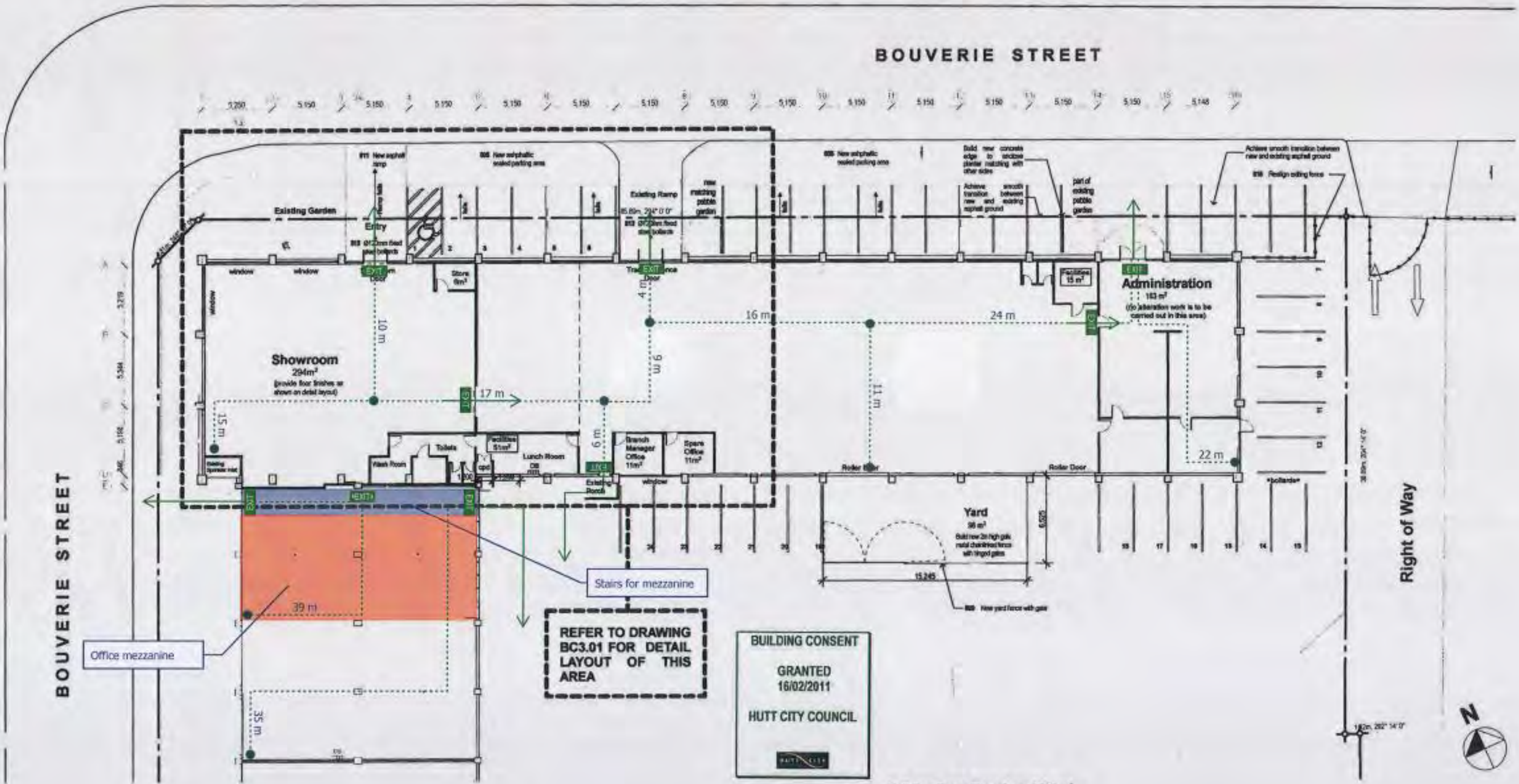
BO101225

DIMENSIONS FENCING REFER TO NGS

Also provide holes in the ground. Install 1.2m of chain-link netting with 2-run barbed wire to the top of the netting, including the gates. Install bracing wherever required.

B15 Realign existing fence To northeast corner outside of the proposed Tenancy. Remove part of the existing chain link fence. Provide additional posts, bracing members and chainlink mesh where necessary to suit new layout and to match with existing.

BOUVERIE STREET



REFER TO DRAWING BC3.01 FOR DETAIL LAYOUT OF THIS AREA

BUILDING CONSENT
GRANTED
16/02/2011
HUTT CITY COUNCIL

Building Gross Floor Area: 1267 m²

PROPOSED SITE PLAN

Project: BUILDING ALTERATIONS
Address: 40 BOUVERIE STREET, PETONE
Client: BALANCED INVESTMENTS CONSTRUCTION LIMITED

GOODSON ARCHITECTS
LIMITED
UNIT 23, 13 LEEDS STREET
WELLINGTON, NEW ZEALAND
TEL 04-381 0385 FAX 04-381 0389
EMAIL: mail@goodsonarchitects.co.nz

DATE	17/05/2011	Drawing No:	BC2.02	Revision
JOB NO	317			
SCALE	1:200			
DRAWN	HL			
ORIGINAL	A2			

BUILDING CONSENT SET

© Copyright Goodson Architects Ltd 2011



Drawn: SEG Date: 18/04/11

Job No: 109964 Sheet No: FS 101 Rev: A

This sketch does not constitute a complete fire engineering design or detail. Detailed construction drawings are provided by others, best viewed in colour. Not all fire separations around ducts and shafts are shown.

Sketch Title

Fire Separations & Means of Escape

Ground Floor

Project Title

40 Bouverie Street, Petone - Seismic Strengthening.

Legend

30 30 (30)/30/30 5m

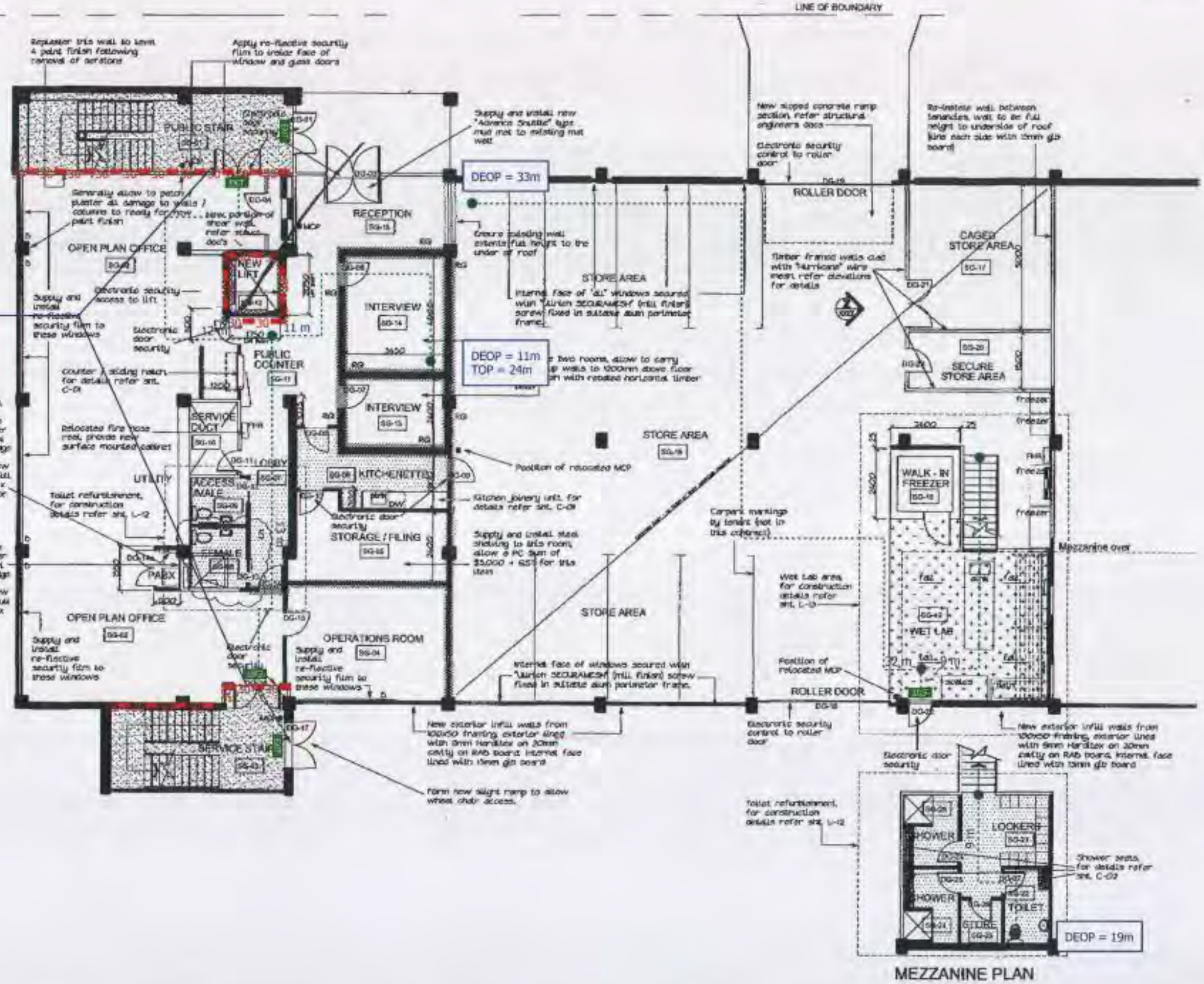
EXIT Exit Sign

Egress route (no requirement for direction of door swing)

The doors into the stairwells were untagged and it was not possible to determine their fire resistance rating that they provide.
All doors within fire separation are to be retro fitted with intumescent fire seals

Position of security pins, provide 6mm white melamine patch panel over glb board panel to have PVC edge cladding and removable screw fixings. Panel full width of wall x 800 above floor to 1800 above floor

Provide 6mm white melamine patch panel over glb board panel to have PVC edge cladding and removable screw fixings. Panel full width of wall x full height to ceiling



REGISTERED ARCHITECTS ANZIA
Ground Floor, Exchange Place
5-7 Villiston Street, P.O.Box 24431
Wellington - New Zealand
Ph (04) 473 2810 Fax (04) 473 2811

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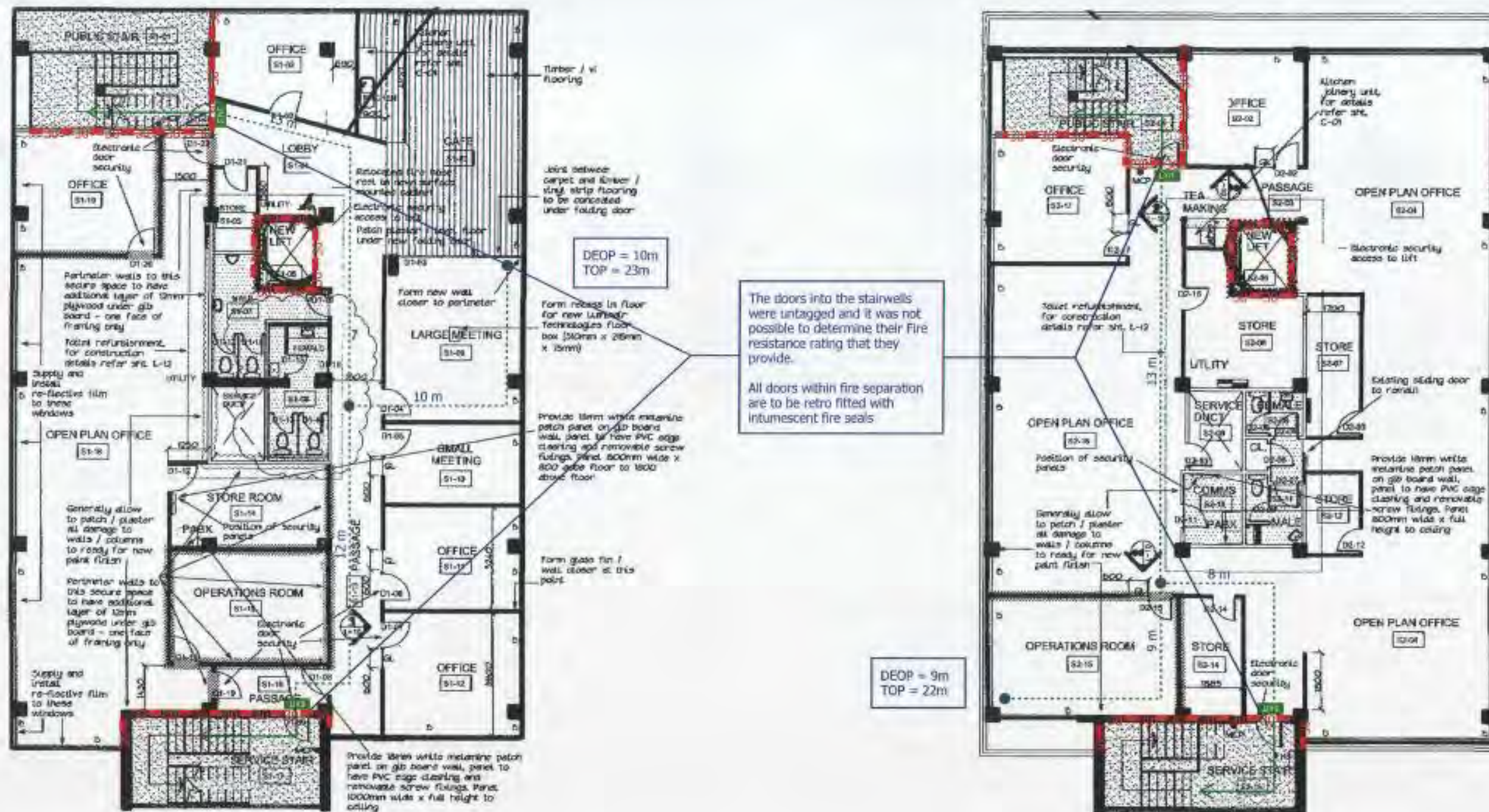
PROJECT
BUILDING REFURBISHMENT AND
TENANCY FITOUT
FOR
BALANCED INVESTMENTS

ADDRESS
40 BOUVERIE STREET
PETONE.

SHEET TITLE
CONSTRUCTION PLANS
GROUND FLOOR

SCALE 1:100 @ A2
WRF 1561YLOG
The contractor shall verify all dimensions on site. Any discrepancy in this drawing must be referred to the Architect for clarification prior to commencement of construction.

DATE 22/01/2007
COMPUTER REF. No. 1561EL04
C-Code / DWG No. L-04 / 5



The doors into the stairwells were untagged and it was not possible to determine their Fire resistance rating that they provide. All doors within fire separation are to be retro fitted with intumescent fire seals.

AMENDMENTS	
1 22/01/2008	Consent issue
2 09/10/2008	Amended Consent
3 21/11/2008	Construction start
4 20/11/2008	Lift shaft adjustments / re-design
5 21/12/2008	PABX / security panels added
6 20/10/2007	Level 1 toilet allowed
7 31/01/2007	Level 2 toilet door to remain Level 1 female toilet allowed



REGISTERED ARCHITECTS ANZCA
Ground Floor, Exchange Place
5-7 Wilton Street, P.O. Box 24431
Wellington - New Zealand
Ph (04) 473 2810 Fax (04) 473 2811

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PROJECT
**BUILDING REFURBISHMENT AND
TENANCY FITOUT
FOR
BALANCED INVESTMENTS**

ADDRESS
40 BOUVERIE STREET
PETONE

SHEET TITLE
**CONSTRUCTION PLANS
LEVELS 1 AND 2**

SCALE 1 : 100 @ A2

REF 1561YL01 / 1561YL02

The contractor shall verify all dimensions on site. Any discrepancy in this drawing must be referred to the Architect for clarification prior to installation of construction.

DATE 31 / 01 / 2007

COMPUTER REF. No. 1561EL05

C.Case / DWG No. L - 05 Rev. 7

FILE CODE: 1222

Unit 10/19-25 Arthur St,
PO Box 38 607
Wellington Mail Centre
Lower Hutt 5045
Telephone: 04 802 4301



BUILDING WARRANT OF FITNESS
FORM 12 SECTION 108 BUILDING ACT 2004

BUILDING		
Street address of Building: 40 Bouverie Street, Petone 5012		Compliance Schedule No.: CS1643
		BWOF Expiry Date: 20 th August 2026
Legal Description: LOT 2 DP 87775	Highest fire hazard category: 3	Location of Building within site block:
Level/Unit Number: Ground level & Mezzanine Floor	Year Constructed: 2009	Intended life (if 50 years or less): Indefinite
Building Name: HUMES		Used as: Office/Warehouse Occupancy: 13
OWNER		
PWMC Property Investments Ltd PO Box 33055 Petone		
SPECIFIED SYSTEMS		
SS2	Emergency Warning System	
SS4	Emergency Lighting System	
SS14/2	Signs for Systems	
SS15/2	Final Exits	
SS15/3	Fire Separations	
SS15/4	Signs for communicating information intended to facilitate evacuation	

The Compliance Schedule and records are kept at: Unit 10 - 19/25 Arthur Street, Wellington

The inspection, maintenance, and reporting procedures of the compliance schedule for the specified systems as above, have been fully complied with during the 12 months prior to the date stated:

Signature of Owner / Agent: 	Print Name: Kelly Te Huna Redfire Systems	Date: 22/07/2025
--	--	----------------------------

Agent on behalf of and with the authority of the owner:

Unit 10/19-25 Arthur St,
 PO Box 38-607
 Wellington Mail Centre
 Lower Hutt 5045
 Telephone: 04 802 4301



**FORM 12A
 CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE, AND
 REPORTING PROCEDURES
 SECTION 108 (3) (c) – BUILDING ACT 2004**

FILE CODE: 1222

THE BUILDING:

Street Address of the building: 40 Bouverie Street, Petone 5012
 Legal description of land where building is located: LOT 2 DP 87775
 Building Name: Humes
 Location of building within site / block number:
 Level / Unit number: Ground level & Mezzanine Floor

THE OWNER:

Name of Owner: PWMC Property Investments Ltd
 Mailing Address: PO Box 33055
 Petone

COMPLIANCE:
 The inspection, maintenance, and reporting procedures of the compliance schedule (No: CS1643) have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

SS4	EMERGENCY LIGHTING SYSTEM
SS14/2	SIGNS FOR SYSTEMS
SS15/2	FINAL EXITS
SS15/3	FIRE SEPARATIONS
SS15/4	SIGNS FOR COMMUNICATING INFORMATION INTENDED TO FACILITATE EVACUATION

Signed for *or* on behalf of the building owner:

SIGNATURE: _____

NAME: Nick Hendriks

IQP REGISTRATION NO: 117715

DATE: 22/7/2025



CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108 (3) (c), Building Act 2004

THE BUILDING

Street address of building: 40 Bouverie Street, Petone 5012
 Legal description of land where building is located: LOT 2 DP 87775
 Building name: **Humes**
 Location of building within site/ block number: Refer page 6 of CS
 Level/ Unit number: Ground level and Mezzanine floor
 Compliance Schedule No: CS1643

THE OWNER

Name of Owner: PWMC Property Investments Ltd
 Contact Person: Vicky Bennett
 Mailing Address: PWMC Property Investments Ltd P O Box 33055
 PETONE
 Physical Address: Not Supplied
 Contact Number: 04 5685404
 Email Address: accounts@pwmc.co.nz

COMPLIANCE

The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the **12 Months** prior to the date stated below in relation to the following specified system/s:

Feature	Service Provider	IQP Details
<ul style="list-style-type: none"> SS 2 - Automatic or manual emergency warning systems 	FIRE SECURITY SERVICES	<p>Name: Gavin Rhodes IQP Registration No: 411791 Date: 17th Jul 2025</p> 

ARCH36806

Ian Dunn
City Secretariat
RM20-16-02

13 May 1993

Mr L A Pickering
Maintenance Co-ordinator
Property Office
Energy Direct Corporation
Private Bag
LOWER HUTT

Dear Mr Pickering

Removal of Designation - "Hutt Valley Energy Board Office, Depot and Energy Distribution Purposes" - Bouverie and Udy Streets

I refer to the notice dated 18 March 1993 advising that the above designation is no longer wanted.

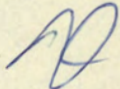
I enclose a copy of a report which came before the meeting of Council's Judicial Committee on 4 May 1993.

The Committee, in exercise of delegated authority, has resolved in terms of section 182 (2) of the Resource Management Act 1991 that the District Plan be amended to remove the designation, without further formality;

AND FURTHER

That the Regional Council be advised of such removal with advice that Council considers removal of the designation will not make the District Plan inconsistent with the Regional, Policy Statement or Regional Plan.

Yours sincerely



I J M Dunn
ADMINISTRATION OFFICER

for **GENERAL MANAGER**

THE HUTT CITY COUNCIL

JUDICIAL COMMITTEE

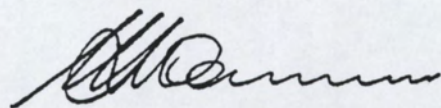
SUPPLEMENTARY ORDER PAPER

TUESDAY, 4 MAY 1993

1. RESOURCE MANAGEMENT ACT 1991 - MISCELLANEOUS

Removal of Designation - "Hutt Valley Energy Board Office, Depot and
Energy Distribution Purposes" - Bouverie and Udy Streets RM20-16-02

Report by the Planning Officer dated 22 April 1993 attached pages J. 203 -
J. 204.



3 May 1993
LOWER HUTT

M F McDonnell
CITY SECRETARY/SOLICITOR

THE HUTT CITY COUNCIL

22 April 1993

The Chair and Members
JUDICIAL COMMITTEE

UPLIFTING PART OF DESIGNATION NO. 36 "HUTT VALLEY ENERGY BOARD OFFICE, DEPOT AND ENERGY DISTRIBUTION PURPOSES" CORNER BOUVERIE AND UDY STREET PETONE

RECOMMENDATION

That Part of Designation 36 "Hutt Valley Energy Board Office, Depot and Energy Distribution Purposes" be amended on Map 3 of the Petone Borough Transitional District Plan Review No.3 by removing the designation from Lot 1 DP 72699 and that pursuant to section 182 (2)(b) of the Resource Management 1991 the Wellington Regional Council be advised that The Hutt City Council considers that removal of the designation will not make the district plan inconsistent with the regional policy statement or regional plan.

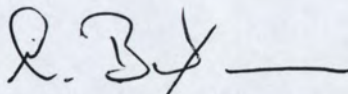
BACKGROUND

Energy Direct has subdivided its site at the corner of Bouverie and Udy Street, Petone, and sold one of the newly created lots (Lot 1 DP 72699) to the Petone Workingmen's Club. Energy Direct has given notice in terms of Sections 182 of the Resource Management Act 1991 that it no longer requires this particular lot to be designated.

In terms of section 182 (2) of the Act, Council must amend its district plan without further formality and advise the regional council of the removal, and whether it considers that the removal will make the district plan inconsistent with the regional policy statement or plan.

The removal of the designation does not create any conflict or inconsistency with the regional policy statement or plan and the Regional Council can be advised to this effect.

Report prepared by



Robert Buxton
Planning Officer

Report approved

Stuart Duncan
GROUP MANAGER DEVELOPMENT
AND COMPLIANCE

THC C 19 MAR 9 3AM

16590-126

RH20-16-02

Baverie St

Head Office

45 Knights Rd, Private Bag

Lower Hutt, New Zealand

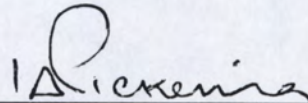
Telephone: 64-4-570 5700

Facsimile: 64-4-570 5701

**NOTICE TO TERRITORIAL AUTHORITY, ETC OF REMOVAL OF
DESIGNATION OR HERITAGE ORDER UNDER SECTION 182 OF
THE RESOURCE MANAGEMENT ACT 1991**

To The Hutt City Council and the Petone Workingmen's Club:-

1. I, Mr L. A. Pickering as agent for the Hutt Valley Energy Board, give notice that I no longer require the following designation or heritage order:
Designation - "for Energy Distribution Purposes".
Legal Description - Lot 1 D.P. 72699.
2. I now request the territorial authority to amend the district plan as required by section 182 of the Resource Management Act 1991.



L. A. Pickering
MAINTENANCE CO-ORDINATOR
PROPERTY

18/3/93

THE HUTT CITY COUNCIL

22 April 1993

The Chair and Members
JUDICIAL COMMITTEEUPLIFTING PART OF DESIGNATION NO. 36 "HUTT VALLEY ENERGY BOARD
OFFICE, DEPOT AND ENERGY DISTRIBUTION PURPOSES" CORNER BOUVERIE
AND UDY STREET PETONERECOMMENDATION

That Part of Designation 36 "Hutt Valley Energy Board Office, Depot and Energy Distribution Purposes" be amended on Map 3 of the Petone Borough Transitional District Plan Review No.3 by removing the designation from Lot 1 DP 72699 and that pursuant to section 182 (2)(b) of the Resource Management 1991 the Wellington Regional Council be advised that The Hutt City Council considers that removal of the designation will not make the district plan inconsistent with the regional policy statement or regional plan.

BACKGROUND

Energy Direct has subdivided its site at the corner of Bouverie and Udy Street, Petone, and sold one of the newly created lots (Lot 1 DP 72699) to the Petone Workingmen's Club. Energy Direct has given notice in terms of Sections 182 of the Resource Management Act 1991 that it no longer requires this particular lot to be designated.

In terms of section 182 (2) of the Act, Council must amend its district plan without further formality and advise the regional council of the removal, and whether it considers that the removal will make the district plan inconsistent with the regional policy statement or plan.

The removal of the designation does not create any conflict or inconsistency with the regional policy statement or plan and the Regional Council can be advised to this effect.

Report prepared by


Robert Buxton
Planning Officer

Report approved

Stuart Duncan
GROUP MANAGER DEVELOPMENT
AND COMPLIANCE

THCC 19 MAR 9 3AM

16590-126

R120-16-02

Baverie St

Head Office

45 Knights Rd, Private Bag

Lower Hutt, New Zealand

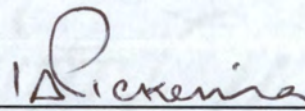
Telephone: 64-4-570 5700

Facsimile: 64-4-570 5701

**NOTICE TO TERRITORIAL AUTHORITY, ETC OF REMOVAL OF
DESIGNATION OR HERITAGE ORDER UNDER SECTION 182 OF
THE RESOURCE MANAGEMENT ACT 1991**

To The Hutt City Council and the Petone Workingmen's Club:-

1. I, Mr L. A. Pickering as agent for the Hutt Valley Energy Board, give notice that I no longer require the following designation or heritage order:
Designation - "for Energy Distribution Purposes".
Legal Description - Lot 1 D.P. 72699.
2. I now request the territorial authority to amend the district plan as required by section 182 of the Resource Management Act 1991.



L. A. Pickering
MAINTENANCE CO-ORDINATOR
PROPERTY

18/3/93

Form 16

Reg 19

NOTICE TO TERRITORIAL AUTHORITY, ETC OF REMOVAL OF
DESIGNATION OR HERITAGE ORDER UNDER SECTION 182 ~~OR~~
~~SECTION 196~~ OF THE RESOURCE MANAGEMENT ACT 1991

To [Name of territorial authority] and to [Name of owner and occupier of any land to which designation or heritage order relates and other persons likely to be affected]

1. I, [Name and address of requiring authority or heritage protection authority] give notice that I no longer require the following designation or heritage order [Give full description of the site or property and, for designations, a description of the work]:

2. I now request the territorial authority to amend the district plan as required by section 182 ~~or section 196~~ of the Resource Management Act 1991.

.....
[Signed for and on behalf of
requiring authority or heritage
protection authority]

.....
[Date]

Robert Buxton, Petone Service Centre, 5685-079
RM20-02P
02-B40-38
16590/125

29 January 1992

Mr J.N. Knox
Assistant Engineer,
Gas Direct
Private Bag,
PETONE

Dear Mr Knox

**CERTIFICATE OF COMPLIANCE FOR LPG STORAGE AND DISTRIBUTION FACILITY AT 38
BOUVERIE STREET, PETONE.**

Acting under delegated authority from The Hutt City Council. according to Section 34 of the Resource Management Act 1991, I wish to advise that your request for a Certificate of Compliance for the proposal listed below has been GRANTED.

The proposal as outlined in your request is to:

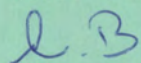
Install an LPG bulk storage tank and decanting facility to be used for fill LPG bottles for forklift trucks and domestic users, and for filling leisure LPG bottles. The facility may also be used for fitting vehicle LPG tanks sometime in the future. The facility is to be sited at the Gas Direct depot, 38 Bouverie Street, Petone being Lot 1, DP 24727.

The site is designated for "Hutt Valley Energy Board Offices, Depot and Energy Distribution Purposes". As such your proposal was permitted when your request was received on 23 January 1992. In accordance with Section 125 of the Resource Management Act 1991 this Certificate of Compliance will lapse after two years unless the proposal is undertaken within this time limit.

This granting is in accordance with section 139 of the Resource Management Act 1991 and is subject to the following conditions.

1. Compliance with all relevant Council bylaws and the Dangerous Goods (Class 2 Gases) Regulation 1980.
2. The proposal to be substantially in accordance with the plans submitted.

Yours sincerely



Robert Buxton
Planning Officer
Petone Service Centre
for GROUP MANAGER DEVELOPMENT AND COMPLIANCE

Ref.: JNK:MK/0051

Received at
Petone Service Centre
on 24 / 1 / 92*Office and Depot*
38 Bouverie Street
Private Bag, Petone
New Zealand
Telephone: 64-4-570 5800
Facsimile: 64-4-570 5811

21st January, 1992

Gas Appliance Showroom
Lower Hutt
Queensgate Centre
Telephone: 64-4-570 5759Lower Hutt City Council,
Private Bag,
LOWER HUTT.ATTENTION: MR. ROBERT BUXTON, PETONE SERVICE CENTRERE: PLANNING APPROVAL - L.P.G. BULK STORAGE
FACILITY, BOUVERIE STREET DEPOT, PETONE

Dear Sirs,

It is proposed to build an L.P.G. bulk storage tank and decanting facility on site at our Bouverie Street Depot.

At this stage it is intended that the L.P.G. facility be used for:-

- a) Filling of L.P.G. bottles for forklift trucks.
- b) Filling of L.P.G. bottles for domestic users.
- c) Filling of Leisure L.P.G. bottles.

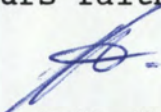
We also may use this facility to fill vehicle L.P.G. tanks sometime in the future.

Drawings of the proposed layout and location of plant, etc. (with respect to boundaries) has been included for your information.

We ask that L.H.C.C. issues GasDirect with a Certificate of Compliance for the L.P.G. facility as required under the new Resources Management Act. A cheque for \$100.00 is included to cover this cost.

We would appreciate your proceeding with the above certificate as soon as possible, because we would like to order part of the equipment. If you can foresee any delays could you please contact the undersigned.

Yours faithfully,


J.N. Knox
ASST. ENGINEER

16590/125

Copy: Senior Planner/Development Control
City Surveyor
Subdivision Engineer
Planning Officer - Petone

Ian Dunn
City Secretariat
RM20-05 02-B40-38

17 April 1991

Messrs Cuttriss McKenzie Martin Ltd
Registered Surveyors
P O Box 30-429
LOWER HUTT

Dear Sirs

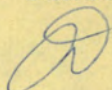
Proposed Boundary Adjustment Hutt Valley Energy Board Lots 2 and
3 DP 24727 - Corner Bouverie & Udy Streets

Your Reference: 12804

Further to my letter dated 22 March 1991 I wish to advise that, in exercise of powers delegated to it by Council, the Petone Local Hearings Subcommittee has resolved in terms of Parts XX and XXI of the Local Government Act 1974, this scheme be approved.

It will be in order for you to forward the principal plan, together with a photostat copy thereof, for execution under Council's Seal, accompanied by Council's usual sealing fee of \$27.00 including G.S.T.

Yours sincerely



I J M Dunn
ADMINISTRATION OFFICER

for GENERAL MANAGER

THE LOWER HUTT CITY COUNCIL

MEMO:

MRS D DOOLAN JP
CHAIRPERSON
PETONE LOCAL HEARINGS COMMITTEE

REF:
RM20-05-1

16590/125

Copy: Senior Planner/Development Control
City Surveyor
Planning Officer - Petone

8 April 1991

APPROVAL OF SCHEME PLAN OF SUBDIVISION

At the meeting of Council on 26 February 1990 the Council resolved that the approval of scheme plan of subdivision under Parts XX and XXI of the Local Government Act 1974 should be delegated to Planning Applications Subcommittees.

In accordance with that delegation the following scheme plan of subdivision under Parts XX and XXI of the Local Government Act 1974 is submitted to you for consideration.

Proposed Boundary Adjustment Hutt Valley Energy Board Lots 2 and 3 DP 24727 - Corner Bouverie & Udy Streets RM20-05 02-B40-38

I enclose a letter dated 11 March 1991 from Messrs Cuttriss McKenzie Martin Ltd, Registered Surveyors, together with the enclosures referred to therein.

The scheme merely adjusts the boundaries of two existing lots which will continue to comply with the standards as contained in the Petone Borough District Planning Scheme Review No. 3. In that scheme the land is, of course, designated 'Hutt Valley Energy Board Office, Depot and Energy Distribution Purposes.'

There are no conditions proposed for this scheme of boundary adjustment.

RECOMMENDATION:

"That in terms of Parts XX and XXI of the Local Government Act 1974 the foregoing scheme of boundary adjustment be approved.

...2/

The above recommendation is submitted to you for consideration. Approval will enable the execution under Seal of the survey plan prepared by Mr Sarniak-Thomson. Please approve the above recommendation by signing in the space below and return this report to me in the envelope supplied for that purpose. Thank You.



I J M Dunn
ADMINISTRATION OFFICER

The foregoing recommendation is approved.

D R Doolan
Chairperson
PETONE LOCAL HEARINGS COMMITTEE



Cuttriss, McKenzie, Martin Ltd.

REGISTERED SURVEYORS — CONSULTING ENGINEERS

Directors

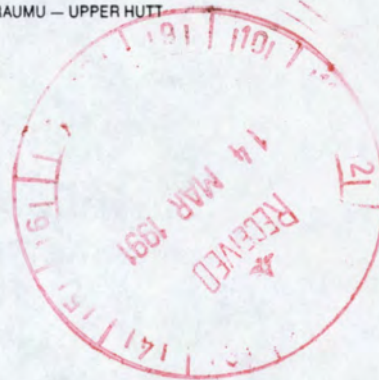
BARRIE N. SHUTE, F.N.Z.I.S.
ALAN L. MILNE, M.N.Z.I.S.
RONALD D. LUCAS, DIP. SURV., M.N.Z.I.S.
ROBERT E. LENDRUM, M.N.Z.I.S.
OWEN V. WEATHERHEAD, M.I.P.E.N.Z.
ROBERT T. SOWRY, M.N.Z.I.S.
W. MARK EDGAR, B. SURV. M.N.Z.I.S.

LOWER HUTT — PARAPARAUMU — UPPER HUTT

16590/125

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

11 March 1991



LUCAS/12804

The Town Planner
Lower Hutt City Council
Private Bag
LOWER HUTT

RE: PROPOSED BOUNDARY ADJUSTMENT, CNR BOUVERIE & UDY STREETS
PEIONE FOR HUTT VALLEY ENERGY BOARD

We enclose three copies of our scheme plan number 12804-1 sheet 1 that we submit for scheme plan approval by your council.

The purpose of this scheme plan is to adjust the boundaries between the two underlying certificates of title to the new position as shown on the scheme plan.

We have searched the council records and inspected the site and believe that the existing services for each separate certificate of title will be contained within the lots being serviced.

Copies of the two underlying certificates of title are enclosed for your information.

Also enclosed is a cheque for \$54.00 being the perusal fee due.

If you require any further information could you please contact us as we now await your notification of scheme plan approval.

Yours faithfully

CUTTRISS, MCKENZIE, MARTIN LTD
Encl

RECEIPT No.	70/00
ISSUED FOR \$	54-
DATE	12/3/91

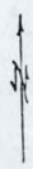


NEW ZEALAND

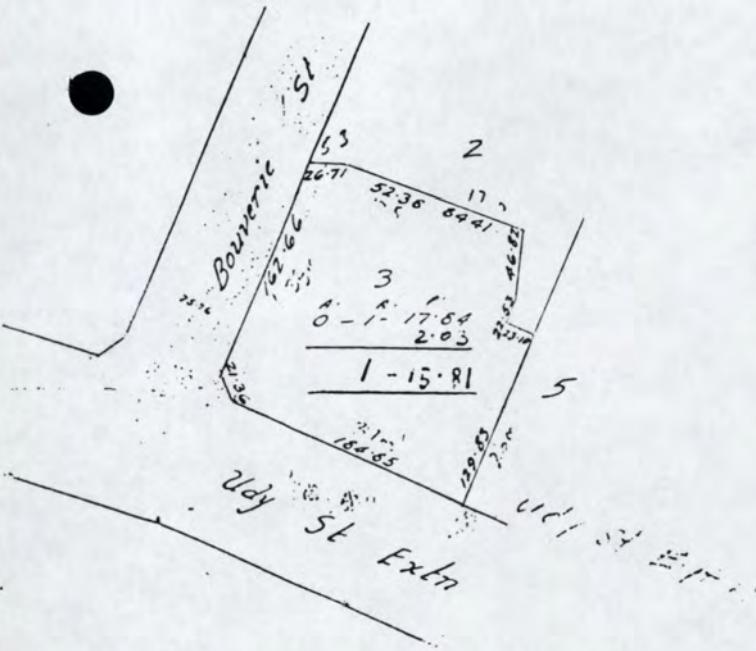
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Tenth day of May, one thousand nine hundred and Fifty-six
 under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that
McLOUGHLIN ASPHALTS LIMITED a duly incorporated company having its registered office in the City of
Wellington

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under
 written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General
 Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several
 admeasurements, a little more or less, that is to say: All that parcel of land containing 1 ROD 17.84 PERCHES more or less situate
 in the Borough of Petone being part of Section 6 of the Hutt District and being also Lot 3 on Deposited
Plan No. 12629



[Signature]
 District Land Registrar.



Scale: 1 chain to an inch.

Fencing covenant contained in Transfer No. 397960
Transfer 402893 M. Loughlin Asphalts Limited to Thomas Edward M. Loughlin St Lower Hutt Company Director
Produced 3RD April 1957 at 11-44 A.M.
M. Woodcock A.L.R.

2-03p Transfer 519172 dedication of Lot 1
Plan 23551 is and for a public street
- 31-1-1962 at 2:17 p.m.
[Signature] A.L.R.

Transmission 885676 to Edward Lance McLoughlin and David Robert McLoughlin, both of Lower Hutt, Company Directors and Robert John Craig of Wellington, Solicitor as Executors Entered 27.2.1971 at 1.58 p.m.
H.T. Hussey A.L.R.

Transfer 914551 of balance to McLoughlin Asphalts Limited at Lower Hutt - 19.4.1972 at 10.37 a.m.
H.T. Hussey A.L.R.

Mortgage 914552 of 205-13-1 the Dominion Life Assurance Office of W. A. L. & Co. Limited -
 19.4.1972 at 10.38 a.m.
[Signature] A.L.R.

Transfer 205413.2 to The Hutt Valley Electric Power and Gas Board - 25.8.1976 at 2.12 p.m.
[Signature] A.L.R.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

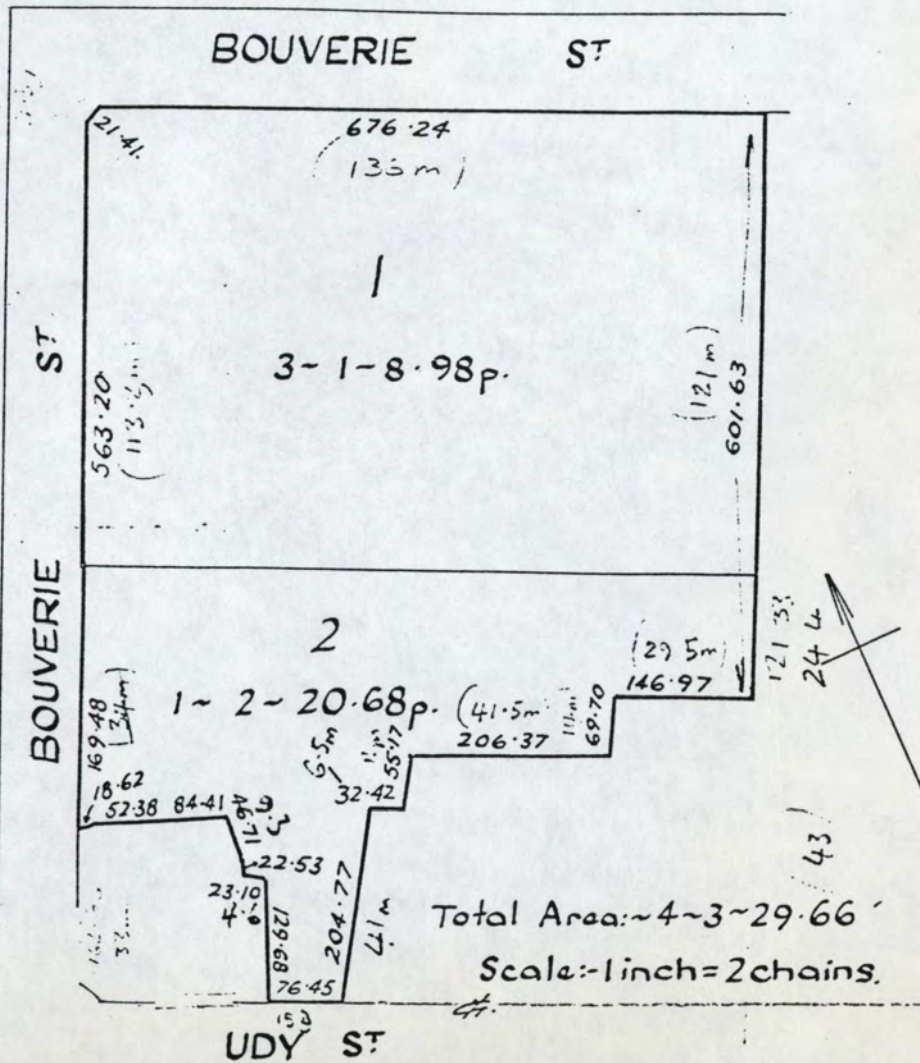
This Certificate dated the 11th day of March one thousand nine hundred and sixty-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that HUTT VALLEY ELECTRIC POWER AND GAS BOARD

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified in the memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon to be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4 ACRES 3 ROODS 29.66 PERCHES more or less situate in the Borough of Petone being part Section 6 Hutt District and being also Lots 1 and 2 on Deposited Plan 24727 —



Assistant Land Registrar



No. E2 / 103

No	AMENDMENT	NAME	DATE

NOTE: - AREAS & DIMENSIONS SUBJECT TO SLIGHT ALTERATION ON FINAL L.T. SURVEY.
- SERVICES FROM L.H.C.C. RECORDS.

TOTAL AREA = 2.1384ha

Cuttriss, McKenzie, Martin Ltd
CMM REGISTERED SURVEYORS-CONSULTING ENGINEERS

- 3rd Floor PHILLIPS NICHOLSON BUILDING 44 QUEENS DRIVE LOWER HUTT PO BOX 30 429 Telephone (04) 664-197
- STATE INSURANCE BUILDING RIMU ROAD PARAPARAUMU PO BOX 1445 Telephone (058) 85-319
- CHAPMAN HOUSE 108 MAIN STREET UPPER HUTT PO BOX 40 083 Telephone (04) 279-028

COPYRIGHT OF THIS DRAWING IS VESTED IN CUTTRISS, MCKENZIE, MARTIN LTD

CLIENT
HUTT VALLEY ENERGY BOARD

JOB
PROPOSED BOUNDARY ADJUSTMENT BETWEEN LOTS 2 & 3 D.P. 24727
C/S.T. 701/18 & E2/103

SCALE
1:500 & 1:2000

FIELDWORK	NAME	DATE	DRAWING NUMBER 12804
DESIGNED	A.T.McC	2/91	
DRAWN	R.O.L	2/91	
CHECKED	A.T.McC	2/91	

SHEET 1 OF 4 SHEET



SCALE 1:500

TOTAL SITE SCALE 1:2000

FILE MADE 16 590/125/1
- NOT THERE

SPENCER, HOLMES MILLER & JACKSON

CONSULTING CIVIL & STRUCTURAL ENGINEERS, REGISTERED SURVEYORS



37/39
WOT

TELEPHONE: 722-261

MARTYN G. SPENCER, C.Eng., MICE, FNZIE
SIR HOLMES MILLER, OBE, BA, FNZIS
DONALD A. JACKSON, C.Eng., BSc (Eng.), MICE, MNZIE
BRUCE L. PURDIE, MNZIS
PETER C. SMITH, BE, MNZIE

P.O. BOX 588
WELLINGTON, 1, N.Z.

A.M.P. CHAMBERS
187 FEATHERSTON STREET
WELLINGTON, 1, N.Z.

C/2500/61/PCS

12 March 1980

Cook Nightingale & Associates,
P.O. Box 30188,
LOWER HUTT.

COPY

PETONE BOROUGH COUNCIL
RECEIVED
14 MAR 1980
INWARDS
LETTER No.

Dear Sir,

PETONE BOROUGH COUNCIL : STRUCTURAL CHECKING
HVEP & GB - PETONE DEPOT - ADDITIONS & ALTERATIONS

We confirm that as structural consultants to the Petone Borough Council we are at present checking the above project for permit purposes.

Yours faithfully,
SPENCER, HOLMES MILLER & JACKSON

P. C. SMITH

c.c. ✓ The Petone Borough Council

Mr. Douglas
" Ellens
" Brickett
" [unclear]
" [unclear]

ARCH62379

14th August, 1968.

Messrs. Phillips, Shayle-George & Co.,
P.O. Box 38-015,
P E T O N E.

FOR THE ATTENTION OF MR. T.L. COLES.

Dear Sirs,

HUTT VALLEY ELECTRIC POWER AND GAS BOARD SUBDIVISION -
BOUVERIE STREET, PETONE.

On 8th April, 1963 I forwarded my file on the above subject,
the last advice from you being on 5th October 1965.

I note that I have the Title in my hands, the only thing
now remaining to be cleared up is for you to return my file previous
to 8th April, 1963. Many thanks.

Yours faithfully,



TOWN CLERK.

*File Returned
23/8/76*

PHILLIPS SHAYLE-GEORGE & CO.

BARRISTERS AND SOLICITORS

GEORGE COLEMAN PHILLIPS
COMMISSIONER FOR AFFIDAVITS
FOR ALL AUSTRALIAN STATES
STEPHEN JOHN SHAYLE-GEORGE, LL.B.
PETER JOHN BURROWS, LL.B.
TERRY LAWRENCE COLES, LL.B.
GILBERT CHARLES HOGG, LL.B.
DENIS GRENVILLE THOM, LL.B.

TLC:BJR

OUR REFERENCE
IF CALLING, PLEASE ASK FOR

MR. COLES

TELEPHONE: 690-124

P.O. BOX 15

PETONE

CORNER JACKSON & BUICK STREETS
PETONE, N.Z.

ALSO AT WELLINGTON IN
GOVERNMENT LIFE INSURANCE BUILDING

16th March, 1966.



The Town Clerk,
Petone Borough Council,
PETONE.

Dear Sir,

RE: HUTT VALLEY ELECTRIC POWER AND GAS BOARD

We enclose a note of our costs and disbursements in connection with the Board. We also enclose Certificate of Title No. D4/429 for Lot 4 on D.P. 24727. This is the land transferred to the Council by the Board.

X

*In deeds box
Stanger
[Signature]*

Yours faithfully,
PHILLIPS SHAYLE-GEORGE & CO.

PER:

[Signature]

ENCL:

22nd March, 1966.

Messrs. Phillips, Shaylor-George & Co.,
P.O. Box 15,
P E T O N E.

FOR THE ATTENTION OF MR. COLES.

Dear Sirs,

HUTT VALLEY ELECTRIC POWER AND GAS BOARD

I acknowledge receipt of your letter of 16th March 1966 enclosing the Certificate of Title numbered DA/429 for the lot passed over to the Council as reserve contribution.

A cheque for your costs will be available shortly.

I wrote to you on 8th December 1964 asking whether there are any survey fees incurred on Council's behalf and presume that you have not paid any to the surveyors. Could you please return the file sent to you around about August 1962.

Yours faithfully,



TOWN CLERK.

-6. JUN. 1968

Mr. Coles - file to return

Done 23/8/76

Manager has 0 note left file
4/10/66 @ 6 applications

HILLIPS SHAYLE-GEORGE & CO.

BARRISTERS AND SOLICITORS

GEORGE COLEMAN PHILLIPS
COMMISSIONER FOR AFFIDAVITS
FOR ALL AUSTRALIAN STATES
STEPHEN JOHN SHAYLE-GEORGE, LL.B.
PETER JOHN BURROWS, LL.B.
TERRY LAWRENCE COLES, LL.B.
GILBERT CHARLES HOGG, LL.B.
DENIS GRENVILLE THOM, LL.B.

OUR REFERENCE TLC:BJR
IF CALLING, PLEASE ASK FOR
MR. COLES

TELEPHONE: 690-124
P.O. BOX - 15
PETONE

CORNER JACKSON & BUICK STREETS
PETONE, N.Z.

ALSO AT WELLINGTON IN
GOVERNMENT LIFE INSURANCE BUILDING

5th October, 1965.

The Town Clerk,
Petone Borough Council,
PETONE.



Dear Sir,

RE: HUTT VALLEY ELECTRIC POWER AND GAS BOARD

The transfer and dedication to the Council were registered on 30th September 1965. We shall forward you the new title when it issues. It may be two to three months before the title is available. Now that the transfer has been registered, full legal ownership is vested in the Council, the issue of the title being only a formality.

Yours faithfully,
PHILLIPS SHAYLE-GEORGE & CO.

PER:

Title

PHILLIPS SHAYLE-GEORGE & CO.

BARRISTERS AND SOLICITORS

GEORGE COLEMAN PHILLIPS
COMMISSIONER FOR AFFIDAVITS
FOR ALL AUSTRALIAN STATES
STEPHEN JOHN SHAYLE-GEORGE, LL.B.
PETER JOHN BURROWS, LL.B.
TERRY LAWRENCE COLES, LL.B.
GILBERT CHARLES HOGG, LL.B.
DENIS GRENVILLE THOM, LL.B.

OUR REFERENCE TLC:BJR
IF CALLING, PLEASE ASK FOR
MR. COLES

TELEPHONE: 690-124

P.O. Box - 15

PETONE

CORNER JACKSON & BUICK STREETS
PETONE, N.Z.

ALSO AT WELLINGTON IN
GOVERNMENT LIFE INSURANCE BUILDING

6th September, 1965.

The Town Clerk,
Petone Borough Council,
PETONE.



Dear Sir,

RE: HUTT VALLEY ELECTRIC POWER AND GAS BOARD
SUBDIVISION

We thank you for your letter of 2nd September 1965. The documents have been forwarded to our Wellington Office for stamping and registration.

Yours faithfully,
PHILLIPS SHAYLE-GEORGE & CO.

PER:

A handwritten signature in blue ink, appearing to be "J. W. S.", written over the "PER:" label.

2nd September, 1965.

Messrs. Phillips, Shayle-George & Co.,
P.O. Box 15,
P E T O N E.

FOR THE ATTENTION OF MR. COLES.

Dear Sirs,

HUTT VALLEY ELECTRIC POWER AND GAS BOARD - SUBDIVISION.

In reply to your letter of 31st August 1965, I enclose herewith the Dedication of the land for 'street' purposes duly executed under the Seal of the Council.

Yours faithfully,



TOWN CLERK.

Letter box file

PHILLIPS SHAYLE-GEORGE & CO.

BARRISTERS AND SOLICITORS

GEORGE COLEMAN PHILLIPS
COMMISSIONER FOR AFFIDAVITS
FOR ALL AUSTRALIAN STATES
STEPHEN JOHN SHAYLE-GEORGE, LL.B.
PETER JOHN BURROWS, LL.B.
TERRY LAWRENCE COLES, LL.B.
GILBERT CHARLES HOGG, LL.B.
DENIS GRENVILLE THOM, LL.B.

OUR REFERENCE TLC:BJR
IF CALLING, PLEASE ASK FOR
MR. COLES

TELEPHONE: 690-124
P.O. Box - 15
PETONE

CORNER JACKSON & BUICK STREETS
PETONE, N.Z.

ALSO AT WELLINGTON IN
GOVERNMENT LIFE INSURANCE BUILDING

31st August, 1965.

The Town Clerk,
Petone Borough Council,
Private Bag,
PETONE.



Dear Sir,

RE: HUTT VALLEY ELECTRIC POWER AND GAS BOARD

We enclose the Dedication for sealing by the Council and return to us. As soon as the Dedication is returned, we will be able to register the Dedication and transfer of Lot 4 to the Council.

Yours faithfully,
PHILLIPS SHAYLE-GEORGE & CO

PER: 

ENCL:

Return to Town Clerk

21st May, 1965.

Messrs. Phillips, Shayle-George & Co.,
P.O. Box 15,
P E T O N E.

FOR THE ATTENTION OF MR. COLES.


Dear Sirs,

HUTT VALLEY ELECTRIC POWER AND GAS BOARD -
SUBDIVISION.

Further to my letter of 27th January 1965, could you please advise as urgently as possible, as to what stage the dedication of Land for Street Purposes and the Reserve contribution of Lot A, has reached.

I have received an enquiry from General Motors Limited with regard to an impending claim by some person who injured themselves on what I presume to be the portion of land to be dedicated for street, and I would like to be able to advise them as to whether the land is in Council ownership or not. This is urgent.

Yours faithfully,



TOWN CLERK.

27th January, 1965.

Messrs. Phillips, Hollings & Shayle-George,
P.O. Box 15,
P E T O N E.

FOR THE ATTENTION OF MR. COLES.

Dear Sirs,

HUTT VALLEY ELECTRIC POWER AND GAS BOARD -
SUBDIVISION.

I refer to my letter of 1st July, 1964 on the above subject and would be pleased if you could advise me as to what action has been taken to finalise this subdivision.

I am particularly interested in Lot 4, which the Council is intending to use for specific purposes, but do not want to recommend its use until the ownership has passed across to the Council. Could you please expedite your reply.

Yours faithfully,



TOMN CLERK.

1st July, 1964.

Messrs. Phillips, Hollings & Shayle-George,
P.O. Box 15,
P E T O N E.

FOR THE ATTENTION OF MR. COLES.

Dear Sirs,

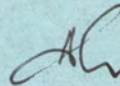
HUTT VALLEY ELECTRIC POWER AND GAS BOARD.

S U B D I V I S I O N.

You will recall my letter of 8th April, 1963 when I enclosed my file on the above subdivision with particular reference to the dedication of portions of this land for road and also the passing over of the Reserve contribution being Lot 4.

I note that the relevant legislation has gone through the House. i.e. Local Legislation Act 1963, No. 138, Clause 38 and would be pleased if you could take up with Messrs. Findlay, Hoggard, Cousins and Armstrong the question of finalising this subdivision.

Yours faithfully,



TOWN CLERK.

BARRISTERS AND SOLICITORS

CABLE & TELEGRAPHIC ADDRESS: "FINDGARD."

ALAN MURRAY COUSINS, LL.M.
RALPH THOMAS COOPER ARMSTRONG
KERRY FRANKLIN HOGGARD, LL.B.
DENIS MURRAY COUSINS, LL.B.

T. & G. BUILDING,
GREY STREET,
WELLINGTON, C.I., N.Z.
10th July, 1963.

RTCA:FRP



The Town Clerk,
Petone Borough Council,
Box 1,
PETONE.

Dear Sir,

re Hutt Valley Electric Power and
Gas Board - Proposed Subdivision
Bouverie Street:

The District Land Registrar has issued a requisition in connection with the subdivisional plan directed to the necessity for obtaining the exemption of the under-width portion of Bouverie Street from the provisions of Section 128 of the Public Works Act 1928.

As our client Board is obtaining special legislation by means of a clause inserted in the Local Legislation Bill to be introduced during the present Session of Parliament for the purpose of authorising dealings with the land in question, we are applying for the inclusion in this legislation of a special clause to cover the exemption of the under-width portion of Bouverie Street in terms of the District Land Registrar's requirements.

We enclose for your information copy of a letter in this connection which we have forwarded to the Secretary for Internal Affairs together with a copy of the amendment referred to in the letter.

Yours faithfully,

FINDLAY HOGGARD COUSINS & ARMSTRONG,

per: *[Signature]*

Encl.

*1963 Statutes Vol 2.
Page 979 Local Legislation Act
1963 no 138 Clause 38.*

Letter to Boro. Sec - finalized.

*copy:
H. Porter? ✓ 26/7/63
B/E ✓ 26/7/63*

*Please Note to interview D.R. and ascertain why policy has changed.
i.e. operation release without referring to his predecessor's no 138.
M. Boland - yours ya*

RTCA:FRP

10th July, 1963.

The Secretary for Internal Affairs,
Department of Internal Affairs,
WELLINGTON.

Dear Sir,

re Hutt Valley Electric Power and Gas
Board - Proposed Clause for Inclusion
in Local Legislation Bill:

With reference to the writer's recent telephone conversation with your Mr. L. J. Sullivan, we confirm that we are acting as Solicitors for The Hutt Valley Electric Power and Gas Board in connection with the inclusion in the Local Legislation Bill to be introduced during the present Session of Parliament of a proposed clause in terms of the draft forwarded herewith.

Since this clause was circulated to Members of Parliament concerned, and forwarded to the Minister, pursuant to Standing Order 262, it has been found necessary to have an amendment made to the clause for the purpose of complying with a requisition of the District Land Registrar in connection with the deposit of the subdivisional plan referred to in the draft clause.

The requisition was directed to the necessity for obtaining exemption from the provisions of Section 128 of the Public Works Act 1928 of the under-width portion of Bouverie Street, Petone, fronting the land included in the subdivisional plan.

We have accordingly prepared, and enclose herewith, draft of an amendment designed to satisfy this requisition, and should be pleased if consideration could be given to the incorporation of this amendment in the proposed clause as originally submitted.

As the amendment is for the purpose of curing a technicality and does not affect the substance of the transactions covered by the clause as originally sub-

mitted, the terms of the amendment have not been circulated to the Members of Parliament to whom the proposed clause was circulated in terms of Standing Order 262.

Yours faithfully,
FINDLAY HOGGARD COUSINS & ARMSTRONG,

per: 

Encl.

THE HUTT VALLEY ELECTRIC POWER AND GAS BOARD

Amendment to Proposed Clause to be Included in
the Local Legislation Bill Pursuant to Standing
Order 262 of the House of Representatives.

Insert after subclause (1) the following new
subclause (1A):-

"For the purpose of the transactions referred
to in this section, and so long as Lot 2 on
Deposited Plan number 24727 remains vested
in the Board, the division into allotments
of the land fronting the eastern side of
the under-width portion of Bouverie Street,
as shown on the said Deposited Plan number
24727, shall be deemed not to be a sub-
division for the purposes of sale within
the meaning of section one hundred and
twenty-eight of the Public Works Act 1928."

12th June, 1963.

Messrs. Phillips, Hollings & Shayle-George,
P.O. Box 15,
P E T O N E.

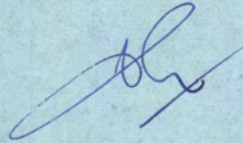
FOR THE ATTENTION OF MR. COLES.

Dear Sirs,

HUTT VALLEY ELECTRIC POWER AND GAS BOARD - SUBDIVISION.

In reply to your letter of 24th May, 1963, I now enclose
the Dedication duly executed under the seal of the Council.

Yours faithfully,



TOWN CLERK.

Telephone 61-924

Phillips, Hollings & Shayle-George

P.O. Box 15
Petone

BARRISTERS AND SOLICITORS

Our reference, TLC:MP
If calling, please ask for

Corner Jackson & Buick Streets,
Petone, N.Z.

GEORGE COLEMAN PHILLIPS
COMMISSIONER FOR AFFIDAVITS
FOR ALL AUSTRALIAN STATES
STEPHEN JOHN SHAYLE-GEORGE, LL.B
PETER JOHN BURROWS, LL.B
TERRY LAWRENCE COLES, LL.B
GILBERT CHARLES HOGG, LL.B

Mr. Coles

Also at Wellington in
Government Life Insurance Building,



24th May, 1963

The Town Clerk,
Petone Borough Council,
PETONE

Dear Sir,

re: HUTT VALLEY ELECTRIC POWER & GAS BOARD

We enclose the dedication to enable the Certificate of Resolution to be sealed by the Council. The dedication and the transfer for reserve can be registered when the sub-divisional plan has been approved as to survey.

Yours faithfully,
PHILLIPS, HOLLINGS & SHAYLE-GEORGE

Per: 

26th April, 1963.

Messrs. Phillips, Hollings & Shayle-George,
P.O. Box 15,
P E T O N E.

FOR THE ATTENTION OF MR. COLES.

Dear Sirs,

HUTT VALLEY ELECTRIC POWER AND GAS BOARD - SUBDIVISION,
BOUVIERIE STREET.

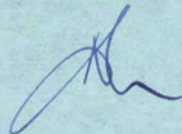
Further to my letter of 8th April, 1963, the following resolution was passed at the meeting of Council dated 9th April, 1963:-

"RESOLVED on the motion of Cr. Silbery, seconded Cr. Watson, that the Mayor, Councillors and Citizens of the Borough of Petone, incorporated under the provisions of the Municipal Corporations Act 1954, being the Local Authority within whose jurisdiction the within land is situated, doth hereby approve and accept the written dedication of this land as and for part of a public street and highway and doth hereby certify that all its requirements have been complied with and satisfied in respect of such dedication.

FURTHER RESOLVED that the Common Seal of the Mayor, Councillors and Citizens of the Borough of Petone be affixed to the document in the presence of and signed by Her Worship the Mayor and the Town Clerk."

I should be pleased if you would now prepare and forward to me for execution, the necessary documents in connection with this matter.

Yours faithfully,



TOWN CLERK.

Mr. Coles has previous file

Your Ref.
RFB/BW/L2.

24th April, 1963.

The Secretary,
Hutt Valley Electric Power and Gas Board,
P.O. Box 324,
LOWER HUTT.

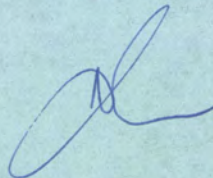
Dear Sir,

GAS WORKS PROPERTY - BOUVERIE STREET, PETONE.

In reply to your letter of 19th April, 1963, I confirm that the zoning of the Gas Works land is "Industrial" and, as such, would be available for the siting of most industrial usages subject to the usual Town Planning Regulations governing the siting of buildings etc. and provision of off-street parking.

Any intending purchasers could of course, contact this office direct for further information. There is one point which it may be advisable for any intending purchaser to know, that is the siting of the Western Hills Culvert which runs diagonally across this land. Shortly, the Council will require to have work done to strengthen the top of this culvert and it may be necessary to enter on this land to do such work. Any enquiries on this matter could of course be made to the Borough Engineer as the siting of future buildings could be complicated by the necessity of avoiding the line of this culvert.

Yours faithfully,



TOWN CLERK.

24th April, 1963.

The Secretary,
Hutt Valley Electric Power and Gas Board,
P.O. Box 324,
LOWER HUTT.

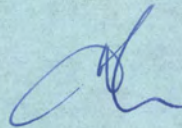
Dear Sir,

SUBDIVISION - BOUVERIE STREET.

I acknowledge receipt of your letter of 16th April, 1963 on this subject, and under the circumstances, suggest that it will not be necessary for Road Encroachment Licence to be taken out.

With regard to the bandroom etc. encroaching on a portion of your Lot 2, the Council is negotiating with the Crown for the probable sale of this property and it is intended to demolish the portion of the building which encroaches on your property. I would suggest that this matter could be allowed to rest for a couple of months to see whether the Council will in fact sell this land to the Crown, following which, I have no doubt that arrangements will be set in hand to regularize the position.

Yours faithfully,



TOWN CLERK.

THE HUTT VALLEY ELECTRIC POWER AND GAS BOARD

Please Address all Envelopes

THE HUTT VALLEY ELECTRIC POWER AND GAS BOARD,
P.O. BOX 324, LOWER HUTT,
and not to any Officer by name or title.

IN REPLY PLEASE QUOTE
LAP/BW/L2

TELEPHONE 64-729
TELEGRAMS: "ELEGAS"
LOWER HUTT

HEAD OFFICE AND SHOWROOM . . . QUEENS ROAD, LOWER HUTT

16th April, 1963

The Town Clerk,
Petone Borough Council,
P.O. Box 1,
PETONE.



Dear Sir,

Subdivision - Bouverie St.

Thank you for yours of the 8th inst. advising us that the dedication is in hand.

As regards the two buildings in question, we anticipate vacating these within two years and would demolish them in due course.

We suggest a Road Encroachment Licence for a period of three years.

While we are on the subject of encroachment, we would draw your attention to the old wooden building (bandroom, etc?) which encroaches on to portion of our Lot 2. We will require to have this area properly fenced. Does your Council intend to remove the building in the near future?

Yours faithfully,

(Robert R. Brown)
SECRETARY

MY FILE *Lang*

REFERRED TO YOU FOR:-

1. RE CRT ✓
2. ANSWERING ✓
3. ACTION ✓

RETURN THIS PLEASE

Lang

Your Ref.
RNB/EW/12.

24th April, 1963.

The Secretary,
Hutt Valley Electric Power and Gas Board,
P.O. Box 324,
LOWER HUTT.

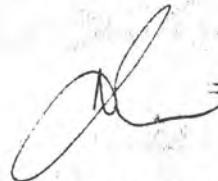
Dear Sir,

GAS WORKS PROPERTY - BOUVENIE STREET, PETONE.

In reply to your letter of 19th April, 1963, I confirm that the zoning of the Gas Works land is "Industrial" and, as such, would be available for the siting of most industrial usages subject to the usual Town Planning Regulations governing the siting of buildings etc. and provision of off-street parking.

Any intending purchasers could of course, contact this office direct for further information. There is one point which it may be advisable for any intending purchaser to know, that is the siting of the Western Hills Culvert which runs diagonally across this land. Shortly, the Council will require to have work done to strengthen the top of this culvert and it may be necessary to enter on this land to do such work. Any enquiries on this matter could of course be made to the Borough Engineer as the siting of future buildings could be complicated by the necessity of avoiding the line of this culvert.

Yours faithfully,



TOWN CLERK.

*Taken from Lower Beane
Subdivision file - Bouvenie Street*

8th April, 1963.

Messrs. Phillips, Hollings & Shayle-George,
P.O. Box 15,
P E T O N E.

FOR THE ATTENTION OF MR. COLES.

Dear Sirs,

HUTT VALLEY ELECTRIC POWER AND GAS BOARD -
SUBDIVISION - BOUVERIE STREET.

X
I enclose herewith my file on the above subdivision,
I have forwarded the Land Transfer plan to the Board's solicitors
as they require it urgently in order to sell Lot 1.

I should be pleased if you would prepare the necessary
Transfers relating to the road dedication of Lot 3 and also the
reserve contribution which is Lot 4. I note from my file that
the Council has not yet accepted dedication of Lot 3 so will have
to put the necessary resolution through at the Council meeting on
Tuesday, 9th April, 1963.

Yours faithfully,



TOWN CLERK.

8th April, 1963.

The Acting General Manager,
Hutt Valley Electric Power & Gas Board,
P.O. Box 324,
LOWER HUTT.

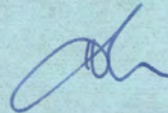
Dear Sir,

SUBDIVISION - BOUVERIE STREET.

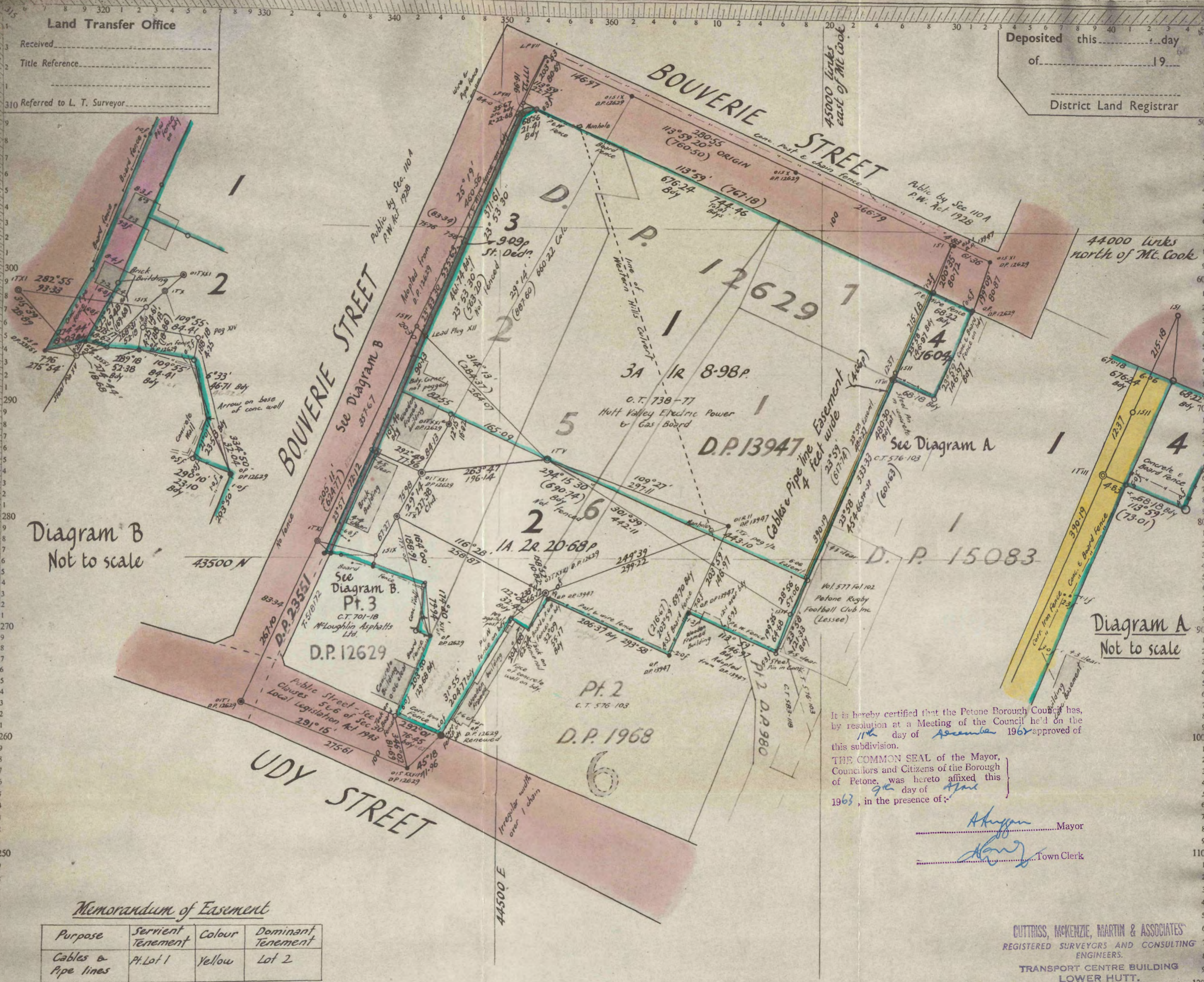
Further to recent correspondence on this subject, I have handed the Land Transfer plan duly executed under seal of the Council, back to your solicitors and have asked the Council's solicitors to attend to the dedication of the pieces to be passed across to the Petone Borough.

I note that there are two buildings partly situated on the road dedication and partly on Lot 1 and 2, the other being partly on road dedication and partly on Lot 2. For the record, I would be pleased if you could advise me when it is intended to demolish these buildings, or if it is not intended to do so straight away, do you require a Road Encroachment Licence, and if so, for how long?

Yours faithfully,



TOWN CLERK.



Land Transfer Office
 Received _____
 Title Reference _____
 Referred to L. T. Surveyor _____

Deposited this _____ day
 of _____ 19____
 District Land Registrar

Diagram B
 Not to scale

Diagram A
 Not to scale

It is hereby certified that the Petone Borough Council has, by resolution at a Meeting of the Council held on the 11th day of August 1962 approved of this subdivision.
 THE COMMON SEAL of the Mayor, Councilors and Citizens of the Borough of Petone, was hereto affixed this 9th day of June 1963, in the presence of:-

 Mayor

 Town Clerk

CUTTRISS, MCKENZIE, MARTIN & ASSOCIATES
 REGISTERED SURVEYORS AND CONSULTING ENGINEERS.
 TRANSPORT CENTRE BUILDING
 LOWER HUTT.
 P.O. BOX 429 PHONE 64-187
 ALSO AT UPPER HUTT
 MAIN ST. TEL. 4252

Memorandum of Easement

Purpose	Servient Tenement	Colour	Dominant Tenement
Cables & Pipe lines	Pt. Lot 1	Yellow	Lot 2

Total Area
 5A. OR 14.79P

Plan of subdivision of Lots 2, 5, 6, & 7 D.P. 12629 & Lot 1 D.P. 13947
 all being parts of Section 6 Hutt District

Approved as to Survey
 Chief Surveyor
 Received _____
 Reference plans D.P. 12629, D.P. 13947

Comprised in All C.T. 738-77
 Survey Block & District XIII Belmont
 Land District Wellington Local Body Petone Borough Council
 Scale One chain to an inch Surveyed by Cuttriss, McKenzie, Martin & Associates Date September 1962

Approved
 The Common Seal of The Hutt Valley Electric Power and Gas Board was affixed hereto in the presence of
 _____ Chairman
 _____ General Manager
 Applicant or Registrar

5th April, 1963.

The Acting General Manager,
The Hutt Valley Electric Power & Gas Board,
P.O. Box 324,
LOWER HUTT.

Dear Sir,

SUBDIVISION - BOUVERIE STREET, PETONE.

In reply to your letter of 27th March, 1963, I confirm that my Council has now agreed to accept as reserves contribution on this subdivision, only the land dedicated for street widening and the block of land as described in your letter on the eastern boundary.

I confirm the arrangement that the cost of providing a legal fence on the eastern boundary is to be shared equally between the two authorities.

Accordingly, I would be pleased if you could take the necessary steps to have these pieces of land passed over to Council's ownership and the Survey plan can be sealed whenever it has been re-drafted.

Yours faithfully,



TOWN CLERK.

THE HUTT VALLEY ELECTRIC POWER AND GAS BOARD

Please Address all Envelopes

THE HUTT VALLEY ELECTRIC POWER AND GAS BOARD,
P.O. BOX 324, LOWER HUTT,
and not to any Officer by name or title.

IN REPLY PLEASE QUOTE

RRB/BW/L2

TELEPHONE 64-729

TELEGRAMS: "ELEGAS"
LOWER HUTT

HEAD OFFICE AND SHOWROOM . . . QUEENS ROAD, LOWER HUTT



27th March, 1963

The Town Clerk,
Petone Borough Council,
P.O. Box 1,
PETONE.

Dear Sir,

Subdivision, Bouverie St., Petone

At the meeting of my Board on 21st March, 1963, it was reported that the Board's sub-committee, when interviewing your Council's sub-committee on 18th March, 1963, had asked your sub-committee to consider the following alternative offer:

"The Board to offer as reserves contribution the piece of land to be dedicated for street widening and the block of land on the eastern boundary approximately 45 ft. x 97 ft., the cost of providing a legal fence on the eastern boundary to be equally shared."

The Board was pleased to be informed that your Council had accepted this offer and has asked me to convey to your Council its most sincere appreciation.

Steps have now been taken for the survey plan to be revised and this will be submitted for sealing at an early date.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Robert R. Brown", is written over a horizontal line.

Robert R. Brown
Acting General Manager

28th February, 1963.

The Acting General Manager,
Hutt Valley Electric Power and Gas Board,
P.O. Box 324,
LOWER HUTT.

Dear Sir,

SUBDIVISION - BOUVERIE STREET.

In reply to your letter of 18th January, 1963 and confirming my telephone advice last week, the Council has laid down the following conditions in consenting to the subdivisional plan submitted by your Board with especial reference to the Reserve Fund contribution:-

1. The Council will accept dedication of the Street amounting to 9.09 perches.
2. The Council will accept as part Reserve contribution that piece of land adjacent to the Bouverie Street entrance to North Park measuring approximately 45 feet in frontage x 100 feet in depth and amounting to approximately 16 perches.
3. The Council will accept £1,800. as the balance of the Reserve Fund contribution.
4. The Council will bear the responsibility of shifting the fence to the correct line when the correct line has been agreed upon by the respective Engineers.

The Council considered your representatives' suggestion with regard to the taking of the further piece of land as part Reserve contribution and also that any balance in cash be only at the rate of 5 per cent and also based on the recent Government valuation and not the actual sale value. The Council was prepared to accept your Committee's suggestion on the acceptance of the Government valuation as a basis, but was not prepared to differentiate between this and other subdivisions in accepting only 5 per cent. Accordingly, the balance of Reserve contribution is based on 10 per cent of the overall Government valuation and you will have notes of how this £1,800. is arrived at following our telephone discussion.

Yours faithfully,


TOWN CLERK.

Land Transfer Office
 Received
 Title Reference
 310 Referred to L. T. Surveyor

Deposited this day
 of 19.....
 District Land Registrar



Diagram B
 Not to scale

Diagram A
 Not to scale

CUTTRISS, MCKENZIE, MARTIN & ASSOCIATES
 REGISTERED SURVEYORS AND CONSULTING ENGINEERS.
 TRANSPORT CENTRE BUILDING LOWER HUTT.
 P.O. BOX 429 PHONE 64-197
 ALSO AT UPPER HUTT MAIN ST. TEL 4257

Memorandum of Easement

Purpose	Servient Tenement	Colour	Dominant Tenement
Cables & Pipe lines	Pt. Lot 1	Yellow	Lot 2

Total Area
 5A. OR 14.79P

Plan of subdivision of Lots 2, 5, 6, & 7 D.P. 12629 & Lot 1 D.P. 13947
 all being parts of Section 6 Hutt District

Approved as to Survey
 Chief Surveyor
 Received
 Reference plans D.P. 12629, D.P. 13947
 D.P. 23551, D.P. 15083
 Field book p.
 Traverse book p.

Comprised in All C.T. 738-77
 Survey Block & District Hill Belmont
 Land District Wellington Local Body Petone Borough Council
 Scale One chain to an inch Surveyed by Cuttriss, McKenzie, Martin & Associates Date September 1962
 David James McKenzie of Upper Hutt Registered Surveyor and holder of an annual practising 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, 1938.

COUNCIL
 11. DEC. 1962
 No. 9

COUNCIL
 19. FEB. 1963
 No. 109

Approved
 The Common Seal of The Hutt Valley Electric Power and Gas Board was affixed hereto in the presence of
 Chairman
 General Manager
 Applicant or Registered Owner

H.V. ELECTRIC
POWER & GAS
BOARD,
BOUVERIE ST:

The Sub-Committee which met the Hutt Valley Electric Power and Gas Board re the Reserves Fund contribution reported and recommended the following:-

1. That Council accept dedication of Street amounting to 9.09 perches.
2. That it accepts the piece of land adjacent to the Bouverie Street entrance to North Park being approximately 16 perches.
3. That this piece of land be formed as Car parking area and the revenue gained therefrom be funded in the Recreational land Reserve Account for future construction and formation of Reserves.
4. That the Council accept £1,800. as the balance of the Reserves Fund contribution.
5. That the Council bear the responsibility of shifting the fence when the correct line has been agreed upon between the two parties.

H.V.E.P.G.Bd.
Bouverie St.
cont'd.



RESOLVED on the motion of Cr. Silbery, seconded Cr. Fleet, that this report be adopted.

RESOLVED on the motion of Her Worship the Mayor, seconded Cr. Watson, that the Council do now proceed in Committee.

PETONE BOROUGH COUNCIL

REPORT OF THE SUB-COMMITTEE SET UP TO INVESTIGATE THE RESERVE FUND CONTRIBUTION PAYABLE ON THE HUTT VALLEY ELECTRIC POWER AND GAS BOARD'S SUB-DIVISION IN BOUVERIE STREET.

The Committee, Crs. O. Silbery and I.T. Watson and Her Worship the Mayor, together with the Town Clerk, met members of the Hutt Valley Electric Power and Gas Board in the Council Chambers on Thursday, 7th February, 1963 at 10.15 a.m.

Messrs. I.R. Robinson, R.W. Bothamley and R.D. Christie, together with Mr. R. Brown - the Acting General Manager and Mr. Ellis - the Engineer, represented the Power Board.

The Town Clerk outlined Council's policy in accepting Reserves contributions. Mr. Robinson pointed out that the policy of Local Authorities in the Board's area varied greatly and made the suggestion that the Council should accept as part contribution the piece of land adjacent to the parking area in North Park together with the 9 perches of street on the Bouverie Street side and if requiring a further cash contribution this should be only 5 per cent and on the Government Valuation, not the sale value. He pointed out that a portion of the fence adjoining North Park was not on the right line and this would need to be shifted.

Cr. Watson mentioned that the Petone Borough must be consistent in its dealings with subdividers and might find itself unable to agree to 5 per cent owing to previous industrial subdivisions being charged 10 per cent.

Power Board representatives then asked the Council Committee to consider a settlement on the following lines:-

The Petone Borough to accept the two pieces of land, i.e. Street dedication and entrance to North Park if the Council was satisfied it was advisable to take this land, then 5 per cent of the balance in cash based on the recent Government Valuation, the Petone Borough Council to bear the cost of shifting the fence.

POLE STACK SITE - TIP AREA.

Power Board representatives requested that the Council vary the terms of this lease to give the Board a right of renewal for ten years following the first term of ten years with a review of rental after the first ten years and giving the Board the right to put up buildings as well as the Pole Gantry.

Petone Borough representatives agreed to place this as a recommendation to the Council.

The meeting closed at 11.05 a.m.

The Committee inspected the site on Wednesday, 13th February, 1963 and agreed that it would be advisable to accept the piece of land adjoining the Bouverie Street entrance to North Park. The total area of the newly created Lot subdivided by the Board was 3 Acres 1 Rood 25 perches, 10 per cent of this being 55 perches and the area of the two sections of land to be handed over being 25 perches. This would mean a cash contribution for the balance of 30 perches. The total unimproved value for the whole area was £51,300. or £63. per Perch. Therefore, 10 per cent on the unimproved value would be £1,890. 10 per cent of the 30 Perches on a sale value basis, according to Mr. Holmes' valuation of Udy Street land would be £3,450, whilst 5 per cent of each of these values would of course be half in each case.

The Committee recommends that the Council settle on the following formula:-

18th December, 1962.

The General Manager,
Hutt Valley Electric Power and Gas Board,
P.O. Box 324,
LOWER HUTT.

Dear Sir,

SUBDIVISION - BOUVERIE STREET, PETONE.

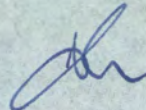
Further to recent correspondence on this matter, the Council has approved a plan of subdivision subject to a satisfactory agreement being reached with your Board with regard to the Reserves contribution.

The Council has appointed Crs. O. Silbery and I.T. Watson as a Sub-Committee to meet your Board and discuss this matter and as you will no doubt wish to have the subdivisional plans sealed and signed as soon as possible, I would be pleased if you could let me know when this discussion could take place.

Your Board is dedicating free of cost, a strip 5 ft. wide for the widening of Bouverie Street, this amounting to 9.09 perches out of a total area of just over 5 acres, and this will be taken into account when settling the Reserve contribution. For your information, Council's policy has been to require 10 per cent of the land or an equivalent cash contribution, but I have no doubt that the Council would consider a reasonable offer.

Please let me know when we could arrange this discussion.

Yours faithfully,



TOWN CLERK.

15/1/63 Mr. I.K. Robinson Chairman: HVE Board meeting.
Phone 66.199 Ex 726.

He and 1 other Board member will meet
Silbery & Watson late one afternoon.

Find out when suits Cr. Silbery
Cr. Watson W/E 4th Job

then ring him.
(look up gear next sub)

18th December, 1962.

Messrs. Findlay, Hoggard, Cousins & Armstrong,
P.O. Box 413,
WELLINGTON. C.1.

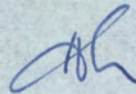
Dear Sirs,

SUBDIVISION - HUTT VALLEY ELECTRIC POWER
AND GAS BOARD.

In reply to your letter of 21st November, 1962, I would advise that the Council has approved the plan of subdivision subject to a satisfactory agreement being reached with the Board with regard to the amount of the Reserves contribution.

The Council has appointed two of its members to meet the Hutt Valley Electric Power and Gas Board and discuss this matter, and it is hoped to do this shortly, after which I can have the plan sealed and sent to you with a note of the sealing fees.

Yours faithfully,



TOWN CLERK.

BOUVERIE ST.

Approx. 179'-0" Body

315'-2" Approx. Body
(366'-9")

ARC
27'-3"

(491'-4")
487'-4"

COAL HOPPER.

RETORT HOUSE.

BOOSTER & ENGINE ROOM.

POLE GANTRY.

3A. 1R. 26P APPROX.

NO1 GASOMETER.

FITTING SHOP.

OFFICE.

NEW BOOSTER HOUSE.

1A. 2R. 28P APPROX.

NO2 GASOMETER

H.V.E.P.&G.B. BOUNDARY.

NO3 GASOMETER

HOUSE.

MC LOUGHLIN ASPHALTS LTD

COUNCIL
14. NOV 1961
No. 12C

UDY ST

PROPOSED SUBDIVISION OF LOT 1
ON D.P.13947 & LOTS 2,5,6 & 7 ON
D.P.12629 AT PETONE GASWORKS
FOR THE HUTT VALLEY ELECTRIC POWER
& GAS BOARD. REFERENCE C/T.738/77

THE HUTT VALLEY ELECTRIC POWER & GAS BOARD
DRAWING No.380,044.
DRAWN R. 11/61
TRACED L.A.P. 13/11/61
CHECKED
CHECKED
APPROVED
J. D. ELLIS
CHIEF ENGINEER

Scale: 30 ft to an inch.

The logo for Bayleys, featuring the word "BAYLEYS" in a bold, white, sans-serif font, centered within a dark blue rectangular box with a thin white border.

DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.