

22 February 2022

[REDACTED]
[REDACTED]

Tēnā koe [REDACTED]

Request for Information – Local Government Official Information and Meetings Act (LGOIMA) 1987

We refer to your official information request dated 2 February 2022 for information about the historical house that was situated at 147 Gracefield Road.

I have attached the limited information held by Hutt City Council relating to the old house. The house was demolished in 1999-2000.

For context and positioning, I have also enclosed the early information we hold and site plans for 147 Gracefield Road as it relates to the factory site. The earliest information we hold about 147 Gracefield Road dates from 1945, when Barr-Browns applied to construct a factory (a 'destructor') on Lot 1 of the site. Watsons owned Lot 2, and in later years a right-of-way ran along the southern boundary of the site. You will notice that the 1945 site plan we hold does not reference the house, although it is shown on the 1978 site plan.

I have also attached a 1959 photograph of Gracefield, facing south and prior to reclamation. Gracefield Road is shown running under the hill in the bottom left quarter, and the two long factory buildings on the western side of Gracefield Road (just north of the turn in the road) will be in the vicinity of 147 Gracefield Road. It is possible that the building that is just visible in the middle of the photo, to the south of these factories, is the house. The National Library of New Zealand holds many historical photos of New Zealand, and you may find it useful to contact this agency to see if it can progress your research further.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that this letter (with your personal details removed) may be published on the Council's website.

Nāku noa, nā



Susan Sales
Senior Advisor, Official Information and Privacy

FILE No. 6266
 PERMIT No. 6613
 DATE OF PERMIT 24. 11. 45
 ADDRESS Gracefield Road
 16min. film number 28
 0



SCALE
 50' TO 1"

GRACEFIELD ROAD

SKETCH ONLY
 PRINT
 FLOW

Interim Site Plan
 Appendix only

PLANNING

325'-0"

225'-0"

91'-0"

D. P. 11120.

Shed

232'-0"

Proposed Addition

2

Shed

Main factory Existing

111 and 113
Properties

Watsons Property

227'-0"

66'-0"

Gracefield Rd. 147'-0"

92'-0"

STING APPROVED
P.C.P.
Town Planner
23/1/52

Locality Plan
Barr-Browns Ltd
80'-0" to 1"

FILE No. 0266
PERMIT No. 10512
DATE OF PERMIT 1.2.51
ADDRESS Gracefield Road
Kmn film number 28
4

(Approved by the Registrar-General of Land No. 2212)

COMMON PRIVATE DRAIN CERTIFICATE

IN THE MATTER of Section 232 of the
Municipal Corporations Act, 1933.

To
The District Land Registrar,
Wellington.

I, Clifton McDonald Jones Town Clerk of the
Lower Hutt City Corporation DO

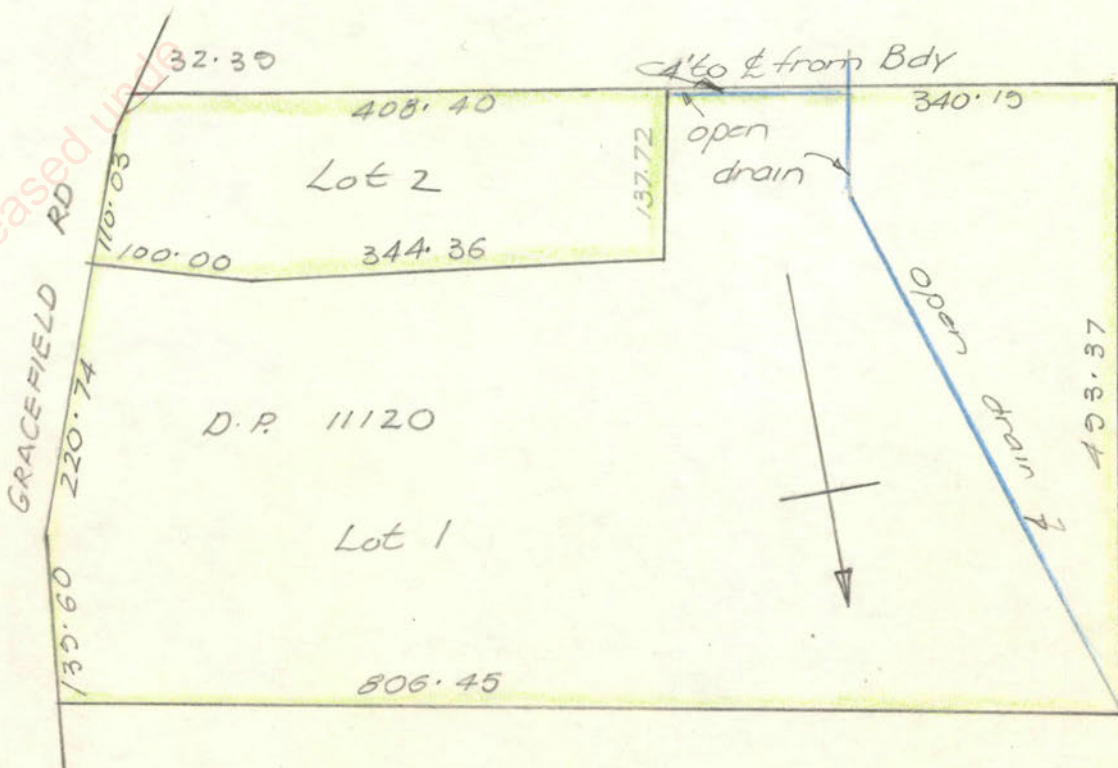
HEREBY CERTIFY that the common private drain shown on the plan drawn hereon
passes through or serves the separately owned premises described in the Schedule
hereto and that such lands are affected by the rights of drainage conferred or
imposed by Section 232 of the Municipal Corporations Act, 1933, in respect of
private drains.

Dated at Lower Hutt this 16th day of April 1953

Clifton McDonald Jones
Town Clerk.

SCHEDULE

ALL THOSE parcels of land situate in the city of Lower Hutt
being Part of Section 1577 of the Hutt District and being also
Lots 1 and 2 on Deposited Plan 11120 and parts of the
land comprised and described in Certificate of Title
Volume 173 Folio 121 (Wellington Registry).



Scale: 100ft to an inch

DO NOT SCALE IF IN DOUBT ASK

THIRD ANGLE PROJECTION

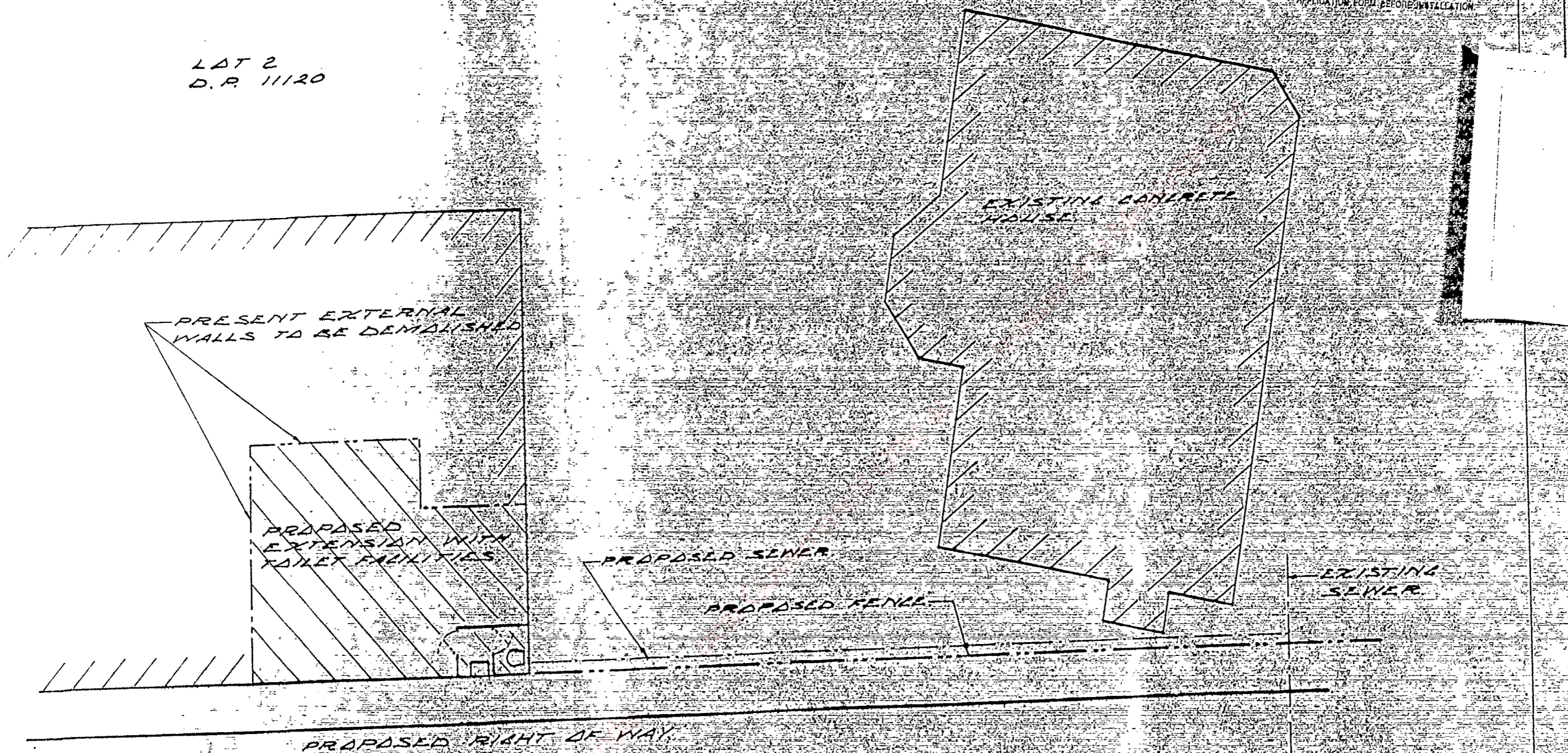
REMOVE ALL BURRS AND SHARP CORNERS

INITIAL & DATE

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

ALL U.P.C. TO BE INSTALLED IN ACCORDANCE
WITH L.H.C. REQUIREMENTS. OBTAIN DESIGN
APPLICATION FORM BEFORE INSTALLATION.

LAT 2
D.P. 11120



L.H.C.C.
SITING APPROVED

TOWN PLANNER
for *N. G. [Signature]*
DATE: 13/10/78

ITEM NO	NO OFF	DESCRIPTION	MTL	Part & drawing No	LIMITS UNLESS OTHERWISE STATED			
					METRIC		IMPERIAL	
					WHOLE DIM	± 1mm	Fractional DIM	± 1/32
					DECIMAL DIM	+0.25mm	DECIMAL DIM	+0.010
					DRILLED HOLES	-0.01mm	DRILLED HOLES	-0.005
					ALL DIMENSION IN mm UNLESS OTHERWISE STATED.			
					COPY RIGHT - this plan remains the property of MATERIALS HANDLING EQUIPMENT CO. LTD AND BARR-BROWNS LTD and must not be communicated to any third party without the consent of these companies.			

MATERIALS HANDLING EQUIPMENT Co. LTD.

 LOWER HUTT
 AUCKLAND
 CHRISTCHURCH

BARR-BROWNS LTD
 LOWER HUTT
 IMPORTERS & MANUFACTURERS

DESCRIPTION PROPOSED FACILITIES / EXTENSION TO SERVICE DEPT BUILDING			
CLIENT			
Drawn <i>G.L.L.</i>	Checked	Scale 1/2" = 1'	MATERIAL
Date 27.9.78	Date	No off	NUMBER E/1206 B 2nd 1 of 2
COMMON TO			



**Specification
of work required for the
demolition of the several
buildings occupying the site**

**at
147 Gracefield Road - Lower Hutt
for Wilmshurst Developments Limited**

In accordance with the accompanying drawings
and under the supervision of

**King & Dawson Ltd
Architects and Engineers
Level 9, 89 Courtenay Place
WELLINGTON**

Telephone: 385 2046

Facsimile: 385 2047

**Job No 5654
May 1998**

APPROVED	
BUILDING CONSENT MAY BE ISSUED	
NAME	<i>S. Warren</i>
DATE	<i>14 5 98</i>
HUTT CITY COUNCIL	

SECTION 1
PRELIMINARY

1.1 **SITE**

The land to be cleared is situated on the West side of Gracefield Road. For purposes of this contract the land extends over that area shown on the accompanying drawing. The legal description is Lots 1 and 2 of D.P. 11120. The main factory building (No 1) has a street No. of 147 Gracefield Road.

The contractor shall visit the site and inform himself fully of the existing conditions and the nature and extent of the work required and of any rights or interests that may affect the making up of a tender or the execution of the work.

1.2 **PERMITS & FEES**

The owner will be responsible for obtaining and paying the associated fees for a demolition consent from the Hutt City Corporation.

The Contractor shall comply with the terms under which such a consent is issued.

The Contractor shall notify the authority concerned, and make arrangements and pay all fees and costs of cutting off existing drainage, water supply, gas and electricity. See also clauses 2.5 and 2.6.

1.3 **SCAFFOLDING & HOARDINGS**

The contractor shall provide for the provision and erection of all necessary cranes, gantries, stagings, ladders, chute, scaffoldings and the like to permit the proper and efficient execution of the work.

1.4 **TEMPORARY ACCOMMODATION**

The Contractor shall make suitable arrangements for shelter and toilet facilities for the workmen during the course of the contract.

1.5 **TEMPORARY PROTECTION**

The Contractor shall protect the neighbour buildings, fences, pavements, street furniture and existing services from damage arising from these operations.

If, in spite of this, damage should occur it shall be made good at the Contractor's expense.

1.6 **POSSESSION**

From the date shown in clause S. 3 of the Specific Conditions for access to the site to be given to the Contractor he shall be responsible for the safety and security of the site and buildings until such time as he is released from the contract on completion.

1.7 **INSURANCE**

The Owners shall continue to cover the buildings against fire and earthquake. Should any loss or damage occur due to such causes during the course of the contract, the contract will remain in force and the Contractor shall complete the demolition to the standard specified.

The Contractor shall show proof of the existence of a Public Risk policy in the amount stated in clause S.2 of the Specific Conditions.

1.8 **SECURITY**

The Contractor shall maintain such barriers as necessary to prevent casual access to the site and shall adequately light any hazards which may have been created beyond the site boundaries.

1.9 **SAFETY REGULATIONS**

Throughout the work the Contractor shall provide adequate protection against fire or arc flash hazard from welding or cutting operations.

The Contractor shall be responsible for the carrying out of the whole of the works and the requirements of the Contract and to see that they are carried out by sub-contractors and others concerned in a thoroughly safe and satisfactory manner, and in particular shall:

- a) Strictly conform to the requirements of any Act of Parliament and all regulations, by laws or orders relating to the safety of persons on or about the site made by any public authority having jurisdiction in the matter.
- b) Ensure that all tackle, gear, stagings, scaffolding, ladders, machines, winding arrangements and other equipment used in connection with the works shall conform to the requirement of any Government Regulation in relation thereto and in any case by adequately strong and safe for use.
- c) Immediately discontinue any practice or remove any equipment which becomes or is likely to become dangerous or unsafe.

1.10 **DOCUMENTS**

The documents forming this Contract are:-

- a) The General Conditions of Contract of the New Zealand Institute of Architects, known as the N.Z.I.A. Conditions, seventh edition, including Specific conditions and Addendum A. - Tender Conditions.
- b) This Specification together with any further instructions which may be issued by the Architects.
- c) The attached sketch indicating the site.

SECTION 2 DEMOLITION

2.1 SCOPE OF THE WORK

The work generally consists of the demolition and removal of the buildings and associated paving, on the site.

The extent of the demolition for the various buildings on the site, is as follows.

2.1.1 Building No 1, Factory

Demolish the main building down to a level flush with the existing slab surface. The slab and foundations below the slab are to remain.

Demolish and remove completely, including slabs and foundation, the various sheds, transformer foundation, entry slab, and any other construction attached or adjacent to the main building.

2.1.2 Building No. 2, Large Shed

Demolish and remove completely including all foundations.

2.1.3 Building No. 3, House

Demolish and remove completely including all foundations.

2.1.4 Concrete Paving and Kerbs

Remove concrete paving at the rear of Building 1.

Remove concrete paving between Building 1 and Building 2.

Remove small isolated concrete pad at the rear of the site, adjacent to the North boundary.

Remove all road kerbs.

2.1.5 Miscellaneous

Remove various items such as reinforced concrete foundation piles lying about the site, car body, and other debris, to achieve a clear site.

Here.

2.2 **METHODS OF OPERATION**

Methods and equipment appropriate to this type of operation shall be used. Care shall be exercised to leave adjoining buildings undamaged.

Noise and dust shall be kept to a minimum.

2.3 **DISPOSAL OF MATERIAL**

The whole of the material on the site except for the transformer and gear, shall become the property of the Contractor and shall be removed regularly as the demolished material accumulates.

After disconnection, the transformer shall be carefully moved to a storage position where directed on site.

The key necessary for admission to the buildings may be obtained by arrangement.

2.4 **FOUNDATIONS, ETC.**

Demolition shall include the foundations of the buildings No's 2 and 3, including any grease traps or other sub floor constructions.

The holes left by the removal of foundations etc., are not required to be backfilled.

2.5 **SERVICES**

Any drainage, water supply, electricity or gas serving the site shall be cut off to the satisfaction of the Authority concerned and shall be clearly marked at the boundary. Markers shall be sufficiently durable to withstand weather and fair wear and tear for at least six months.

The electrical transformer is to remain the property of the owner and is to be stored where directed, for later reinstallation.

2.6 **DRAINAGE**

The Contractor shall allow to confirm the positions of all connections to the main drains.

2.6.1 **Stormwater**

Cut off and seal the connection of all stormwater drains at the point of entry in the main stormwater drain.

2.6.2 Sewer

The sewer drain serving the Factory Building No.1 shall be cut and sealed at the North West corner of the No.1 building.

Other sewer drains shall be cut off and sealed at the connection with the main sewer drain.

2.7 COMPLETION

On completion of demolition the site shall be left free of loose demolished material.

The Contractor shall obtain a clearance from the Local Authorities that services have been properly sealed off and any damage done to Council footpaths, kerbs, etc., has been made good. The Contractor shall then apply to the Architects for a completion certificate.

P 1148200

147-153

Street: Gracefield Road D.P. 11120 Lot: 1+2

BUILDING PERMIT RECORD

Owner: Wilmshurst Properties

TYPE OF JOB	BUILDER	VALUE	DATE OF PERMIT	PERMIT No.
New Warehouse <i>Lim</i>	Ebert Construction	\$2,000,000	23.6.98 20.11.98	P+SC/CCC 930115 18.3.99 496

SEE REVERSE SIDE FOR FEES PAID

COMPLETED

CL
29/11/07

Released under

CLA states

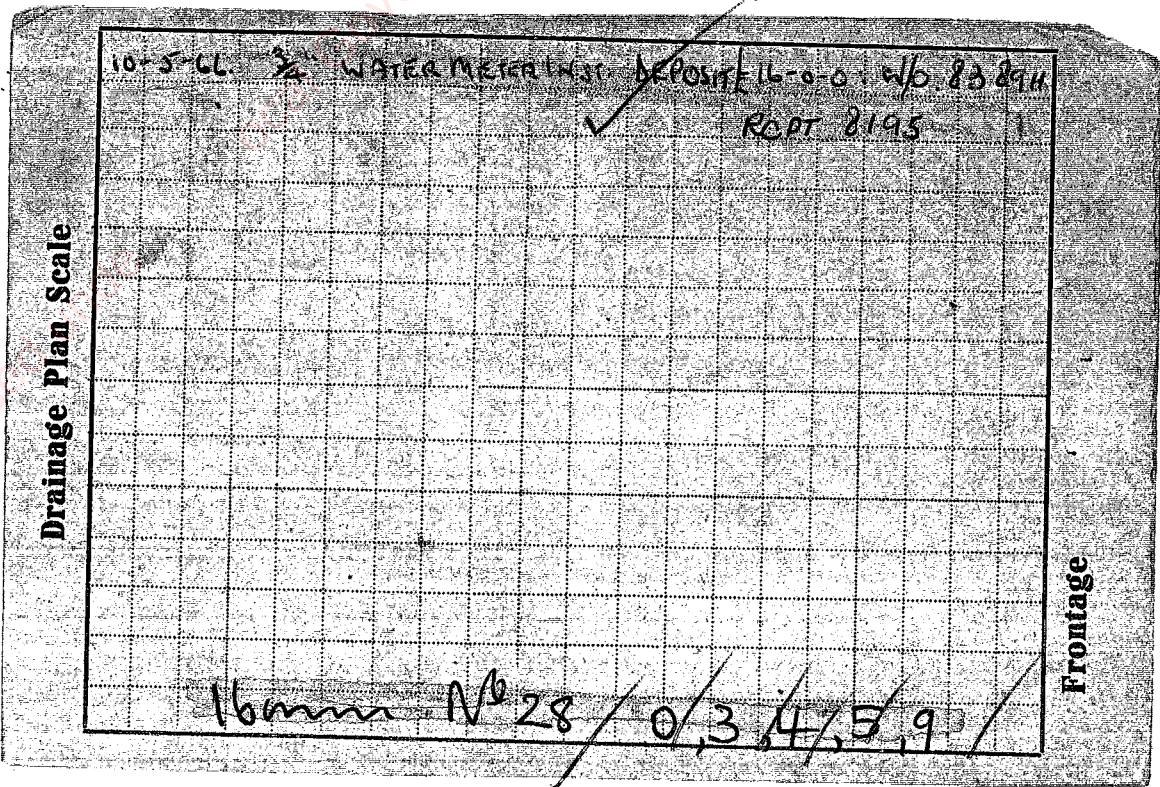
P1148200

147-151

Street: ¹⁶⁷ Gracefield Rd D.P. No. 11120 Sec..... Lot: 1

DRAINAGE AND PLUMBING REGISTER Block:

Owner: <i>Barry Brown Ltd</i>	Permits
Address: <i>Wellington</i>	Building No. <i>6266</i> ✓
Builder: <i>Barry Brown Ltd</i>	" <i>6613</i> ✓
Plumber:	" <i>6974 = No A</i> ✓
Drainlayer:	Value: <i>150,779</i> ✓
Nature of Work: <i>Sheds</i>	No. of Rooms <i>10,512</i> ✓
W.C.'s:	Sinks: <i>28944</i> ✓
Baths:	Plan Submitted: <i>11/11/43</i>
Basins:	Drain Tested: <i>30504</i> ✓
Plan Submitted:	Permit Issued: <i>17/5/44</i>
Permit Issued:	Occupation Cert: <i>32379</i> ✓
	<i>32829</i> ✓
	Adds: <i>39918</i> ✓
<i>* LONG PLANS DRAWER No. 993</i>	Inspector: <i>LIM 324 1.4.98</i>
<i>Demolition \$19,500 4/10/52</i>	
<i>CC 25/10/01A 5.98</i>	

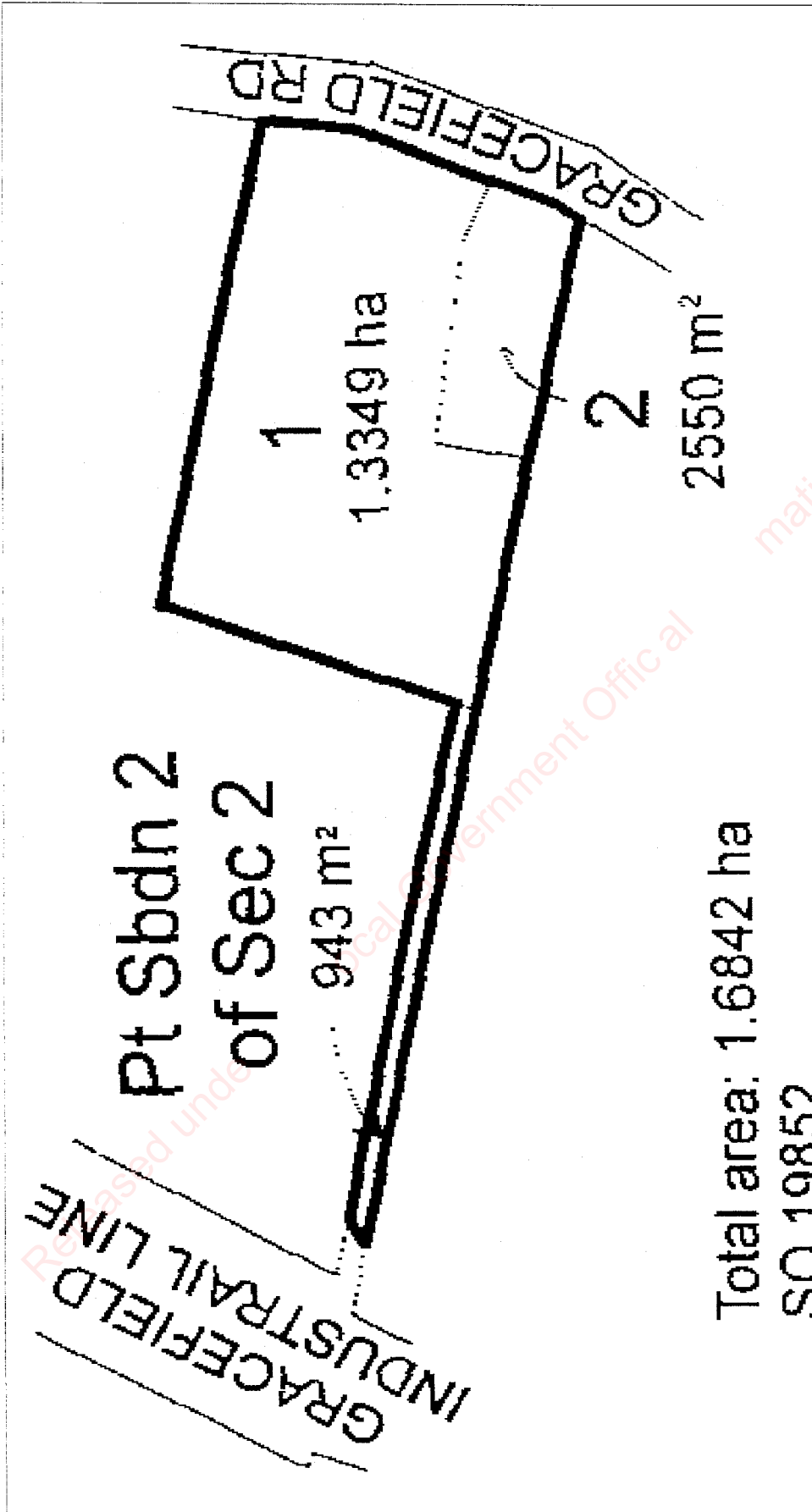


212

(M) 22/11/07 W.E. 13/4

Identifier

WN52D/798



Building Inspection Report Number: 1 2 3 4 5 6 7 8 9
S1 s2 s3 s4 s5 s6 s7 s8 s9
WARD: Harbour Northern Eastern Western Central Wainuiomata



HUTT CITY COUNCIL

Owners Name: WILMHURST PROPERTIES

Building Consent No: 980652

Address of Premises: 147-153 GRACEFIELD RD No 13244

Builder / Plumber: ?

Type of Inspection: (Refer Over for Scope of Inspection)

Siting & Ground; Foundation & Slab; Subfloor; Blockwork/Brickwork; Cladding; Framing/Preline; Plumbing and Wastepipes; Heating Appliance; Drains; Motor Crossing; Footpath; Completion.

Inspectors Assessment / Checks / Tests:

(Note for Inspector: as per Parts 1,2,3,4,5 and 6 of Compliance Certificate Checklist)

DEMOLITION COMPLETED
A CODE COMPLIANCE CERTIFICATE CAN
BE ISSUED

Variations: Please tick

Approval given on site for minor variation/alteration to consented works.

Detail:

Notice to Rectify: Please tick

Refer to Inspectors comments and the attached Notice to Rectify issued in respect of work not done in accordance with the Building Act 1991 or the Building Code.

Unauthorised Works: Inspector observed work undertaken without consent.

Detail:

Comment and Instructions by Inspector:

ISSUE C-C-C

Inspector Signature

Owner or Owner's Agent Signature

24-10-00
Date

Owners Copy

Builders / Plumbers / Drainlayers Copy

File Copy



HUTT CITY
COUNCIL

Name:

Address:

Please find attached the inspection report issued by the Building Inspector, in respect of your building consent. Should you have any questions please do not hesitate to contact on Telephone No:

**Bob Williamson,
Manager, Building Inspections.**

Inspections are made in conjunction with, and with the cooperation of, the owner/owner's agent to ensure that the building work complies with the provisions of the Building Act and Building Code. The inspection is general in nature and involves an audit of the following aspects:

Siting and Ground Condition: The Inspector checks with the owner/contractor that the building is correctly sited and that the ground conditions are suitable for the intended purpose. The possibility of ponding is considered under timber floor construction.

Foundation and Slab: The Inspector checks concrete and timber piles for depth, treatment, size, anchoring, bracing, correct numbers and space between. Slabs and foundations are checked for footing size, hard-core, sandblinding, height to floor level, compaction, damp proof course, size, depth, steel,

Subfloor: The Inspector checks connections to bearers, bearers are connected to joists, floor joists are the correct size, span, grade, are at the right centres, insulation is in place, boundary joists and blocking are correct.

Blockwork/ Brickwork: The Inspector checks foundation support, securing, correct placement and filling in the case of blocks. Brick veneer is laid as required by the manufacturer.

Cladding: The Inspector checks the building paper and cladding material (including flashings, window and door joinery). Glazing materials are checked for safety considerations.

Framing/ Preline: The size, grade, height, connections, bracing and connections to the subfloor are all checked. The moisture content of timber, building paper and insulation is checked prior to lining. Some braced panels may require a post lining inspection to certify fixings.

Plumbing and wastepipes: The plumbing and wastepipes are checked for venting, leaks, use of correct materials and equipment. A pressure test is used on new plumbing, where applicable. A check is made to ensure water cylinders are seismically restrained and hot water tempering valves fitted.

Heating Appliances: Solid fuel, domestic, inbuilt freestanding units are checked for clearances from combustible materials, penetrations, regulation hearths, and seismic restraints.

Drains: The Inspector checks the drains will withstand a pressure test. They must be correctly laid and supported, with the fall and inspection points correctly sited. Their connection to the public sewage system is checked. All stormwater downpipes connected to stormwater drainage.

Motor Crossing: A motor crossing is checked to ensure it is correctly constructed and sized, with drainage provided, where applicable, to HCC specifications.

Footpath: The footpath is checked to ensure that it is not damaged during construction and that repairs are carried out by the responsible parties.

Completion: A Code Compliance Certificate is issued at the end of the construction if the Inspector considers that all requirements are met. This is an important document as it indicates that Council is satisfied that the work has been checked so that it complies with the provisions of the building code.

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Council, whose address is Private Bag 31912, 30 Laings Road, Lower Hutt.
2. The information is available for public inspection as part of the Building Record of the property concerned.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by the Council concerning you.

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone 570 6736.





THE HUTT CITY COUNCIL INSPECTION RECORD INFORMATION SERVICES

Owner/Agent: <i>WILMSHURST PROPERTIES LTD</i>	Address of Work: <i>147/153 GRANGEFIELD RD</i>	Phone contact:
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Consent No: <i>98 0652</i>	P.I.M. No.: <i>98 0652</i>	Lot / D.P. <i>1/11120</i>
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Plumber:	Phone No:
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Drainlayer: <i>T.O.A.</i>	Phone No:
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Type of Work:	<i>DEMOLITION (2 BUILDINGS)</i>
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Method of Compliance:

Inspections	Signature	Date	Comments
Subfloor/Slab			
Preline			
Foul Water			
Stormwater			
FINAL FOR C.C.C.			

ADDRESS: *147 / 153 GRANGEFIELD*

C.C.C. ISSUED:

DATE:

ISSUE SUBJECT TO:

IM/08/284



Building consent application history

Consent Number	Approval Date	Description	CCC Issued Date
BC980652	19/05/98	Demolition	25/10/2000
BC980748	23/06/98	New Warehouse	18/03/1999

Released under the Official Information and Meetings Act
Local Government Official Information and Meetings Act

1959 photo - Gracefield
Road bottom left quarter



Released under

Station and Meetings Act