



12 August 2025

Harry Memelink

s7(2)(a)

Tēnā koe Harry,

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

We refer to your official information request dated 15 July 2025, asking for information relating to Unit 4/408 Hutt Road (Body Corp 68792), including:

- Current ownership or responsibility for the unit,
- Rates history, including when rates were last paid and whether they ceased around 2010,
- Resource consent documentation for demolition or removal, and any variations,
- Evidence of conversion or identity change of the unit,
- Permissions or consents from the unit owner and Body Corporate,
- Legal correspondence, including lawyer letters, LINZ communications, and file notes, and
- Clarification on demolition status and presence of shared infrastructure (e.g., electrical mains, fire systems).

**Answer:**

You noted that you were unable to access certain documents online. Council is providing copies of the relevant documents, which are publicly available through our Property and Building Search but which you have been unable to open. This information is provided in the document pack attached as **Appendix 1**.

Ownership information for individual units is not held by Council unless it has been provided as part of a rating or consent process. For current ownership details, we recommend contacting Land Information New Zealand (LINZ), which maintains the official land title register: [Kōrero whakapā | Contact us | Toitū Te Whenua – Land Information New Zealand](#).

In regard to your request for information about rates, Council holds records showing the rating status of Unit 4 over time, including any changes to the rating account. This information is provided in the document pack attached as **Appendix 2**. Please note that some details relating to payment history have been refused under section 17(c)(i) of the LGOIMA, as disclosure would be contrary to the provisions of the Local Government (Rating) Act 2002.

No resource consent documentation or compliance history is held relating to the demolition or removal of Unit 4. Based on the planning rules applicable at the time, such removal would likely have been a permitted activity and may not have required a resource consent.

Additionally, Council does not hold information confirming whether Unit 4 was fully demolished or rebuilt. Records regarding shared infrastructure such as electrical mains, fire systems, or sprinklers are also not held. These elements may be managed privately or through the Body Corporate and are not typically recorded in Council systems unless subject to a specific consent or compliance process.

Finally, legal correspondence, LINZ communications, and Body Corporate permissions are not held by Council unless they were submitted as part of a formal consent or regulatory process. As this information does not appear to be held by Council, this part of the request is refused under section 17(g) of the LGOIMA.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at: [How to make a complaint | Ombudsman New Zealand](#), or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website: [Proactive releases | Hutt City Council](#)

Ngā mihi nui

A handwritten signature in black ink, appearing to read 'Rebekah'.

Rebekah van der Splinter  
Senior Advisor, Official Information and Privacy

## Appendix 1: Property Information Documents

Number	Date	Document Type	Redaction Grounds
1	Multiple	Certificate of Title	Released to you in full.
2	Unknown	Application for Code Compliance Certificate	
3	Unknown	Compliance Schedule	
4	Unknown	Plan Site	
5	Unknown	Drainage Plans	
6	20 February 2007	Application for a Building Consent	
7	27 February 2007	Project Information Memorandum (PIM) No. PIM070190	
8	27 February 2007	Approval of Building Consent	
9	28 May 2008	Issued Code of Compliance Certificate	
10	16 October 2019	Building Warrant of Fitness	



## Appendix 2: Rates Information

Number	Date	Document Type	Redaction Grounds
1	20 July 2008	Rates - Tax Invoice	Some information has been withheld under s17(c)(i).
2	20 July 2009	Rates - Tax Invoice	
3	13 February 2004	Notice of Change of Ownership or Occupancy	Released to you in full.
4	Unknown	Extract - Land Acquired for Use in Connection with a Road -State Highway 2, Petone	
5	Unknown	Computer Unit Title Register Under Land Transfer Act 1952 - Historical Search Copy	



# SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier **WN36D/871**  
Land Registration District **Wellington**  
Date Issued 06 June 1990  
Plan Number DP 68792

Prior References  
WN19D/328

## Unit Titles Issued

WN39A/593	WN39A/594	WN39A/595	WN39A/596
WN39A/597	WN39A/598	WN39A/599	WN39A/600
WN39A/601	WN39A/602	WN39A/603	WN39A/604
WN39A/605	WN39A/606	WN39A/607	WN39A/608

## Interests

Subject to Section 59 Land Act 1948 (affects Section 816 Hutt District)

B152835.6 Notice of Change of rules - 5.4.1991

Subject to substation operation and maintenance rights (in gross) over part marked A and power cable rights over part marked B on DP 68326 in favour of (now) Vector Limited created by Transfer B182542.1 - 16.7.1991 at 2.47 pm

5381171.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 22.10.2002 at 3:17 pm

5863247.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 13.1.2004 at 9:00 am

5953265.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 1.4.2004 at 9:00 am

6009286.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 18.5.2004 at 9:00 am

6210196.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 10.11.2004 at 9:00 am

6210213.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 10.11.2004 at 9:00 am

6211978.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 11.11.2004 at 9:00 am

6216679.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 16.11.2004 at 9:00 am

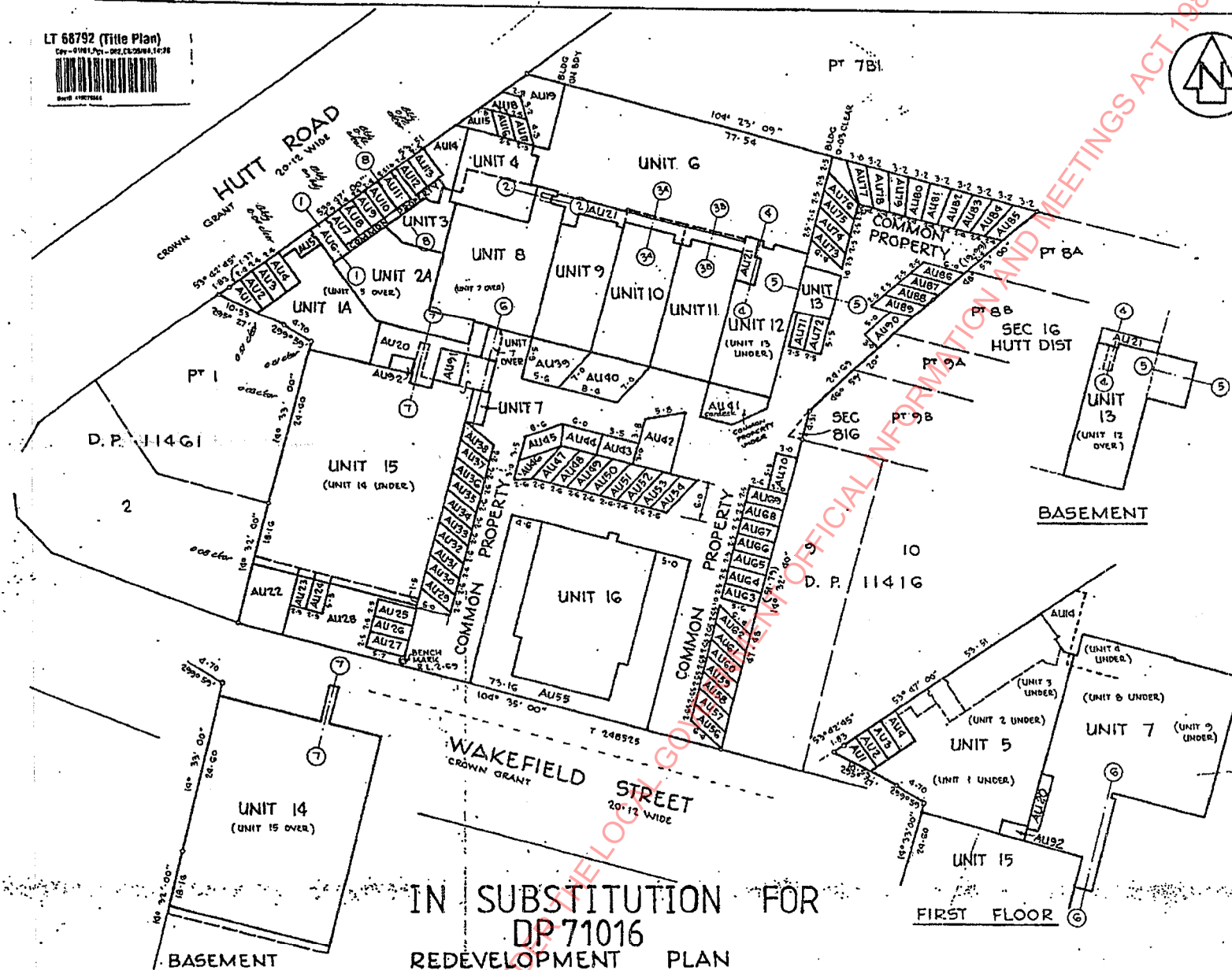
6220010.2 Notice of Intention pursuant to Section 23 Public Works Act 1981 to take part of the underlying fee simple (Sections 1 and 2 SO 341776) for the upgrade of State Highway No.2 - Dowse Drive to Petone - 18.11.2004 at 9:00 am

6230508.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 26.11.2004 at 9:00 am

6230519.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 26.11.2004 at 9:00 am

6230522.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 26.11.2004 at 9:00 am

408



UNITS ON LOT 1 D.P. 40307 AND  
SECTION 816 HUTT DISTRICT

TERRITORIAL AUTHORITY LOWER HUTT CITY  
 Surveyed by CUTTRISS MCKENZIE MARTIN LTD  
 Scale 1:400 Date MAY 1990

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# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir  
Registrar-General  
of Land

Identifier **WN45C/361**  
Land Registration District **Wellington**  
Date Issued **04 November 1994**

**Prior References**  
WN582/42

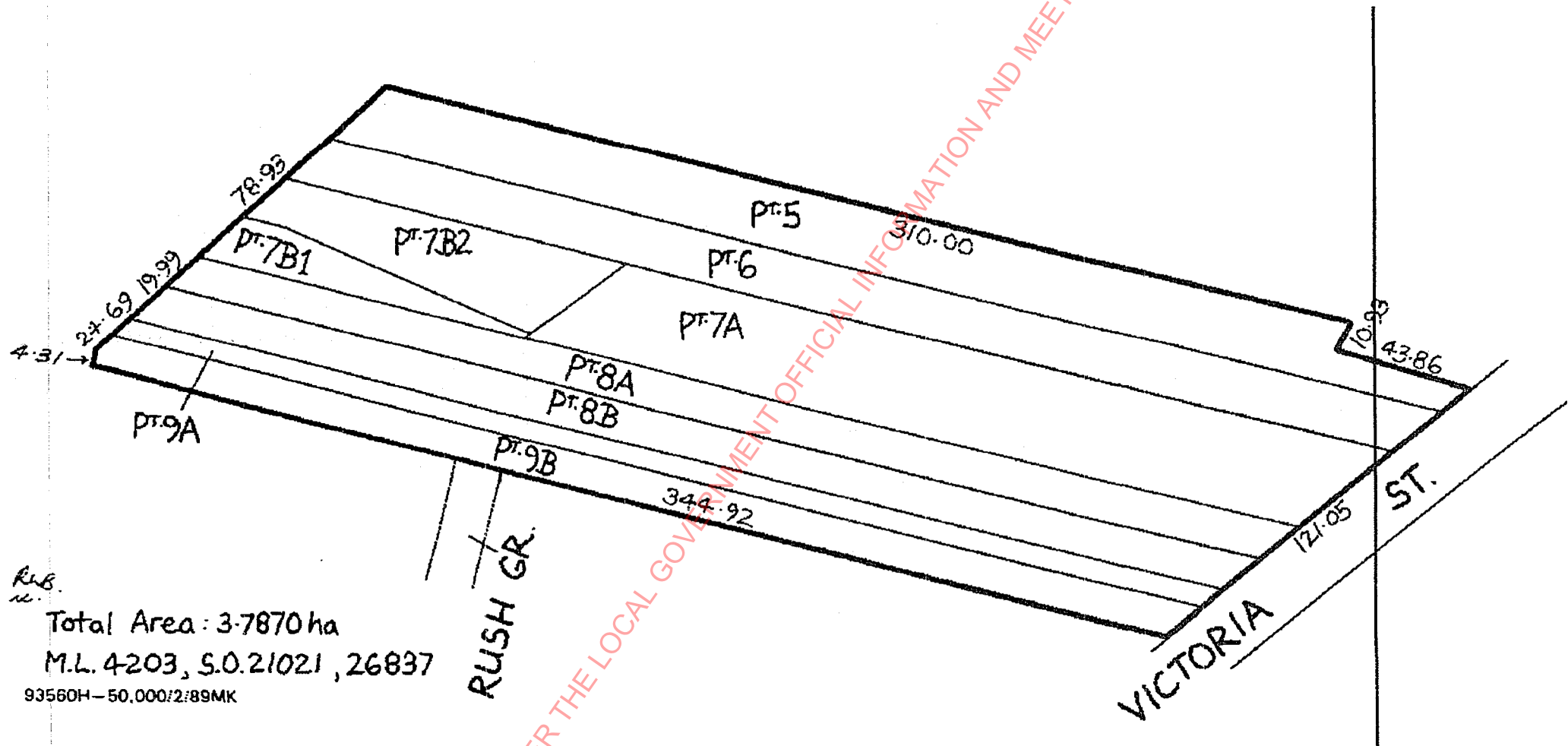
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<b>Estate</b>	Fee Simple
<b>Area</b>	3.7870 hectares more or less
<b>Legal Description</b>	Part Subdivision 5-6, Part Subdivision 7A, Part Subdivision 7B1, Part Subdivision 7B2, Part Subdivision 8A, Part Subdivision 8B, Part Subdivision 9A and Part Subdivision 9B Section 16 Hutt District

**Proprietors**  
The Education Board of The District of Wellington

**Interests**

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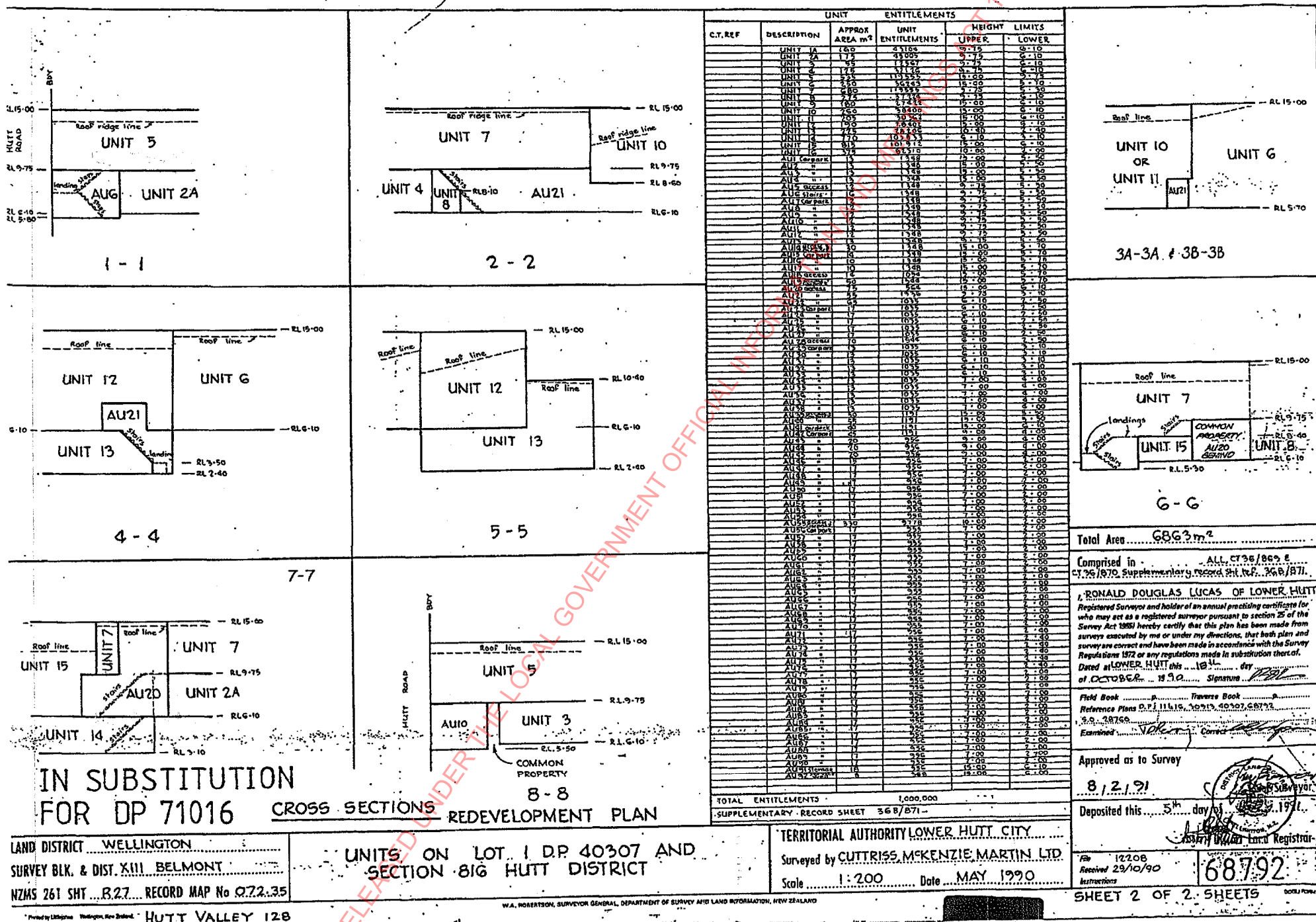
RUB.  
11.

Total Area: 3.7870 ha

M.L. 4203, S.O. 21021, 26837

93560H-50,000/2:89MK





# Application for Code Compliance Certificate

## Section 92, Building Act 2004

Send or deliver your application to: Hutt City Council, Building Approvals Office  
Private Bag 31912, Hutt City. For enquiries, phone (04) 5706 666.



Council Use Only:

Application #

Property ID

## The Building Consent

Street address of building:

4/408 HUTT ROAD  
PATERA.

Building Consent Number:

BC 070199.

Issued by:

SANTAY DUTT.

## The Owner

Name of Owner: [include preferred form of title, eg, Mr, Miss, Dr, if an individual and the contact persons name if a company, trust or similar]

TRANSIT NZ - C/O CAAL RAUMATI DTZ INT LTD.

Owners Mailing address:

P.O. BOX 1545  
WALLINGTON.

Street address/Registered office:

Owners details:

Landline: 9179700

Mobile:

Facsimile number: 9179700

Email:

After hours:

Proof of ownership

☐ copy of certificate of title, no more than 3 months old ☐ lease ☐ Agreement for sale and purchase

## Agent

[only required if application is being made on behalf of the owner]

Name of Agent: [include the contact persons name if a company, trust or similar]

MULTI CIVIL CONTRACTORS LTD - SIMGINTY.

Agent's mailing address:

P.O. BOX 6873  
WALLINGTON.

Street address/Registered office:

Agent's contact details:

Landline: 2320250

Mobile:

Facsimile number: 2320250

Email:

After hours:

First point of contact

☐ Owner☒ Agent☐ Other

Phone

All building work to be carried out under the above building consent was completed on

22-8-07

The personnel who carried out the building work are as follows:

[Please cross out any that are not applicable to this project]

**Concreter:**

Business/name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Landline: \_\_\_\_\_ Mobile: \_\_\_\_\_  
After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
Registration/qualification: \_\_\_\_\_  
Product name: \_\_\_\_\_  
Manufacturer: \_\_\_\_\_

**Joiner:**

Business/name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Landline: \_\_\_\_\_ Mobile: \_\_\_\_\_  
After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
Registration/qualification: \_\_\_\_\_  
Product name: \_\_\_\_\_  
Manufacturer: \_\_\_\_\_

**Tanking applicator:**

Business/name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Landline: \_\_\_\_\_ Mobile: \_\_\_\_\_  
After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
Registration/qualification: \_\_\_\_\_  
Product name: \_\_\_\_\_  
Manufacturer: \_\_\_\_\_

**Plasterer/textured coater:**

Business/name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Landline: \_\_\_\_\_ Mobile: \_\_\_\_\_  
After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
Registration/qualification: \_\_\_\_\_  
Product name: \_\_\_\_\_  
Manufacturer: \_\_\_\_\_

**Gasfitter:**

Business/name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Landline: \_\_\_\_\_ Mobile: \_\_\_\_\_  
After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
Registration/qualification: \_\_\_\_\_

**Electrician:**

Business/name: ~~ELANITIL CAR & COLT~~  
Address: ~~P.O. BOX 1788 W67H~~  
Landline: ~~4998761~~ Mobile: \_\_\_\_\_  
After hours: \_\_\_\_\_ Facsimile: ~~4998763~~  
Registration/qualification: \_\_\_\_\_

**Plumber:**

Business/name: ~~ACQUAHAT INDUSTRIES~~  
Address: ~~P.O. BOX 51031 TADIA~~  
Landline: ~~2325100~~ Mobile: \_\_\_\_\_  
After hours: \_\_\_\_\_ Facsimile: ~~2324170~~  
Registration/qualification: \_\_\_\_\_

**Drainlayer:**

Business/name: ~~MULTICIVIL CONTRACTORS~~  
Address: ~~P.O. BOX 6873 W67H~~  
Landline: ~~2320250~~ Mobile: \_\_\_\_\_  
After hours: \_\_\_\_\_ Facsimile: ~~2320250~~  
Registration/qualification: \_\_\_\_\_

**Carpenter:**

Business/name: ~~B & R CONSTRUCTION~~  
Address: ~~241 CHOLLS AVE PETONE~~  
Daytime: \_\_\_\_\_ Mobile: ~~021110561~~  
After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
Registration/qualification: \_\_\_\_\_

**Brick/Block layer:**

Business/name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_  
After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
Registration/qualification: \_\_\_\_\_



**Deck/roof membrane applicator:**

Business/name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Landline: \_\_\_\_\_ Mobile: \_\_\_\_\_  
 After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
 Registration/qualification: \_\_\_\_\_  
 Product name: \_\_\_\_\_  
 Manufacturer: \_\_\_\_\_

**Roofer:**

Business/name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Landline: \_\_\_\_\_ Mobile: \_\_\_\_\_  
 After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
 Registration/qualification: \_\_\_\_\_  
 Product name: \_\_\_\_\_  
 Manufacturer: \_\_\_\_\_

**Concealed fascia installer:**

Business/name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Landline: \_\_\_\_\_ Mobile: \_\_\_\_\_  
 After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
 Registration/qualification: \_\_\_\_\_  
 Product name: \_\_\_\_\_  
 Manufacturer: \_\_\_\_\_

**Others:**

Business/name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Landline: \_\_\_\_\_ Mobile: \_\_\_\_\_  
 After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
 Registration/qualification: \_\_\_\_\_  
 Product name: \_\_\_\_\_  
 Manufacturer: \_\_\_\_\_

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to : [state which address, and whether owner or agent]

P.O. Box 6873 WELLINGTON - AGENT.

**Signatures**

Signed by the owner

OR

Signed by the agent

[on behalf of, or with authority from, the owner]

**Attachments**

The following documents are attached to this application:

- ☐ Certificates from the personnel who carried out the work
- ☒ Certificates that relate to the energy work [ie. gas, electricity]
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent.

## Compliance Schedule

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing standards set in the building consent:

<input checked="" type="checkbox"/> There are no specified systems in the building	
Automatic systems for fire suppression (for example, sprinkler systems)	<input type="checkbox"/>
Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	<input type="checkbox"/>
Automatic or manual emergency warning systems for fire or other dangers	<input type="checkbox"/>
Means of access and facilities for use by persons with disabilities which meet the requirements of section 118	<input type="checkbox"/>
Building maintenance units for providing access to the exterior and interior walls of buildings	<input type="checkbox"/>
Lifts, escalators, travelators or other systems for moving people or goods within buildings	<input type="checkbox"/>
Any automatic back-flow preventer connected to a potable water supply	<input type="checkbox"/>
Emergency power systems for, or signs relating to, a system or feature specified	<input type="checkbox"/>
Such signs as are required by the Building Code or by section 120	<input type="checkbox"/>
Cable Car (including to individual dwelling)	<input type="checkbox"/>
Escape route pressurisation systems	<input type="checkbox"/>
Mechanical ventilation or air-conditioning systems	<input type="checkbox"/>
Safety barriers	<input type="checkbox"/>
Laboratory fume cupboards	<input type="checkbox"/>
Audio loops or other assistive listening systems	<input type="checkbox"/>
Emergency lighting systems	<input type="checkbox"/>
Riser mains for Fire Service use	<input type="checkbox"/>
Means of escape from fire	<input type="checkbox"/>
Hand-held hose reels for fire fighting	<input type="checkbox"/>
Smoke control systems	<input type="checkbox"/>

The following Councils developed this form in partnership: Kapiti Coast District, Porirua City, Wellington City, Hutt City, Upper Hutt City.

# COMPLIANCE SCHEDULE

Section 103, Building Act 2004



## THE BUILDING

<b>Street address:</b>	408 Hutt Road ALICETOWN 5010	<b>Building name:</b>	408 HUTT ROAD
<b>Level/unit number:</b>	15 x UNITS UNITS 1-4, 6, 8-12, 15 (Ground level) UNITS 5 & 7 (1 <sup>st</sup> level) UNITS 13 & 14 (Basement)	<b>Location within site or block number:</b>	Refer to page 8
<b>Year first constructed:</b>	1989	<b>Intended life of the building if 50 years or less:</b>	Indefinite
<b>Legal description of land:</b>	Pt LOT 1 DP 40307		
<b>Current lawfully established use:</b>	OFFICES / STORAGE Fire Hazard Class: 2 Purpose Group: WL / IA Occupancy: < 250 UNIT 1 – (Unknown) UNIT 2 – (Unknown) UNIT 3 – (Unknown) UNIT 4 – OFFICES (6) UNIT 5 – (Unknown) UNIT 6 – (Unit demolished 2006) UNIT 7 – OFFICES (14) UNIT 8 – OFFICES (14) UNIT 9 – OFFICES (18) UNIT 10 – OFFICES / STORAGE (18) UNIT 11 – OFFICES / STORAGE (18) UNIT 12 – STORAGE (4) UNIT 13 – WORKSHOP (18) UNIT 14 – (Unknown) UNIT 15 – (Unknown)		

## THE OWNER

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**Name:** Body Corporate 68792

**Street address or  
registered office:**

**Contact person:** Tony Gambitsis

**Phone numbers:**

**Mailing address:** Body Corporate 68792  
C/- Tony Gambitsis  
Rear Suite, Level 1  
29 Kings Crescent  
LOWER HUTT 5010

**Landline:** 04 939 1975

**Mobile:**

**Daytime:**

**Email:** tony@gcol.co.nz

**After hours:**

**Website:**

**Fax number:**

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## SUMMARY OF SPECIFIED SYSTEMS

- SS1 - Automatic systems for fire suppression
- SS2 - Automatic or manual emergency warning systems for fire or other danger
- SS4 - Emergency lighting systems
- SS7 - Automatic back-flow preventers connected to a potable water supply
- 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
<b>SS1 - Automatic systems for fire suppression</b>		
Fire sprinkler system SERVING UNITS 1-15  TYPE 6  Extra Light Hazard/Ordinary Hazard Group 3  PFA#413200	NZS 4541:2003 Automatic Fire Sprinkler Systems	NZS 4541: 2003 Part 12: Routine Testing, Maintenance and Surveying Inspections and maintenance by IQP
<b>SS2 - Automatic or manual emergency warning systems for fire or other danger</b>		
F100A Manual fire alarm (manual call points)  TYPE 2  Main FAP faces Hutt Road and covers UNITS 1-15.  17 x ZONES	NZS 4512:2003 Fire detection and alarm systems in buildings	NZS 4512 Part 6: Maintaining Systems in Compliance and good working order 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.
<b>SS4 - Emergency lighting systems</b>		
Central battery supply system  Newer self-contained units on the corridor behind Units 9, 10, 11, and 12/13	AS/NZS2293.1995 Part 1 AS2293.1:2005 - (Emergency escape lighting and exit signs) Part 1: System design, installation, operation AS2293.3:2005 - (Escape luminaires and exit signs) Part 3: Emergency escape luminaires and exit signs	AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance Inspection: 6 monthly by a suitably qualified person or IQP in accordance with the NZ Standard. Surveys: Annually by IQP Maintenance: By Owner. All tests and maintenance to be recorded in log books complying with the relevant Standard.
<b>SS7 - Automatic back-flow preventers connected to a potable water supply</b>		
Make: Flowmatic DCV 20mm Model: DCV s/n: H 5167 Location: CONTAINMENT in footpath at the Northern end of site	AS/NZS 2845.1:1998 Water supply	AS 2845.3:1993 Water supply - Backflow prevention devices - Field testing and maintenance Testing: Annually by IQP. Carry out the tests and checks detailed in the relevant Manual/Standard. Maintenance: By IQP. Repair or replace the back-flow preventer immediately any defect is apparent.

<b>SS9 - Mechanical ventilation systems</b>		
Kitchen/laundry/bathroom extract systems Fresh air systems  UNIT 3 - Cafe	NZ Building Code G4 AS 1668.2:2002 (Section 5 Mechanical Ventilation Exhaust Systems) AS/NZS 1668.1:1998 (Section 11 Kitchen Hood Exhaust Systems)	Owner to remedy defects immediately they are apparent. Owner to report annually on condition and performance of single independent supply or extract systems when fan(s) provide the sole method of air change. IQP to report annually on condition and performance of combined extract systems for multiple dwellings.
<b>SS14/2 - Signs</b> (relating to one or more of the specified systems 1–13)		
Signs for systems  SS1 SS2 SS4 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
<b>SS15/2 - Final exits</b>		
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.
<b>SS15/3 - Fire separations</b>		
Fire separation  (See attached plan)	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.

<b>SS15/4 - Signs for communicating information intended to facilitate evacuation</b> <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>
<b>SS15/5 - Smoke separations</b>		
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 &amp; ceiling linings, door seals and closers.</p> <p>Maintain smoke separations to ensure continued functional operation.</p>



**Original CS issued date:** 01 October 1994

**BWoF annual renewal date:** 01 October

**Signature:**



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

**Draft CS dates:**

- 31 January 2023 (based on BC220266)

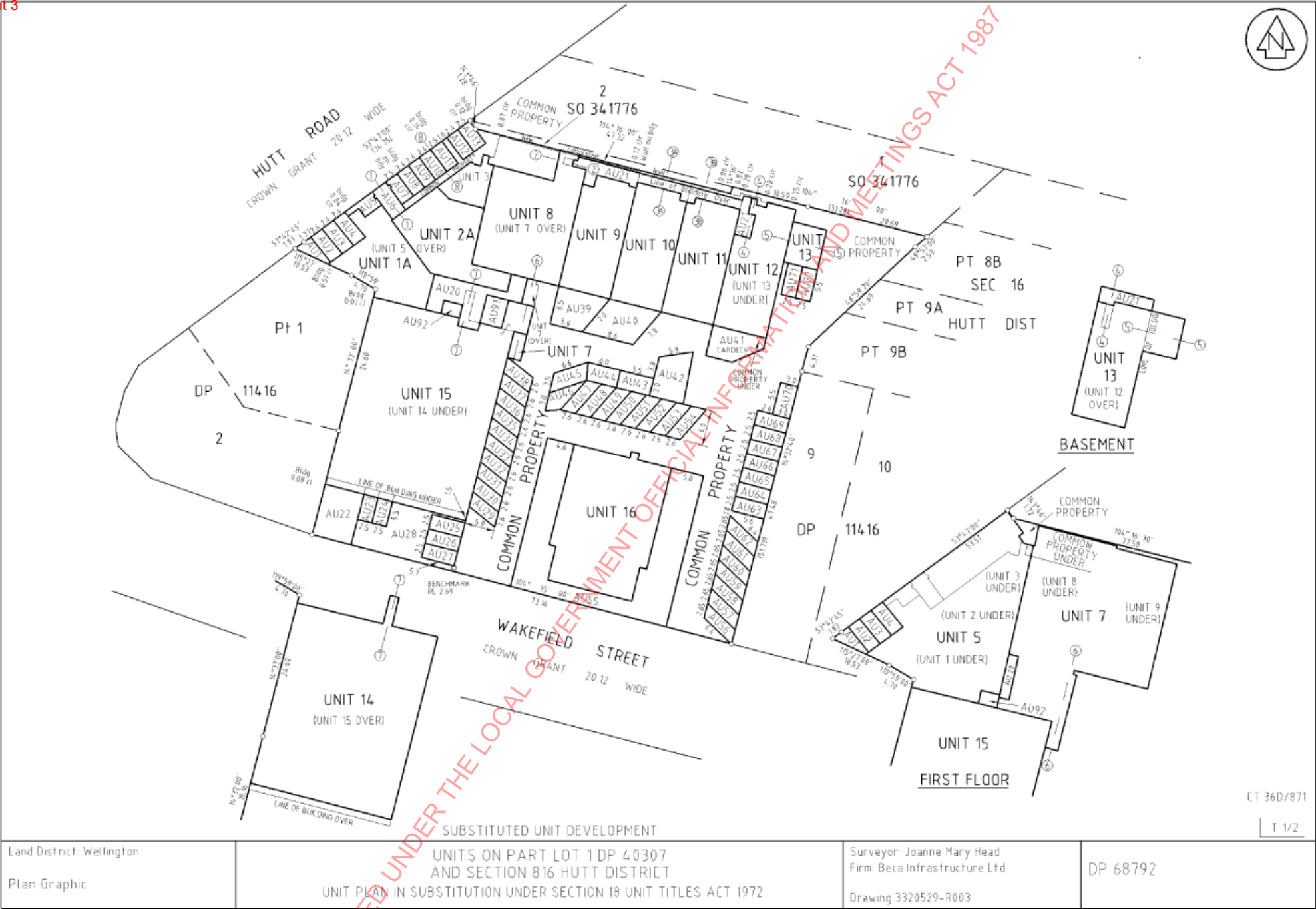
**Amendment dates:**

- 08 July 2008
- 25 September 2015 (reformat CS, remove SS9)
- 29 March 2017 (add SS9)
- 14 June 2019 (separate UNIT 16 from CS453 and capture it on CS2209)

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# PLANS





$\tau_{2/2}$ 

Surveyor: Joanne Mary Head  
Firm: Beta Infrastructure Ltd  
Drawing 3320529-R004

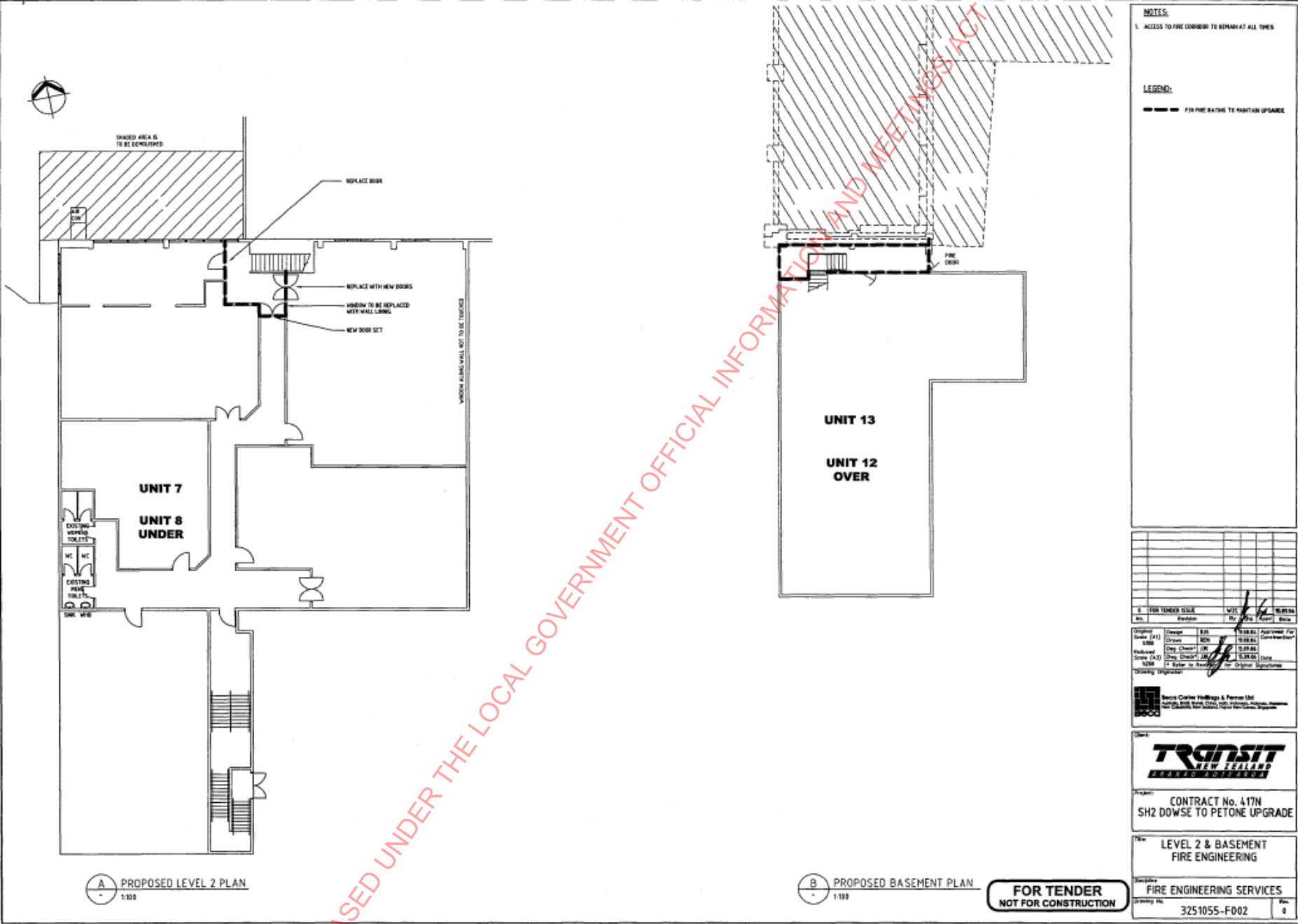
DP 68792

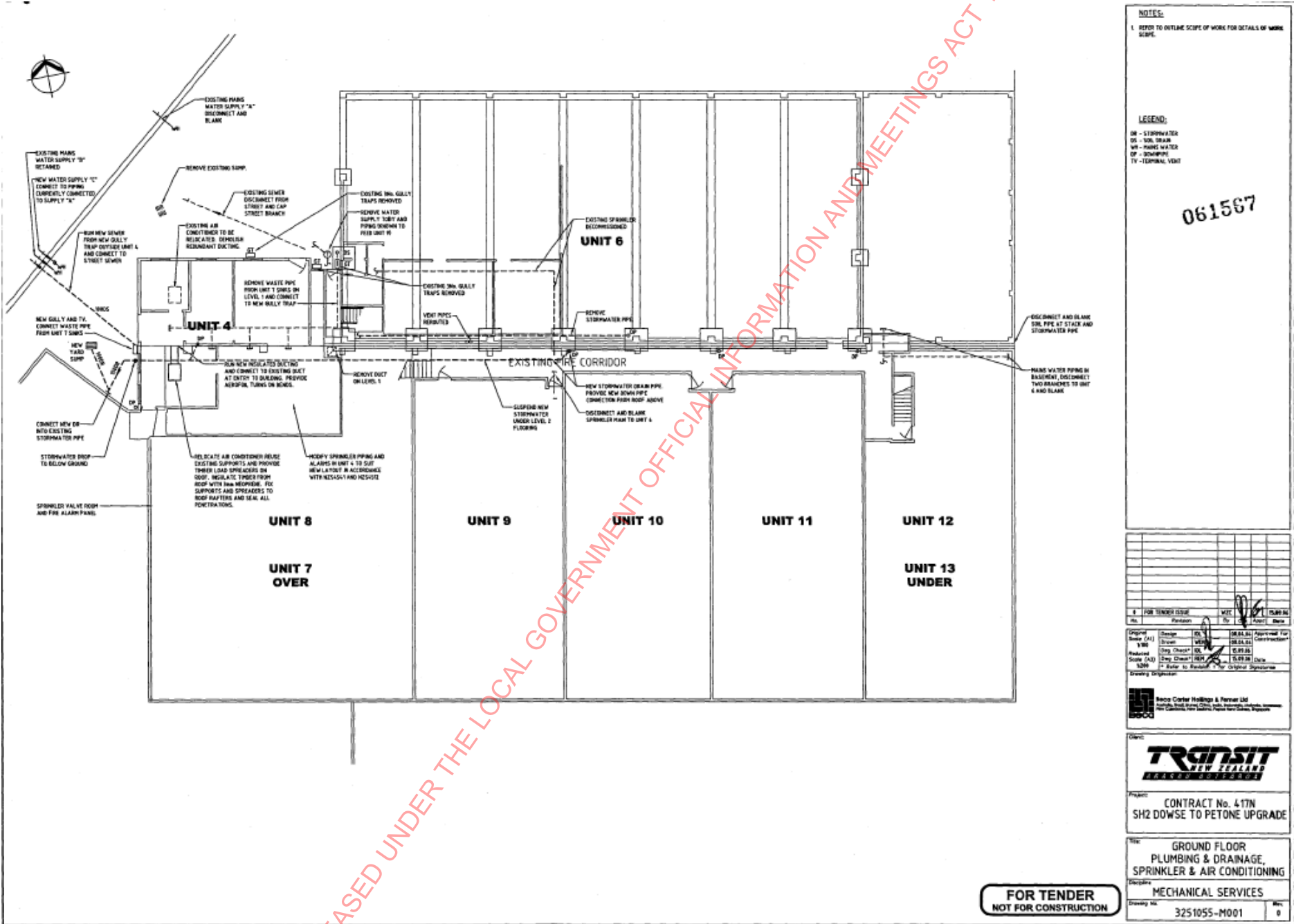


UNIT ENTITLEMENTS					
C.T. REF	DESCRIPTION	APPROX AREA m <sup>2</sup>	UNIT ENTITLEMENTS	HEIGHT LIMITS	
				UPPER	LOWER
	UNIT 1A	160	40477	9.75	6.10
	UNIT 2A	175	45077	9.75	6.10
	UNIT 3	55	14351	9.75	6.10
	UNIT 4	125	30174	9.75	6.10
	UNIT 5	535	112233	15.00	9.75
	UNIT 6	950	96042	15.00	5.70
	UNIT 7	680	112233	9.75	5.30
	UNIT 8	275	34958	9.75	6.10
	UNIT 9	180	25758	15.00	6.10
	UNIT 10	260	36062	15.00	6.10
	UNIT 11	205	28518	15.00	6.10
	UNIT 12	190	26678	15.00	6.10
	UNIT 13	225	26494	10.40	2.40
	UNIT 14	770	99354	6.10	3.10
	UNIT 15	815	95674	15.00	6.10
	UNIT 16	375	77275	10.00	2.00
	AU1 Carpark	13	1287	15.00	5.50
	AU2 "	13	1287	15.00	5.50
	AU3 "	13	1287	15.00	5.50
	AU4 "	13	1287	15.00	5.50
	AU5 access	12	1287	9.75	5.50
	AU6 stairs	16	1287	9.75	5.50
	AU7 Carpark	12	1287	9.75	5.50
	AU9 "	12	1287	9.75	5.50
	AU10 "	12	1287	9.75	5.50
	AU11 "	12	1287	9.75	5.50
	AU12 "	12	1287	9.75	5.50
	AU13 "	13	1287	9.75	5.50
	AU20 access	75	552	15.00	6.10
	AU21 "	55	552	9.75	3.10
	AU22 "	65	1840	6.10	2.50
	AU23 Carpark	17	993	6.10	2.50
	AU24 "	17	993	6.10	2.50
	AU25 "	17	993	6.10	2.50
	AU26 "	17	993	6.10	2.50
	AU27 "	17	993	6.10	2.50
	AU28 access	70	1472	6.10	2.50
	AU29 Carpark	13	993	6.10	3.10
	AU30 "	13	993	6.10	3.10
	AU31 "	13	993	6.10	3.10
	AU32 "	13	993	6.10	3.10
	AU33 "	13	993	6.10	3.10
	AU34 "	13	993	7.00	4.00
	AU35 "	13	993	7.00	4.00
	AU36 "	13	993	7.00	4.00
	AU37 "	13	993	7.00	4.00
	AU38 "	13	993	7.00	4.00
	AU39 access	50	1140	15.00	5.50
	AU40 Carpark	55	1140	15.00	5.50
	AU41 Cardeck	40	1140	15.00	6.10
	AU42 Carpark	45	1140	9.00	4.00
	AU43 "	20	920	9.00	4.00
	AU44 "	20	920	9.00	4.00
	AU45 "	20	920	9.00	4.00
	AU46 "	15	920	7.00	2.00
	AU47 "	17	920	7.00	2.00
	AU48 "	17	920	7.00	2.00
	AU49 "	17	920	7.00	2.00
	AU50 "	17	920	7.00	2.00
	AU51 "	17	920	7.00	2.00
	AU52 "	17	920	7.00	2.00
	AU53 "	17	920	7.00	2.00
	AU54 "	17	920	7.00	2.00
	AU55 access	330	5877	10.00	2.00
	AU56 Carpark	17	957	7.00	2.00
	AU57 "	17	957	7.00	2.00
	AU58 "	17	957	7.00	2.00
	AU59 "	17	957	7.00	2.00
	AU60 "	17	957	7.00	2.00
	AU61 "	17	957	7.00	2.00
	AU62 "	17	957	7.00	2.00
	AU63 "	17	957	7.00	2.00
	AU64 "	17	957	7.00	2.00
	AU65 "	17	957	7.00	2.00
	AU66 "	17	957	7.00	2.00
	AU67 "	17	957	7.00	2.00
	AU68 "	17	957	7.00	2.00
	AU69 "	17	957	7.00	2.00
	AU70 "	17	957	7.00	2.00
	AU71 "	17	920	7.00	2.40
	AU72 "	17	920	7.00	2.40
	AU91 Storage	18	368	15.00	6.10
	AU92 service	8	368	15.00	6.00
TOTAL ENTITLEMENTS			1,000,000		
SUPPLEMENTARY RECORD SHEET 36B/871					

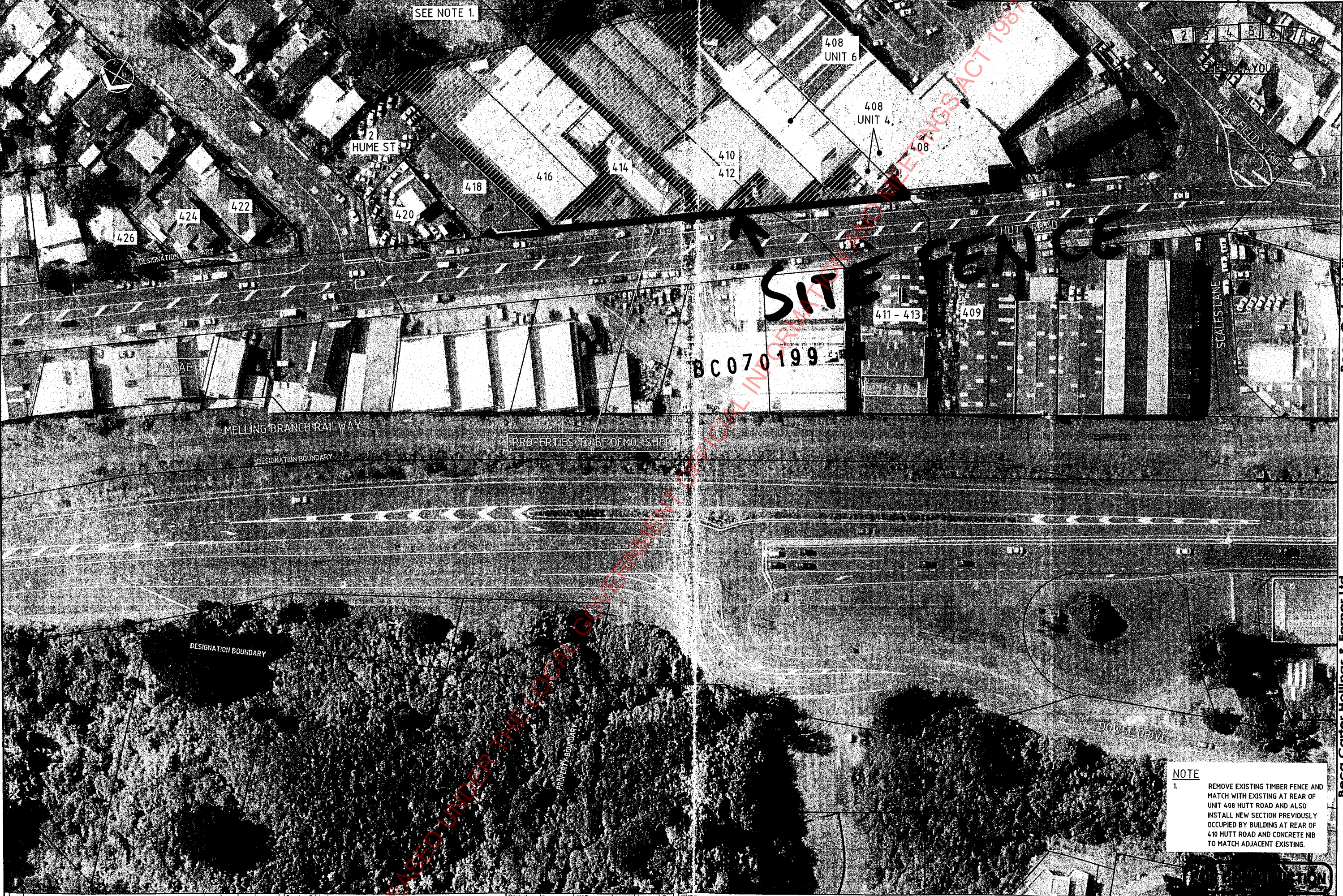


**FOR TENDER**  
**NOT FOR CONSTRUCTION**









BC 070199

**NOTE**  
1. REMOVE EXISTING TIMBER FENCE AND MATCH WITH EXISTING AT REAR OF UNIT 408 HUTT ROAD AND ALSO INSTALL NEW SECTION PREVIOUSLY OCCUPIED BY BUILDING AT REAR OF 410 HUTT ROAD AND CONCRETE NIB TO MATCH ADJACENT EXISTING.

1	FOR CONSTRUCTION	DBS	me	25.01.07
No.	Revision	By	Chk	Appd

Drawing Originator:  
**Beca Carter Hollings & Ferner Ltd**  
Consulting Engineers  
Auckland, Wellington, Christchurch, Hamilton, New Plymouth, Tauranga, Melbourne, Sydney, Singapore, Port Moresby, Jakarta, Kuala Lumpur.

Original Scale (A1)	5:500	Design	MAE	02.12.02	Approved For Construction
Drawn	GGC	02.012.02			
Design Check	CSJ	15.09.06			
Design Check	WM	15.09.06			
Reduced Scale (A3)	1:1000				

Client:  
28/11/07

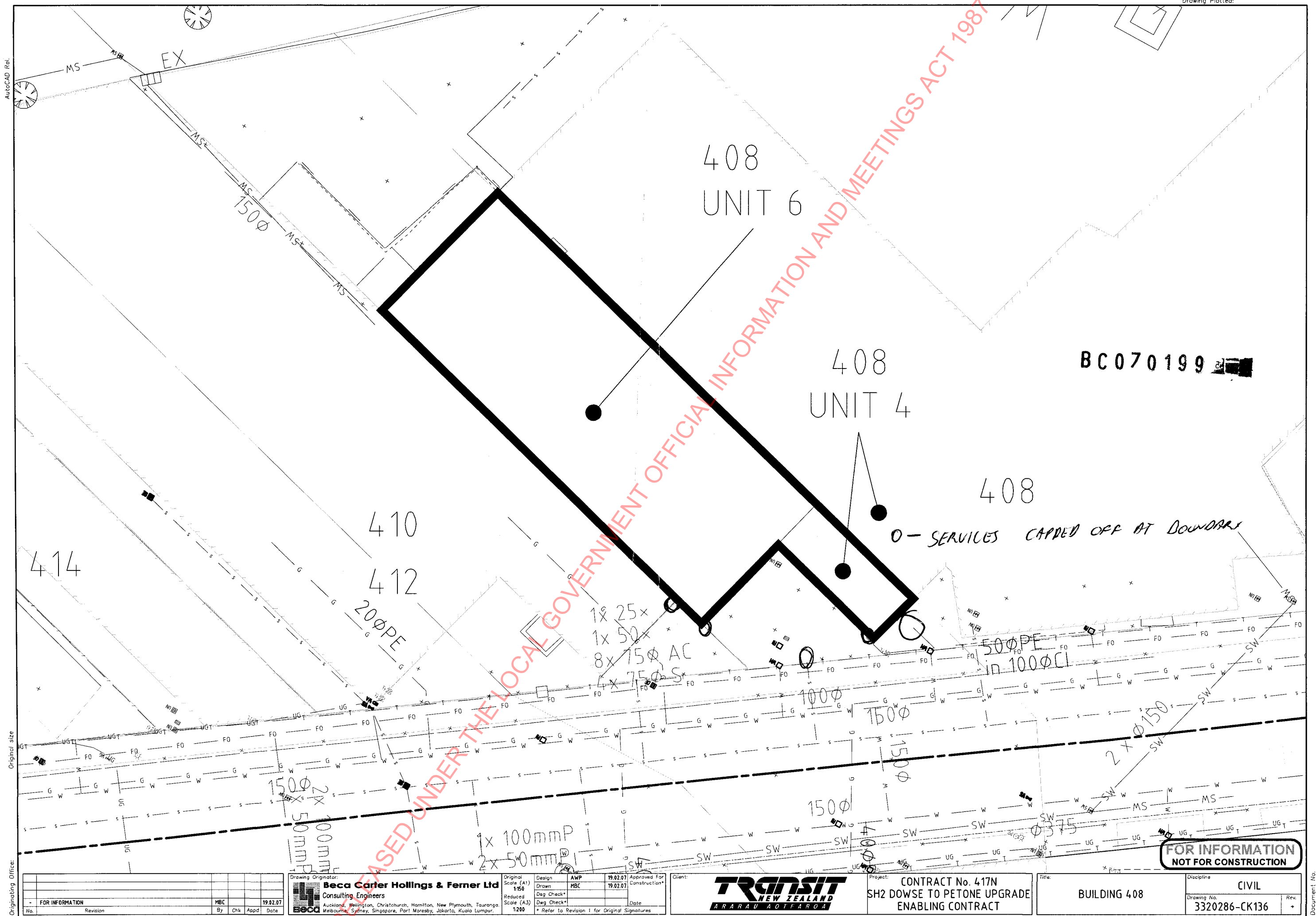


Project: CONTRACT No. 417N  
SH2 DOWSE TO PETONE UPGRADE  
ENABLING CONTRACT

Title: GENERAL SITE PLAN

Discipline	INFRASTRUCTURE
Drawing No.	3251055-C901
Rev.	1











# Application for a Building Consent and/or Project Information Memorandum

Section 33 or section 45, Building Act 2004

Send or deliver your application to: Hutt City Council, Building Approvals Office,  
Private Bag 31912, Hutt City. For enquiries, phone (04) 5706 666.

## Application

I request that you issue a ☐ Project Information Memorandum ☐ Building Consent for the building work described in this application.

Consent/Project Information Memorandum to be ☐ Mailed ☐ Collected

Council Use Only:

Application #

BC070199

Property ID

## The Building

[Project Location]

Street address of building:

41408 Hutt Rd  
Petone  
Wellington

Legal description of land where building is located:

[state legal description as at the date of application and, if subdivision is proposed include details of relevant lot numbers and subdivision consent]

PT LOT PT 1 DP 40307  
PROPERTY ID 65804

Building name:

Location of building within site: [include nearest street access]

Number of levels: [include ground level and any levels below ground]

1

Level/Unit Number: [if applicable]

Area:

Existing floor area: 60m<sup>2</sup>

New floor area:

Total floor area:

Current, lawfully established, use: [include number of occupants per level and per use if more than 1 level]

Year first constructed: [insert year, approximate date is acceptable  
e.g. c 1920s or 1960-1970]

## The Project

Description of the building work [provide sufficient description of building work to enable scope of work to be fully understood]

DEMOLITION OF BUILDING - COMPLETE

Will the building work result in a change of use of the building?

☒ Yes

☐ No

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

[state estimated value as defined in section 7 of the Building Act 2004]

\$ 3,000

If yes, provide details of the new use:

Residing

List building consents previously issued for this project (if any):

[list who issued the consent, the date of issue and the consent number]

Intended life of the building if less than 50 years:

N/A

Does the building or site have any cultural heritage significance, or is it a marae?

[refer to District Plan] ☐ Yes

☒ No

**The Owner**

[must be completed for all applications and all details must be the owners]

**Name of Owner:** [include preferred form of title, eg, Mr, Miss, Dr if an individual and the contact persons name if a company, trust or similar]

Crown

**Owner's mailing address:**

C1- Corl Roumah, D12 International Ltd, PO Box 1545, Wellington

**Street address/Registered office:****Owner's contact details:**

Landline: 04 - 917 9700

Mobile:

Facsimile number:

Email:

After hours:

**Proof of ownership:** [please attach one of the following as evidence, as appropriate to the circumstances]☐ Copy of certificate of title, no more than 3 months old ☐ Lease ☐ Agreement for sale and purchase**Agent**

[only required if application is being made on behalf of the owner]

**Name of Agent:** [include the contact persons name if a company, trust or similar]

Muth Civil Contractors Ltd

**Agent's mailing address:**PO Box 6873  
Marron Square  
Wellington**Street address/Registered office:**19 Jamaica Drive,  
Grenada North  
Wellington**Agent's contact details:**

Landline: 04 - 232 0250

Mobile: 027 443 2868

Facsimile number: 04 - 232 - 0250

Email:

After hours: 027 443 2848

**First point of contact**☐ Owner ☐ Agent ☐ Other

Phone 04 - 232 0250

**Signed by the owner**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

OR

**Signed by the agent** [on behalf of, or with authority from, the owner]

Signature: \_\_\_\_\_

Name: Desmond Reddy

Date: 20/02/2007

**Privacy Information**

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to regularly forward these to Statistics NZ. The Council stores the information on a public register which must be supplied (as previously determined by the Ombudsman) to whomsoever requests the information.

Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

**Council use only:**

## Contacts

[Provide all details where relevant]

### Designer/Architect:

Business/name: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_

After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Registration/qualification: \_\_\_\_\_

### Structural Engineer:

Contact/name: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_

After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Registration/qualification: \_\_\_\_\_

### Engineer (identify practice college):

Business/name: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_

After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Qualification/college: \_\_\_\_\_

### Plumber:

Business/name: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_

After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Registration/qualification: \_\_\_\_\_

### Builder:

Business/name: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_

After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Registration/qualification: \_\_\_\_\_

### Drainlayer:

Business/name: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_

After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Registration/qualification: \_\_\_\_\_

### Head Contractor/Site Manager:

Business/name: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_

After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Registration/qualification: \_\_\_\_\_

### Other:

Business/name: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime: \_\_\_\_\_ Mobile: \_\_\_\_\_

After hours: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Registration/qualification: \_\_\_\_\_

## Attachments

The following documents are attached to this application if required/necessary: [tick boxes applicable]

Plans and specifications [list]

- ☐ Project information memorandum
- ☐ Development contribution notice
- ☐ Certificate attached to project information memorandum
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the territorial authority

[specify]



## Project Information Memorandum

[For project information memorandum only – delete this section if this is an application for building consent only]

The following matters are involved in the project:

[tick boxes applicable]

- ☐ Subdivision
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the territorial authority

[specify]

## Building Consent

[Delete this section if this is an application for a project information memorandum only]

The following plans and specifications are attached to this application: [tick boxes applicable]

- ☐ specifications
- ☐ calculations
- ☐ plans
- ☐ producer statement
- ☐ other \_\_\_\_\_ please specify

[All plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority]

The building work will comply with the building code as follows:

Clause [which of the following clauses will be involved in the proposed work?]	Means of compliance [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]	Proposed Inspections [state means of inspection. Note PS4s or certification may be required]
<input type="checkbox"/> B1 Structure	<input type="checkbox"/> B1/AS2 <input type="checkbox"/> NZS 3604 <input type="checkbox"/> NZS4203 <input type="checkbox"/> NZS4229 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> B2 Durability	<input type="checkbox"/> B2/AS1 <input type="checkbox"/> NZS3101 <input type="checkbox"/> NZS3602 <input type="checkbox"/> NZS3604 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> C1-4 Fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> D1 Access routes	<input type="checkbox"/> D1/AS1 <input type="checkbox"/> NZS4121 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> D2 Mechanical installations for access	<input type="checkbox"/> D2/AS1 <input type="checkbox"/> NZS4332 <input type="checkbox"/> EN81 <input type="checkbox"/> EN115 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> E1 Surface water	<input type="checkbox"/> E1/AS1 <input type="checkbox"/> AS/NZS3500.3 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> E2 External moisture	<input type="checkbox"/> E2/AS1 <input type="checkbox"/> Specific design and testing <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> E3 Internal moisture	<input type="checkbox"/> E3/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F1 Hazardous agents on site	<input type="checkbox"/> F1/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F2 Hazardous building materials	<input type="checkbox"/> F2/AS1 <input type="checkbox"/> NZS4223 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F3 Hazardous substances etc.	<input type="checkbox"/> F3/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F4 Safety from falling	<input type="checkbox"/> F4/AS1 <input type="checkbox"/> FSP Act <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F5 Construction and demolition hazards	<input type="checkbox"/> F5/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F6 Lighting for emergency	<input type="checkbox"/> F6/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]



**The building work will comply with the building code as follows: (continued)**

Clause [which of the following clauses will be involved in the proposed work?]	Means of compliance [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]	Proposed Inspections [state means of inspection. Note PS4s or certification may be required]
<input type="checkbox"/> F7 Warning systems	<input type="checkbox"/> F7/AS1 <input type="checkbox"/> AS/NZS1668 <input type="checkbox"/> NZS4512 <input type="checkbox"/> NZS4515 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F8 Signs	<input type="checkbox"/> F8/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G1 Personal hygiene	<input type="checkbox"/> G1/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G2 Laundering	<input type="checkbox"/> G2/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G3 Food preparation and prevention of contamination	<input type="checkbox"/> G3/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G4 Ventilation	<input type="checkbox"/> G4/AS1 <input type="checkbox"/> AS1668.2 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G5 Interior environment	<input type="checkbox"/> G5/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G6 Airborne and impact sound	<input type="checkbox"/> G6/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G7 Natural light	<input type="checkbox"/> G7/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G8 Artificial light	<input type="checkbox"/> G8/AS1 <input type="checkbox"/> NZS6703 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G9 Electricity	<input type="checkbox"/> G9/AS1 <input type="checkbox"/> Other _____ [specify]	By certification only
<input type="checkbox"/> G10 Piped services	<input type="checkbox"/> G10/AS1 <input type="checkbox"/> NZS5261 <input type="checkbox"/> Other _____ [specify]	By certification only
<input type="checkbox"/> G11 Gas as an energy source	<input type="checkbox"/> G11/AS1 <input type="checkbox"/> Other _____ [specify]	By certification only
<input type="checkbox"/> G12 Water supplies	<input type="checkbox"/> G12/AS1 <input type="checkbox"/> AS/NZS3500.2 <input type="checkbox"/> AS/NZS3500.5 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G13 Foul water	<input type="checkbox"/> G13/AS1 <input type="checkbox"/> AS/NZS3500.2 <input type="checkbox"/> BS5572 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G14 Industrial liquid waste	<input type="checkbox"/> G14/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G15 Solid waste	<input type="checkbox"/> G15/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> H1 Energy efficiency	<input type="checkbox"/> H1/AS1 <input type="checkbox"/> NZS4218 <input type="checkbox"/> NZS4243 <input type="checkbox"/> ALF Design Manual <input type="checkbox"/> NZS4214 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]

**Waiver/modification to NZ Building Code required for following parts of code:**



**Compliance Schedule**

[Delete this section if this is an application for a project information memorandum]

**The following specified systems are existing, being altered, added to, or removed in the course of the building work:**

	Existing	New	Altered	Added	Removed
<input checked="" type="checkbox"/> There are no specified systems in the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cable Car (including to individual dwelling)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automatic systems for fire suppression (for example, sprinkler systems)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automatic or manual emergency warning systems for fire or other dangers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency lighting systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Escape route pressurisation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Riser mains for Fire Service use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any automatic back-flow preventer connected to a potable water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lifts, escalators, travelators or other systems for moving people or goods within buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mechanical ventilation or air-conditioning systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Means of escape from fire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building maintenance units for providing access to the exterior and interior walls of buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency power systems for, or signs relating to, a system or feature specified	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety barriers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Means of access and facilities for use by persons with disabilities which meet the requirements of section 118	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hand-held hose reels for fire fighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Such signs as are required by the Building Code or by section 120	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laboratory fume cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Audio loops or other assistive listening systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke control systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Address where compliance schedule will be held:**


---



---



---

**The maximum number of occupants that the building is designed for is:**


---

The following Councils developed this form in partnership: Kapiti Coast District, Porirua City, Wellington City, Hutt City, Upper Hutt City.



27 February 2007

**Project Information Memorandum (PIM) No. PIM070190**

**Site Address:** UNIT 4 - 408 Hutt Road PETONE 5012

**Legal Description:** Pt LOT 1 DP 40307

This PIM is confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 2004 and any requirements of the related Building Consent.

This PIM includes any relevant information or details:

1. identifying special features of the land (please refer to general notes),
2. about the land or building notified to the Council by any statutory organisation having the power to classify land and buildings,
3. of existing Stormwater or Wastewater utility systems (please refer to general notes), and
4. of authorisations other than the Building Consent that must be obtained from the Council before the proposed building work may be undertaken (please refer to general notes).

---

**Resource Management:**

The plans and specifications are to be in accordance with the designation and subject to all relevant conditions as set out in Chapter 15 of the District Plan, "TNZ2", Appendix Designations 2, pages 15/19 to 15/35.

---

**Public Drainage:**

Hutt City Council stormwater drains are shown to be located on this property (plan enclosed).

---

**Plumbing:**

Council records show stormwater drain discharges from property to approved outfall.

Foul water drain is connected to Territorial Authority sewage system.

Private drains noted on property (plan enclosed). The accuracy of these plans cannot be guaranteed. These records are prepared from the best information available at the time. The true position of all services and buildings must be verified on the site.

---

**Building:**

Demolition and removal of Asbestos shall be undertaken in accordance with the Health and Safety in Employment (Asbestos) Regulations and must be notified to OSH before work begins as it is "restricted work". Waste must be disposed of at a place approved by the territorial authority.

At the completion of demolition/removal work, Council audit inspection of Council's asset, that is, water, stormwater and sewer are required to be viewed and capped off to Council requirements. As laid plan are required of termination points.

Capping of services is normally required at the boundary or lateral connections on property. The site shall be left in a clean, tidy and secure condition with appropriate fence and warning signs erected for the protection and prevention of entry by the public.

Terminated services connecting to Council services shall be left exposed to allow Council to inspect that the work is satisfactory.

Demolition and removal of Buildings shall be undertaken in accord with Clause F5 of the Building Code. The contractor must safeguard people from injury and possible illness or loss of amenity, and provide for the protection of other property.

The site is within durability ZONE 1 in accordance with NZS 3604:1999.

This land is in a LOW wind zone in accordance with NZS 3604:1999.

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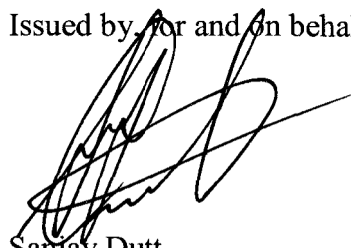
### General Notes

1. This Project Information Memorandum (PIM) is issued pursuant to Section 34 of the Building Act 2004.
2. If the owner or a person undertaking building work believes that this PIM is incorrect, the owner or the person shall immediately advise the Council in writing, giving relevant details.
3. The information supplied reflects only what is known by the Council to exist and is considered relevant to the proposed project. Some special features or drains may exist on/near the site unbeknown to the Council.
4. This PIM does not attempt to identify: Authorisations that may be required from other organisations for this project, e.g., approval to connect/alter water, gas, power or telecommunication services, Resource Consents relating to water use, etc
5. This PIM does not imply the submitted design meets the requirements of the Building Code.
6. The owner is responsible for ensuring that the Consent documents are drafted in full accordance with the Resource Management Act (District Plan) and the Local Government Act (Bylaws) requirements, and obtaining the relevant approvals. Note: If the Building requires an evacuation scheme, contact the New Zealand Fire Service to check if a warning device is required.
7. The Building Act 2004 provides in section 363 that it is an offence to use, or permit to use, any part of a building affected by building work for which a building consent has been granted, but no code compliance certificate has been issued. It should be noted that where a building consent includes work in the common spaces, particularly egress routes, the whole building may be affected, not just a tenancy where the bulk of the work is to take place. The interpretation of 'public use' is very broad and includes nearly all offices, and all retail areas.
8. The Building Act 2004 provides in section 364 that it is an offence for a residential property developer to:
  - complete a sale of a household unit, or
  - allow a purchaser to enter into possession of a unitbefore either
  - the code compliance certificate is issued, or
  - a written agreement, in the prescribed form, is entered into to allow the sale, or possession of the unit to take place before the issue of the code compliance certificate.

**Note:**

*This PIM has been prepared for the purposes of Sections 34 and 35 of the Building Act 2004, and contains all relevant information held by the Council. The information provided is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to Council.*

Issued by, for and on behalf of Hutt City Council



Sanjay Dutt  
**Senior Building Consents Officer**



27 February 2007

Dear Sir/Madam

### Approval of Building Consent

**Site Address:** UNIT 4 - 408 Hutt Road PETONE 5012

**Building Consent No.:** BC070199

I am pleased to inform you that the above building consent application has been approved.

**Before starting any work please read these documents carefully and in full.**

Under the Building Act 2004 this building consent allows you to undertake building work in accordance with the approved plans and specifications that accompanied your application. Council is satisfied that the provisions of the Building Code would be met if the proposed works were completed in accordance with the approved plans and specifications. This consent does not affect any duty or responsibility under any other Act or permit any breach of any other Act.

A list of the inspections required is in the attached Consent Conditions. You must book for any inspection required at least 24 hours in advance. If you wish to have an inspection at a specific time, more notice than 24 hours may be necessary.

**To make a booking for an inspection ph. 04 570 6666**

You will be required to give:

- Address
- Building Consent No.
- A contact name and phone number
- The type of inspection required.

If additional inspections are required, there will be additional fees to be paid before a Code Compliance Certificate is able to be issued.

Attached to this letter are:

- Building Consent BC070199
- Consent Conditions
- Required Inspections
- PIM

Yours sincerely

  
Sanjay Dutt  
Senior Building Consents Officer

## Building Consent

### **Section 51, Building Act 2004**

---

#### **The building**

Street address of building: UNIT 4 - 408 Hutt Road PETONE 5012

Legal description of land where building is located: Pt LOT 1 DP 40307

---

#### **The owner**

Name of owner	Transit New Zealand Limited
Mailing address:	P O Box 5084 WELLINGTON 6040

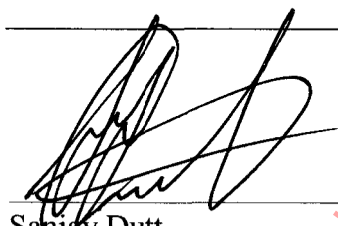
---

#### **Building work**

The following building work is authorised by this building consent:

Demolitions - Demolition of commercial building for the Crown

---



Sanjay Dutt  
Senior Building Consents Officer  
On behalf of: Hutt City Council  
Date: 27 February 2007



## Consent Conditions

1. All of the building work is to comply with the requirements of the Building Act 2004.
2. This building consent does not give or imply any rights to transgress beyond your legal boundaries. Any work that is required beyond your legal boundaries can only be undertaken with the permission of the affected owner/s.
3. The official stamped copy of the plans and specifications as approved for consent purposes are to be held on the site at all times during the period of the work.
4. Domestic Smoke Alarms shall be installed in every household unit of purpose groups SH (Sleeping Single Home) and SR (Sleeping Residential) and shall comply with New Zealand Building Code clause F7 (Warning Systems), they shall be located on the escape routes on all levels within the household unit.  
On levels containing the sleeping spaces, the smoke alarms shall be located either:
  - a) In every sleeping space; or
  - b) Within 3.0m of every sleeping space door. In this case the smoke alarm must be audible to the sleeping occupants on the other side of any closed door.
 They shall have a hush facility having a minimum duration of 60 seconds.

---

### Building:

Refer to attached "Application for Code Compliance Certificate" form which must be filled out and returned to inspections and enforcements when work is completed.

A Code of Compliance Certificate cannot be issued until this form has been filled out with appropriate certificates and documents attached.

Building Inspection Audits –Refer to enclosed inspection sheet for all required inspection audits by Hutt City Council Officers.

Plans stamped and approved by Council must be on site at all times for reference by Building, Plumbing and Drainage Inspectors.

Lapse of Building Consent – Section 52 of the Building Act 2004. Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issuing of the Building Consent.

---

### Plumbing:

The position of any drains are to be accurately located and proven clear of construction prior to work commencing.

All unused drains are to be sealed off against ingress of vermin and inspected by Council Inspector before back filling.

Services made redundant are to be capped off at boundary and inspected before backfilling takes place. An as-built drawing is to be supplied at the time of inspection, showing the location of the capped services or the bond may be defaulted.

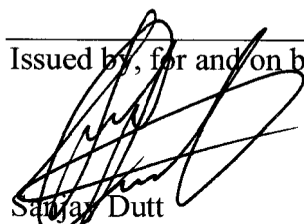
An as-built drainage plan is to be provided to Council at the time the drains are inspected. The plan must be in a permanent and legible format at a minimum scale of 1:100.

The 'Approved' Building Consent plans and specifications must be on site at times of all inspections.

Plumbing and drainage work must only be done by a Craftsman Plumber or Registered Drainlayer as required by the Building Act 2004. Any work to Hutt City Council mains must be carried out by a Council approved contractor.

---

Issued by, for and on behalf of Hutt City Council



Sanyas Dutt  
Environmental Consents

**INSPECTIONS**

To book an inspection, please phone 570 6666

Please quote Consent No.: **BC070199**

- ✓ **CODE COMPLIANCE CERTIFICATE** Final inspections are carried out at the completion of the project and may include entire project, plumbing, drainage and storm water. The Code Compliance Certificate is issued if the building work complies with the approved building consent.

**Please Note:** if required inspections are not undertaken you may experience difficulty in obtaining a Code Compliance Certificate for the project. We suggest that at the time of the first inspection you discuss the inspection requirements with the inspecting officer.

**If any inspection has been asked for, and the work is not complete, another inspection must be made and there will be an additional charge.**

6. Before a Code Compliance Certificate is issued, the following documents will be required :

- Application for Code Compliance Certificate

**Please Note:** prior to calling for your final inspection you should ensure that where required smoke detectors are fitted.



28 May 2008

Contact: G L Tipler  
Group/Division: Inspection and Enforcement  
Telephone: 04 570 6989  
Facsimile: 04 579 6855  
E-Mail: gary.tipler@huttcity.govt.nz  
Our Reference: BC 070200

Transit New Zealand Ltd  
C/- Carl Raumati  
DTZ New Zealand Ltd  
PO Box 1545  
WELLINGTON 6140

Dear Madam / Sir

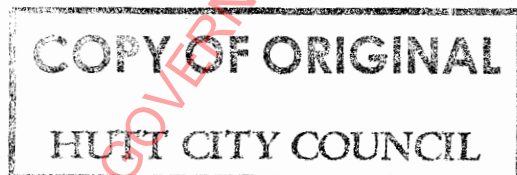
**BUILDING CONSENT 070200 – UNIT 6 - 408 HUTT ROAD ALICETOWN**

Please find enclosed the Territorial Authority's Code Compliance Certificate concerning the above Building Consent.

There is a considerable emphasis on obtaining a Code Compliance Certificate under the Building Act 2004, which also places significant value on this certificate. Please ensure this is filed in a safe, retrievable archive, available for future reference.

Should you need to make a future enquiry, regarding this application, please quote the Building Consent number.

Yours faithfully



G L Tipler  
BUILDING INSPECTIONS MANAGER



Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt 5040, New Zealand  
Tel: +64-4-570 6666, Fax: +64-4-569 4290, Web: www.huttcity.govt.nz

2006 NZ Business Excellence Winner Achievement Award (Silver)

# Code Compliance Certificate

Section 95, Building Act 2004

The Building	
Street address of building: <b>UNIT 6 - 408 Hutt Road Alicetown</b>	Legal description of land where building is located: <b>Pt LOT 1 DP 40307</b>
Building name:	Location of building within site/block number:
Level/unit number:	Current, lawfully established, use:
Year first constructed:	
The Owner	
Name of owner: <b>Transit New Zealand Limited</b>	Contact person:
Mailing address: <b>C/- Carl Raumati DTZ New Zealand Ltd PO Box 1545 WELLINGTON 6140</b>	Email address:
	Website:
Building Work	
<b>BC 070200</b>	<b>Demolition</b>
Council Contact	
First point of contact for communications with the Council: <b>Building Inspections Manager, Phone 570 6666, Private Bag 31912 Lower Hutt.</b>	

## Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Issued by Hutt City Council  
30 Laings Road Lower Hutt

**COPY OF ORIGINAL**  
**HUTT CITY COUNCIL**

Date: 28 May 2008

Building Inspections Manager, on behalf of Hutt City Council





Wormald  
55-57 Cuba Street  
Petone  
PO Box 38800  
Wellington Mail Centre  
Lower Hutt 5045  
Tel: +64 4 5680110  
Fax: +64 4 5686959

## Warrant of Fitness

Form 12, Section 108, Building Act 2004

Issued: 16<sup>th</sup> October 2019

Expires: 1<sup>st</sup> October 2020

THE BUILDING		
Street address of building:	408 Hutt Road & 5 Wakefield St, Alicetown	Pronto ID: 59173-01
Legal description of land where building is located:	Pt LOT 1 DP 40307	
<sup>†</sup> Building name:		
<sup>†</sup> Location of building within site/block number:		
<sup>†</sup> Level/unit number:	15 x Units, Units 5 & 7 Level 1, Units 13 & 14 Basement	
Current, lawfully established, use:	Offices and Storage	
Year first constructed:	1989	
<sup>†</sup> Intended life of the building if 50 years or less:	Indefinite	
Highest fire hazard category for building use:	2	
Compliance Schedule:	CS453	TA: Hutt City Council
THE OWNER		
Name of owner:	Body Corporate 68792	
*Contact person:	Gary Naylor	
Mailing address:	Body Corporate 68792, C/-Gary Naylor, Managing Director, Capital Property Managers, P O Box 10308, Wellington 6143	
AGENT		
Name of agent:	Wormald	
<sup>§</sup> Contact person:	Sherie Holmes	
Mailing address:	PO Box 38800, Petone 5045	
Phone number Daytime: 04 568 0110	After hours: 04 568 0110	
Relationship to owner:	Duly Authorised Agent	
WARRANT		
The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.		
The compliance schedule is kept at:	55-57 Cuba Street, Petone 5012	
*The maximum number of occupants that can safely use the building is:		
SYSTEMS		
<ul style="list-style-type: none"> <li>• SS1 Automatic Sprinkler Systems for fire suppression</li> <li>• SS2 Emergency Warning systems</li> <li>• SS4 Emergency Lighting systems</li> <li>• SS14/2 Signs relating to systems</li> <li>• SS15/2 Final Exits</li> <li>• SS15/3 Fire Separations</li> <li>• SS15/4 Signs for communicating information intended to facilitate evacuation</li> <li>• SS15/5 Smoke Separations</li> </ul>		

### ATTACHMENTS

<sup>†</sup>Certificates relating to inspections, maintenance, and reporting

Signature of Agent

Sherie Holmes

Date: 16<sup>th</sup> October 2019



**Ratepayer Name**

Transit New Zealand Limited  
 C/- DTZ New Zealand Ltd  
 PO Box 1545  
 WELLINGTON 6015

**TAX INVOICE**

**Invoice Date**  
**Instalment:**  
**For Financial Period:**

**GST No. 52-097-053**

20/07/2008  
 1 of 6  
 01/07/2008 of 30/06/2009

**Property Details**

**Account No:** 65804  
**Valu. Ref:** 1609154300D  
**Location:**  
 UNIT 4 - 408 Hutt Road

**Legal Description**

UNIT 4 AU14 15 16 17 18 PT AU 19 DP  
 68792 ON PT LOT 1 DP 403 07 & SEC 816  
 SQ 26837 3QA/5QA

**Area (m2):** 0  
**Land Value:** 127,000  
**Capital Value:** 335,000  
**Category:** Business Suburban

**Customer Account Information**

	HCC	GWRC	Total
Annual Rates	\$3,275.91	\$343.27	\$3,619.18
Total payments received this year	s17(c)(i)		
Balance from previous year	s17(c)(i)		

**STATEMENT OF ACCOUNT**

	HCC	GWRC	Total
Balance from previous notice	s17(c)(i)		
Less payments received	s17(c)(i)		
<b>Balance remaining</b>	s17(c)(i)		
<b>Current Invoice</b>	s17(c)(i)		
Current Rates Instalment	s17(c)(i)		
Late payment penalties	s17(c)(i)		
Remission granted	s17(c)(i)		
Adjustments & Rebates	s17(c)(i)		
<b>Current Invoice Amount</b>	s17(c)(i)		
GST content of the current invoice is	s17(c)(i)		

(Payments made since 14/07/2008 will appear on your next statement.)

**TOTAL NOW DUE**

s17(c)(i)

**DUE DATE FOR PAYMENT**

20/08/2008

A 10% penalty will be added to any part of the current instalment that remains unpaid after the due date.

Ratepayer Transit New Zealand Limited

Instalment No. 1 of 6  
 Valuation No. 1609154300D  
 Account No. 65804

Total Now Due	s17(c)(i)
Last Date for Payment	20/08/2008

**Ratepayer Name**

Transit New Zealand Limited  
 C/- DTZ New Zealand Ltd  
 PO Box 1545  
 WELLINGTON 6015

**TAX INVOICE**

**Invoice Date**  
**Instalment:**  
**For Financial Period:**

**GST No. 52-097-053**

20/07/2009  
 1 of 6  
 01/07/2009 of 30/06/2010

**Property Details**

**Account No:** 65804  
**Valu. Ref:** 1609154300D  
**Location:**  
 UNIT 4 - 408 Hutt Road

**Legal Description**

UNIT 4 AU14 15 16 17 18 PT AU 19 DP  
 68792 ON PT LOT 1 DP 403 07 & SEC 816  
 SQ 26837 3QA/596

**Area (m2):** 0  
**Land Value:** 127,000  
**Capital Value:** 335,000  
**Category:** Business Suburban

**Customer Account Information**

	HCC	GWRC	Total
Annual Rates	\$3,380.35	\$349.07	\$3,729.42
Total payments received this year	s17(c)(i)		
Balance from previous year	s17(c)(i)		

**STATEMENT OF ACCOUNT**

	HCC	GWRC	Total
Balance from previous notice	s17(c)(i)		
Less payments received	s17(c)(i)		
<b>Balance remaining</b>	s17(c)(i)		
<b>Current Invoice</b>	s17(c)(i)		
Current Rates Instalment	s17(c)(i)		
Late payment penalties	s17(c)(i)		
Remission granted	s17(c)(i)		
Adjustments & Rebates	s17(c)(i)		
<b>Current Invoice Amount</b>	s17(c)(i)		
GST content of the current invoice is	s17(c)(i)		

(Payments made since 08/07/2009 will appear on your next statement.)

**TOTAL NOW DUE**

s17(c)(i)

**DUE DATE FOR PAYMENT**

20/08/2009

A 10% penalty will be added to any part of the current instalment that remains unpaid after the due date.

Ratepayer Transit New Zealand Limited

Instalment No. 1 of 6  
 Valuation No. 1609154300D  
 Account No. 65804

Total Now Due	s17(c)(i)
Last Date for Payment	20/08/2009

**NOTICE OF CHANGE OF OWNERSHIP OR OCCUPANCY**

Hutt City Council  
Private Bag 31912  
LOWER HUTT

65804

**Valuation Ref:**

16091/54300

9075044

9075045

**Previous Owner/s:**

Murray Lachlan WALLACE and Carol Anne CAMPBELL

**New Owner/s:**

HER MAJESTY THE QUEEN for use in connection with a road

**Occupation:**

N/A

**Postal Address (for Rates Notice):**

Opus International Ltd  
P O Box 12-033  
WELLINGTON

**DETAILS OF LAND****Area:****Legal Description:**

Unit 4 AU 14-18 and 1/2 share in AU 19 DP 68792

**Certificates of Title:**

99 WN39A/596

**Address of Property:**

4/408 Hutt Road, Petone

**PARTICULARS OF TRANSACTION:****Nature of transaction:**

Sale

**Date of Possession:**

13 February 2004

**Date of Settlement:**

13 February 2004

**Buildings on Land:**

Yes

**Vendor Finance:**

Nil

**Subject to Lease:**

Yes

**Subject to Tenancy:**

No

**Date of Agreement:**

07 January 2003

**Consideration:**

\$173,000 (One hundred &amp; seventy three thousand dollars plus GST)

**GST:**

12.5%

**Section 168/3 Apportionment Required:****OWNERS AGENT:**

Bell Gully  
Barristers & Solicitors  
P O Box 4199  
AUCKLAND

**Telephone No.:**


09 916 8800

**Per:**

**Date:**

13/02/04

**CHECKLIST**

DIRECT DEBITS	X
WATER METERS	X
ENCROACHMENT	
NEW ACCOUNT	
AR STATUS	X
AUTO PAYMENT	X
COMPLETED BY	
SUBDIVISION	
DATE ACTIONED	

25 FEB 2004

P-FM59-V.411

Vero Centre  
48 Shortland Street  
P O Box 4199  
Auckland New Zealand

Telephone 64 9 916 8800  
Facsimile 64 9 916 8801  
www.bellgully.com  
DX CP20509

HUTT CITY COUNCIL

16 FEB 2004

Hutt City Council  
Private Bag 31912  
Lower Hutt

Bell Gully

BARRISTERS AND SOLICITORS

Contact Annika Kneebone  
Direct line 64 9 916 8356  
Email annika.kneebone@bellgully.com  
Matter no. 02-291-6873  
Partner Mark Crosbie

13 February 2004

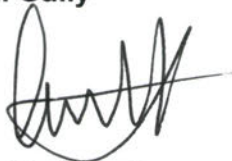
Unit 4, 408 Hutt Road, Petone

We write with regard to the Agreement for Sale and Purchase of the above property. We confirm we act for MI Wallace and C Campbell with regards to this matter.

We confirm that settlement was completed on Friday, 13 February 2004 and that property has now been sold. Please find **enclosed** the notice of sale for the above property.

Please do not hesitate to contact us if you have any queries.

Yours faithfully  
Bell Gully



Annika Kneebone  
Solicitor

REFERENCE	
Rates	
FILE	

Extract from *New Zealand Gazette*, 17/12/2009, No. 188, p. 4528

**Land Acquired for Use in Connection With a Road  
—State Highway 2, Petone**

Pursuant to section 20(1) of the Public Works Act 1981, and to a delegation from the Minister for Land Information, R. J. Sutherland, Land Information New Zealand, declares that, pursuant to various agreements and proclamations to that effect having been entered into, the land described in the Schedule to this notice is acquired for use in connection with a road and vested in the Crown on the date of publication of this notice in the *New Zealand Gazette*, with the effect that:

(a) Units 4 and 6, Accessory Units 14–19 (inclusive) and 73–90 (inclusive) on DP 68792 are transferred to become common property pursuant to sections 4A and 30 of the Public Works Act 1981 (for the purposes of a transfer under section 19(2) of the Unit Titles Act 1972); and

(b) The land described in the Schedule to this notice is acquired for use in connection with a road and is vested in the Crown (for the purposes of a transfer under section 18(1) of the Unit Titles Act 1972).

***Wellington Land District—Hutt City Council***

**Schedule**

Area m <sup>2</sup>	Description
1132	Part of part Lot 1 DP 40307; shown as Section 1 on SO 341776.
39	Part of part Lot 1 DP 40307; shown as Section 2 on SO 341776.

Dated at Auckland this 16th day of September 2009.

R. J. SUTHERLAND, for the Minister for Land Information.  
(LINZ CPC/2006/11235)

ln10403

**GN 8416134.2 Gazette N**

Cpy – 01/01, Pgs – 001, 12/02/10, 13:48



DocID: 212629640

**NOTICE NO: 10403**





# COMPUTER UNIT TITLE REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R. W. Muir  
Registrar-General  
of Land

**Identifier** **WN39A/596**

**Cancelled**

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

**Date Issued** 05 April 1991

**Prior References**

WN36D/869

**Supplementary Record Sheet**

WN36D/871

**Estate** Stratum in Freehold

**Legal Description** Unit 4 and Accessory Unit 14-18 and 1/2  
share in Accessory Unit 19 Deposited Plan  
68792

**Original Proprietors**

Murray Lachlan Wallace and Carol Anne Campbell

**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet**

B246951.2 Mortgage to Westpac Banking Corporation - 3.8.1992 at 2.39 pm

5865465.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 15.1.2004 at 9:00 am

5905330.1 Discharge of Mortgage B246951.2 - 19.2.2004 at 9:00 am

5905330.2 Transfer to Her Majesty the Queen for use in connection with a road - 19.2.2004 at 9:00 am

8350707.1 Certificate pursuant to section 115(2) of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o Te Ika) Claims Settlement Act 2009 that the within land is RFR land as defined in section 92 and is subject to subpart 2 of Part 3 of the Act (which restricts disposal, including leasing of the land) - 23.11.2009 at 9:00 am (affects Unit 4 DP 68792)

8416134.2 Gazette Notice (2009 pg 4528) declaring the within land is to be transferred to become common property pursuant to Sections 4A and 30 of the Public Works Act 1981 (for the purpose of a transfer under section 19(2) of the Unit Titles Act 1972) - 15.2.2010 at 9:00 am

CANCELLED



## References

Prior C/T 36D/869

Land and Deeds 69

Transfer No.

N/C. Order No. B.152835.5



REGISTER

STRATUM ESTATE  
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 5th day of April one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that HUTT VALLEY WHEELTAPPERS AND SHUNTERS LIMITED at Lower Hutt

is seized of a stratum estate in freehold in the principal unit and accessory units first hereinafter described and in an undivided ONE half SHARE in the accessory unit secondly described within the meaning of the Unit Titles Act 1972, subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed on this Certificate of Title or on the relative unit plan (and supplementary record sheet), in the land hereinafter described, that is to say: Firstly Principal Unit 4 and Accessory Units 14, 15, 16, 17, 18 and secondly: Accessory Unit 19 all Units and Accessory Units on Unit Plan 68792

FOR SUPPLEMENTARY RECORD SHEET SEE  
VOL 36D FOLIO 871

B.165733.1  
978753.2 Mortgage to Bank of New Zealand - 2.2.1989 at 10.32 am.

A.L.R.

B.165733.2 Transfer to Murray Lachlan Wallace, Company Director and Carol Anne Campbell, Chartered Accountant, both of Auckland - 7.6.1991 at 10.57 am.

A.L.R.

B.165733.3 Mortgage to Hutt Valley Wheeltappers and Shunters Limited - 7.6.1991 at 10.47 am.

A.L.R.

A.L.R.

FOR DIAGRAM  
SEE DP 68792

Measurements are Metric

Assistant Land Registrar

B.165733.4 Transfer of Mortgage B.165783.3 to Bank of New Zealand - 7.6.1991 at 10.57 am.

A.L.R.

B.246951.2 Mortgage to Westpac Banking Corporation - 3.8.1992 at 2.39 p.m.

A.L.R.



# SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

## Historical Search Copy

**Identifier**
**WN36D/871**
**Land Registration District** **Wellington**
**Date Issued** 06 June 1990

**Plan Number** DP 68792

**Subdivision of**

Section 816 Hutt District and Part Lot 1 Deposited Plan 40307

**Prior References**

WN19D/328

**Unit Titles Issued**

516652	WN39A/593	WN39A/594	WN39A/595
WN39A/596	WN39A/597	WN39A/598	WN39A/599
WN39A/600	WN39A/601	WN39A/602	WN39A/603
WN39A/604	WN39A/605	WN39A/606	WN39A/607
WN39A/608			

**Interests**
**OWNERSHIP OF COMMON PROPERTY**

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to Section 59 Land Act 1948 (affects Section 816 Hutt District)

B152835.6 Notice of Change of rules - 5.4.1991

Subject to substation operation and maintenance rights (in gross) over part marked A and power cable rights over part marked B on DP 68326 in favour of The Hutt Valley Energy Board created by Transfer B182542.1 - 16.7.1991 at 2:47 pm

5381171.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 22.10.2002 at 3:17 pm

5863247.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 13.1.2004 at 9:00 am

5912908.1 Transfer of the easement created by Transfer B182542.1 to Vector Limited - 26.2.2004 at 9:00 am

5913158.1 Change of Name of the grantee in Transfer B182542.1 to Vector Limited - 26.2.2004 at 9:00 am

5953265.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 1.4.2004 at 9:00 am

6009286.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 18.5.2004 at 9:00 am

6210196.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 10.11.2004 at 9:00 am

6210213.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 10.11.2004 at 9:00 am

6211978.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 11.11.2004 at 9:00 am

6216679.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 16.11.2004 at 9:00 am

6220010.2 Notice of Intention pursuant to Section 23 Public Works Act 1981 to take part of the underlying fee simple (Sections 1 and 2 SO 341776) for the upgrade of State Highway No.2 - Dowse Drive to Petone - 18.11.2004 at 9:00 am

6230508.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 26.11.2004 at 9:00 am

6230519.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 26.11.2004 at 9:00 am

6230522.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 26.11.2004 at 9:00 am

7839734.1 Transfer of the easement created by Transfer B182542.1 to Vector Wellington Electricity Network Limited - 9.6.2008 at 9:00 am

8416134.2 Gazette Notice (2009 pg 4528) (a) Units 4 and 6 , Accessory Units 14-19 and 73-90 on DP 68792 are transferred now to become common property pursuant to Sections 4A and 30 Public Works Act 1981 ( for the purposes of a transfer under Section 19(2) Unit Titles Act 1972 ) and (b) declaring part of the within land shown as Section 1 SO 341776 (1132m2) and Section 2 SO 341776 (39m2) to be aquired for use in connection with a road and vested in Her Majesty the Queen (for the purpose of a transfer under Section 18(1) of the Unit Titles Act 1972). CT 512999 issued - 15.2.2010 at 9:00 am

8958059.1 Departmental Dealing correcting the plan image linked to the SRS - 12.1.2012 at 9:00 am

8970126.1 Departmental Dealing correcting the plan image linked to the SRS - 26.1.2012 at 1:43 pm

9381153.1 Discharge of Compensation Certificate 5953265.1 - 21.5.2013 at 10:22 am

9381153.2 Discharge of Compensation Certificate 6009286.1 - 21.5.2013 at 10:22 am

9381180.1 Discharge of Compensation Certificate 5381171.1 - 21.5.2013 at 11:12 am

9824894.1 Notice of reassessment of ownership/utility interests pursuant to Section 42 Unit Titles Act 2010 - 27.8.2014 at 1:56 pm

10036536.1 Court Order pursuant to Section 141 of the Unit Titles Act 2010 appointing John Paul Greenwood as the administrator of Body Corporate 68792 until further order of the Court - 21.4.2015 at 7:00 am

10083419.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 3.6.2015 at 4:38 pm

10528450.1 Court Order pursuant to Section 141 of the Unit Titles Act 2010 appointing Robert Gary Naylor as the administrator of Body Corporate 68792 on an interim basis pending further Order of the Court - 11.8.2016 at 7:00 am

10584381.1 Court Order pursuant to Section 141 of the Unit Titles Act 2010 appointing Robert Gary Naylor as the administrator of the Body Corporate 68792 until further order of the Court - 6.10.2016 at 7:00 am

10702586.1 Court Order pursuant to Section 141 of the Unit Titles Act 2010 appointing Robert Gary Naylor as the administrator of the Body Corporate 68792 until further order of the Court - 15.2.2017 at 7:00 am

11054447.1 Notice of application to the High Court to cancel Unit Plan DP 68792 - 13.3.2018 at 7:00 am

11487296.1 Change of address of the Body Corporate - 4.7.2019 at 11:40 am

11612339.1 Notice pursuant to Section 187(4) Unit Titles Act 2010 that the application to the High Court for cancellation of Unit Plan DP 68792 is not proceeding - 29.11.2019 at 2:50 pm

12849555.1 Court order pursuant to section 141 Unit Titles Act 2010 appointing Anthony John Gambitsis as administrator of Body Corporate 68792 - 9.10.2023 at 6:07 pm