



27 March 2026

Ben Osment

s7(2)(a)

Tēnā koe Ben,

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

We refer to your official information request dated 2 March 2026, seeking a rates report for 2-8 Hanson Grove in Stokes Valley and further information about the property. Specifically, you requested:

- *a rates report for the property at 2-8 Hanson Grove*
- *the extent of the property*
- *any information held by Council about fire damage to one of the flats*
- *whether Council has condemned the structure*
- *the requirements you would need to meet to proceed with extensive renovation work*

Answer:

In response to your request for a rates report, Council has attached the current report for 2-8 Hanson Grove (Appendix 1). This report also includes the legal description and parcel information that shows the extent of the property.

On the matter of fire damage, the only information Council holds consists of email correspondence received in 2025 from a member of the public raising concerns about the condition of the building following the fire.

That correspondence was provided to the property owner at the time, Kāinga Ora, who advised that the property was surplus to their requirements and intended to be disposed of. Council asked that the damaged guttering be removed and that no further deterioration occur. Council does not hold any assessment of the structural



condition of the building or any additional information about the fire beyond that correspondence.

As part of responding to your request, Council is releasing a copy of this correspondence (Appendix 2). Some information has been redacted. Content that falls outside the scope of your request has been removed, and personal contact details and identifying information of individuals have been withheld under section 7(2)(a) of the LGOIMA to protect their privacy.

Council has considered whether the public interest in release of the withheld information outweighs the need to withhold it and has concluded that it does not.

Council does not hold any information indicating that the structure has been condemned.

Regarding your request for the requirements you would need to meet to undertake extensive renovation work, Council does not hold any information specific to proposed works at this property. Any renovation would need to comply with the Building Act 2004, including the requirement to obtain a building consent where the work meets the statutory thresholds. As Council has not been asked to consider or assess any renovation plans for 2-8 Hanson Grove, this information is refused under section 17(g) of the LGOIMA because it is not held.

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: [Office of the Ombudsman - Complaints](#), or freephone 0800 802 602.

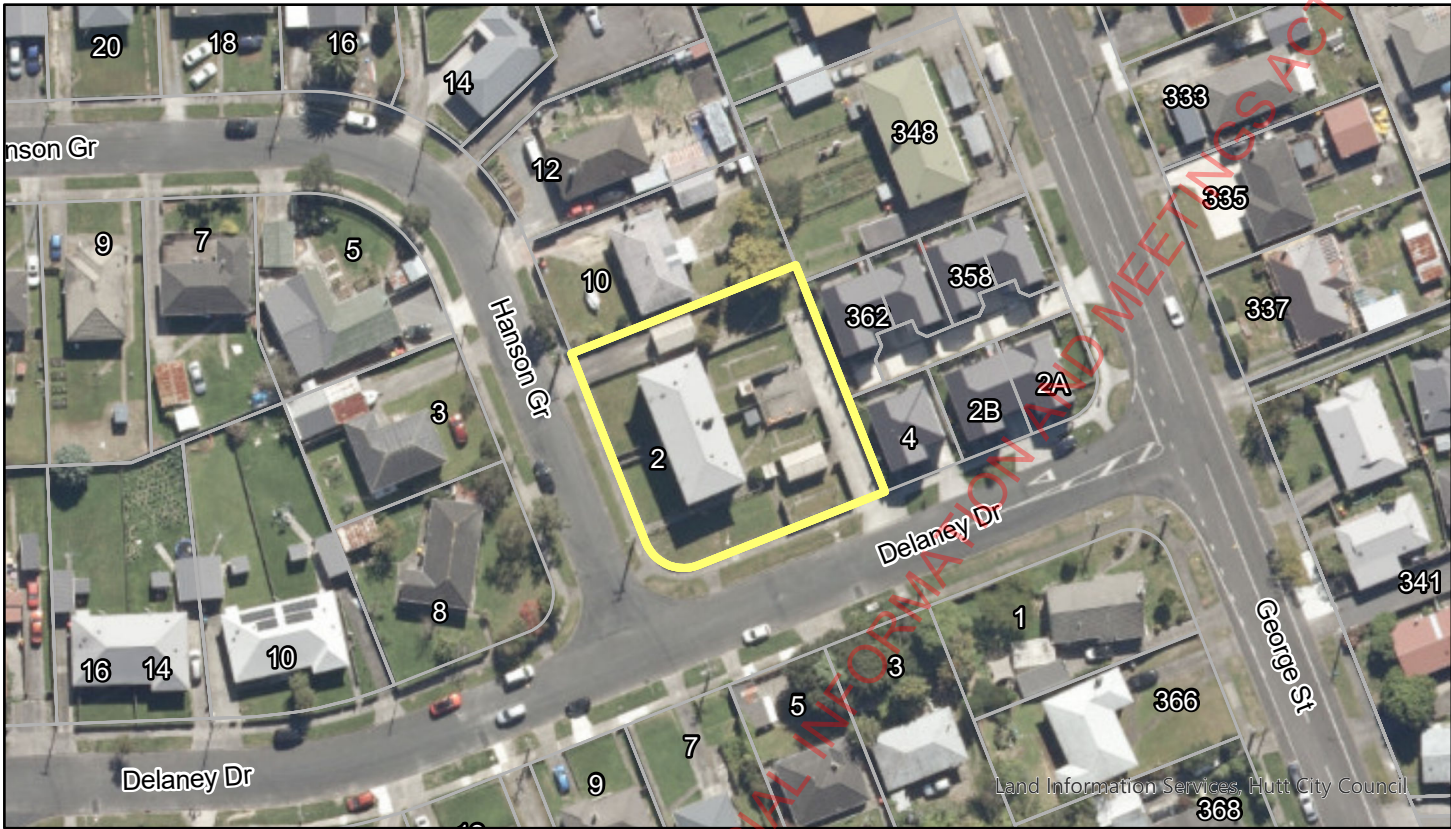
Please note that this response to your information request may be published on Hutt City Council's website: [Proactive releases - Hutt City Council](#).

Ngā mihi nui



Rebekah van der Splinter

Senior Advisor, Official Information and Privacy



PROPERTY DETAILS	RATING YEAR	CURRENT	EFFECTIVE 1 JULY 2026
Property Address 2 Hanson Grove STOKES VALLEY	Rates - Hutt City Council	\$9,380.79	Not Available
	Rates - Regional Council	\$1,162.75	Not Available
Legal Description LOTS 94 & 95 DP 19998 WN51A/502	Total Rates Charge	\$10,543.54	Not Available
Record of Title 51A/502	Differential Rating Category	Residential	Not Available
Total Property Area (sq.m) 1223.0	Capital Value	\$810,000.00	\$790,000.00
Property Improvements 4 FLAT OBS OI	Land Value	\$460,000.00	\$390,000.00
	Water Units	4.0	Not Available
	Wastewater Units (Full)	1.0	Not Available
	Wastewater Units (Half)	3.0	Not Available
	Separately occupied parts	4.0	Not Available
Valuation Number 1603365900	GWRC Insulation Rate	0.0	
Property Rating Status Current	Recycling Charge	\$520.00	
	Rubbish Charge	\$888.00	
	Green Waste Charge	\$0.00	
Valuation Category RR			
Valuation Category Desc. Residential - Rental flats			

IMPORTANT NOTICE: Ratesbook information is provided under Section 28 of the Local Government (Rating) Act 2002 as an online representation of a Public Register. Although the graphical information displayed in the GIS Viewer application has been prepared with care and in good faith, the GIS Viewer is an information service and is designed to be illustrative only. The Council cannot guarantee the accuracy or completeness of the graphical information and accepts no liability for any loss suffered as a result of reliance on the information. Cadastral information sourced from LINZ. CROWN COPYRIGHT RESERVED. Urban aerial photography was flown in March 2025 by Aerial Surveys NZ for Hutt City Council and provided under the Creative Commons Attribution 4.0 International license (<https://creativecommons.org/licenses/by/4.0/>). Landsat images are USGS Products. Data available from the U.S. Geological Survey

From: confirmnotify <confirmnotifyhcc@huttcity.govt.nz>
Sent: Monday, 29 September 2025 8:45 am
To: Enforcement
Subject: Enquiry Reassigned - Enquiry 1084077

Categories: Paul

Enquiry Number: 1084077
Status: Call Logged
Follow Up Date: 30/09/2025
Action Officer: Environment Consents
Notes:
Logged By: Report A Problem

Subject: Untidy Section / Building

Description: This building suffered a major fire back in November 24. It has since been a hazard to surrounding buildings with asbestos and looters graffiti and use it as a hang out. A lot of rate paying residents on this side of Stokes Valley are tired of this building just boarded up and left to rot. It is an eye sore and is unsafe. As per the building code the council has a responsibility to take action with such buildings
<https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.building.govt.nz%2Fabout-building-performance%2Fall-news-and-updates%2Fdangerous-affected-and-insanitary-buildings&data=05%7C02%7Cenforcement%40huttcity.govt.nz%7Cd79f5e9b93e643de6c2008ddfec79707%7Cf4e71c3050dd4da7936331eefa6b2b5f%7C0%7C0%7C638946855392279362%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=30DXvBveVxUfp%2BeU2%2Bc29KQCW%2BJgvFAaXGOF0g3RYq4%3D&reserved=0>. As it was a police matter for so long most residence understood. It's now been 9 months of this property in this state. The council need to take action and have it taken down.

Site: Hanson Grove
Location: 2 Hanson Grove STOKES VALLEY

Contact: s7(2)(a)
Telephone:
Alt. Telephone:
Fax:
E-Mail: s7(2)(a)



RELEASED UNDER THE LOCAL GOVERNMENT OPEN INFORMATION AND MEETINGS ACT 2087

From: Paul Duffin
Sent: Wednesday, 5 November 2025 9:31 am
To: s7(2)(a)
Subject: RE: 2-8 Hanson Grove

Good morning s7(2)(a)

Thanks for your e-mail. As I don't have a building background I will send your concerns onto the building team as they deal with such things.

Out of scope

From: s7(2)(a)
Sent: Monday, 27 October 2025 4:15 pm
To: Paul Duffin <Paul.Duffin@huttcity.govt.nz>
Subject: Re: 2-8 Hanson Grove

Hi Paul

Thank you very much for looking at this and getting a response out of Kainga Ora. They are really letting Stokes Valley down with the state they are allowing their property's to be in.

Out of scope

On 2-8 Hanson:

I can confirm they have simply removed the melted piece only and the rest is hanging on, likely to come off as a section has been removed at 2-8 Hanson, and after the recent storm there is the roof lining plastic hanging and could come off and go in someone's yard any day now. It's not good enough.

Surplus to requirements when there's not long ago been a housing crisis? Bit off.

Please continue the good work you are doing.

I will continue to approach the council about this property until there is an actual result. I can confidently say that Kainga Ora will leave this to deteriorate. It has been left dormant for a year and seen additional deterioration since, comments like surplus to requirements give me no hope for the community here with the amount of property they own in the valley.

If there is no satisfactory result I will look at approaching a solicitor to look at this deeper, as I am sure it is in breach in this state.

- **Property is uninhabitable:** If the damage is so severe that the property cannot be lived in, and repairs are not feasible or cost-effective, demolition may be the only option.

I believe this to be the case due to smoke damage, structural damage and asbestos.

- **Toxic residue:** After a fire, toxic chemicals from materials like plastics can contaminate porous surfaces. If these cannot be fully removed, the property may remain unsafe, making demolition and reconstruction the only safe choice.

This property is both smoke damaged and has asbestos as signed posted on the boards attached to property by the fire dept.

- **Structural damage:** If the fire has caused significant structural damage, rebuilding from scratch may be more viable than attempting repairs.

The burned weatherboarding that is burned through is on a load bearing outer wall of a 2 story property. At the closest look from street view you can already see the fire has damaged the load bearing framing, and second story floor.

I do appreciate you taking this on, and coming out to check on these community risks.

Kind regards.

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987



RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

On Tue, 21 Oct 2025 at 8:53 AM, Paul Duffin <Paul.Duffin@huttcity.govt.nz> wrote:

Good morning.

As mentioned below I approached Kainga Ora regarding the property and they have advised me that it is soon to go on the market as it is surplus to their requirements. In its current state I am unable to force them to undertake any further improvements to its current condition as it doesn't breach the threshold for falling into the category of section 17 of the Resource Management Act. In saying that I have asked them to remove the broken (melted) piece of guttering and to ensure no further deterioration of the property occurs.

If there are further issues with the property please come back to me.

Paul

Paul Duffin
Senior Monitoring & Enforcement Officer

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010

P: M: §7(2)(a) **W:** www.huttcity.govt.nz

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From: Paul Duffin
Sent: Monday, 29 September 2025 11:56 am
To: §7(2)(a)
Subject: 2-8 Hanson Grove

Good morning.

Recently you contacted council regarding the fire damaged building at 2-8 Hanson Grove. This morning I undertook a visit to the area to see the issue for myself.

On returning to the office I contacted one of the managers at Kainga Ora to ascertain what their intention is regarding the building. Once I hear back from them I will be back in touch.

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

From: Katrina Easthope <Katrina.Easthope@kaingaora.govt.nz>
Sent: Wednesday, 1 October 2025 8:46 am
To: Paul Duffin
Subject: Re: 2-8 Hanson Grove

Mōrena Paul

I will look in to this and get back to you with an answer

Ngā Mihi

[Katrina Easthope](#)

Senior Housing Support Manager - **Kaitoko Kāinga Matua**

Free Phone: 0800 801 601



From: Paul Duffin <Paul.Duffin@huttcity.govt.nz>
Sent: Monday, September 29, 2025 11:30 AM
To: Katrina Easthope <Katrina.Easthope@kaingaora.govt.nz>
Subject: 2-8 Hanson Grove

Hu Katrina.

We had a complaint come in today regarding the fire damaged KO building at 2-8 Hanson Grove. Do you know what is going to happen with it please?

Paul Duffin

Senior Monitoring & Enforcement Officer

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010

P: M: s7(2)(a) **W:** www.huttcity.govt.nz



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- (2) do not use, disclose or act on this email in any other way. Thank you.