

17 February 2025

Steve Twilton

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 114 Matatua Road, Raumati Beach.

The information provided in this LIM has been gathered from all the information the Council holds on this property, as at the date of your application.

It is important to note that the Council has not undertaken an on-site inspection of the property and there may be information which is not known to council - for example, illegal or unauthorised building or works on the property.

If you have any future plans to develop this property please contact us for advice about how to proceed and the process for obtaining the necessary approvals.

In addition to the information in this LIM you may be interested to find out more about the Kapiti Coast District. Information and advice on council services and our District Plan are available on our website: www.kapiticoast.govt.nz

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

114 Matatua Road, Raumati Beach

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

Application details

Applicant	Steve Twilton
LIM number	L250166
Application date	05/02/25
Issue date	17/02/25

Property details

Property address	114 Matatua Road, Raumati Beach
Legal description	LOT 1 DP 10972
Area (hectares)	0.0773

Valuation information

Valuation number	1528130900
Capital value	\$940,000
Land value	\$445,000
Improvements value	\$495,000

Please note that these values are intended for rating purposes only.

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- Glossary of Terms and Maps
- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Resource Consent documents (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year Current Rates Year 2024 to 2025

Annual rates \$5,111.21

This includes Greater Wellington Regional Council rates

Next instalment date 06/03/25

Arrears for previous years \$0.00

Water rates \$617.67 last year (2023/24)

All water used is charged for at a volumetric rate of \$1.19 (incl. GST) per cubic metre (1000 litres) and a fixed annual charge of \$222.00 (incl. GST) per separately used or inhabited part of a rating unit, charged at a daily rate of \$0.6066, calculated on the number of days in each invoice period.

Water balance due \$0.00

For further information on this section, contact the Rates Team on 0800 486 486.

2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

25/09/20	BUILDING CONSENT 200567 : To convert existing double garage into bedrooms and bathroom : Code Compliance Certificate issued 24/02/21
24/07/17	BUILDING CONSENT 170539 : Install Jayline FR300 Woodburner : Code Compliance Certificate issued 09/08/17
09/08/05	CERTIFICATE OF ACCEPTANCE CA0005 : Deck : Cert of Acceptance Issued 09/08/05
13/06/95	BUILDING CONSENT 950469 : CAR DECK : No Code Compliance Certificate has yet been issued.
02/06/93	BUILDING CONSENT 930402 : ADDITION TO DWELLING : Code Compliance Certificate issued 24/05/94
20/02/84	Building Permit 068884 DWELLING 93-16 SQ M
31/01/46	Building Permit 4043 TOOL SHED AND GARDEN SHED

The Certificate of Acceptance relates to building work that was undertaken without first obtaining Building Consent. Council did not carry out any inspections during construction that would normally be undertaken as part of the Building Consent process.

To date not all inspections for Building Consent 950469 have been undertaken and a Code Compliance Certificate has not been issued. Under the Building Act 2004 a new owner inherits the responsibility, including any outstanding fees, for this consent and any additional work that may be required before the Code Compliance Certificate can be issued. Please contact Council for further information.

Note that building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1992 may therefore not have a code compliance certificate.

Engineer's report

Further building may require an Engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

For further information on this section, contact the Building Team on 0800 486 486.

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

For further information on this section, contact the Building Team on 0800 486 486.

Registered Environmental Health Premises and Licences

No information located.

For further information on this section, contact the Environmental Health Team on 0800 486 486.

3. Weathertightness

In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

4. Land use and Conditions

In this section: information relating to the use to which that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021) ([kapiticoast.govt.nz](https://www.kapiticoast.govt.nz/))

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website www.gw.govt.nz/.

Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

District Plan Features and Overlays

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned: General Residential in the Operative District Plan (2021).

This property was created via subdivision in 1936. A copy of the Deposited Plan (DP10972) and Record of Title is provided with this LIM.

There are no known easements.

It is recommended that the Record of Title is checked for any interests registered against the property such as easements or covenants.

Below is a list of resource consents issued for this property and further detail can be found in the decision letters provided with this LIM.

For information about the resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

RESOURCE CONSENT 950138 : Car deck enabling to turn and use double garage.

If you are interested in reading the full resource consent file then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

Note: some resource consent files may be archived offsite; however these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

Air Space Designation - land within the airport flight paths where height restrictions apply to buildings and trees as set out in the Operative District Plan (2021).

This property is located within the Horizontal Surface 50m amsl, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

There is no record of any identified cultural or archaeological sites contained on this site.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

5. Special Features and Characteristics of the land

In this section: information known to Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that is known to the Council.

Earthquakes

Greater Wellington Regional Council holds information on earthquake risks in the Kapiti Coast District. This information, along with associated Earthquake Risk Maps, can be found on the Greater Wellington Regional Council website www.gw.govt.nz/.

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz)).

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](http://Greater Wellington - Search Selected Land Use Register (gw.govt.nz)).

Coastal Erosion and Inundation Hazards

Council holds a set of reports prepared by environmental engineering consultancy Jacobs NZ Ltd covering susceptibility and vulnerability assessments of the coastal areas of the District based on a range of sea level rise scenarios over periods of 30, 50 and 100 years.

The Council may use these reports to inform future district plan work which will consider any necessary changes to land use and subdivision controls in areas which may be affected. Various parties have raised concerns regarding the approach taken in those reports. There will be an opportunity through the plan change process for any concerns to be raised.

Council acknowledges the existence of other technical reports and information relating to coastal and inundation hazards, which have not been commissioned or peer reviewed by Council. Information on coastal hazards that the Council holds is available on the following link: www.kapiticoast.govt.nz/coastal-science. That link includes the coastal hazards GIS map viewer which will allow you to see how any particular property may be affected.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the areas residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

Part of the property is shown to be adjacent to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

The maps show the projected flood extent arising from the 1% AEP or 1% Annual Exceedance Probability Flood Event (that is, a flood event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100 year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20 year return period high tide.

The nature of the controls imposed by the District Plan depends on where individual sites are located within the 1 in 100 year flood extent; which flood hazard map (operative or latest) is referenced in legislation or the District Plan, and which flood hazard category applies.

Part of the property is shown to be adjacent to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. An as-built plan of private drainage is provided with this LIM.

Stormwater discharge is confined to site in soak pit(s). There is no record of any Council services running through the property.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

8. Drinking water supply

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

Council has a potable water supply system available with an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: February 7, 2025

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




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN494/98**
Land Registration District **Wellington**
Date Issued 17 December 1942

Prior References
WN312/76

Estate Fee Simple
Area 773 square metres more or less
Legal Description Lot 1 Deposited Plan 10972

Original Registered Owners
Shona Mary Burton and William John Burton

Interests

620546.1 Settled under the Joint Family Homes Act 1964 - 1.5.1984 at 11:29 am
B214627.2 Mortgage to Bank of New Zealand - 27.1.1992 at 9:24 am
5251313.1 Discharge of Mortgage B214627.2 - 14.6.2002 at 9:00 am
5251313.2 Transfer to Shona Mary Burton - 14.6.2002 at 9:00 am

5251313.2 Cancellation of Joint Family Home Settlement 620546.1
5251313.3 Mortgage to Mortgage Holding Trust Company Limited - 14.6.2002 at 9:00 am
6672492.1 Discharge of Mortgage 5251313.3 - 6.12.2005 at 10:30 am
6672492.2 Transfer to Emerald Green Limited - 6.12.2005 at 10:30 am
6672492.3 Mortgage to Mortgage Holding Trust Company Limited - 6.12.2005 at 10:30 am
9092334.1 Discharge of Mortgage 6672492.3 - 12.6.2012 at 4:02 pm
9092334.2 Mortgage to New Zealand Home Lending Limited - 12.6.2012 at 4:02 pm
9743477.2 Discharge of Mortgage 9092334.2 - 30.5.2014 at 9:26 am
9743477.3 Transfer to Ping Huang - 30.5.2014 at 9:26 am
10064742.1 Transfer to Steven Paul Twilton and Rosalind Denise Twilton - 2.6.2015 at 3:35 pm
10064742.2 Mortgage to ANZ Bank New Zealand Limited - 2.6.2015 at 3:35 pm
11424798.1 Discharge of Mortgage 10064742.2 - 9.5.2019 at 3:10 pm
11424798.2 Transfer of a 1/2 share Rosalind Denise Twilton to Steven Paul Twilton - 9.5.2019 at 3:10 pm
11424798.3 Mortgage to The Co-operative Bank Limited - 9.5.2019 at 3:10 pm
11934078.1 Discharge of Mortgage 11424798.3 - 23.11.2020 at 3:24 pm
11934078.2 Transfer to Steven Paul Twilton (1211/2500 share) and Nicole Elise Harrison (1289/2500 share) - 23.11.2020 at 3:24 pm

11934078.3 Mortgage to ANZ Bank New Zealand Limited - 23.11.2020 at 3:24 pm

(Land and Deeds—4)

NEW ZEALAND.

Form B.
REGISTER

Vol. 312, Folio 76.
Reference: Transfer No. 268361
Application No.
Order for N/C No.



Register-book,
Vol. 494, folio 98

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the seventeenth day of December, one thousand nine hundred and forty-two
under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Witnesseth that
MAXWELL AUSTEN MILDENHALL of Plimmerton Builder

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY AND FIFTY EIGHT ONE HUNDREDTHS PERCHES more or less situate in Block I of the Peckariki Survey District being part of Section 2 of the Wainui District and being also Lot 1 on Deposited Plan No. 10972. (Town of Raumati Extension No. 2C).



Kandau
District Land Registrar.

Minimum Frontage required by the Land
Act, 1924: 40 feet.

Transfer 284393 Maxwell Austin Mildenhall
to Ernest Gordon Mildenhall of Johnsonville
Master Long Driver produced 31st May
1945 at 11 a.m. *A.L.R.*

Transfer 602030 to Frederick Ernest Mildenhall
of Wellington Carpenter 10.8.1964 at 10.20 a.m.
A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.

J. B. Smith
A.L.R.

Transfer 948293 to Donald Graham
Thomson of Wellington, School
Teacher - 22.11.1972 at 10.29 a.m.
J. Keenan
A.L.R.

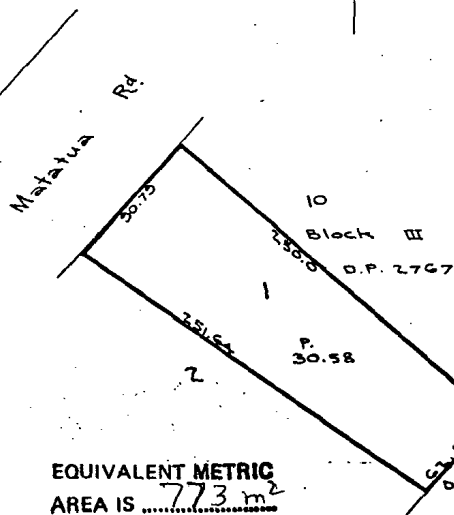
Transfer 259229.1 to Shona Mary Molloy
of Wellington, Shorthand Typist -
21.8.1978 at 2.15 p.m. *A.L.R.*

612218 Settled under the Joint Family
Homes Act 1964 on William John Burton of
Wellington, Marketing Representative and
Shona Mary Molloy abovenamed - 12.3.1984 at
1.46 p.m. *A.L.R.*

612218.2 Mortgage to Westpac Banking
Corporation - 12.3. 984 at 1.46 p.m.
A.L.R.

A.L.R.

A.L.R.



EQUIVALENT METRIC
AREA IS 773 m²

Scale: 50 links to an inch.
M.L.

494/98

620546.1 Settled under the Joint Family
Homes Act 1964 on William John Burton of
Wellington, Marketing Representative and
Shona Mary Molloy his wife abovenamed -
1.5.1984 at 11.29 a.m.

A.L.R.

620546.2 Mortgage to Westpac Banking
Corporation - 1.5.1984 at 11.29 a.m.

677133.1 Mortgage to Edward James Mulholland
and Johanna Huibersina Mulholland - 2.12.1985
11.51 a.m.

A.L.R.

A.L.R.

B.210474.1 Evidence of the marriage of
Shona Mary Molloy and William John Burton
both abovenamed - 18.12.1991 at 9.28 am.

A.L.R.

B.210474.2 Mortgage to Bank of New Zealand
- 18.12.1991 at 9.28 am.

A.L.R.

B.214627.1 Evidence of the marriage of
Shona Mary Molloy and William John
Burton, both abovenamed - 27.1.1992 at
9.24 a.m.

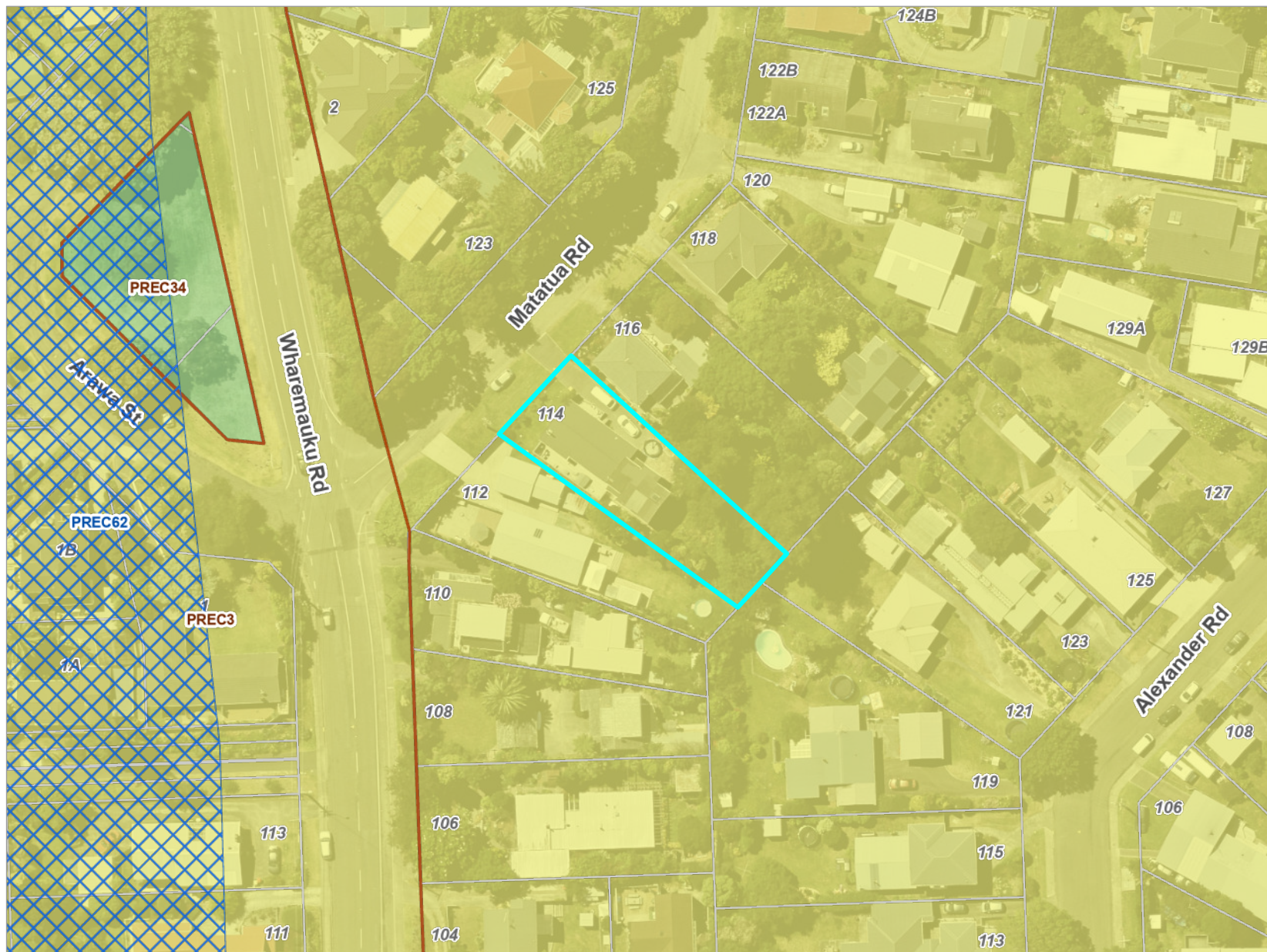
A.L.R.

B.214627.2 Mortgage to Bank of New
Zealand - 27.1.1992 at 9.24 a.m.

A.L.R.

Operative District Plan 2021 - Zones and Precincts

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)



Key to map symbols

-  Precinct
-  Coastal Qualifying Matter Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: February 7, 2025

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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)



Key to map symbols

-  Major Community Connectors
-  Notional Roads
-  Noise Corridor
-  Coastal Environment

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 40 80 Metres
Scale @ A4 - 1:2,000

Date Printed: February 7, 2025

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Operative District Plan 2021 - Designations & Miscellaneous Features

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)



Key to map symbols

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 40 80 Metres
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Features

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)



Key to map symbols

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 40 80 Metres
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Hazards

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)



Key to map symbols

- Fill Control Area
- Ponding Area
- 30m Relocatable Area

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



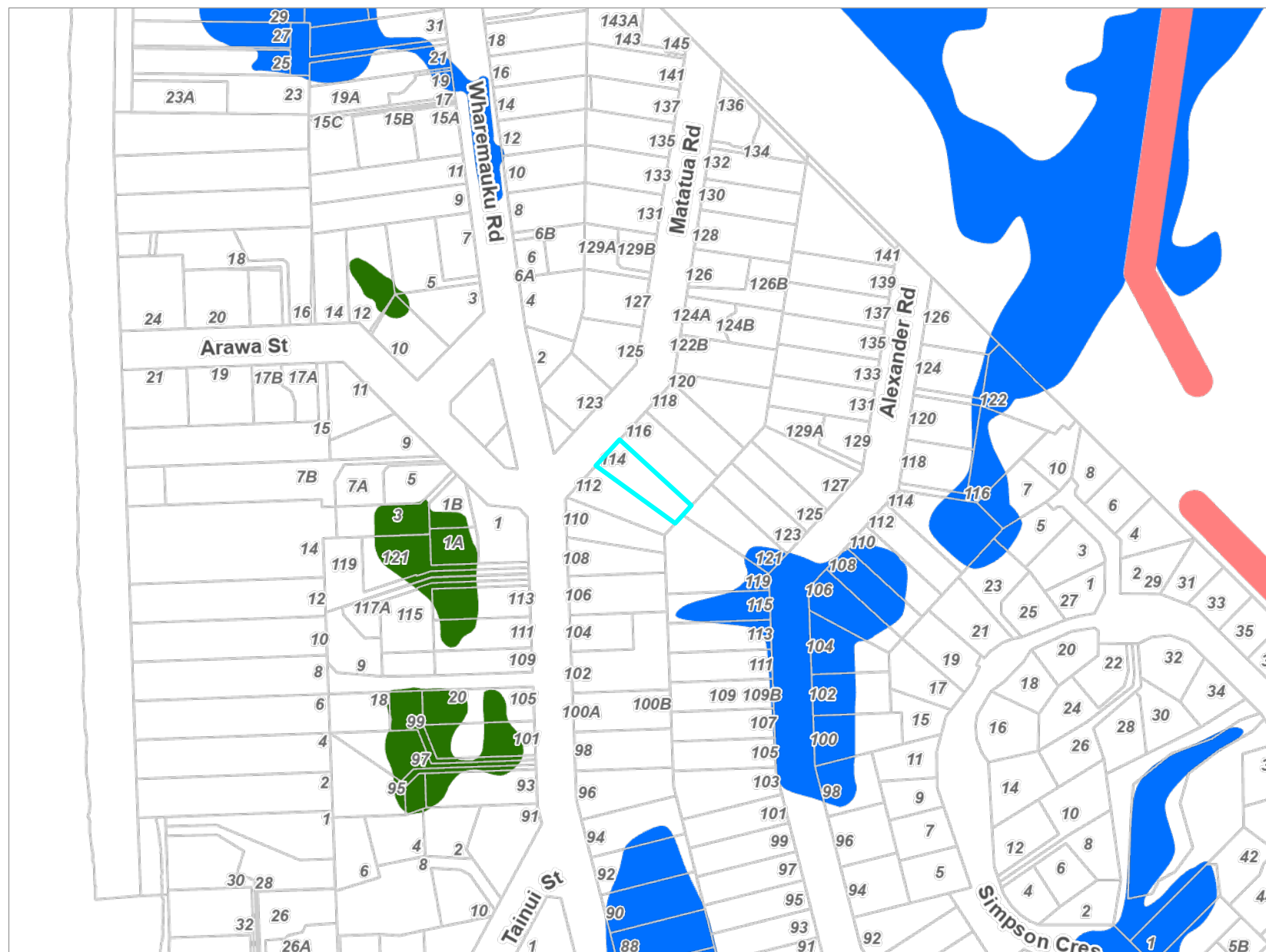
0 40 80 Metres
Scale @ A4 - 1:2,000

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Latest Flood Hazards

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)



Key to map symbols

- Stream Corridor
- Fill Control
- Ponding

The 'Key to map symbols' column above will be empty if no Flood Hazards are present in the area shown on this map.



0 70 140 Metres
Scale @ A4 - 1:3,000

Date Printed: February 7, 2025

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Resource Consents Map

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)



Key to map symbols

 Resource Consents

The 'Key to map symbols' column above will be empty if no Resource Consents are present in the area shown on this map.



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: February 10, 2025

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Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
000087	110 Matatua Road, Raumati Beach	1528130700	LOT 3 DP 10972 TOWN OF RMTI EXTN NO 20	LD	NEW HOUSE ENCROACHING HEIGHT ENVELOPE, BUILD SECOND DWELLING	N	N	Decision Issued	2/6/2000	21/3/2000
030073	125 Alexander Road, Raumati Beach	1528137200	LOT 9 DP 16362	LD	ADDITIONS ENCROACHING FRONT YARD	N	N	Decision Issued	1/4/2003	18/3/2003
070293	129A Alexander Road, Raumati Beach	1528137400	LOT 7 DP 16362 CT 711/41	SD	To create one additional residential lot at 129 Alexander	N	N	s.224 Issued	2/10/2007	19/9/2007
100184	123 Matatua Road, Raumati Beach	1528132900	PT LOTS 38 39 DP 9507 TOWN OF RMTI EXTN	LD	New Accessory building which encroaches the height in	N	N	Decision Issued	25/11/2010	29/10/2010
160036	125 Matatua Road, Raumati Beach	1528132800	LOT 40 PT LOT 36 DP 9507 CT 674/57	SD	Two lot residential subdivision	N	N	s.224 Issued	21/3/2016	23/2/2016
160164	2 Wharemauku Road, Raumati Beach	1528133000	LOT 2 DP 497682 CT 735508	LD	Construction of new dwelling with yard encroachments and	N	N	Decision Issued	5/9/2016	19/8/2016
160146	112 Matatua Road, Raumati Beach	1528130800	LOT 2 DP 10972 TOWN OF RMTI EXTN NO 20	LD	Construct new garage and rumpus room with height in relation	N	N	Decision Issued	25/7/2016	22/7/2016

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
170278	116 Matatua Road, Raumati Beach	1528131000	LOT 10 BLK III DP 26767 TOWN OF RMTI	SN	Undertake a two lot residential subdivision	N	N	On Hold		2/11/2017
930175	127 Alexander Road, Raumati Beach	1528137300	LOT 8 DP 16362 CT 595/16	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	16/9/1993	6/8/1993
960395	124A Matatua Road, Raumati Beach	1528131400	LOT 6 BLK III DP 2767 TOWN OF RMTI EXTN	LC	RELOCATION OF HOUSE	N	N	Decision Issued	17/10/1996	2/10/1996
960373	124A Matatua Road, Raumati Beach	1528131400	LOT 6 BLK III DP 2767 TOWN OF RMTI EXTN	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	16/12/1996	16/9/1996
960029	122 Matatua Road, Raumati Beach	1528131300B	FUTURE FLAT 2 ON LOT 7 BLK III DP 2767	SC	CROSS LEASE	N	N	s.223 Approval	1/2/1996	1/2/1996
950138	114 Matatua Road, Raumati Beach	1528130900	Lot 1 DP 10972	LC	CAR DECK ENABLING TO TURN AND USE DOUBLE GARAGE	N	N	Decision Issued	31/7/1995	23/5/1995
980497	118 Matatua Road, Raumati Beach	1528131100A	FLAT 1 DP 68097 1/2 INT IN 1012 M2	LD	ENCROACH REAR YARD	N	N	Decision Issued	16/12/1998	23/11/1998
PB190013	111 Alexander Road, Raumati Beach	1528136600	LOT 15 DP 16362 TOWN OF RMTI EXTN NO	PB	To construct a new single storey dwelling which encroaches	N	N	Decision Issued	4/4/2019	2/4/2019
PB210031	108 Matatua Road, Raumati Beach	1528130600	LOT 4 DP 10972 TOWN OF RMTI EXT NO 20	PB	Additions and alterations to existing dwelling which	N	N	Decision Issued	10/6/2021	12/5/2021

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)



Key to map symbols

The 'Key to map symbols' column above will be empty if no Health and Alcohol Licences are present in the area shown on this map.



0 20 40 Metres

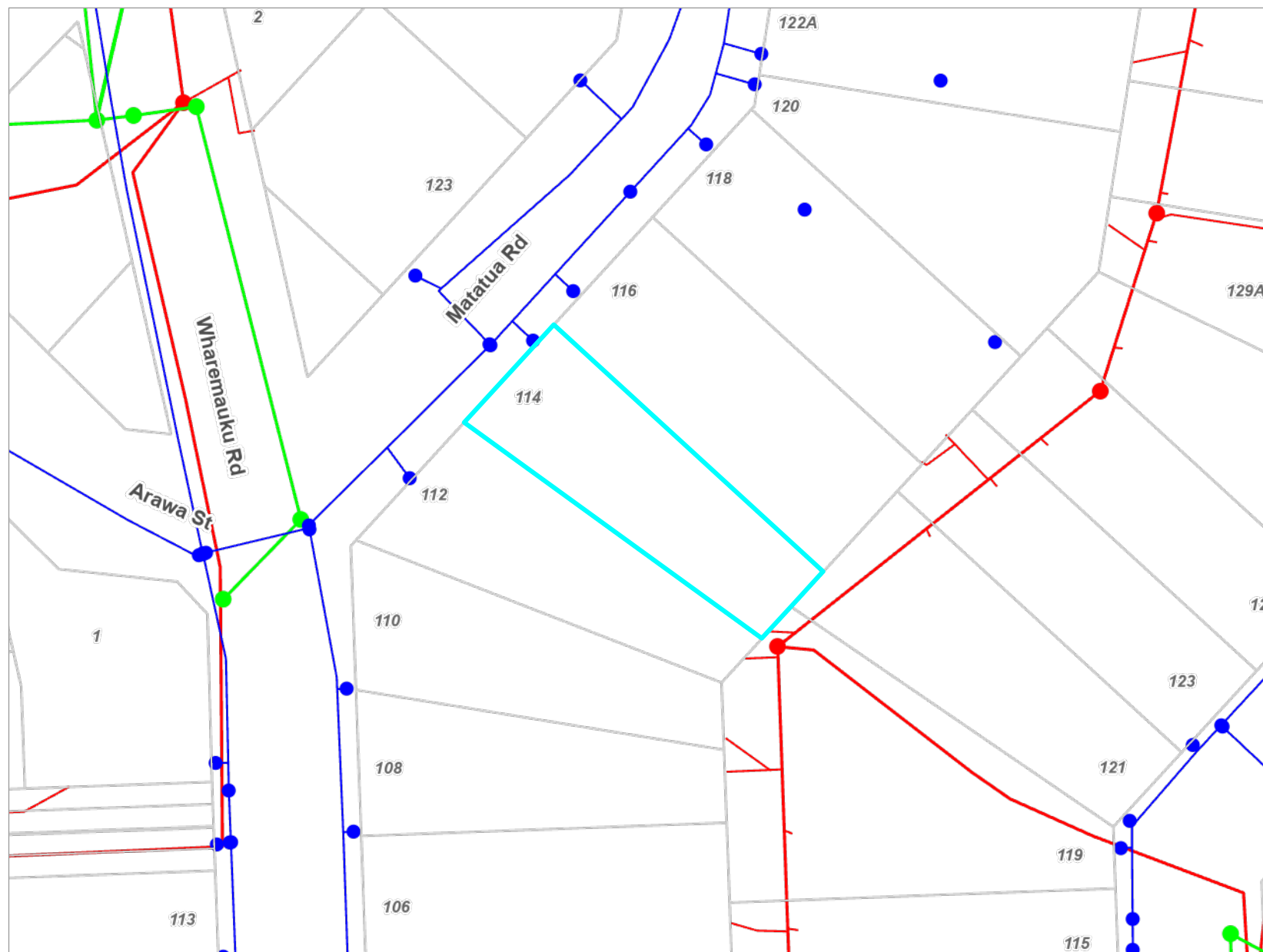
Scale @ A4 - 1:1,000

Date Printed: February 7, 2025

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Services Network

114 Matatua Road, Raumati Beach (LOT 1 DP 10972)



Key to map symbols

- WS Node
- WS Pipe
- SW Point
- SW Pipe
- WW Point
- WW Pipe
- WW Lateral

The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.



0 10 20 Metres

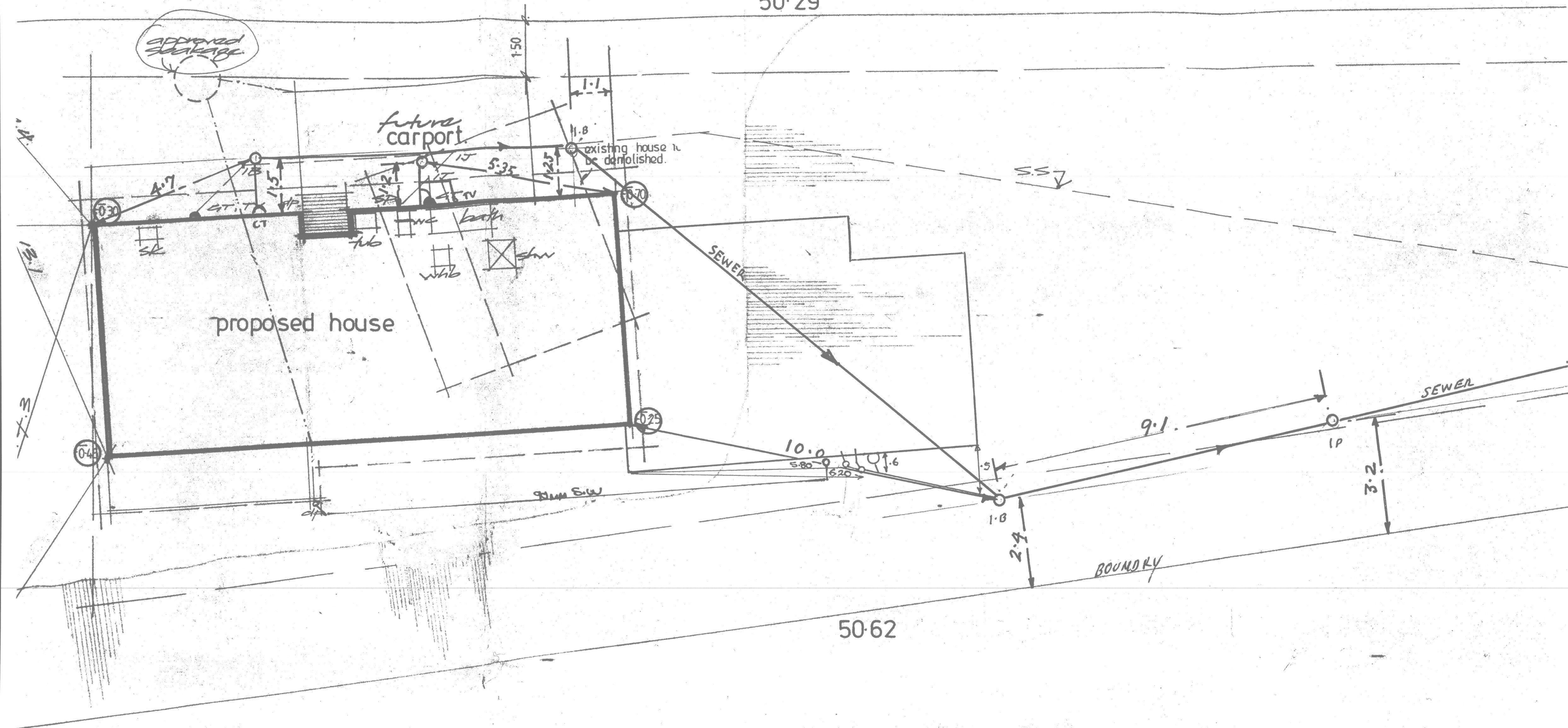
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NOTE: DRIVE TO BE AT ROAD LEVEL
 4 METERS FROM FRONT BOUNDARY

50.29



50.62

100⁰ P.V.C. IN SAND

TESTED 5- 6 - 84

Ⓢ

plan 1:100
 d.p. 10972.

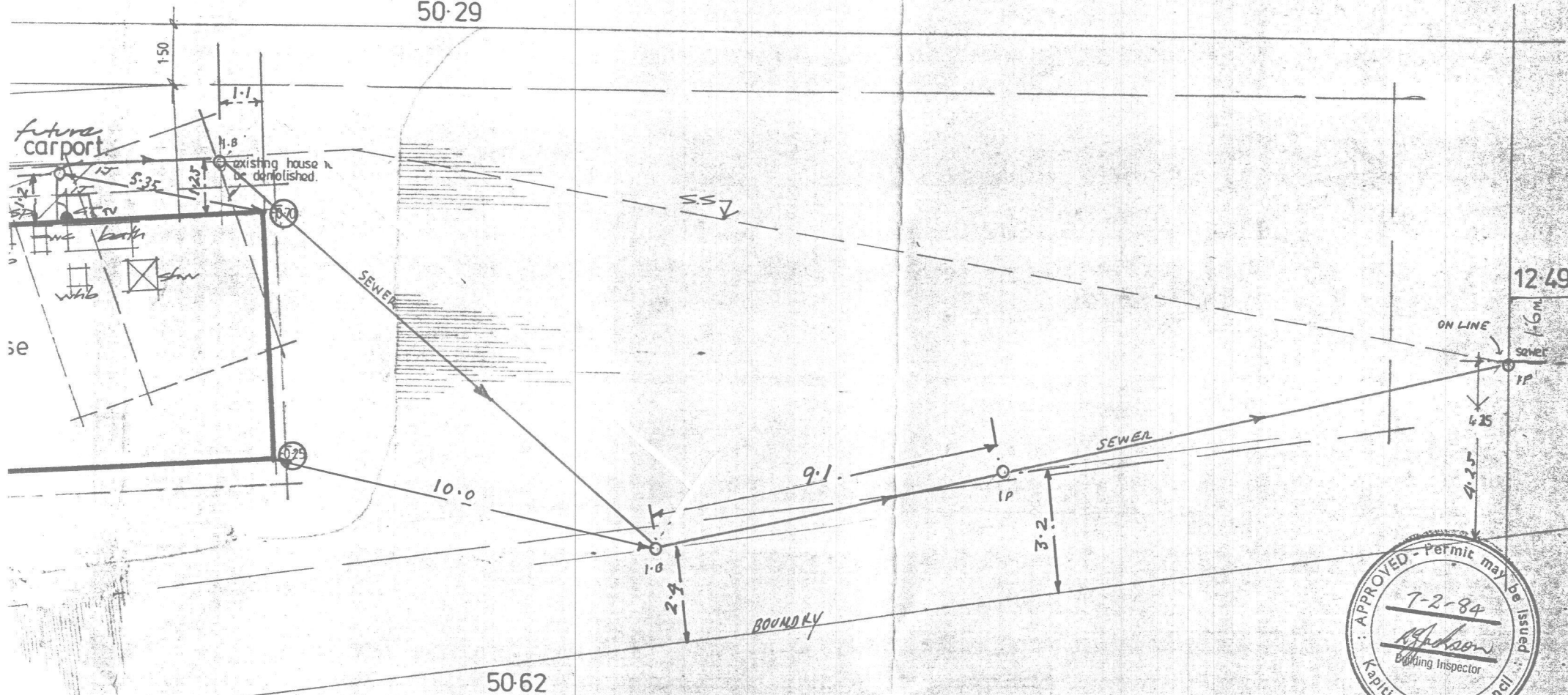
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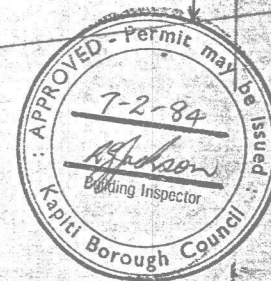
DESIGNED:

BOUNDARY

12.49



100^b P.V.C. IN SAND
TESTED 5- 6 - 84



31 July 1995

WJ & SM Burton
114 Matatua Road
RAUMATI BEACH

Dear Sir/Madam

APPLICATION FOR RESOURCE CONSENT TO ERECT AND ATTACH A DECK WHICH WILL NOT COMPLY WITH HEIGHT RECESSION LINE AND YARD REQUIREMENTS ONTO AN EXISTING DWELLING AT 114 MATATUA ROAD, RAUMATI BEACH

Your application for consent to a Non-complying Activity from the provisions of the Transitional District Plan relating to erect and attach a deck which will not comply with height recession line and yard requirements onto an existing dwelling at 114 Matatua Road Raumati Beach, has been considered by Council's Hearing Commissioners who have approved the application subject to the following conditions:

1. That Building Consent is obtained.
2. That the deck when erected is in accordance with the plans submitted for Resource Consent, identified as MM Developments Project Number P.15055.

Yours faithfully



W R Pearson
DISTRICT PLANNER

jb

MMDEVELOPMENTS

Civil & Structural Engineers
PO Box 91
Paraparaumu

Tel: 04-2971136

CONTRACT

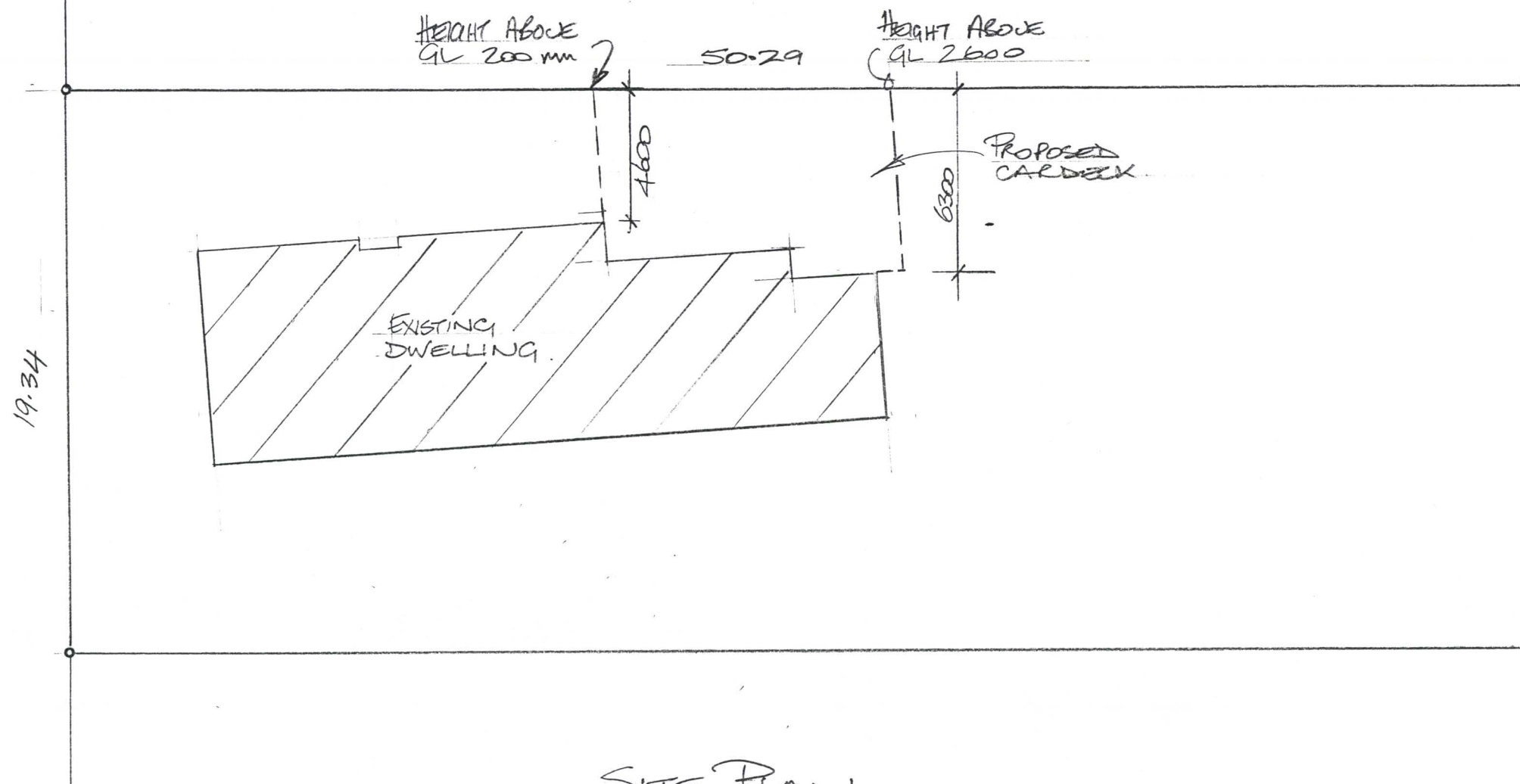
MR. BURTON
114 MATATUA ROAD
RAUMATI BEACH

PROJECT

CAR DECK

PROJECT NUMBER

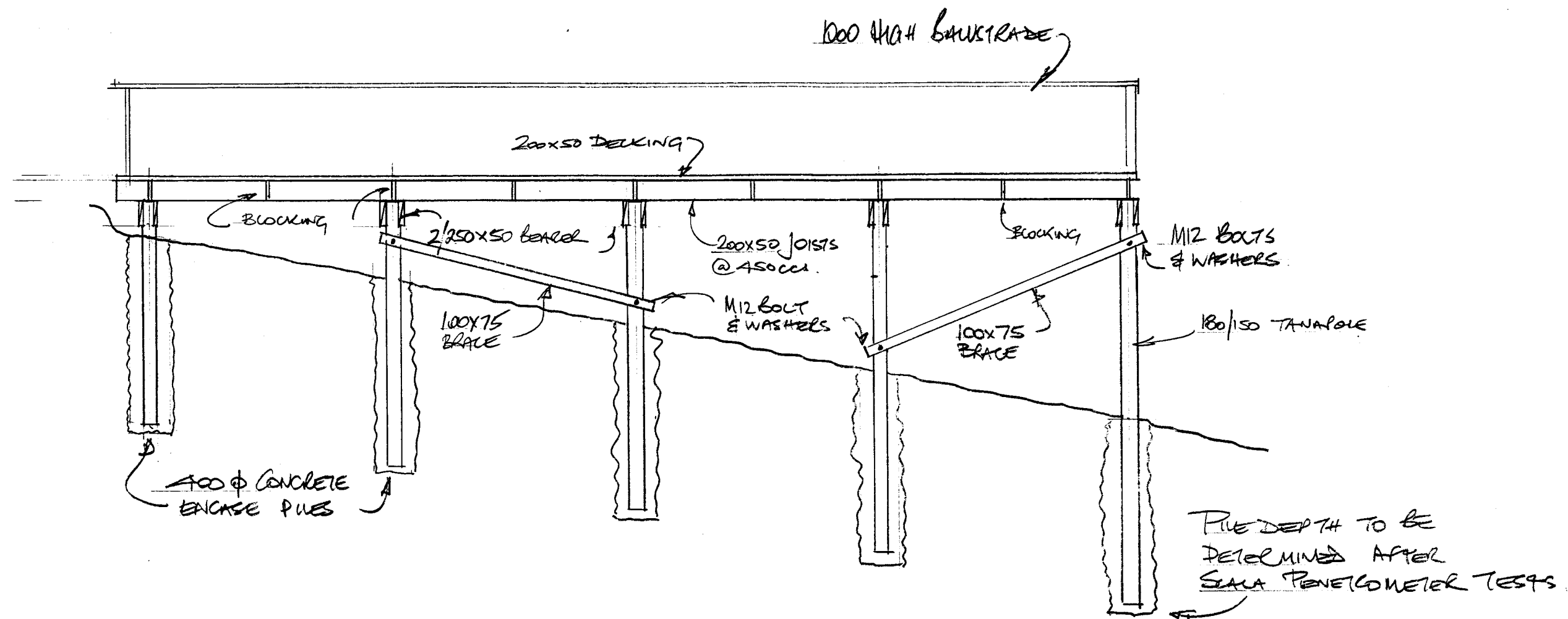
P.15055



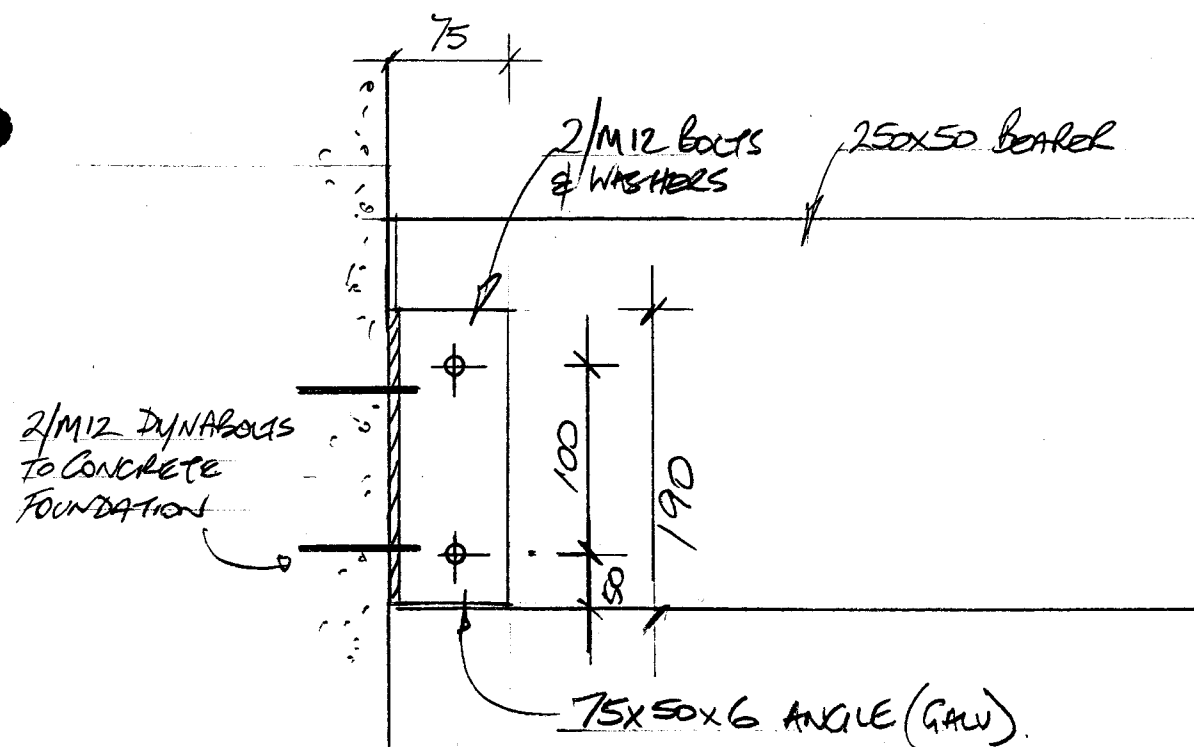
SITE PLAN.

MR J. BURTON
114 MATATUA ROAD
RAUMATI BEACH.

m. Lemonger,
116 Matatua Rd
Raumati,
21/5/95



SECTION A-A



BEAM / CONCRETE CONNECTION