

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI

14 July 2025

Juanita & Stuart Pender

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 22 Dale Road, Raumati South.

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:

22 Dale Road, Raumati South

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.

Third party reports included in this LIM are for information only. We recommend independent advice before relying on them.

Application details

Applicant	Juanita & Stuart Pender
LIM number	L250748
Application date	08/07/25
Issue date	14/07/2025

Property details

Property address	22 Dale Road, Raumati South
Legal description	LOT 20 DP 14403 CT 572/195
Area (hectares)	0.0809

Valuation information

Valuation number	1529148100
Capital value	\$670,000
Land value	\$470,000
Improvements value	\$200,000

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

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Attachments

- 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 2025 to 2026

Annual rates The estimated annual rates for 2025/26 rating year are \$5,492.22

This includes Greater Wellington Regional Council rates. The final figures will be available in early August when the Kapiti Coast District Council and Greater Wellington Regional Council rates are calculated.

Next instalment date 09/09/25

Arrears for previous years \$0.00

Water rates \$337.40 last year (2024/25)

For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.

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

16/07/15	BUILDING CONSENT 150470: Installation of Masport I2000 Inbuilt Woodburner: Code Compliance Certificate issued 28/07/15
10/06/86	Building Permit 33921 ADDITIONS 8-28 SQ M
16/02/68	Building Permit 16653 GARAGE 216 SQ FT
19/12/51	Building Permit 9129 NEW DWELLING/GARAGE

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: General Residential

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 \(kapiticoast.govt.nz\)](https://www.kapiti.coast.govt.nz/Operative-District-Plan-2021)

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 are 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 1949. Copies of the Deposited Plan (DP 14403) and Record of Title are provided with this LIM.

There are no known easements.

Notice imposing Building Line Restriction (K27518) is currently registered on the Record of Title.

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

There is no record of any resource consents for this property. For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent files 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 Approach Surface Grade 1:40, Distance 3000m 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

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

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 \(gw.govt.nz\)](https://www.gw.govt.nz/selected-land-use-register).

Natural Hazards

A Natural hazard is defined as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or Building Consent since 1 July 2020 a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

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)).

Fire

Due to its climate and geographical features, the Kapiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in the [District Plan](#), while mapping of the rural wildfire fire risk across the Wellington Region on the Greater Wellington Regional Council website ([GWRC rural wildfire risk](#)).

Liquefaction

Due to its geographic location and soil typology, the Kapiti Coast District may be susceptible to liquefaction in the event of an earthquake. More information on this risk can be found in the [District Plan](#), while mapping of [combined earthquake risk](#) including liquefaction, can be found on the Greater Wellington Regional Council website.

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 subject to and 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 subject to and 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.

Part of the property is adjacent to land which is shown to be subject to a fill control area on the Operative District Plan (2021), Natural Hazard maps, and the latest Flood Hazard Maps.

Fill control areas are un-drained `crater` type catchments where filling will raise the level of flooding on the property and on adjoining land.

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

22 Dale Road, Raumati South (LOT 20 DP 14403 CT 572/195)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: July 8, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.



**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 **WN572/195**

Land Registration District **Wellington**

Date Issued 26 June 1951

Prior References

WN546/94

Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 20 Deposited Plan 14403
Original Registered Owners
Carolyn Delcia Patchett

Interests

K27518 Notice imposing Building Line Restriction
B766052.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 28.1.2000 at 11:56 am
5246224.4 Discharge of Mortgage B766052.3 - 10.6.2002 at 12:46 pm
5246224.5 Transfer to Carolyn Delcia Patchett and Christopher Stuart Cameron - 10.6.2002 at 12:46 pm
5246224.6 Mortgage to ASB Bank Limited - 10.6.2002 at 12:46 pm
5739124.1 Discharge of Mortgage 5246224.6 - 23.9.2003 at 9:00 am
5739124.2 Transfer to Stuart Alexander Pender and Junita Pender - 23.9.2003 at 9:00 am
5984962.1 Correction of Name of Junita Pender to Juanita Pender - 29.4.2004 at 9:00 am
6799866.1 Mortgage to Westpac Banking Corporation - 23.3.2006 at 9:00 am
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 6799866.1 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am
9787546.1 Discharge of Mortgage 6799866.1 - 25.7.2014 at 3:57 pm
9787546.2 Transfer to K D Wilson Limited - 25.7.2014 at 3:57 pm
9787546.3 Mortgage to Westpac New Zealand Limited - 25.7.2014 at 3:57 pm

(Land and Deeds - 4)

NEW ZEALAND

Form B.

Register-book.

Vol. 572, folio 195

Vol. 546, folio 94.

Transfer No. 341334.

Reference: Application No.

Order for N/C No.



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty-ninth day of June, one thousand nine hundred and fifty-one
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON (Witnesseth) that
WILLIAM CHARLES MCCUTCHEON of Wellington Storeman Pecker

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 32 PERCHES more or less situate in Block I Peekakariki Survey District being part Section 3 Wainui District and being also Lot 20 on Deposited Plan No. 14403 (Town of Raumati Extension No. 96).

Assistant ~~XXXX~~ Land Registrar.

K.27518 Notice of building line restriction.

Montague A.L.R.

Fencing covenant contained in Transfer No. 341334.

Montague A.L.R.

Transfer 341335 William Charles McCutcheon to Phillip Ford Lloyd of Wellington Supervising Officer, produced 26th June, 1951, at 2.16 p.m.

Montague A.L.R.

Montague 340590 Phillip Ford Lloyd to The Public Trustee, produced 6th July 1955 at 9.46 a.m.

Montague A.L.R.

Transfer 403194 to David William Robinson Cross of Wellington, 6th July 1968 at 1.08 p.m.

Montague 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. Shields A.L.R.

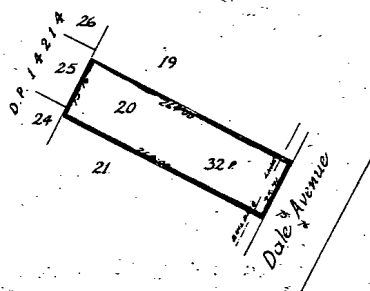
Transfer 508734.1 to Marjorie Evelyn Seely and Ernest Roy Seely, both of Raumati, Retired - 6.8.1982 at 11.36 a.m.

Montague A.L.R.

B614974.1 Transmission to Marjorie Evelyn Seely as survivor 29.8.1997 at 9.09.

Montague for DLR

-OVER-



Scale 1 Chain to an Inch.

EQUIVALENT METRIC
AREA IS 309 m²

B766052.1 Transmission to Margaret Caryll
Crick and Collin Allan Hope as executors

B766052.2 Transfer to Carolyn Delcia
Patchett

B766052.3 Mortgage to ANZ Banking Group
(New Zealand) Limited
all 28.1.2000 at 11.56


for RGL



Received... 10th February 1949 (14403)
Title Reference... 520/283
Referred to Draughtsman 17-2-49

Deposited this 22 day
of May 1949
District Land Registrar

- Lot 1
2 548/95
3
4 559/119
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14403

RECREATION
RESERVE

68
D. P. 12090

RECREATION RES.

57

A. R. P.
1-2-28-60

MENIN

Sec.

SUMMARY OF AREAS

	A. R. P.
SALEABLE LOTS	12-0-18-34
RECREATION RES.	1-2-28-60
NEW ROADS	2-2-23-66
TOTAL AREA	16-1-30-60

PLAN OF
TOWN OF RAUMATI EXTN. NO. 96
BEING SUBDIVISION OF PART LOTS 6 AND 7
D. P. 4106, PT SEC.3 WAINUI DISTRICT, BLOCK 1,
PAEKAKARIKI S.D., HUTT COUNTY, WELLINGTON
LAND DISTRICT
SURVEYED BY TRUEBRIDGE & CALLENDER, DEC. 1948
SCALE: 1 CHAIN TO AN INCH

I, Philip Gavin Callender, of Wellington, Registered Surveyor and a holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938. And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927
Declared at Wellington this 4th day of January 1949
before me
Solicitor

Approved as to Survey

Deputy Chief Surveyor

Received... 17/2/49
Reference Plans 5020243, D.P. 4859, 4106
Field Book 131, p. 197-199
Traverse Book XXXVII, p. 185-194
Examined by... 2/5/49
Recorded: Kaurimati
Correct: L.T. Draughtsman

D. P. 9679

14403

D. P. 13897

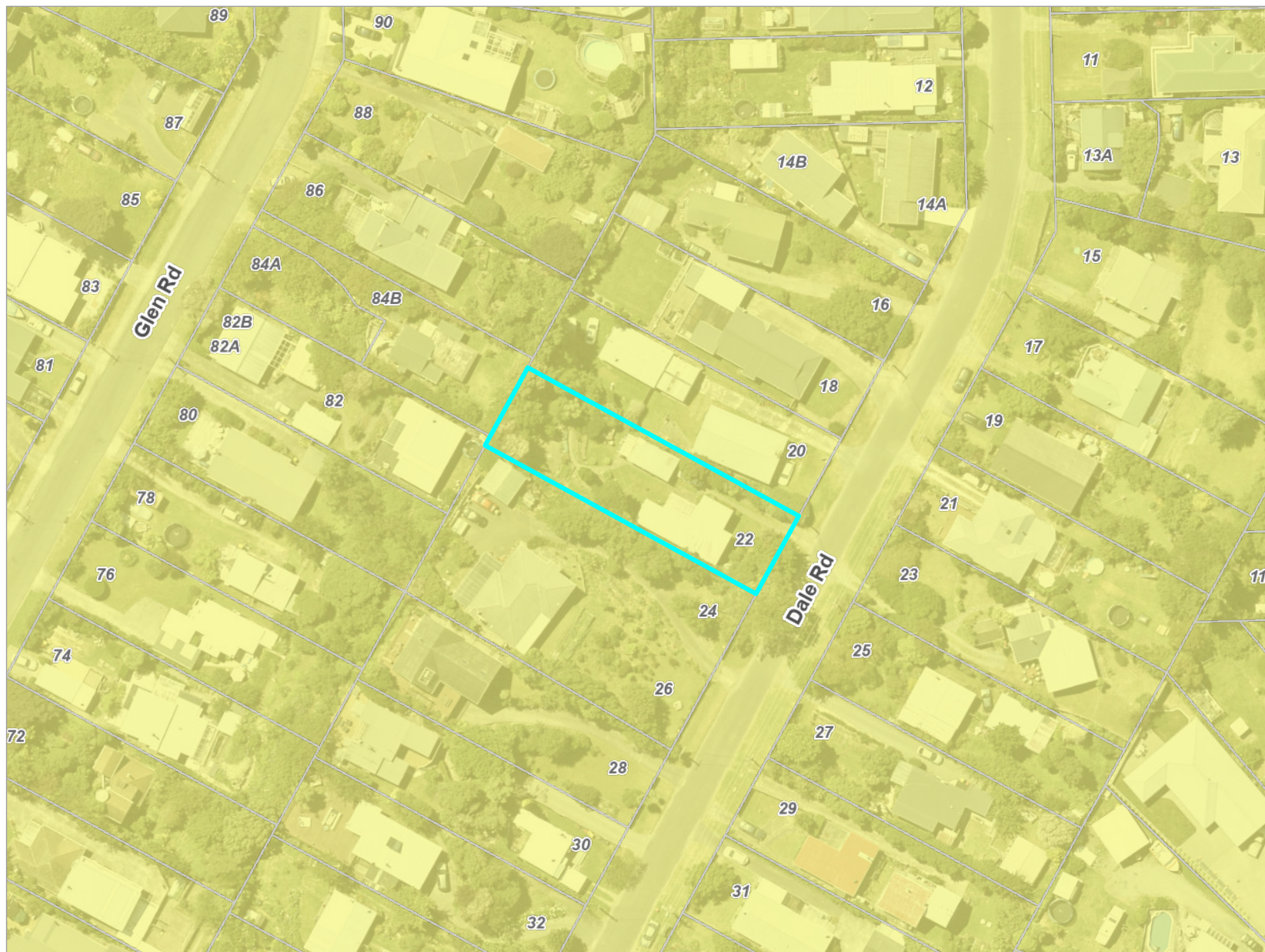
Approved

Registered Owner


14403

Operative District Plan 2021 - Zones and Precincts

22 Dale Road, Raumati South (LOT 20 DP 14403 CT 572/195)



Key to map symbols

 General Residential Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: July 8, 2025

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22 Dale Road, Raumati South (LOT 20 DP 14403 CT 572/195)

- Local Community Connectors
- 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

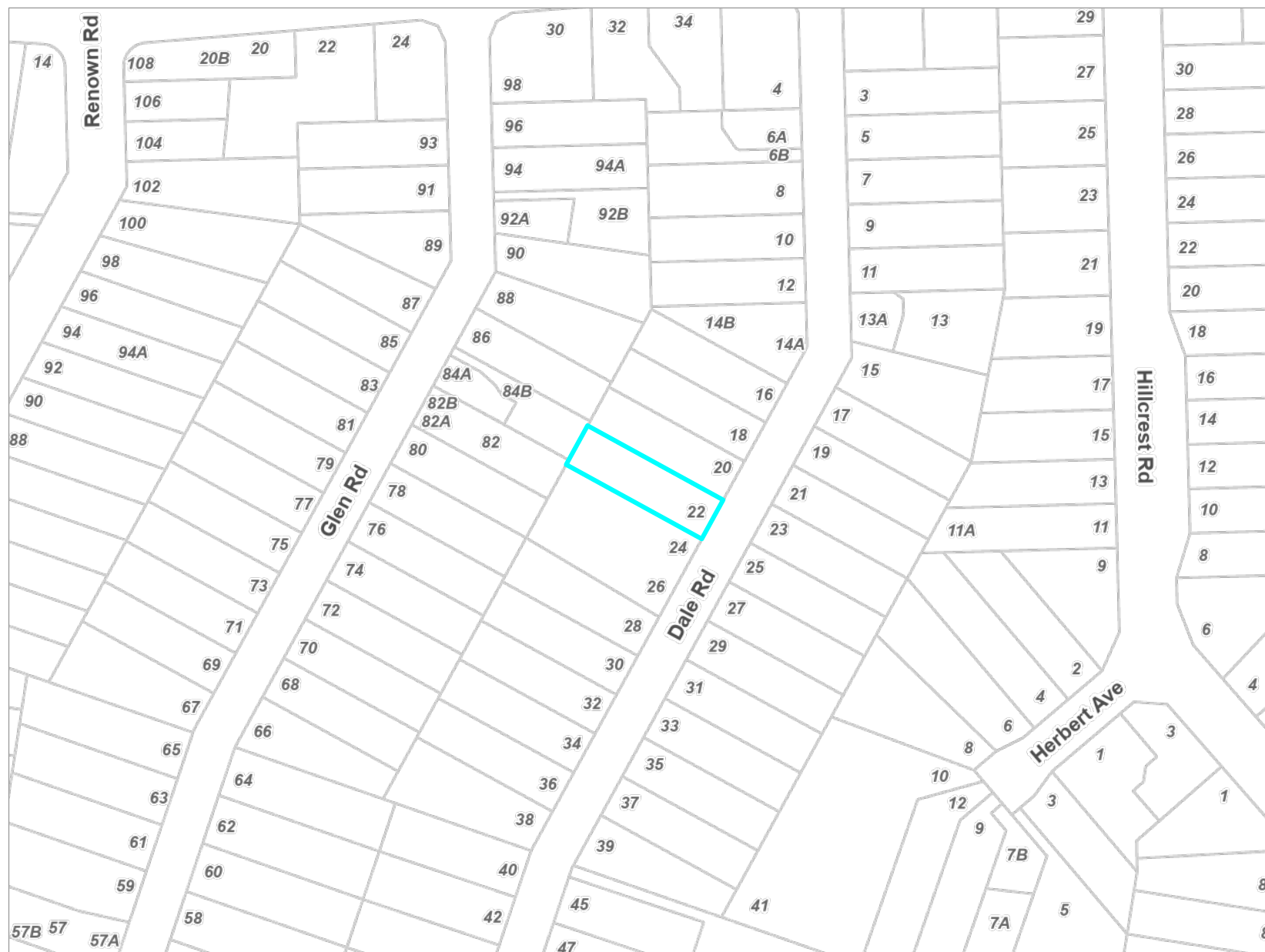
Scale @ A4 - 1:2,000

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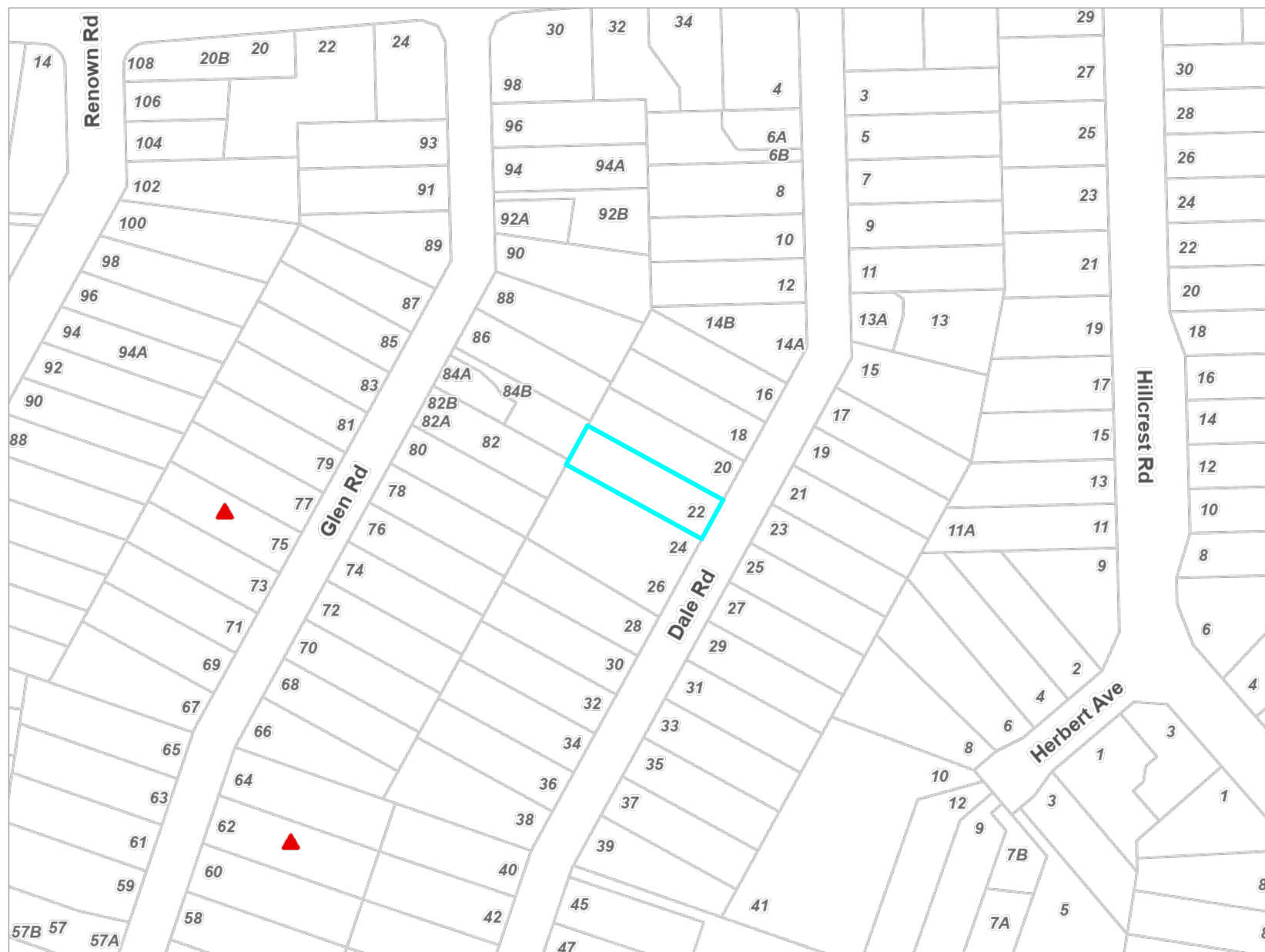
Operative District Plan 2021 - Designations & Miscellaneous Features

22 Dale Road, Raumati South (LOT 20 DP 14403 CT 572/195)



Operative District Plan 2021 - Natural Features

22 Dale Road, Raumati South (LOT 20 DP 14403 CT 572/195)



Operative District Plan 2021 - Natural Hazards

22 Dale Road, Raumati South (LOT 20 DP 14403 CT 572/195)



Key to map symbols

- Fill Control Area
- Ponding 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.



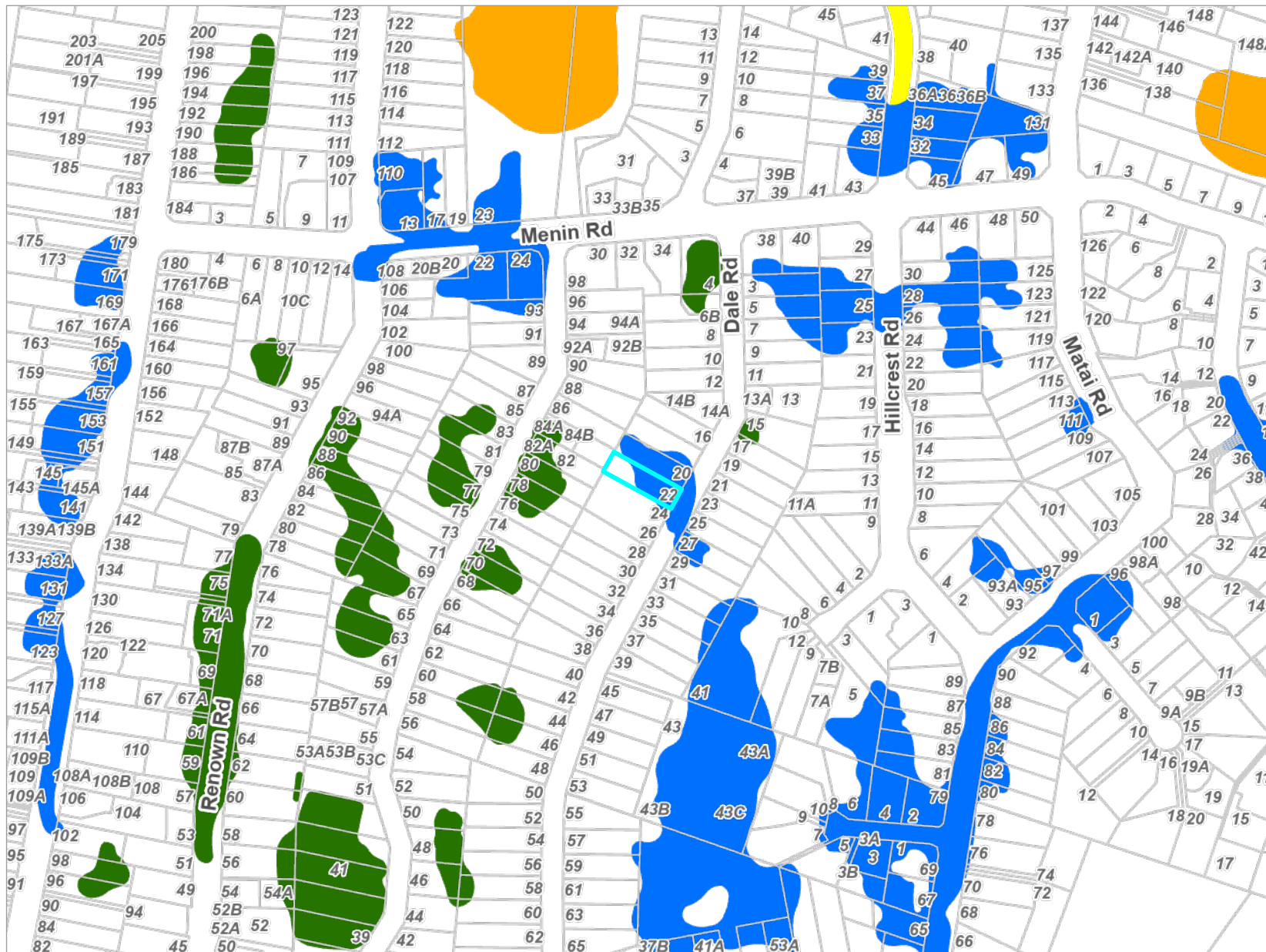
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22 Dale Road, Raumati South (LOT 20 DP 14403 CT 572/195)



Key to map symbols

- Overflow Path
- Fill Control
- Storage
- Ponding

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0 90 180 Metres

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Resource Consents Map

22 Dale Road, Raumati South (LOT 20 DP 14403 CT 572/195)



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 10 20 Metres

Scale @ A4 - 1:800

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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
050184	92A Glen Road, Raumati South	1529142500	LOT 29 DP 14214 CT 546/140	LD	Height Encroachments/New house design.	N	N	Decision Issued	5/9/2005	7/7/2005
040257	92A Glen Road, Raumati South	1529142500	LOT 29 DP 14214 CT 546/140	LSD	Creation of an additional lot and construction of	N	N	s.221 Consent Notice	21/10/2004	1/9/2004
060086	24-26 Dale Road, Raumati South	1529148000	LOT 1 DP 372085 C/T 298973	LSD	Proposed subdivision 24-28 Dale Rd, Raumati	N	N	s.224 Issued	26/4/2006	27/3/2006
230203	84A Glen Road, Raumati South	1529142901	LOT 1 DP 81087 CT 47C/368	LDR	Establish a residential unit and associated earthworks	N	N	Written Approval Requests to Affected Parties		28/11/2023
230093	30 Dale Road, Raumati South	1529147700A	FLAT 1 DP 62340 ON LOT 24 DP 14403 - HAV	SN	Update to cross lease and amendment of the boundary between	N	N	s.224 Issued	25/9/2023	28/6/2023
930178	20 Dale Road, Raumati South	1529148200	LOT 19 DP 14403 CT 551/243	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	19/9/1993	20/8/1993
930022	82A Glen Road, Raumati South	1529143000A	FLAT 1 DP 78091 1/2 INT 809 M2 BEING	SC	1 ADDITIONAL LOT	N	N	Decision Issued	21/12/1993	8/11/1993
960461	90 Glen Road, Raumati South	1529142600	LOT 28 DP 14214 CT 34D/219	LD	TO EXCAVATE FOR PROPOSED SWIMMING POOL and ERECT A RETAINING	N	N	Decision Issued	13/1/1997	18/11/1996

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
960146	32 Dale Road, Raumati South	1529147600	LOT 25 DP 14403 CT 560/177	LC	TO ERECT A DECK THAT RUNS TO THE BACK BOUNDARY.	N	N	Decision Issued	16/5/1996	29/4/1996
950169	84A Glen Road, Raumati South	1529142901	LOT 1 DP 81087	SC	A ADDITIONAL RESIDENTIAL LOT	N	N	s.223 Approval	11/8/1995	21/6/1995
PB210053	92B Glen Road, Raumati South	1529142501	LOT 2 DP 347500	PB	Construct new detached garage/sleepout which encroaches the	N	N	Decision Issued	23/8/2021	4/8/2021
PB250001	82A Glen Road, Raumati South	1529143000A	FLAT 1 DP 78091 1/2 INT 809 M2 BEING	PB	The existing deck, closed in veranda and stairs will be	N	N	Decision Issued	13/1/2025	29/12/2024

Health and Alcohol Licenses

22 Dale Road, Raumati South (LOT 20 DP 14403 CT 572/195)



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

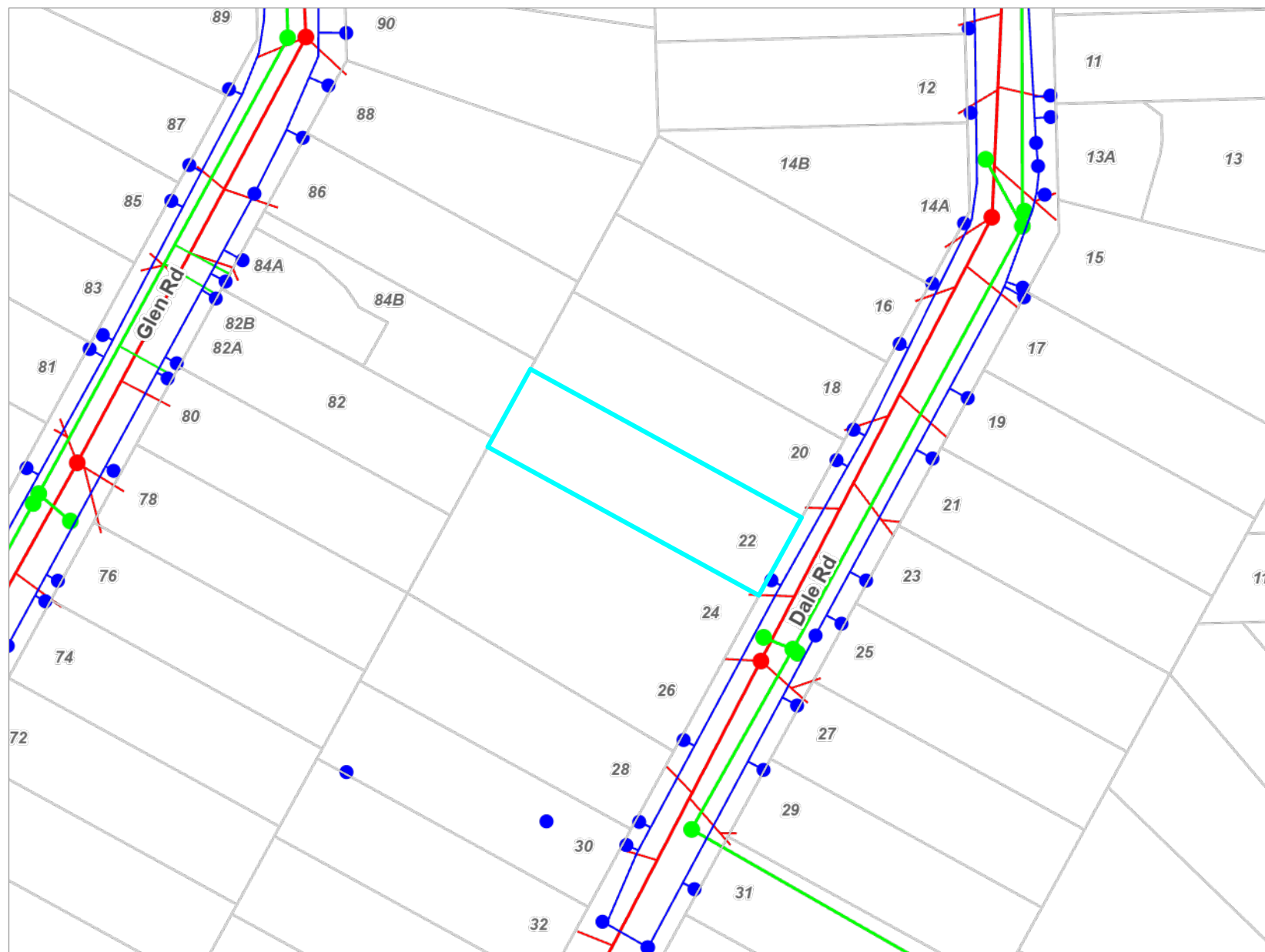
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Services Network

22 Dale Road, Raumati South (LOT 20 DP 14403 CT 572/195)



Key to map symbols

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

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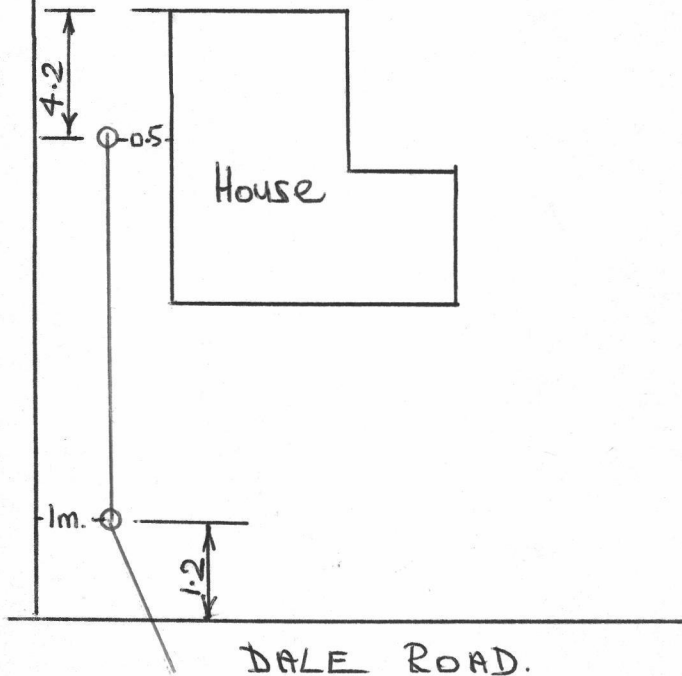
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Not connected.
lateral to high?

Wash
House



22 Dale Rd.

P.V.C. in sand.

Water tested 18/5/82.

Drainlayer A.J. Morgan.

Valuation Book No.....

Date....., 19 ..

Application For Plumbing and Drainage Permit

To the Drainage and Plumbing Inspector,
Hutt County Council,
Bowen Street,
Wellington.

Postal Address: Hutt County Council,
P.O. Box 12,
Government Buildings,
Wellington.

I, the undersigned, do hereby apply for a Permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work

..... All work necessary to complete new Dwelling Etc.

Allotment. Lot:..20..... D.P.:14403..... Section:..3..... Area:..32.....

Block:..1..... P.O. S.D.:..Section 3 Hamlet Nearest Township: Parafurum

4. Previous Owner } If Section has been recently transferred } W. McCutcheon

Frontage (Length)50ft. (Name of Street or Road) Dale Rd.

Water Supply (Description) Rain water

Estimated value of Plumbing Work: £150 :- :-

Estimated value of Septic Tank £ 25 :- :-

Estimated value of Drainage Work £ 25 :- :- Total £ 200 :- :-

All work will be carried out in accordance with Hutt County Council's By-laws.

Please find herewith Permit fees £ 2 :- :- Receipt No.: 6602
(For Scale of Fees see Back Page.)

Name and Address of Owner: P. L. Lloyd
11 Oxford Terrace Lower Hutt.

NOTE:—The following MUST accompany this Application:—

- Ground Plan of Building showing all drains, vents, traps, sumps, Septic Tanks and sanitary fittings to be plotted on opposite page.
- Detailed Drawings of septic tank— $\frac{1}{4}$ in. to one foot.
- Specifications of work and materials to be used.
Plan showing drains should be drawn to a scale of $\frac{1}{8}$ in. to 1 foot for large premises—in DUPLICATE.
Stormwater drains should be shown (if any) in dotted lines.

Signature of applicant P. L. Lloyd

Address 11 Oxford Terrace Lower Hutt.

Plumber's Name and Address { If not the applicant }

Plan of Allotment

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators; Septic Tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

(Scale: Two feet to a square.)

Boundary Lines to be shown thus: ————

WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to Dale Rd. Road

