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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

5 March 2025

Stephen Alves

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 21 Matai Road, Raumati.

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:

21 Matai Road, Raumati

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	Stephen Alves
LIM number	L250282
Application date	26/02/25
Issue date	05/03/25

Property details

Property address	21 Matai Road, Raumati
Legal description	LOT 1 DP 47982
Area (hectares)	0.1939

Valuation information

Valuation number	1529128800
Capital value	\$1,050,000
Land value	\$650,000
Improvements value	\$400,000

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

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- 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 \$6,288.99

This includes Greater Wellington Regional Council rates

Next instalment date 06/03/25

Arrears for previous years \$0.00

Water rates \$360.63 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

02/05/17	BUILDING CONSENT 170257 : Replace old woodfire with a new Masport Akaroa wood fire. : Code Compliance Certificate issued 06/06/17
15/03/07	BUILDING CONSENT 070102 : Conservatory : Code Compliance Certificate issued 20/08/07
12/11/99	BUILDING CONSENT 991608 : NEW GARAGE : No Code Compliance Certificate has yet been issued. : Granted 12/11/99
31/07/91	Building Permit 18846 F/S FIRE
11/09/86	Building Permit 5445 CONSERVATORY 15-36 SQ M
11/09/84	Building Permit 120180 DWELLING 227-42 SQ M

To date not all inspections for Building Consent 991608 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

SW0425: The last inspection, completed on 10/02/25 revealed that the barriers restricting access to the pool failed to comply with the Building Act 2004.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

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 \(kapiticoast.govt.nz\)](https://www.kapiticoast.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 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 1979. Copies of the Deposited Plan (DP 47982) and Record of Title are 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.

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.

This property is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

Key Indigenous Tree in Urban Area: native trees which have been identified as significant vegetation. (12567) Totara, 15 Matai Road, Raumati - 2 very old Totara.

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

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 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 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.

The adjacent road carriageway (Matai Road) is shown to be subject 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.

The adjacent road carriageway (Matai Road) is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

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

21 Matai Road, Raumati (LOT 1 DP 47982)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: March 5, 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 **WN19B/1330**

Land Registration District **Wellington**

Date Issued 02 February 1979

Prior References

WN5B/662

Estate Fee Simple
Area 1939 square metres more or less
Legal Description Lot 1 Deposited Plan 47982

Original Registered Owners

Andrew Thomson Robb and Nina Lawrie Robb

Interests

B333502.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 17.2.1994 at 10:30 am
9060162.1 Discharge of Mortgage B333502.2 - 23.5.2012 at 2:35 pm
9060162.2 Transfer to Andrew Thomson Robb (Senior), Nina Lawrie Robb and Andrew Thomson Robb (Junior) -
23.5.2012 at 2:35 pm
11383490.1 Transmission to Andrew Thomson Robb (Senior) and Andrew Thomson Robb (Junior) as survivors -
15.4.2019 at 1:59 pm
11701234.1 Transfer to Stephen Grant Alves - 13.3.2020 at 4:05 pm
11701234.2 Mortgage to Bank of New Zealand - 13.3.2020 at 4:05 pm

References

Prior C/T 5B/662

Land and Deeds 69

Transfer No.

N/C. Order No. 318508.2



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

REGISTER

This Certificate dated the 2nd day of February one thousand nine hundred and seventy-nine under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that PETER ALEXANDER CHRISTIE of Raumati South, Estate Agent and PATSY CLAIRE CHRISTIE his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1939 square metres more or less situate in the Borough of Kapiti being Lot 1 on Deposited Plan 47982



225734
Fencing Covenant in Transfer 225734

Settled under the Joint Family Homes Act 1964 on the above named registered proprietors - 1.12.1972 at 11.02 a.m.
Application 54612
See T. 557916.1

664067.1 Settled under the Joint Family Homes Act 1964 on Harold William Pilkington of Paraparaumu Company Representative and Reijel June Pilkington abovenamed his wife - 20.12.1984 at 11.50 a.m.

Transfer 557916.1 to Reijel June Pilkington of Wellington, Public Servant - 18-5-1983 at 2.25 p.m.

664067.2 Mortgage to Her Majesty the Queen - 20.12.1984 at 2.13 a.m.

Mortgage 557916.2 to The National Bank of New Zealand Limited - 18-5-1983 at 2.21 p.m.

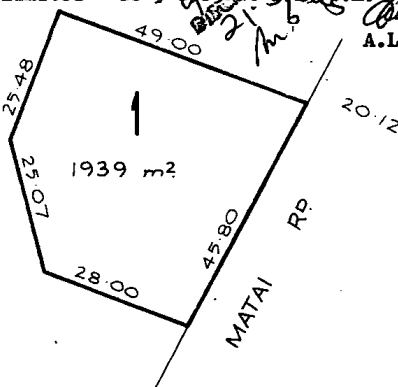
910216.3 Transfer to Malcolm Henry MacLeod, Insurance Assessor and Denella MacLeod, Married Woman, both of Wellington - 21.3.1988 at 2.19 p.m.

910216.4 Mortgage to Bank of New Zealand - 21.3.1988 at 2.19 p.m.

B.215101.2 Transfer to Malcolm Henry MacLeod, Insurance Assessor of Wellington - 28.1.1992 at 2.16 pm.

B.333502.1 Transfer to Andrew Thomson Robb, Engineer and Nina Lawrie Robb, Credit Controller, both of Wellington - 17.2.1994 at 10.30 a.m.

Measurements are Metric

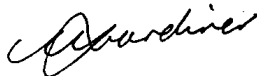


No. 19B/1330

No. 19B/1330

CERTIFICATE OF TITLE No. 1

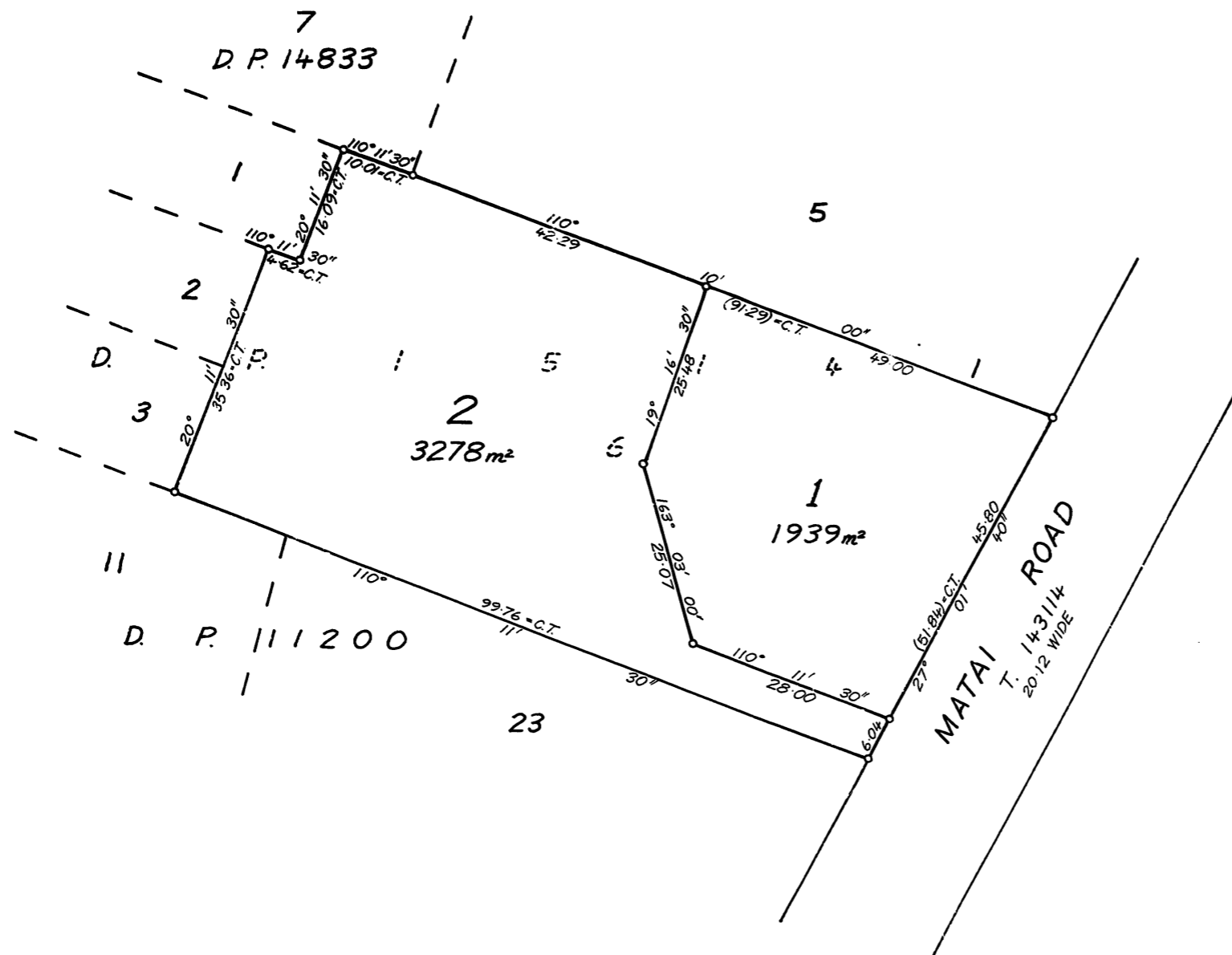
B.333502.2 Mortgage to ANZ Banking Group
(New Zealand) Limited - 17.2.1994 at 10.30
a.m.



A.L.R.

68659B-75,000/8/75 W K





Approvals:

REGISTERED PROPRIETOR

PURSUANT TO A RESOLUTION OF THE KAPITI BOROUGH COUNCIL PASSED ON THE 22nd DAY OF November 1977 APPROVED BY SECTION 351 OF THE MUNICIPAL CORPORATIONS ACT 1953 THIS SURVEY PLAN OF SUBDIVISION.

THE COMMON SEAL OF THE BODY CORPORATE CALLED THE MAYOR, COUNCILLORS AND CITIZENS OF THE BOROUGH OF KAPITI WAS HERETO AFFIXED IN THE PRESENCE OF:

H. H. H. H. MAYOR
[Signature] TOWN CLERK

THE COMMON SEAL OF THE MAYOR, COUNCILLORS AND CITIZENS OF THE BOROUGH OF KAPITI

THE KAPITI BOROUGH COUNCIL, PURSUANT TO SECTION 33 OF THE TOWN AND COUNTRY PLANNING ACT, 1953, CERTIFIES THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE DISTRICT AS THEY STAND AT THE TIME OF THIS APPROVAL.

DATE 30th November 1977 *[Signature]* TOWN CLERK

Total Area 5217 m²
 Comprised in C.T. 5B-662(A11)

I, ALAN LAURIE MILNE of PARAPARAUMU
 Registered Surveyor and holder of an annual practising certificate
 hereby certify that this plan has been made from Surveys executed
 by me or under my direction; that both plan and Survey are correct
 and have been made in accordance with the regulations under the
 Surveyors Act 1968
 Dated at Paraparaumu this 4th day
 of October 1977 Signature *A. L. Milne*

Field Book 326 p. 182 Traverse Book 359 p. 50
 Reference Plans D.P. 11200, 15054, 15141, 23765 & 47177
 & S.O. 20350, 24019 & 26795
 Examined K. Swanink Correct *[Signature]* 17.11.78

Approved as to Survey
M. W. Armstrong
 17.11.78 Chief Surveyor

Deposited this 2nd day of February 1979
[Signature]
 District Land Registrar

File 4218
 Received Instructions
 47982

LAND DISTRICT WELLINGTON
 SURVEY BLK. & DIST. I PAKAKARIKI
 NZMS 261 SHEET NO. R26/6-2 Raumati 9

LOTS 1 & 2 BEING SUBDIVISION OF
 LOT 6, D. P. 15141


LOCAL AUTHORITY KAPITI BOROUGH
 Surveyed by CUTTRISS, MCKENZIE, MARTIN & Co.
 Scale 1:500 Date SEPT. 1977

Operative District Plan 2021 - Zones and Precincts

21 Matai Road, Raumati (LOT 1 DP 47982)



Key to map symbols

 General Residential Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: March 5, 2025

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

21 Matai Road, Raumati (LOT 1 DP 47982)



Key to map symbols

- CWB Link Priority Connections
- Major Community Connectors
- 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

Date Printed: March 5, 2025

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Operative District Plan 2021 - Designations & Miscellaneous Features

21 Matai Road, Raumati (LOT 1 DP 47982)



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

21 Matai Road, Raumati (LOT 1 DP 47982)



Key to map symbols

-  Ecological Sites
-  Key Indigenous Trees

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

21 Matai Road, Raumati (LOT 1 DP 47982)



Key to map symbols

Fill Control 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

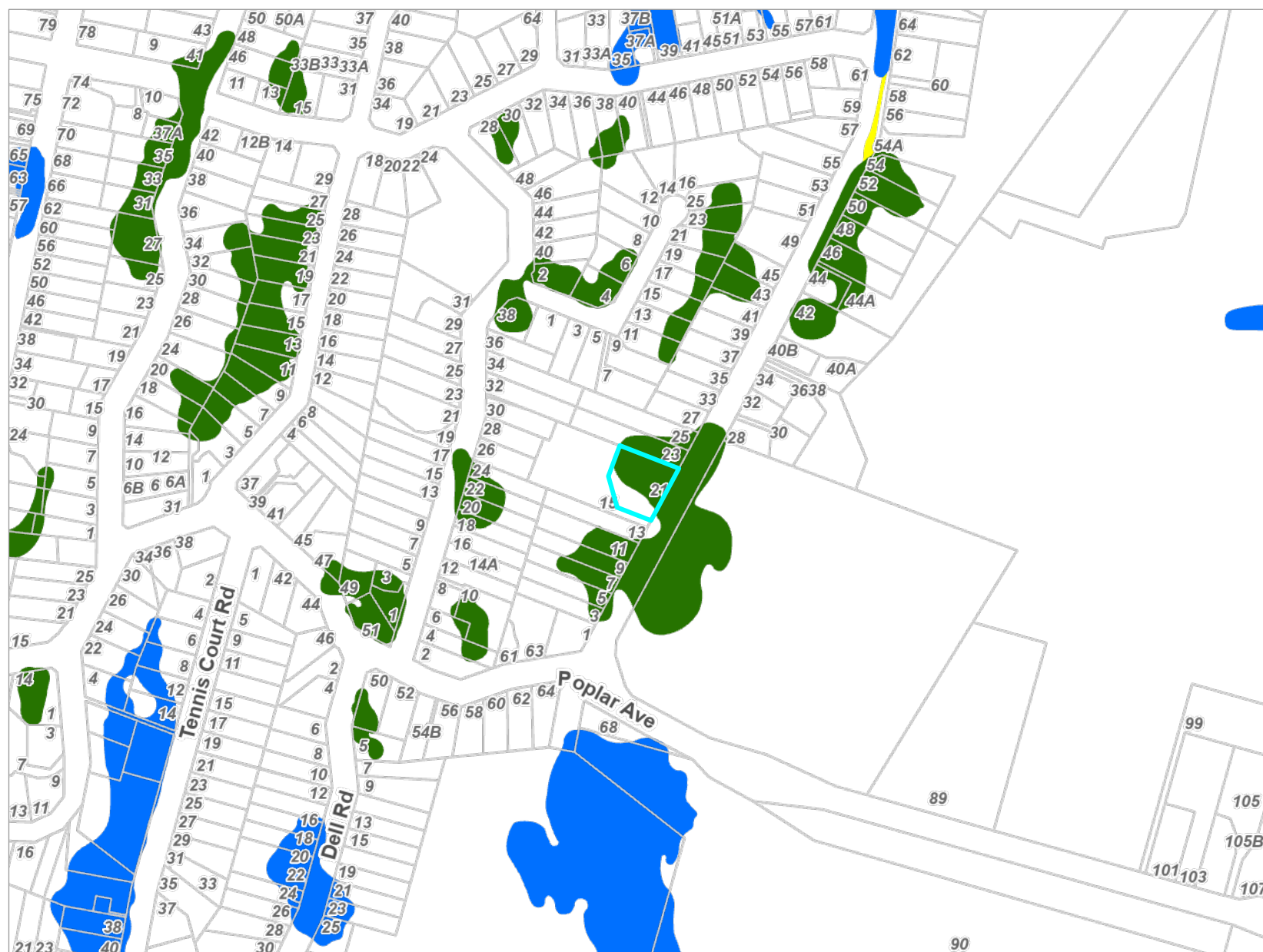
Scale @ A4 - 1:2,000

Date Printed: March 5, 2025

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Latest Flood Hazards

21 Matai Road, Raumati (LOT 1 DP 47982)



Key to map symbols

- Overflow Path
- 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.



0 100 200 Metres

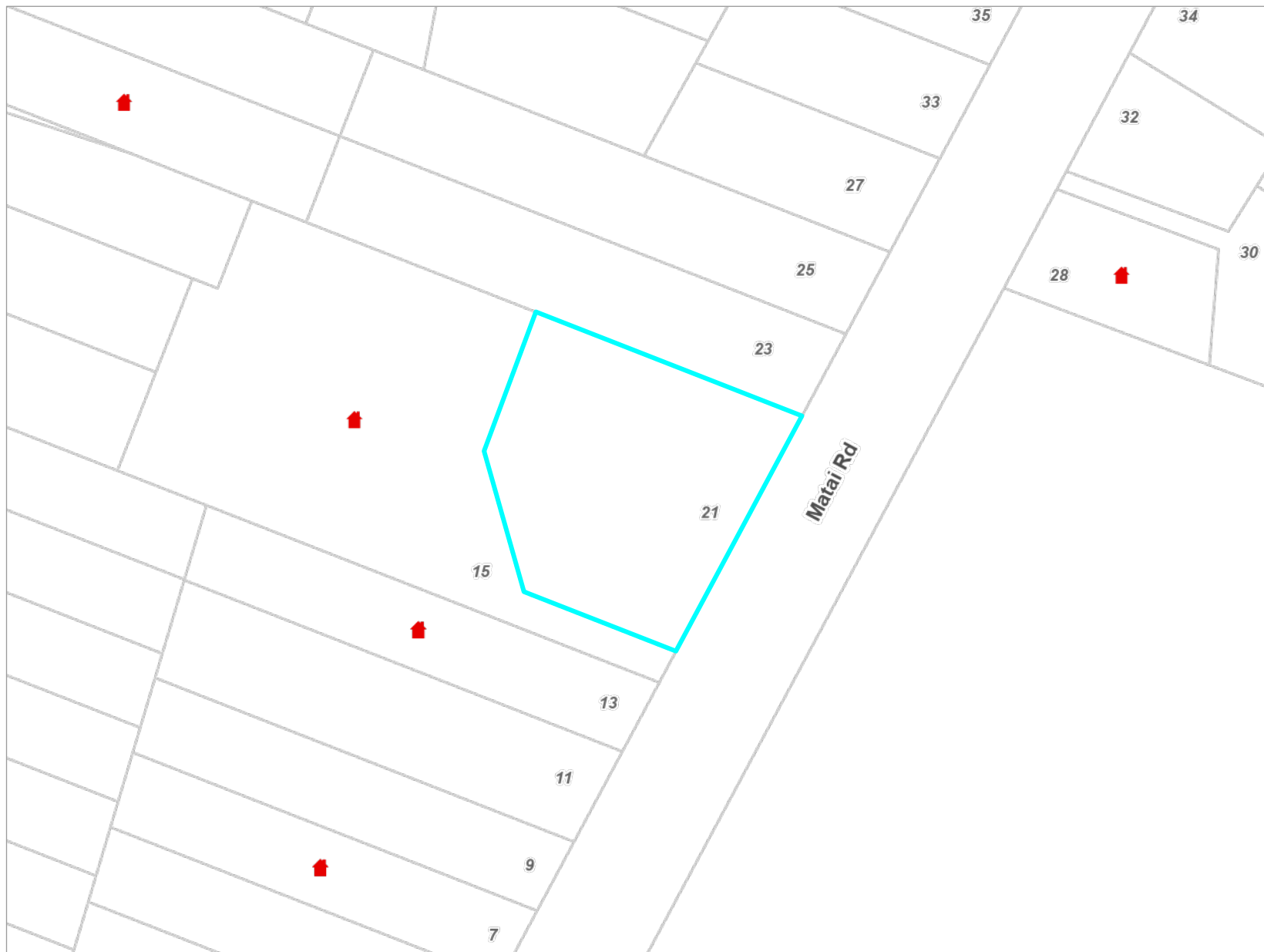
Scale @ A4 - 1:4,500

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Resource Consents Map

21 Matai Road, Raumati (LOT 1 DP 47982)



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: March 5, 2025

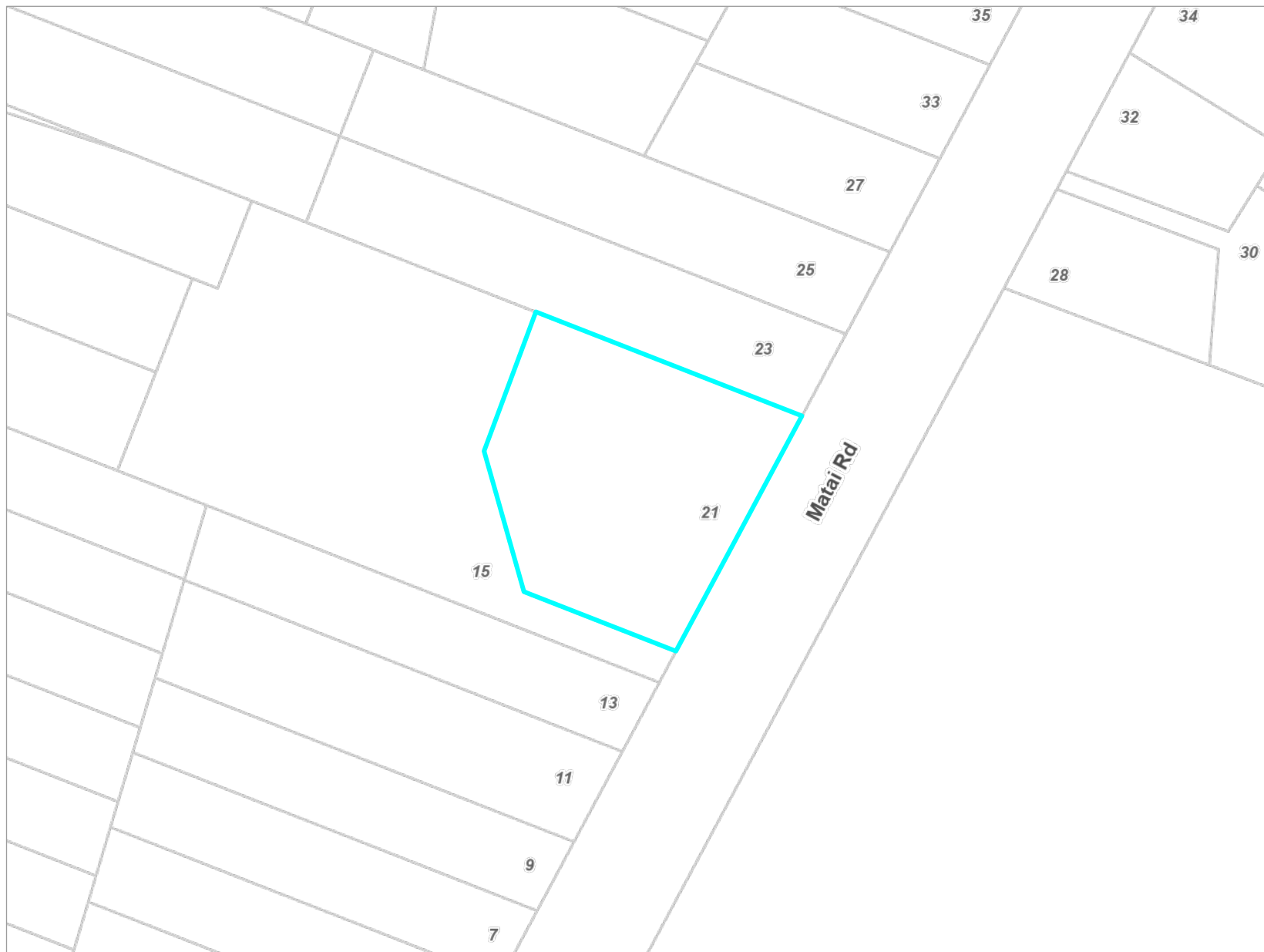
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Resource Consents Report

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
170197	13 Matai Road, Raumati	1529128600	LOT 23 DP 11200 CT 462/121	LD	To convert a garage into a second dwelling that does not	N	N	Decision Issued	4/9/2017	7/8/2017
220331	7 Matai Road, Raumati	1529128300	LOT 26 DP 11200 CT 520/217	LC	To establish an accessory building (sleepout) on land	N	N	Decision Issued	27/2/2023	13/12/2022
900015	15 Matai Road, Raumati	1529128700	LOT 2 DP 47982 CT 19B/1331	LC	TO ERECT A GARAGE OF 75 SQ METRES	Y	Y	Decision Issued	28/6/1990	20/3/1990
950238	7 Matai Road, Raumati	1529128300	LOT 26 DP 11200 CT 520/217	LC	ERECT ADDITIONS TO AN EXISTING DWELLING	N	N	Decision Issued	3/10/1995	26/7/1995
940299	13 Matai Road, Raumati	1529128600	LOT 23 DP 11200 CT 462/121	LN	TO HOLD CERAMIC CLASSES and RETAIL CERAMICS	N	N	Decision Issued	21/2/1994	28/1/1994
980231	28 Matai Road, Raumati	1529166000	LOT 5 DP 57988 CT 27C/663	LD	OPERATE SMALL BUSINESS REPAIRING TV VIDEO AUDIO AND	N	N	Decision Issued	14/7/1998	17/6/1998

Health and Alcohol Licenses

21 Matai Road, Raumati (LOT 1 DP 47982)



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

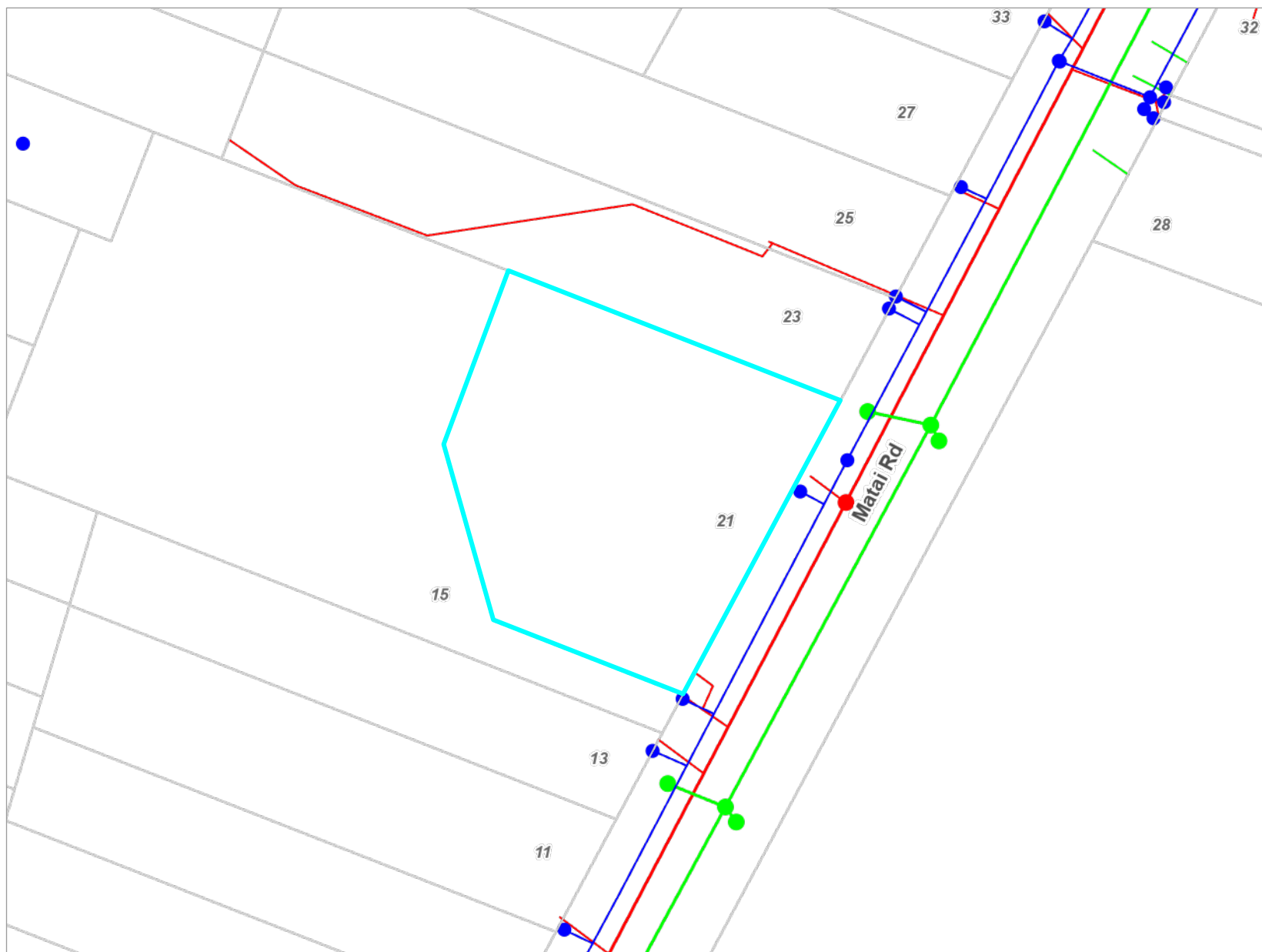
Scale @ A4 - 1:1,000

Date Printed: March 5, 2025

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Services Network

21 Matai Road, Raumati (LOT 1 DP 47982)



Key to map symbols

- WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- 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.

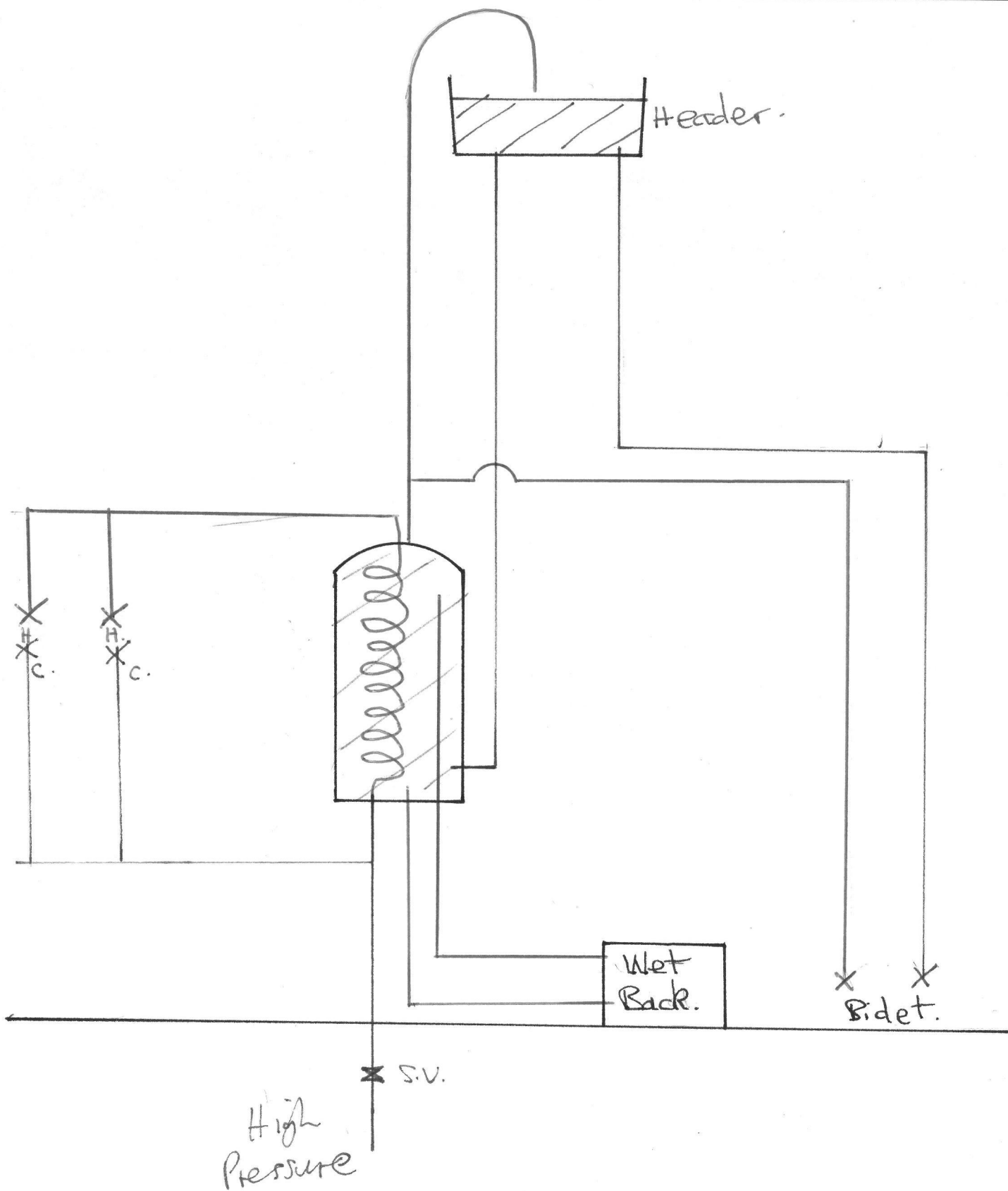


0 10 20 Metres

Scale @ A4 - 1:800

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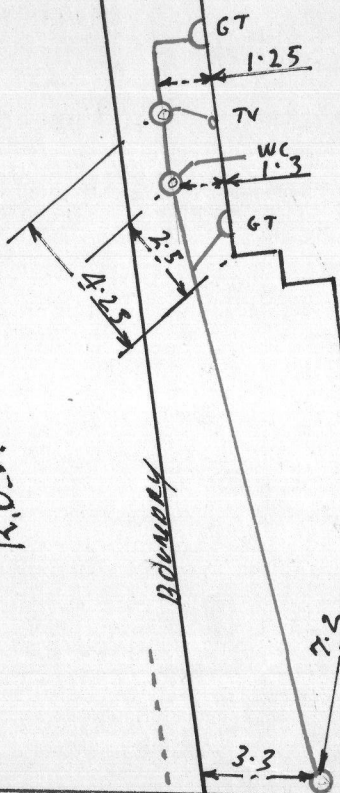


21 Matai Fed.

Approved Bidet. water supply

R.O.W

Boundary



100' P.V.C. IN SAND
TESTED 30-10-84

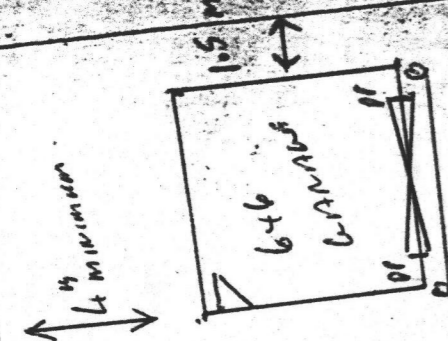


LOT 1 DP 47982

21 MATAI RD

D. MARSH.

NEW STORM WATER LINE IN P.V.P.
TO N.X.S.S.



SOAK PIT.

LOT 1

WATER

SOAKAGE (SEE ENGINEERS PLAN
PIT NUMBER 42181-1 SHT.4A)

STORMWATER

SEWER

R.O.W.

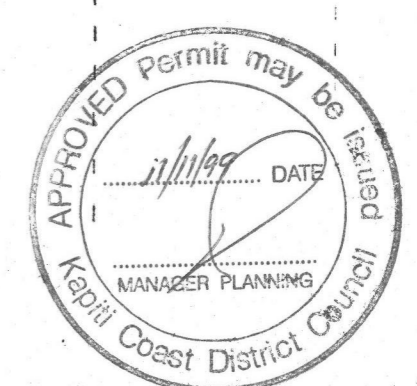
MATAI RD.

KAPITI COAST DISTRICT COUNCIL
PLANS APPROVED PLUMBING
AND DRAINAGE
CONSENT MAY BE ISSUED.
DATE: 12/11/99 OFFICER: [Signature]

SITE PLAN
SCALE 1:200



MR & MRS ROBB



PROPOSED DWELLING AT LOT 1 D.P. 47982
21 MATAI RD. RAUMATI
FOR MR & MRS L. DILKINGTON

Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

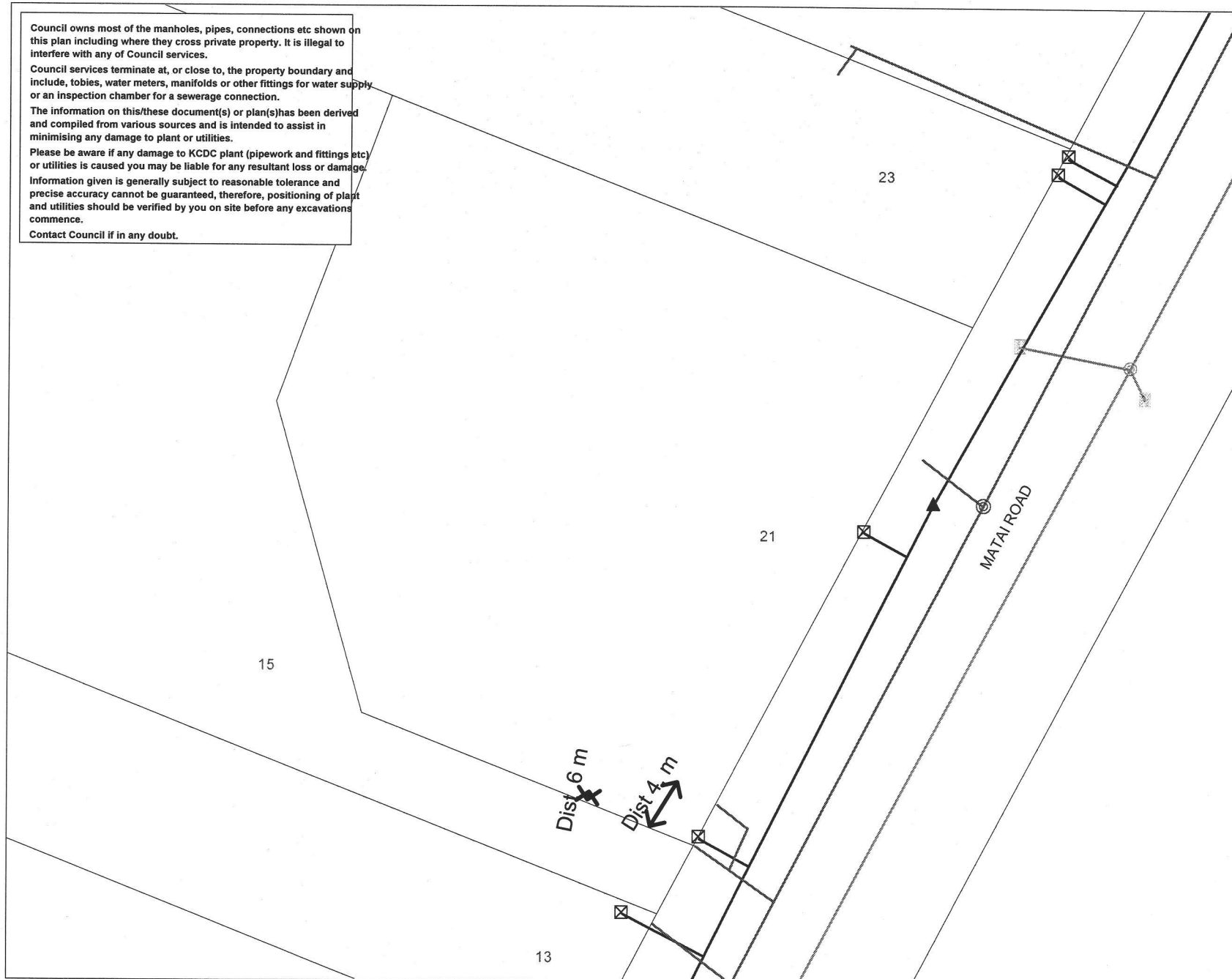
Council services terminate at, or close to, the property boundary and include, tobies, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage.

Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.



LEGEND



- Sewer Pump
- ⊙ Sewer Manhole
- ★ Stormwater Soak Hole
- Stormwater Pump
- ⊙ Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- ▲ Stormwater Inlet
- Water Hydrant
- ⊕ Water Valve
- ⊗ Water Toby
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- Stormwater Rising Main
- Water Pipe

Map Drawn Date: 14/02/2007 By STA-BUILDCON-11

Scale: A4 1:430

Date of Aerial Photography:

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NB: The property boundaries and address numbers shown are indicative only.

SERVICE NETWORK

