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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

16 December 2024

Susan Handisides

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 57 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:

57 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	Susan Handisides
LIM number	L241250
Application date	08/12/24
Issue date	16/12/24

Property details

Property address	57 Matai Road, Raumati
Legal description	LOT 59 DP 10231 LOT 1 DP 86361
Area (hectares)	0.1141

Valuation information

Valuation number	1529131200
Capital value	\$880,000
Land value	\$500,000
Improvements value	\$380,000

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 2024 to 2025

Annual rates \$5,388.92

This includes Greater Wellington Regional Council rates

Next instalment date 06/03/25

Arrears for previous years \$0.00

Water rates \$696.21 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

11/03/99	BUILDING CONSENT 990254 : NEW INBUILT FIRE-PIONEER COMPACT : Code Compliance Certificate issued 18/01/00
09/03/94	BUILDING CONSENT 941508 : ADDITION : Code Compliance Certificate issued 19/11/97
24/07/81	Building Permit 62953 ADD BATHROOM 6-24 SQ M
20/10/50	Building Permit 7623 ALTERATIONS TO DWELLING
29/11/46	Building Permit 4476 NEW ADDITIONS TO DWELLING

No other building files have been identified for this property.

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

SW2262: The last inspection, completed on 12/12/2024, revealed the small heated pool and cover (the barrier) meets the functional requirements of restricting unsupervised access by a child under 5 years of age, as detailed in the acceptable solutions F9/AS2 of the New Zealand Building Code. The pool is now exempt from the requirement to be periodically inspected under section 162D(1)(a) of the Act, and so will not require further inspection by Council.

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: 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.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 1931. Copies of the Deposited Plan (DP 10231) 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.

Resource Consent number RM980100 (Boundary Adjustment) was granted in 1998 for this property. A copy of the Decision is provided with this LIM.

There is no record of any further 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 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.

The 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

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

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 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 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 should be confined to site, or discharged to the kerb and channel. 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

57 Matai Road, Raumati (LOT 59 DP 10231 LOT 1 DP 86361)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: December 9, 2024

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 **WN54A/419**

Land Registration District **Wellington**

Date Issued 03 December 1998

Prior References

WN506/246 WN508/275

Estate	Fee Simple
Area	1141 square metres more or less
Legal Description	Lot 59 Deposited Plan 10231 and Lot 1 Deposited Plan 86361

Original Registered Owners

Ross Gray Tichener and Moira Helen Tichener

Interests

Subject to Sections 241(2) and Section 242(1) and (2) Resource Management Act 1991 by The Kapiti Coast District Council (see DP 86361)

B362170.1 Variation of Mortgage B199093.2 - 26.5.1994 at 1.33 pm

B199093.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 16.10.1998 at 12.01 pm (affects Lot 59 DP 10231)

Appurtenant hereto is a right of way created by Transfer B754096.4 - 11.11.1999 at 11.04 am

The easements created by Transfer B754096.4 are subject to Section 243 (a) Resource Management Act 1991

6088471.1 Discharge of Mortgage B199093.2 - 22.7.2004 at 9:00 am

6088471.2 Transfer to Stephen Paul Bargh and Susan Margaret Handisides - 22.7.2004 at 9:00 am

6088471.3 Mortgage to ANZ National Bank Limited - 22.7.2004 at 9:00 am

9008120.1 Discharge of Mortgage 6088471.3 - 16.3.2012 at 12:49 pm

9008120.2 Mortgage to Kiwibank Limited - 16.3.2012 at 12:49 pm

Reference:

Prior CT: 508/275 & 506/246

Document No.: B696827.3



LT69

REGISTER

54A/419

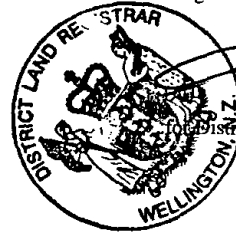
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 3rd day of December One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that **ROSS GRAY TICHENER and MOIRA HELEN TICHENER**

are seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1141 square metres, more or less being **LOT 59**

DEPOSITED PLAN 10231 and LOT 1 DEPOSITED PLAN 86361



District Land Registrar

Subject to Section 241(2) and Section 242(1) and (2)
Resource Management Act 1991 by Kapiti Coast District
Council (affects DP 86361).

B199093.2 Mortgage of Lot 59 DP 10231 to ANZ Banking
Group (New Zealand) Limited - 16.10.1998 at 12.01 and
varied by B362170.1-26.5.1994 at 1.33

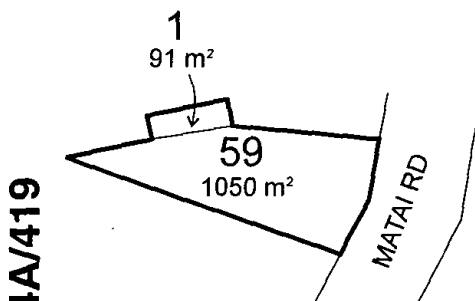
[Signature]
For DLR

Appurtenant to Lot 59 DP 10231 is a
right of way over part Lot 2 marked A
DP 83537 CT 50D/121 created by
Transfer B754096.4

11.11.1999 at 11.04.

Subject to Section 243(a) Resource
Management Act 1991

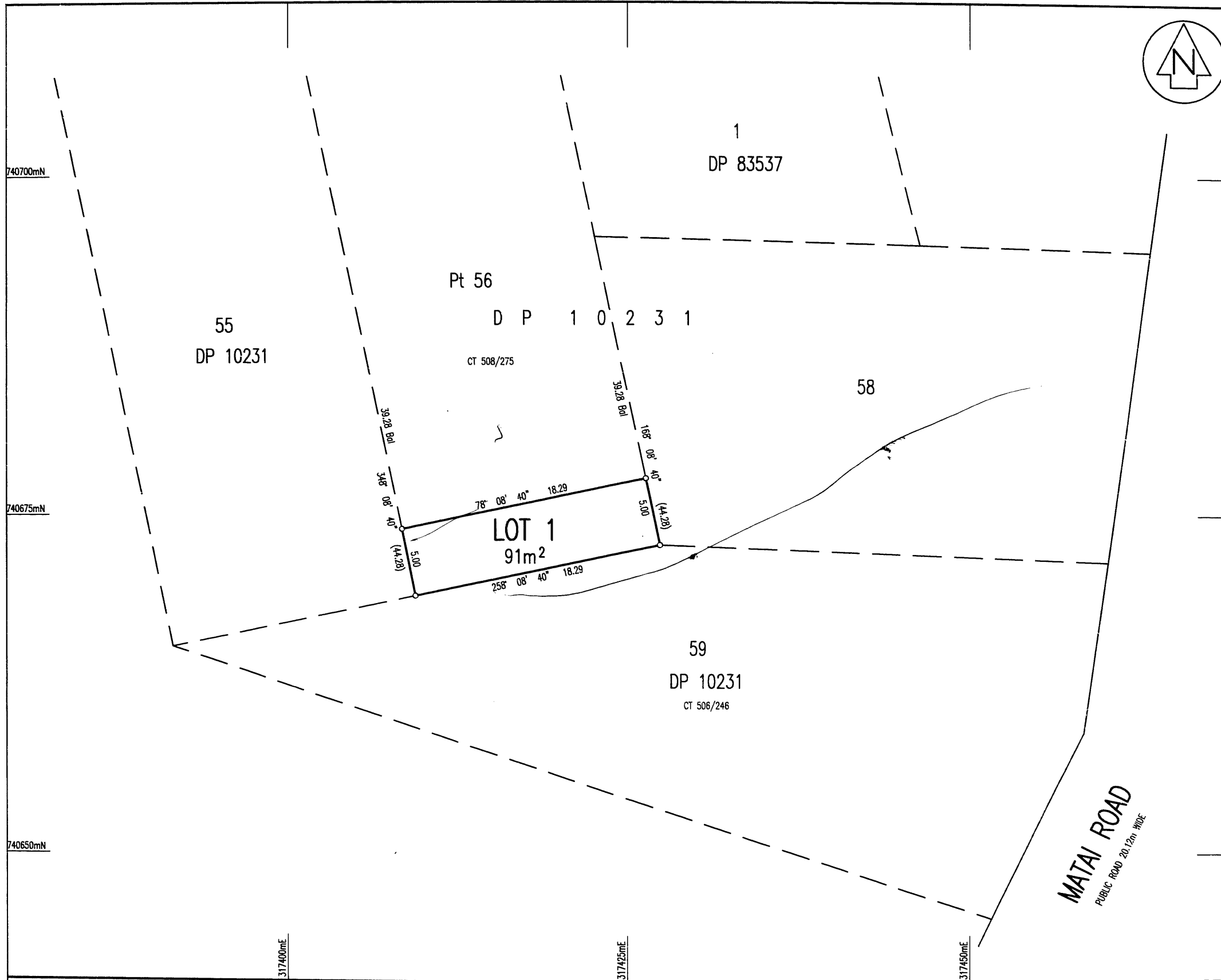
[Signature]
For RGL



54A/419

Total area: 1141 m²





Approvals

[Signature]
[Signature]

REGISTERED PROPRIETORS

WE HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 14th DAY OF June 1998 SUBJECT TO THE AMALGAMATION CONDITION SET OUT HEREON, AND, FOR THE PURPOSES OF SECTION 224(c) OF THE RESOURCE MANAGEMENT ACT 1991, THAT ALL OF THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE KAPITI COAST DISTRICT COUNCIL.

[Signature]
AUTHORISED OFFICER

[Signature]
AUTHORISED OFFICER

New CsT Allocated
Lot 1 54A/419
Bal 54A/420

AMALGAMATION CONDITION
THAT LOT 1 HEREON BE TRANSFERRED TO THE OWNERS OF LOT 59 DP 10231 (CT 506/246) AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS. SEE DOC B.656905.1

Total Area 91m²

Comprised in CT 508/275 (PART)

I, EDWARD CHARLES WELDRUM Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at PARAPARAUMU this 13th day of July 1998 Signature *[Signature]*

Field Book Reg 9(3).p. Traverse Book 586 p.47-48
Reference Plans DP's 10231, 83537

Examined D. Harrison Correct

Approved as to Survey
10/8/98 *[Signature]* Deputy Chief Surveyor

Deposited this 3rd day of December 1998
[Signature] District Land Registrar

File 17400 LRM
Received 16/12/98
Instructions
86361

LAND DISTRICT WELLINGTON
SURVEY BLK & DIST I PAKAKARIKI
NZMS 261 SHT RECORD MAP No.

LOT 1 BEING A SUBDIVISION OF
LOT 56 DP 10231

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by **Cuttriss Consultants Limited**
Scale 1 : 200 JUNE 1998

LAND TRANSFER OFFICE.

RECEIVED: 19/6/31 PROV. No. 10231

TITLE REF: 10231

REFERRED TO DRAUGHTSMAN: 16/6/31

L.T. DRAUGHTSMAN.

EXAMINED: 20/7/31

TRAV. REDNS: VOL. CVII, FOL. 219

FIELD-BOOK: No. 101, PAGE 8-9

COMP. Bk. No. REPORT No.

REF. PLANS: D.P. 5853, 4106, 6475, 9375

9655, 9679 - D.548.

FILE 1

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.
HUTT COUNTY

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

Subject to the building line restriction imposed by Section 10 of the Land Act, 1924.

10231

This space to be reserved for Deposit No.

DEPOSITED this 27th day of October, 1931.



District Land Registrar.

K 10359

Place Deposit Stamp here.
15-6-31

BLK

For Redef of Lot 12
See F.B. 272 p 181

I hereby certify that all hanging traverses were chained & observed twice.
H. Seddon
Registered Surveyor.

AREA OF SECTIONS 16 : 3 : 04.93
AREA OF ROADS 3 : 1 : 14.05
TOTAL 20 : 0 : 18.98

For Minister's Approval Plan
See D/548.

SEE T213959 FOR DEDICATION

Lot 66 now part Paraparaumu Domain 751932

BLK

Approved as to Survey.
H. Seddon
Chief Surveyor.
21/7/1931

Appellation Compared With K. 453694

Plan of Town of Raumati Extn. No. 14
being Subn. of Pt. Lot 8 D.P. 4106 and Pt. Land in D.P. 9655 being
Pt. Sec. 3 Wainui Regn. District Block I Paekakariki Survey Dist.

Comprised in C.T. 413/162, 205/36, 422/46
Surveyed by Beere & Seddon, Registered Surveyors December, 1930

DECLARATION.

I, *Samuel Thomas Seddon*, of *Wellington*, Registered Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me, and that both plan and survey are correct, and have been made in accordance with the rules of the Survey Board.
And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Justices of the Peace Act, 1927.
Declared at *Wellington* this *15th* day of *June*, 1931.
before me—*W. J. Seddon*
Justice of the Peace for the District of the Hutt.

SCALE: 2 Chains to an inch.

H. Seddon
Registered Surveyor.

Approved,

E. Seddon

Applicant [or Registered Owner].

245

10231

Operative District Plan 2021 - Zones and Precincts

57 Matai Road, Raumati (LOT 59 DP 10231 LOT 1 DP 86361)



Key to map symbols

-  Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: December 9, 2024

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

57 Matai Road, Raumati (LOT 59 DP 10231 LOT 1 DP 86361)



Key to map symbols

-  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

57 Matai Road, Raumati (LOT 59 DP 10231 LOT 1 DP 86361)



Key to map symbols

 Designation

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Operative District Plan 2021 - Natural Features

57 Matai Road, Raumati (LOT 59 DP 10231 LOT 1 DP 86361)



Key to map symbols

-  Ecological Sites
-  Key Indigenous Trees

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Operative District Plan 2021 - Natural Hazards

57 Matai Road, Raumati (LOT 59 DP 10231 LOT 1 DP 86361)



Key to map symbols

-  Overflow Path
-  Fill Control Area
-  Ponding Area

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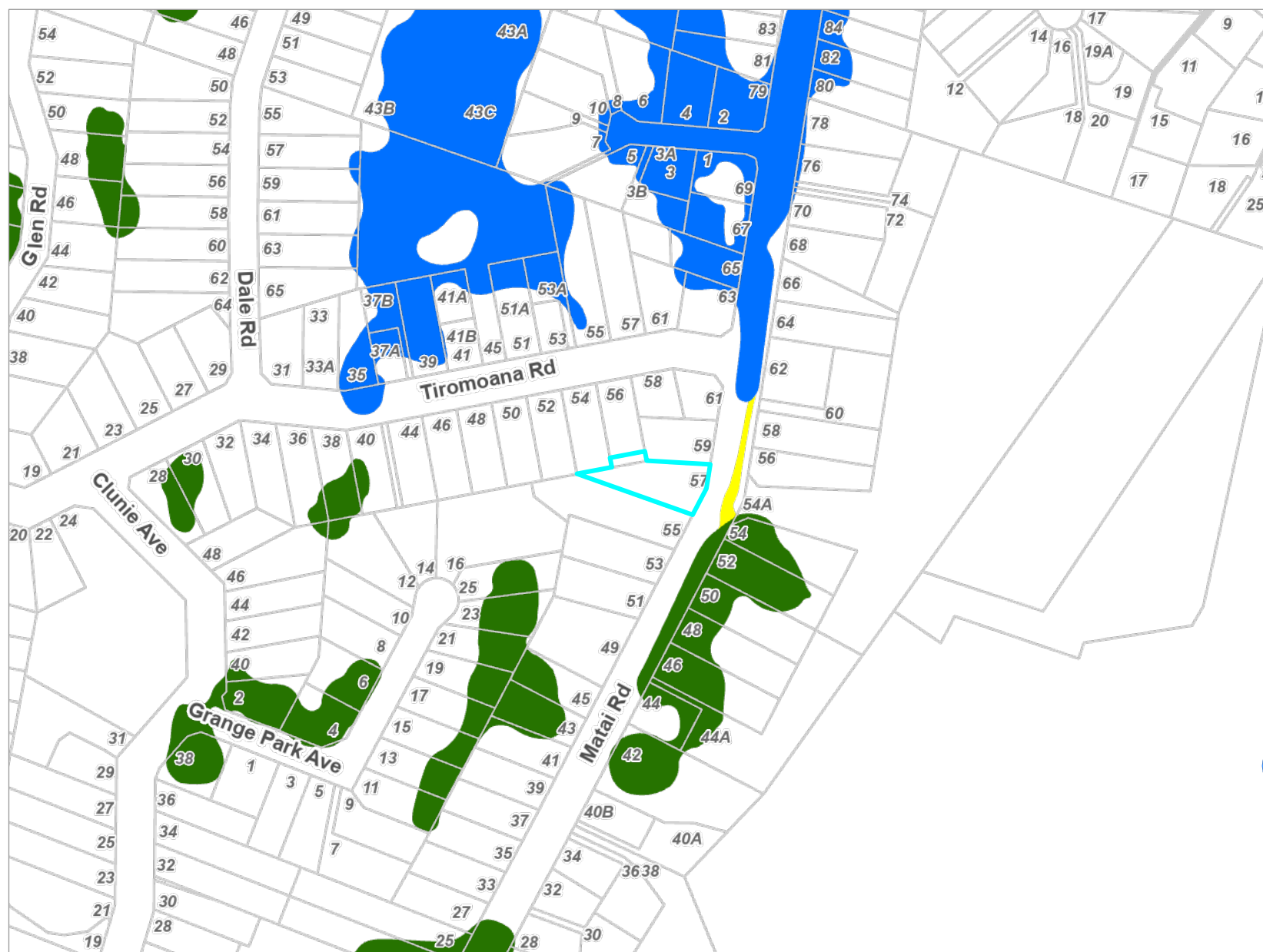
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Latest Flood Hazards

57 Matai Road, Raumati (LOT 59 DP 10231 LOT 1 DP 86361)



Key to map symbols

- Overflow Path
- Fill Control
- Ponding

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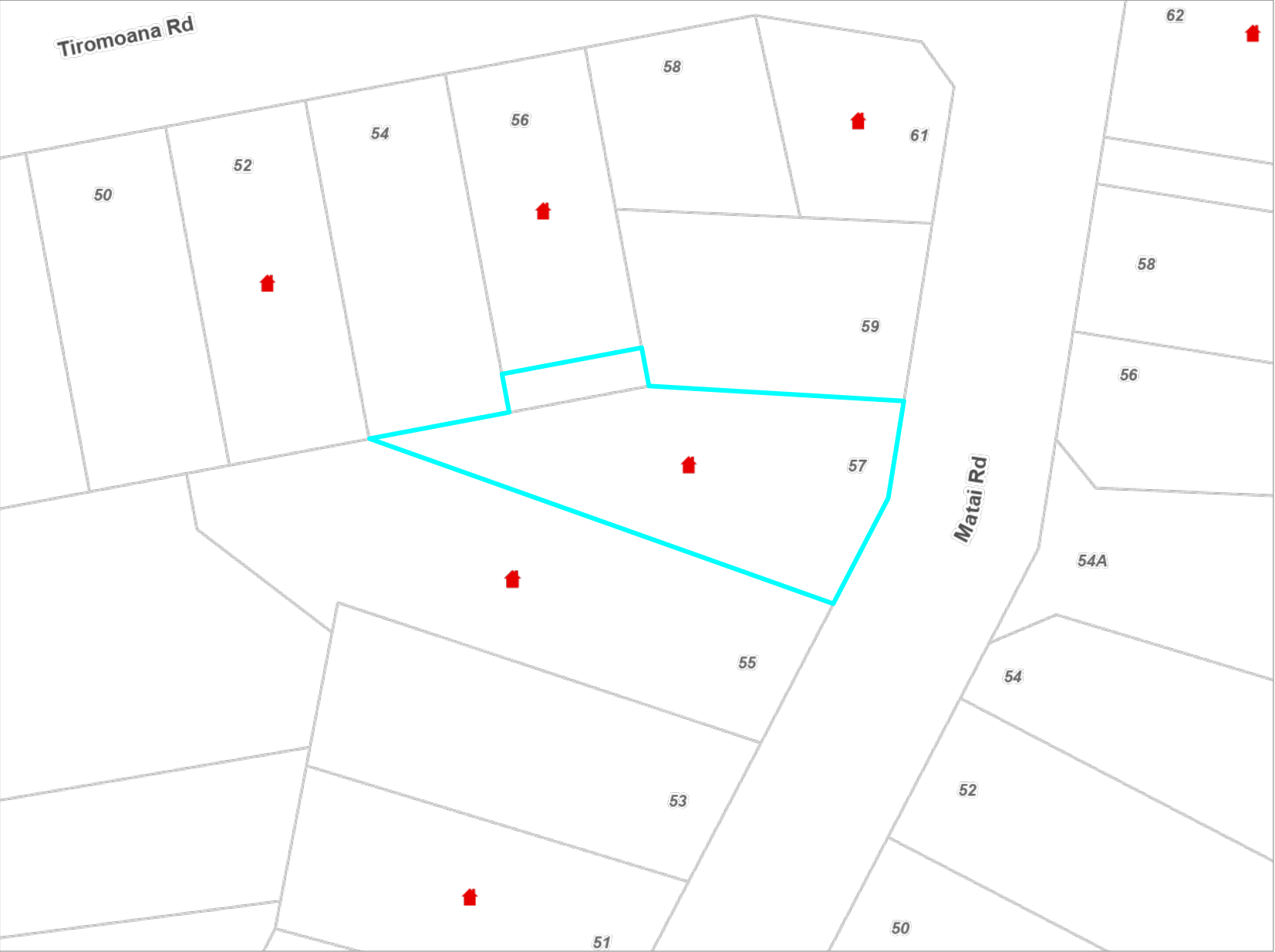
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Resource Consents Map

57 Matai Road, Raumati (LOT 59 DP 10231 LOT 1 DP 86361)



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.



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Scale @ A4 - 1:750

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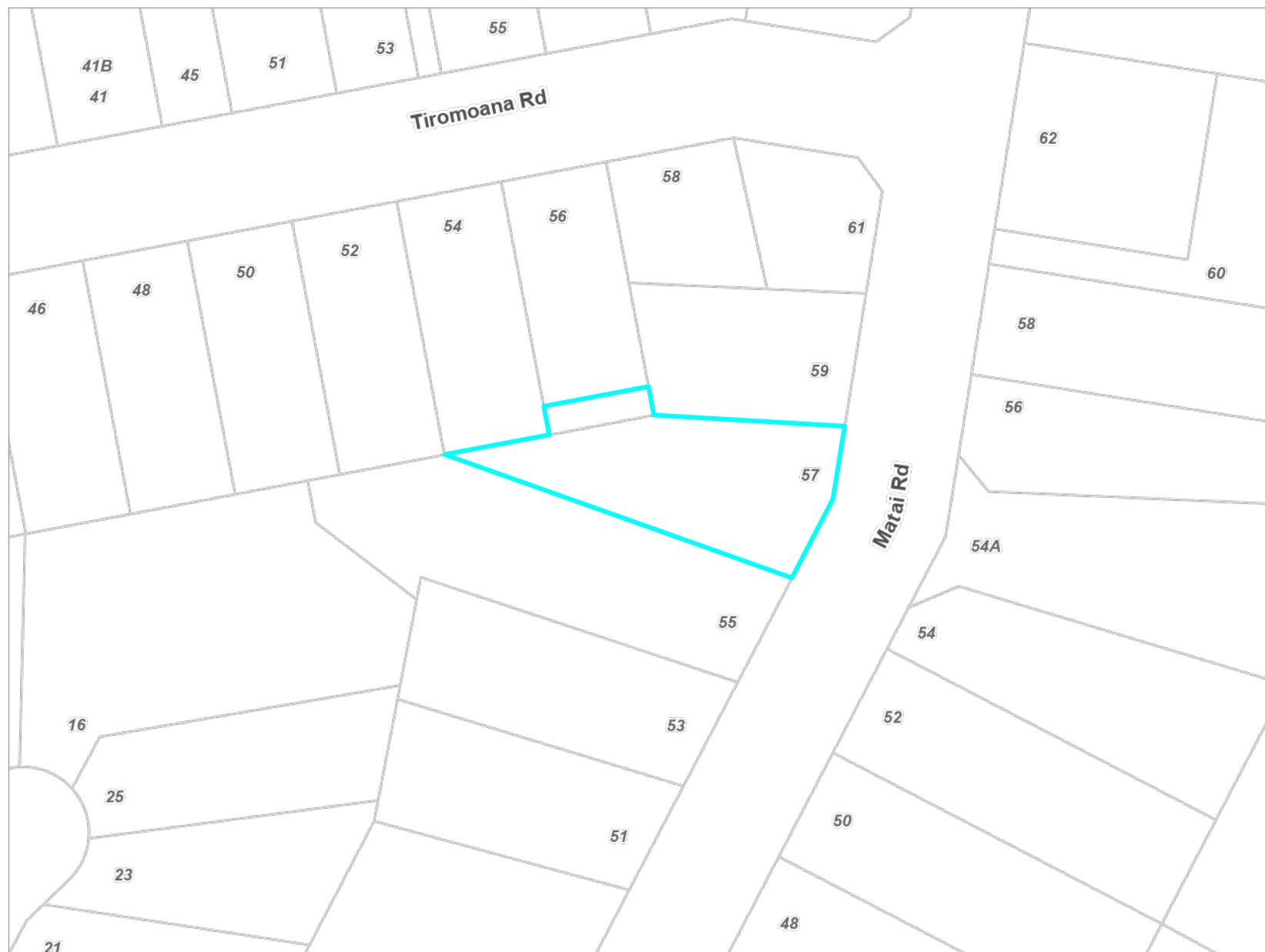
Resource Consents Report

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
030151	56 Matai Road, Raumati	1529164600	LOT 12 DP 15214 CT 575/254	LD	GARAGE ENCR OACHING FRONT YARD SETBACK	N	N	Decision Issued	11/6/2003	10/6/2003
130062	55 Matai Road, Raumati	1529131100	LOT 1 DP 78993 CT 511/53	LD	Demolition of existing garage and build new garage at 55 Matai	N	N	Decision Issued	12/5/2013	26/4/2013
130056	51 Matai Road, Raumati	1529130900	LOT 62 DP 10231 CT 894/85	LD	Earthworks associated with building a block retaining wall	N	N	Decision Issued	1/5/2013	12/4/2013
170007	62 Matai Road, Raumati	1529164300	LOT 1 DP 21592 CT 5D/611	LD	To construct a new car deck which encroaches the front yard	N	N	Decision Issued	7/2/2017	19/1/2017
160261	56 Tiromoana Road, Raumati South	1529131500	PT LOT 56 DP 10231 C/T 54A/420	LD	Earthworks and the construction of a retaining wall that do	N	N	Decision Issued	22/12/2016	28/11/2016
940007	55 Matai Road, Raumati	1529131100	LOT 1 DP 78993 CT 511/53	SC	BOUNDARY ADJUSTMENT	N	N	Decision Issued	21/2/1994	27/1/1994
960276	61 Matai Road, Raumati	1529131400	LOT 57 DP 10231 CT 6C/784	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	1/8/1996	18/7/1996
960169	52 Tiromoana Road, Raumati South	1529131700	LOT 54 DP 10231 CT 509/163	LC	HOME OCCUPATIONS CONSENT: THERAPEUTIC MASSAGE COUNCILLING	N	N	Decision Issued	22/5/1996	15/5/1996

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
980100	57 Matai Road, Raumati	1529131200	LOT 59 DP 10231 CT 506/246	SC	BOUNDARY ADJUSTMENT	N	N	s.224 Issued	23/3/1998	24/2/1998
980353	46 Tiromoana Road, Raumati South	1529132000	LOT 51 DP 10231 CT 518/189	LD	CARPORT ENCROACHING FRONT BOUNDARY	N	N	Decision Issued	30/9/1998	8/9/1998
990493	55 Matai Road, Raumati	1529131100	LOT 1 DP 78993 CT 511/53	SC	BOUNDARY ADJUSTMENT BETWEEN 16 GRANGE PARK AVE, AND	N	N	s.223 Approval	7/1/2000	9/12/1999

Health and Alcohol Licenses

57 Matai Road, Raumati (LOT 59 DP 10231 LOT 1 DP 86361)



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.



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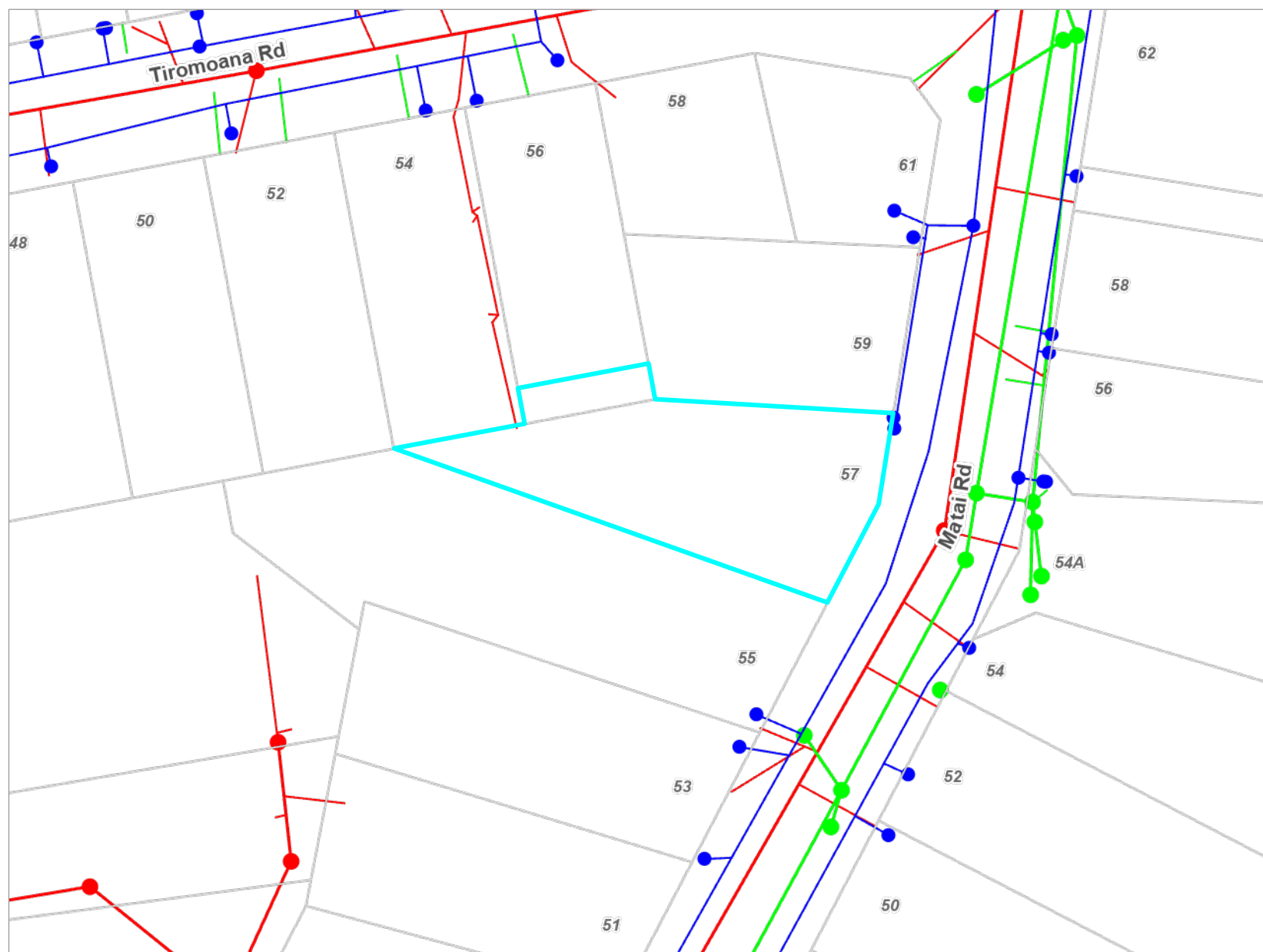
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Services Network

57 Matai Road, Raumati (LOT 59 DP 10231 LOT 1 DP 86361)



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.



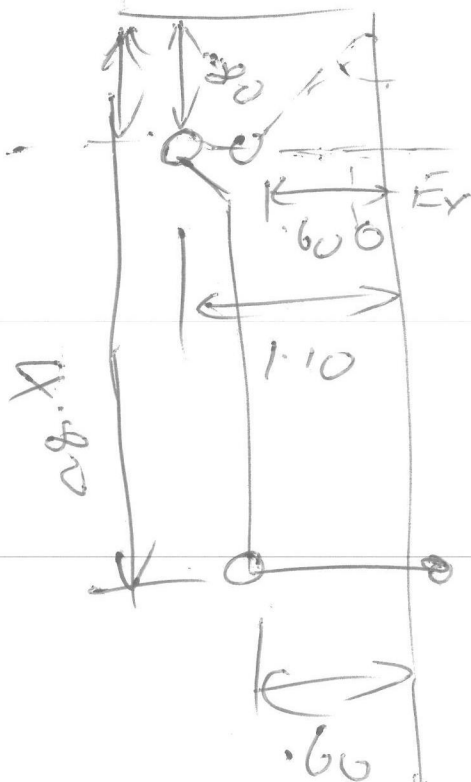
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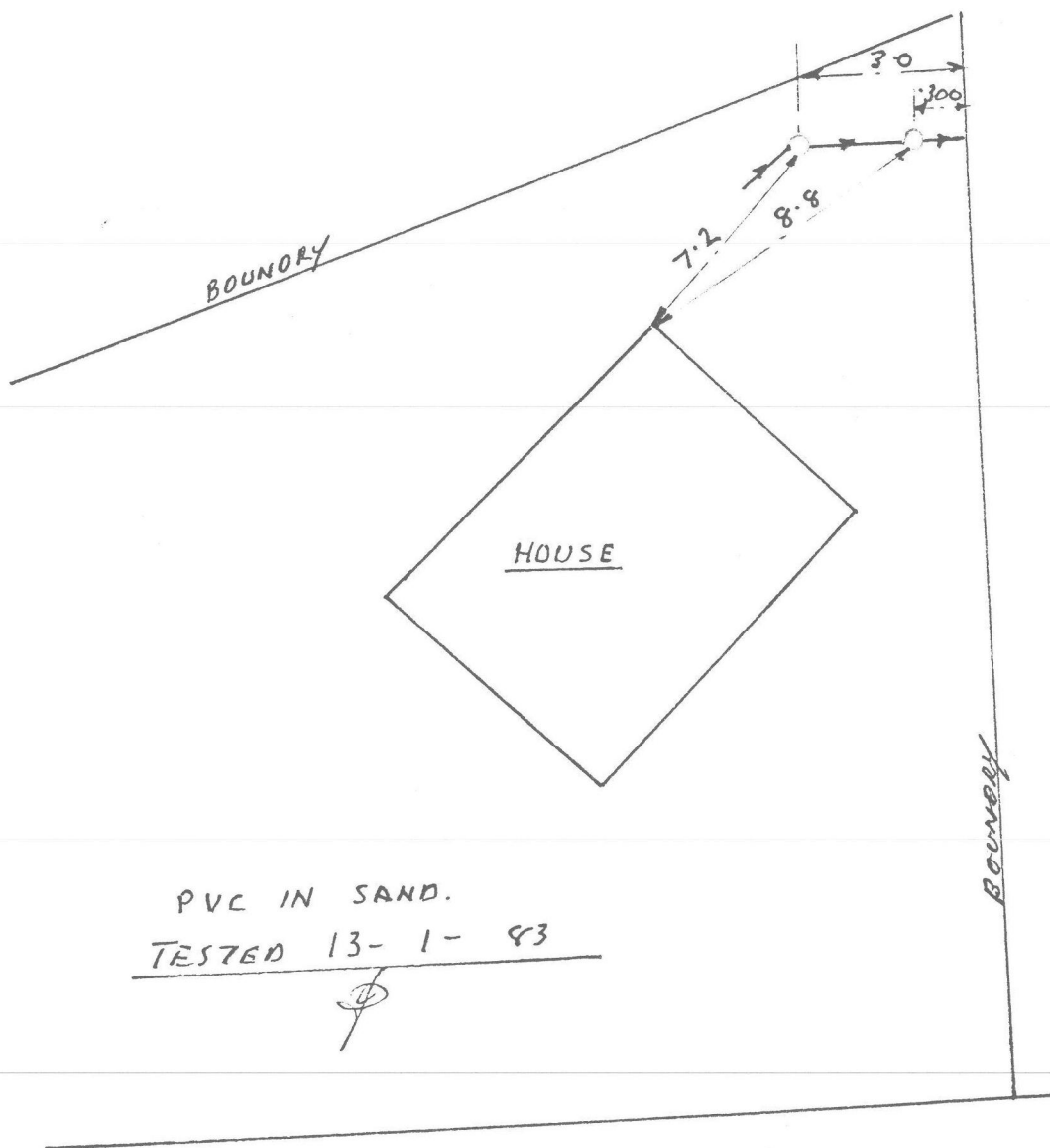
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