

# 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

02 October 2025

Carol Saxton

### **LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 14 Allen Road, Raumati Beach.

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

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

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

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

**14 Allen Road, Raumati Beach**

## Document information

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

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

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

## Application details

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<b>Applicant</b>	Carol Saxton
<b>LIM number</b>	L251013
<b>Application date</b>	24/09/25
<b>Issue date</b>	02/10/25

## Property details

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<b>Property address</b>	14 Allen Road, Raumati Beach
<b>Legal description</b>	LOT 84 DP 14034 CT 545/169
<b>Area (hectares)</b>	0.0809

## Valuation information

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<b>Valuation number</b>	1528215500
<b>Capital value</b>	\$760,000
<b>Land value</b>	\$510,000
<b>Improvements value</b>	\$250,000

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

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*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 annual rates for 2025/26 rating year are \$5,859.49  
This includes Greater Wellington Regional Council rates

**Next instalment date** 09/12/25

**Arrears for previous years** \$0.00

**Water rates** \$838.10 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

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*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

17/03/00	BUILDING CONSENT 000003: ADDITION TO DWELLING: Code Compliance Certificate issued 19/08/02
05/06/64	Building Permit 85805 DWELLING
17/04/50	Building Permit 6944 DWELLING
28/09/49	Building Permit 6468 NEW 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

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*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

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*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/](https://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 is located within PRECINCT 3 - Beach Residential Precinct and PRECINCT 62 - Coastal Qualifying Matter Precinct (General Residential Zone). There are specific provisions in the Operative District Plan (2021) for these Precincts.

This property was created via subdivision in 1949. Copies of the Deposited Plan (DP 14034) 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.

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 Visual Segment Surface, 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

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*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](https://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/](http://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/](http://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 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 (Allen 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

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*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

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*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

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*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

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*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

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*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](http://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)

## 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

14 Allen Road, Raumati Beach (LOT 84 DP 14034 CT 545/169)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: September 25, 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** **WN545/169**

**Land Registration District** **Wellington**

**Date Issued** 10 May 1949

**Prior References**

WN544/32

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**Estate** Fee Simple  
**Area** 809 square metres more or less  
**Legal Description** Lot 84 Deposited Plan 14034

**Original Registered Owners**

David Kenneth Saxton and Carol Lyndon Saxton

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**Interests**

B580720.3 Mortgage to ASB Bank Limited - 11.4.1997 at 1.44 pm  
10078611.1 Discharge of Mortgage B580720.3 - 18.6.2015 at 2:59 pm  
10078611.2 Transfer to Carol Lyndon Saxton - 18.6.2015 at 2:59 pm  
10078611.3 Mortgage to ASB Bank Limited - 18.6.2015 at 2:59 pm

Reference: Vol. 544, Folio 32  
Transfer No. 318214  
Application No.  
Order for N/C No.

## NEW ZEALAND



545  
169  
**REGISTER**  
Form B.

Register-book.

Vol. 545, Folio 169

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Tenth day of May, one thousand nine hundred and forty-nine  
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON  
GORDON KEITH ROSS of Wellington Law Clerk

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 thereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY TWO (32) PERCHES more or less situate in Block I of the Paekakariki Survey District being part of Sections 3 and 4 of the Waimi District and being also Lot 84 on Deposited Plan No. 44034 (Town of Remuera Extension No. 73).



Assistant

Wagland  
District Land Registrar

Enclosing covenant contained in Transfer No. 318214

Transfer 358893 Gordon Keith Ross to Lance Wright of Wellington Company Director dated 6<sup>th</sup> March 1953 at 2.16 p.m.

Transfer 366256 Lance Wright to Noel Richard Davis of Wellington civil servant. Produced 9th November 1953 at 2.6 p.m.

Transfer 44025 Noel Richard Davis to Andrew Allan Jackson of Wellington club produced 7.9.1957 at 1.46 p.m.

Transfer 534825 to Patrick Thomas Wickham of Linden Factory Manager and Edina Wickham his wife 8.8.1962 at 10.54 a.m.

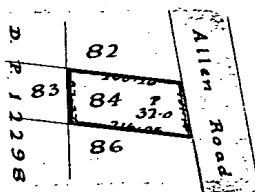
Consent 534825 to the Auckland Council and inhabitants of the City of Auckland - 26.5.1964 at 1.45 p.m.

Mortgage 625446 to William Robert Cudde - 23.3.1965 at 2.12 p.m.

Transmission 656099 to Edina Wickham as survivor - 12.12.1965 at 11.14 a.m.

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.



Scale: 1 1/2 Chains to an inch  
R. 809m

EQUIVALENT METRIC

AREA IS 809m<sup>2</sup>

545/169

Transmission 409455.1 to Foss Micheel Shanahan  
and Gregory John Shanahan both of Wellington  
Solicitors as Executors - 19.8.1980 at  
2.25 p.m.

*Moak*  
for D.L.R.

Transfer 379274.1 to Christopher Walter Harlen,  
Gardener and Vivien Anne Harlen, Mother both of  
Raumati - 23.12.1980 at 11.42 a.m.

*B.018884.2*  
*DISCHARGED*  
*21/8/1981*  
*Moak*  
for D.L.R.

Mortgage 379274.2 to Housing Corporation -  
23.12.1980 at 11.42 a.m.

*B.018884.2*  
*DISCHARGED*  
*21/8/1981*  
*Moak*  
for D.L.R.

Mortgage 379274.3 to Her Majesty the Queen -  
23.12.1980 at 11.42 a.m.

*B.018884.1*  
*DISCHARGED*  
*21/8/1981*  
*Moak*  
for D.L.R.

602299.1 Mortgage to Bank of New  
Zealand 16.1.1984 at 9.35 a.m.

*B.018884.3*  
A.L.R.

928992.1 Caveat by Trustbank Wellington -  
23.6.1988 at 12.16 p.m.

*21/8/1981*  
*B.580720.1*  
*DISCHARGED*  
*Moak*  
A.L.R.

B.018884.4 Mortgage to Trust Bank  
Wellington Limited - 2.8.1989 at 1.20 a.m.

*Moak*  
A.L.R.

B.580720.2 Transfer to David Kenneth  
Saxton, Contract Manager and Carol Lyndon  
Saxton, Customer Service Manager both of  
Raumati - 11.4.1997 at 1.44 p.m.

*Moak*  
A.L.R.

B.580720.3 Mortgage to ASB Bank Limited -  
11.4.1997 at 1.44 p.m.

*Moak*  
A.L.R.





Land Transfer Office  
Received: 8.3.48. No. 14034.  
Title Reference: CT. 265/271.  
Referred to Draughtsman: 9.3.48.

Deposited this 10th day of

March, 1949

Wapawa  
District Land Registrar.



K.27241

£2-5-0

8/3/48

SEC

T.316927 dedn. of  
Allen Road &  
Margaret Road

- Lot C.T.
- 45 545/88
  - 46 545/97
  - 47 545/159
  - 48 570-178
  - 49 545/160
  - 50 550/116
  - 51 545/161
  - 52 547/2
  - 53 547/31
  - 54 551/221
  - 55 627-2
  - 56 547/351
  - 57 547/252
  - 58 D2-1361
  - 59 545/163
  - 60 D2-1362
  - 61 586-131 780-59
  - 62 553/106
  - 63 548/254
  - 64 547/101
  - 65 545/164
  - 66 547/234
  - 67 551/220
  - 68 545/165
  - 69 550/115
  - 70 545/166 GC-4
  - 71 546/300
  - 72 547/11
  - 73 547/253
  - 74 545-444
  - 75 545/167
  - 76 545/170
  - 77 545/168
  - 78 545/169
  - 79 545/171
  - 80 551/219
  - 81 547/113

Schedule of Areas

	A.	R.	P.
Saleable Lots	7	1	10.84
Roads	2	3	07.58
Reserves			25.58
Total	10	1	04.00

CT. 257/52  
R.H. Metzger  
& Others

PLAN OF TOWN OF RAUMATI EXTENSION N° 73 BEING  
SUBDN OF PART OF LOT 4 D.P. 4106, PARTS OF SEC'S  
3 & 4 WAINUI REG' DIST

Comprised in CT. 265/271

SURVEY DIST. & BLK.: PAKAKARIKI

LAND DIST.: WELLINGTON

LOCAL BODY: HUTT COUNTY

Scale 150 Links to an Inch

Surveyed by Martin & Dyett

Date: OCT-NOV '46

I, *Martin & Dyett*, 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 11th day of *February*, 1948

before me—

*E. W. G. G. G.*  
Justice of the Peace (or Solicitor, or Notary Public).

*M. Dyett*  
Registered Surveyor.



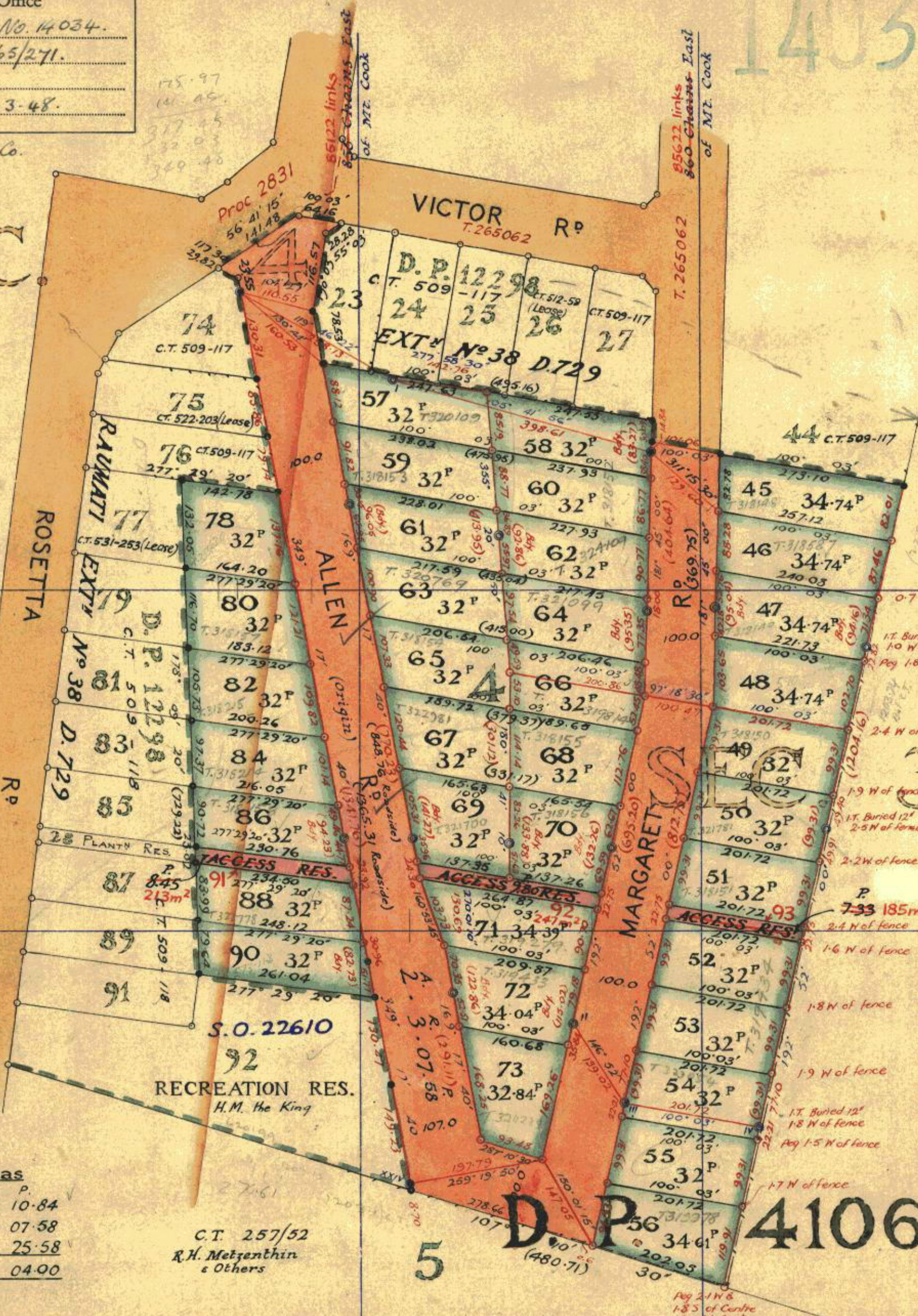
FOR MINISTER'S APPROVAL SEE D.906

Approved by *Robert Williams* & *Walter Taylor*  
agent

*E. W. G. G. G.*

Applicant (or Registered Owner).

14034



CT. 282/265  
H.L. Fortune.

Lots 91, 92 & 93 added

*William Williams*

Land Transfer Surveyor

14/11/74

208124  
2706-chains North  
of Mt Cook

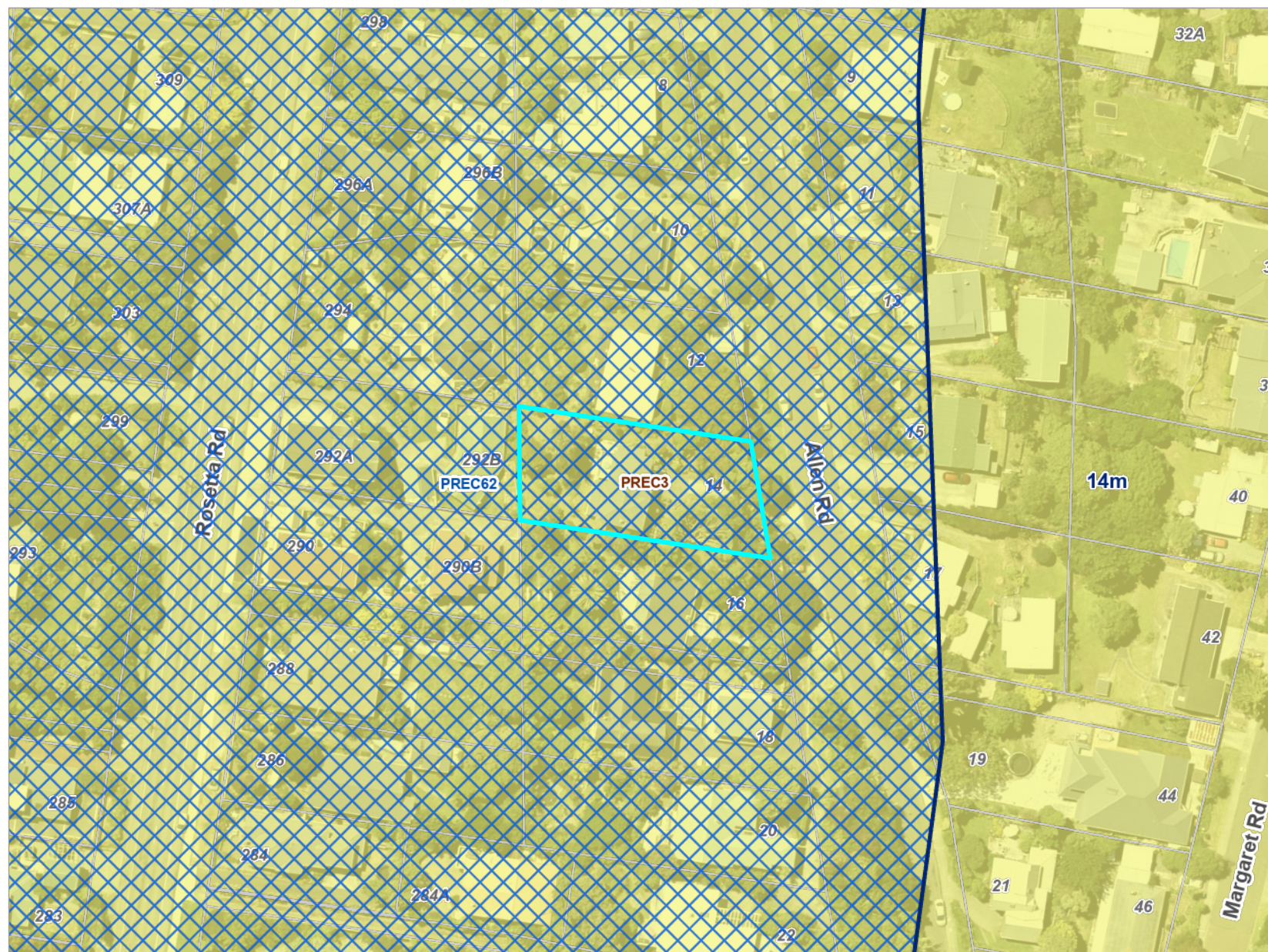
The Hutt County Council being the controlling authority within the meaning of the Land Subdivision in Counties Act 1946 does hereby certify that all its requirements and all requirements of the said Act have been satisfied in respect of the part shown coloured pink and marked Margaret and Allen roads on this plan.  
The common seal of the Council was affixed in pursuance of a resolution passed on the 8th day of *September* 1948 in the presence of:

*R. Williams*  
County Chairman  
*H. Robinson*  
County Clerk







# Operative District Plan 2021 - Zones and Precincts

14 Allen Road, Raumati Beach (LOT 84 DP 14034 CT 545/169)



## Key to map symbols

-  Height Variation Control Area
-  Precinct
-  Coastal Qualifying Matter Precinct
-  General Residential Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: September 25, 2025

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

14 Allen Road, Raumati Beach (LOT 84 DP 14034 CT 545/169)



## Key to map symbols

-  Major 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

14 Allen Road, Raumati Beach (LOT 84 DP 14034 CT 545/169)



## Key to map symbols

Designation

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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# Operative District Plan 2021 - Natural Features

14 Allen Road, Raumati Beach (LOT 84 DP 14034 CT 545/169)



## Key to map symbols

-  Special Amenity Landscapes
-  Areas of High Natural Character
-  Key Indigenous Trees

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# Operative District Plan 2021 - Natural Hazards

14 Allen Road, Raumati Beach (LOT 84 DP 14034 CT 545/169)



## Key to map symbols

-  Overflow Path
-  Fill Control Area
-  Ponding Area
-  20m Building Line Restriction
-  30m Relocatable Area

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



0 40 80 Metres

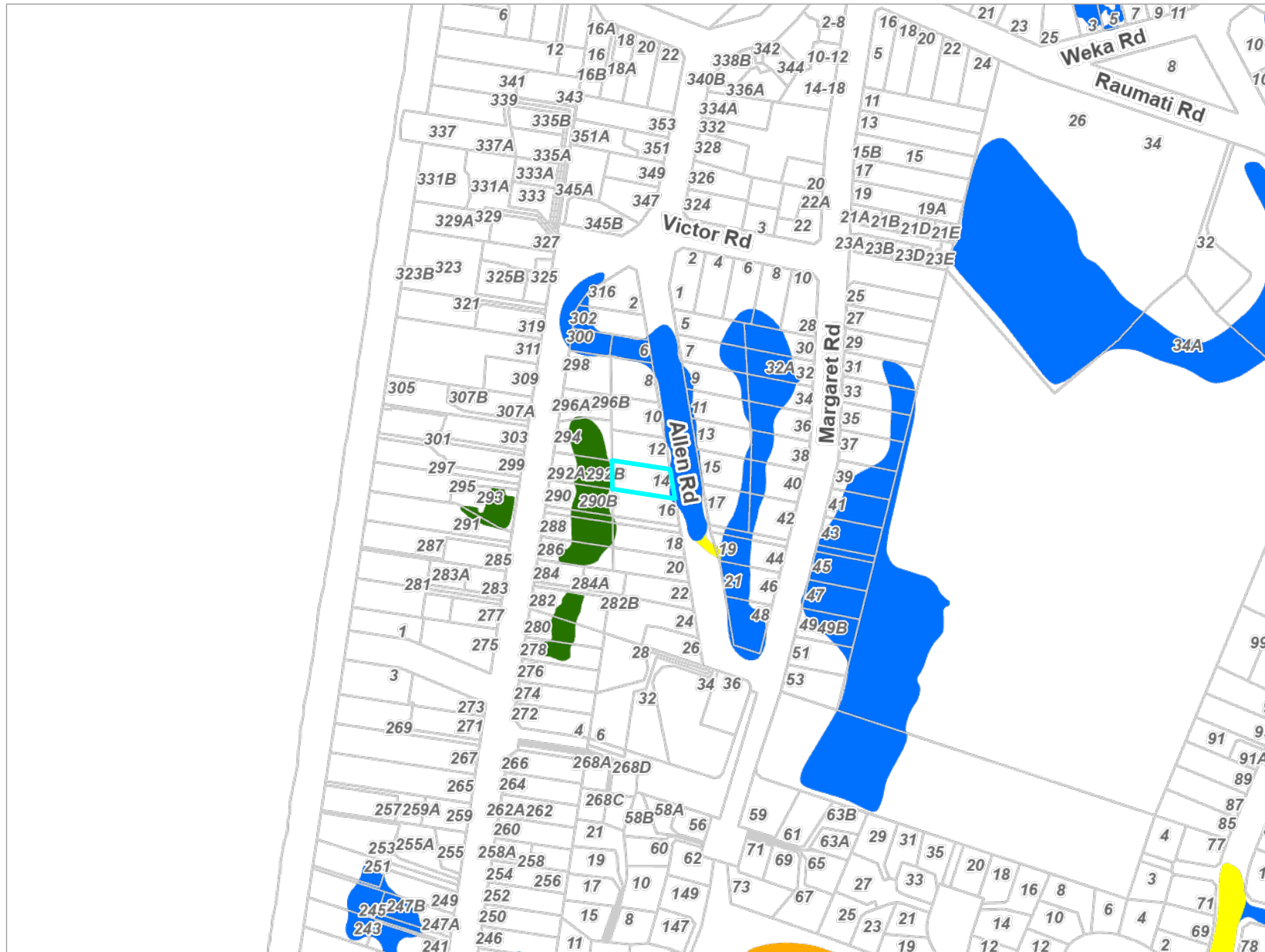
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# Latest Flood Hazards

14 Allen Road, Raumati Beach (LOT 84 DP 14034 CT 545/169)



## Key to map symbols

- Overflow Path
- Fill Control
- Storage
- 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 90 180 Metres  
Scale @ A4 - 1:4,000

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# Resource Consents Map

14 Allen Road, Raumati Beach (LOT 84 DP 14034 CT 545/169)



## 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 - 1:750

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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
060389	20 Allen Road, Raumati Beach	1528215200	LOT 90 DP 14034 CT 573/113	SD	Right of way less than 4m in width (s348 LGA 1974)	N	N	s.224 Issued	9/1/2007	14/12/2006
060065	284 Rosetta Road, Raumati	1528217400	LOT 1 DP 54530 -SUBJ TO R/W	LD	Textured wall on boundary.	N	N	Decision Issued	15/3/2006	6/3/2006
110061	44 Margaret Road, Raumati Beach	1528212400	LOT 71 DP 14034	LD	Additions to kitchen which encroach front yard at 19 Allen	N	N	Decision Issued	23/5/2011	13/4/2011
100065	292A Rosetta Road, Raumati	1528217000A	FLAT 1 DP 63709 1/2 INT IN 809 M2 BEING	SD	Proposed 2 lot subdivision (Crosslease update)	N	N	s.223 Approval	12/7/2010	1/4/2010
240216	290B Rosetta Road, Raumati	1528217100B	BALANCE OF LAND ON LOT 85 DP 12298	SDR	Cross lease update	N	N	s.224 Issued	4/3/2025	12/12/2024
950165	284A Rosetta Road, Raumati	1528217401	LOT 1 DP 81174	LC	1 ADDITIONAL LOT AT 284A ROSETTA ROAD	N	N	s.223 Approval	27/7/1995	16/6/1995
980147	296B Rosetta Road, Raumati	1528216800B	FLAT 2 DP 70421 1/2 INT651 M2 BEING	SC	AMMENDED CROSSLEASE APPLICATION	N	N	s.223 Approval	13/5/1998	17/4/1998
970295	284A Rosetta Road, Raumati	1528217401	LOT 1 DP 81174	LN	EXCAVATE IN EXCESS OF 50 CU METRES SAND FOR A HOUSE SITE	N	N	Decision Issued	14/10/1997	9/9/1997

Resource Consent Number	Location	Valuation Number	Property Legal Descrip tion	Consent Type	Consent Propo sal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
CE180007	44 Margaret Road, Rauma ti Beach	1528212400	LOT 71 DP 14034 C/T 546/300	LDR	Construct a garage in ponding area	N	N	Decision Issued	16/8/2018	8/8/2018

# Health and Alcohol Licenses

14 Allen Road, Raumati Beach (LOT 84 DP 14034 CT 545/169)



## 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

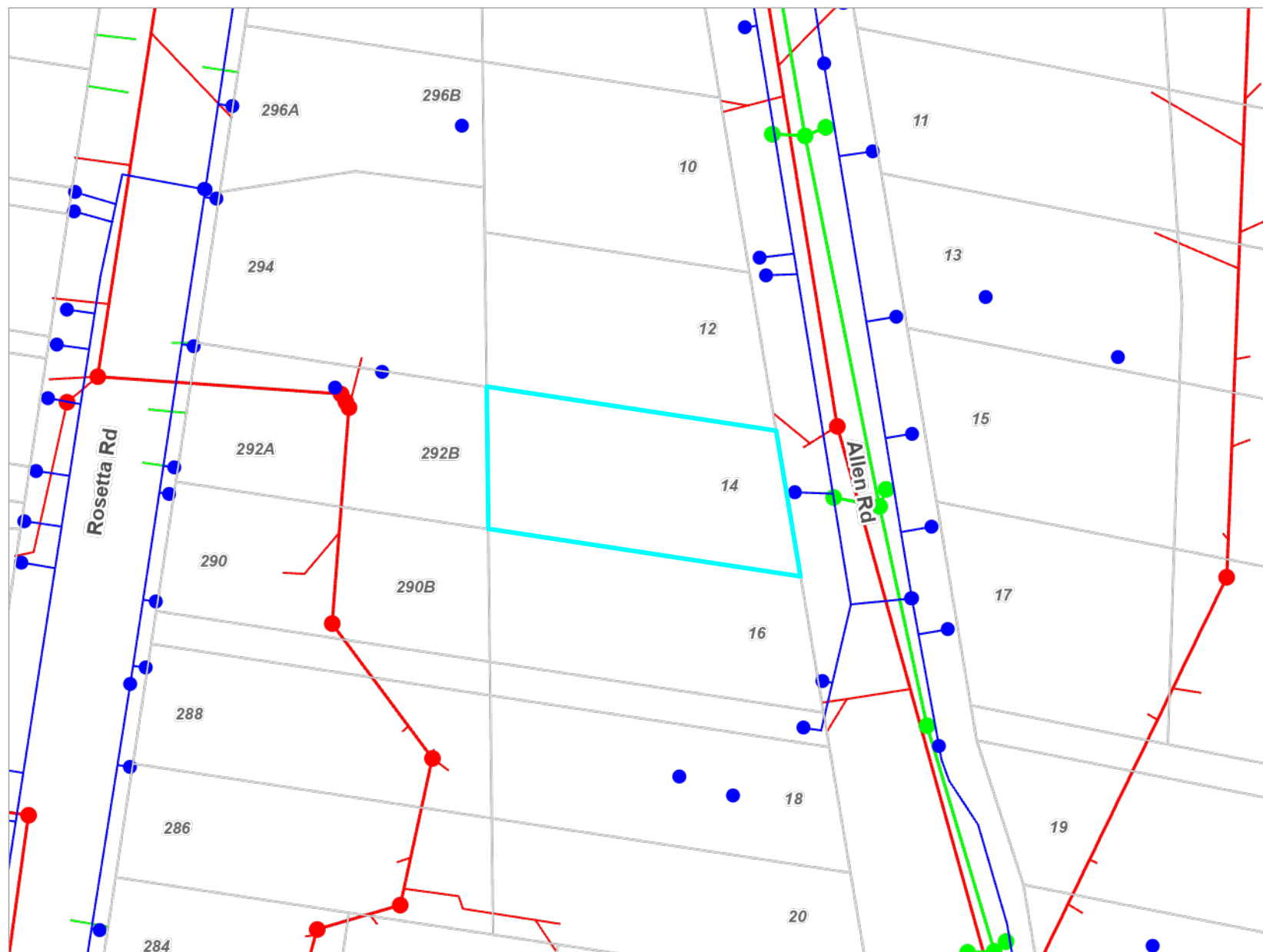
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# Services Network

14 Allen Road, Raumati Beach (LOT 84 DP 14034 CT 545/169)



## 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.



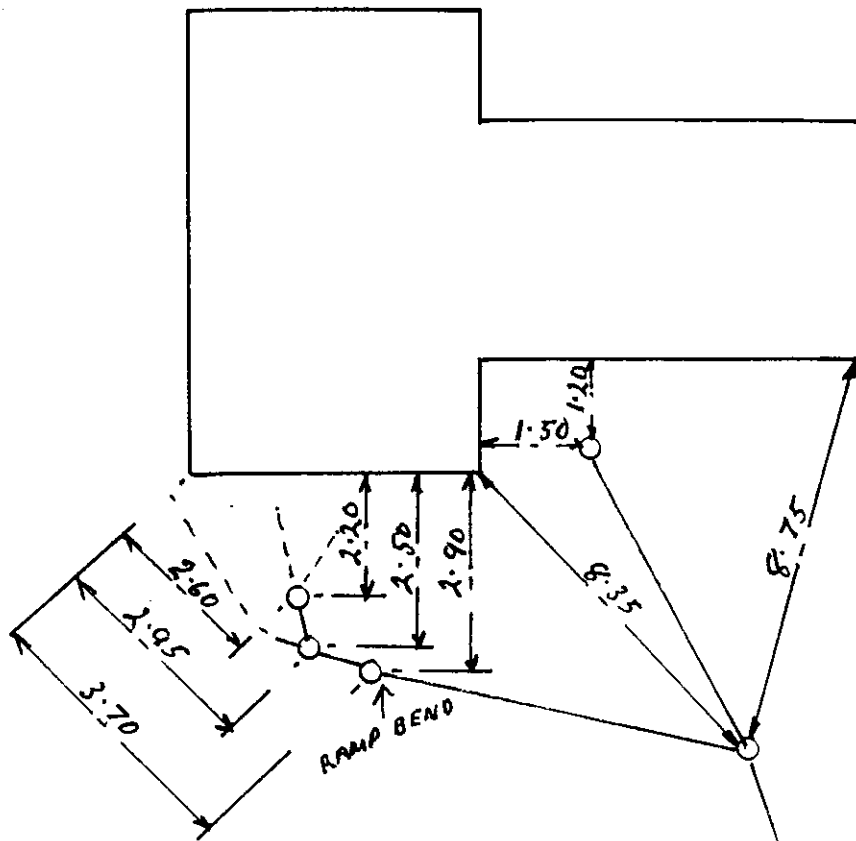
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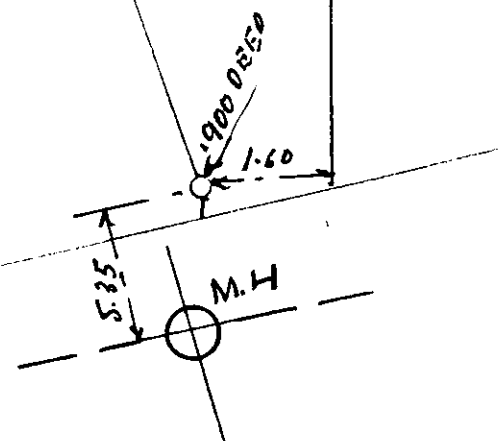


100 $\phi$  P.V.C. IN SAND

TESTED 25- 8- '87

*[Handwritten signature]*

BOUNDARY



14 ALLEN RD.

D MARSH DRAINLAYER.