

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

4 November 2025

S J Nanai and D D Jardine

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 133 Raumati 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:

133 Raumati 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.

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

Application details

Applicant	S J Nanai and D D Jardine
LIM number	L251155
Application date	29/10/25
Issue date	04/11/25

Property details

Property address	133 Raumati Road, Raumati
Legal description	LOT 3 DP 58087 CT 29C/907
Area (hectares)	0.0804

Valuation information

Valuation number	1530138703
Capital value	\$750,000
Land value	\$465,000
Improvements value	\$285,000

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

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Attachments

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

1. Rates

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

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

Current rates year Current Rates Year 2025 to 2026

Annual rates The annual rates for 2025/26 rating year are \$5,669.84
This includes Greater Wellington Regional Council rates

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$777.35 last year (2024/25)

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

Water balance due \$0.00

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

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

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

Building Consents

16/07/02	BUILDING CONSENT 020930: INSTALL LE2000 F/S MASPORT FIRE : Code Compliance Certificate issued 16/08/02
22/11/94	BUILDING CONSENT 942636: ALTERATION TO BATHROOM. : Code Compliance Certificate issued 02/11/00
25/08/92	Building Permit 115 CARPORT 28-8 SQ M
19/06/87	Building Permit 70846 WOODFIRE
05/09/86	Building Permit 5426 ERECT HOUSE & ATTACHED GARAGE 172 SQ M

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

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

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

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

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

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

District Plan Features and Overlays

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

This property is zoned High Density Residential in the Operative District Plan (2021).

This property was created via subdivision in 1986.

A copy of the Deposited Plan (DP 58087) and Record of Title is provided with this LIM.

This property is appurtenant to sewage, stormwater and water drainage rights.

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 file then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

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

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

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

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

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

5. Special Features and Characteristics of the land

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/search-selected-land-use-register).

Natural Hazards

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

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

Coastal Erosion and Inundation Hazards

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

Currently, information specific to the Kapiti Coast District includes:

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

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

Earthquakes

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

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

Fire

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

Liquefaction

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

Tsunami Evacuation Zones

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

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

Other Information

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

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

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

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

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

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

The adjacent road carriageway (Raumati Road) is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

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. There is a Council sewer reticulation main within the property. The Council has access rights under the Local Government Act 1974.

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

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

133 Raumati Road, Raumati (LOT 3 DP 58087 CT 29C/907)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: October 30, 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 **WN29C/907**

Land Registration District **Wellington**

Date Issued 07 November 1986

Prior References

WN25C/490

Estate Fee Simple
Area 804 square metres more or less
Legal Description Lot 3 Deposited Plan 58087

Original Registered Owners

Malcolm Donal Niccol and Barbara Helen Niccol

Interests

Appurtenant hereto are stormwater drainage rights specified in Easement Certificate 154019.2

The easements specified in Easement Certificate 154019.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto are sewage, stormwater and water drainage rights specified in Easement Certificate 279991.8

The easements specified in Easement Certificate 279991.8 are subject to Section 309 (1) (a) Local Government Act 1974

B817350.3 Mortgage to ASB Bank Limited - 4.1.2001 at 11:27 am

5823460.1 Discharge of Mortgage B817350.3 - 3.12.2003 at 9:00 am

6390693.1 Mortgage to Sentinel Custodians Limited - 20.4.2005 at 9:00 am

6823878.1 Transfer to Malcolm Donal Niccol (1/2 share) and Barbara Helen Niccol (1/2 share) - 11.4.2006 at 9:00 am

10719538.1 Transfer to Ross Clifford Delaney and Donna Maree Delaney - 10.4.2017 at 12:27 pm

10719538.2 Mortgage to Kiwibank Limited - 10.4.2017 at 12:27 pm

10925370.1 Discharge of Mortgage 6390693.1 - 10.10.2017 at 11:26 am

10925802.1 Discharge of Mortgage 10719538.2 - 13.10.2017 at 10:56 am

10925802.2 Mortgage to Westpac New Zealand Limited - 13.10.2017 at 10:56 am

11891173.1 Discharge of Mortgage 10925802.2 - 25.11.2020 at 4:33 pm

11891173.2 Transfer to Dickson Dane Jardine and Sopo Junoir Nanai - 25.11.2020 at 4:33 pm

11891173.3 Mortgage to Bank of New Zealand - 25.11.2020 at 4:33 pm

12212231.1 Discharge of Mortgage 11891173.3 - 13.8.2021 at 10:58 am

12212231.2 Mortgage to ASB Bank Limited - 13.8.2021 at 10:58 am

References

Prior C/T 25C/490

Transfer No.

N/C. Order No. 815712.2

Land and Deeds 69



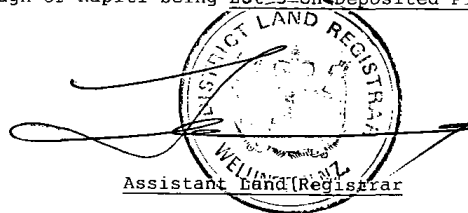
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of November one thousand nine hundred and eighty-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that MARJORIE DIANA LEOPARD of Wellington, Married Woman

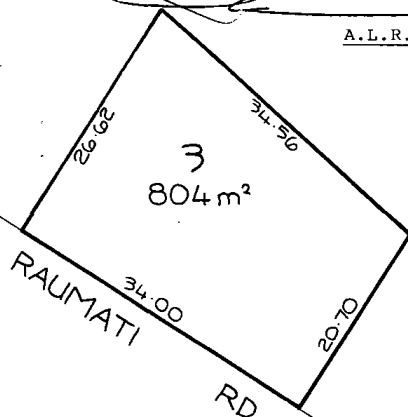
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 804 square metres more or less situate in the Borough of Kapiti being Lot 3 on Deposited Plan 58087



Assistant Land Registrar

Interests at Date of Issue:

- Appurtenant hereto are stormwater drainage rights over parts Lots 3 and 4 marked "C" and "B" respectively on Plan 43337 - see Easement Certificate 154019.2 (Subject to Section 351 E(a) Municipal Corporations Act, 1954)
 - Appurtenant hereto are sewage, stormwater and water drainage rights over part Lot 3 Plan 43337 marked "F" on Plan 47166 - see Easement Certificate 279991.8 (Subject to Section 309(1)(a) Local Government Act, 1974)
 - 319499 Transfer containing Fencing Covenant registered prior to 1.4.1979
- 822097.1 Transfer to Trevor John Pollock, Production Engineer and Marcia Annette Pollock, Nurse, both of Wellington - 5.12.1986 at 11.39a.m.
- 852605.1 Mortgage to Her Majesty The Queen - 22.5.1987 at 12.12p.m.
- B.144722.3 Mortgage to Post Office Bank Limited - 18.2.1991 at 2.17 p.m.
- B.208787.2 Transfer to Ross Duncan Church, Marketing Manager and Deborah Annette Church, Speech Teacher, both of Wellington - 9.12.1991 at 2.51 p.m.
- B723331.1 Transfer to Beverley Anne Bennett and Glenn Douglas Evans
- B723331.2 Mortgage to ANZ Banking Group (New Zealand) Limited all 21.5.1999 at 9.07



Measurements are Metric

AN

No. 29 C / 907

No. 29 C / 907

CERTIFICATE OF TITLE No. 29 C / 907

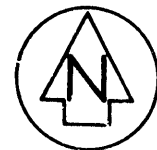
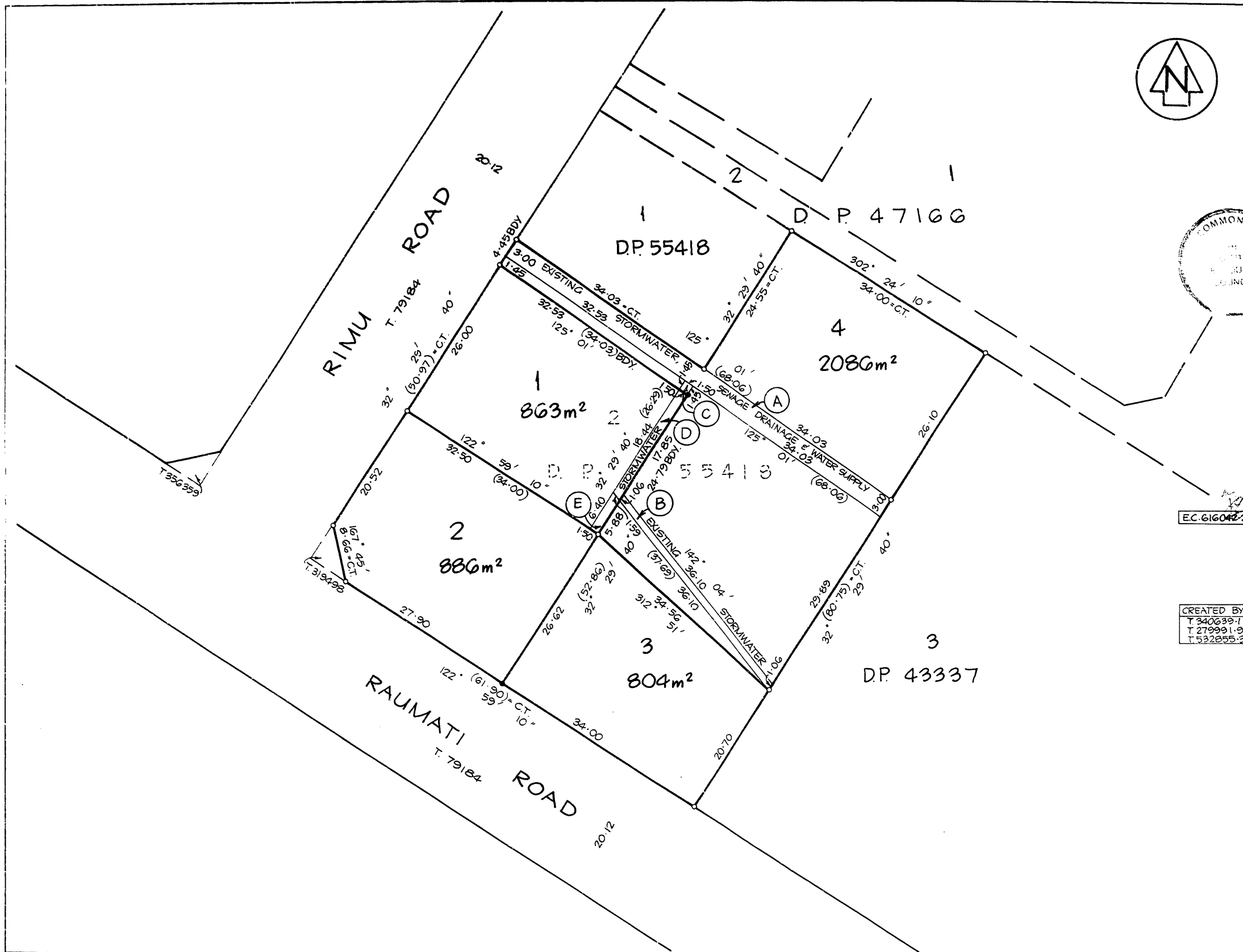
B817350.2 Transfer to Malcolm Donal
Niccol and Barbara Helen Niccol

B817350.3 Mortgage to ASB Bank Limited
all 4.1.2001 at 11.27

orah
for RGL

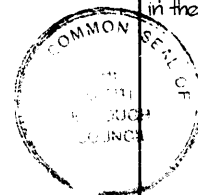
35797C-50,000/5/85MK





Approvals
M. J. Keppel
REGISTERED OWNERS

Pursuant to a resolution of the Kapiti Borough Council passed on the 23rd day of October 1985 approving pursuant to Section 305 of the Local Government Act 1974, this survey plan, conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon, and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme in force for the area to which the survey plan relates at the date of approval of the scheme plan, the common seal of the Kapiti Borough Council was affixed hereto in the presence of:



[Signature] Mayor
[Signature] Town Clerk

Pursuant to Section 306(1)(a) of the Local Government Act 1974, I hereby certify that all the conditions shown on or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Kapiti Borough Council.
Dated at Paraparaumu this 4 day of June 1985
[Signature] Town Clerk

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TEN.	DOMINANT TEN.
WATER, SEWAGE DRAINAGE	B, D, E	LOT 4 LOT 1 LOT 1	LOT 1 LOT 2, LOT 4 LOT 2

SCHEDULE OF EASEMENTS INTENDED TO BE CREATED

PURPOSE	SHOWN	SERVIENT TEN.	DOMINANT TEN.
WATER SUPPLY, SEWAGE, WATER DRAINAGE	A	LOT 4	LOT 1 D.P. 55418
STORMWATER DRAINAGE	B, C, D	LOT 4 LOT 1	LOT 1 D.P. 55418 LOT 1 D.P. 55418 LOT 1 D.P. 55418

SCHEDULE OF EXISTING EASEMENTS

CREATED BY	PURPOSE	SHOWN	SERVIENT TEN.	DOMINANT TEN.
T 340639-1 T 279991-9 T 532655-3	WATER SUPPLY, SEWAGE, WATER DRAINAGE	A	LOT 4	LOT 2 D.P. 47166 LOTS 3 & 4 D.P. 43337

Comprised in C.T. 25C-490 (ALL)
Total Area 4639m²

I, Wilson Edward Lattey
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1966) 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.

Dated at Paraparaumu this 18 day of April 1985
[Signature] Signature

Field Book 5597, p. 229-230 Traverse Book 419, p. 233
Reference Plans SO 34111 D.P.s 43337, 47166, 55418
57878

Examined L. Chisholm R. Correct
[Signature]

Approved as to Survey
21/2/86
[Signature] Deputy Chief Surveyor

Deposited this 7th day of March 1986

[Signature] District Land Registrar

LAND DISTRICT Wellington
SURVEY BLK. & DIST. 1 Paekakariki
NZMS 261 SHT R26 RECORD MAP No 62

LOTS 1-4 BEING A SUBDIVISION
OF LOT 2 D.P. 55418

TERRITORIAL AUTHORITY Kapiti Borough
Surveyed by Brickell, Moss & Partners
Scale 1:400 Date April 1985

File 14665
Received 20.6.86
Instructions
58087

Operative District Plan 2021 - Zones and Precincts

133 Raumati Road, Raumati (LOT 3 DP 58087 CT 29C/907)



Key to map symbols

- General Residential Zone
- High Density Residential Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: October 30, 2025



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

133 Raumati Road, Raumati (LOT 3 DP 58087 CT 29C/907)



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

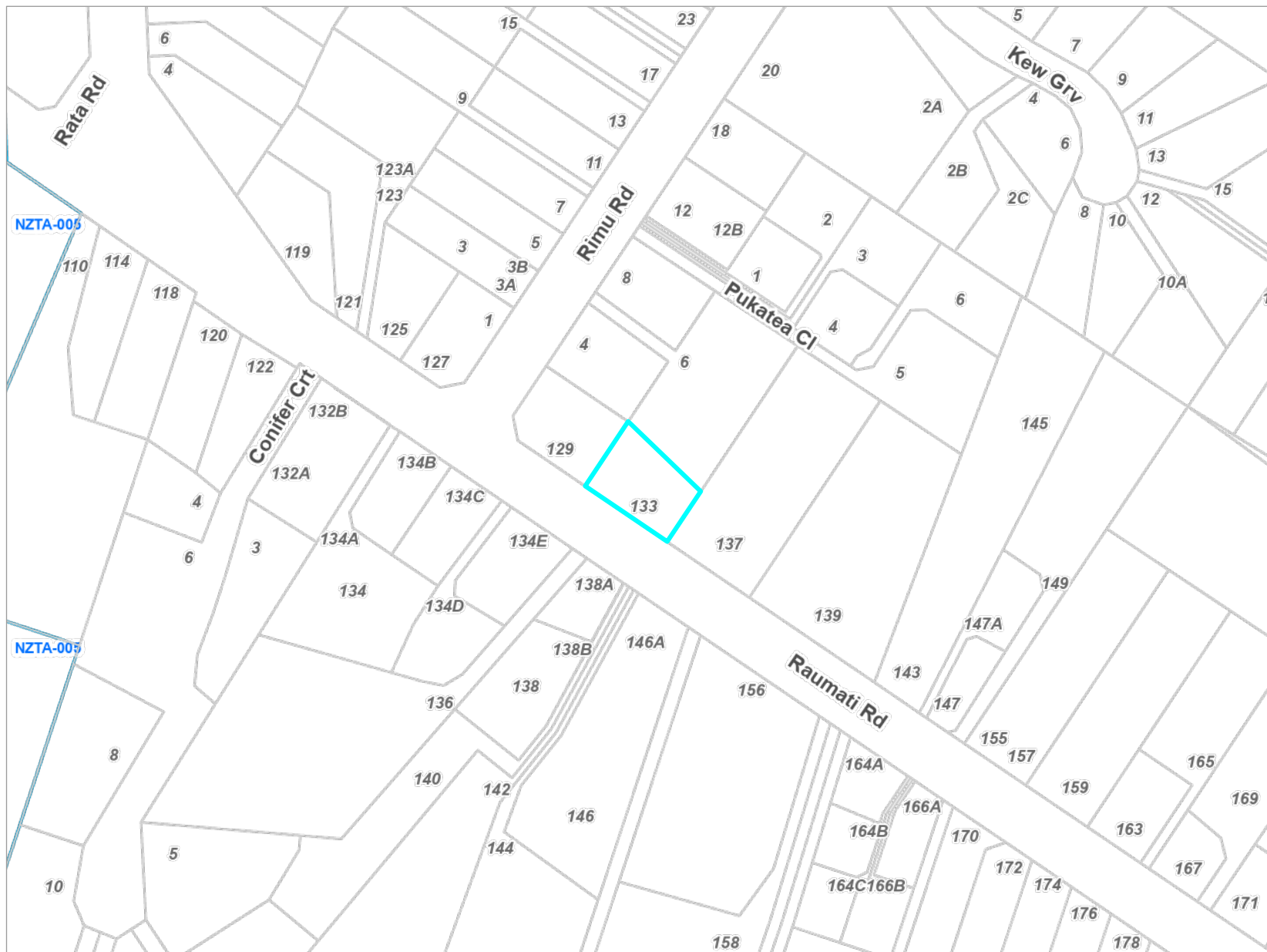
Scale @ A4 - 1:2,000

Date Printed: October 30, 2025

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Operative District Plan 2021 - Designations & Miscellaneous Features

133 Raumati Road, Raumati (LOT 3 DP 58087 CT 29C/907)



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.



0 40 80 Metres

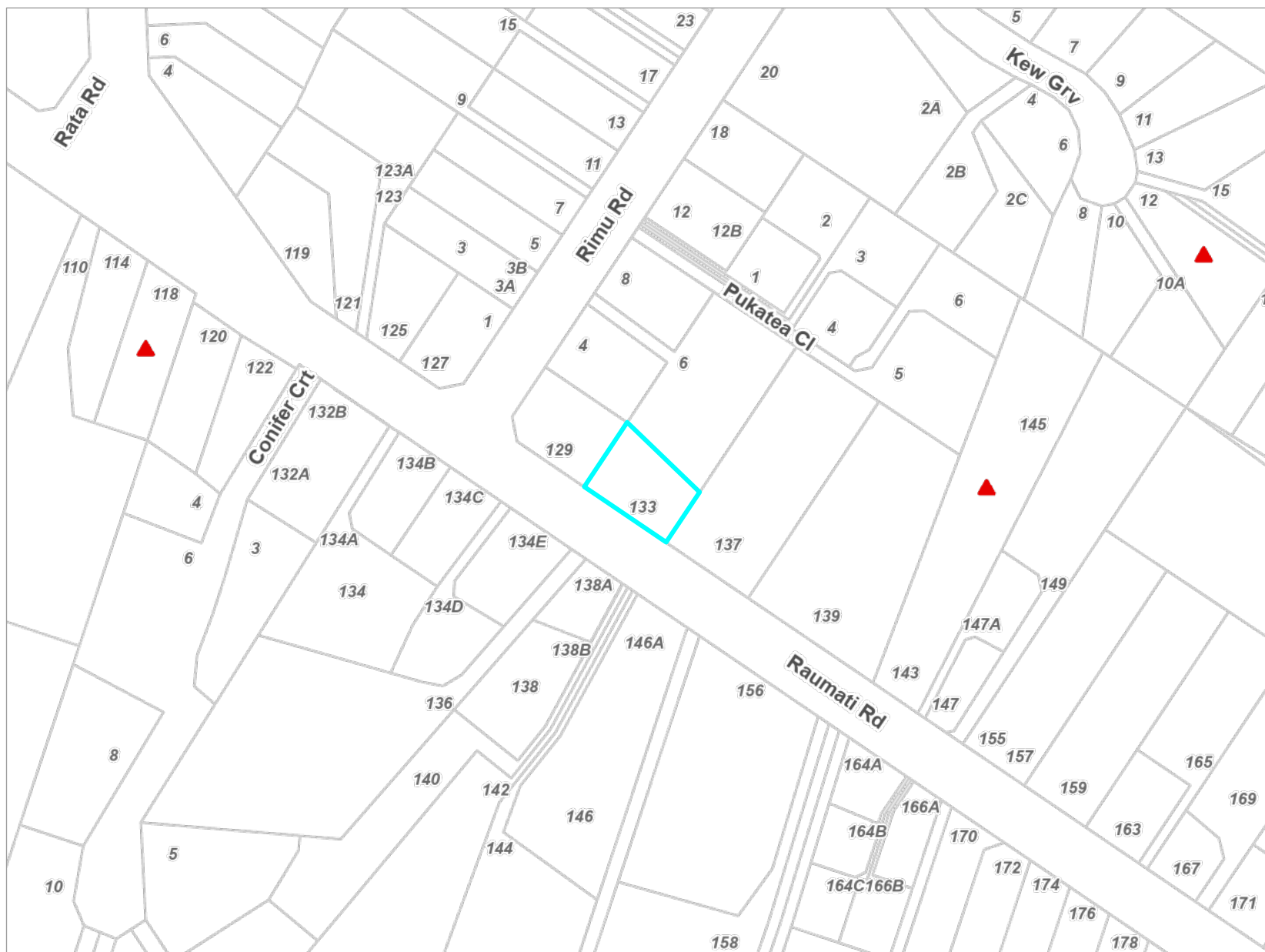
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Operative District Plan 2021 - Natural Features

133 Raumati Road, Raumati (LOT 3 DP 58087 CT 29C/907)



Key to map symbols

▲ 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

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Operative District Plan 2021 - Natural Hazards

133 Raumati Road, Raumati (LOT 3 DP 58087 CT 29C/907)



Key to map symbols

-  Stream Corridor
-  Ponding Area

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



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: October 30, 2025

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Latest Flood Hazards

133 Raumati Road, Raumati (LOT 3 DP 58087 CT 29C/907)



Key to map symbols

- Stream Corridor
- 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

133 Raumati Road, Raumati (LOT 3 DP 58087 CT 29C/907)



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: October 30, 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
110001	134E Raumati Road, Raumati	1530117901	LOT 4 DP 75835 CT 43A/201	LD	Use of residential site for commercial activity (Beauty)	N	N	Letter sent	3/11/2011	12/1/2011
180178	137 Raumati Road, Raumati	1530138800	LOT 3 DP 43337 CT 16C/262	LD	Construct an accessory building (garage) that exceeds the	N	N	Decision Issued	29/8/2018	17/8/2018
210265	137 Raumati Road, Raumati	1530138800	LOT 3 DP 43337 CT 16C/262	SN	To undertake a 5 lot residential subdivision that does not	N	N	On Hold		29/10/2021
PB210024	1 Pukatea Close, Raumati Beach	1530138404	LOT 2 DP 559307	PB	Construct a new dwelling that encroaches the side yard	N	N	Decision Issued	19/5/2021	27/4/2021
PB220003	1 Pukatea Close, Raumati Beach	1530138404	LOT 2 DP 559307	PB	An office bay window extends 860mm beyond down stairs	N	N	Decision Issued	16/2/2022	3/2/2022

Health and Alcohol Licenses

133 Raumati Road, Raumati (LOT 3 DP 58087 CT 29C/907)



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.



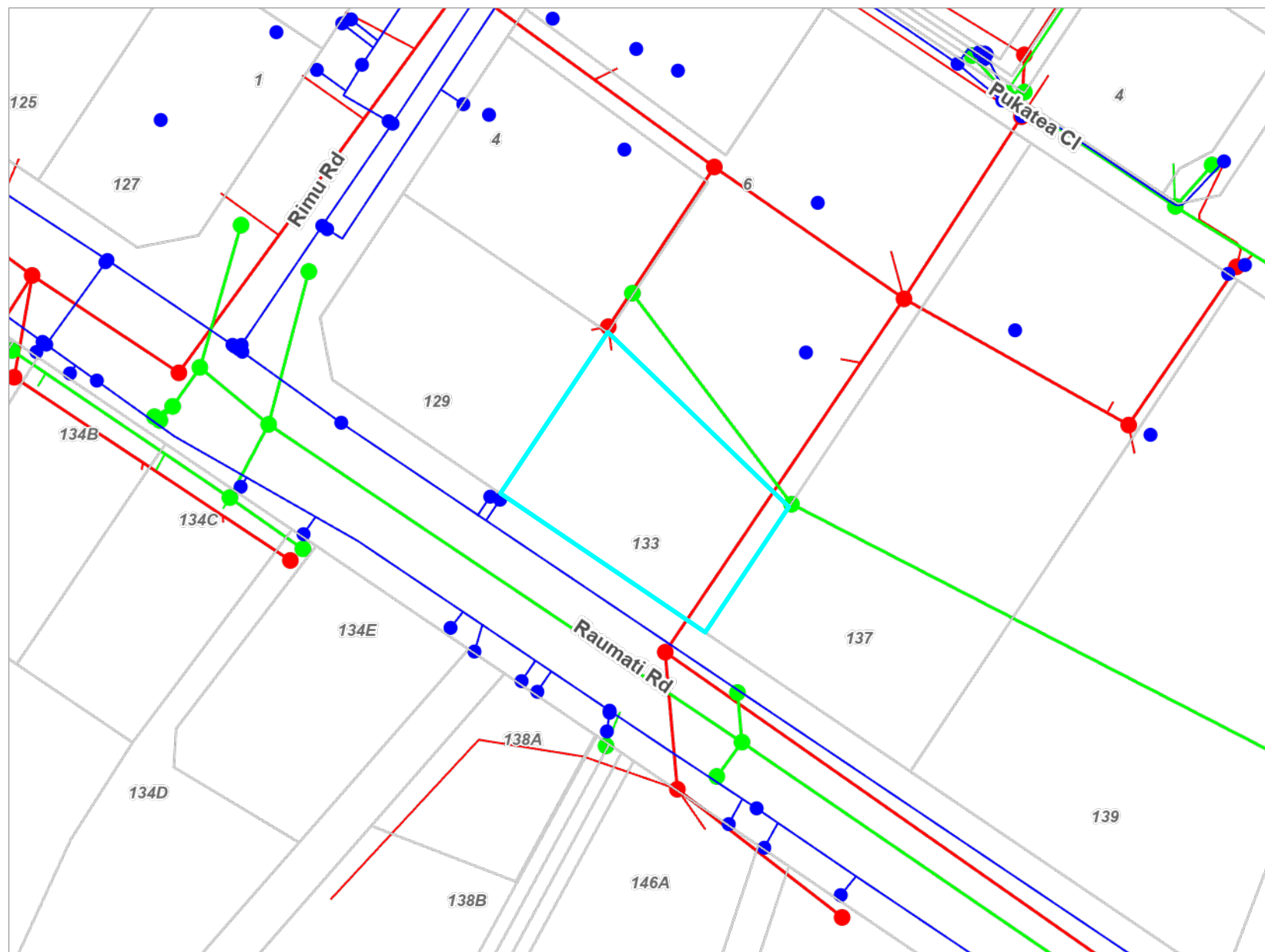
0 20 40 Metres
Scale @ A4 - 1:1,000

Date Printed: October 30, 2025

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Services Network

133 Raumati Road, Raumati (LOT 3 DP 58087 CT 29C/907)



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

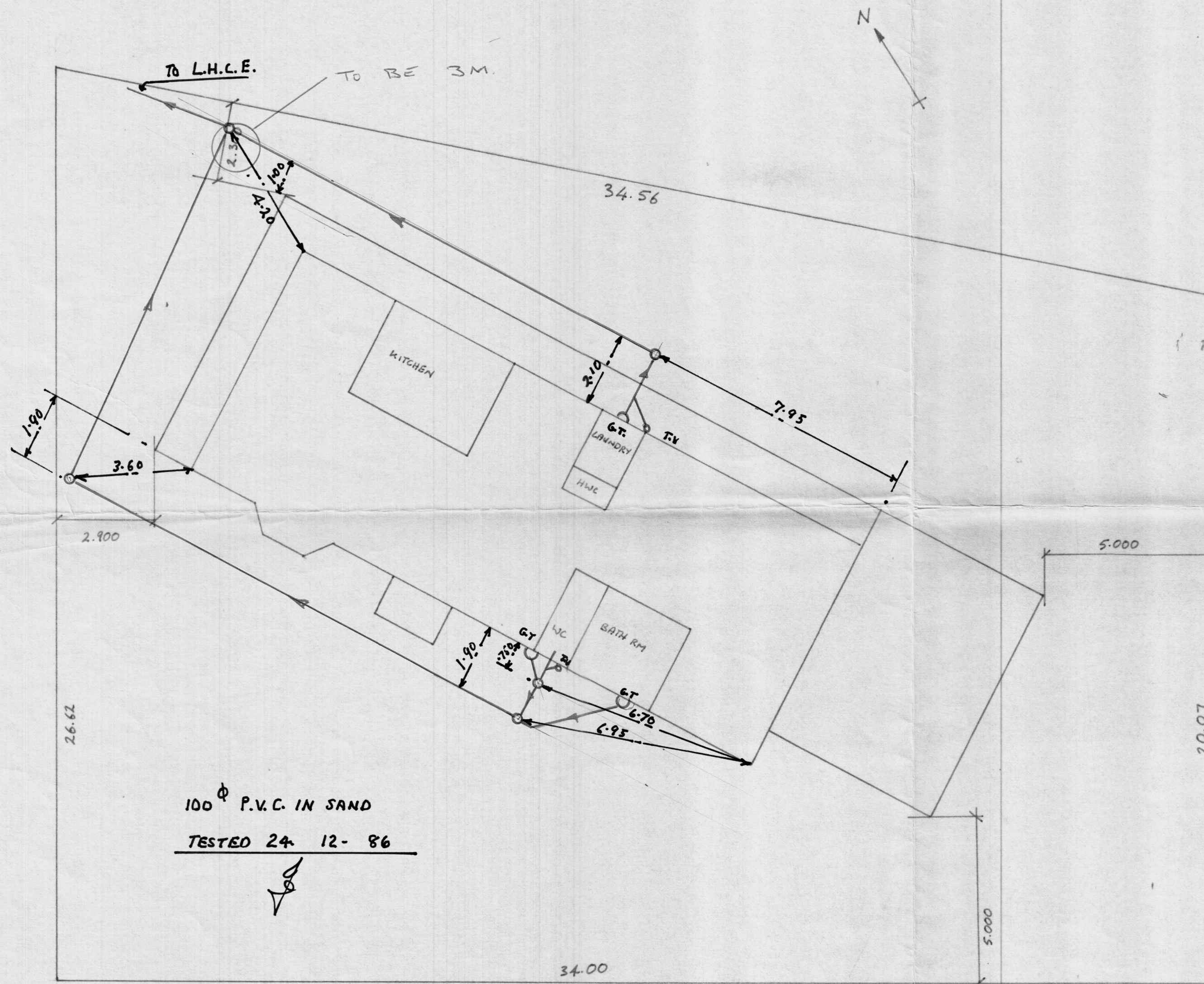
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DRAINAGE PLAN

DRAINAGE PLAN

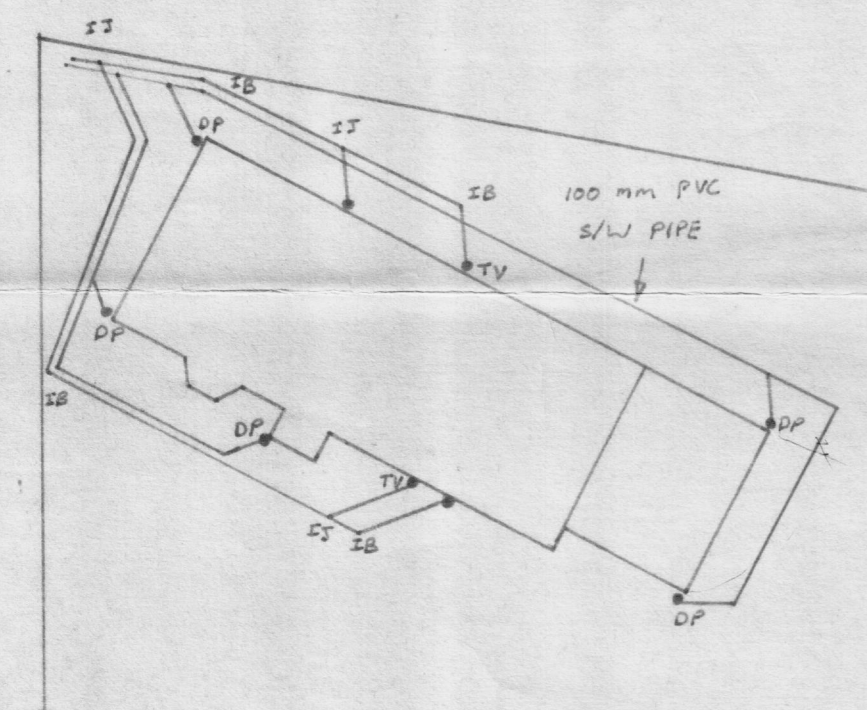


100 ϕ P.V.C. IN SAND
TESTED 24 12- 86

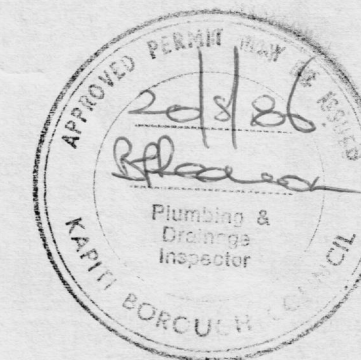
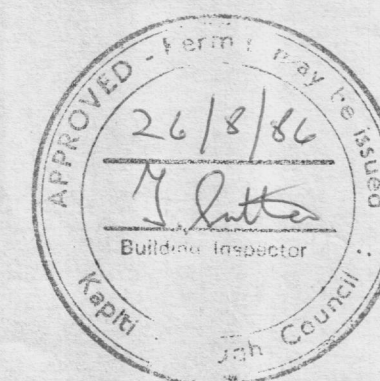
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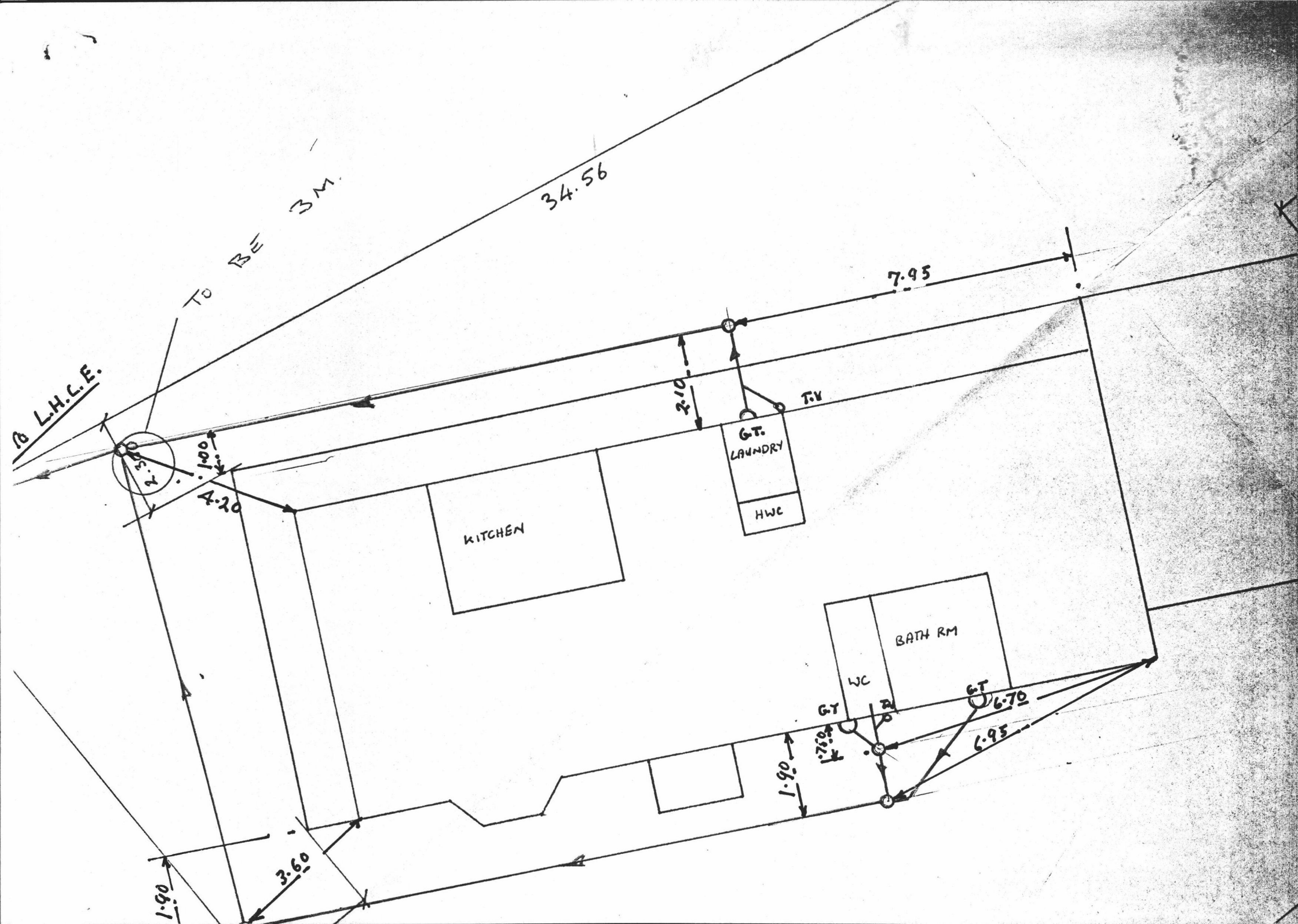
RAUMATI ROAD

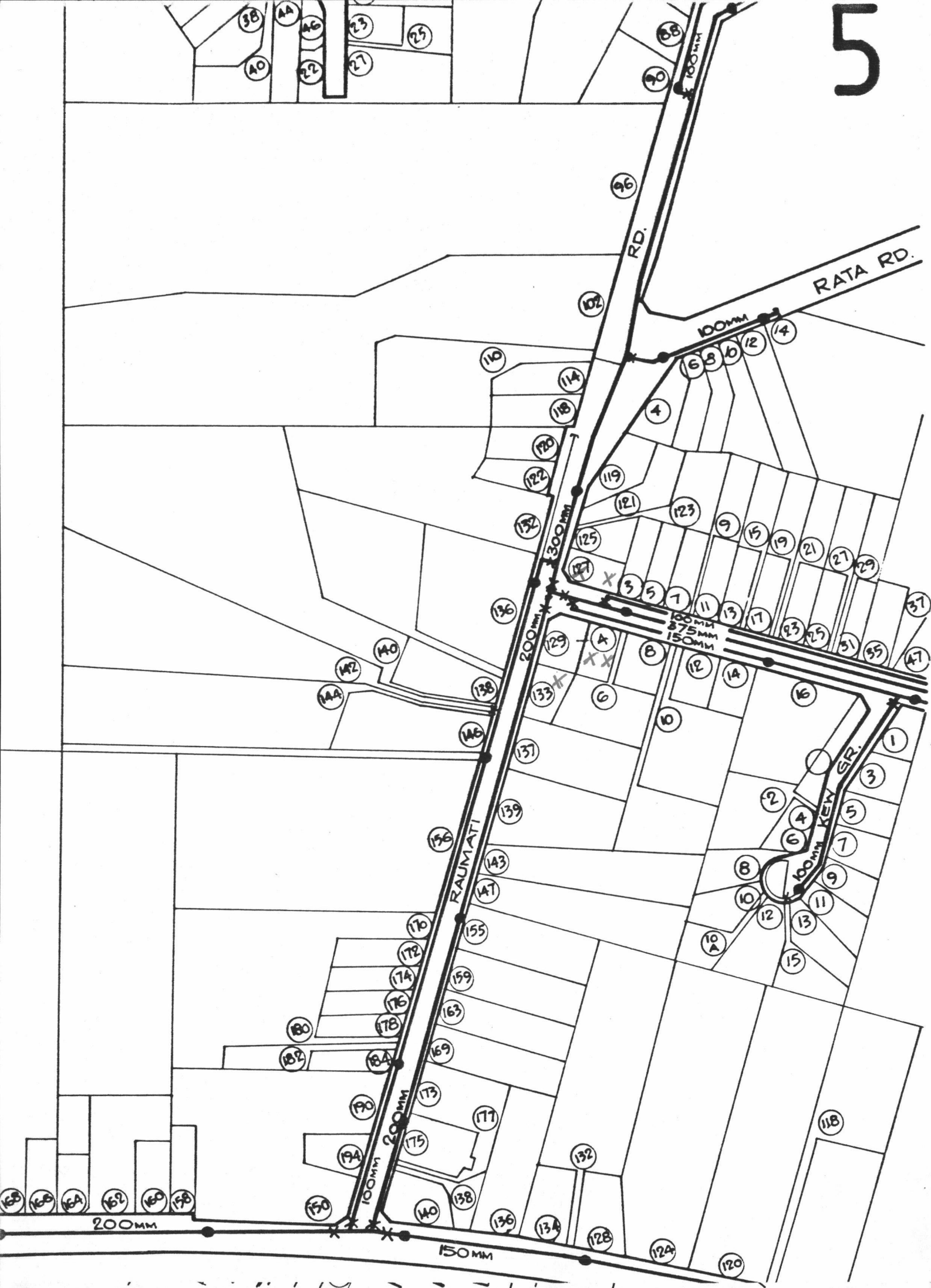
DRAINAGE PLAN



Mr. T POLLOCK
133 RAUMATI RD
LOT 3 D.P. 55418
RAUMATI









RIMU ROAD
PUBLIC BY DEON 779/84
2012 WIDE

RAUMATI
PUBLIC BY DEON 779/84

ROAD
NOMINAL WIDTH 2012 WIDE

PT 2
1 3 7 9 9

AA CORRIG

DR.

2709m² (G)

2739m² (F) 2

2750m² (E) 3

3460m² (B) 4

SEWER

STORMWATER

STORMWATER

EASEMENT

EASE

MENT

STORMWATER

83' 65" CT EASEMENT

58.11' Bal. C.T.

T 356359

T 319496

CT = 135' 39"
(135' 32")
27.17

34' 06"
34' 06"
34' 06"

38' 93"
30' 39' 15"

31.05

58'

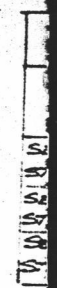
34' 00"

45' 64" (51' 80") bdy
CT 147' 70"
147' 67"

199° 1' 00"

199° 1' 00"

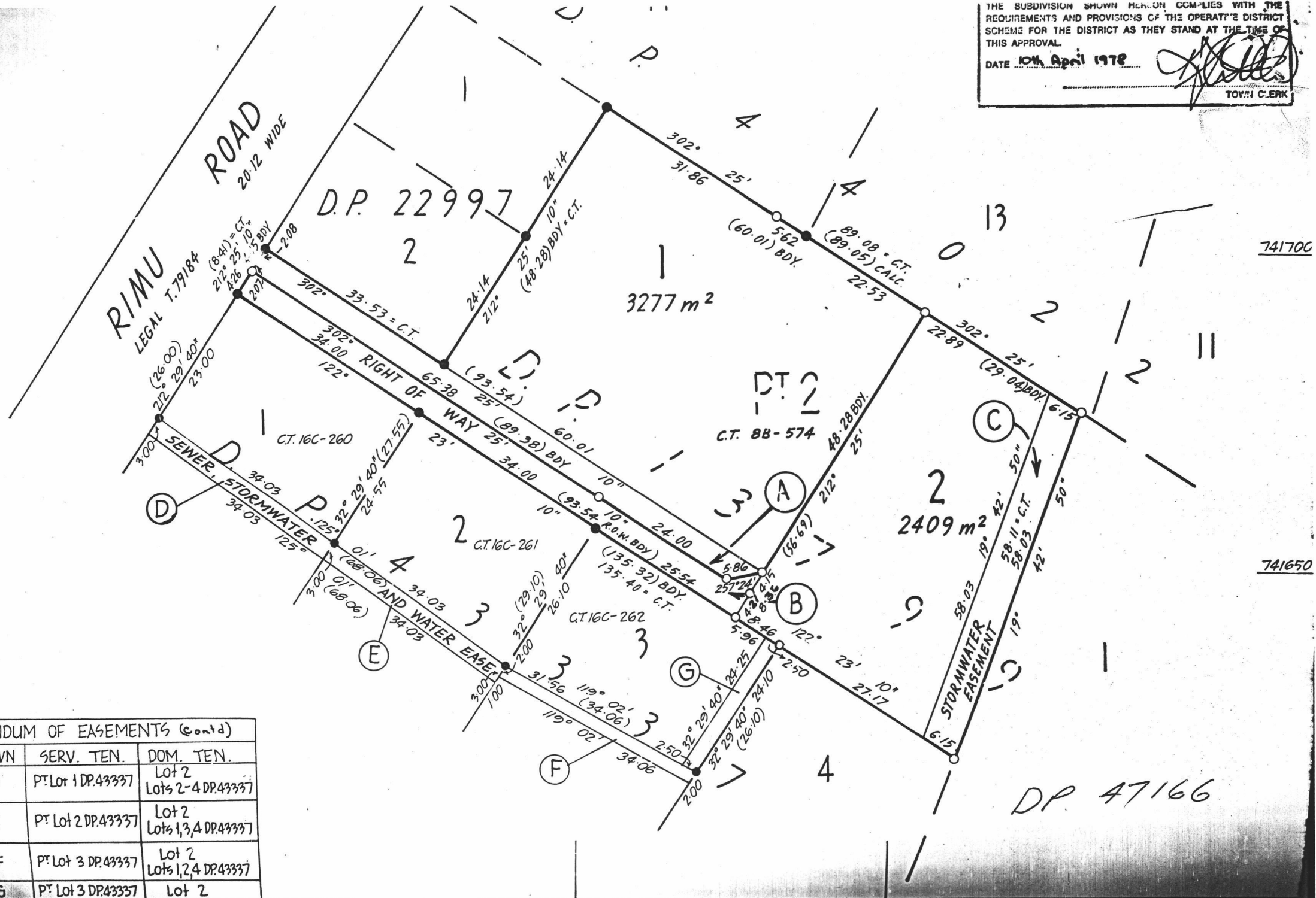
50"



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 10th April 1978

TOWN C. ERK

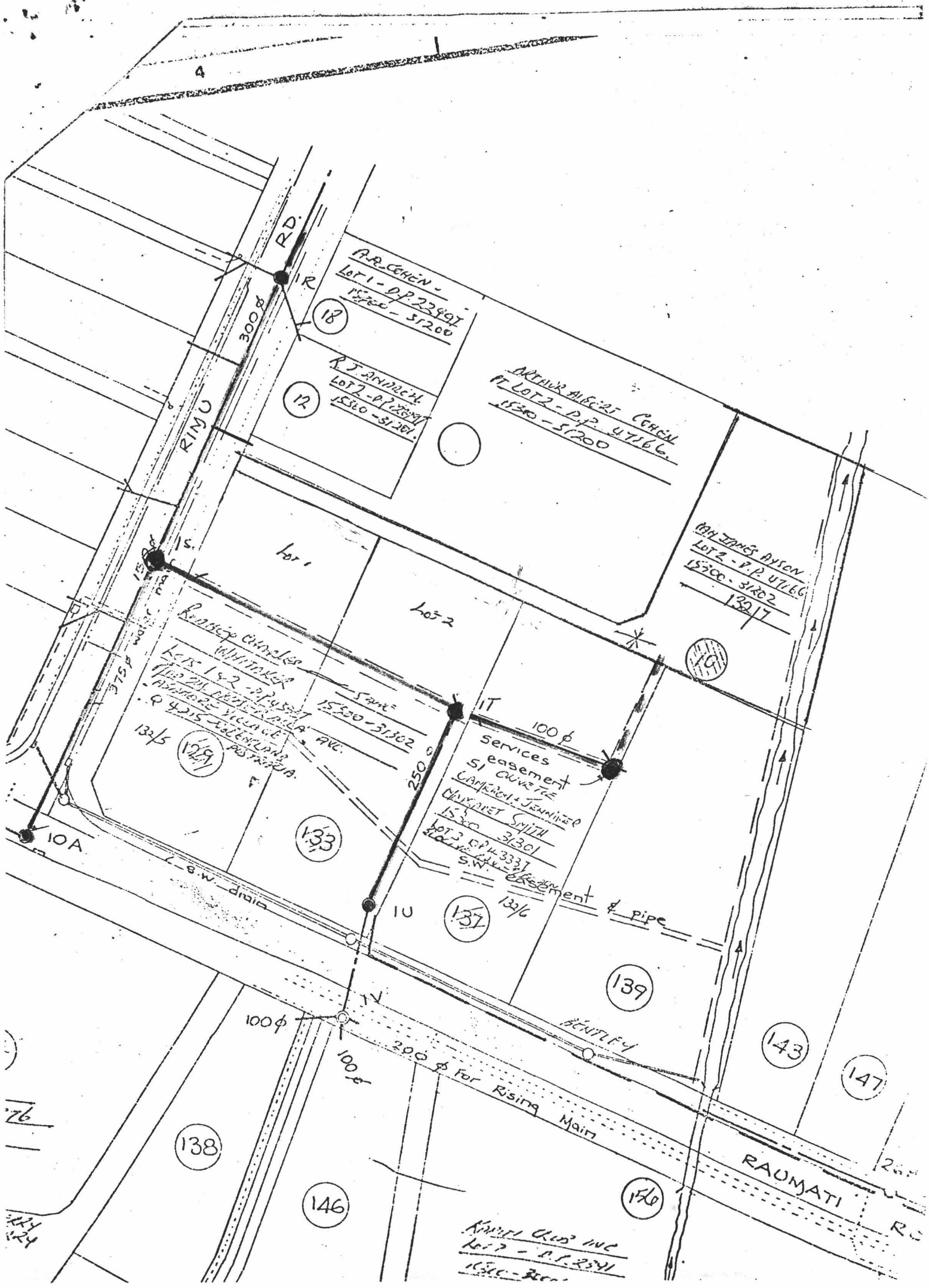


741700

741650

NDUM OF EASEMENTS (contd)

WN	SERV. TEN.	DOM. TEN.
D	PT Lot 1 DP.43337	Lot 2 Lots 2-4 DP.43337
E	PT Lot 2 DP.43337	Lot 2 Lots 1,3,4 DP.43337
F	PT Lot 3 DP.43337	Lot 2 Lots 1,2,4 DP.43337
G	PT Lot 3 DP.43337	Lot 2



P.A. COHEN -
Lot 1 - D.P. 23491
15500 - 51200

R.J. ANDERSON
Lot 7 - D.P. 23491
15500 - 51200

ARTHUR ABERNETHY COHEN
Lot 2 - D.P. 47566
15500 - 51200

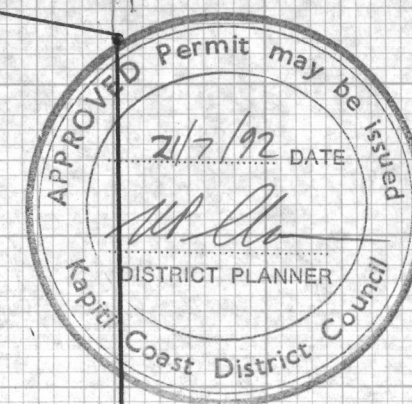
R.H. JAMES ANSON
Lot 2 - D.P. 47566
15500 - 51200
139/17

Remsey Charles
WHITAKER
Lots 1 & 2 - D.P. 45517
15500 - 51302
132/5

Services easement
51' DRIVE
GARAGE & JENNIFER
UNIKATET SMITH
Lot 3 - D.P. 43337
15500 - 51302
137/6

KIMBLE CLUB INC
Lot 7 - D.P. 23491
15500 - 51200

RDC - DA CHURCH.
133 RAUMATI RD
PARAPARAUMU.
LOT 3, DP 58087



EXISTING
DWEELLING

EXISTING
GARAGE.

PROPOSED
CARPORT

Line of Main
Sewer
Under.

PROPOSAL:
TO ADD CARPORT TO
EXISTING GARAGE:

NOTE KEY:

- CONCRETE SLAB (RED)
- CARPORT STRUCTURE (BLUE)

Stormwater from the new roof area is
to be connected into the existing s.w.
drain as soon as the carport is built

avoid council S.S. drain by siting Posts
clear of the drain
Not to be closed in at a future date

34.00

26.62

34.56

5.000

4.000

1.200

20.07

5.000

3.000

4.500

approx 3.0