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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**  
real estate

3 March 2026

Tim Das

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

The attached LIM provides you with information about 5 Miro 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:

**5 Miro 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>	Tim Das
<b>LIM number</b>	L260222
<b>Application date</b>	25/02/26
<b>Issue date</b>	03/03/26

## Property details

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<b>Property address</b>	5 Miro Road, Raumati Beach
<b>Legal description</b>	LOT 5 DP 14403 CT 559/139
<b>Area (hectares)</b>	0.0837

## Valuation information

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<b>Valuation number</b>	1528228000
<b>Capital value</b>	\$860,000
<b>Land value</b>	\$430,000
<b>Improvements value</b>	\$430,000

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 \$5,595.78  
This includes Greater Wellington Regional Council rates

**Next instalment date** 09/03/26

**Arrears for previous years** \$0.00

**Water rates** \$377.98 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

11/07/02	BUILDING CONSENT 020907: INSTALL INBUILT JAYLINE CLASSIC FIRE : Code Compliance Certificate issued 12/08/02
26/02/90	Building Permit 18967 ADDITION 36 SQ M
22/07/59	Building Permit 17240 ADDITION
21/06/57	Building Permit 14781 GARAGE
07/03/52	Building Permit 9368 ADD TO DWELLING
07/07/50	Building Permit 7219 DWELLING

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:

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 \(kapiticoast.govt.nz\)](http://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/](http://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 1949.  
A copy of the Deposited Plan (DP 14403) and Record of Title is 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.

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

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.

This property is adjacent to a property which contains a specific feature that is recorded in the Operative District Plan (2021).

This feature is:

Designation: land required for infrastructure or other public purposes.  
(KCDC-006) (Old reference D1106) Matthews Park, Menin Road.

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

This property is located within the Approach Surface Grade 1:40, Distance 3000m Operations Area of the Paraparaumu Airport. Refer to The Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

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

## 5. Special Features and Characteristics of the land

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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 \(gw.govt.nz\)](http://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](http://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 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/](http://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/).

## Other Information

Part of the property is shown to be 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.

The adjoining road carriageway (Menin 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.

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

Flood storage areas are areas that provides flood water storage either during or after a flood event. Flood Storage Areas are located on local streams only. They include land that has been identified as flood prone where loss of storage due to mitigating measures, or filling, will cause flooding elsewhere. Any proposal for development of these areas (including filling) will need to provide compensatory storage below set ponding levels.

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-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

5 Miro Road, Raumati Beach (LOT 5 DP 14403 CT 559/139)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: February 25, 2026

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** **WN559/139**

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

**Date Issued** 13 June 1950

**Prior References**

WN546/93

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**Estate** Fee Simple  
**Area** 837 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 14403

**Original Registered Owners**

Shane Anthony Cave and Felicity Deborah Stewart

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**Interests**

K27518 Notice imposing Building Line Restriction  
B356283.3 Mortgage to Westpac Banking Corporation - 2.5.1994 at 2:46 pm  
B441009.1 Variation of Mortgage B356283.3 - 2.5.1995 at 2:46 pm  
B671677.1 Variation of Mortgage B356283.3 - 19.6.1998 at 1:30 pm  
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage B356283.3 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am  
7422469.1 Discharge of Mortgage B356283.3 - 13.7.2007 at 9:17 am  
7422469.2 Transfer to Timir Kumur Das - 13.7.2007 at 9:17 am  
7422469.3 Mortgage to Bank of New Zealand - 13.7.2007 at 9:17 am  
8220092.1 Discharge of Mortgage 7422469.3 - 10.7.2009 at 3:11 pm  
8220092.2 Transfer to Timir Kumar Das and Simco Trustees Limited - 10.7.2009 at 3:11 pm  
8220092.3 Mortgage to Westpac New Zealand Limited - 10.7.2009 at 3:11 pm

NEW ZEALAND

(Land and Deeds)

Form B.

Vol. 546 Folio 93  
Transfer No. 328500  
Application No.  
Order for N/C No.

Register-book:  
Vol. 559, folio 139



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Thirteenth day of June, one thousand nine hundred and fifty, under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON, Witnesseth that RACHEL REID of Wellington Married Women

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY THREE DECIMAL EIGHT EIGHT (33.08) PERCHES more or less situate in Block I of the Peekekariki Survey District being part of Section 3 of the Wainui District and being also Lot 5 on Deposited Plan No. 14403 (Town of Raumati Extension No. 96).



*N. Anderson*  
Assistant District Land Registrar

*W. Coe*  
K. No. 27518 Notice of building line condition.

Transfer 340182 of a half share Rachel Reid to Colin Sidney Green Reid of Wellington, Commercial Photographer, as a tenant in common, dated 18/5/51 at 2.32 p.m.  
Produced by *Paul Jones A.R.*

Mortgage 330593 to registered proprietor to be DISCHARGED  
Produced 10th May 1954 at 2.51 a.m.  
*Paul Jones A.R.*

Mortgage 330594 to registered proprietor to be DISCHARGED  
Produced 10th May 1954 at 1.56.1964  
*Paul Jones A.R.*

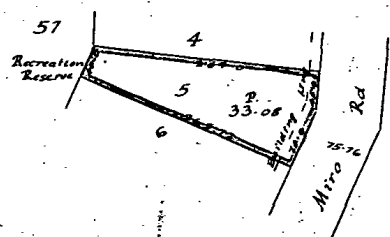
Transfer 530265 to Miss Sinclair Thomson of Wellington Public Relations Officer and Margaret Anne Thomson, her wife - 11.9.1962 at 10.26 a.m.  
*Paul Jones A.R.*

Mortgage 511 DISCHARGED  
Produced 9.9.1962 at 10.17 a.m.  
*Paul Jones A.R.*

Transfer 632016 to James Maxwell Lewis of Wellington, Discharge of title - 24.5.1965 at 1.24 a.m.  
*Paul Jones A.R.*

CONTINUED

Image Quality due to Condition of Original



Scale: 1 Chain to an inch

EQUIVALENT METRIC AREA IS 857.1 m<sup>2</sup>

3.9008.1  
DISCHARGED

Mortgage 632015 to the Mother  
of the late Phillip Terry  
Phillip Terry - 24.5.1965 at  
9.23 am

559/139  
BANKING variation of the  
terms of mortgage B356283.3  
- 2.5.1994 at 2.54 pm

Settled as a Joint Family Home under  
The Joint Family Homes Act 1964 on  
James MAXTED TERRY  
above named and PHILIPPA ANNE TERRY  
his wife in whom the within land is  
now vested as joint tenants subject to the said Act  
Entered 16.11.1967 at 10.44 a.m.  
Application 18763  
G. Sullivan A.L.R.

B671677.1 Variation of mortgage  
B356283.3  
19.6.1998 at 1.30

Corson  
for DLR

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. G. Sullivan A.L.R.

DISCHARGED 167544.1 to Ethel Clare  
Wallis 3.3.1977 at 1.52 pm.

G. Sullivan A.L.R.

498470.2 Transfer to David Ross  
Harris & Wellington, Manager - 28.6.1982  
at 2.39 pm

498470.3 Mortgage to Bank of New  
Zealand 28.6.1982 at 2.59 pm

G. Sullivan A.L.R.

824298.2 Transfer to Marly Harris  
of Wellington, Married Woman - 16.12.1986  
at 11.46 a.m.

824298.3 Mortgage to Bank of New Zealand  
16.12.1986 at 11.46 a.m.

G. Sullivan A.L.R.

B.084412.2 Transfer to Marly Harris, Feme  
Sole and Adam Murian Stachnik, Self  
Employed, both of Raumati - 25.5.1990 at  
2.02 p.m.

B.084412.3 Mortgage to Banking  
Corporation - 25.5.1990 at 2.02 p.m.

G. Sullivan A.L.R.

B.356283.2 Transfer to Shane Anthony  
Cave, Journalist and Felicity Deborah  
Stewart Nurse, both of Raumati Beach  
2.5.1994 at 2.46 p.m.

G. Sullivan A.L.R.

B.356283.3 Mortgage to Westpac Banking  
Corporation - 2.5.1994 at 2.46 p.m.

G. Sullivan A.L.R.

Received... 14 February 1949 (14403)  
 Title Reference... 520/283  
 Referred to Draughtsman 17.2.49

Deposited this 22 day  
 of May 1949  
 District Land Registrar

- Lot 1  
 2 546/95  
 3  
 4  
 5 559/109  
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 35 816-99  
 36 610-286  
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 38 565-78  
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 40 544-196  
 41 572-145  
 42 572-145  
 43 572-145  
 44 572-145  
 45 866-96  
 46 110-830  
 47 547/65 650-100  
 48 706-34  
 49 547/12  
 50 552/64  
 51 547/268  
 52 547/12 12-78-79  
 53 547/178  
 54 547/269  
 55 547/116  
 56 547/116  
 57 Now Part Paraparaumu Domain 751932  
 58 D.P. T. 318656

14403

RECREATION RESERVE

68  
 D. P. 12090

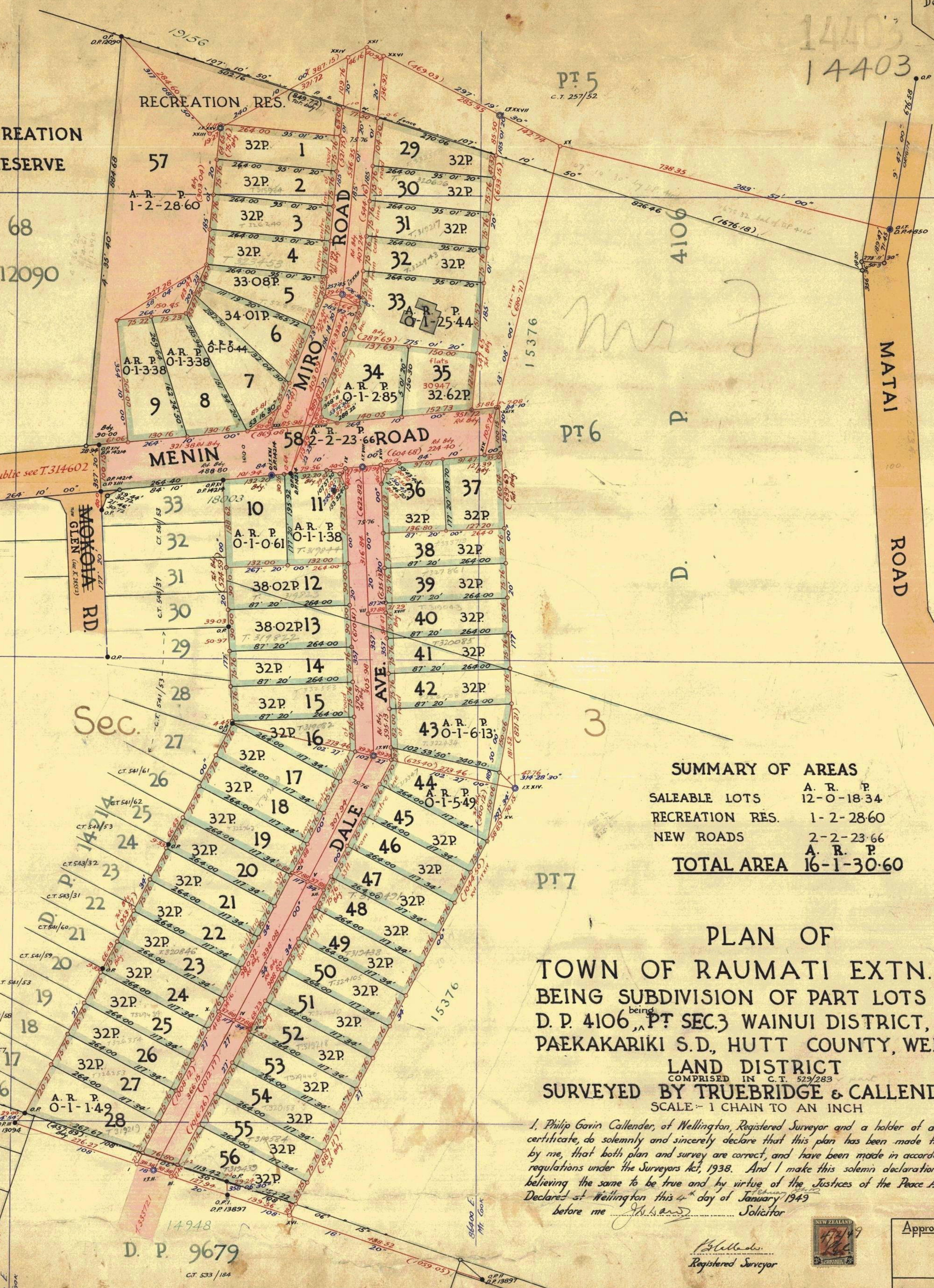
MOKOIA RD.  
 GLEN

204600 N  
 Mr. Cook

203600 N  
 Mr. Cook

For Minister's Approval see D1056  
 For conditions re building line see K27518

Approved as to Survey  
 Deputy Chief Surveyor  
 Received 11/2/49  
 Reference Plans 5020243, D.P. 4859, 406  
 14214, 13094, 2675, 13827, 12090  
 Field Book 131 p. 197-199  
 Traverse Book XXXIII p. 185-194  
 Examined by  
 Recorded: Kaunani  
 Correct: 11/5/49  
 Surveyor  
 L.T. Draughtsman



SUMMARY OF AREAS

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

PLAN OF  
 TOWN OF RAUMATI EXTN. NO. 96  
 BEING SUBDIVISION OF PART LOTS 6 AND 7  
 D. P. 4106, <sup>being</sup> PT SEC.3 WAINUI DISTRICT, BLOCK 1,  
 PAEKAKARIKI S.D., HUTT COUNTY, WELLINGTON  
 LAND DISTRICT  
 COMPRISED IN C.T. 529/283  
 SURVEYED BY TRUEBRIDGE & CALLENDER, DEC. 1948  
 SCALE: 1 CHAIN TO AN INCH

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

*[Signature]*  
 Registered Surveyor

Approved  
*[Signature]*  
 Registered Owner

14403

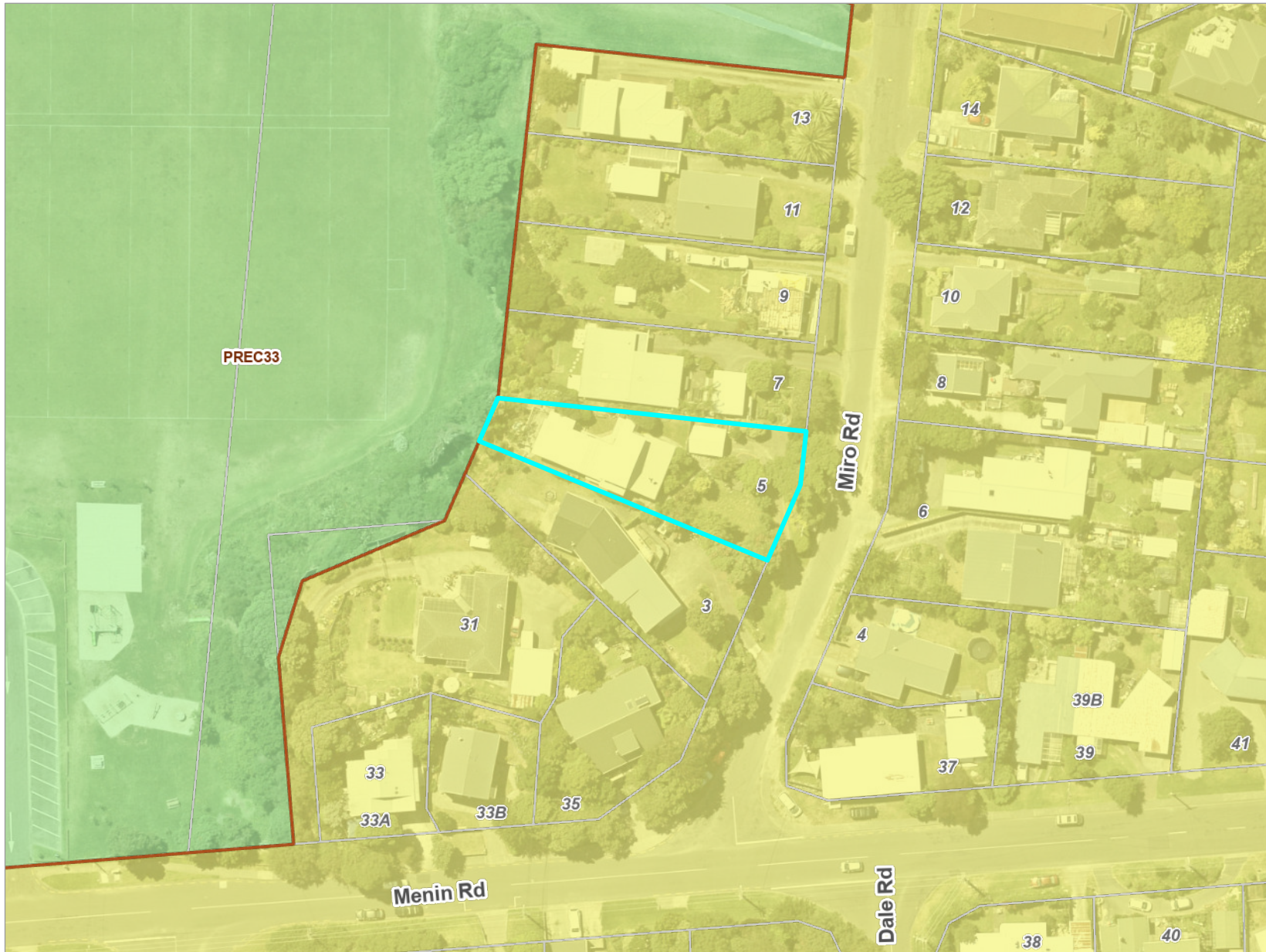
14403

D. P. 9679




D. P. 13897

# Operative District Plan 2021 - Zones and Precincts

5 Miro Road, Raumati Beach (LOT 5 DP 14403 CT 559/139)



## Key to map symbols

-  Precinct
-  General Residential Zone
-  Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

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

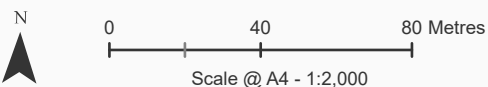
## 5 Miro Road, Raumati Beach (LOT 5 DP 14403 CT 559/139)



### 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.



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# Operative District Plan 2021 - Designations & Miscellaneous Features

5 Miro Road, Raumati Beach (LOT 5 DP 14403 CT 559/139)



## 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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Scale @ A4 - 1:2,000

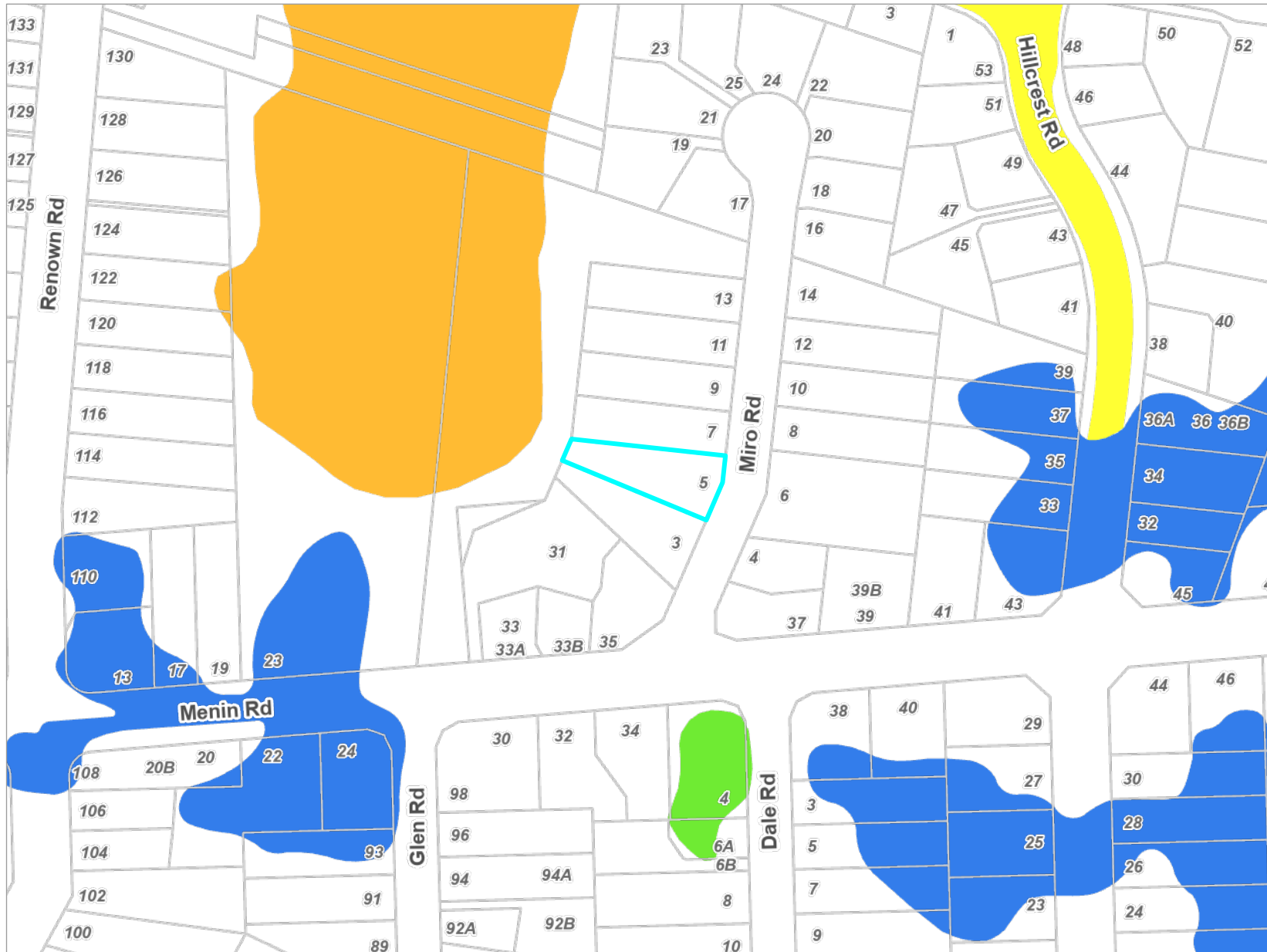
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# Operative District Plan 2021 - Natural Hazards

5 Miro Road, Raumati Beach (LOT 5 DP 14403 CT 559/139)



## Key to map symbols

-  Overflow Path
-  Fill Control Area
-  Flood Storage Area
-  Ponding Area

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



0 40 80 Metres

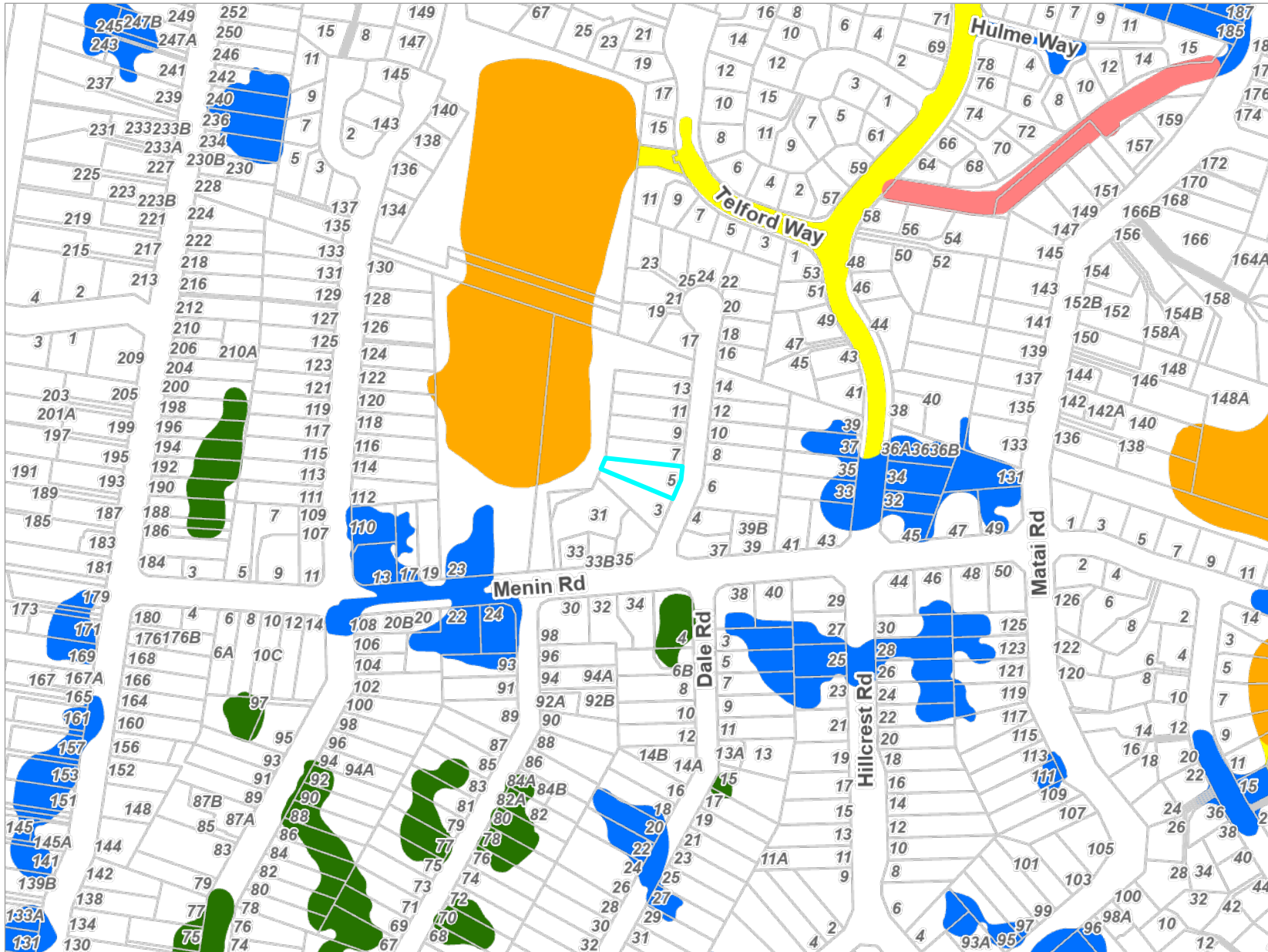
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# Latest Flood Hazards

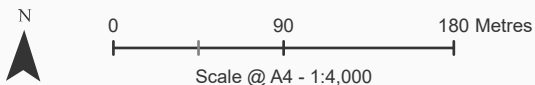
5 Miro Road, Raumati Beach (LOT 5 DP 14403 CT 559/139)



## Key to map symbols

-  Stream Corridor
-  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.



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# Resource Consents Map

5 Miro Road, Raumati Beach (LOT 5 DP 14403 CT 559/139)



## 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

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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
010365	34 Menin Road, Raumati Beach	1529149100	LOT 3 DP 18003 CT 689/4	LD	ADDITIONS TO GARAGE ENCR OACHING FRONT YARD SETBACK	N	N	Decision Issued	15/1/2002	14/12/2001
030358	17 Miro Road, Raumati Beach	1528228501	LOT 1 DP 63545 CT 33A/124	LD	Garage less than 1m from house encroaching 3m side	N	N	Decision Issued	26/1/2004	13/11/2003
030306	36 Menin Road, Raumati Beach	1529149000	LOT 11 DP 14403	LD	PROPOSED CARPORT TO ENCROACH FRONT YARD AND HEIGHT	N	N	Decision Issued	7/11/2003	22/10/2003
050325	33A Menin Road, Raumati Beach	1528227700	LOT 1 DP 83303	LD	Alterations to dwelling encroaching on side yard	N	N	Decision Issued	16/11/2005	7/11/2005
120126	Menin Road, Raumati Beach	1528227500	LOT 68 DP 12090 LOT 57 DP 14403 LOT 20	LD	To host a paintball tournament at Matthews Park, Menin Road,	N	N	Decision Issued	11/10/2012	21/9/2012
160229	8 Miro Road, Raumati Beach	1528228900	LOT 32 DP 14403	LD	Construct accessory building exceeding site coverage.	N	N	Decision Issued	20/10/2016	4/10/2016
260013	6 Miro Road, Raumati Beach	1528229000A	FLAT 1 DP 66517 ON LOT 33 DP 14403 -HAVI	SC	To undertake a cross lease to fee simple subdivision	N	N	Report Generated	23/2/2026	28/1/2026
930210	33A Menin Road, Raumati Beach	1528227700	LOT 1 DP 83303	SC	CROSSLASE APPLICATION	N	N	Decision Issued	15/2/1993	1/2/1993

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
960041	33A Menin Road, Raumati Beach	1528227700	LOT 1 DP 83303	SD	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	12/3/1996	13/2/1996
930191	38 Menin Road, Raumati Beach	1529149300	LOT 36 DP 14403 CT 610/286	SC	CROSSLEASE	N	N	Decision Issued	28/6/1993	13/4/1993
990206	4 Miro Road, Raumati Beach	1528229100	LOT 34 DP 14403 CT 570/211	SC	SUBDIVISION, ONE ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	18/6/1999	1/6/1999

# Health and Alcohol Licenses

5 Miro Road, Raumati Beach (LOT 5 DP 14403 CT 559/139)



## Key to map symbols

■ Club Licence

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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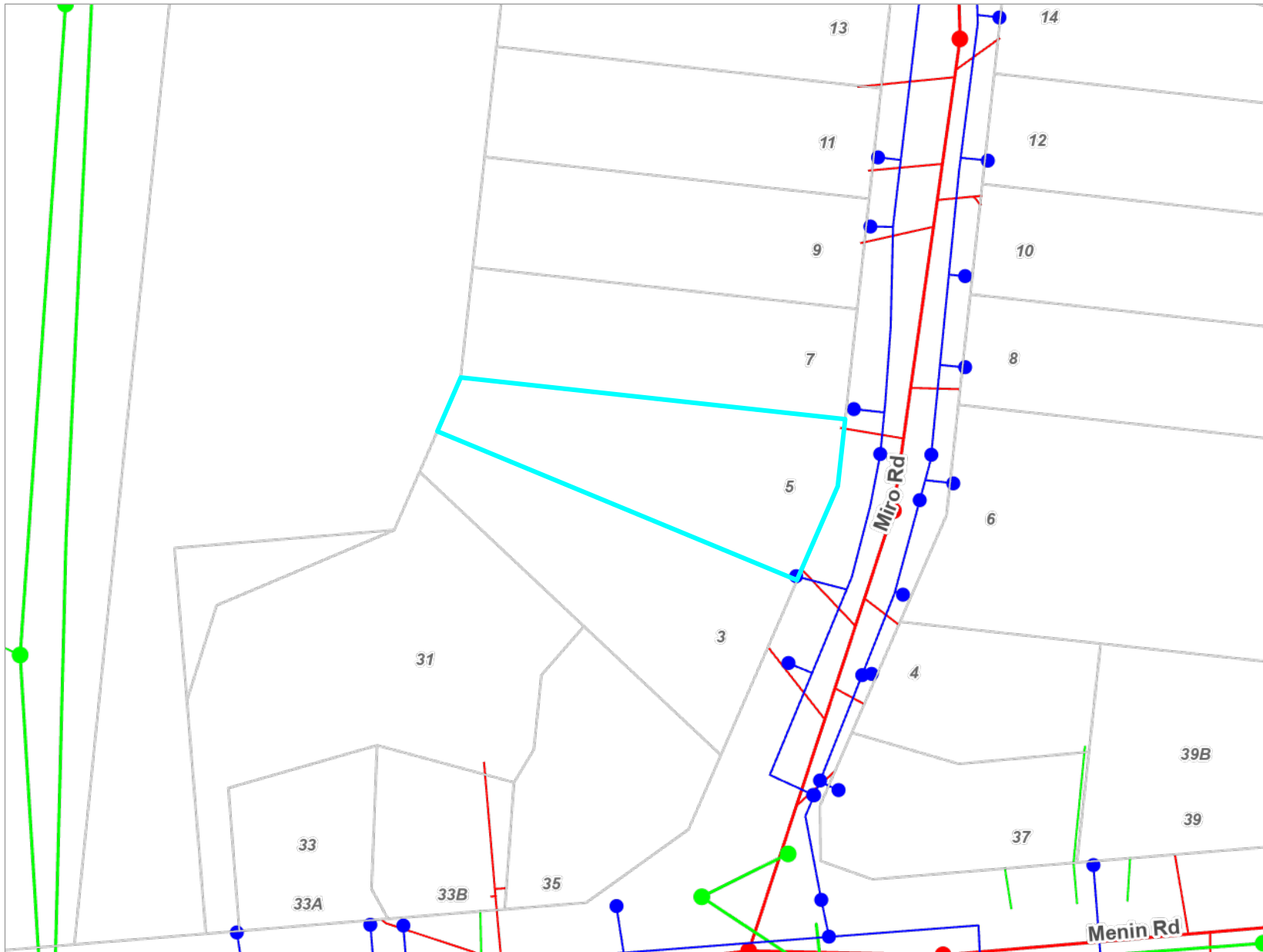
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# Services Network

5 Miro Road, Raumati Beach (LOT 5 DP 14403 CT 559/139)



## 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.

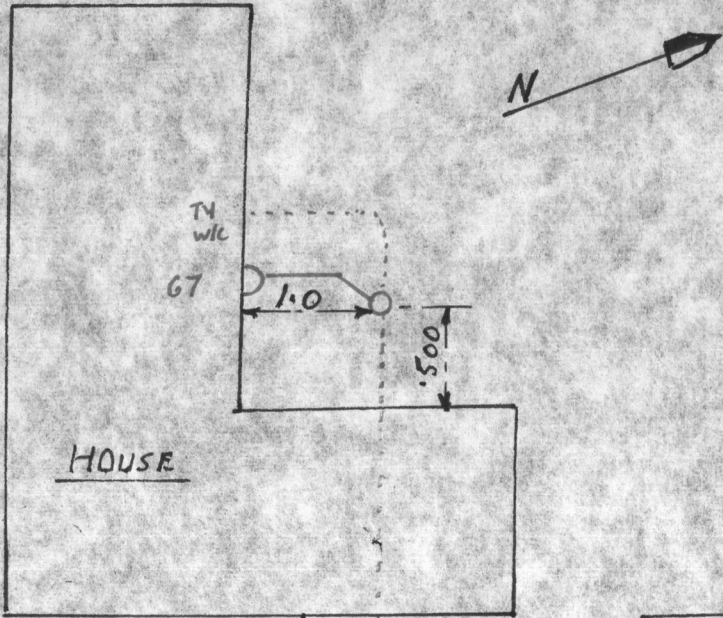


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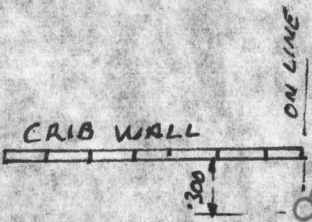
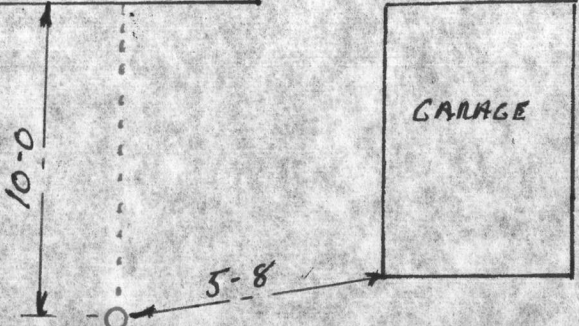
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P.V.C. IN SAND  
 TESTED 13- 6- 83



5 MIRO RD

R. WELDON.