



Council LIM

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

15 June 2026

HGRE Limited

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 36 Renown Road, Raumati South.

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.

Yours sincerely



Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

36 Renown Road, Raumati South

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	HGRE Limited
LIM number	L260550
Application date	08/06/26
Issue date	15/06/2026

Property details

Property address	36 Renown Road, Raumati South
Legal description	LOT 84 DP 5853 CT 407/206
Area (hectares)	0.1012

Valuation information

Valuation number	1529116100
Capital value	\$760,000
Land value	\$560,000
Improvements value	\$200,000

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 estimated annual rates for 2026/27 rating year are \$ 6,390.59

This includes Greater Wellington Regional Council rates. The final figures will be available in early August when the Kapiti Coast District Council and Greater Wellington Regional Council rates are calculated.

Next instalment date 09/09/26

Arrears for previous years \$0.00

Water rates \$599.82 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

13/10/14 BUILDING CONSENT 140710: Removal of old woodfire & installation of a new Jayline SS300 Freestanding Woodburner.
: Code Compliance Certificate issued 07/11/14

BUILDING CONSENT 960384: INSTALL WOODBURNER & SHIFT HOT WATER CYLINDER: Cancelled 13/02/97

30/06/82 Building Permit 31699 ADDITION TO DWELLING 32-79 SQ M

17/01/69 Building Permit 19761 GARAGE 240 SQ FT

No other building files have been identified for this property.

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

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

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 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 partially located within PREC62 - Coastal Qualifying Matter Precinct (General Residential Zone). There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1922.

A copy of the Deposited Plan (DP 5853) 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.

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 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

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 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 (Tiromoana 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 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.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

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

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. An as-built plan of private drainage is provided with this LIM.

Stormwater discharge should be confined to site or discharged to the kerb and channel. There is no record of any Council services running through the property.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

8. Drinking water supply

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

Council has a potable water supply system available with an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

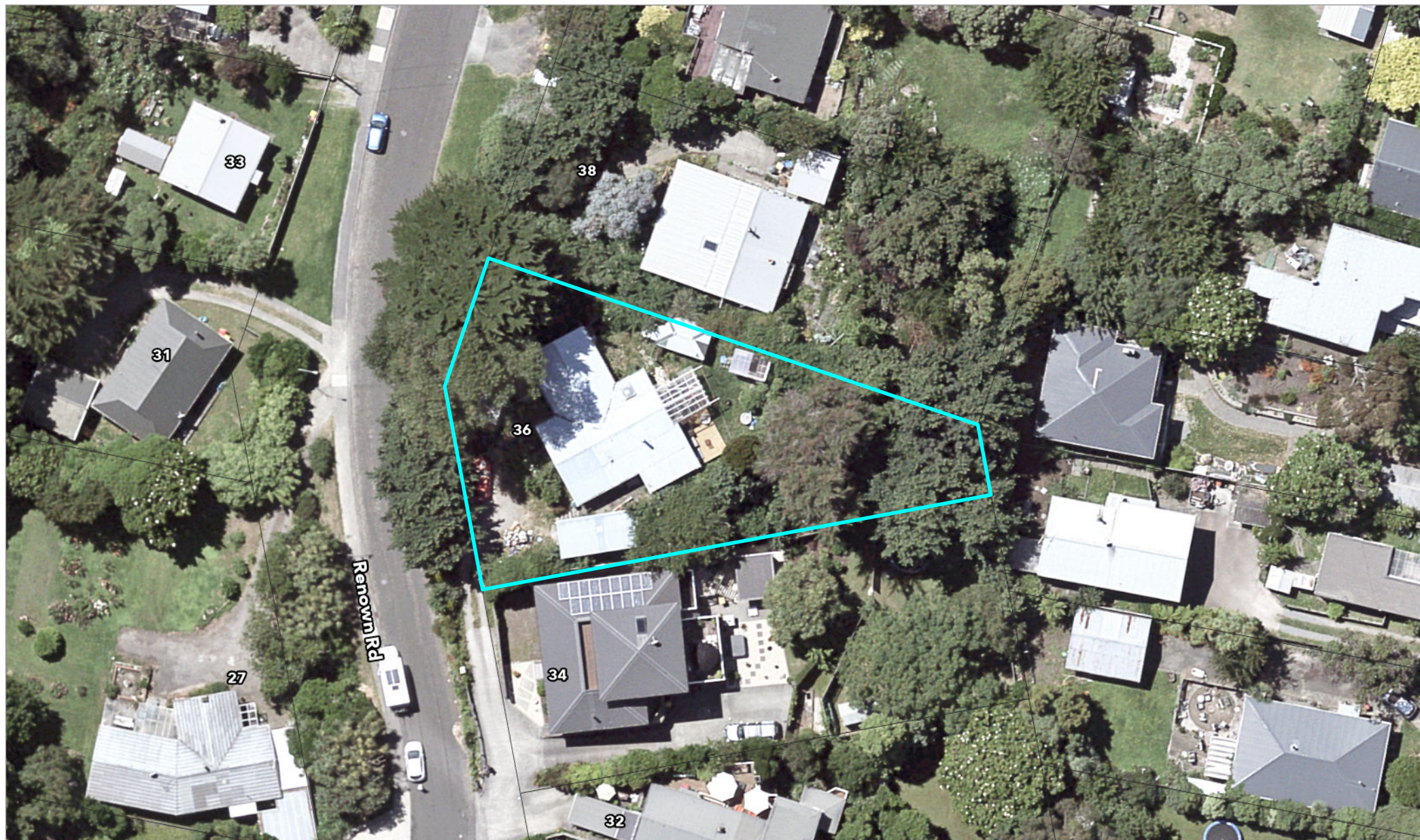
Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

36 Renown Road, Raumati South (LOT 84 DP 5853 CT 407/206)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: June 8, 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 **WN407/206**
Land Registration District **Wellington**
Date Issued 17 September 1929

Prior References
WN305/35

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 84 Deposited Plan 5853

Original Registered Owners
Barri-Peter Paul and Bridget Leigh Paul

Interests

Fencing Agreement in Transfer 155160
Fencing Agreement in Transfer 201495 - 17.9.1929
B506587.4 Mortgage to Countrywide Banking Corporation Limited - 8.3.1996 at 2.50 pm
5569170.1 CAVEAT BY HARBOUR CITY CREDIT UNION - 30.4.2003 at 9:00 am
6991463.1 Withdrawal of Caveat 5569170.1 - 16.8.2006 at 9:00 am
6991463.2 Mortgage to Basecorp Finance Limited - 16.8.2006 at 9:00 am
7271483.1 Discharge of Mortgage B506587.4 - 12.3.2007 at 9:00 am
7271483.2 Discharge of Mortgage 6991463.2 - 12.3.2007 at 9:00 am
7271483.3 Correction of Name of Barri-Peter Paul to Barri-Peter James Paul - 12.3.2007 at 9:00 am
7271483.4 Mortgage to Liberty Financial Limited - 12.3.2007 at 9:00 am
7381994.1 CAVEAT BY FUTURE FINANCE LIMITED - 22.5.2007 at 9:00 am
8017267.1 CAVEAT AGAINST THE INTEREST OF BARRI-PETER JAMES PAUL BY OFFICIAL ASSIGNEE - 4.12.2008 at 9:00 am
8086629.1 Withdrawal of Caveat 8017267.1 - 27.2.2009 at 9:00 am
8103769.1 CHARGING ORDER ABSOLUTE PURSUANT TO RULE 594 DISTRICT COURT RULES 1992 DATED 6.3.2009 BETWEEN BRIDGET LEIGH PAUL AND BANK OF NEW ZEALAND - 17.3.2009 at 9:00 am
8095725.1 CAVEAT BY FENELLA ANGELA PROBERT - 20.3.2009 at 12:01 pm
8139092.1 Lapse of Caveat 7381994.1 pursuant to Section 145A Land Transfer Act 1952 - produced 23.4.2009 at 10:56 am and entered 13.5.2009 at 9.01 am
8166567.1 Discharge of Mortgage 7271483.4 - 18.5.2009 at 11:22 am
8166567.2 Withdrawal of Caveat 8095725.1 - 18.5.2009 at 11:22 am
8166567.3 Discharge of Charging Order 8103769.1 - 18.5.2009 at 11:22 am

8166567.4 Transfer to Wendy Therese Jasper and Philip Benson Reilly - 18.5.2009 at 11:22 am
8166567.5 Mortgage to ANZ National Bank Limited - 18.5.2009 at 11:22 am
11049854.1 Discharge of Mortgage 8166567.5 - 16.3.2018 at 3:58 pm
11049854.2 Transfer to Angelique Monaghan (1/2 share) and Peter Leslie Hammond (1/2 share) - 16.3.2018 at 3:58 pm
11049854.3 Mortgage to The Co-operative Bank Limited - 16.3.2018 at 3:58 pm
12001411.1 Discharge of Mortgage 11049854.3 - 29.1.2021 at 3:18 pm
12001411.2 Transfer to Peter Leslie Hammond - 29.1.2021 at 3:18 pm
12001411.3 Mortgage to The Co-operative Bank Limited - 29.1.2021 at 3:18 pm
13141196.1 Discharge of Mortgage 12001411.3 - 8.11.2024 at 3:27 pm
13141196.2 Mortgage to ANZ Bank New Zealand Limited - 8.11.2024 at 3:27 pm
13256994.1 Variation of Mortgage 13141196.2 - 4.4.2025 at 10:29 am

NEW ZEALAND.



Reference: Vol. 305, Folio 35
Transfer No. 201495
Application No.
Order for N/C No.

Register-book,

Vol. 407, folio 206

(Land and Deeds - 4.)

(Form B.)

407/206

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the seventeenth day of September one thousand nine hundred and twenty-nine
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that
ERNEST CHARLES ALDERSON of Wellington Company Manager

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 ONE ROAD more or less situate in the Town of Raumati Extension No.2 being part of Section 5 Wainui District and being also Lot 84 on Deposited Plan No.5853.



W. O. Daine
Assistant District Land Registrar

Minimum Frontage now used Subdivision
Land Transfer Act 1946 in Counties Act 1946

Fencing agreements contained in Transfers Nos. 155160 and
201495.

A.L.R.

Transmission 143844 to Evelyn
Maudie Alderson of Paraparaumu
Widow as executrix dated 16.5.47
at 10.28

Transmission 19506 to Ian Lyman Morton Alderson of
Wellington - Company Manager on transfer dated
21st December 1950 at 1.44

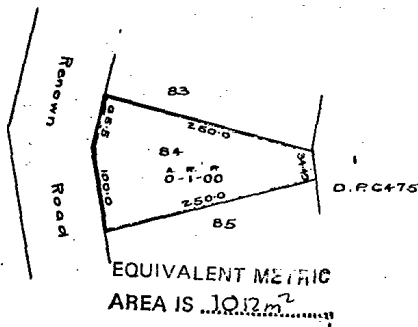
Transfer 396162 Ian Lyman Morton Alderson
to Noel Nelson Liekehit of Lower Hutt Company
Manager produced 26th January 1951 at 2.20 p.m.

Transfer 492068 Noel Nelson Liekehit to Dorothy
Mary Richmond Peterson of Lower Hutt married
Woman produced 15.12.1960 at 3.50 p.m.

Mortgage 692069 Dorothy Mary Richmond Peterson to the

DISCHARGE
to the Bank of New Zealand U.A.O.D. North Island of New
Zealand dated 15.12.1960 at 2.11 p.m.

CONTINUED



DISCHARGED

3

Transfer 641753 to Jan Anderson Dale of Lower
Hutt Builders - 17.8.1965 at 10.51 am

Mortgage 115872.1 to Frederick Edward Syllagore
Syllagore - 17.8.1965 at 10.52 am
A.L.R.

Transfer 701224 of a one third share to
corner of Wellington, Capital

DISCHARGE
TRANSFER 115872.2 to The Northern
Co-operative Terminating Building
Society - 11.4.1975 at 9.05 a.m.

Transfer 751781 to John Anderson Dale of
Lower Hutt, Retired Fire Officer and Mavis
Margaret Katherine Dale his wife -
18.7.1968 at 11.40 am

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.

Transfer 115872.1 to Michael John
Mason of Wellington, Design
Officer and Gillian Frances Mason
his wife - 11.4.1975 at 9.05 a.m.

Mortgage 115872.2 to The Northern
Co-operative Terminating Building
Society - 11.4.1975 at 9.05 a.m.

DISCHARGE
Mortgage 115872.1 to The Housing Corporation
of New Zealand - 2.7.1982 at 10.25 oc.

Transfer 279316.1 to Gillian Frances
Mason of Raumati South, Laboratory
Technician - 1.3.1993 at 2.41 p.m.

Transfer 279316.2 Mortgage to The National Bank
of New Zealand Limited - 1.3.1993 at 2.41
p.m.

Transfer 306080.1 Statutory Land Charge under
Section 18(4) of the Legal Aid Act 1969 -
23.8.1993 at 2.34 p.m.

Transfer 497991.3 Transfer to Barri-Peter Paul
of Raumati, Building Contractor and
Bridget Leigh Paul, his wife -
24.1.1996 at 12.10 p.m.

Transfer 497991.3 Transfer to Barri-Peter Paul
of Raumati, Building Contractor and
Bridget Leigh Paul, his wife -
24.1.1996 at 12.10 p.m.

Transfer 497991.3 Transfer to Barri-Peter Paul
of Raumati, Building Contractor and
Bridget Leigh Paul, his wife -
24.1.1996 at 12.10 p.m.

Transfer 497991.3 Transfer to Barri-Peter Paul
of Raumati, Building Contractor and
Bridget Leigh Paul, his wife -
24.1.1996 at 12.10 p.m.

Transfer 497991.3 Transfer to Barri-Peter Paul
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Bridget Leigh Paul, his wife -
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Bridget Leigh Paul, his wife -
24.1.1996 at 12.10 p.m.

Transfer 497991.3 Transfer to Barri-Peter Paul
of Raumati, Building Contractor and
Bridget Leigh Paul, his wife -
24.1.1996 at 12.10 p.m.

B.497991.3 Mortgage to Countrywide
Banking Corporation - 24.1.1996 at
12.10 p.m.

B.501588.3 Transfer to Barri-Peter Paul
of Raumati, Building Contractor and
Bridget Leigh Paul his wife - 13.2.1996
at 11.34 a.m.

B.501588.4 Mortgage to Countrywide
Banking Corporation Limited - 13.2.1996
at 11.34 a.m.

B.506587.3 Transfer to Barri-Peter Paul
of Raumati, Building Contractor and
Bridget Leigh Paul his wife - 8.3.1996
at 2.50 p.m.

B.506587.4 Mortgage to Countrywide
Banking Corporation Limited - 8.3.1996
at 2.50 p.m.

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Banking Corporation Limited - 8.3.1996
at 2.50 p.m.

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Banking Corporation Limited - 8.3.1996
at 2.50 p.m.

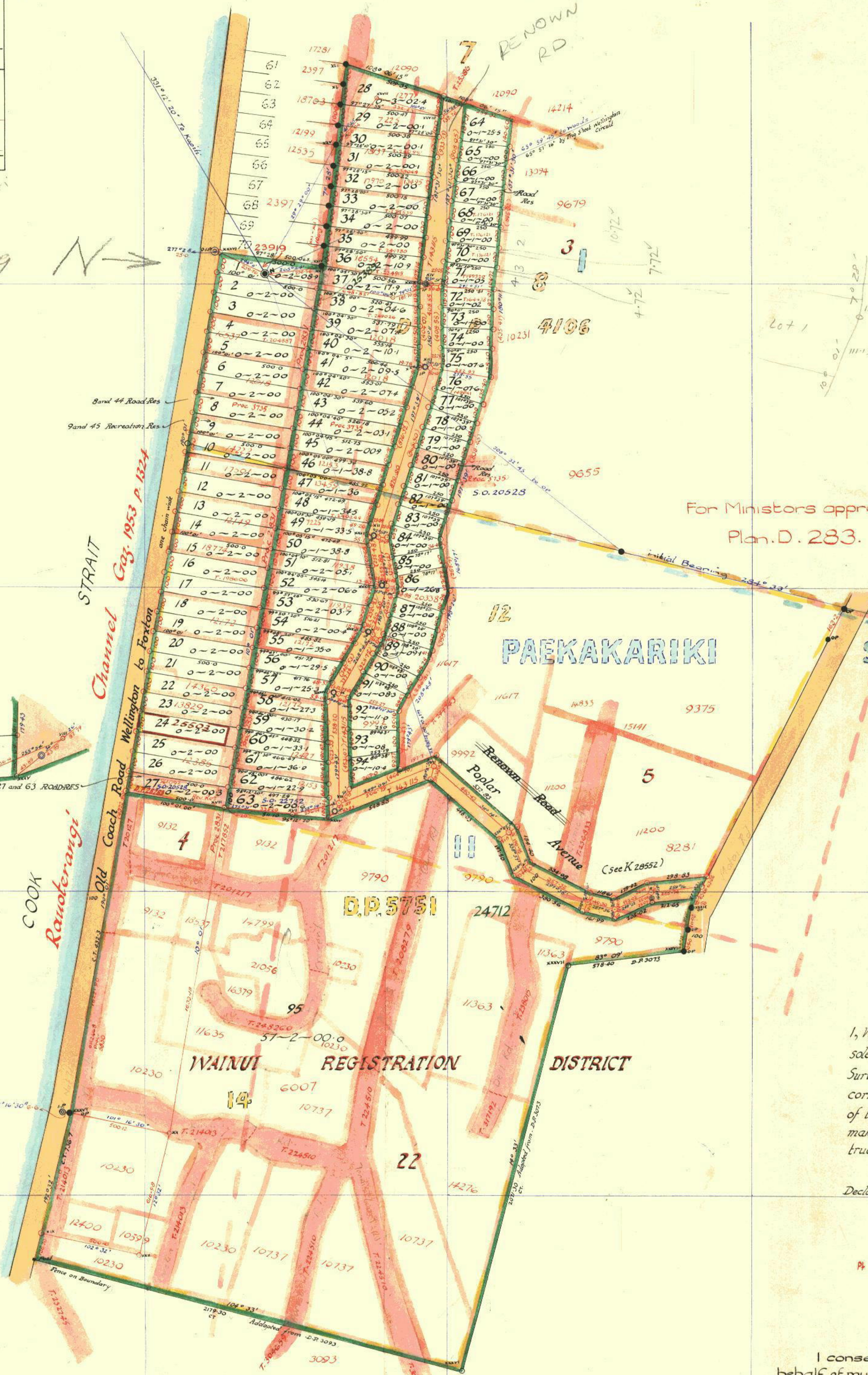
B.506587.4 Mortgage to Countrywide
Banking Corporation Limited - 8.3.1996
at 2.50 p.m.

Copy of Original

Land Transfer Office	
Received	29-10-21 Prov. No 4093
Title Ref.	292-178
Referred to Draughtsman	
L.T. Draughtsman	
Examined	G.F.F.
Trans. Refs. Vol	LXXVII fol. 14-22
Field Book No	69 page 213-218
Comp'n Bk. No	1 Report No
Ref Plans	D.P. 4106, 3093, 2663
Prov.	4097 S.O. 43, 43, 12
File.	38

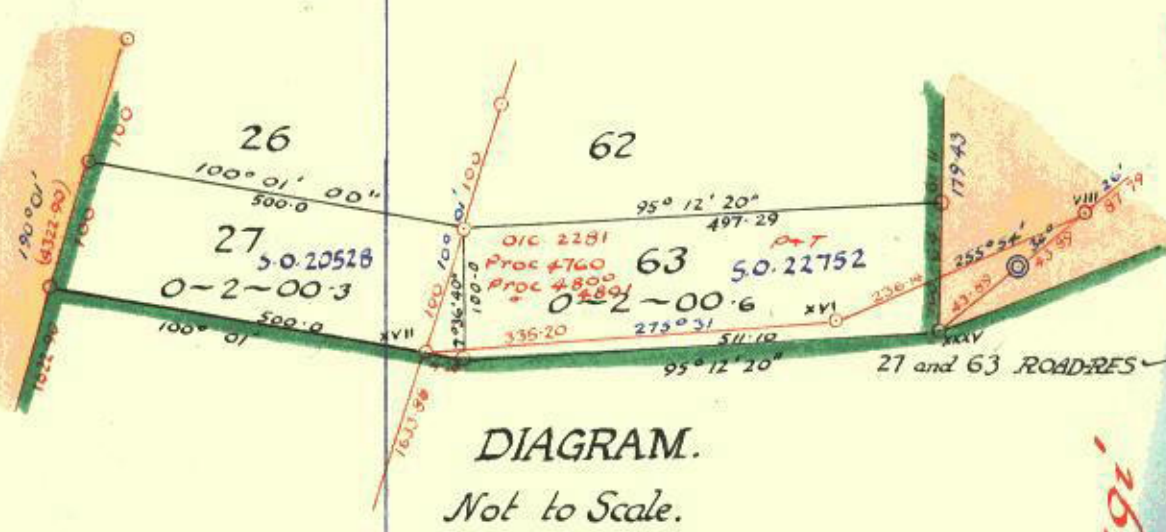


Trig N →



5853

5853



Approved as a copy of D.P. 5853
 Redrawn by: J. L. Kelly
 Checked by: P. Reilly

Approved as to Survey
 Signed: W.T. Marpeth
 Chief Surveyor
 6/6/22

I hereby certify that the road known as the Renown Road has been formed and metalled to the satisfaction of the Hutt County Council and Dedication of Same accepted. T. 413/05

Signed: John Barclay
 County Chairman.

STAMP

Amendment Act 1913: 40F

200000 N of M. Cook

I, Wynford Ormsby Beere, of Wellington, Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me, and that both plan and survey are correct, and have been made in accordance with the regulations of the Surveyors Board, dated the 8th Day of August 1907. And I make this declaration conscientiously believing the same to be true, and by virtue of the provisions of the Justices of the Peace Act 1909

Signed: Wynford Ormsby Beere, Licensed Surveyor

Declared at Wellington, this 29th Day of July 1921
 before me

1921

Justice of the Peace - Solicitor - or - Notary Public.

At Lots 9, 15 Now At Para. Dom 751932.

I consent to this plan on behalf of myself and
 Signed J. Holdsworth.
 Solicitor
 Wellington
 10/6/22 date

Approved
 Signed T.V. Kirk (owner)
 Signed J. Holdsworth (solicitor)

STAMP

TOWN of RAUMATI EXTENSION No 2

(D.D. Hyde, Owner)

Subdivision of part of Lot 8 D.P. 4106 being part Sections 3 and 4, + Lot 14 + part Lot 12 D.P. 5751 being part Sec'n's 4, 5 + 22.
 WAINUI REISTRATION DISTRICT

Blocks land II PAEKAKARIKI SURVEY DIST.

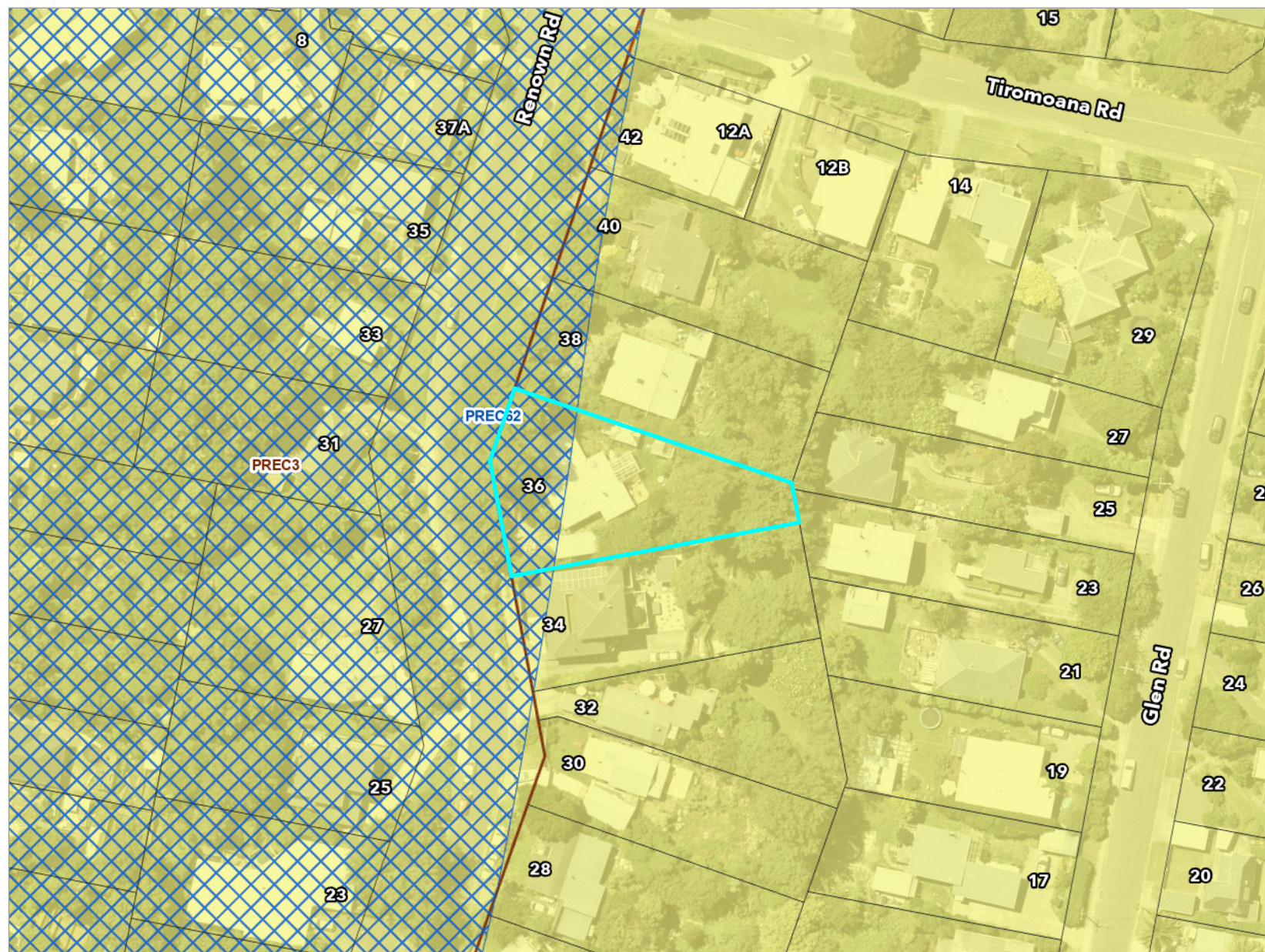
Surveyed by Beere + Seddon Licensed Surveyors 1920

Scale: 3 chains to an inch.

5853

Operative District Plan 2021 - Zones and Precincts

36 Renown Road, Raumati South (LOT 84 DP 5853 CT 407/206)



Key to map symbols

-  Precinct
-  Coastal Qualifying Matter Precinct
-  General Residential Zone



0 20 40 Metres

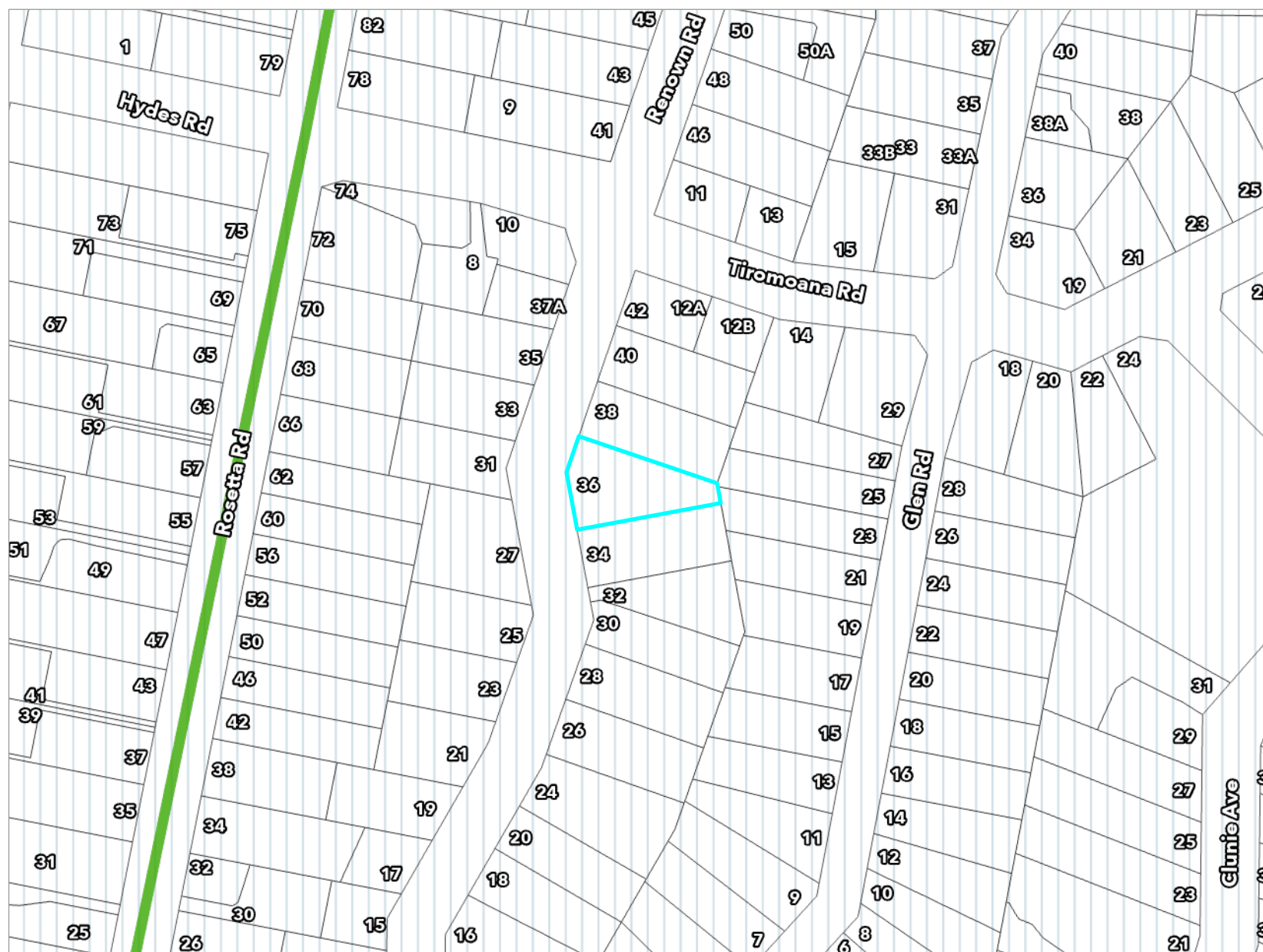
Scale @ A4 - 1:1,000

Date Printed: June 8, 2026

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

36 Renown Road, Raumati South (LOT 84 DP 5853 CT 407/206)



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

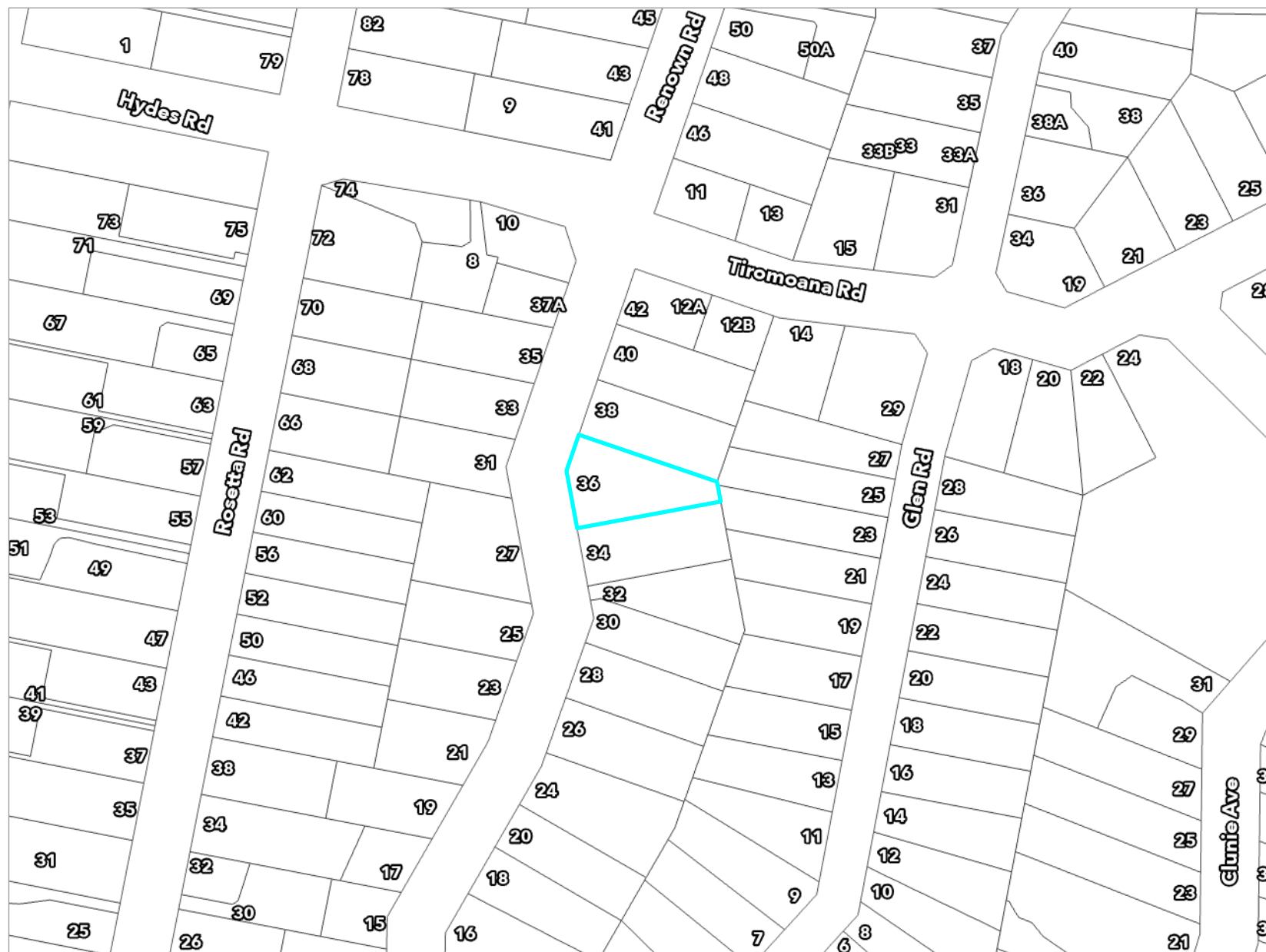
Scale @ A4 - 1:2,000

Date Printed: June 8, 2026

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Operative District Plan 2021 - Designations & Miscellaneous Features

36 Renown Road, Raumati South (LOT 84 DP 5853 CT 407/206)



Key to map symbols

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



0 40 80 Metres

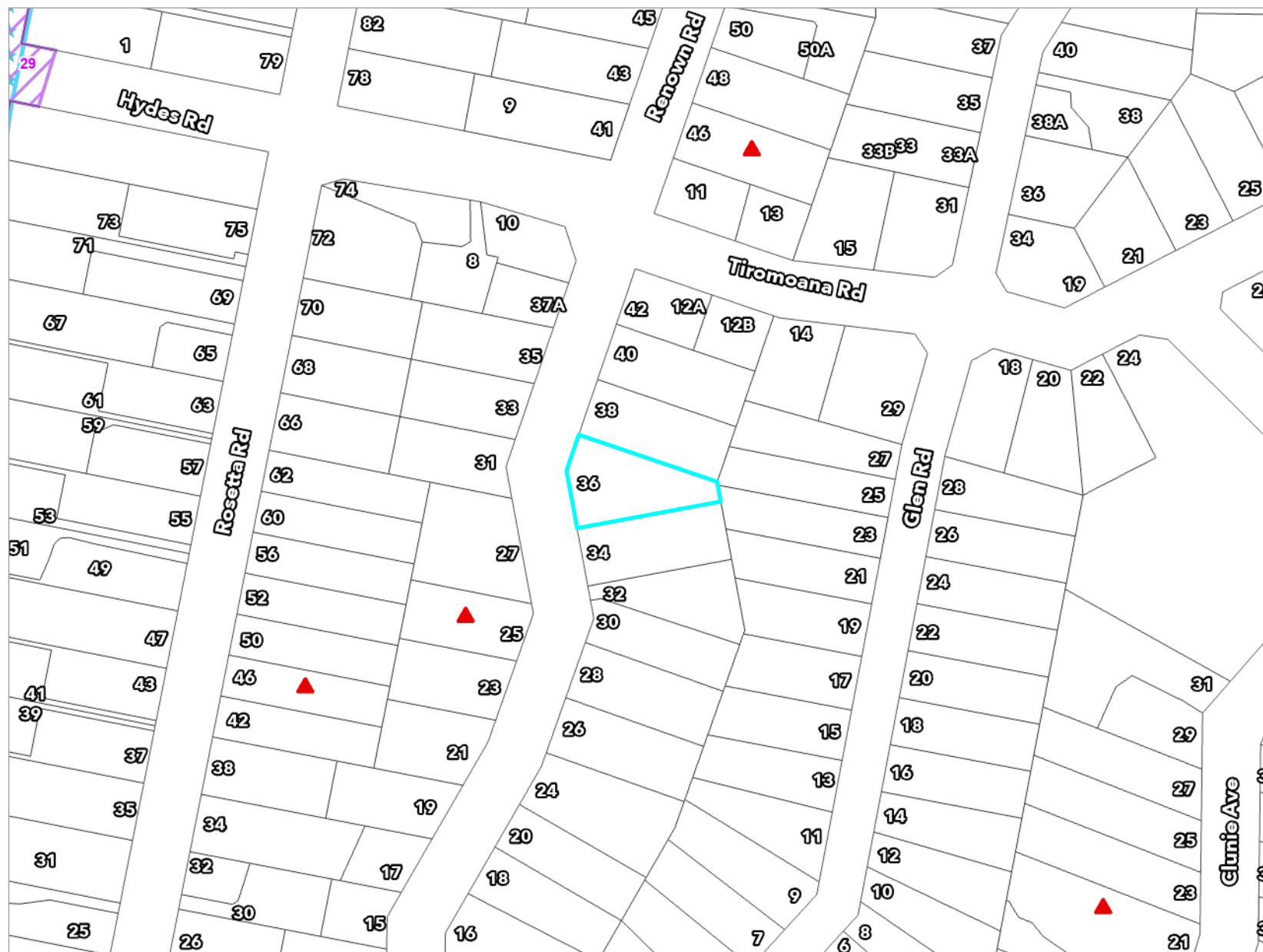
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Operative District Plan 2021 - Natural Features

36 Renown Road, Raumati South (LOT 84 DP 5853 CT 407/206)



Key to map symbols

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

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



0 40 80 Metres

Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Hazards

36 Renown Road, Raumati South (LOT 84 DP 5853 CT 407/206)



Key to map symbols

- 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.



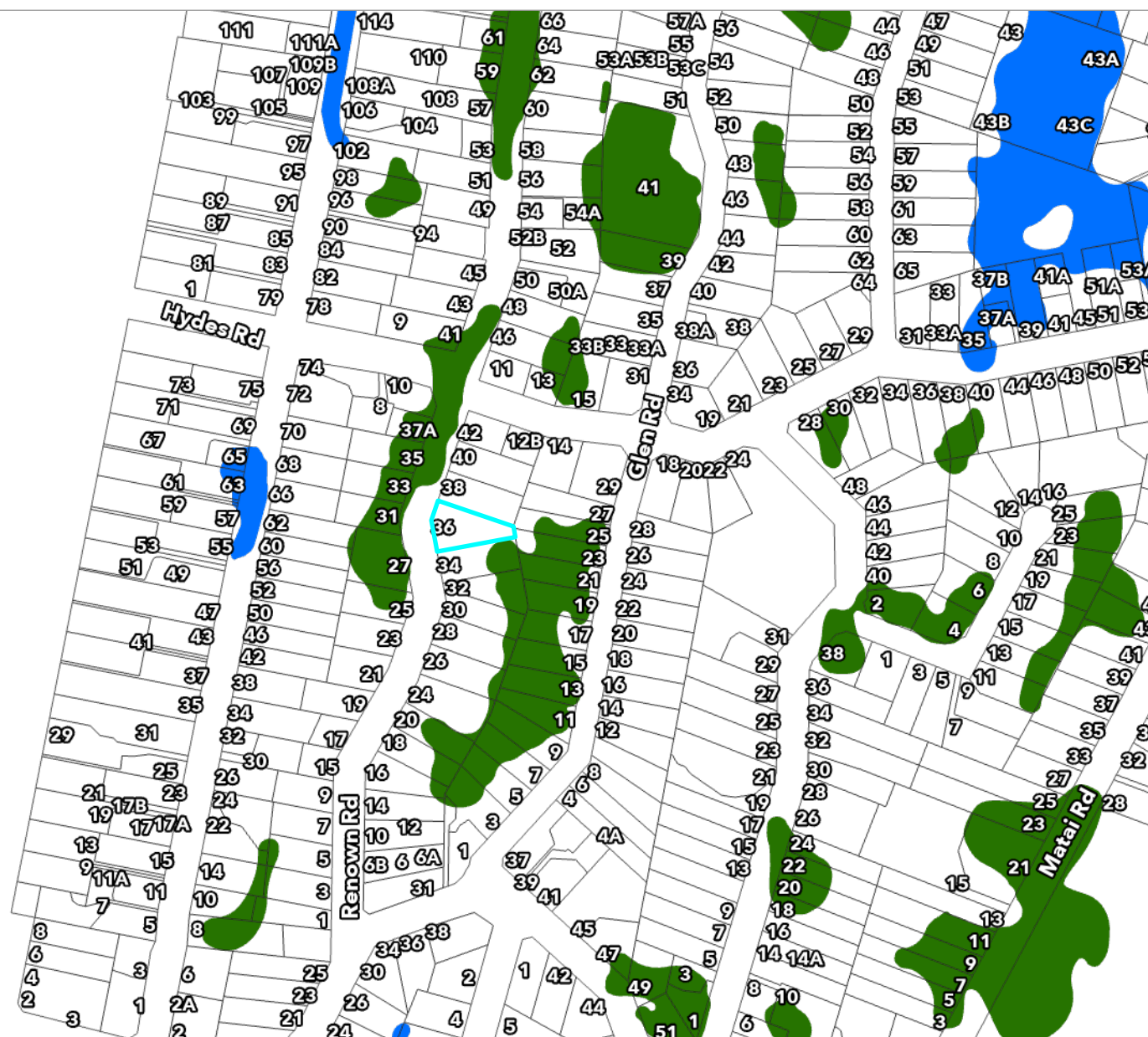
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Scale @ A4 - 1:2,000

Date Printed: June 8, 2026

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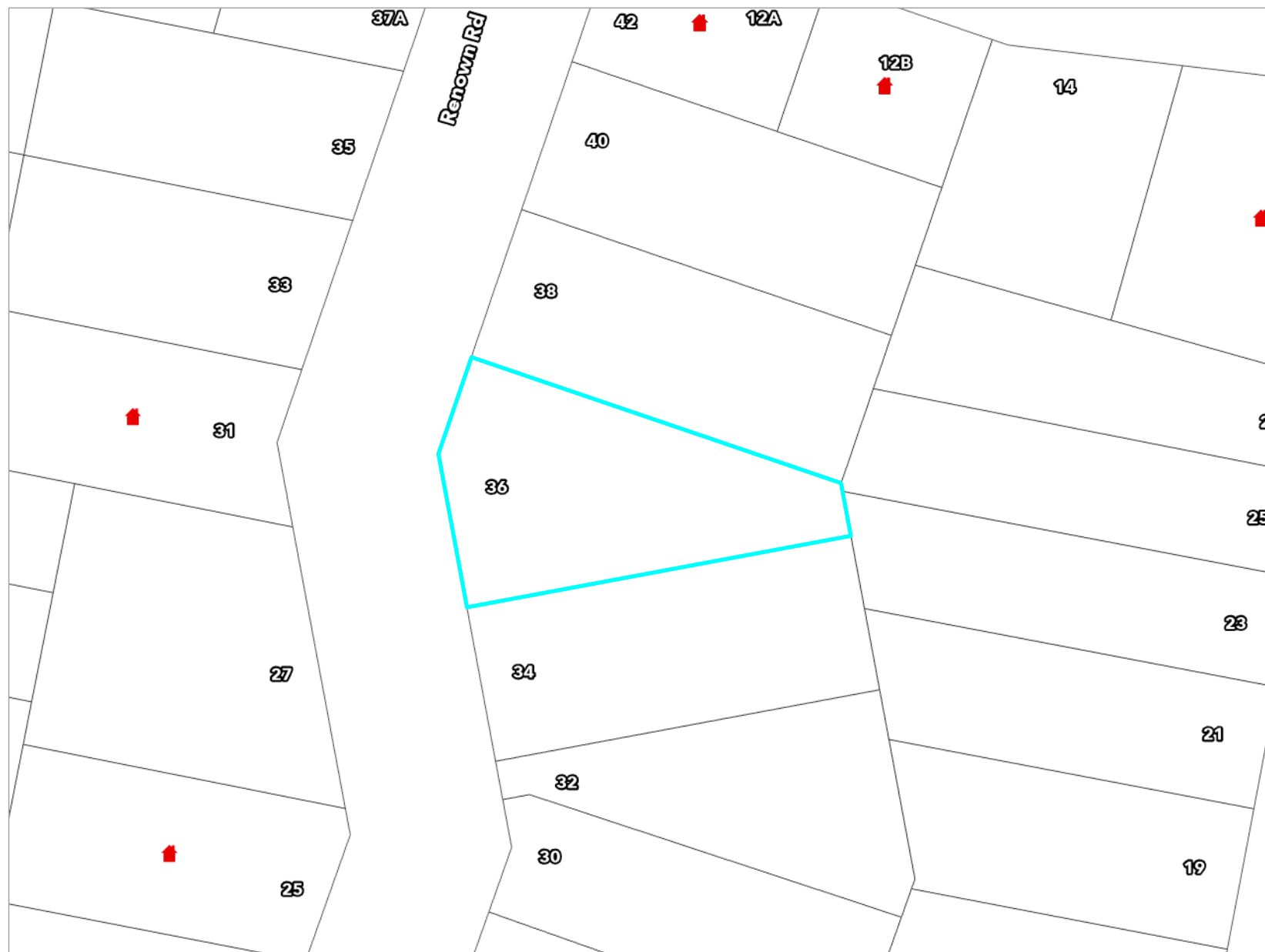
Latest Flood Hazards

36 Renown Road, Raumati South (LOT 84 DP 5853 CT 407/206)



Resource Consents Map

36 Renown Road, Raumati South (LOT 84 DP 5853 CT 407/206)



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

Date Printed: June 8, 2026

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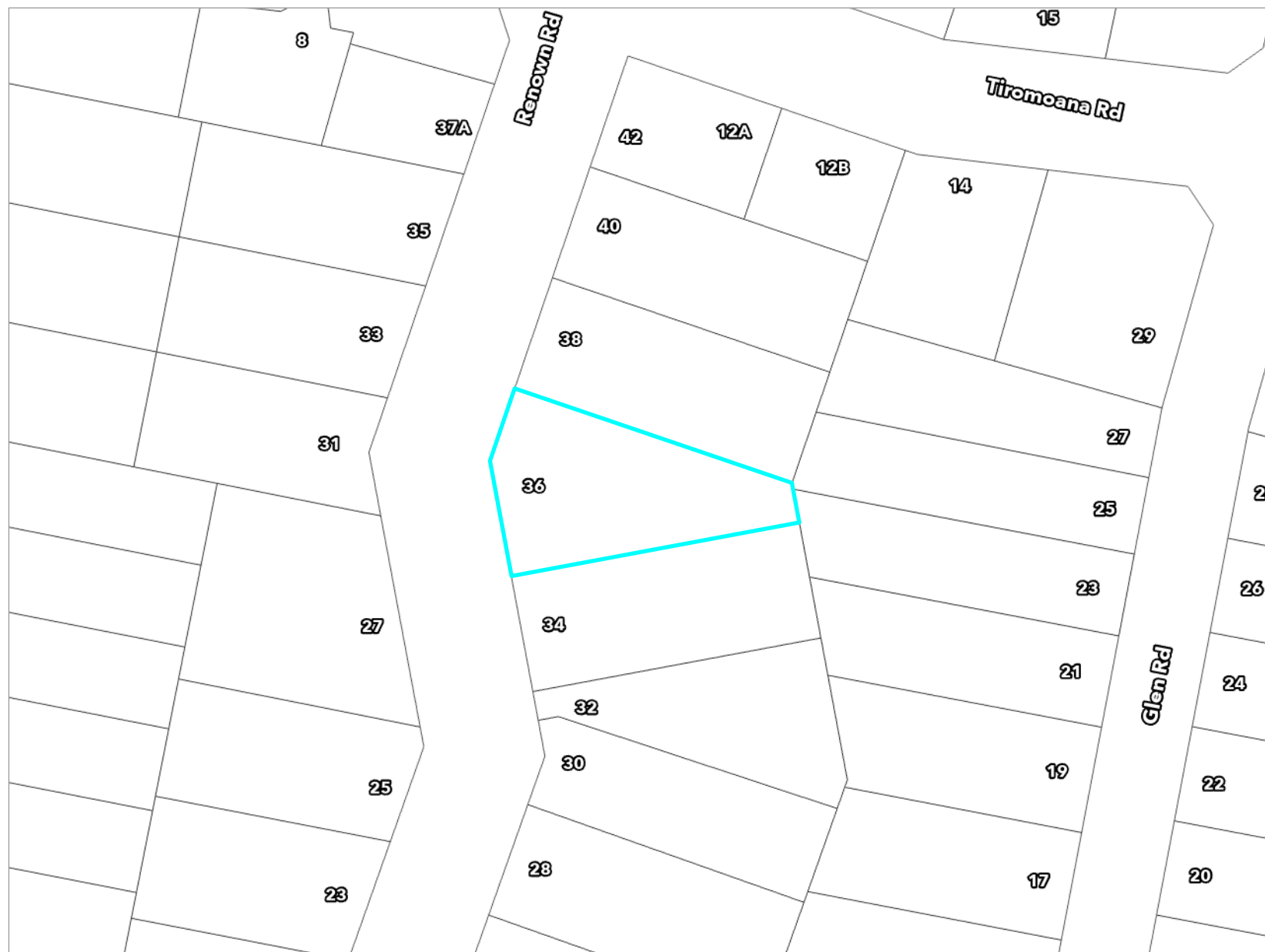
Resource Consents Report

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
060342	12B Tiromoana Road, Raumati South	1529115800	LOT 81 DP 5853	LD	Front yard encroachment	N	N	Decision Issued	9/11/2006	1/11/2006
110005	25 Renown Road, Raumati South	1529115200	LOT 9 DP 11938 CT 476/106	LD	Earthworks for new dwelling, driveway and turning circle at	N	N	Decision Issued	2/2/2011	13/1/2011
100042	12B Tiromoana Road, Raumati South	1529115800	LOT 81 DP 5853	SC	Proposed two lot residential subdivision at 12 Tiromoana Rd,	N	N	s.224 Issued	10/5/2010	15/3/2010
120140	8 Tiromoana Road, Raumati South	1529111700	LOT 1 DP 74777 CT 43B/821	LSD	Proposed 2 Lot Subdivision at 74 Rosetta Road Raumati South.	N	N	s.224 Issued	4/12/2012	17/10/2012
150084	12A Tiromoana Road, Raumati South	1529115801	LOT 2 DP 433285 C/T 526955	LD	Additions and alterations to existing dwelling at 12A	N	N	Decision Issued	9/7/2015	11/5/2015
140192	12A Tiromoana Road, Raumati South	1529115801	LOT 2 DP 433285 C/T 526955	LD	Construction of a new garage addition to the existing	N	N	Decision Issued	7/11/2014	9/10/2014
140056	8 Tiromoana Road, Raumati South	1529111700	LOT 1 DP 74777 CT 43B/821	LD	New dwelling encroaching into front yard setback at 74	N	N	Decision Issued	9/2/2015	9/2/2015
220059	17 Glen Road, Raumati South	1529118300	LOT 6 DP 11617 CT 497/115	LD	To construct a garage encroaching the front yard setback	N	N	Letter Generated	14/6/2022	10/3/2022
210192	17 Glen Road, Raumati South	1529118300	LOT 6 DP 11617 CT 497/115	LD	Construct a new garage that encroaches the front yard	N	N	Application Returned incomplete		17/8/2021

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
910083	10 Tiromoana Road, Raumati South	1529115701	LOT 2 DP 74777	SC	3 LOT SUBDIVISION/BOUNDARY ADJUSTMENT	N	N	Decision Issued	4/2/1991	11/1/1991
980527	29 Glen Road, Raumati South	1529118900	LOT 1 DP 13417 CT 560/118	LD	REMOVAL OF PROTECTED TREE THAT HAS DIED	N	N	Decision Issued	12/1/1999	17/12/1998
990256	31 Renown Road, Raumati South	1529115400	LOT 2 DP 32819	LD	BUILD A NEW DWELLING ENCROACHING ON FRONT YARD	N	N	Decision Issued	22/7/1999	9/7/1999
CE220023	12A Tiromoana Road, Raumati South	1529115801	LOT 2 DP 433285 C/T 526955	LD	Installation of an in-ground swimming pool with associated	N	N	Decision Issued	31/8/2022	14/7/2022

Health and Alcohol Licenses

36 Renown Road, Raumati South (LOT 84 DP 5853 CT 407/206)



Key to map symbols

The 'Key to map symbols' column above will be empty if no Health and Alcohol Licences are present in the area shown on this map.



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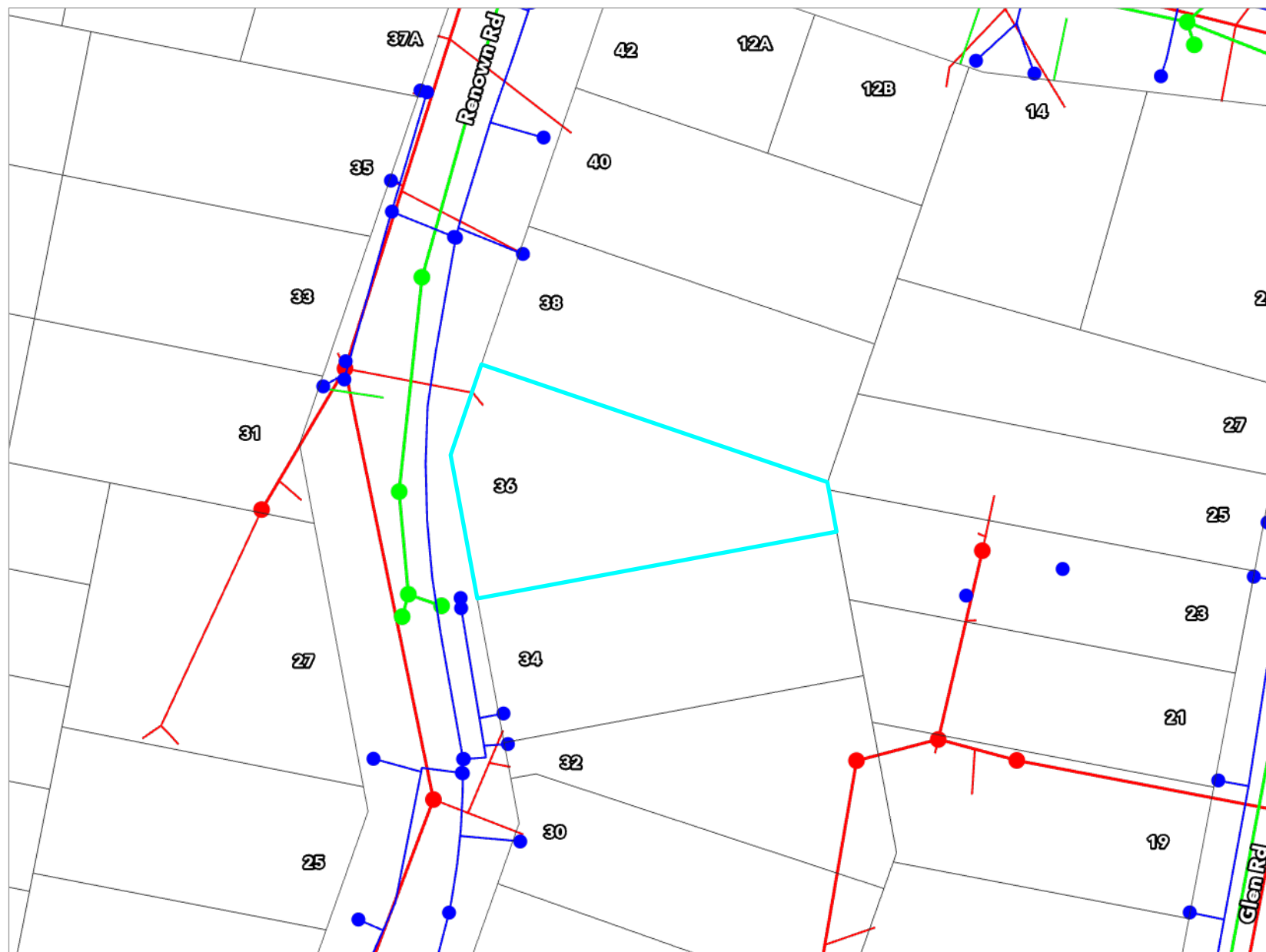
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Services Network

36 Renown Road, Raumati South (LOT 84 DP 5853 CT 407/206)



Key to map symbols

- WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- WW Point
- WW Pipe
- WW Lateral

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Scale @ A4 - 1:800

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