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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.

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SOLD ON KĀPITI
REAL ESTATE

27 July 2026

Romany Powell

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 300 Rosetta 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.



Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

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

300 Rosetta Road Raumati

Application Details

Applicant	Romany Powell
LIM number	L260670
Application date	22/07/2026
Issue Date	27/07/2026

Property Details

Property address	300 Rosetta Road Raumati
Legal description	LOT 1 DP 77237
Area (hectares)	0.0423

Valuation Information

Valuation number	1528216600
Capital value	\$970,000
Land Value	\$460,000
Improvements Value	\$510,000

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

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Document information

This document has been prepared in accordance with legislation

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) – to provide information relating to matters which may affect the identified property.

This Land Information Memorandum (LIM) has also been prepared for the purpose of section 44B of the Local Government Official Information and Meetings Act 1987 (LGOIMA), which requires Council to identify natural hazards and potential natural hazards, the impact of climate change that exacerbate hazards and potential hazards on the identified property.

As such, each heading or 'clause' in this LIM corresponds to a part of section 44A and 44B of LGOIMA, and the supporting Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

This LIM contains information held by Council

This LIM is a summary of information Council holds on the identified property, based on a search of Council database records as at the date of your application. Some of this information may have come from third parties, may be in draft form, or may be historical in nature. A LIM is not an inspection of the property, and Council has made no risk assessment or review of the information for the purposes of this document.

There may be other information relating to the property, which is unknown to Council and therefore not contained within this document. For example, information regarding illegal or unauthorised building or works on the property, or information held by other regional and central government agencies.

Due diligence is recommended

Any person obtaining a LIM is solely responsible for undertaking appropriate due diligence and ensuring that the property is suitable for its intended purpose.

Attachments

- 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)
- Building Consent geotechnical report (if applicable)
- Resource Consent documents (if applicable)
- Resource Consents geotechnical report (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	2026/2027
Annual Rates 1 July to 30 June	\$6,511.94 These Rates include: - Greater Wellington Regional Council rates. The final Rates 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
Rates arrears	\$0.00
Water Rates	\$151.44 For the 2026/2027 rating year, all water used is charged at a volumetric rate of \$1.72 per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
Water Rates 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

16/01/1990 Building Permit 18825 NEW DWELLING 213-80 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 the land may be put, and conditions attached to that use. This section may provide some information relating to the natural hazards, which may impact this property. More information relating to these and other potential natural hazards can be found in Section 6 Natural Hazards.

District Plan Features and Overlays

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

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

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

This property was created via subdivision in 1994 under resource consent RM930165. (Proposed Subdivision - (1 Additional Residential Lot) at 300 Rosetta Road, Raumati) . A copy of the Decision is provided with this LIM.

The property is shown to be subject to a right to drain sewage easement.

Copies of the Deposited Plan (DP 77237) and Record of Title are provided with this LIM.

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 further resource consents for this property.
For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

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

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

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

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

5. Special Features and Characteristics of the Land

This section identifies information held by Council 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.

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 [Selected Land Use Register \(HAIL Database\)](#).

Other information

All of the property is shown to be subject to and adjacent to a flood hazard 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.

All 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.

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.

6. Natural Hazards

This section identifies information held by Council about natural hazards, which may present a risk to the land in question, as required section 44B of LGOIMA and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

A natural hazard is 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 affect human life, property, or other aspects of the environment.

The impacts of some natural hazards may also be worsened by the effects of climate change. Where Council holds information relating to climate change, it will be included within the natural hazards section.

The Operative District Plan 2021 contains information relating to natural hazards, which may present a risk to property and people within the Kāpiti Coast District. These are discussed below, with further information relating to how this property could be impacted available in the Operative District Plan 2021, and on the attached maps.

Natural hazard information held by Council

Natural hazards identified in the District Plan

Earthquakes

Due to its geographical features, the Kāpiti Coast District may be at risk of earthquakes. Earthquake fault traces within the Kāpiti Coast are mapped in the [Operative District Plan 2021](#), and can help you identify whether this property may fall within a fault area.

Further mapping is also available in the information provided by the Greater Wellington Regional Council later in this section.

Liquefaction

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to liquefaction in the event of an earthquake.

More information on this risk can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Slope failure

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to slope failure in the event of an earthquake. Those areas in the southern or southeastern parts of the District such as Paekākāriki and Raumati, may be particularly susceptible.

More information detailing earthquake-related hazards can be found in the [Operative District Plan 2021](#), and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Fire

Due to its climate and geographical features, the Kāpiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in our [Operative District Plan 2021](#).

Further information relating to fire risks, can also be found in the information provided by the Greater Wellington Regional Council later in this section.

Tsunami

Under certain circumstances, the Kāpiti Coast District may be at risk of experiencing a tsunami. To understand the potential risk to this property and the evacuation zones please see the updated tsunami evacuation maps for Kāpiti these can be viewed at the Council's website at [Tsunami Zones](#).

Flooding

Due to its physical landscape, the Kāpiti Coast District presents with a varying level of flood risk. For more information about this risk and the property can be found under "flood hazard categories" on the District Plan Maps and in the [Operative District Plan 2021](#)

Council is currently undertaking an update of its flood modelling, which will provide up-to-date information regarding flood hazards within the Kāpiti Coast District, including at a property level. This information is only in draft currently, which has been released for consultation with the community. As it is only in draft form, the information may change prior to its finalisation, which may influence how the risk of flooding could affect this property.

More information on flood hazard modelling, including currently available information can be found on the Council website

www.kapiticoast.govt.nz/environment/flood-hazard-management/flood-hazard-modelling/.

For more information, please contact the Stormwater and Coastal Assets team on 0800 486 486.

If this property has been subject to a Building or Resource Consent, a geotechnical or liquefaction assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

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 Kāpiti 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.

Natural hazards identified under the Building Act 2004

Natural hazards identified under the Building Act 2004 during a consenting process may influence whether land can be built on and/or the specifications required to mitigate risk. Natural hazards under Section 71(3) of the Building Act include erosion, falling debris, subsidence, inundation, and slippage.

Consents notified relating to a natural hazard

If this property has had a Building Consent issued, which required notification for a natural hazard, it will be found in *Section 2: Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings*.

Notices issued under 133BT

Under certain conditions, for example if a building presents a risk of injury or death to people or has been evacuated during an emergency event, a notice may be issued.

A Notice under 133BT of the Building Act 2004 **has not** been identified for this property. For further information on this section, contact the Building Team on 0800 486 486.

Geotechnical assessment

If this property has been the subject of a 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 and natural hazards at that site including liquefaction and slope stability assessment as well as commentary on ground bearing capacity.

A geotechnical report supplied under the Building Act 2004 **has not** been identified for this property.

All available Building Consent geotechnical assessments are located in attached building files. For further information on this section, contact the **Building Team** on 0800 486 486

Natural hazards identified under the Resource Management Act 1991

Natural hazards identified under Resource Management Act 1991 during a consenting process could influence how land may be used and/or whether land can be built on, as well as any specification required to mitigate the risk of natural hazards. The definition of a natural hazard under the Resource Management Act can be found at the beginning of this section.

If this property has been the subject of a Resource Consent since 1 July 2020, a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about the risk of natural hazards at the property.

A geotechnical report supplied under the Resource Management Act 1991 has/has not been identified for this property.

For further information contact the **Resource Consents Team** on 0800 486 486.

Natural hazard information provided by Greater Wellington Regional Council

This information has been provided by Greater Wellington Regional Council in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. No alteration has been made to this information.

Hazard information

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website: <https://mapping1.gw.govt.nz/gw/ClimateChange/> and https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#.

Please contact **Greater Wellington Regional Council** at info@gw.govt.nz for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's **Flood Advisory Team**

www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice.

Be prepared

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan. For further guidance please visit the Wellington Regional Emergency Management Office for more information www.wremo.nz. It is also recommended that you check that your insurance cover is appropriate for the hazards present.

Other natural hazard information

No other information found.

7. Other land and building classifications

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

No information located.

8. 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 not 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 is confined to site in soak pit(s).

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

9. 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.

10. 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.

11. 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

No information found.

Cultural and Archaeological

The settlement history of the Kāpiti 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](#)

12. 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

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. This may also include technical reports (such as geotechnical and/or structural reports) if available.

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 Kāpiti 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.



**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 **WN44B/450**

Land Registration District **Wellington**

Date Issued 08 April 1994

Prior References

WN34D/331

Estate Fee Simple
Area 423 square metres more or less
Legal Description Lot 1 Deposited Plan 77237

Original Registered Owners

Brian Robert Hampton Monks

Interests

Subject to a right (in gross) to drain sewage over part marked A on DP 77237 in favour of The Kapiti Coast District Council created by Transfer B351966.2 - 8.4.1994 at 10:51 am

The easements created by Transfer B351966.2 are subject to Section 243 (a) Resource Management Act 1991

5883595.1 Mortgage to The National Bank of New Zealand Limited - 2.2.2004 at 9:00 am

6059578.1 Discharge of Mortgage 5883595.1 - 29.6.2004 at 9:00 am

6059578.2 Transfer to Gregory Philip Williams and Sonja Lisa Williams - 29.6.2004 at 9:00 am

6059578.3 Mortgage to TEA Custodians (Pacific) Limited - 29.6.2004 at 9:00 am

6448679.1 Discharge of Mortgage 6059578.3 - 7.6.2005 at 9:00 am

6448679.2 Transfer to Gregory Philip Williams, Sonja Lisa Williams and GP & SL Williams Holdings Limited - 7.6.2005 at 9:00 am

6448679.3 Mortgage to Kiwibank Limited - 7.6.2005 at 9:00 am

7913875.1 Discharge of Mortgage 6448679.3 - 22.9.2008 at 11:26 am

7913875.2 Transfer to Shaun James Withers, Alison Mary Taylor and Michael Melvyn Withers - 22.9.2008 at 11:26 am

7913875.3 Mortgage to ANZ National Bank Limited - 22.9.2008 at 11:26 am

9685849.1 Discharge of Mortgage 7913875.3 - 9.12.2014 at 1:38 pm

9685849.2 Transfer to Withus 2003 Limited - 9.12.2014 at 1:38 pm

9685849.3 Mortgage to ANZ Bank New Zealand Limited - 9.12.2014 at 1:38 pm

11549718.1 Discharge of Mortgage 9685849.3 - 19.9.2019 at 2:56 pm

11549718.2 Transfer to Jonathan Stuart Gowland (1/2 share) and Kelly Elizabeth Duckworth (1/2 share) - 19.9.2019 at 2:56 pm

11549718.3 Mortgage to Westpac New Zealand Limited - 19.9.2019 at 2:56 pm

13286781.1 Discharge of Mortgage 11549718.3 - 23.5.2025 at 1:39 pm

13286781.2 Transfer to Laura Anne Mackfall and Romany Tyrone Powell - 23.5.2025 at 1:39 pm

13286781.3 Mortgage to Basecorp Finance Limited - 23.5.2025 at 1:39 pm

13640513.1 Discharge of Mortgage 13286781.3 - 26.6.2026 at 12:42 pm

13640513.2 Mortgage to Bank of New Zealand - 26.6.2026 at 12:42 pm

References

Prior C/T 34D/331

Transfer No.

N/C. Order No. B.351966.2

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 8th day of April one thousand nine hundred and ninety-four under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that JOSEPH THOMAS ROBINSON of Raumati, Waterside Worker

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 423 square metres more or less situate in the District of Kapiti Coast being Lot 1 on Deposited Plan 77237



Assistant Land Registrar

B.351966.2 Transfer grant of the right to drain sewage (in gross) over the part herein marked "A" on DP 77237 in favour of The Kapiti Coast District Council - 8.4.1994 at 10.51 a.m. (Subject to Section 243(a) of the Resource Management Act 1991)

[Signature]
A.L.R.

B.360888.1 Transfer to Brian Robert Hampton Monks of Raumati, Consultant - 20.5.1994 at 9.27 a.m.

[Signature]
A.L.R.

Measurements are Metric

No.

[illegible]

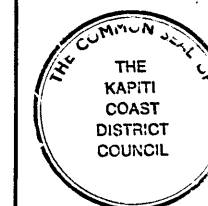


Approvals

REGISTERED OWNERS

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 17th day of August 1993.

Subject to the granting or reserving of the easements set out in the Memorandum hereon.
The Common Seal of the Kapiti Coast District Council is affixed hereto in the presence of:



MAYOR

GENERAL MANAGER

MEMORANDUM OF EASEMENTS

PURPOSE	SERV. TEN.	SHOWN	GRANTEE
SEWAGE DRAINAGE	LOT 1	(A)	KAPITI COAST DISTRICT COUNCIL
	LOT 2	(B)	

Total Area 837 m²

Comprised in CT 34D/331 (All)

I, WILLIAM MARK EDGAR of PARAPARAUMU

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

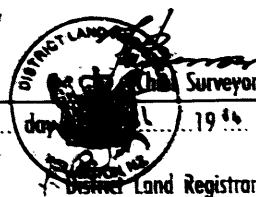
Dated at Paraparaumu this 24 day of August 1993. Signature: [Signature]

Field Book 6163, 225-228 Traverse Book 518, p. 109
Reference Plans DP 12298, 14034, 47743, 54530, 68476, 59609, LT 53743, 50 33507, 34264
Examined C. N. R. Correct

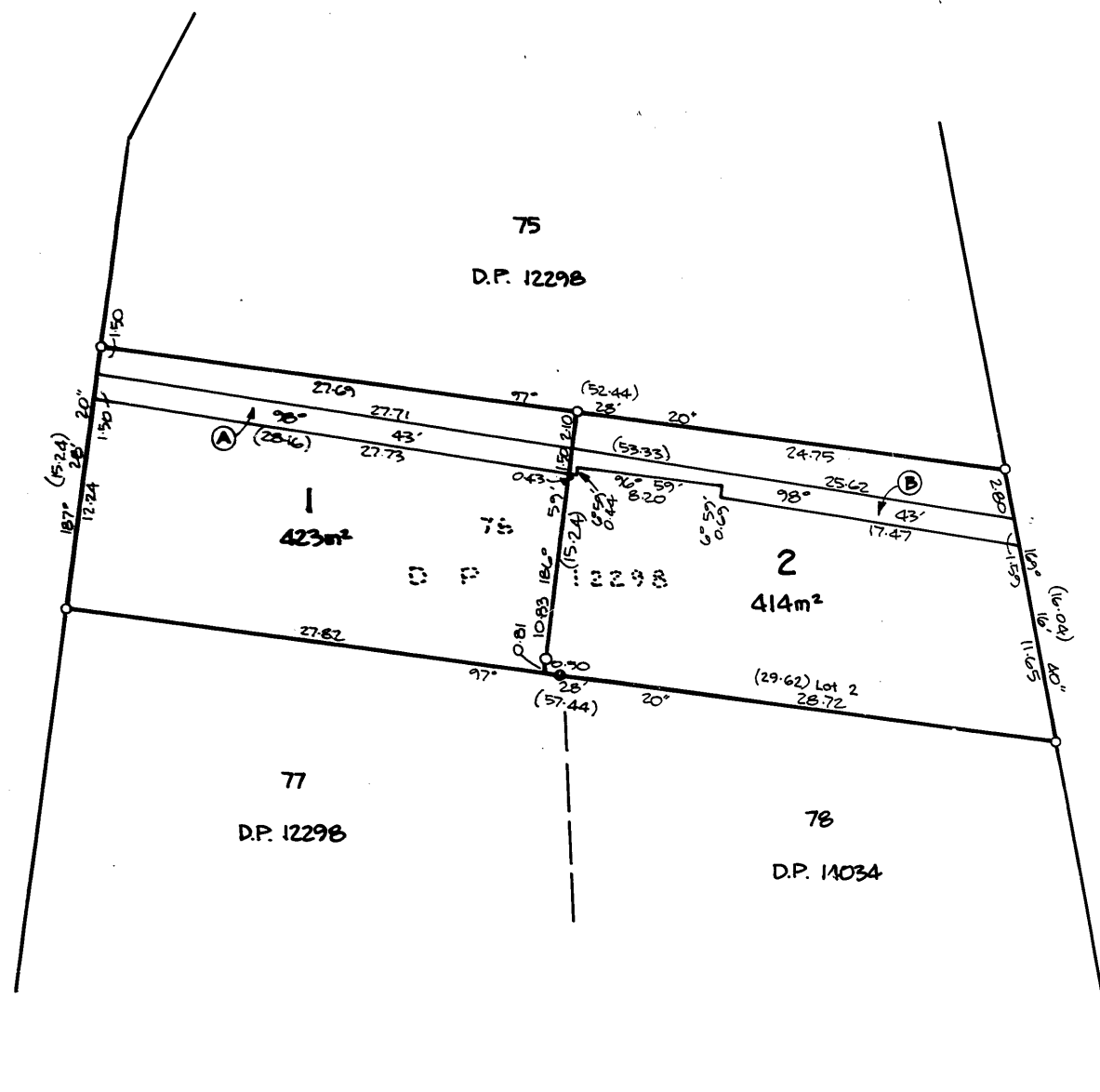
Approved as to Survey

20/10/93

Deposited this 8th day



77237

ROSETTA ROAD
LEGAL ROAD
20.12 WIDEALLEN ROAD
LEGAL ROAD
20.12 WIDE

LAND DISTRICT WELLINGTON

SURVEY BLK. & DIST. 1 PAKAKARIKI

NZMS 261 SHT R26 RECORD MAP No 54.14

LOTS 1 & 2 BEING SUBDIVISION
OF LOT 76 D.P. 12298

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT

Surveyed by CUTTRISS MCKENZIE MARTIN LTD

Scale 1:250 Date MAY 1993

File K202
Received 6/9/93
Instructions

Aerial Photography

300 Rosetta Road, Raumati (LOT 1 DP 77237)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: July 21, 2026

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Operative District Plan 2021 - Zones and Precincts

300 Rosetta Road, Raumati (LOT 1 DP 77237)



Key to map symbols

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



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: July 21, 2026

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

300 Rosetta Road, Raumati (LOT 1 DP 77237)



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

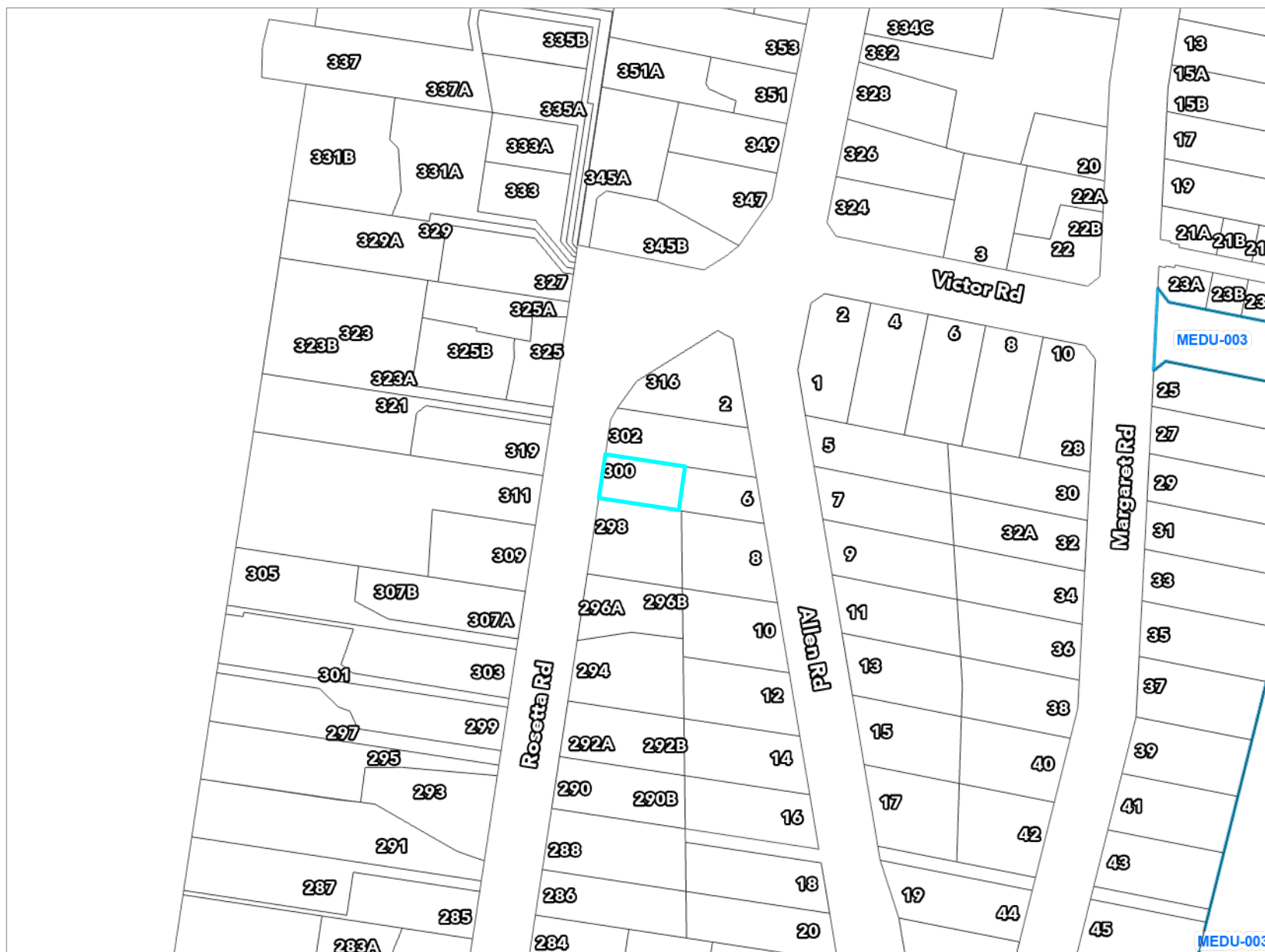
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300 Rosetta Road, Raumati (LOT 1 DP 77237)

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

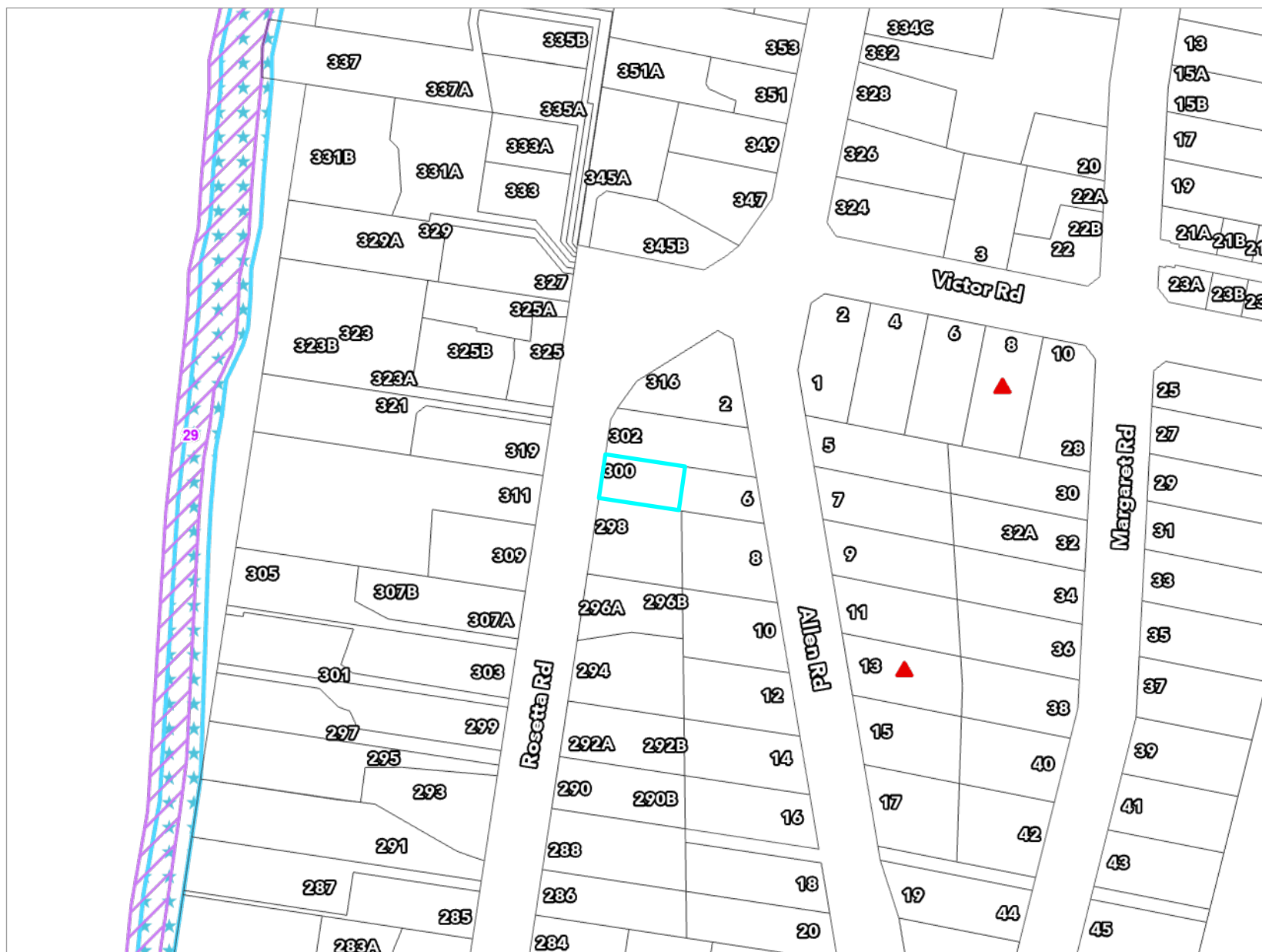
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Operative District Plan 2021 - Natural Features

300 Rosetta Road, Raumati (LOT 1 DP 77237)



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

Date Printed: July 21, 2026

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Operative District Plan 2021 - Natural Hazards

300 Rosetta Road, Raumati (LOT 1 DP 77237)



Key to map symbols

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

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



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: July 21, 2026

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Latest Flood Hazards

300 Rosetta Road, Raumati (LOT 1 DP 77237)



Key to map symbols

- Overflow Path
- Fill Control
- 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

Date Printed: July 21, 2026

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Resource Consents Map
300 Rosetta Road, Raumati (LOT 1 DP 77237)



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: July 21, 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
010096	307B Rosetta Road, Raumati	1528206400B	FLAT 2 DP 42482 1/2 INT 921 M2 BEING	SD	CROSS LEASE VARIATION TO REFLECT ADDITIONS	N	N	s.223 Approval	24/5/2001	20/4/2001
000062	1 Allen Road, Raumati Beach	1528213600B	FLAT 2 DP 54636 1/2 INT 801 M2 BEING	SC	CROSS LEASE VARIATION, ALTERATIONS and ADDITIONS	N	N	s.223 Approval	21/3/2000	2/3/2000
000084	325B Rosetta Road, Raumati	1528207100	LOTS 1 and 2 DP 47743	SC	BOUNDARY ADJUSTMENT BETWEEN 325 A and B ROSETTA ROAD	N	N	s.224 Issued	23/6/2000	17/3/2000
030200	325B Rosetta Road, Raumati	1528207100	LOT 1 DP 90457 -SUBJ TO EMNT	SD	SUBDIVISION, ONE ADDITIONAL RESIDENTIAL LOT.	N	N	s.224 Issued	22/8/2003	5/8/2003
020331	307A Rosetta Road, Raumati	1528206400A	FLAT 1 DP 42482 1/2 INT 921 M2 BEING	SD	AMENDMENT TO CROSSLEASE PLAN TO INCORPORATE ADDITIONS	N	N	s.223 Approval	18/12/2002	4/12/2002
070241	325A Rosetta Road, Raumati	1528207101	LOT 2 DP 90457 -INT IN EMNT	LD	Dwelling addition encroaching 3m side yard at 325A Rosetta	N	N	Decision Issued	27/8/2007	1/8/2007
120111	319 Rosetta Road, Raumati	1528206700	LOT 2 DP 90752 C/T 58C/345	LD	Earthworks and retaining wall at 319 Rosetta Road, Raumati	N	N	Decision Issued	24/9/2012	28/8/2012
930165	6 Allen Road, Raumati Beach	1528215801	LOT 2 DP 77237	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	Decision Issued	18/6/1993	30/5/1993

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
980147	296B Rosetta Road, Raumati	1528216800B	FLAT 2 DP 70421 1/2 INT651 M2 BEI NG	SC	AMMENDED CROSSLEASE APPLICATION	N	N	s.223 Approval	13/5/1998	17/4/1998

Health and Alcohol Licenses

300 Rosetta Road, Raumati (LOT 1 DP 77237)



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.



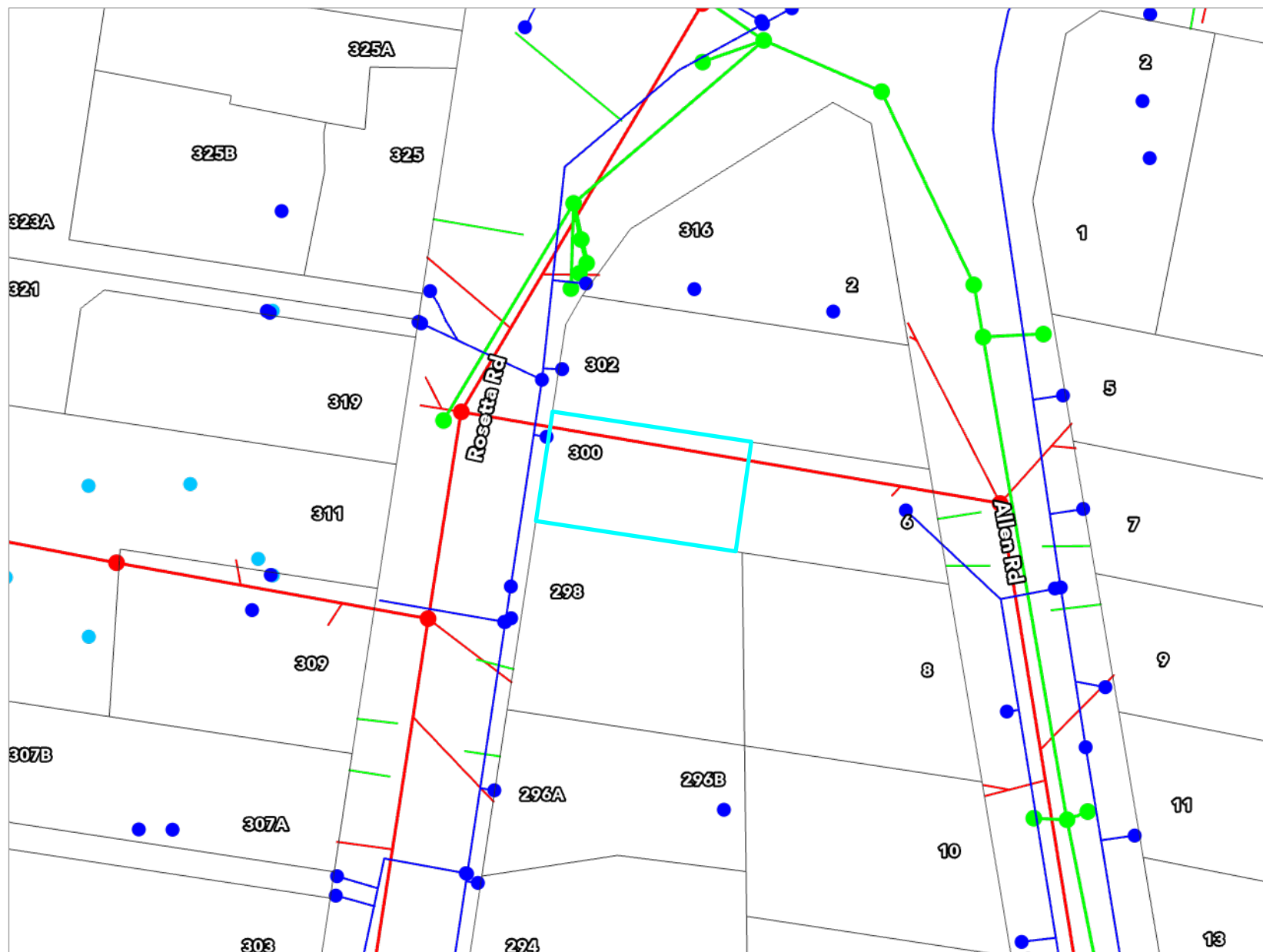
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Scale @ A4 - 1:1,000

Date Printed: July 21, 2026

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Services Network

300 Rosetta Road, Raumati (LOT 1 DP 77237)



Key to map symbols

- WS Node
- Non-KCDC 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.



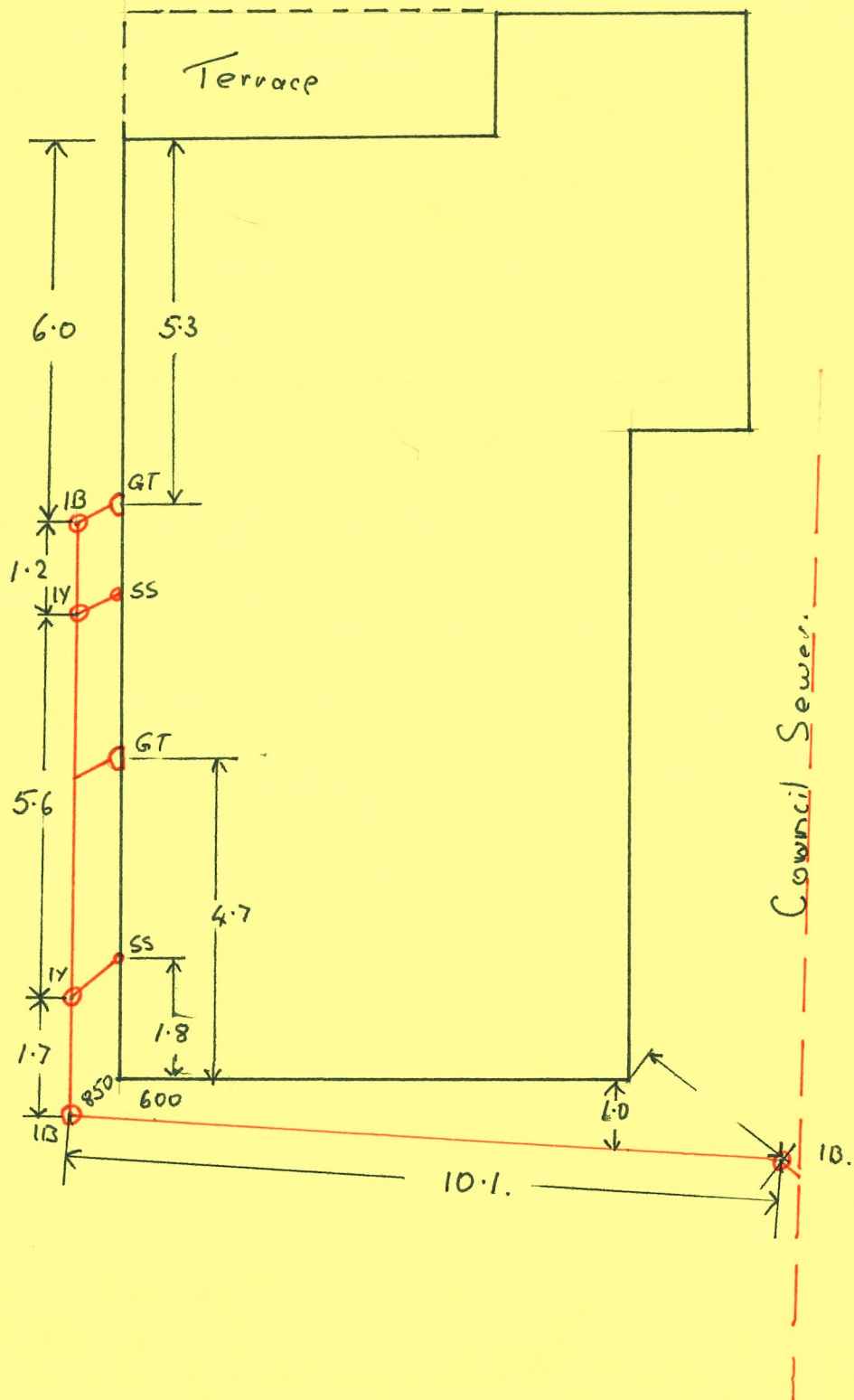
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Scale @ A4 - 1:800

Date Printed: July 21, 2026

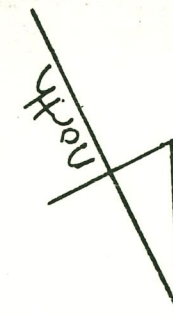
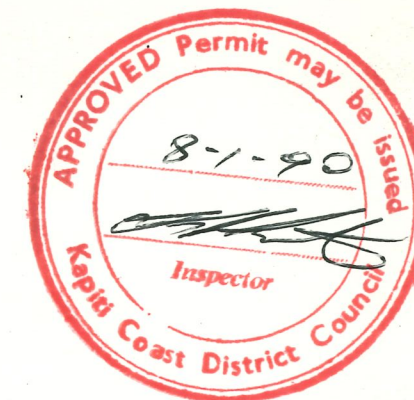
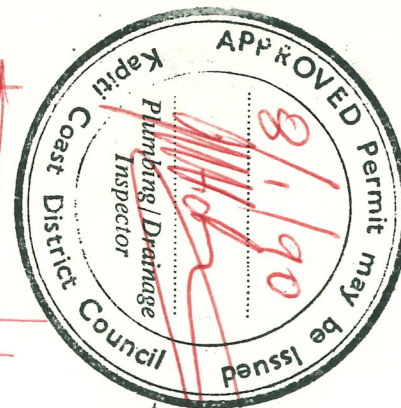
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300 Rosetta Rd. Frontage. (Robinson.)



BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE SEWER MAIN.

~~BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE SEWER MAIN.~~



43000

26000 to Cross Lease Boundary

IMPORTANT
24 HRS NOTICE MUST BE GIVEN THE INSPECTOR FOR ALL STAGES OF WORK TICKED BELOW.

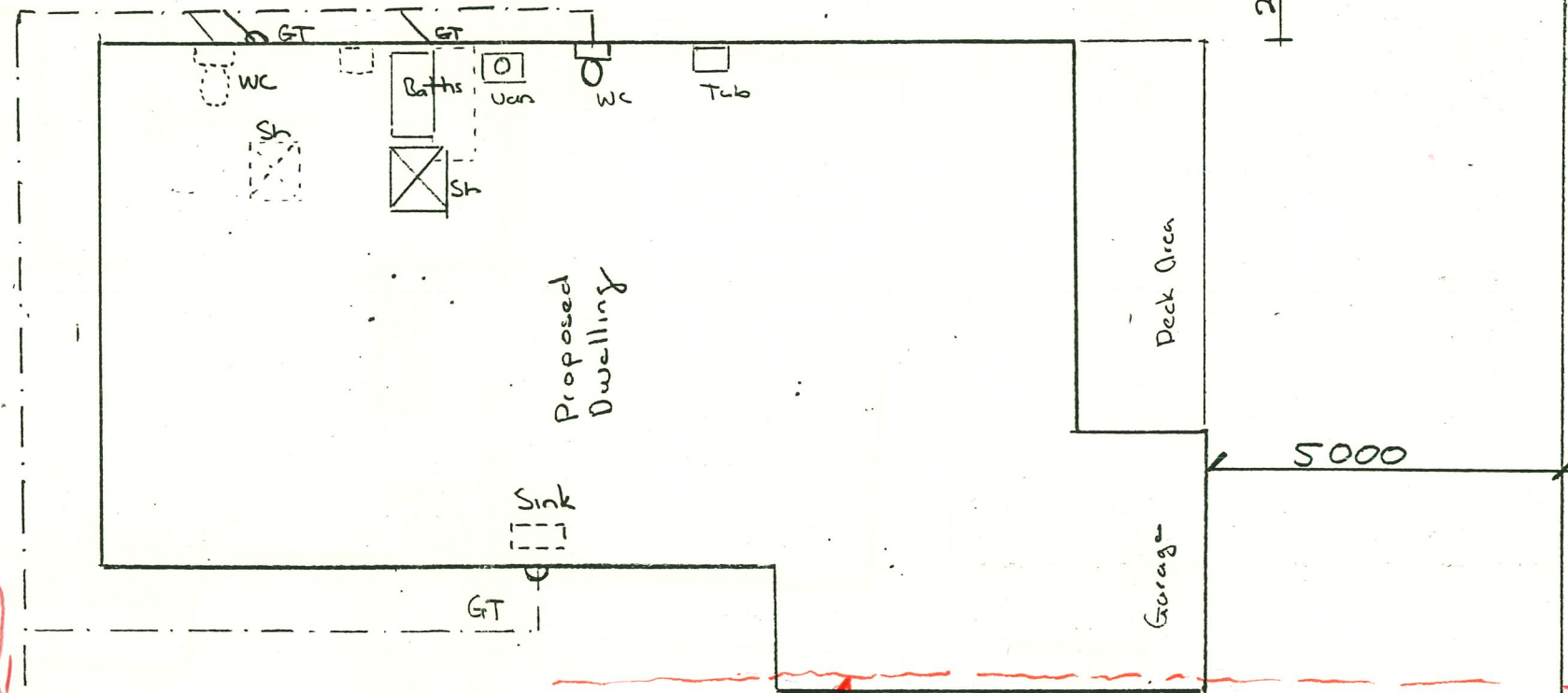
COMMENCEMENT OF WORK	☒
BEFORE POURING ANY CONCRETE	☒
BEFORE FIXING ANY FLOOR	☒
BEFORE FIXING ANY WALL OR CEILING LININGS	☒
BEFORE BACKFILLING ANY DRAIN TRENCH	☒
BEFORE COVERING ANY PLUMBING WORKS	☒
BEFORE FITTING ANY FLUE/CEILING COVER PLATE	☒
ON COMPLETION OF WORKS	☒
NOTE: INSPECTIONS ARE CARRIED OUT ON WEEKDAYS ONLY.	

KCDC to install

New Sewer Lateral

Council Sewer 150 earthenware 1m - 1.5m Deep.

LOT 76 DP 12298 837 m²



Find existing water main not to be built over

Note: 1. Sewage line located at 0.9m from foundation

2. Water & telephone located under foundation is to be removed.

300 Rossetta Rd

LOCAL AGENTS

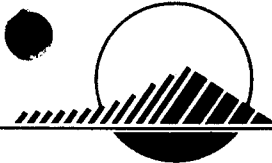
NEW HOME FOR:

Mr J Robinson
6 Allan Rd / 300 Rosetta Rd

Contractor to Verify all Dimensions on site before Commencing any work

DATE: 20/12/89	SCALE: 1:100	SHT No.: 1
DRAWN: MK	REFERENCE:	SERIES OF:

MICROTECH



KAPITI COAST DISTRICT COUNCIL

Ref: SP885

18 June 1993

Cuttriss McKenzie Martin Ltd
P O Box 1445
PARAPARAUMU

Dear Sirs

**SCHEME PLAN SP885 - PROPOSED SUBDIVISION AT 300 ROSETTA ROAD,
RAUMATI FOR J ROBINSON**

This is to advise that pursuant to Section 105 of the Resource Management Act 1991 the proposed subdivision as shown on Scheme Plan SP885 (your ref 16202) has been approved by Council subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The payment of Council engineering fees of \$120.40 (GST inclusive).
3. A concrete vehicle crossing shall be provided to serve Lot 1. Vehicle access from Allen Road to Lot 2 shall be formed, metalled and sealed to the satisfaction of the Subdivisional Engineer.
4. Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer.
5. Power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
6. The subdivision shall be reticulated for sewage disposal and high pressure water. All lots shall be provided with individual service connections.
7. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Ngarara Building, Rimu
Road. Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

8. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
9. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision except as otherwise provided by these conditions.
10. All costs arising from any of the above conditions shall be at the expense of the subdivider.

Any objection to this decision or any condition imposed with the decision must be lodged with Council within one month of receiving this letter.

Yours faithfully

P Chammen
PLANNING OFFICER

MAS

The Chairperson and Members
SUBDIVISIONS MEETING

**SCHEME PLAN SP885 - PROPOSED SUBDIVISION AT 300 ROSETTA ROAD,
RAUMATI FOR J ROBINSON**

Scheme Plan SP885 attached shows a proposed two lot subdivision within an area zoned Residential A.

Lot 1 contains 420 sqm of flat ground with a new house while Lot 2 contains 410 sqm of flattish ground with an old cottage and garage.

All services are available in both streets with Council's sewer main running through this subdivision.

The above subdivision complies with the Kapiti Coast District Plan.

No reserve contribution is payable as the total site is below 1,000 sqm.

RECOMMENDATION

That pursuant to Section 105 of the Resource Management Act 1991, Council approve Scheme Plan SP885 subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The payment of Council engineering fees of \$120.40 (GST inclusive).
3. A concrete vehicle crossing shall be provided to serve Lot 1. Vehicle access from Allen Road to Lot 2 shall be formed, metalled and sealed to the satisfaction of the Subdivisional Engineer.
4. Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer.
5. Power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
6. The subdivision shall be reticulated for sewage disposal and high pressure water. All lots shall be provided with individual service connections.
7. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan.

Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

8. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
9. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision except as otherwise provided by these conditions.
10. All costs arising from any of the above conditions shall be at the expense of the subdivider.

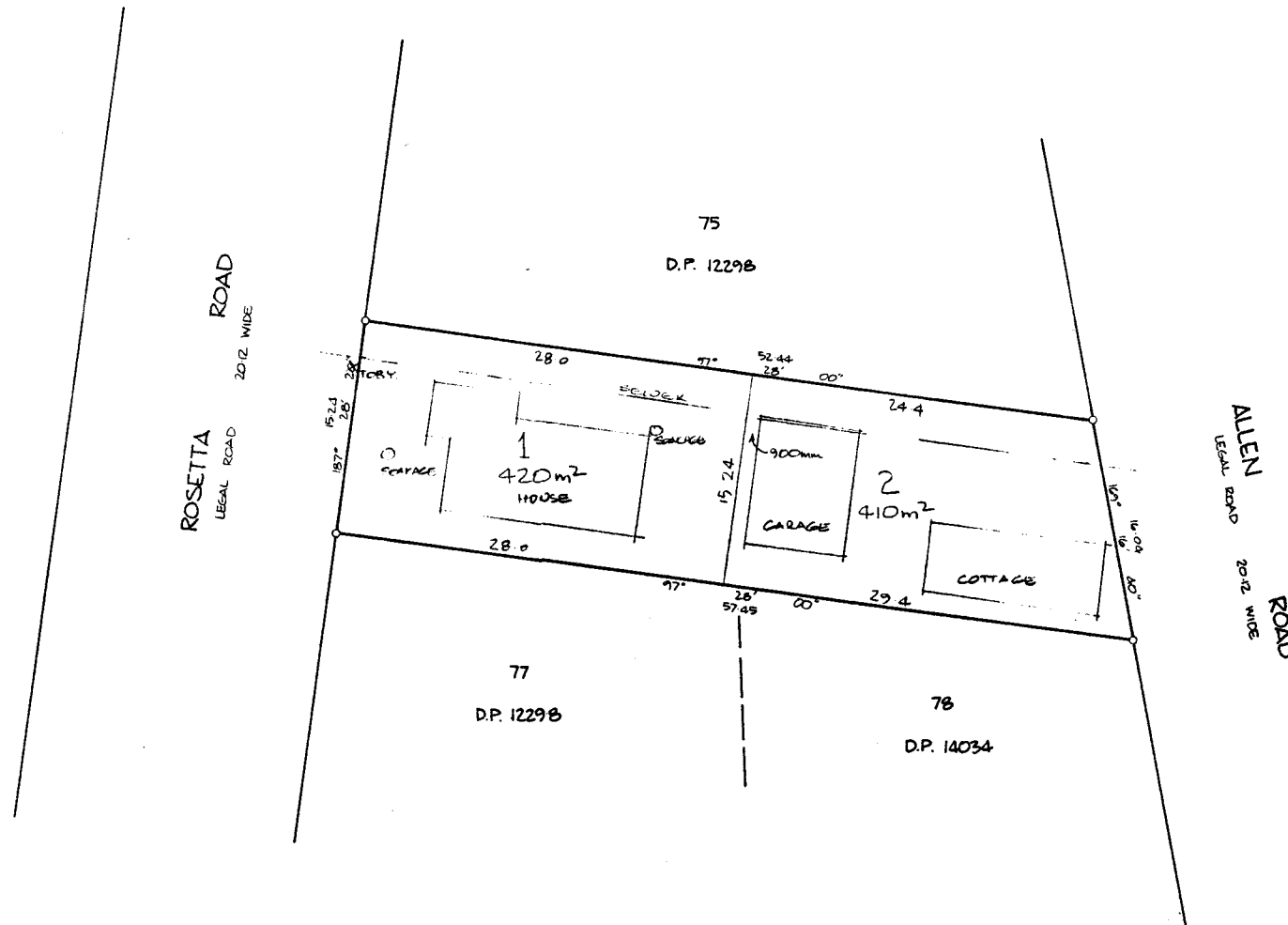
Report prepared by :



P Chammen
PLANNING OFFICER

MdG

8 June 1993



SP 885

Approvals

REGISTERED OWNERS

Approved pursuant to Section 223 of the Resource Management Act 1991 on the day of _____ 1993

38

Total Area

Comprised in

I, WILLIAM MARK EDGAR of PARAPARAUMU
Registered Surveyor and holder of an annual practising certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1986) hereby certify that this plan has been made from
surveys executed by me or under my directions, that both plan and
survey are correct and have been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.

Dated at this day
of 19 Signature

Field Book p. Traverse Book p.

Reference Plans

Examined Correct

Approved as to Survey

..... / / Chief Surveyor

Deposited this day of 19

District Land Registrar

File 16702
Received
Instructions

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. 1 PAKAKARIKI
NZMS 261 SHT RECORD MAP No

LOTS 1 & 2 BEING SUBDIVISION
OF LOT 76 D.P. 12298

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by CUTTRISS MCKENZIE MARTIN LTD
Scale 1:250 Date MAY 1993