



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.

17 August 2026

HGRE Limited

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 9 Manawa Avenue 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:

9 Manawa Avenue Raumati

Application Details

Applicant	HGRE Limited
LIM number	L260716
Application date	07/08/2026
Issue Date	17/08/2026

Property Details

Property address	9 Manawa Avenue Raumati
Legal description	LOT 36 DP 42949 CT 14C/1393
Area (hectares)	0.0820

Valuation Information

Valuation number	1530120100
Capital value	\$760,000
Land Value	\$420,000
Improvements Value	\$340,000

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	\$5,858.64 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/09/2026
Rates arrears	\$0.00
Water Rates	\$160.93 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

28/10/87 Building Permit 71132 CARPORT 20 SQ M

23/05/79 Building Permit 94044 DWELLING 189-82 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.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

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.

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.

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. 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 High Density Residential in the Operative District Plan (2021).

The property is located within Height Variation Control Area (36 metres).
There are specific provisions in the Operative District Plan (2021) for this Area.

This property was created via subdivision in 1975. A copy of the Deposited Plan (DP 42949) 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 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 Horizontal Surface 50m AMSL, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

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 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.

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.

The adjacent and adjoining road carriageways (Manawa Avenue & Rimu Road) are shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

The adjoining road carriageways (Rata Road & Rimu Road) are shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

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

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

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

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

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.

6. Natural Hazards

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 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 shown on the services network plan. The sewer lateral has multiple consumers using the one lateral. An as-built plan of private drainage is provided with this LIM.

Stormwater discharges 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.

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 **WN14C/1393**

Land Registration District **Wellington**

Date Issued 20 June 1975

Prior References

WN14B/884

Estate Fee Simple

Area 820 square metres more or less

Legal Description Lot 36 Deposited Plan 42949

Original Registered Owners

Denis William Lawson Browne and Barbara Caroline Browne

Interests

B029831.3 Mortgage to Bank of New Zealand - 20.9.1989 at 2.50 pm

References

Prior C/T 14B/884

Transfer No.

N/C. Order No.071639.2

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of June one thousand nine hundred and seventy-five under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that EDWARD BROWSE GILBERD ($\frac{1}{4}$ share) of Stokes Valley Insurance Inspector, ROBERT JAMES ASHLEY DALLEY ($\frac{1}{4}$ share) of Waikanae Retired and SIDNEY ALFRED KERR ($\frac{1}{4}$ share) of Raumati Estate Agent as tenants in common in the said shares are

seised 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 820 square metres more or less situate in the Borough of Kapiti being Lot 36 on Deposited Plan 42949

Mortgage 99602.1 to Australia and New Zealand Banking Group Limited 7.9.1973 at 12.10 p.m.

A.L.R.

Assistant Land Registrar

Transfer 134898.1 to Joseph Spencer-Mallin of Wellington, Customs Officer and Mary Spencer-Mallin his wife - 25.11.1975 at 9.28 a.m.

A.L.R.

Fencing Covenant in Transfer 134898.1.

A.L.R.

Transfer 246992.1 to John Kenneth Sutton of Paraparaumu, Company Director and Glenice Rae Sutton his wife - 17.3.1978 at 1.41 p.m.

A.L.R.

DISCHARGED Mortgage 246992.2 to Olphert & Bornholdt Nominees Limited - 17.3.1978 at 1.41 p.m.

A.L.R.

DISCHARGED Mortgage 246992.3 to Australia and New Zealand Banking Group Limited - 17.3.1978 at 12.10 p.m.

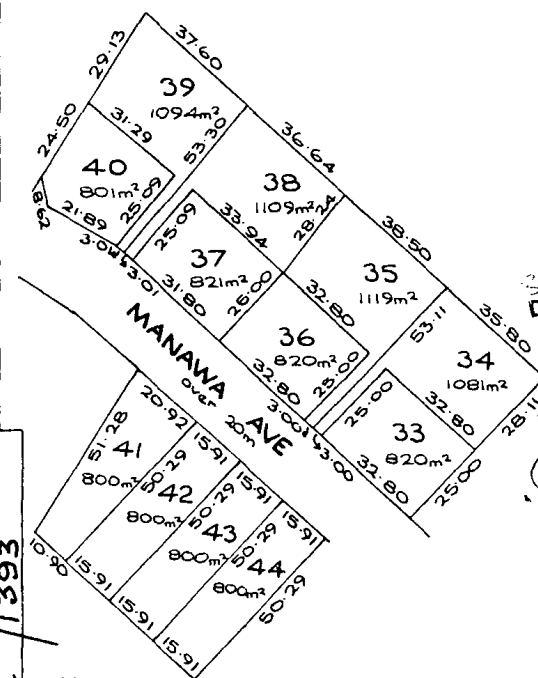
A.L.R.

Transfer 372591.2 to Denis William Lawson Browne of Raumati Beach, Secondary School-teacher and Barbara Caroline Browne his wife - 13.10.1980 at 10.30 a.m.

for D.L.R.

Mortgage 372591.3 to DISCHARGED Corporation 13.10.1980 at 10.30 a.m.

Register copy for L. & D. 29. 71. 72 for D.L.R.



Measurements are Metric

No. 14C / 1393

No. 14C / 1393

8029831.1
Mortgage 372591.4 to The Public Service
Investment Society Limited 13.10.1980
at 10.30 a.m. 20.9.1989

for D.L.R.

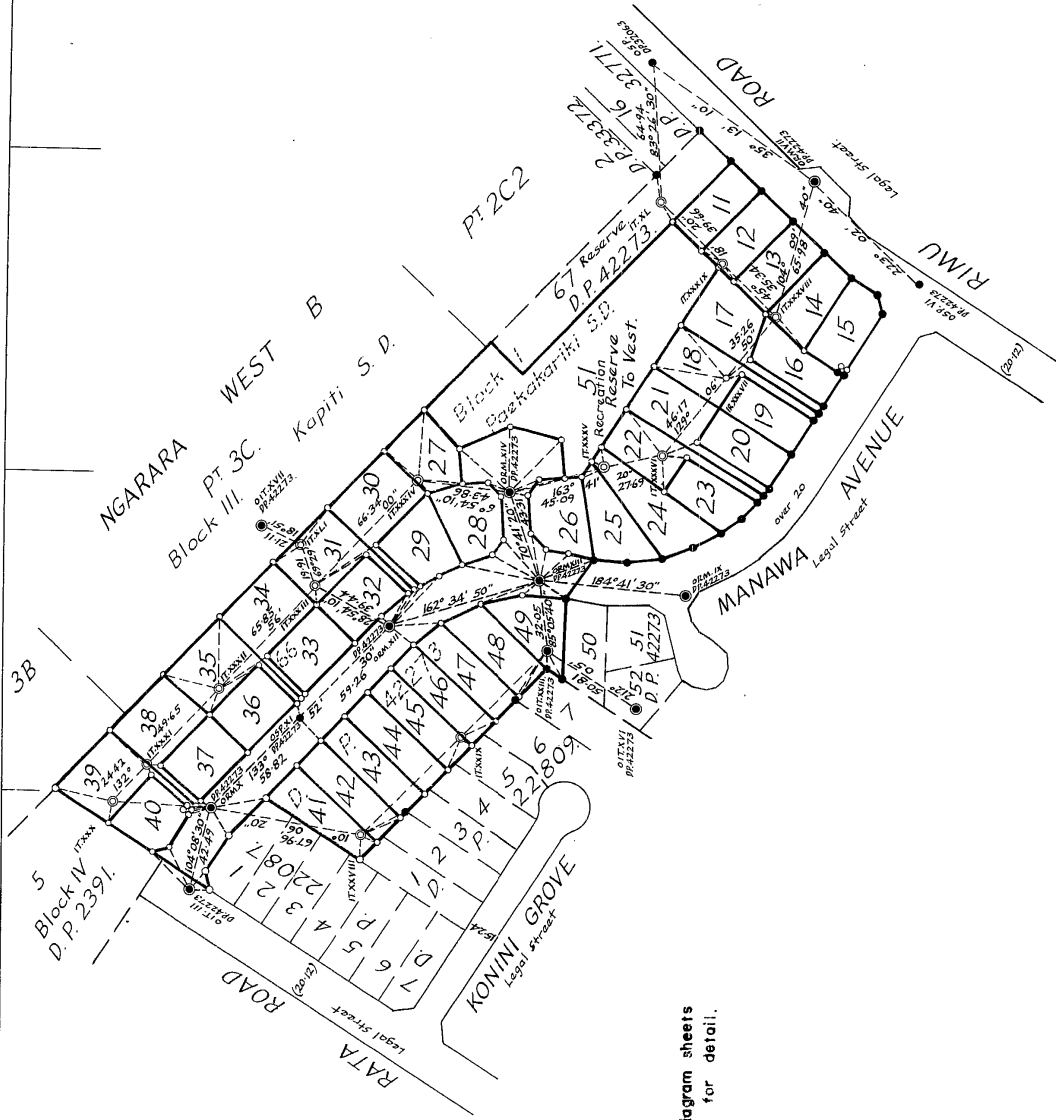
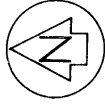
B.029831.3 Mortgage to Bank of New
Zealand - 20.9.1989 at 2.50 p.m.

A.L.R.

~~Entered B.530149.3 Transfer of mortgage
in to The Home Mortgage Company Limited.
23.7.1996 at 12.32 p.m.~~

~~A.L.R.~~





Datum 1949 Geodetic
Wellington Circuit Coordinates
Origin Mt Cook
700000N 300000E
Total Area
Comprised in

ALISTER RITCHIE OF PARAPARAUMU
Registered Surveyor and holder of an annual practicing certificate
hereby certify that this plan has been made from surveys executed
by me or under my direction, that the plan and survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1958
Dated 15th day of October 1974 Signature A. Ritchie
at Paraparaumu
Field Book 300 p 110 - 4 Traverse Book 325 p 65-9
Reference Plus D.P. 42273, 33372, 22809
22087, 2391.
Examined G. de Teo Correct G. de Teo 10-4-75

Approved as to Survey
11 + 10 Deputy Chief Surveyor
Deposited this day of 19
Director and Registrar

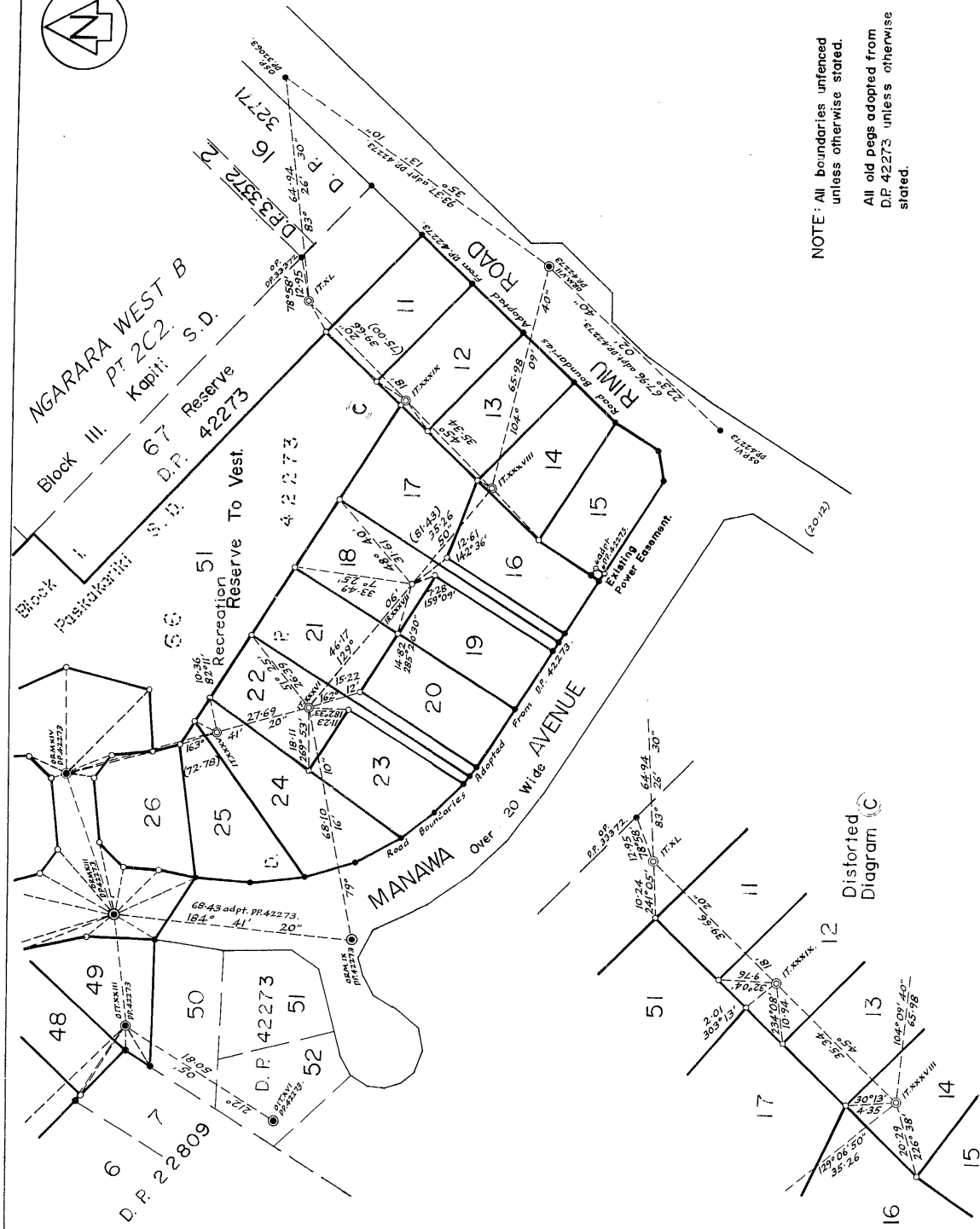
File Received Instructions
42949

Sheet 1.

LOCAL AUTHORITY KAPITI BOROUGH
Surveyed by FOSTER RITCHIE & Co.
Scale 1:1500 Date OCT. 1974

LOTS 11-51 BEING SUBDIVISION
OF LOT 66 D.P. 42273

LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. 1 PAKAKAKARIKI
NZMS SHEET NO.



NOTE: All boundaries unfenced unless otherwise stated.
All old pegs adopted from D.P. 42273 unless otherwise stated.

LAND DISTRICT WELLINGTON
SURVEY BLK & DIST. 1. PAKAKARIKI
NZMS SHEET NO.

DIAGRAM SHEET FOR SUBDIVISION
OF LOT 66, DP 42273

LOCAL AUTHORITY KAPITI BOROUGH
Surveyed by FOSTER RITCHIE & Co.
Scale 1:800 Date OCT. 1974

42949

Sheet 3

Total Area
Comprised in

ALISTER RITCHIE of PARAPARAUMU.
Registered Surveyor and holder of an annual practicing certificate
hereby certifies that this plan has been made from surveys executed
by me or under my direction, that both plan and survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1960
Dated at Paraparaumu this 3rd day
of October 1974 Signature of A. Ritchie
Fruit Bank 300 p. 110-4 Transverse Bank 65 p. 9
Reference Plans
Examined G. J. 17466 Survey Registered 10-4-75
Approved as to Survey
11.4.75 Chief Surveyor
Deposited this day of 19
District Land Registrar

File
Received
Instructions

1:1 Stilling, Surveyor General, Department of Lands and Survey, Wellington.

Aerial Photography

9 Manawa Avenue, Raumati (LOT 36 DP 42949 CT 14C/1393)



0 10 20 Metres

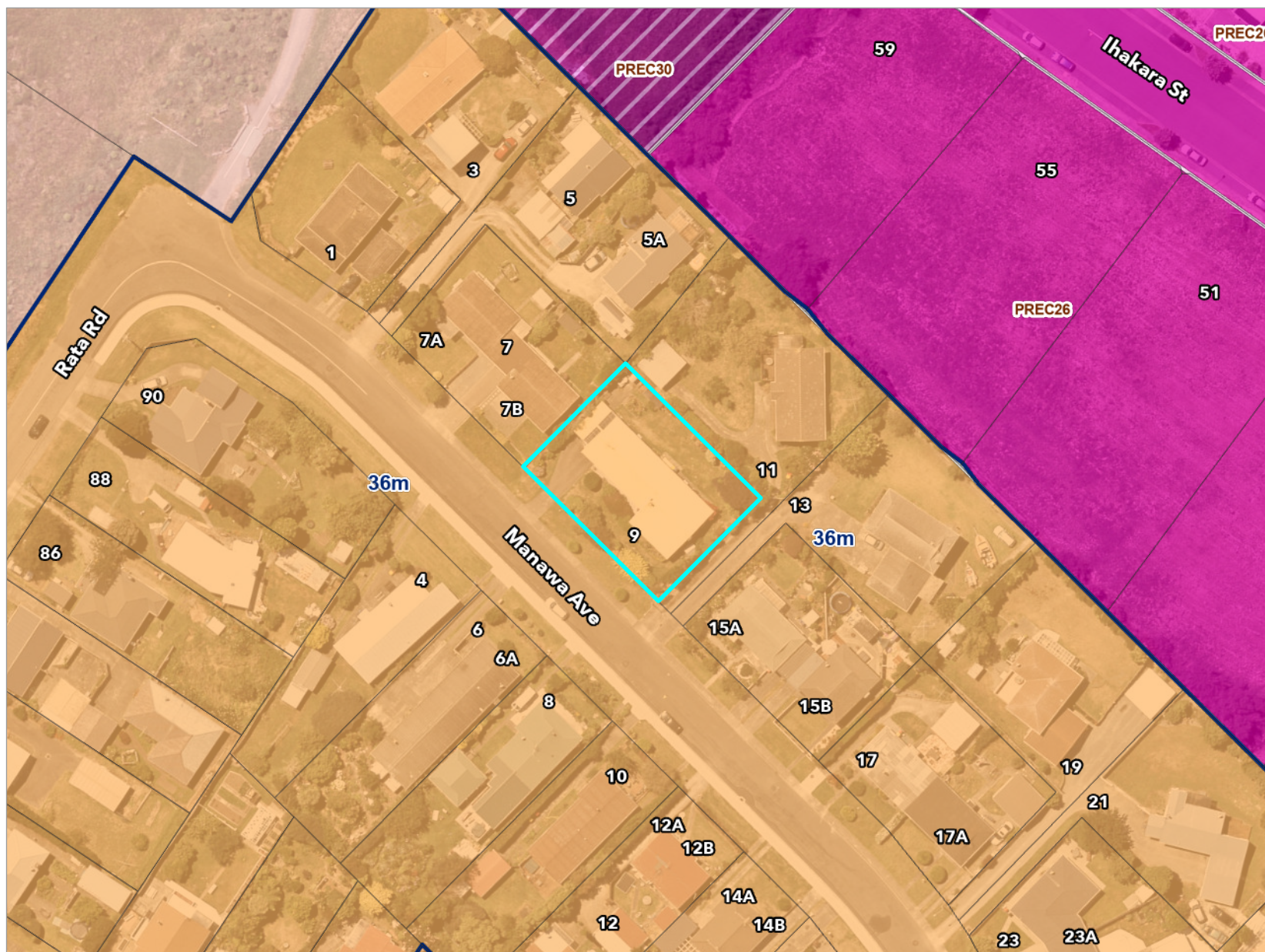
Scale @ A4 - 1:500

Date Printed: August 6, 2026

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Operative District Plan 2021 - Zones and Precincts

9 Manawa Avenue, Raumati (LOT 36 DP 42949 CT 14C/1393)



Key to map symbols

- Height Variation Control Area
- Metropolitan Zone Precinct
- High Density Residential Zone
- Rural Lifestyle Zone
- Mixed Use Zone
- Metropolitan Centre Zone



0 20 40 Metres

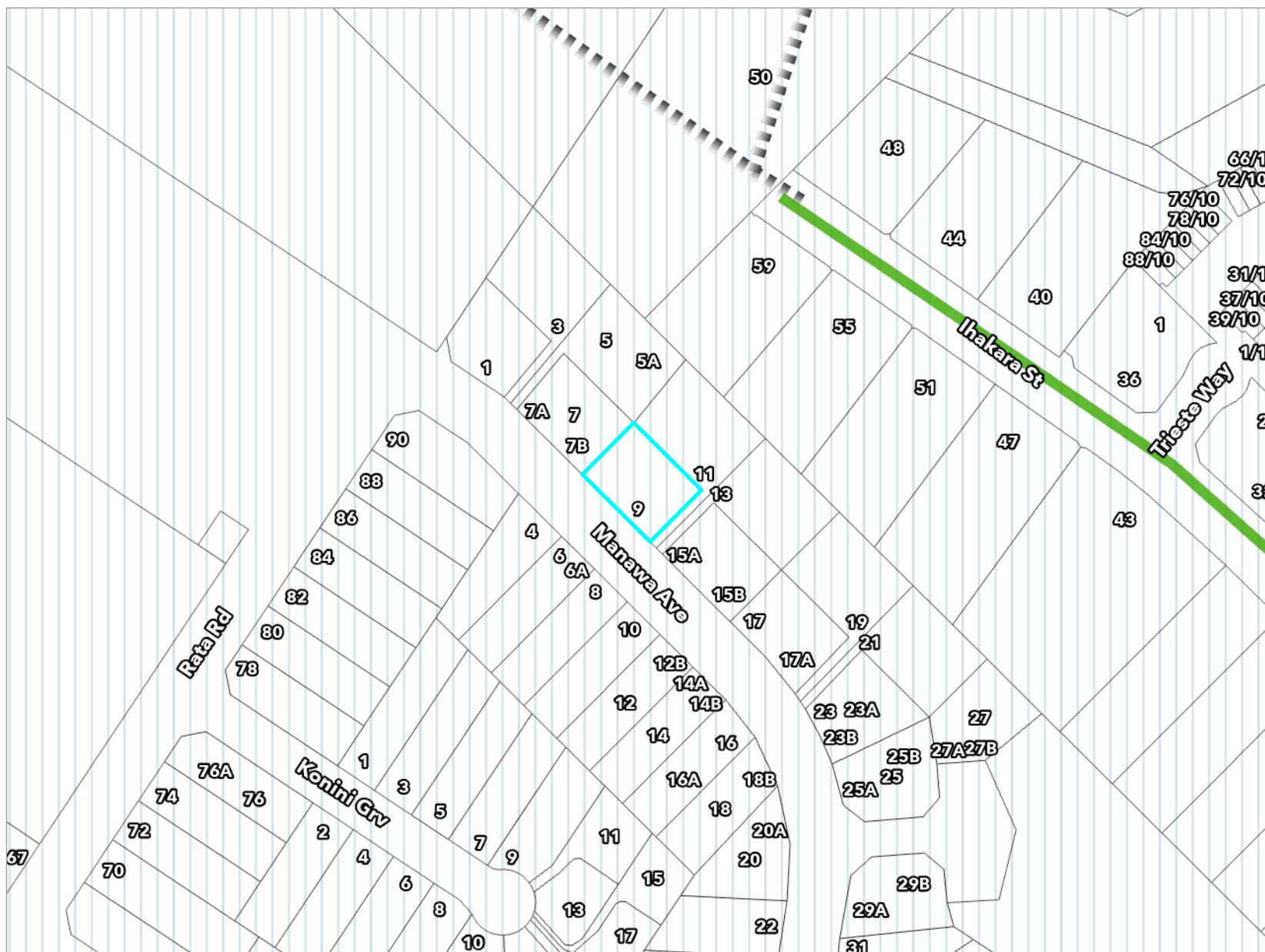
Scale @ A4 - 1:1,000

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

9 Manawa Avenue, Raumati (LOT 36 DP 42949 CT 14C/1393)



Key to map symbols

-  Major Community Connectors
-  Notional Roads
-  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

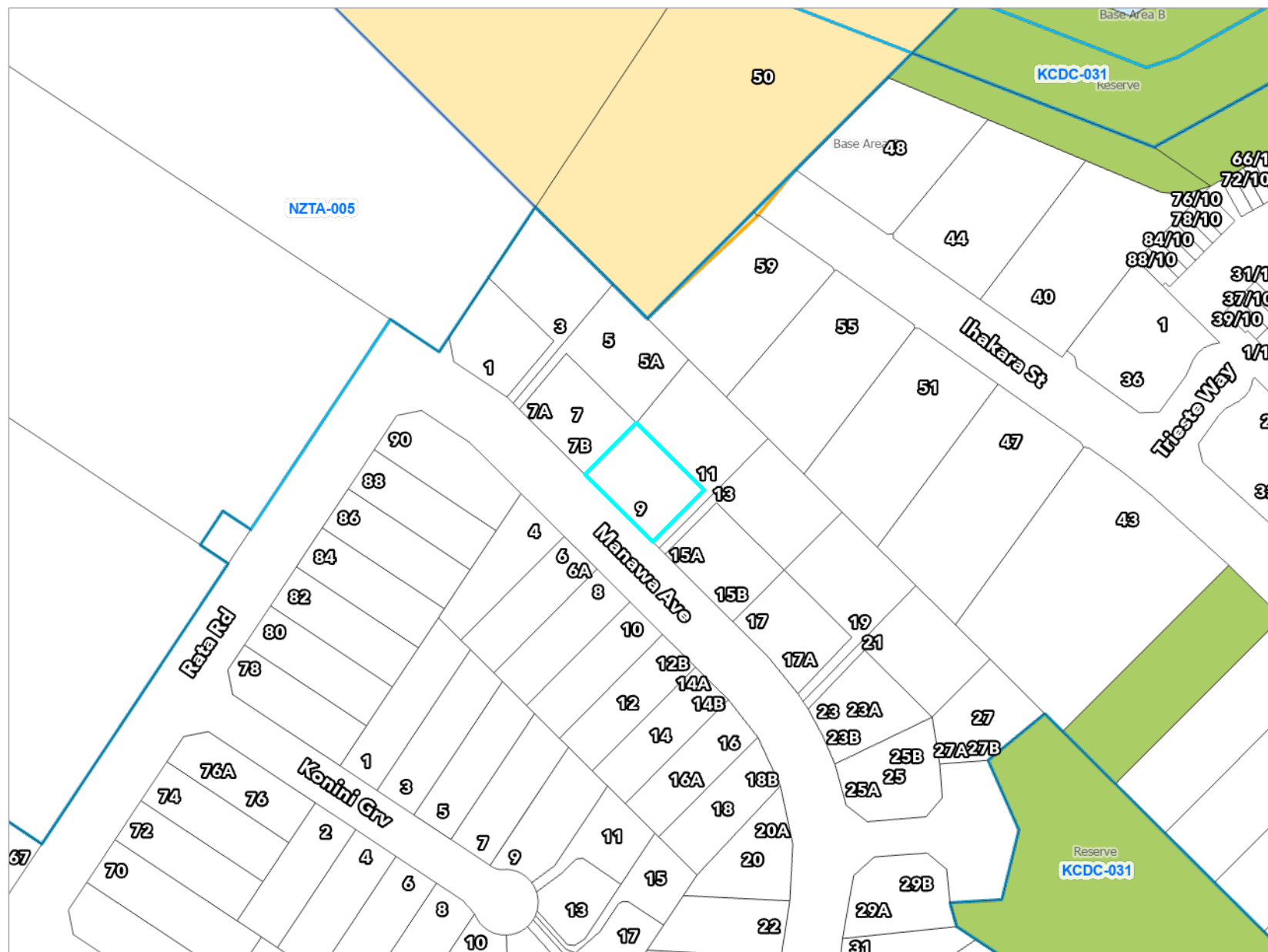
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Operative District Plan 2021 - Designations & Miscellaneous Features

9 Manawa Avenue, Raumati (LOT 36 DP 42949 CT 14C/1393)



Key to map symbols

- Designation
- Base Area B
- Base Area C
- Reserve
- Plan Outline

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

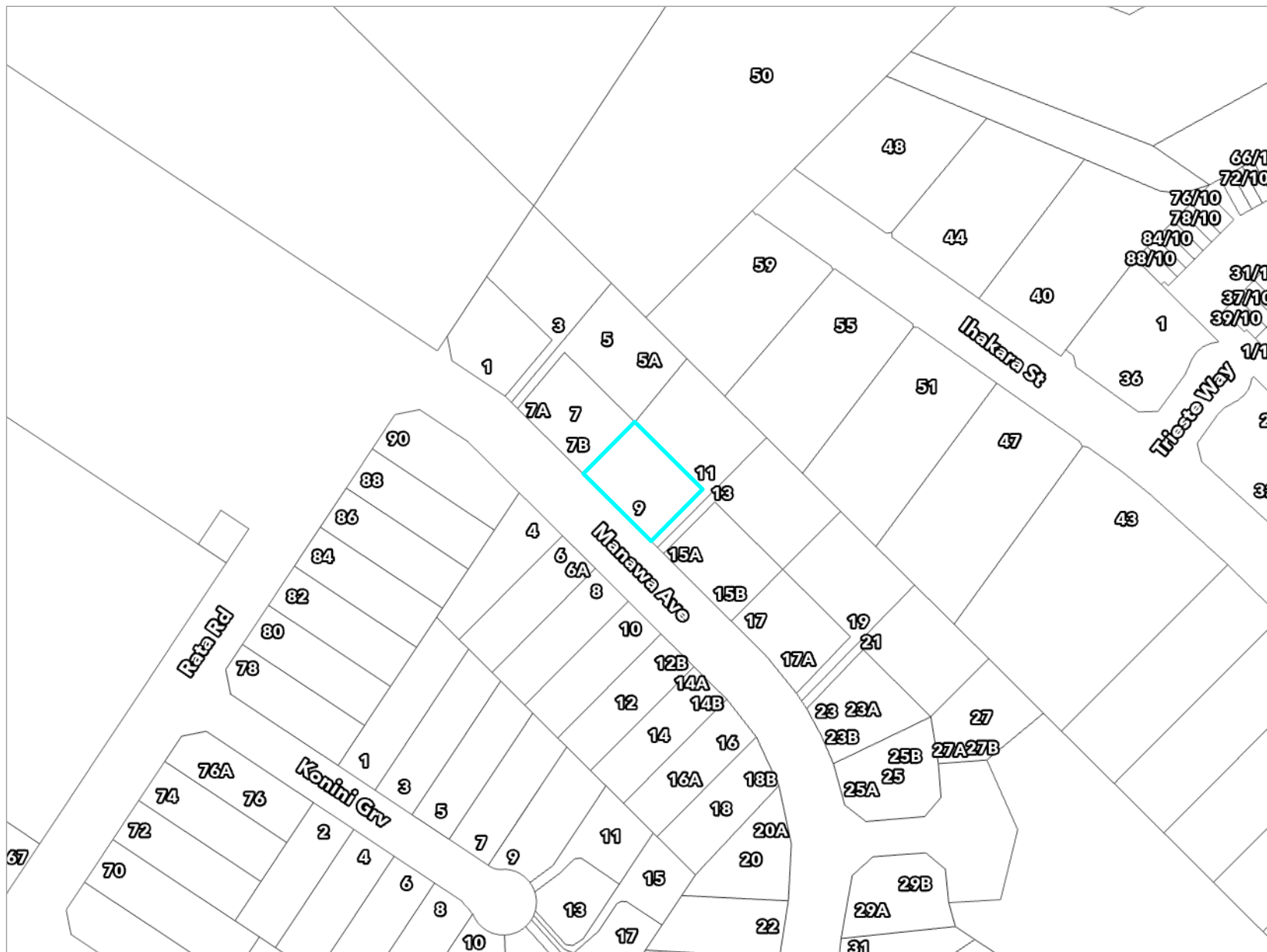
Date Printed: August 6, 2026

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Operative District Plan 2021 - Natural Features

9 Manawa Avenue, Raumati (LOT 36 DP 42949 CT 14C/1393)

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.

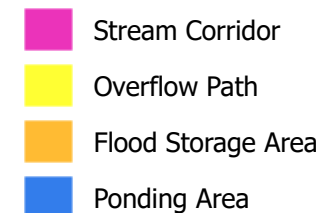


0 40 80 Metres

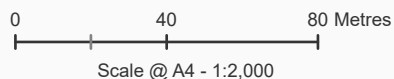
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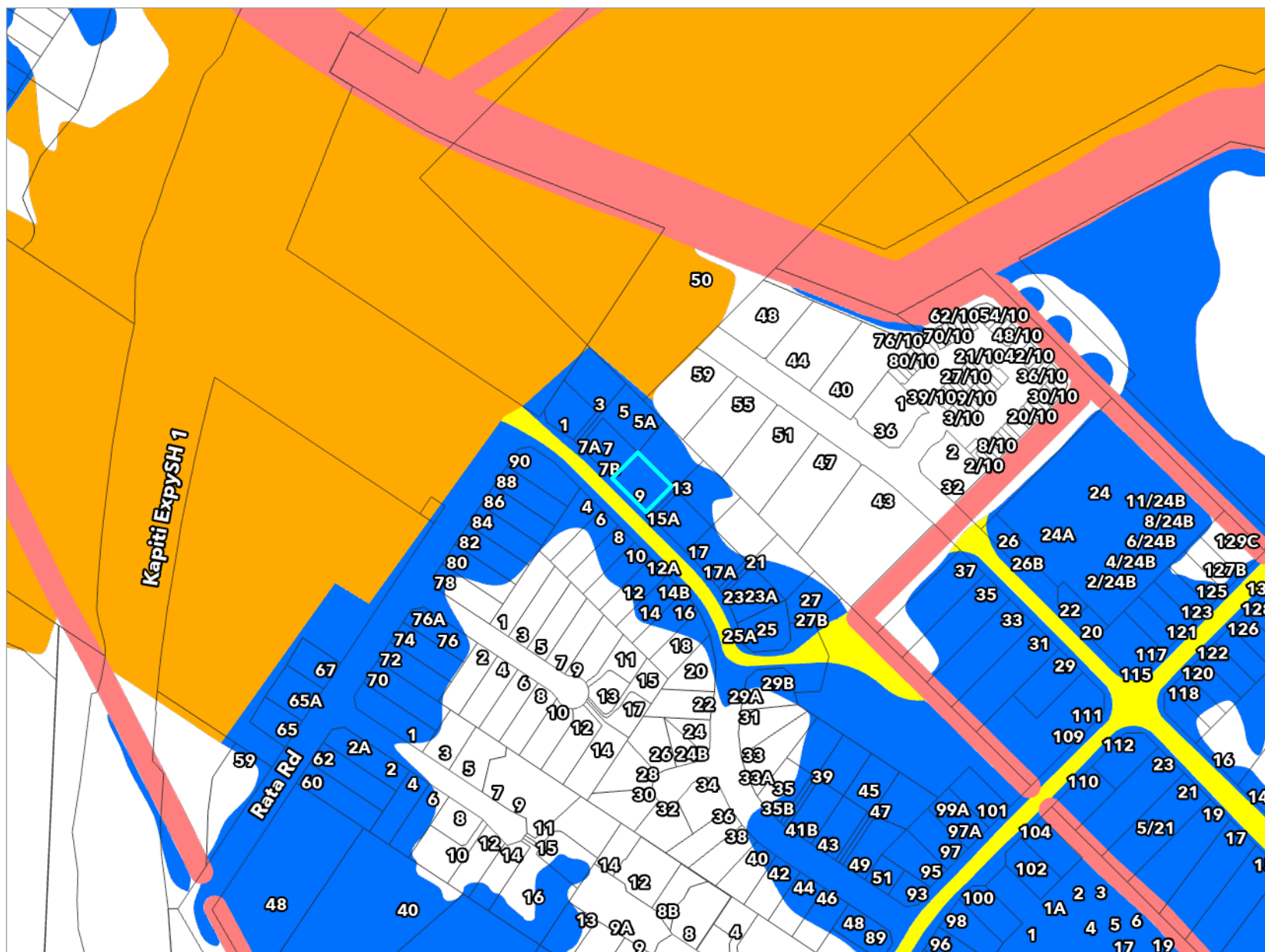


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Latest Flood Hazards

9 Manawa Avenue, Raumati (LOT 36 DP 42949 CT 14C/1393)



Key to map symbols

- Stream Corridor
- Overflow Path
- Storage
- Ponding

The 'Key to map symbols' column above will be empty if no Flood Hazards are present in the area shown on this map.



0 90 180 Metres

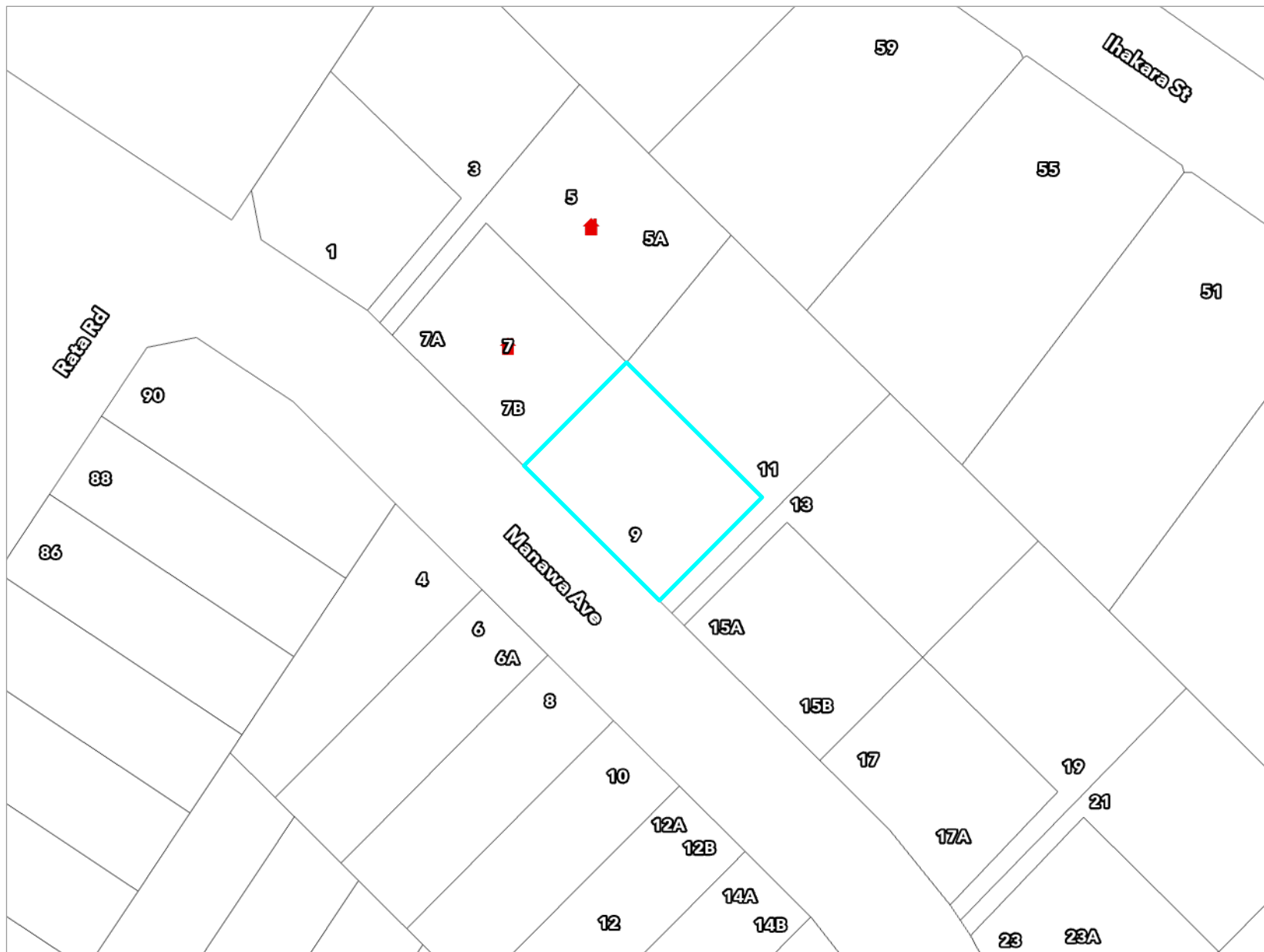
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Resource Consents Map

9 Manawa Avenue, Raumati (LOT 36 DP 42949 CT 14C/1393)



Key to map symbols

 Resource Consents

The 'Key to map symbols' column above will be empty if no Resource Consents are present in the area shown on this map.



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: August 6, 2026

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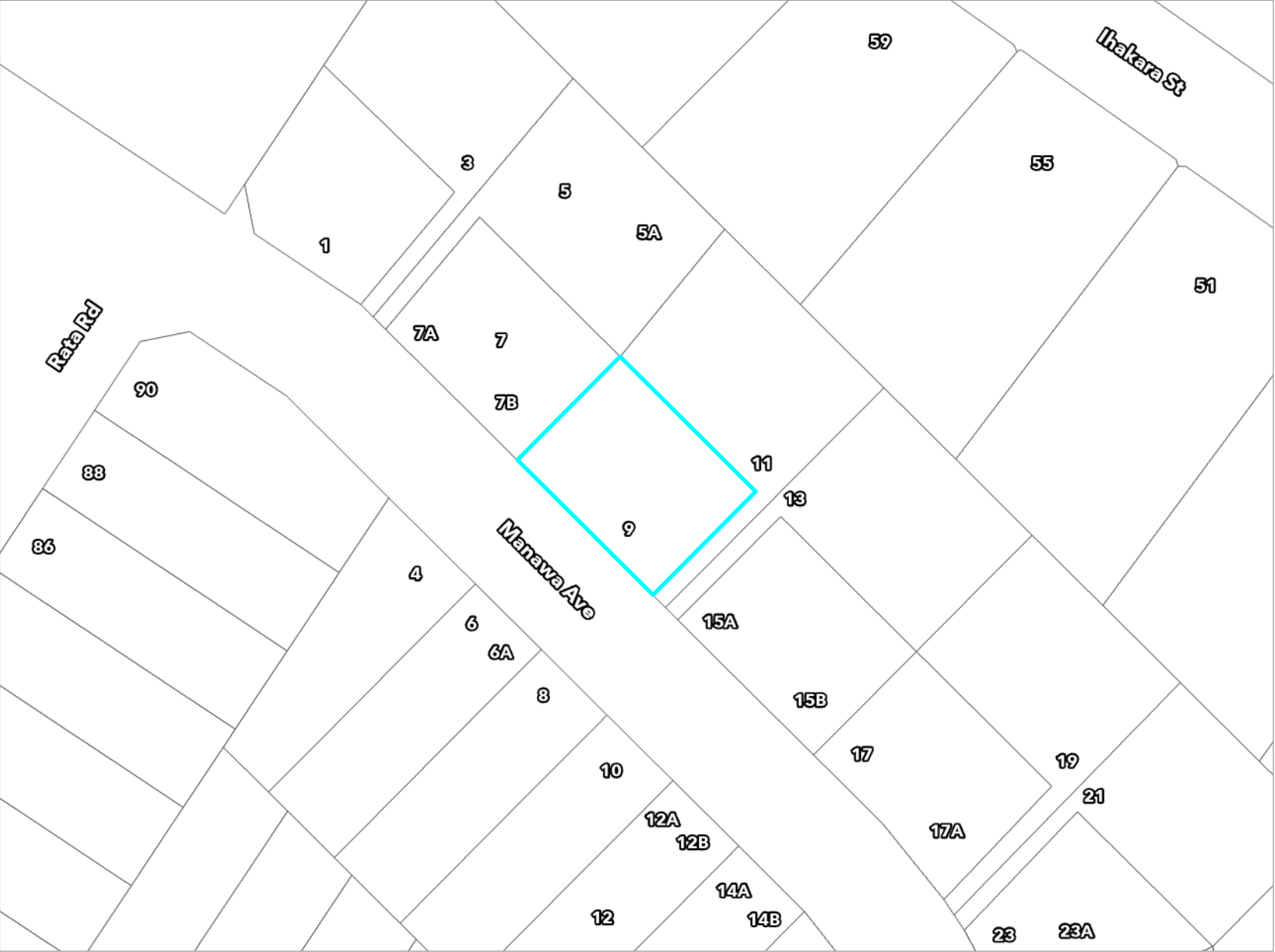
Resource Consents Report

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
030403	47 Ihakara Street, Paraparaumu	1525225300	LOT 1 DP 64653	LC	NEW PREMISES AND CARPARKING FOR THE RSA	N	N	S 127 decision issued	14/4/2004	19/1/2004
030256	47 Ihakara Street, Paraparaumu	1525225300	LOT 1 DP 64653	SC	SUBDIVISION OF WESTERN END OF IHAKARA STREET C/T	N	N	Decision Issued	26/9/2003	11/9/2003
030164	47 Ihakara Street, Paraparaumu	1525225300	LOT 1 DP 64653	LN	UNDERTAKE EARTHWORKS RELATING TO OPEN DRAIN IN	N	N	Decision Issued	31/7/2003	14/7/2003
040005	47 Ihakara Street, Paraparaumu	1525225300	LOT 1 DP 64653	SC	Subdivision and related earthworks, road at	N	N	s.221 Consent Notice	15/3/2004	19/1/2004
050173	47 Ihakara Street, Paraparaumu	1525225300	LOT 1 DP 64653	SC	Subdivision - 8 lots, including 1 for roading and	N	N	s.223 Approval	21/7/2005	30/6/2005
040321	47 Ihakara Street, Paraparaumu	1525225300	LOT 1 DP 64653	LC	Earthworks(Stage 2)including levelling remainder	Y	N	Decision Issued	19/4/2005	1/11/2004
070344	5 Manawa Avenue, Raumati	1530119900A	FLAT 1 DP 50069 HAVING 1/2 INTEREST IN	SD	Application for cross lease update for 5 Manawa Ave,	N	N	s.224 Issued	13/11/2007	8/11/2007
990204	7A Manawa Avenue, Raumati	1530120000A	FLAT 1 DP 44312 1/2 INT 821 M2 BEING LOT	SC	AMEND EXISTING ALTERATION OF A CROSS LEASE PLAN	N	N	s.223 Approval	10/6/1999	2/6/1999

Resource Consent Number	Location	Valuation Number	Property Legal Descri ption	Consent Type	Consent Proposa I	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
990122	5 Manawa Avenue, Raumati	1530119900A	FLAT 1 DP 50069 1/2 INT 1109 M2 BEING	LD	BUILD A DOUBL E GARAGE ON THE SITE OF AN EXISTING CARPORT	N	N	Decision Issued	3/5/1999	6/4/1999

Health and Alcohol Licenses

9 Manawa Avenue, Raumati (LOT 36 DP 42949 CT 14C/1393)



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.



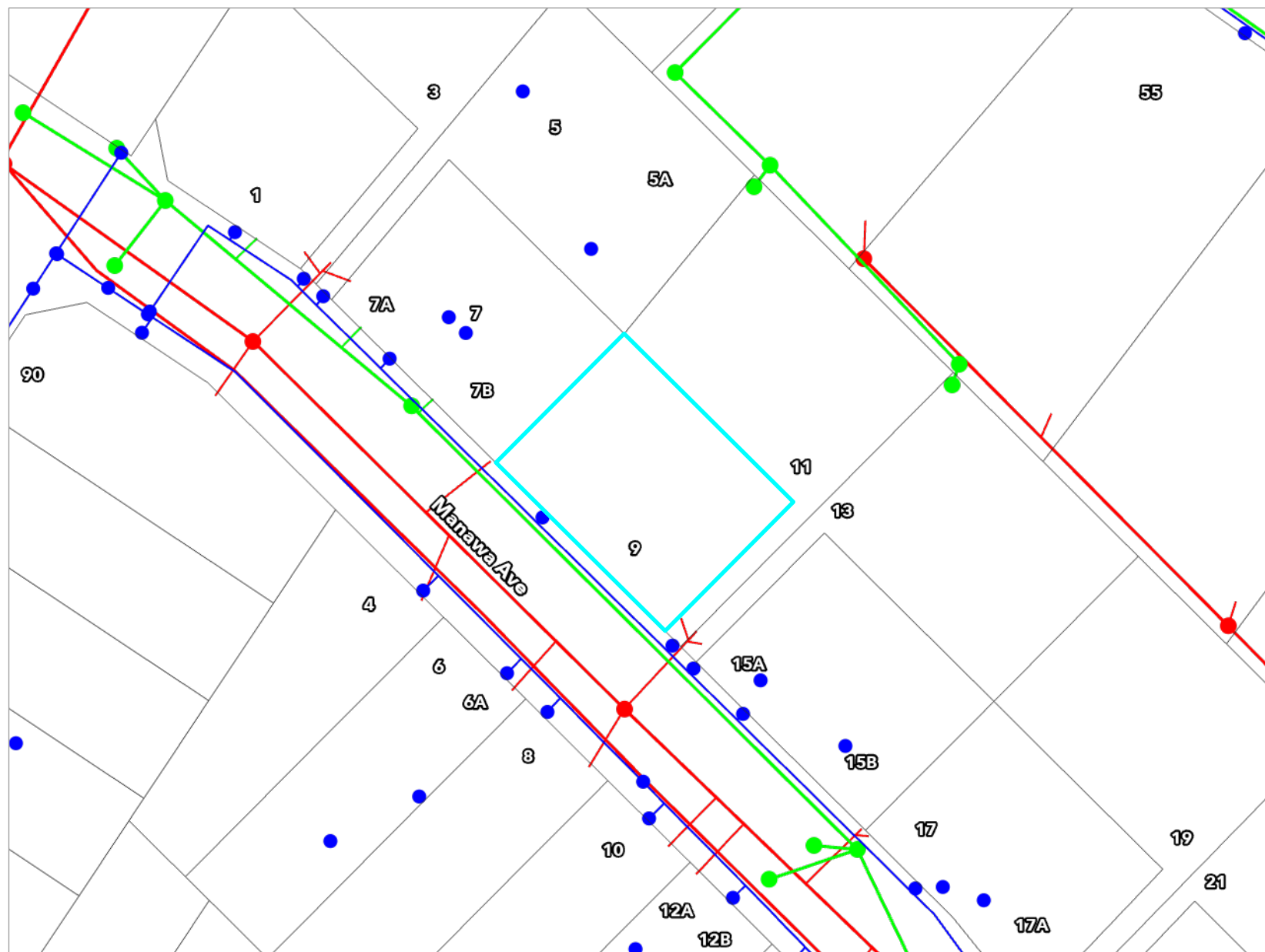
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Scale @ A4 - 1:1,000

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Services Network

9 Manawa Avenue, Raumati (LOT 36 DP 42949 CT 14C/1393)



Key to map symbols

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

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

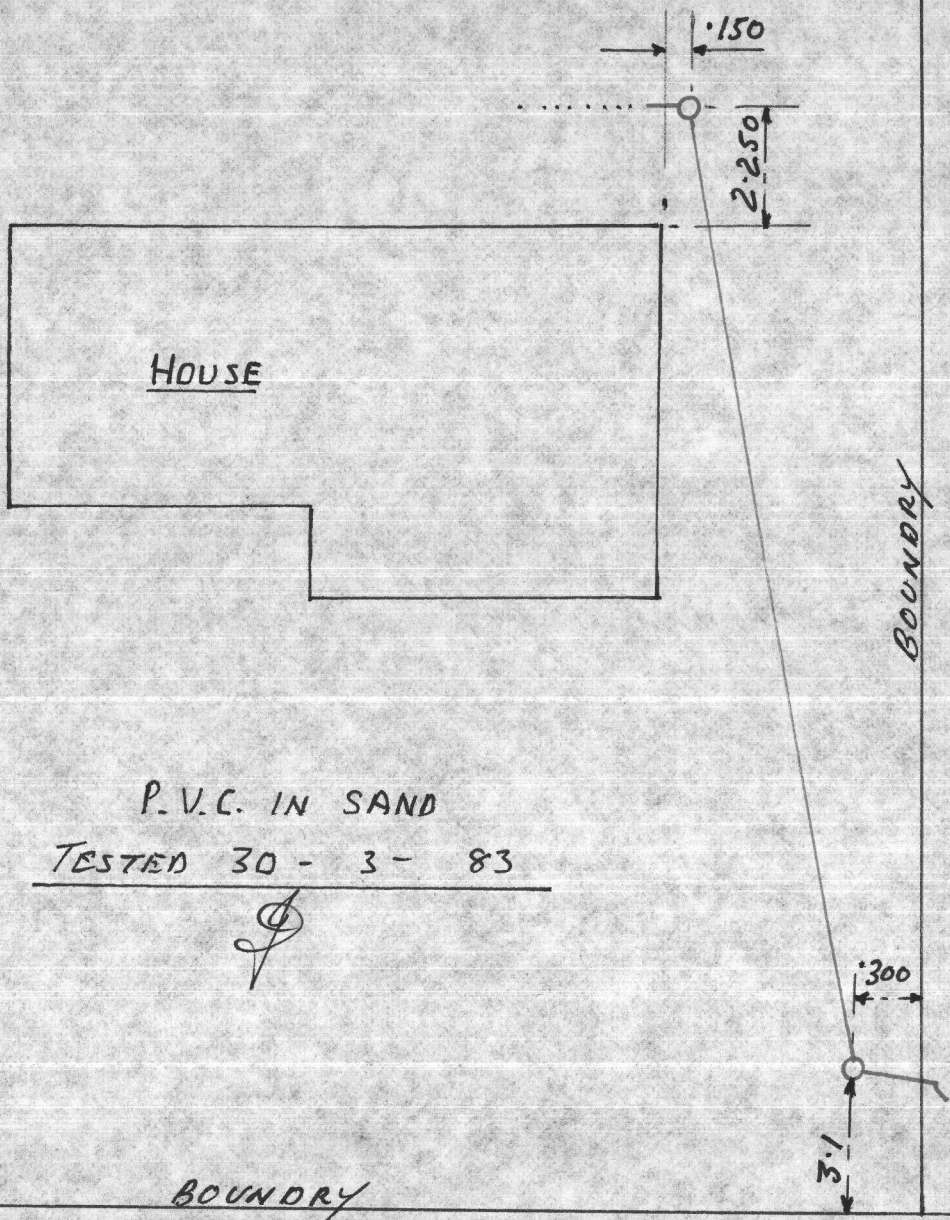


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Date Printed: August 6, 2026

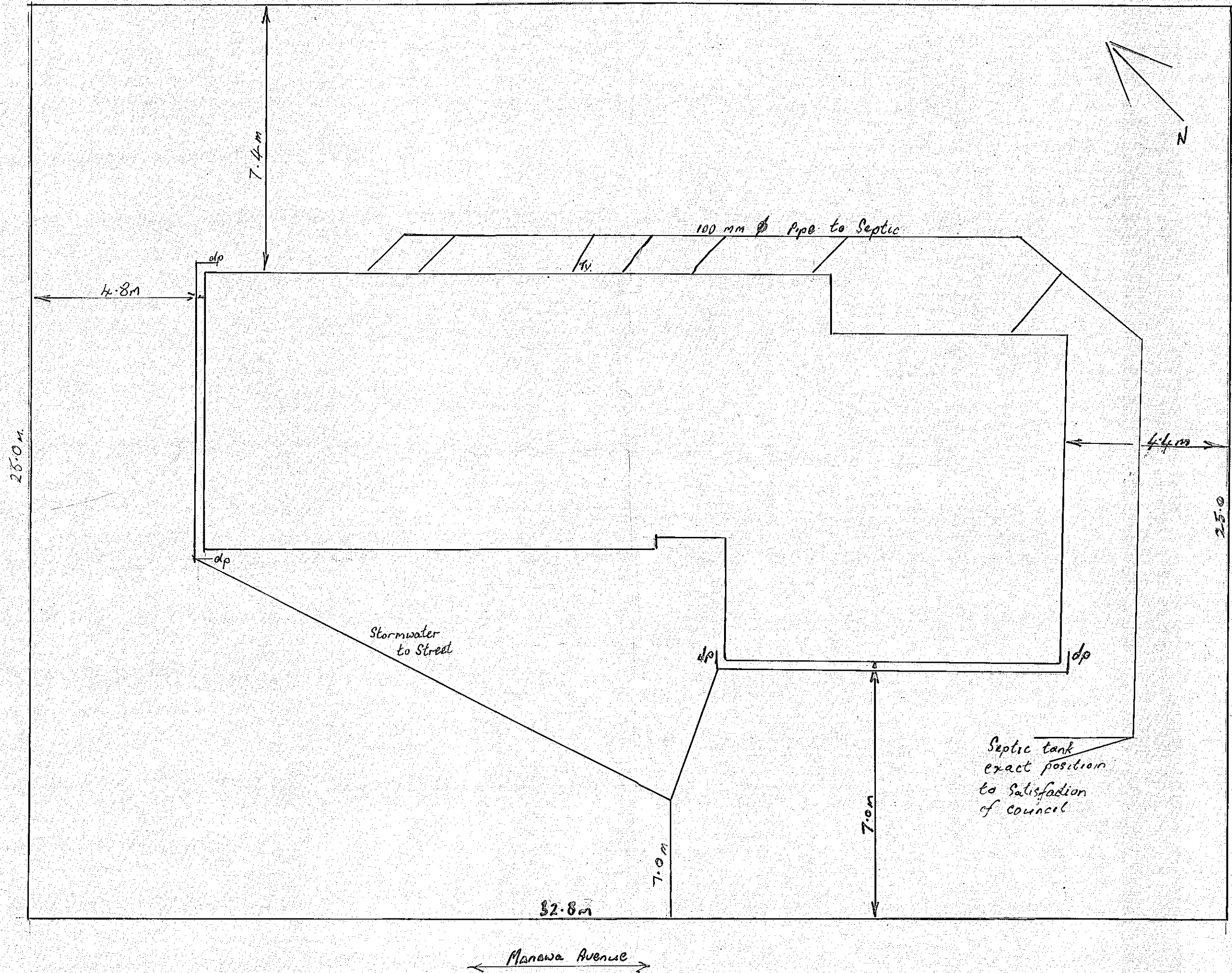
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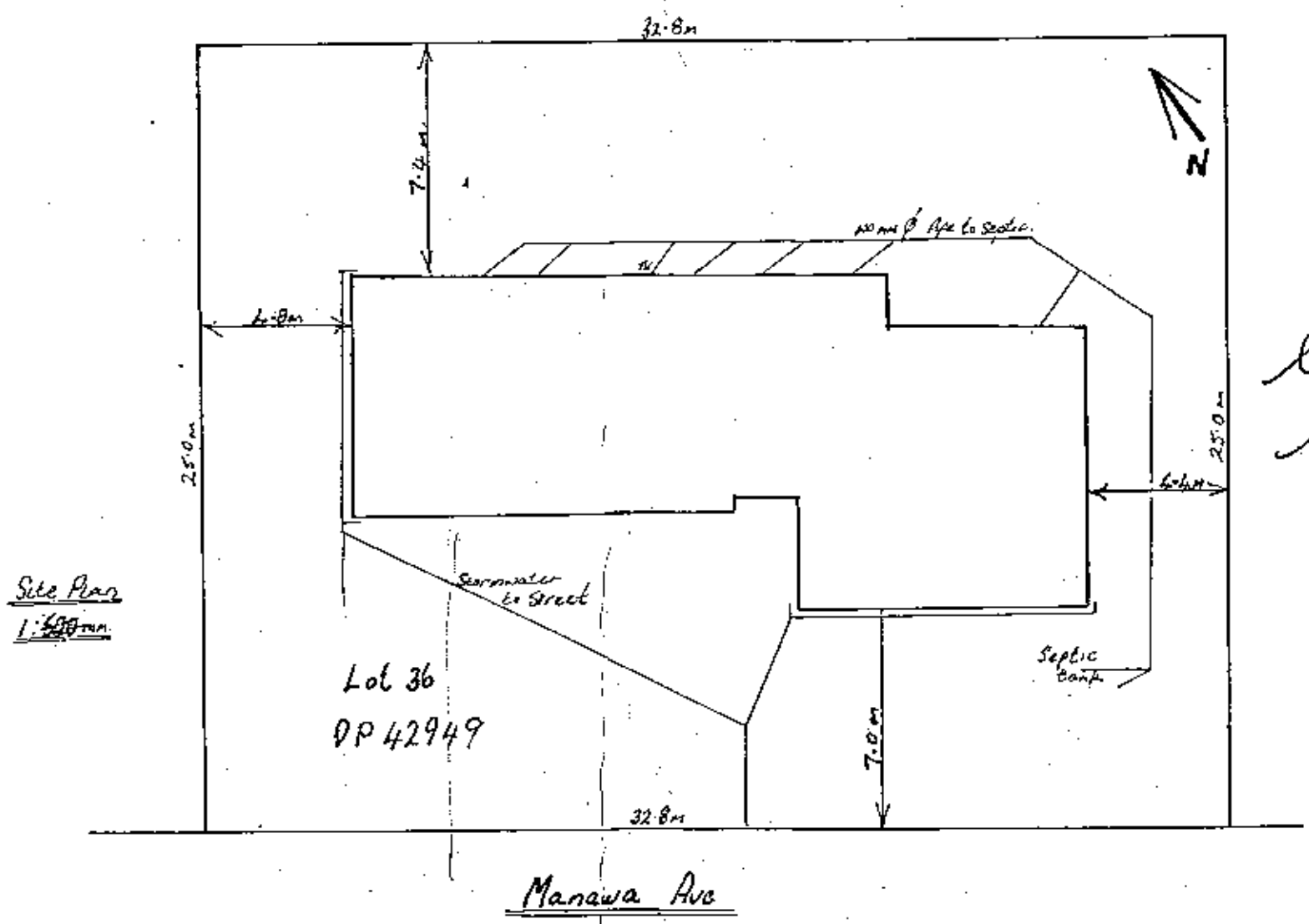
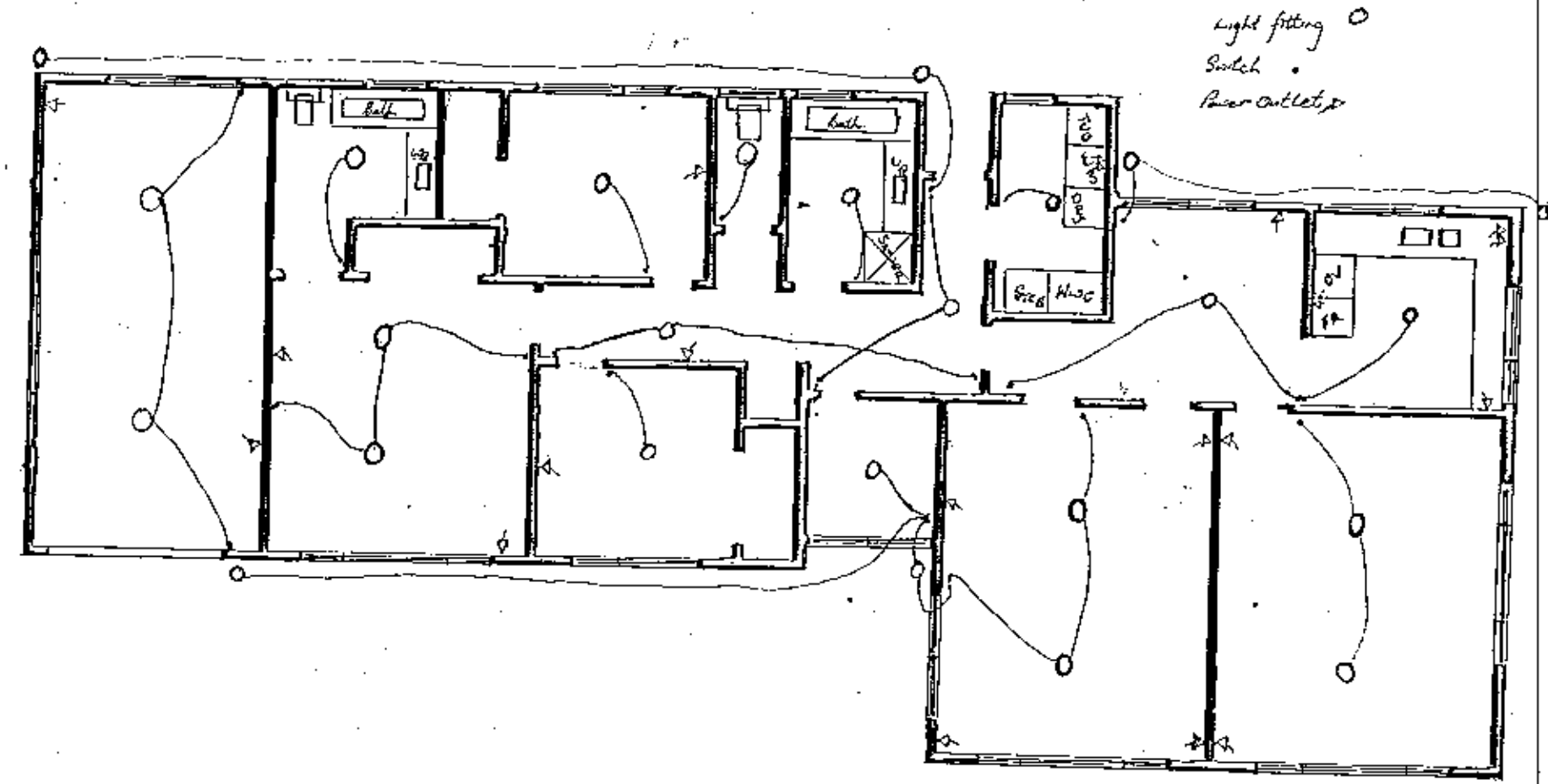


9 MANAWA AVE

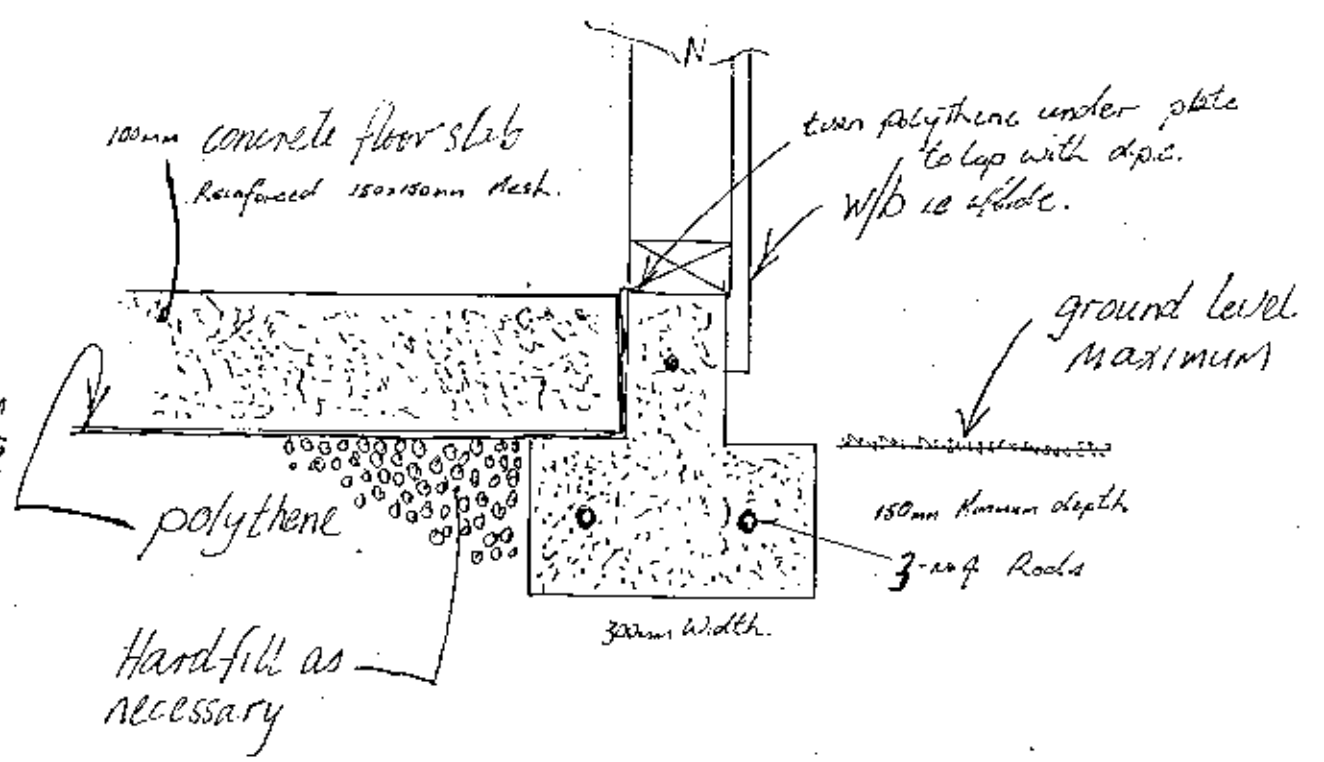
BC M'GRATH.

32.8m

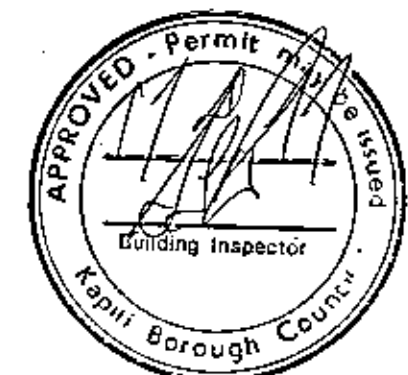




Plumber & Drainlayer to discuss drainage area on site with Drainage Inspectors.



Exterior foundation Detail



ANY BUILDING, SCAFFOLD OR SHED
MUST BE AT LEAST 12 FEET FROM ANY
POWER LINE.
IN CONDT, RING POWER LINES
PHONE 83-110 LEVIN, OR
PHONE 83-110 PAKAPAKAUMAI.