

HARRISON GRIERSON CONSULTANTS LTD



Our Ref: 3040887

Your Ref: P10332

P.O. Box 396
Rotorua,
New Zealand84 Eruera Street
RotoruaTelephone (073) 479-482
(073) 478-623
(073) 479-582
Fax 64-73-476-652

28 September 1989

The District Manager
Rotorua District Council
Private BAG
ROTORUA

Attention: Mrs M Taylor

Dear Mrs Taylor

RE: FLATS ON LOT 41 DP 27272 - 16 OTONGA ROAD, ROTORUA
PLANS NUMBERS S.17478 AND S.52398 FOR MR E J BARNARD

Please refer to our letter of 19 September 1989 which enclosed a reduced scale goatskin document of DPS 17478 (deposited 1973).

The goatskin document was endorsed by us with the Certificate pursuant to Section 314, of the Local Government Act 1974 and was accordingly forwarded for Section 314 Certification by Council.

Further to your query, and as subsequently arranged with Mr Cumming of our firm, enclosed to complete your file are the following:

- Reduced scale copy of DPS 17478 being plan of Flats 1 and 2 on Lot 41 DP 27272. Please note that DPS 17478 was deposited in April 1973, and that there were no Restrictive Use Areas defined, nor a Section 314 Certificate endorsed upon the plan.
- A Reduced scale copy of DPS 52398 being a plan of Restrictive Use Areas on Lot 41 DP 27272. Please note that DPS 52398 was deposited on 30 May 1989.

In view of the apparent duplication of plans we wish to clarify for your information:

DPS 52398 was prepared in April 1989 to define Restrictive Use Areas applying to Flats 1 and 2 on DPS 17478, to enable new Cross Lease agreements to be registered.

DIRECTORS:

DA Finlay MNZIS, RS Fiji, MPMI
PW Simpson MNZIS, MPMI
DJ Rugg MNZIS, MPMI
J. Maplesden Dip Surv, Dip TP, MNZIS, RS Fiji
WAI Kent-Johnston Dip Surv, MNZIS, ARCS, RS Fiji
AG McCulloch MICE, MIPENZ, MFIE

CONSULTANTS:

VN Herries C Eng, MICE, FIPENZ, MFIE

ASSOCIATES:

DC Scott B Sc Eng, MIPENZ, MFIE
Ami Chand RS Fiji
GM Jull B Surv, Dip Sci, MNZIS
H Buwalda B Sc, Dip Nat Resources, MNZPI MRPIIM Grierson MIPENZ, MNZIS, MFIE, MPMI
KJD Martin MNZIS, MIS Aust, MPMI
FC Cumming MNZIS, RS Fiji, MPMI
JN Ginn MNZIS, RS Fiji
DC East MNZIS, RS Fiji, MPMI
TRA Clark BE, C Eng, MICE, MIPENZ, MFIE

JV Bould B Sc, Dip TP, MNZIS, MNZPI

Mike Allan MNZIS, MIS (Aust), MASPNG
DA Laing MNZIS
JD Finlay BE, MIPENZ, MFIE
GJ Parfitt BSc, Dip LGA, BTP, MNZPIGRB Wilson MIPENZ, MNZIGasE
DE Peterson BE (HONS), M Sc, MIPENZ, MWP, MFIE
PWM Williams ME, MIPENZ, MFIE
CD Cranfield BE, C Eng, MICE, MIPENZ, MFIE

KP Applegate CEng, FIMechE, FIPENZ

JS Collie B Sc, MNZIS
TP Doherty MNZIS
GA Metcalf B Sc Surv, MNZISMember: Association of Consulting Engineers New Zealand (ACENZ)
Consultants Division New Zealand Institute of Surveyors

Consultants Group New Zealand Planning Institute

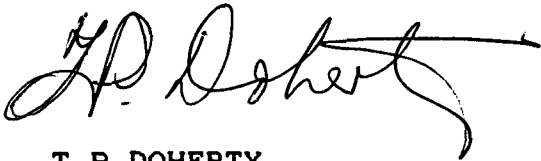
The District Land Registrar's Office (Mr R Fielding) has advised:

- i) Section 314 of the Local Government Act prohibits registering of a Cross Lease unless a Certificate pursuant to that Section is registered in the DLR's office or endorsed on the plan.
- ii) The DLR office will accept a Section 314 Certificate endorsed on a copy of the original DPS 17478. (This is the document forwarded to Council for Certification on 19 September 1989).
- iii) The Solicitor registering the Lease must refer to the Restrictive Use Areas on DPS 52398 as an adjunct to Leases of Flats 1 and 2 on the Section 314 Certified copy of DPS 17478.

We trust that this answers your queries.

Copies of this letter are also being sent to Mr Fielding and to Mr Barnard's Solicitors for their information and records.

Yours faithfully
HARRISON GRIERSON CONSULTANTS LTD



T P DOHERTY

cc District Land Registrar
Attn: Mr R Fielding

Dennett Olphert Sandford and Dowthwaite
Attn: Shirley Watson

OTONGA ROAD (30/13)
Public Road: Thermal Springs Act 1881/1883

LOT 41
D.P. 27272
CT 13^C/1338

40
D.P. 27272

FLAT 1

FLAT 2

42
D.P. 27272



APPROVED

REGISTERED PROPRIETOR

I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE WITHIN THE BOUNDARIES OF CT 13^C/1338 LOT 41 D.P. 27272

M. G. Gaudrey
REGISTERED SURVEYOR

Total Area

Comprised in CT 13^C/1338

"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 both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1968"

Dated at ... this day of 1973 Signature

Field Book p. Traverse Book p.

Reference Plans D.P. 27272

Examined *R. M. H. H.* Correct

Approved for Leasing Purposes Only

17/4/73 *R. M. H. H.* L.T. Surveyor

Deposited this 26th day of April 1973

R. M. H. H.
District Land Registrar

File 344 27 Rotorua
Received 4/4/1973
Instructions

DPS17478

REDUCED COPY
NOT TO SCALE
SHOWN.

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. 1 TARAWERA
NZMS SHEET No.

PLAN OF FLATS SITUATED ON LOT 41
D.P. 27272 BEING PART SEC 62
SUBURBS OF ROTORUA

LOCAL AUTHORITY ROTORUA CITY
LINTON LINTON CAULDRY
ROTORUA OPOTIKI
Surveyed by
Scale 1:250 Date FEB 1973

9th October 1989

Please Quote

P10332

Harrison Grierson Consultants
Registered Surveyors
PO BOX 396
ROTORUA

LT120759PKC
6580/21500/A

3040887

Dear Sir,

PLAN OF FLATS - LOT 41 DP 27272 - 16 OTONGA RD - BARNARD

My letter of 21st September 1989 refers.

The matter has been investigated and I advise that a certificate pursuant to Section 314 of the Local Government Act 1974 can now be released.

I return herewith plan of flats duly signed.

Please note that street numbers will be issued by the Planning Department who will notify you in due course, and could you also advise your clients that separate sewerage and water connections are required for each individual unit title.

Yours faithfully

G.M. Sands
ADMINISTRATION OFFICER

SENIOR PLANNER (POLICY) - Copy for your information. Please forward to Rates Officer

RATES OFFICER - Copy for your information.
Valuation Ref: 6580/215

ADMINISTRATION OFFICER

Property File: 658/215.

Address: 16 Otonga Road.

MEMORANDUM FOR: ADMINISTRATION OFFICER

re: OWNER/OCCUPIER FLATS:

The flats delineated on the abovementioned flat plan were:

- a) constructed prior to 1 April 1979 *
- b) ~~commenced prior to 1 April 1979~~
- c) ~~commenced after 1 April 1979~~

Further, the necessary investigations pursuant to the provisions of Section 314 of the Local Government Act 1974 have been carried out and I would advise that it is/ is not in order for the certificate endorsed thereon to be signed.

The two units are serviced by one 20mm water supply, therefore the proposal does not meet the requirements of the 1980 RDC Water Bylaws. To comply, another water supply direct from the main is necessary, allowing each unit to be supplied separately.

B Mon

per: B Monk

Date: 5.10.89. -

21st September 1989

Please Quote
P10332

Harrison Grierson Consultants
Registered Surveyors
PO BOX 396
ROTORUA

LT118810PKC
6580/21500/A

3040887

Dear Sir,

PLAN OF FLATS - LOT 41 DP 27272 - 16 OTONGA RD - BARNARD

I acknowledge your letter dated 19th September 1989 enclosing Land Transfer Plan of the above development for certification pursuant to Section 314 of the Local Government Act 1974.

The matter will be investigated and I will advise you further in due course.

Enclosed herewith your official receipt for inspection fee.

Yours faithfully

G.M. Sands
ADMINISTRATION OFFICER

DISTRICT PLANNER - Copy for your information and attention. Please forward to District Inspector when dealt with.

DISTRICT INSPECTOR - Copy for your information. Please advise whether the Section 314 certificate can be released.
Valuation Reference - 6580/215
Category - A

ADMINISTRATION OFFICER

HARRISON GRIERSON CONSULTANTS LTD



Our Ref: 3040887

Your Ref:

19 September 1989

The District Manager
Rotorua District Council
Private Bag
ROTORUA

P.O. Box 396
Rotorua
New Zealand

Rotorua District Council

RECEIVED 21 SEP 1989

REFERRED TO *CRS*

Original & clg. \$ 33.00

COPY TO *r s- plan*

INSTRUCTIONS: *to MLO*

Telephone (073) 479-482
(073) 478-623
(073) 479-582
Fax 64-73-476-652

Dear Sir

RE: FLATS ON LOT 41 DP 27272 - 16 OTONGA ROAD, ROTORUA
PLAN NO. S.17478 FOR MR E J BARNARD

Enclosed please find reduced scale goat skin copy of the above Flats Plan to which we have endorsed the Section 314 Certificate pursuant to the Local Government Act 1974, together with two copies for Council's use.

Please find enclosed our cheque for \$33.00 being Council's certification fee.

Would you kindly return a GST invoice for the amount.

Would you please arrange for Council's certification to be endorsed on the goat skin copy of the plan in terms of Section 314 of the Local Government Act 1974, and return the goat skin copy to us for registration.

Yours faithfully
HARRISON GRIERSON CONSULTANTS LTD

T P DOHERTY

cc Dennett Olphert Sandford and Dowthwaite
Attn: Shirley Watson

DIRECTORS: DA Finlay MNZIS, RS Fiji, MPMI
PW Simpson MNZIS, MPMI
DU Ruegg MNZIS, MPMI
J. Maplesden Dip Surv, Dip TP, MNZIS, RS Fiji
WAI Kent-Johnston Dip Surv, MNZIS, ARCS, RS Fiji
AG McCulloch MICE, MIPENZ, MFIE

CONSULTANTS: VN Herries C Eng, MICE, FIPENZ, MFIE

ASSOCIATES: DC Scott B Sc Eng, MIPENZ, MFIE
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GM Jull B Surv, Dip Sci, MNZIS
H Buwalda B Sc, Dip Nat Resources, MNZPI MRAP

IM Grierson MIPENZ, MNZIS, MFIE, MPMI
KJD Martin MNZIS, MIS Aust, MPMI
FC Cumming MNZIS, RS Fiji, MPMI
JN Ginn MNZIS, RS Fiji
DC East MNZIS, RS Fiji, MPMI
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DA Laing MNZIS
JD Finlay BE, MIPENZ, MFIE
GJ Parfitt BSc, Dip-LGA, BTP, MNZPI

GRB Wilson MIPENZ, MNZIS, GASE
DE Peterson BE (HONS), M Sc, MIPENZ, MWPC, MFIE
PWM Williams ME, MIPENZ, MFIE
CD Cranfield BE, C Eng, MICE, MIPENZ, MFIE

KP Applegate CEng, FIMechE, FIPENZ

JS Collie B Sc, MNZIS
TP Doherty MNZIS
GA Metcalf B Sc Surv, MNZIS

Member: Association of Consulting Engineers New Zealand (ACENZ)
Consultants Division New Zealand Institute of Surveyors

Consultants Group New Zealand Planning Institute

Remittance from

HARRISON GRIERSON CONSULTANTS LTD

Consulting Engineers, Surveyors, Planners

84 ERUERA STREET

P.O. BOX 396

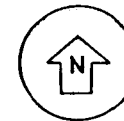
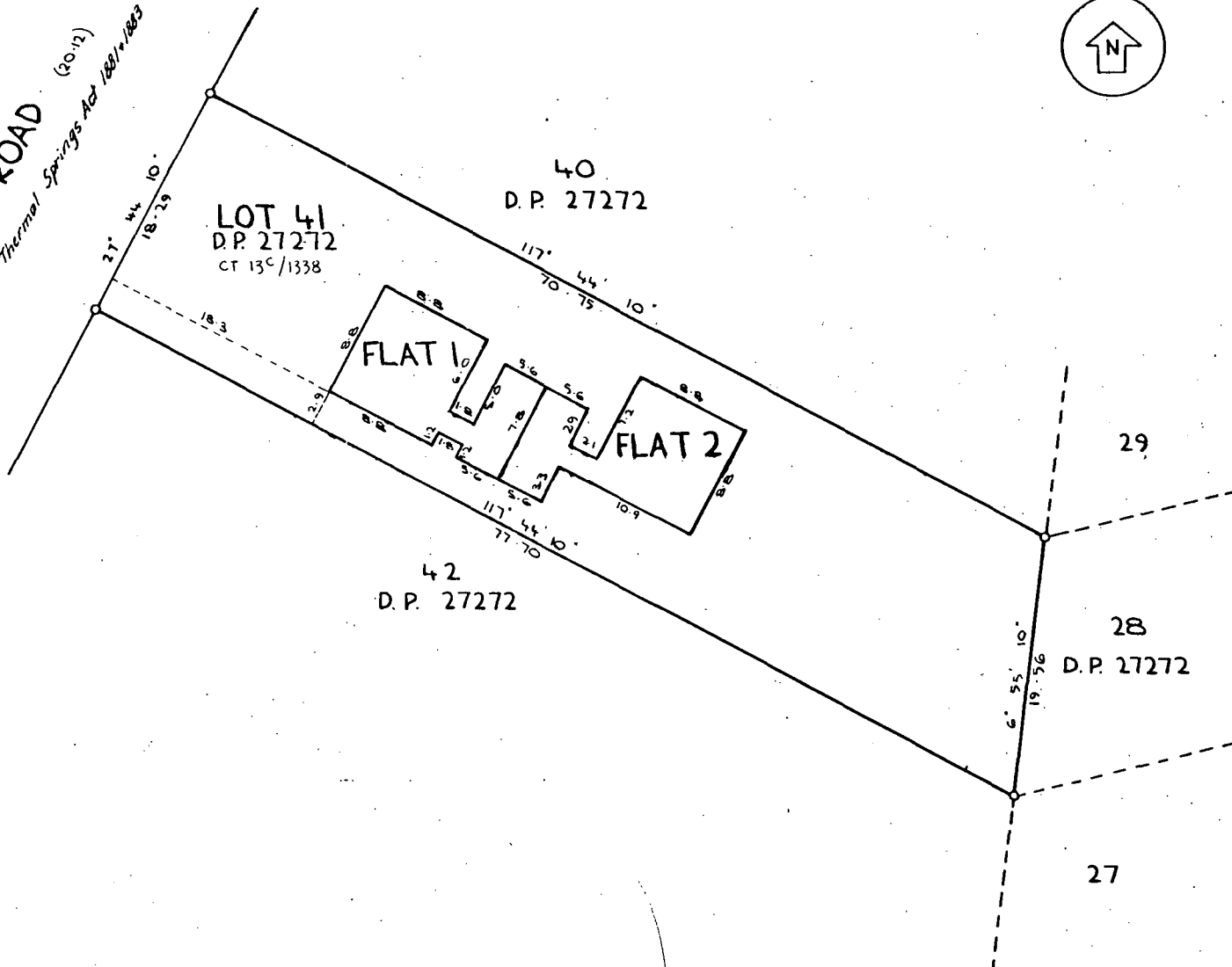
ROTORUA

PLEASE DETACH BEFORE PRESENTING

YOUR STATEMENT FOR		
LESS		
LESS, DISCOUNT		
	\$ 33	00

NO RECEIPT REQUIRED

OTONGA ROAD (30.12)
Public Road Thermal Springs Act 1881/1883



40
D.P. 27272

LOT 41
D.P. 27272
CT 13C/1338

FLAT 1

FLAT 2

42
D.P. 27272

29

28
D.P. 27272

27

REDUCED COPY
NOT TO SCALE
SHOWN.

APPROVED <i>[Signature]</i> REGISTERED PROPRIETOR	
I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE WITHIN THE BOUNDARIES OF CT. 13C/1338 LOT 41 D.P. 27272 <i>[Signature]</i> REGISTERED SURVEYOR	
Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that the buildings depicted hereon were constructed before 1 April 1979 and were provided with such safeguards against fire, and means of escape in case of fire as were required by the By-laws of the Rotorua District Council applying as at the date of this certificate. Dated this ___ day of _____ 198__ District Manager	
COPY	
Total Area _____ Comprised in CT. 13C/1338	
I, _____ Registered Surveyor and holder of an annual practising certificate hereby certify 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 1966 Dated at _____ this _____ day of _____ 19__ Signature _____	
Field Book _____ p. _____	Traverse Book _____ p. _____
Reference Plans D.P. 27272	
Examined <i>[Signature]</i> Correct	
Approved for Leasing Purposes Only <i>[Signature]</i> L.T. Surveyor	
Deposited this 26 th day of April 1973 <i>[Signature]</i> District Land Registrar	
File 314. 27. Rotorua Received 4/4/73 Instructions _____	DPS 17478

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. 1 TARAWERA
Document Set 10362004

PLAN OF FLATS SITUATED ON LOT 41
D.P. 27272 BEING PART SEC 62
SUBURBS OF ROTORUA

LOCAL AUTHORITY ROTORUA CITY
LINTON LINTON CAULDRAY
Surveyed by _____
Scale 1 : 250 Date FEB. 1973

OTONGA ROAD (30.12)
Public Road Thermal Springs Act 1980/1983

LOT 41
D.P. 27272
CT 13^C/1338

40
D.P. 27272

FLAT 1

FLAT 2

42
D.P. 27272



REDUCED COPY
NOT TO SCALE
SHOWN.

APPROVED

REGISTERED PROPRIETOR

I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE WITHIN THE BOUNDARIES OF CT. 13^C/1338 LOT 41 D.P. 27272

L.T. Cauldrey
REGISTERED SURVEYOR

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that the buildings depicted hereon were constructed before 1 April 1979 and were provided with such safeguards against fire, and means of escape in case of fire as were required by the By-laws of the Rotorua District Council applying as at the date of this certificate.

Dated this ___ day of ___ 19__

District Manager

COPY

Total Area

Comprised in CT. 13^C/1338

I, *L.T. Cauldrey*, Registered Surveyor and holder of an annual practising certificate hereby certify 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 1966

Dated at ___ this ___ day of ___ 19__ Signature

Field Book ___ p. Traverse Book ___ p.

Reference Plans D.P. 27272

Examined *R. White* Correct

Approved for Leasing Purposes Only

17/4/78 *L.T. Cauldrey*
L.T. Surveyor

Deposited this 26th day of April 1973

L.T. Cauldrey
District Land Registrar

File 3rd 27 Rotorua
Received 4/4/1973
Instructions

DPS17478

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. 1. TARAWERA

Document Set ID: SKETCH NO.

Version: 2, Version Date: 10/03/2010

PLAN OF FLATS SITUATED ON LOT 41
D.P. 27272 BEING PART SEC 62
SUBURBS C. ROTORUA

LOCAL AUTHORITY ROTORUA CITY
LINTON LINTON CAULDREY
ROTORUA OPOTIKI

Surveyed by *L.T. Cauldrey*
Scale 1 : 250 Date FEB. 1973

Property File: 658/215.....

SENIOR PLUMBING & DRAINAGE INSPECTOR

MEMORANDUM for: SENIOR BUILDING INSPECTOR

RE: OWNER/OCCUPIER FLATS: 16 Otonga Road

The attached flat plan has been received for certification. Please take such action as you consider necessary to ascertain the following as appropriate;

It is to be confirmed that each proposed unit and or dwelling complies with the Rotorua Water Supply Bylaw (1980), in that they are serviced with separate Water Supplies from the main or rider.

- a) If the buildings were constructed before 1 April 1979, that they were provided with such safeguards against fire and means of escape in case of fire as required by the bylaws applying as at today: or,
- b) If the construction of the buildings was commenced before 1 April 1979 that they would be provided with such safeguards against fire and means of escape in case of fire as required by the bylaw applying as at today: or,
- c) If the construction of the flats commenced on or after 1st April 1979 that every building permit necessary for the construction of the buildings has been issued pursuant to the bylaws.

Comments:

Plumbing & Drainage

The two units are serviced by one 20 mm water supply, therefore the proposal does not meet the requirements of the 1980 RDC water Bylaws. To comply, another water supply direct from the main is necessary, allowing each unit to be supplied separately.

Building: Both units comply with A above. Roy 6 5-10-89

Please return to Administration Clerk

J. V. 5.10.89

memo 5/10/89

Senior Building Inspector

21st September 1989

Please Quote
P10332

Harrison Grierson Consultants
Registered Surveyors
PO BOX 396
ROTORUA

LT118810PKC
6580/21500/A
3040887

Dear Sir,

PLAN OF FLATS - LOT 41 DP 27272 - 16 OTONGA RD - BARNARD

I acknowledge your letter dated 19th September 1989 enclosing Land Transfer Plan of the above development for certification pursuant to Section 314 of the Local Government Act 1974.

The matter will be investigated and I will advise you further in due course.

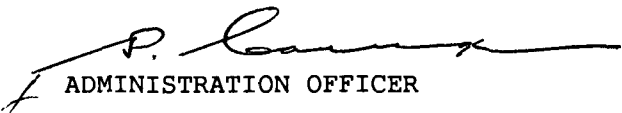
Enclosed herewith your official receipt for inspection fee.

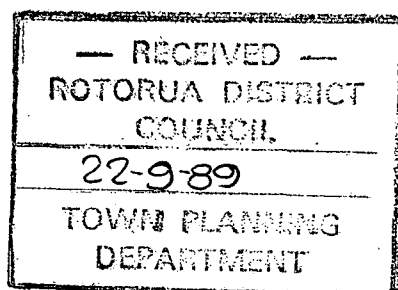
Yours faithfully

G.M. Sands
ADMINISTRATION OFFICER

DISTRICT PLANNER - Copy for your information and attention. Please forward to District Inspector when dealt with.

DISTRICT INSPECTOR - Copy for your information. Please advise whether the Section 314 certificate can be released.
Valuation Reference - 6580/215
Category - A


ADMINISTRATION OFFICER



OTONGA ROAD (2012)
Public Road Thermal Springs Act 1981/1983

LOT 41
D.P. 27272
CT 13C/1338

40
D.P. 27272

FLAT 1

FLAT 2

42
D.P. 27272



REDUCED COPY
NOT TO SCALE
SHOWN.

APPROVED

REGISTERED PROPRIETOR

I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE WITHIN THE BOUNDARIES OF CT 13C/1338 LOT 41 D.P. 27272

A. L. Cauldrey
REGISTERED SURVEYOR

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that the buildings depicted hereon were constructed before 1 April 1979 and were provided with such safeguards against fire, and means of escape in case of fire as were required by the By-laws of the Rotorua District Council applying as at the date of this certificate.

Dated this ___ day of _____ 19__

--- District Manager ---

COPY

Total Area 1358 m²

Comprised in C.T. 13C/1338

I, Registered Surveyor and holder of an annual practising certificate hereby certify 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 1966

Dated at this day of 19__ Signature

Field Book p. Traverse Book p.

Reference Plans D.P. 27272

Examined *R. H. H. H.* Correct

Approved for Leasing Purposes Only

17/4/73 L.T. Surveyor

Deposited this 26th day of April 1973

A. L. Cauldrey
District Land Registrar

File 344 at Rotorua
Received 4/4/1973
Instructions

DPS17478

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. 1 TARAWERA

PLAN OF FLATS SITUATED ON LOT 41
D.P. 27272 BEING PART SEC 62
SUBURBS OF ROTORUA

LOCAL AUTHORITY ROTORUA CITY

LINTON LINTON CAULDRAY
ROTORUA OTIHI

Surveyed by

Scale 1:250

Date FEB. 1973

Document Set 17-370001

Version: 2, Version Date: 10/03/2010

W.S. Brown, Surveyor General, Department of Lands and Survey, Wellington

LSS FORM 11

FLATS PLANS - TOWN PLANNING CHECK

Address of Property: 16 Otonga Road

Zone: Residential 2

Area of site appropriate: Yes

Complies with scheme - yards: Yes
- coverage: Yes

Hazards or restrictions: No

Other comments: /

Signed: M. Layton

Date: 27-9-89

OK 48
3/10/89



DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag 3049
Hamilton
Telephone 82-959
DX 4022

Rotorua District Council

RECEIVED 11 MAY 1989

REFERRED TO *Edna* *Chambers*

TPL

District Executive Officer
Rotorua District Council
INSTRUCTIONS:
DX 11431
ROTORUA

P10 333
1st Floor
Westpac House
Cnr Victoria and Alma Streets
Hamilton
102044
102045

In reply please quote
S.52398

3 May, 1989

6580/215
16 Orongo Road

Dear Sir

Plan Number S.52398 affecting the land described below, signed by E J & N F Barnard as the owner, was deposited on 3 May, 1989.

LAND

C'sT 15C/461, 15C/462, 15D/543, 15C/1071
Restrictive use areas on Lot 41 DP.27272.

Yours faithfully

C M Hope

C M Hope (Miss)
for DISTRICT LAND REGISTRAR