

4th April 1990

Please Quote
P21548

Martin McCaulay & Morton Ltd
Registered Surveyors
PO BOX 878
ROTORUA

LT141285PKC
6550/93700/

46744/4

Dear Sirs,

PLAN OF FLATS - LOT 23 DPS 911, 196 CLAYTON ROAD - WADE

My letter of 7th March 1990 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: 6550/937

ADMINISTRATION OFFICER

Property File: 655/1937.

Address: 1916 Clayton 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

Existing dwelling complies

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.

B Mon

per: B Monk

Date: 2-4-90

7th March 1990

Please Quote
P21548

Martin McCaulay & Morton Ltd
Registered Surveyors
PO BOX 878
ROTORUA

LT137691PKC
6550/93700/

46744/4

Dear Sirs,

PLAN OF FLATS - LOT 23 DPS 911 - 106 CLAYTON ROAD - WADE

I acknowledge your letter dated 2nd March 1990 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.

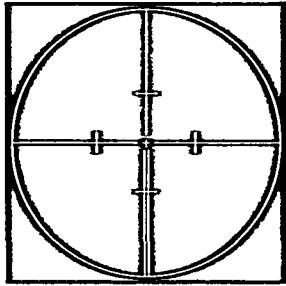
Yours faithfully

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 - 6550/937
Category - A

ADMINISTRATION OFFICER



MARTIN McCAULAY MORTON LTD

REGISTERED SURVEYORS CIVIL ENGINEERS TOWN PLANNERS

ROTORUA
QUADRANT HOUSE
77 HAUPAPA STREET
P.O. BOX 878
TELEPHONE (073) 477-840
FAX (073) 478-191

TE PUKE
KING'S BUILDING
77 JELICOE STREET
P.O. BOX 301
TELEPHONE (075) 737-717
FAX (075) 738-220

OPOTIKI
PROFESSIONAL CHAMBERS
ELLIOTT STREET
P.O. BOX 94
TELEPHONE (076) 56-127

DIRECTORS:
L.S. MARTIN,
Dip.Surv. M.N.Z.I.S., M.N.Z.P.L., M.P.M.L.
REGISTERED SURVEYOR,
TOWN PLANNER

A.W.R. McCAULAY,
M.N.Z.I.S.
REGISTERED SURVEYOR

A.M. MORTON,
B.E. (Hons), M.I.P.E.N.Z.
REGISTERED CIVIL ENGINEER

ASSOCIATES:
C.J. FINK,
Dip.Surv. M.N.Z.I.S.
REGISTERED SURVEYOR

J.R. LEWIS,
B.Surv., M.N.Z.I.S.
REGISTERED SURVEYOR

ASSOCIATES:
W.A. CLEGHORN,
F.N.Z.I.V.
REGISTERED VALUER

G.R. GILLESPIE,
A.N.Z.I.V.
REGISTERED VALUER

M.J. JENSEN,
A.N.Z.I.V.
REGISTERED VALUER

46744/4

2 March 1990

The District Manager
Rotorua District Council
Private Bag
ROTORUA

Dear Sir

re: FLAT 1 ON LOT 23 DPs 911 - WADE - 196 CLAYTON ROAD

Please find attached the Land Transfer Plan relating to the above together with a copy for your use.

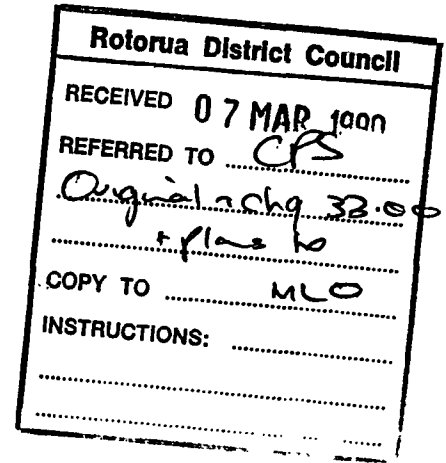
We would be pleased if you would arrange for the plan to be certified in terms of Section 314 of the Local Government Act.

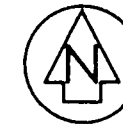
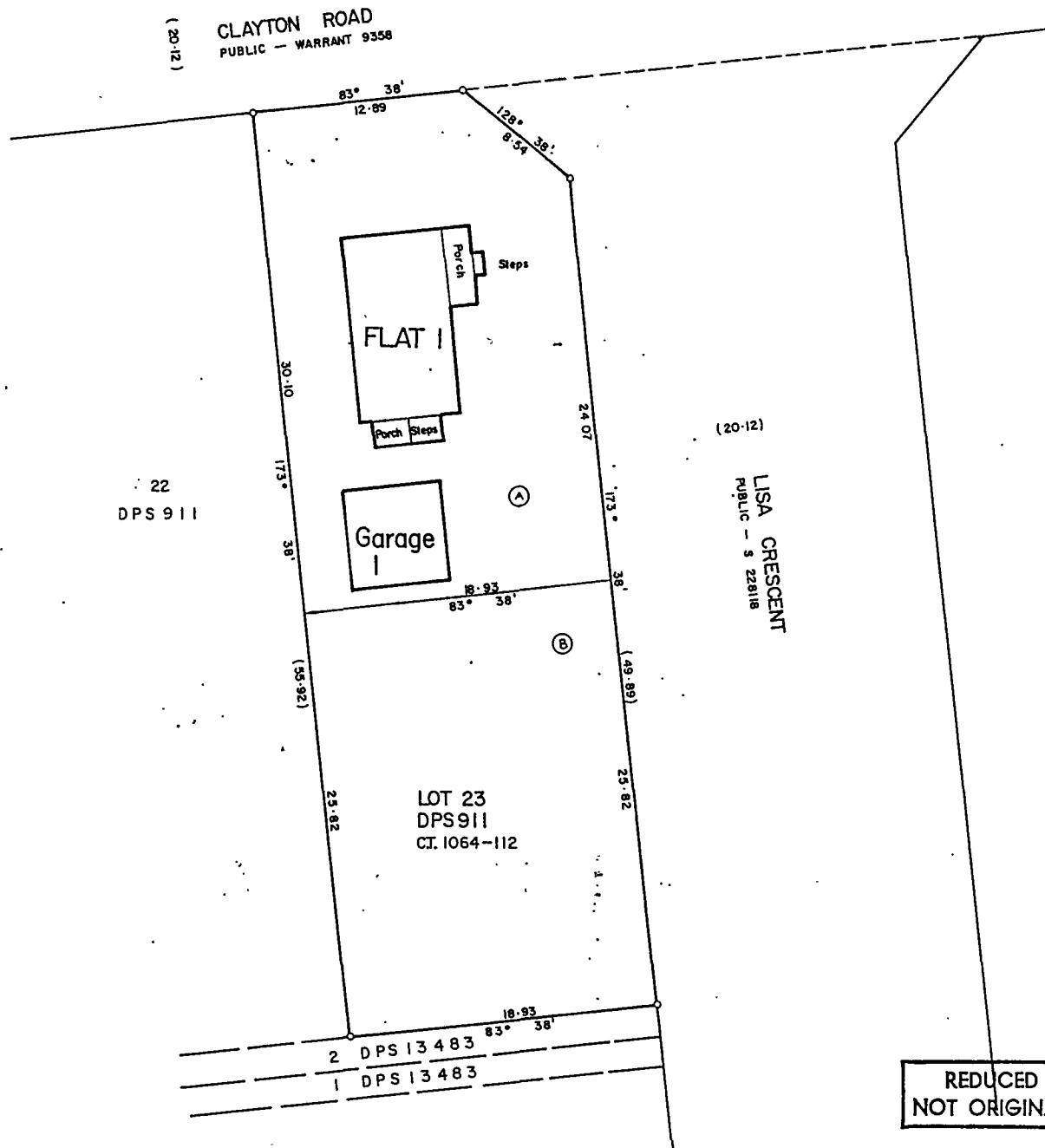
We attach our cheque for \$33.00 being the Council Inspection Fee and we would be pleased to receive a G.S.T invoice.

We look forward to the return of the plan at your earliest convenience.

Yours faithfully
MARTIN McCAULAY MORTON LTD

A W R McCaulay
Registered Surveyor





Approvals

WADE

PURSUANT TO SECTION 54 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 _____ 1990

AUTHORISED OFFICER

I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE ERECTED IN THE POSITIONS SHOWN AND ARE WITHIN THE BOUNDARIES OF CT.1064-112 LOT 23 DPS911

A.W.R. McCAULAY
REGISTERED SURVEYOR

Total Area 1040 m²

Comprised in CT. 1064-112 (all)

I, ALAN WILLIAM REX McCAULAY
Registered Surveyor and holder of an annual practicing 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 surveys are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at ROTORUA, this _____ day
of _____ 19 _____ Signature

Field Book p. Traverse Book p.
Reference Plans DPS 911

Examined Correct

Approved FOR LEASING PURPOSES ONLY

..... /..... /..... LAND TRANSFER SURVEYOR

Deposited this day of 19

District Land Registrar

File
Received
Instructions

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. IV HOROHORO
NZMS 261 SHT UI6 RECORD MAP No. 45:05.

FLAT ON LOT 23 DPS911

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by MARTIN McCAULAY MORTON LTD
Scale 1:200 Date FEB. 1990

Property File: ...655/937.....

SENIOR PLUMBING & DRAINAGE INSPECTOR

MEMORANDUM for: SENIOR BUILDING INSPECTOR

RE: OWNER/OCCUPIER FLATS:

196 Clayton Rd

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 Proposal is presented. Complies with the 1980 RDC water Bylaws. Reg C. 2.4.90

Building:

Existing dwelling complies with C. above. 2.4.90.

Please return to Administration Clerk

Memo
2/4

Senior Building Inspector

30th March 1990

Please Quote P21548

Martin McCaulay & Morton Ltd
Registered Surveyors
PO BOX 878
ROTORUA

LT140816PMI
6550/93700/

Dear Sirs,

PLAN OF FLATS - LOT 23 DPS 911 - 196 CLAYTON ROAD - WADE

I wish to advise that the above cross-lease plan has been released by the Planning Department. However, please advise your client that Council will require certain works to be completed once a building permit for a household unit in Restricted Area B has been issued.

The work involved would be as follows:

1. The provision of fencing, hedging or screening to define covenant boundaries and to provide each of the proposed units with adequate privacy.

Yours faithfully



J. Sholl
Senior Planner, Administration

FLATS PLAN - TOWN PLANNING CHECKAddress of Property:

196/ Clayton Rd

DISCRETIONARY USE REQUIREMENTS:Vehicle Crossing:

Yes 1

Driveway:

yes - sealed concrete

Fences:

External Yes

Internal Nil

Landscaping:

Yes well developed

Signed:

Date:

P. Micklem
12/3/90

FLATS PLANS - TOWN PLANNING CHECK

Address of Property: 196 Clayton Rd

Zone: Residential 2

Area of site appropriate: Yes 1040 m²

Complies with scheme - yards: Yes
- coverage: Yes

Hazards or restrictions: No

Other comments: /

Signed: m Taylor

Date: 8-3-90

7th March 1990

Please Quote
P21548

Martin McCaulay, & Morton Ltd
Registered Surveyors
PO BOX 878
ROTORUA

LT137691PKC
6550/93700/
46744/4

Dear Sirs,

PLAN OF FLATS - LOT 23 DPS 911 - 196 CLAYTON ROAD - WADE

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

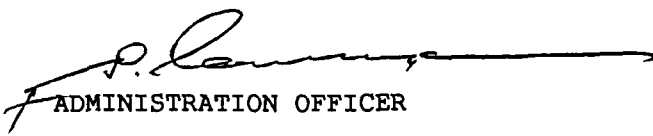
Enclosed herewith your official receipt for inspection fee.

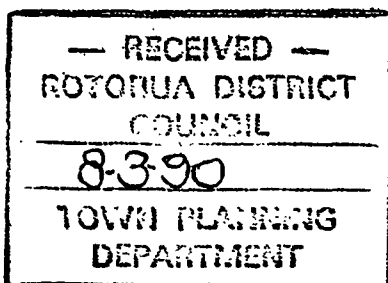
Yours faithfully

G.M. Sands
ADMINISTRATION OFFICER

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

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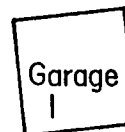
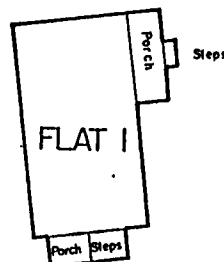

ADMINISTRATION OFFICER



CLAYTON ROAD
PUBLIC - WARRANT 9358



22
DPS 911



LOT 23
DPS 911
CT. 1064-112

(20-12)
LISA CRESCENT
PUBLIC - S 228118

2 DPS 13483
1 DPS 13483

REDUCED COPY
NOT ORIGINAL SCALE

Approvals

WADE

PURSUANT TO SECTION 54 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 _____ 1990

AUTHORISED OFFICER

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A.W.R. MCCAULAY
REGISTERED SURVEYOR

Total Area 1040 m²

Comprised in CT. 1064-112 (an)

I, ALAN WILLIAM REX MCCAULAY
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1984 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 ROTORUA this _____ day _____ of _____ 19 _____ Signature _____

Field Book p. _____ Reverse Book p. _____
Reference Plans DPS 911

Examined Correct

Approved FOR LEASING PURPOSES ONLY

..... /..... /..... LAND TRANSFER SURVEYOR

Deposited this day of 19

District Land Registrar

File
Received
Instructions

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. IV HOROHORO
NZMS 261 SHT. U16 RECORD MAP No. 45.05

FLAT ON LOT 23 DPS 911

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by MATTIN MCCAULAY MORTON LTD.
Scale 1:250 Date FEB. 1990