



DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag
Hamilton
Telephone 82 959
DX 4032

1st Floor
Westpac House
Corner Victoria and Alma Streets
Hamilton

In reply please quote

S 48302

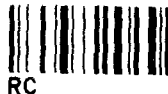
5344C

53441

16 March 1988

P23-5-05
6997/146/2

Rotorua District Council
Private Bag
ROTORUA



Dear Sir

Plan Number S 48302 affecting the land described
below signed by G P & P N Coates as the owner
was deposited on 16 March 1988

LAND

C sT 37A/816 39D/998

Plan of Flat on Lot 12 DPS 41388 being part Owhatiura
South No 5

Yours faithfully

A L Keen (Miss)
for DISTRICT LAND REGISTRAR

Rotorua District Council	
RECEIVED	17 MAR 1988
REFERRED TO	ADH AMS
COPY TO	tdl
INSTRUCTIONS	



DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag
Hamilton
Telephone 82 959
DX 4032

1st Floor
Westpac House
Cnr Victoria and Alma Streets
Hamilton

In reply please quote

S 48302 53440
53441

16 March 1988

Rotorua District Council
Private Bag
ROTORUA

11 orchard Place
6997/146/12

11 v Board 6997/11
B sheet
map 46

Dear Sir

Plan Number S 48302 affecting the land described
below signed by G P & P N Coates as the owner
was deposited on 16 March 1988

LAND

C ST 37A/816 39D/998

Plan of Flat on Lot 12 DPS 41388 being part Owhatiura
South No 5

Yours faithfully

A L Keen (Miss)
for DISTRICT LAND REGISTRAR

Rotorua District Council
RECEIVED 17 MAR 1988
REFERRED TO ADM
COPY TO TPL
INSTRUCTIONS

— RECEIVED —
ROTORUA DISTRICT
COUNCIL
18-3-88
FOR THE DISTRICT
DEPARTMENT

123-5-05

22nd February 1988

Please Quote
~~0149010~~

Harrison Grierson Consultants
Registered Surveyors
PO BOX 396
ROTORUA

LT050424PKC

303742 8

Dear Sir

PLAN OF FLATS LOT 12 DPS 41388 11B ORCHARD PLACE COATES

My letter of 11th February 1988 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

Yours faithfully

G M Sands
ASSISTANT ADMINISTRATION OFFICER (SEC)

RATES OFFICER

Copy for your information A
Valuation Ref 6997/146/12~~2a~~

ASSISTANT ADMINISTRATION OFFICER (SEC)



11th February 1988

Please Quote
0149010

Harrison Grierson Consultants
Registered Surveyors
PO BOX 396
ROTORUA

LT049249PKC

303742.8

Dear Sir,

PLAN OF FLATS - LOT 12 DPS.41388 - 11B ORCHARD PLACE - G.P. & P.N.
COATES

I acknowledge your letter dated 8th February 1988 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.

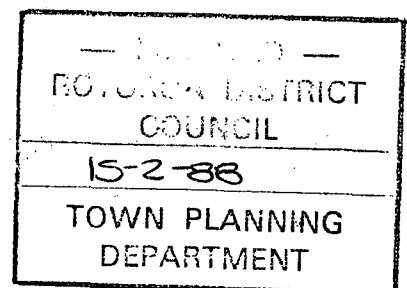
Yours faithfully

G.M. Sands
ASSISTANT ADMINISTRATION OFFICER (SEC)

→ 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 - 6997/146/12Pt
Category - C


ASSISTANT ADMINISTRATION OFFICER (SEC)



ORCHARD PLACE
1650 WIDEAROEY
Public Road Vested DPS 41388

Public Road
Vested
DPS. 41389

18
DPS 41389
Recreation Reserve

14
DPS 41388

11
DPS 41388

13
DPS 41388

12
DPS. 41388

Flat 1
CT 39D/993
(1/2 share)
DPS 44977

Flat 2

Pt. 49
DP 7049



Approvals
G.P. Coates
P.N. Coates
REGISTERED OWNERS

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that construction of the building depicted hereon commenced on or after 1st April 1979 and a building permit for the construction of the building depicted has been issued by the Rotorua District Council pursuant to its By-Laws.

Dated this ___ day of _____ 1988.

District Manager

I hereby certify that the building shown hereon is erected in the position shown and is within the boundaries of CT. 37A/816 (Bal) Lot 12 DPS. 41388

T.P. Doherty
REGISTERED 8/2/88
SURVEYOR

Total Area 962 m²

Comprised in CT. 37A/816 (Bal)
CT 39D/993 (1/2 share)

I, Terence Paul Doherty, 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 Rotorua this 8th day of February 1988 Signature T.P. Doherty

Field Book p. Traverse Book p.

Reference Plans DPS 41388, DP 7049

Examined Correct

Approved for Leasing Purposes Only
L.T. Surveyor

Deposited this ___ day of 1988

District Land Registrar

File 3037428
Received
Instructions

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. 1 TARAWERA
NZMS 261 SHT RECORD MAP No

Plan of Flat on Lot 12 DPS.41388
being Pt. Owatiura South N°5

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by HARRISON GRIERSON CONSULTANTS LTD
Scale 1:200 Date February, 1988

IRIABK

Property File: 6997/146/12px

MEMORANDUM for: SENIOR BUILDING INSPECTOR

re: OWNER/OCCUPIER FLATS: 11B Orchard Place.

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

- 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

Clause (c) applies *ja.*
18/2/88

Please return to General Clerk

D.J. McCartney
Senior Building Inspector

memo
18/2/88

Flats Plans - Town Planning Check

Address of Property 11 Orchard PI

Zone Residential 2

Area of site appropriate Yes

Compliance with scheme - yards Yes
- coverage Yes

Hazards or restrictions No

Other comments /

Signed M Taylor or J Skell
Date 16-2-88 17/2/88

NB Flats plan number
available for Flat 1

IRIABL

Property File 6997/146/12pt
Address 11 B Orchard PI

MEMORANDUM FOR ASSISTANT ADMINISTRATION OFFICER (SECRETARIAL)

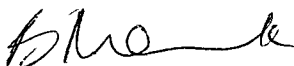
re OWNER/OCCUPIER FLATS

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

G N Fraser
District Inspector


per B Monk

Date 18 > 88

HARRISON GRIERSON CONSULTANTS LTD



O Ref

303742 8

Vo Ref

PO Box 396
Rotorua
New Zealand

84 Eruera Street

Rotorua

Telephone (073) 479 482

(073) 478 623

(073) 479 582

Fax 64 73 476652

8 February 1988

The District Manager
Rotorua District Council
Private Bag
ROTORUA

Dear Sir

84 Eruera Street Rotorua Rotorua District Council Fax	
RECEIVED 10 FEB 1988 REFERRED TO <i>ADM</i> <i>AAS</i>	
COPY TO INSTRUCTIONS <i>By \$22 to</i> <i>Treasury</i>	

RE FLATS ON LOT 12 DPS 41388 BEING PART OWHATIURA SOUTH NO 5
11B ORCHARD PLACE FOR G P & P N COATES

Enclosed please find the original plus two copies of the flats plan prepared by us on behalf of the above owner

Please find enclosed our cheque for \$22 00 being Council s Certification Fee

Would you kindly return a GST invoice for this amount

Would you please also arrange certification of the plan in terms of Sec 314 of Local Government Act 1974

Yours faithfully
HARRISON GRIERSON CONSULTANTS LTD

T. P. DOHERTY

Enc

DIRECTORS	VN Herries C Eng MICE FIPENZ MFIE DA Finlay MN IS RS Fij MPMI PW Simpson MNZIS MPMI DJ Ruegg MNZIS MPMI J Maplesden Dp S rv Dp TP MNZIS RS Fj WAI Kent Johnston Dip S rv MNZIS ARICS RS Fij	AG McCulloch MICE MIPENZ MFIE IM Grierson MIPENZ MNZIS MFIE MPMI KJD Martin MNZIS MIS A st MPMI FC Cumming MNZIS RS Fj MPMI JN Ginn MNZIS RS Fj DE Peterson BE (HONS) M Sc MIPENZ MIWPC MFIE	DC East MNZIS RS Fj MPMI TRA Clark BE C Eng MICE MIPENZ MFIE CR Aherne B Sc Dp TP C T a s P(NSW) MNZIS MNZPI MRAP MPMI GRB Wilson MIPENZ MNZIGasE
CONSULTANTS	DH Smith BSc, PhD MICE MIPENZ PWM Williams ME MIPENZ MFIE DA Laing MNZIS JD Finlay BE MIPENZ MFIE	KP Applegate CE g FIMEche FIPENZ	
ASSOCIATES	DC Scott B Sc Eng MIPENZ MFIE Ami Chand RS Fj GM Jull B Su Dp Sc MNZIS H Buwalda B Sc, Dp Nat Resou e MNZPI MRAP		JS Collie B Sc MNZIS CD Cranfield BE C Eng MICE MIPENZ MFIE GA Metcalf B S S MNZIS

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

Consultants Group New Zealand Planning Institute
Property Management Institute



DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag
Hamilton
Telephone 82 859

ROTORUA DISTRICT COUNCIL

REFERRED TO ADM

RECEIVED 13 MAY 1987

COPY TO TPL
INSTRUCTIONS

1st Floor
Westpac House
Chr Victoria and Alma Streets
Hamilton

In reply please quote
S 44977

P23-5-05
6997/146/2A

12 May 1987

District Executive Officer
Rotorua District Council
Private Bag
ROTORUA

Dear Sir

Plan Number S 44977 affecting the land
described below signed by Flynn as the
owner was deposited on 11 5 1987

LAND C T 37A/816 (All)
Flat situated on Lot 12 DPS 41388 being
part Ouhatiura South No 5

Yours faithfully

Cm Hope

C Hope (Miss)
for DISTRICT LAND REGISTRAR



DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag
Hamilton
Telephone 82 858

ROTORUA DISTRICT COUNCIL

REFERRED TO ADM

RECEIVED 13 MAY 1987

COPY TO TPK

INSTRUCTIONS

1st Floor
Westpac House
Chr Victoria and Alma Streets
Hamilton

In reply please quote
S 44977

11 Orchard Place
6997/46/12

12 May 1987

District Executive Officer
Rotorua District Council
Private Bag
ROTORUA

Dear Sir

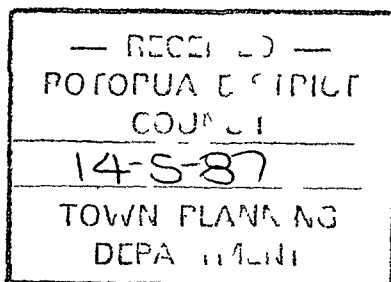
Plan Number S 44977 affecting the land
described below signed by Flynn as the
owner was deposited on 11 5 1987

LAND C T 37A/816 (All)
Flat situated on Lot 12 DPS 41388 being
part Ouhatiura South No 5

Yours faithfully

CM Hope

C Hope (Miss)
for DISTRICT LAND REGISTRAR



6997/1
✓ v1 Board
✓ B1 sheet
map 46

6 January 1987

P 23505
~~01-49-01~~
24643/4

Martin McCaulay & Morton
Surveyors
P O Box 878
ROTORUA

Dear Sirs,

PLAN OF FLATS - Lot 12 DPS 41388, 11 Orchard Place - Flynn

My letter of 19 December 1986 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

Yours faithfully

B F Munro
DISTRICT ADMINISTRATION OFFICER

RATES OFFICER - Copy for your information
Valuation Ref 6997/146/12

DISTRICT ADMINISTRATION OFFICER

IRIABL

Property File 6997/146/12
Address 11 Orchard Pl

MEMORANDUM FOR ASSISTANT ADMINISTRATION OFFICER (SECRETARIAL)

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

G N Fraser
District Inspector



per B Monk

Date 24-12-86

19 December 1986

01/49/01

24643/4

Martin McCaulay & Morton
Registered Surveyors
P O Box 878
ROTORUA

Dear Sirs

PLAN OF FLATS - LOT 12 DPS 41388 11 ORCHARD PLACE - FLYNN

I acknowledge your letter dated 16 December 1986 enclosing Land Transfer Plan of the above development for certification pursuant to Section 314 of the Local Government Act 1974

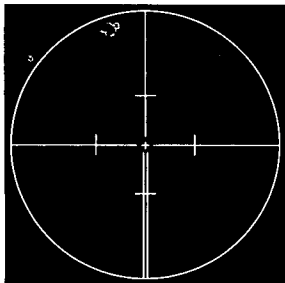
The matter will be investigated and I will advise you further in due course

Yours faithfully,

B F Munro
DISTRICT ADMINISTRATION OFFICER

DISTRICT INSPECTOR - Copy for your information Please advise whether the Section 314 certificate can be released
Valuation Reference - 6997/146/12
Category - C

DISTRICT ADMINISTRATION OFFICER



MARTIN McCaULAY MORTON

REGISTERED SURVEYORS CIVIL ENGINEERS TOWN PLANNERS

ROTORUA
OU O S
O BO O ()
E O ()

T UKE
K G S B G
O O L COE ST
O O 30
O (0 5)

OPOTIKI
E C
O 6

KAWERAU
S W S EE
(63) 3 85

PARTNERS

L S MARTIN
O S U S O
EG S OW

A W R M CAULAY
Z S
EG ST EDS E OR

A M MORTON
E () M
G S EDC E G EER

ASSOCIATES

R E GARSIDE
S DS E O
EG

C J F K
D S S O
EG S E EDS

R W S
B S M Z I S
EG STE SURVE O

CONSULTANTS

C LE GHOR
Z UE
REG

G R G LLESPE
Z E
G S

24643/4

12 December 1986

The District Manager
Rotorua District Council
Private Bag
ROTORUA

ROTORUA DISTRICT COUNCIL

REFERRED TO

4 A O

RECEIVED 16 DEC 1986

COPY TO

INSTRUCTIONS

Dear Sir

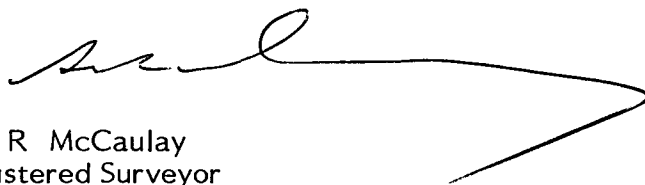
re FLAT ON LOT 12 DPs 41388 - FLYNN - ORCHARD PLACE

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

Yours faithfully
MARTIN McCaULAY & MORTON

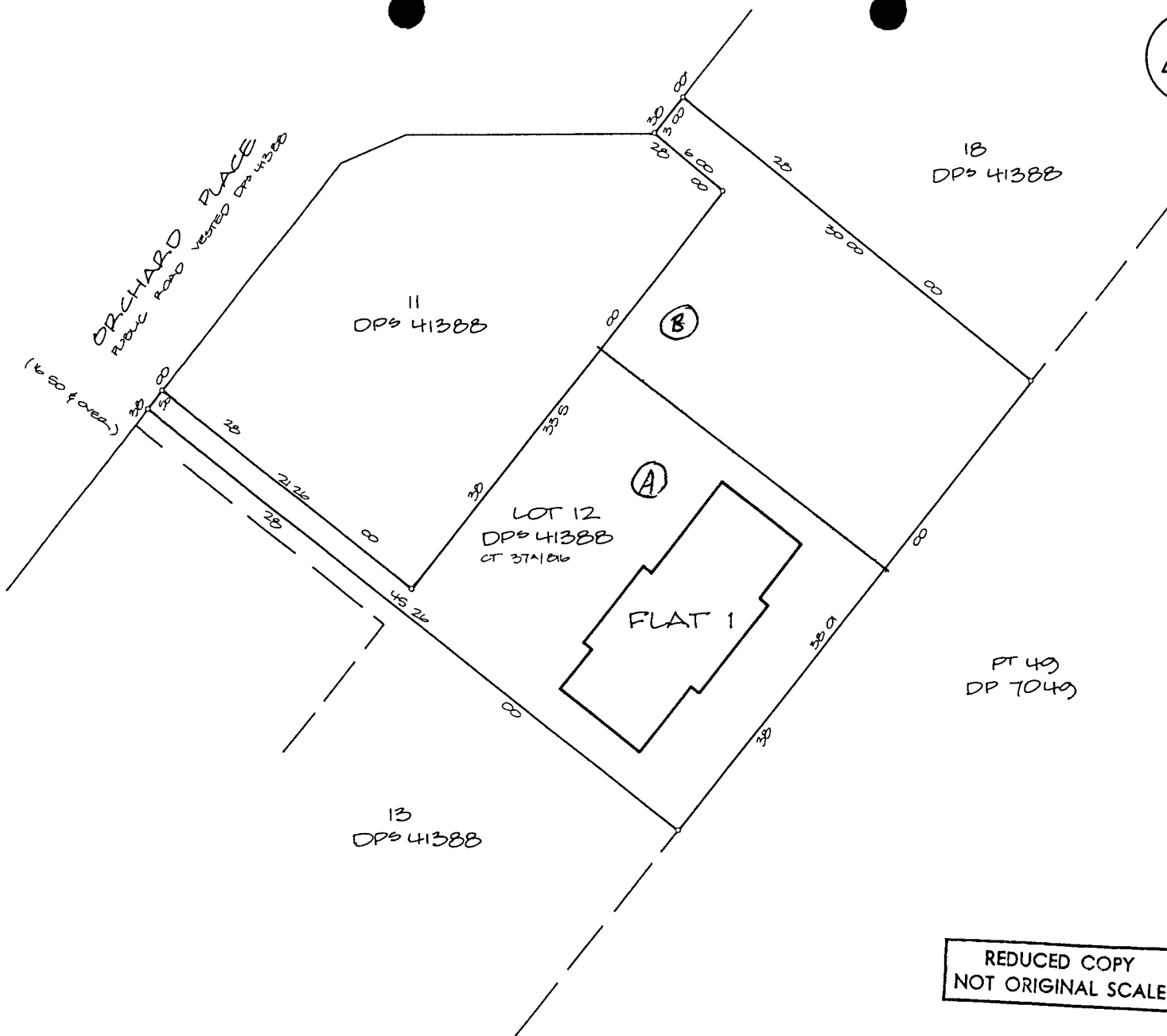


A W R McCauly
Registered Surveyor





Appro als	
FLYNN	
R P E V A N T TO SECTION 34 OF THE GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT CONSTRUCTION OF THE BUILDING DEFECTED HEREON COMMENCED ON OR AFTER 31/10 AND A BUILDING PERMIT FOR THE CONSTRUCTION OF THE BUILDING DEFECTED HAS BEEN SEED BY THE ROTORUA DISTRICT COUNCIL R E V A N T TO ITS BY LAWS	
DATED THIS DAY OF 19	
DISTRICT MANAGER	
I HEREBY CERTIFY THAT THE BUILDING SHOWN HEREON IS ERECTED IN THE POSITION SHOWN AND ARE WITHIN THE BOUNDARIES OF CT 37A/B16 LOT 12 DPs 4388	
A W P M C A L L A Y REGISTERED SURVEYOR	
Total Area 262 M ²	
Comprised in CT 37A/B16 (ALL)	
I, ALAN WILLIAM REX MCCALLAY R g i d S r v d o l d l p g e r l f o r h m a e g d u r v o r u r h p r s e 33(2) f h S u r o r s A 1966 h e b e r l y h h p h b e n a d f u r v e d b o r d e r d u r h a b h p l n d u r v o r d h b d o r d h S R g l 1972 D d R O T O R U A h d y f 19 S i g n a	
F l d B o o k p T e r B k p R l M D P 41388	
E n n e d C	
Approved FOR LEASING PURPOSES ONLY	
/ / LAND TRANSFER Surveyor	
Deposited this day of 19	
District Land Registrar	
File R e d I n u c a n	



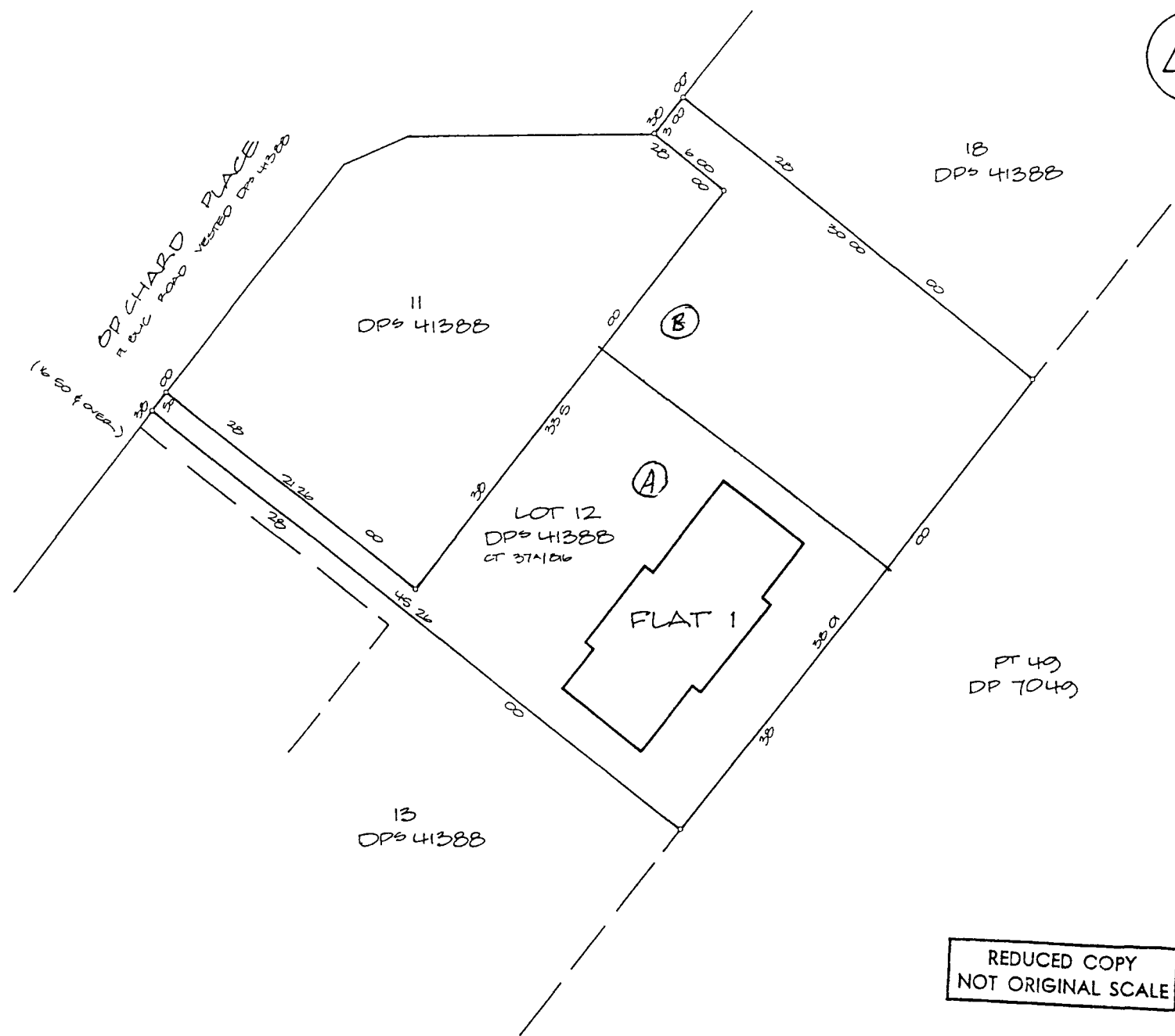
LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK & DIST 1 TARAWERA
NZMS 261 SHT
RECORD MAP No 410 6708

FLAT SITUATED ON LOT 12 DPS 41388
BEING PART OWHATIURA SOUTH N° 5

TERRITORIAL AUTHORITY ROTORUA DISTRICT
F 24643/14
Surveyed by MARTIN, MCCALLAY, MORTON
Scale 1 200 Date DEC 1986



App Is	
FLYNN	
ROBUSTANT TO SECTION 314 OF THE GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT CONSTRUCTION OF THE BUILDING DEFLECTED HEREON COMMENCED ON OR AFTER 379 AND A BUILDING PERMIT FOR THE CONSTRUCTION OF THE BUILDING DEFLECTED HAD BEEN ISSUED BY THE ROTORUA DISTRICT COUNCIL ROBUSTANT TO ITS BY LAWS	
DATED THIS DAY OF 19	
DISTRICT MANAGER.	
I HEREBY CERTIFY THAT THE BUILDING SHOWN HEREON IS ERECTED IN THE POSITION SHOWN AND ARE WITHIN THE BOUNDARIES OF CT 37A/B16 LOT 12 DPs 41388	
A W R McALDAY REGISTERED SURVEYOR	
Total Area 962 m ²	
Comprised in CT 37A/B16 (AL)	
I ALAN WILLIAM REX McALDAY Regd d Survey on hold / nnu pr issng or / or ma eg d urv ut ua h pr sec 33(2) I he Surv A 1966) he b er pla ha been med I om urvey ed k m or under dr ha bo pl urv or and h ee ad or ur ha S Regula 972 Da d Rotorua h do I 19 Signa	
F id Book T B k R i renc Plan DPs 41388	
E named C	
Approved FOR LEASING PURPOSES ONLY	
/ / LAND TRANSFER Surveyor	
Deposited this day of 19	
District Land Registrar	
File R ed uc	



LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK & DIST 1 TARAWERA
ZMS 261 SHT RECORD MAP No 100 6708

FLAT SITUATED ON LOT 12 DPs 41388
BEING PART OWHATUA SOUTH N° 5

TERRITORIAL AUTHORITY ROTORUA DISTRICT
F 24643/4
Surveyed by MARTIN, McALDAY, MORTON
Scale 1 200 DEC 1986

IR1A

Property File

6997/146/12

MEMORANDUM for SENIOR BUILDING INSPECTOR

re OWNER/OCCUPIER FLATS

11 Orchard Pl

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

- 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

Flat 1 complies with 'C'

memo
24/12/86

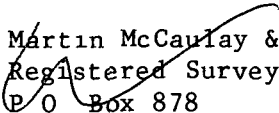
Please return to General Clerk

D J McArtney
Senior Building Inspector

19 December 1986

01/49/01

24643/4


Martin McCaulay & Morton
Registered Surveyors
P O Box 878
ROTORUA

Dear Sirs

PLAN OF FLATS - LOT 12 DPS 41388 11 ORCHARD PLACE - FLYNN

I acknowledge your letter dated 16 December 1986 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

Yours faithfully

B F Munro
DISTRICT ADMINISTRATION OFFICER

 DISTRICT INSPECTOR - Copy for your information Please advise whether the Section 314 certificate can be released
Valuation Reference - 6997/146/12
Category - C


DISTRICT ADMINISTRATION OFFICER

