



RC

26th September 1991

Please Quote
P0540226-1-01

Martin McCaulay & Morton Ltd
Registered Surveyors
PO BOX 878
ROTORUA

LT213708THA
6530/06900/

62065/4

Dear Sirs,

PLAN OF FLATS - OHINEWAIURA 5B - 121 LAKE ROAD, OWEN

My letter of 18th September 1991 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. I would also draw to your attention that a separate water connection is required for each unit and would appreciate you advising your client of this. .

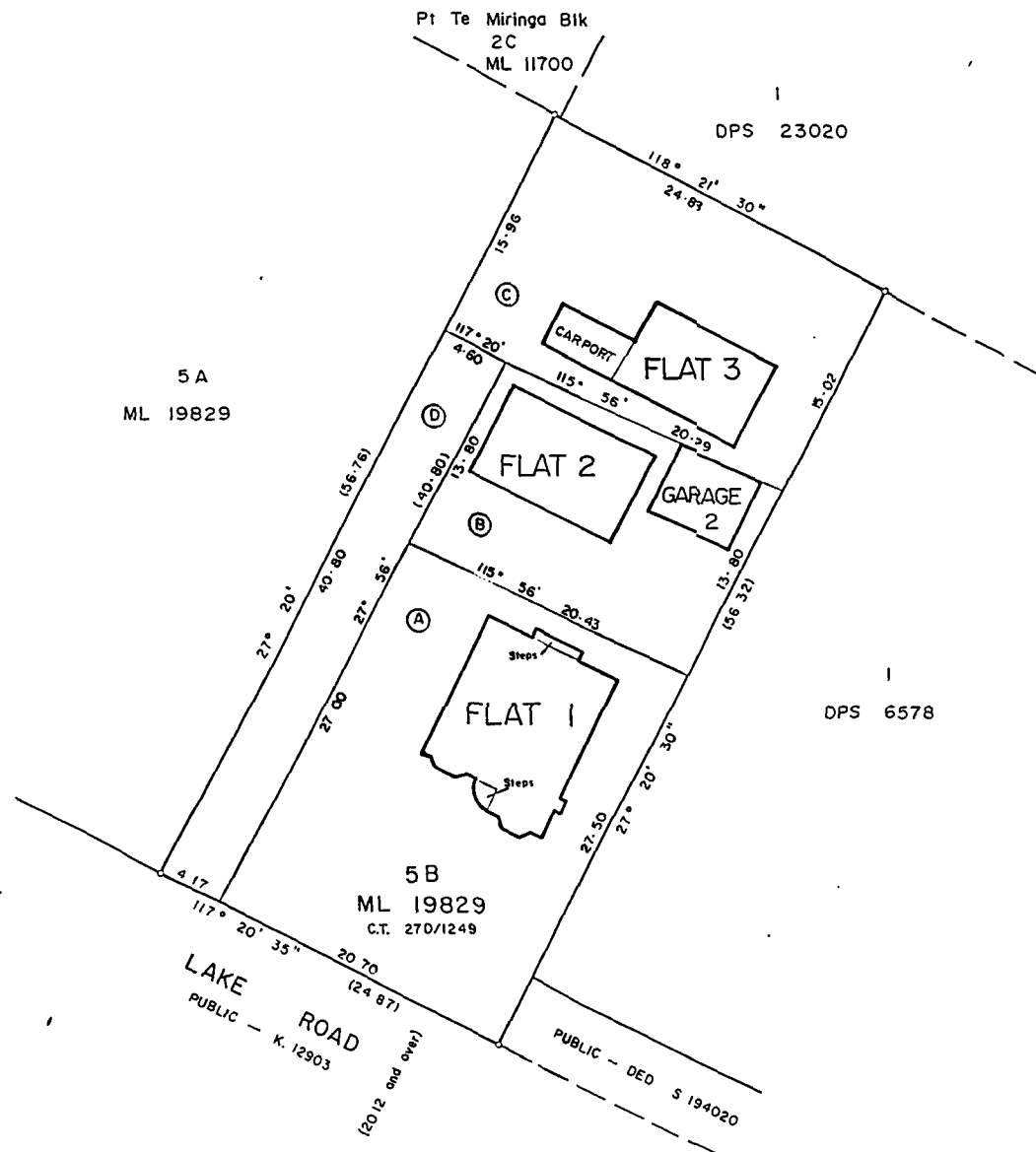
Yours faithfully

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: 6530/069

ADMINISTRATION OFFICER



Approvals

OWEN

REGISTERED OWNERS

FLAT 1
I HEREBY CERTIFY THAT THE BUILDING DEPICTED HEREON WAS
CONSTRUCTED BEFORE 1ST APRIL 1979 AND WAS 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 10th DAY OF SEPTEMBER 1991

AUTHORISED OFFICER

FLAT 2, GARAGE 2 and FLAT 3
PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974
I HEREBY CERTIFY THAT CONSTRUCTION OF THE BUILDINGS
DEPICTED HEREON COMMENCED ON OR AFTER 1ST APRIL 1979 AND
A BUILDING PERMIT FOR THE CONSTRUCTION OF THE BUILDINGS
DEPICTED HAS BEEN ISSUED BY THE ROTORUA DISTRICT COUNCIL
PURSUANT TO ITS BY-LAWS.

DATED THIS 2nd DAY OF SEPTEMBER 1991

AUTHORISED OFFICER

I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE ERECTED IN
THE POSITION SHOWN AND ARE WITHIN THE BOUNDARIES OF
C.T. 270-1249 OHINEWAIURA 5B.

A.W.R. McCAULAY
REGISTERED SURVEYOR

Total Area 1406 m²

Comprised in C.T. 270/1249

I, ALAN WILLIAM REX McCAULAY
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 19 day
of 19 Signature

Field Book p. Traverse Book p.
Reference Plans M.19829
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. 1 TARAWERA
NZMS 261 SHT U16 RECORD MAP No 49:05

FLATS ON OHINEWAIURA 5B

TERRITORIAL AUTHORITY ROTORUA DISTRICT COUNCIL
Surveyed by MARTIN McCAULAY MORTON LTD
Scale 1 : 250 Date MAY 1991

Land Registry Office

In reply, please quote

1st Floor, Westpac House
Cnr Victoria and Alma Streets
Private Bag 3049
Hamilton
Telephone: (07) 838-2959
DX 4032

S.62058

18 December, 1991

District Executive Officer
Rotorua District Council
DX 11431
ROTORUA

Rotorua District Council	
RECEIVED	11 MAY 1993
REFERRED TO	CPS
.....	
.....	
COPY TO	
INSTRUCTIONS:	
.....	

Dear Sir

Plan Number S.62058 affecting the land described below,
signed by W Owen as the owner, was deposited on
17 December, 1991.

LAND

CT 27D/1249
Flats on Ohinewaiura 5B. ? Ohinemutu

Yours faithfully



J Papa (Mrs)
for DISTRICT LAND REGISTRAR

Property File: 6530-069.

Address: 121 Lake 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.

* To comply with the 1980 RDC Water Bylaw
payment of the water Connection Application
for unit 2.



per: B Monk

Date: 26.9.91

18th September 1991

Please Quote
P05402 26-1-01

Martin McCaulay & Morton Ltd
Registered Surveyors
PO BOX 878
ROTORUA

LT212454THA
6530/06900/

62065/4

Dear Sirs,

PLAN OF FLATS - OHINEWAIURA 5B - OWEN - LAKE ROAD

I acknowledge your letter dated 17th September 1991 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.

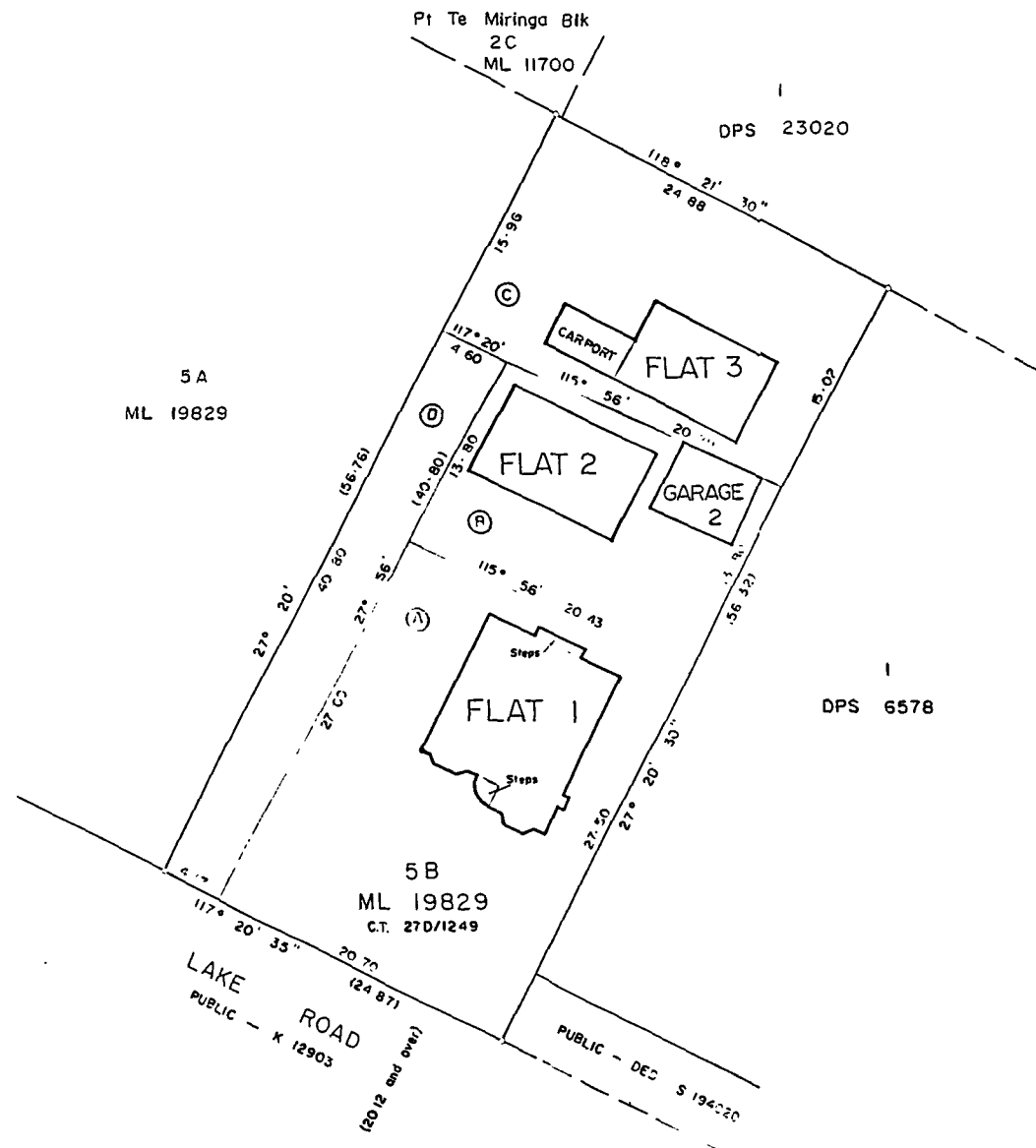
Yours faithfully

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 - 6530/069
Category - C

ADMINISTRATION OFFICER



Approvals

.....
OWEN
.....

REGISTERED OWNERS

FLAT 1
PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974
I HEREBY CERTIFY THAT THE BUILDING DEPICTED HEREON WAS
CONSTRUCTED BEFORE 1ST APRIL 1979 AND WAS 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 16th DAY OF 3rd 1991

.....
AUTHORISED OFFICER

FLAT 2, GARAGE 2 and FLAT 3

PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974
I HEREBY CERTIFY THAT CONSTRUCTION OF THE BUILDINGS
DEPICTED HEREON COMMENCED ON OR AFTER 1ST APRIL 1979 AND
A BUILDING PERMIT FOR THE CONSTRUCTION OF THE BUILDINGS
DEPICTED HAS BEEN ISSUED BY THE ROTORUA DISTRICT COUNCIL
PURSUANT TO ITS BY-LAWS.

DATED THIS.....DAY OF.....1991

.....
AUTHORISED OFFICER

I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE ERECTED IN
THE POSITION SHOWN AND ARE WITHIN THE BOUNDARIES OF
C.T. 27D-1249 OHINEWAIURA 5B.

.....
A.W.R. McCAULAY
REGISTERED SURVEYOR

Total Area..... 1406 m²

Comprised in C.T. 27D/1249

I, ALAN WILLIAM DEY, McCAULAY
Registered Surveyor and holder of an annual practising certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1988) 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..... Traverse Book..... p.....
Reference Plans..... ML19829
Examined..... Correct

Approved FOR LEASING PURPOSES ONLY

...../...../..... LAND TRANSFER Surveyor

Deposited this..... day of..... 19.....

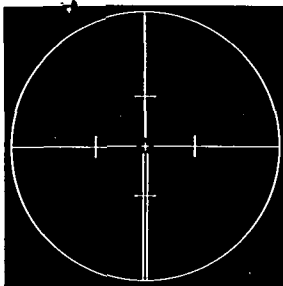
District Land Registrar

File
Received
Instructions

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. 1 TARAWERA
NZMS 261 SHT U.16 RECORD MAP No 49-05

FLATS ON OHINEWAIURA 5B

TERRITORIAL AUTHORITY ROTORUA DISTRICT COUNCIL
Surveyed by MARTIN McCAULAY, MORTON LTD
Scale 1:250 Date MAY 1991



MARTIN McCAULAY MORTON LTD

REGISTERED SURVEYORS CIVIL ENGINEERS TOWN PLANNERS RESOURCE MANAGERS

ROTORUA
QUADRANT HOUSE
77 HAUPAPA STREET
P.O. BOX 878
TELEPHONE (07) 347-7840
FAX (07) 347-6191

TE PUKE
KING'S BUILDING
77 JELICOE STREET
P.O. BOX 301
TELEPHONE (07) 573-7717
FAX (07) 573-7717

OPOTIKI
PROFESSIONAL CHAMBERS
ELLIOTT STREET
P.O. BOX 94
TELEPHONE (07) 315-6127

DIRECTORS:
L.S. MARTIN
Dip Surv. M.N.Z.I.S. M.N.Z.P.I.
M.P.M.I.
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
J.R. LEWIS
B.Surv. M.N.Z.I.S.
REGISTERED SURVEYOR

CONSULTANTS
W.A. CLEGHORN
F.N.Z.I.V.
REGISTERED VALUER

G.P. GILLESPIE
I.V.
REGISTERED VALUER

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

62065/4

17 September 1991

The District Manager
Rotorua District Council
Private Bag
ROTORUA

Dear Sir

re: FLATS 2 AND 3 ON OHINEWAIURA 5^B - LAKE ROAD
W OWEN

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

On 10th July 1991 a certificate was issued in terms of Sec 314 of the local Government Act for Flat 1.

We would be pleased if you would arrange for the plan to be certified in terms of Section 314 of the Local Government Act in relation to the other buildings as endorsed on the plan.

We attach our clients cheque for \$100.00 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

Rotorua District Council

RECEIVED 18 SEP 1991

REFERRED TO CPS

Original + chq \$100.00

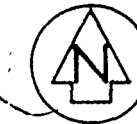
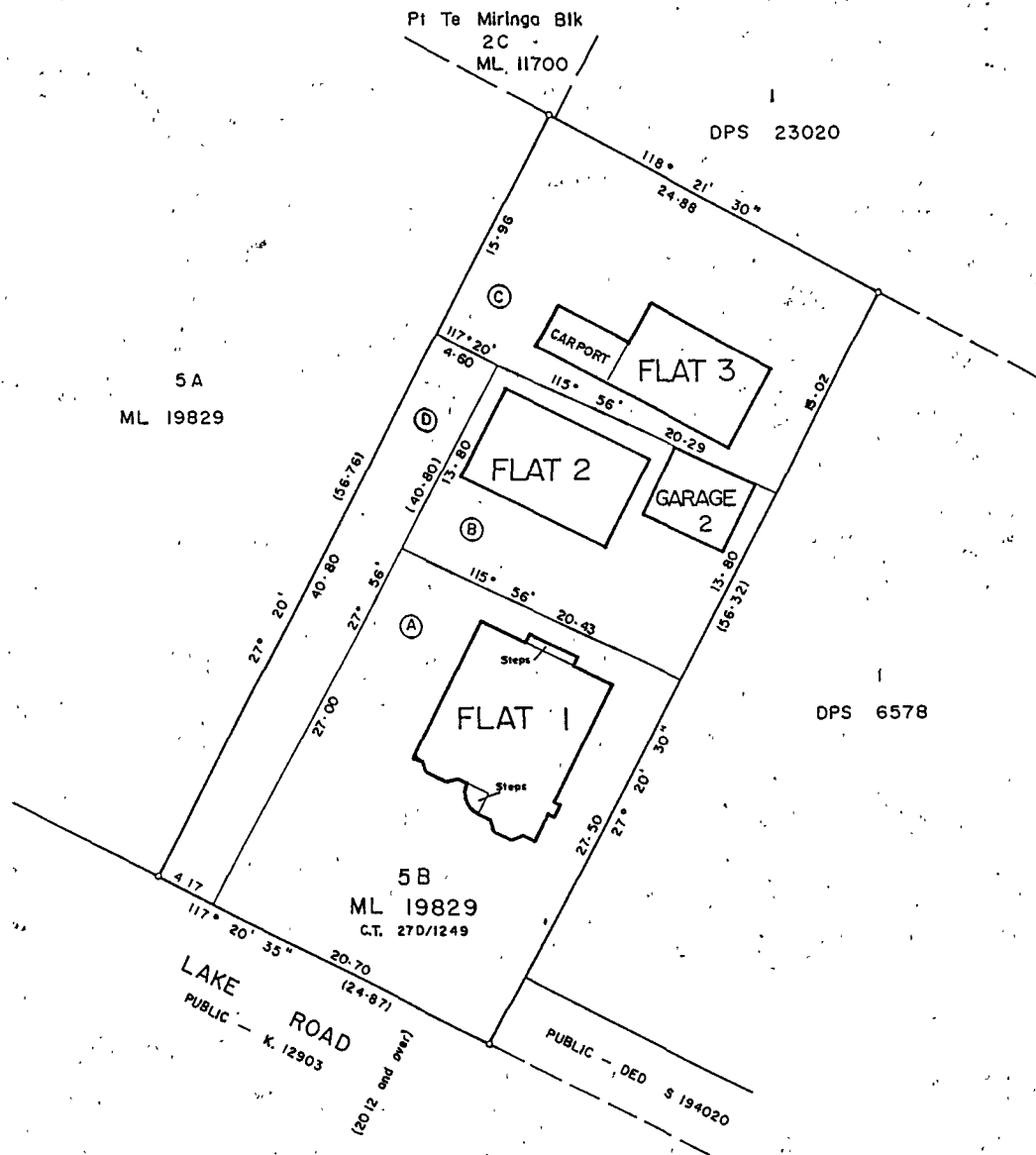
+ plans to the

COPY TO

REMARKS:

121





Approvals 	
REGISTERED OWNERS 	
FLAT 1 PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT THE BUILDING DEPICTED HEREON WAS CONSTRUCTED BEFORE 1ST APRIL 1979 AND WAS 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.....1991 AUTHORIZED OFFICER	
FLAT 2, GARAGE 2 and FLAT 3 PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT CONSTRUCTION OF THE BUILDINGS DEPICTED HEREON COMMENCED ON OR AFTER 1ST APRIL 1979 AND A BUILDING PERMIT FOR THE CONSTRUCTION OF THE BUILDINGS DEPICTED HAS BEEN ISSUED BY THE ROTORUA DISTRICT COUNCIL PURSUANT TO ITS BY-LAWS. DATED THIS.....DAY OF.....1991 AUTHORIZED OFFICER	
I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE ERECTED IN THE POSITION SHOWN AND ARE WITHIN THE BOUNDARIES OF C.T. 27D-1249 OHINEWAIURA SS. A.W.R. McCAULAY REGISTERED SURVEYOR	
Total Area 1406 m ²	
Comprised in C.T. 27D/1249	
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 1966 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at this day of 19 Signature	
Field Book p. Traverse Book p. Reference Plans ML19829 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. 1 TARAWERA
 NZMS 261 SHT U.16 RECORD MAP No 49.05

FLATS ON OHINEWAIURA 5B

TERRITORIAL AUTHORITY ROTORUA DISTRICT COUNCIL
 Surveyed by MARTIN McCAULAY MORTON LTD
 Scale 1:250 MAY 1991

Property File: ...6530-069.....

SENIOR PLUMBING & DRAINAGE INSPECTOR
MEMORANDUM for: SENIOR BUILDING INSPECTOR

RE: OWNER/OCCUPIER FLATS: 121 Lake 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: *STILL AWAITING FOR PAYMENT OF WATER APPLICATION
TO FLAT NO. 2 TO COMPLY W/Min 24-9-91*

*Building
Complies with "C" Grant 26.09.91*

Please return to Administration Clerk

Senior Building Inspector

*Memo
26-9-91*

18th September 1991

Please Quote
P05402

Martin McCaulay & Morton Ltd
Registered Surveyors
PO BOX 878
ROTORUA

LT212454THA
6530/06900/
62065/4

Dear Sirs,

12/

PLAN OF FLATS - OHINEWAIURA 5B - OWEN - LAKE ROAD

I acknowledge your letter dated 17th September 1991 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.

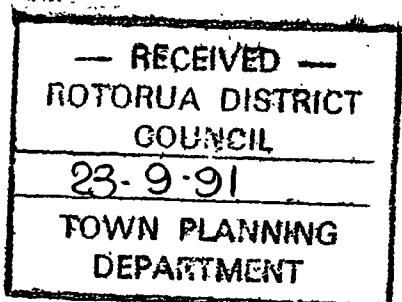
Yours faithfully

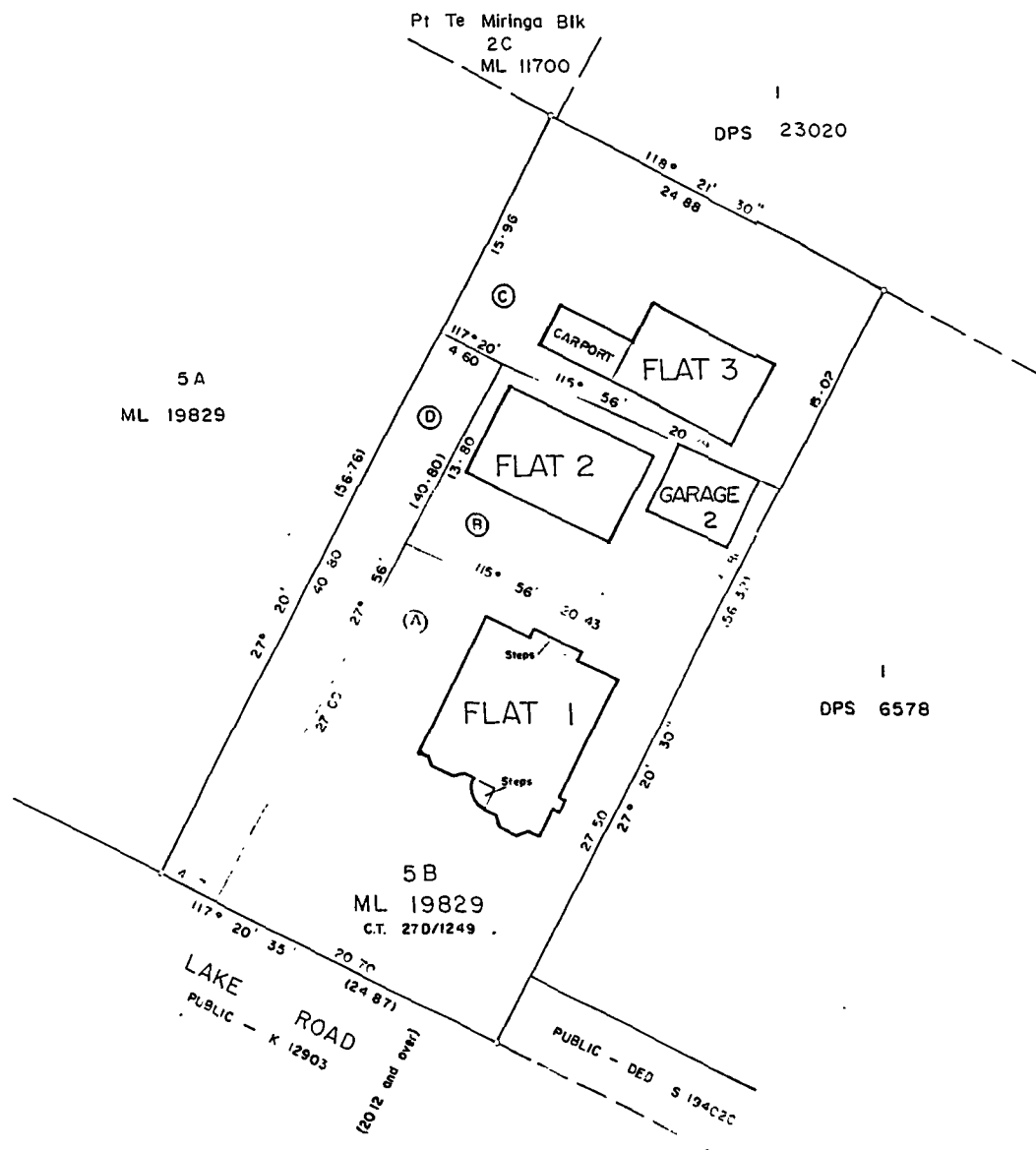
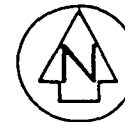
G.M. Sands
ADMINISTRATION OFFICER

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 - 6530/069
Category - C


ADMINISTRATION OFFICER





Approvals	
..... OWEN	
REGISTERED OWNERS	
FLAT 1 PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT THE BUILDING DEPICTED HEREON WAS CONSTRUCTED BEFORE 1ST APRIL 1979 AND WAS 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.....1991 AUTHORISED OFFICER	
FLAT 2, GARAGE 2 and FLAT 3 PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT CONSTRUCTION OF THE BUILDINGS DEPICTED HEREON COMMENCED ON OR AFTER 1ST APRIL 1979 AND A BUILDING PERMIT FOR THE CONSTRUCTION OF THE BUILDINGS DEPICTED HAS BEEN ISSUED BY THE ROTORUA DISTRICT COUNCIL PURSUANT TO ITS BY-LAWS. DATED THIS.....DAY OF.....1991 AUTHORISED OFFICER	
I HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE ERECTED IN THE POSITION SHOWN AND ARE WITHIN THE BOUNDARIES OF C.T. 270-1249 OHINEWAIURA SB. A.W.M. McCauley REGISTERED SURVEYOR	
Total Area.....1406 m ²	
Comprised in C.T. 270/1249	
I, ALAN WILLIAM RICK McCAULEY, Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at ROTORUA this.....day of.....19..... Signature	
Field Book.....p.....	Traverse Book.....p.....
Reference Plans.....	
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. 1 TARAWERA
NZMS 261 SHT U16 RECORD MAP No 49-05

FLATS ON OHINEWAIURA 5B

TERRITORIAL AUTHORITY ROTORUA DISTRICT COUNCIL
Surveyed by MARTIN McCAULEY MORTON LTD
Scale 1:2500 Date MAY 1991

FLATS PLANS - TOWN PLANNING CHECK

Address of Property: 121 Lake Rd

Zone: Residential 4

Area of site appropriate: Yes - 1406 m²

Complies with scheme - yards: Yes
- coverage: Yes

Hazards or restrictions: No

Other comments: Road widening of 2.5m
along front of property

Signed: M Taylor

Date: 23.9.91

~~121 LAKE ROAD~~
121 LAKE ROADFLATS PLAN - TOWN PLANNING CHECK

Address of Property:

Discretionary Use Requirements:

1. Vehicle Crossing

2. Driveway

SEALING NONE $33m \times \$43 = 1419$

3. Fences External

Internal 

4. Landscaping

MINIMAL / NONE

\$150

Total \$ 1569

Signed:

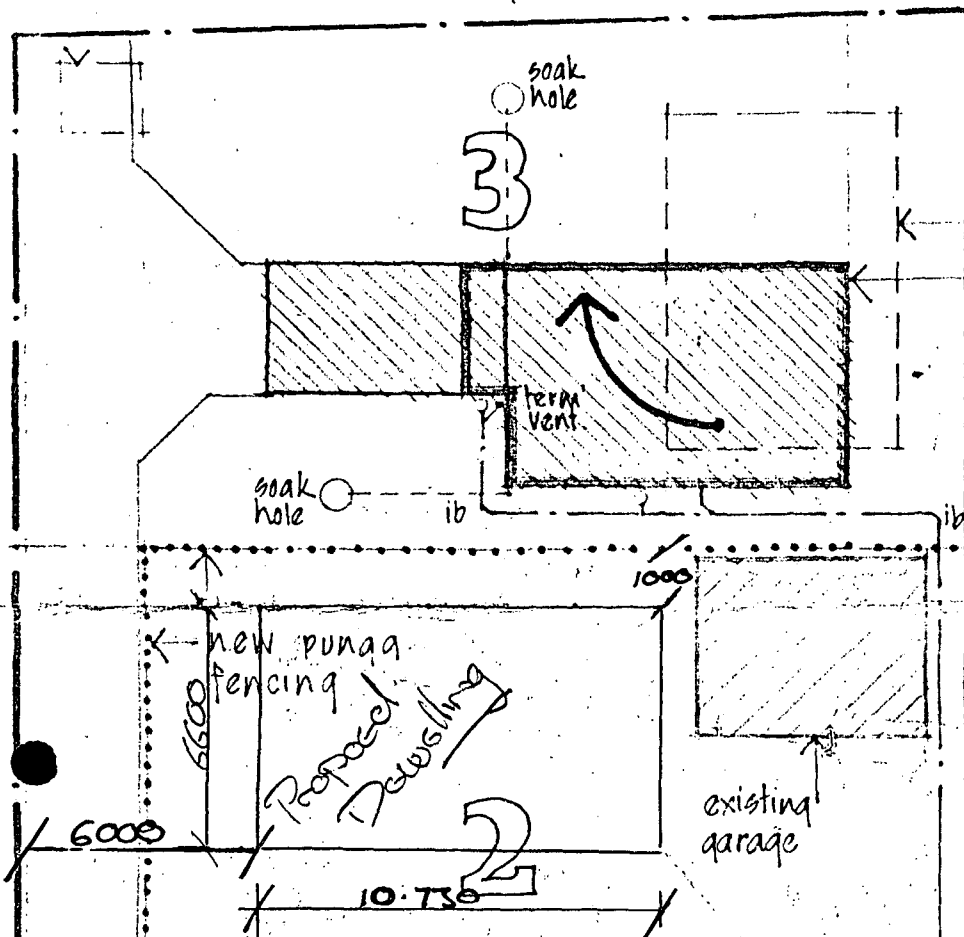


Date:

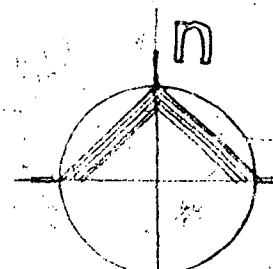
27/8/91

to owners direction.

boundary 24.4m



existing structure moved & upgraded as a new unit



leave connection for future unit no. 2.

boundary 56.3m

lay new 100 pvc sewer to connect into existing. Before commencing work, locate existing sewer, check invert level & ensure sufficient fall for new line is available.

lot 69 no. 5B, 1406
no. 1218 lake road,Rotorua.

11/2007

existing

10th July 1991

Please Quote
P05402

Martin McCaulay & Morton Ltd
Registered Surveyors
PO BOX 878
ROTORUA

LT202312PKC
6530/06900/

62065/4

Dear Sirs,

PLAN OF FLATS - OHINEWAIURA 5B - 121 LAKE ROAD OWEN

My letter of 8th May 1991 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. I would also draw to your attention that a separate water connection is required for each unit and would appreciate you advising your client of this.

Yours faithfully

G.M. Sands
ADMINISTRATION OFFICER

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

cc. RATES OFFICER - Copy for your information.
Valuation Ref: 6530/069

E

ADMINISTRATION OFFICER

Property File: 6530-069.

Address: 121 Lake 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 Flat 1 complex
- 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.



per: B Monk

Date: 9-7-91.

8th May 1991

Please Quote
P05402

Martin McCaulay & Morton Ltd
Registered Surveyors
PO BOX 878
ROTORUA

LT193467PKC
6530/06900/
62065/4

Dear Sirs,

PLAN OF FLATS - OHINEWAIURA 5B, 121 LAKE ROAD - OWEN

I acknowledge your letter dated 6th May 1991 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

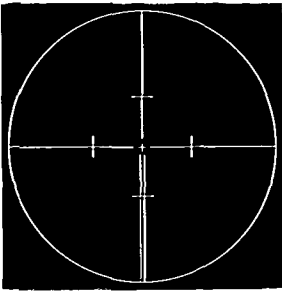
DISTRICT PLANNER - Copy for your information and attention. Please forward to District Inspector when dealt with.

DISTRICT INSPECTOR - Copy for your information. Please advise whether the Section 314 certificate can be released.
Valuation Reference - 6530/069
Category - C

ADMINISTRATION OFFICER

POS-402

193478



MARTIN McCAULAY MORTON LTD

REGISTERED SURVEYORS CIVIL ENGINEERS TOWN PLANNERS RESOURCE MANAGERS

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 (078) 56-127

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

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

A.M. MORTON,
S.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,
S.Surv., M.N.Z.I.S.
REGISTERED SURVEYOR

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

C. ESPIE,
A. J.
REGISTERED VALUER

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

62065/4

6 May 1991

The District Manager
Rotorua District Council
Private Bag
ROTORUA

Dear Sir

re: FLAT 1 ON OHINEWAIURA 5^B - 121 LAKE ROAD - W OWEN

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 \$100.00 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

Rotorua District Council

RECEIVED 08 MAY 1991

REFERRED TO *CPS*

Original + 149 100.00

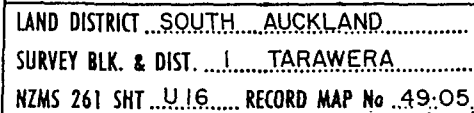
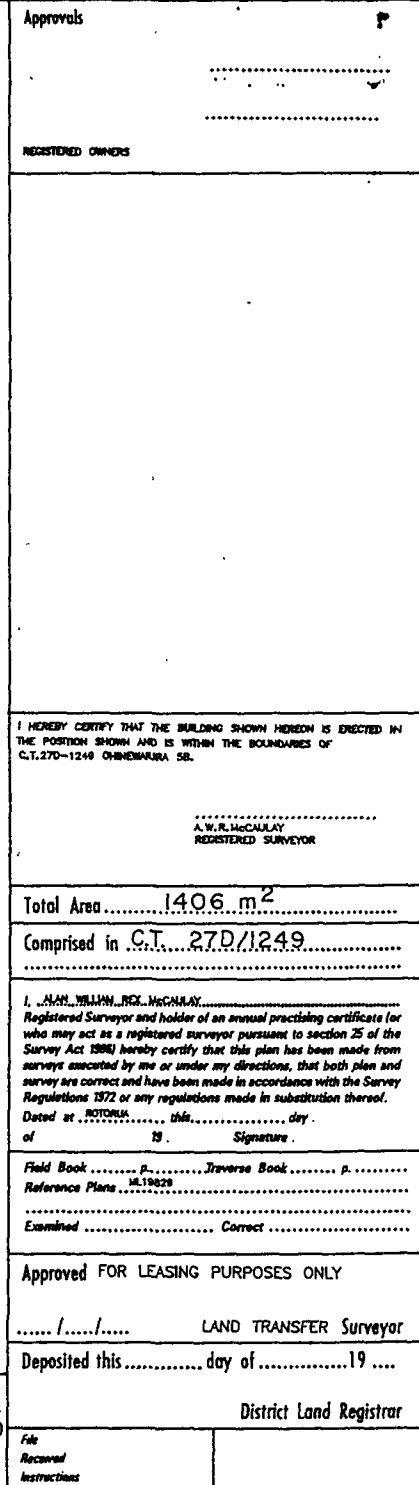
+ plans to

COPY TO *MCQ*

INSTRUCTIONS:

Loge.





TERRITORIAL AUTHORITY ROTORUA DISTRICT COUNCIL
 Surveyed by MARTIN McCaULAY MORTON LTD
 Scale 1 : 250 Date MAY 1991

Property File: 6530-069.....

SENIOR PLUMBING & DRAINAGE INSPECTOR

MEMORANDUM for: SENIOR BUILDING INSPECTOR

RE: OWNER/OCCUPIER FLATS: 121 Lake 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 proposal, as presented complies with the
DWC 1980 water Bylaws. Reg'd. 4-7-91*

Building: Flat 1 complies with category A

PL 8.7.91

Please return to Administration Clerk

Senior Building Inspector

*MEMO
9.7.91*

8th May 1991

Please Quote
P05402

Martin McCaulay & Morton Ltd
Registered Surveyors
PO BOX 878
ROTORUA

LT193467PKC
6530/06900/

62065/4

Dear Sirs,

PLAN OF FLATS - OHINEWAIURA 5B, 121 LAKE ROAD - OWEN

I acknowledge your letter dated 6th May 1991 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.

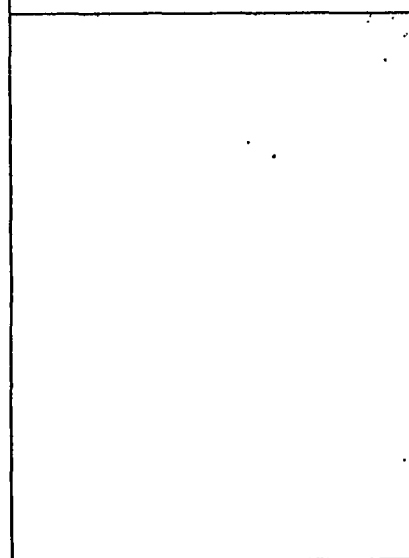
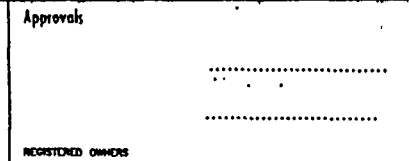
Yours faithfully

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 - 6530/069
Category - C

ADMINISTRATION OFFICER



.....
A.W.R. McCULLY
REGISTERED SURVEYOR

Comprised in C.T. 27D/1249.....

Field Book p. Traverse Book p.
Reference Stamp WL19079

Approved FOR LEASING PURPOSES ONLY

Deposited this day of 19

File	
Received	
Instructions	

TERRITORIAL AUTHORITY ROTORUA DISTRICT COUNCIL
 Surveyed by MARTIN McCaULAY MORTON LTD
 Scale 1 : 25 .. Date MAY 1991

FLATS PLAN - TOWN PLANNING CHECK

Address of Property:

121 Lake Rd

Discretionary Use Requirements:

1. Vehicle Crossing

2. Driveway

NO

26m x \$43m

\$1118

3. Fences External

Internal

NO

10 x \$30m

\$300

4. Landscaping

NO

\$100

Total \$ 1518

Signed:

P Mickelson

Date:

2/5/91