

FILE

11 September 1998

Please Quote: 6598108

Your Ref: 96393/S

Doc.No: 98004

Martin McCaulay Morton Ltd  
Surveyors  
PO Box 878  
ROTORUA

copy to: 00858  
00859

Attention: Bart Yetsenga

Dear Sir,

**APPLICATION FOR SUBDIVISION CONSENT**  
**BOSSTAN CORPORATION LTD, 96-100 PUKUATUA STREET**

The land transfer plan relating to this subdivision and the unit title have been approved.

Therefore, the plans are returned herewith with the approval executed under seal.

Yours faithfully



Julia Nicholson  
Administration Assistant, Planning

Encl.

**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER** of Lot 2 DPs 82612

**AND**

**IN THE MATTER** of Subdivision Consent  
6598108 pursuant to Sections 105, 108, 220 and 221  
of the Resource Management Act 1991.

Subdivider: **Bosstan Corporation**

**Locality:** 96 - 100 Pukuatua Street, Rotorua Central.

All owners of Lot 2 DPs 82612 are advised that the Rotorua District Council will not ask that a Reserve Contribution be payable at the time of the consent for the erection of up to six (6) household units on Lot 2 DPs 82612.

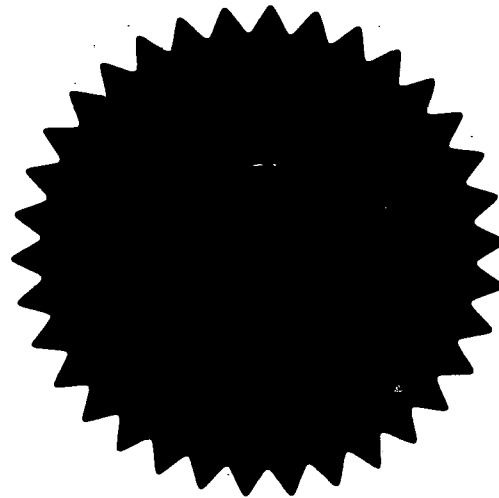
**This document is hereby authenticated in terms of Section 252 of the Local Government Act 1974.**

Dated at Rotorua this 10 day of SEPTEMBER 1978

The COMMON SEAL of the )  
ROTORUA DISTRICT COUNCIL )  
 was affixed hereto in the presence )  
 of: )

Mayor

## District Manager



658075 mN

**PUKUATUA STREET**  
LEGAL ROAD (30.18 Wide)

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Rotorua District Council and that a consent notice has been issued in respect of those conditions that have not been complied with.  
Dated this 10 day of SEPTEMBER 1998.

*A. Hansen*  
Authorized Officer



**Approvals**

*N. G. [Signature]*

I hereby certify that this plan was approved by the Rotorua District Council pursuant to section 223 of the Resource Management Act 1991 on the 10 day of SEPTEMBER 1998 subject to the granting or reserving of the easements set out in the Memorandum hereon.

*A. Hansen*  
Authorized Officer

Sub. 6598108

**Memorandum of Easements in Gross**

Purpose	Serv. Ten.	Shown	Grantee
Right to Drain Sewage	Lot 1 hereon	(A1) (A2)	Rotorua District Council
	Lot 2 hereon	(B1) (B2)	

**Memorandum of Easements**

Purpose	Serv. Ten.	Shown	Dom. Ten.
Right to Convey Geothermal Steam	Lot 2 hereon	(C) (B2)	Sec 16 Block LXIII Town of Rotorua
	Lot 2 hereon	(C) (B2) (B1)	Lot 1 hereon
	Lot 1 hereon	(D) (A2)	Lot 2 hereon

**C.T. Allocation**

Lot	C.T. Reference
1	
2	

Total Area **3036 m<sup>2</sup>**

Comprised in C.T. 184/197

**I, BART YETSENGA**

Registered Surveyor and holder of an annual practicing certificate (as who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) I 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 1988 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 as to Survey**

...../...../..... Chief Surveyor

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

District Land Registrar

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12  
S013178

**LOT 1**  
1571 m<sup>2</sup>

**LOT 2**  
465 m<sup>2</sup>

DPS19165

16  
S013178

558025 mN

28  
S013178

29  
S013178

30  
S013178

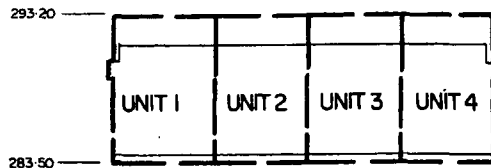
31  
S013178

32  
S013178

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST. 1 TARAWERA  
NZMS 261 SHT U16 RECORD MAP No 50 06  
50 07

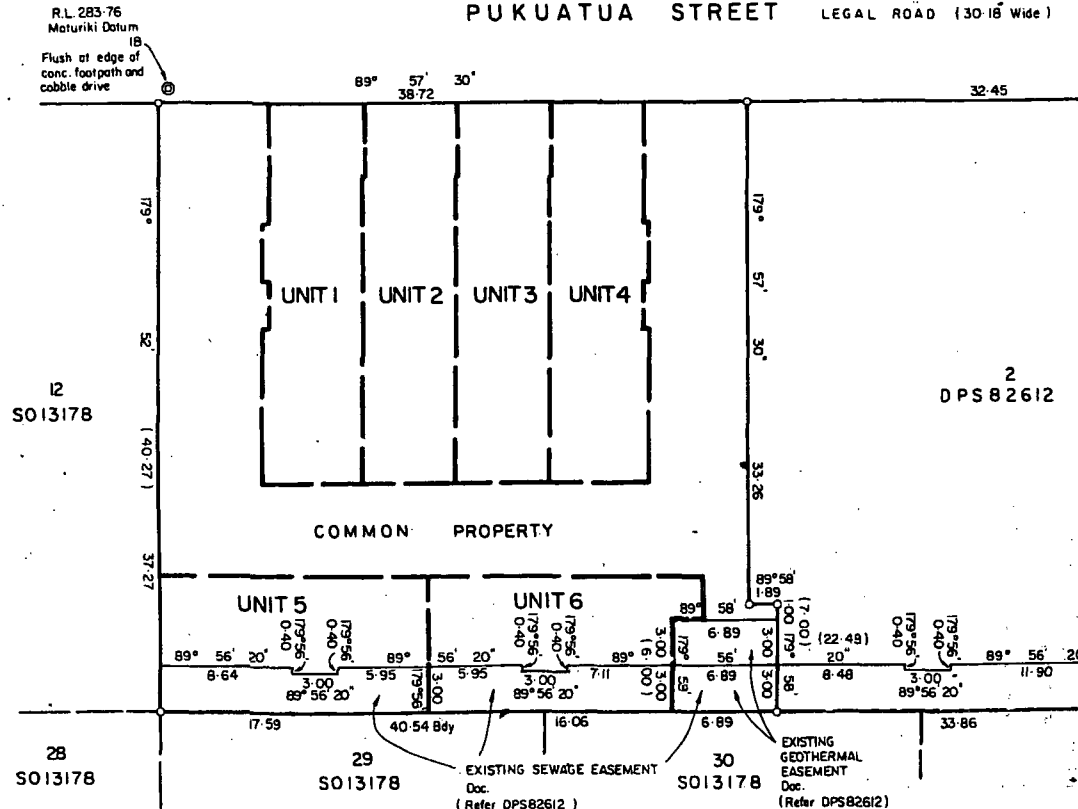
**LOTS 1 and 2 BEING A SUBDIVISION OF LOT 1 DPS19165**

TERRITORIAL AUTHORITY ROTORUA DISTRICT  
Surveyed by MARTIN McCaULAY MORTON LTD.  
Scale 1 : 250 Date JULY 1998



SOUTHERN ELEVATION

PUKUATUA STREET LEGAL ROAD (30.16 Wide)



Schedule					
C.T. Allocation	Unit Description	Approx. Area (m <sup>2</sup> )	Unit Entitlement	Height Limits	
	UNIT 1	159		Upper	Lower
	UNIT 2	152		293.20	283.50
	UNIT 3	152		293.20	283.50
	UNIT 4	157		293.20	283.50
	UNIT 5	158		293.20	283.50
	UNIT 6	150		293.20	283.50

Total Unit Entitlement =

Supplementary Record Sheet

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Rotorua District Council  
Dated this 10 day of September 1998

*A. E. Hansen*  
Authorised Officer

Approvals  
I, \_\_\_\_\_ of Rotorua,  
Registered Valuer, hereby certify that I have assessed the  
Unit Entitlements shown hereon in accordance with the  
Unit Titles Act 1972  
Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1998  
Registered Valuer

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 10 day of SEPTEMBER 1998

The Common Seal of the Rotorua District Council is affixed hereto in the presence of:

*Patroll*  
Mayor  
*A. E. Hansen*  
District Manager  
PO0858

Pursuant to Section 224(f) of the Resource Management Act 1991 I hereby certify that the Rotorua District Council is satisfied on reasonable grounds that every building or part of a building shown on this plan complies with the provisions of the building code specified in Section 46(4) of the Building Act 1991

Dated this 10 day of SEPTEMBER 1998

*A. E. Hansen*  
Authorised Officer

Address of Body Corporate  
96 - 100 Pukuatua Street, Rotorua.

Registered Owners

Total Area 1571 m<sup>2</sup>

Comprised in C.T.

I, BART YETSENGA  
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 16 of the Survey Act 1980 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 \_\_\_\_\_ 1998  
Signature \_\_\_\_\_

Field Book ..... a ..... Traverse Book ..... a .....  
Reference Plans D.P.S. 19165  
Examined ..... Correct .....

Approved as to Survey

Chief Surveyor

Deposited this \_\_\_\_\_ day of \_\_\_\_\_ 1998

District Land Registrar

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST. 1 TARAWERA  
NZMS 261 SHT U16 RECORD MAP No 50-07  
50-06

PLAN OF PROPOSED UNIT DEVELOPMENT ON LOT 1  
DPS82612

TERRITORIAL AUTHORITY ROTORUA DISTRICT  
Surveyed by MARTIN MCCAULAY MORTON LTD.  
Scale 1:250 Date JAN 1998

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Approvals

Registered Owners

Address of Body Corporate

96 - 100 Pukuatua Street, Rotorua

Pursuant to Section 5(1)g of the Unit Titles Act 1972

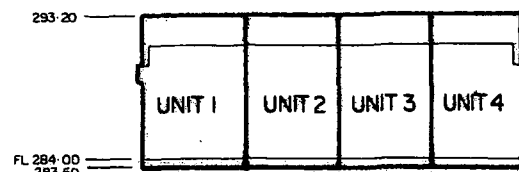
I, M. McCaulay principal officer of the Rotorua District Council hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all boundaries of every unit and the common property shown on this plan to be physically measured

I further certify that the said plan is consistent with the Proposed Development Plan no.

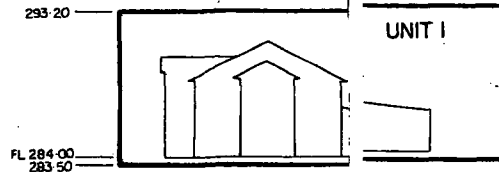
Dated this 10 day of SEPTEMBER 1998

A. Hansen  
District Manager

00858



SOUTHERN ELEVATION



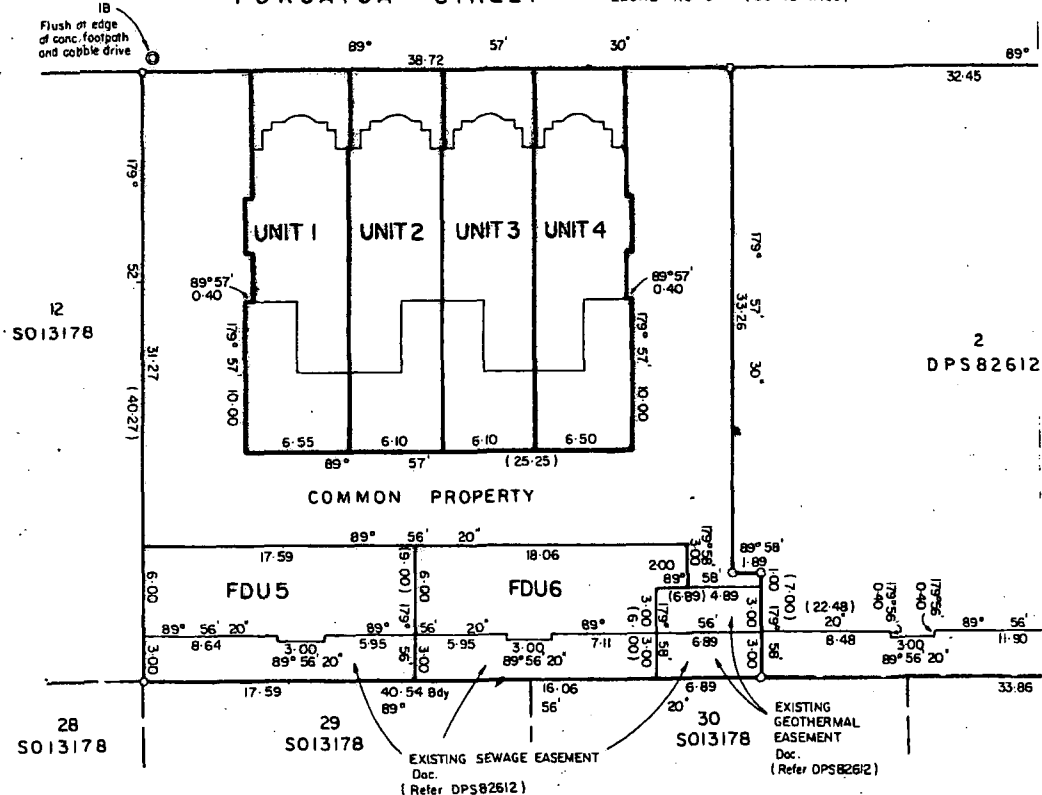
WESTERN ELEVATION

Schedule					
C.T. Allocation	Unit Description	Approx Area(m <sup>2</sup> )	Unit Entitlement	Height Limits	
				Upper	Lower
	UNIT 1	159		293.20	283.50
	UNIT 2	152		293.20	283.50
	UNIT 3	152		293.20	283.50
	UNIT 4	157		293.20	283.50
	FDU 5	158		293.20	283.50
	FDU 6	150		293.20	283.50
Total Unit Entitlement *					
Supplementary Record Sheet					

R.L. 283.76 Motunui Datum  
1B Flush of edge of conc. footpath and cobble drive

PUKUATUA STREET

LEGAL ROAD (30.18 Wide)



DPS82612

Note: Where Unit Boundaries coincide with each other the boundary is the midline of the wall.  
Where a Unit Boundary coincides with an exterior wall the Unit Boundary is the exterior face of the wall.  
Where there is glass in the exterior wall the Unit Boundary is the exterior face of the glass.

EXISTING APPURTENANT GEOTHERMAL EASEMENT  
Doc. (Refer DPS82612)

EXISTING APPURTENANT GEOTHERMAL EASEMENT  
Doc. (Refer DPS82612)

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST. 1 TARAWERA  
NZMS 261 SHT U16 RECORD MAP No 50-07  
50-06

PLAN OF FIRST STAGE UNIT PLAN ON LOT 1 DPS82612

TERRITORIAL AUTHORITY ROTORUA DISTRICT  
Surveyed by MARTIN McCaULAY MORTON LTD.  
Scale 1:250 Date JAN. 1998

Total Area 1571 m<sup>2</sup>

Comprised in CT.

I, BART YETSENGA

Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 15 of the Survey Act 1981 hereby certify that this plan has been made from surveys conducted 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 DPS 19155

Examined Correct

Approved as to Survey

Deposited this day of 19

Chief Surveyor  
District Land Registrar

File  
Received  
Instructions

L.R.E. FORM 016 \*APPROVED 08/97

6598108  
6526015  
47873  
copy to: P00858  
P00859  
FILE

PRE-ALLOCATION OF PLAN NUMBER NOTICE

18 August 1998

Toitu te  
Land whenua  
Information  
New Zealand



Rotorua District Council  
PRIVATE BAG  
ROTORUA  
ATTN: PRINCIPAL OFFICER

Rotorua District Council  
19 AUG 1998  
REFERRED TO *Joe Thorne*  
COPY TO .....  
INSTRUCTIONS: .....

PRE-ALLOCATION OF PLAN NUMBER DPS 82612

Plan of LOTS 1 & 2 BEING SUBDIVISION OF LOT 1 DPS 19165 (C.T. ref: 16A/197) prepared by B. Yetsenga of Martin McCaulay Morton Ltd - Rotorua has been pre-allocated number DPS 82612.

Client:  
Surveyor Reference: 96393  
Lodging Firm Reference:  
Territorial Authority Reference:

The following new Certificates of Title have been allocated:  
LOT 1 DPS 82612 .1571 hectares 65B/748  
LOT 2 DPS 82612 .1465 hectares 65B/749

Chief Surveyor

Cnr Victoria and  
Rostrevor Streets  
Private Bag 3028  
Hamilton  
Ph 0 7 838-2489  
Fax 0 7 834-6788