



Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143

Address all
communications to:
District Manager
Rotorua District Council

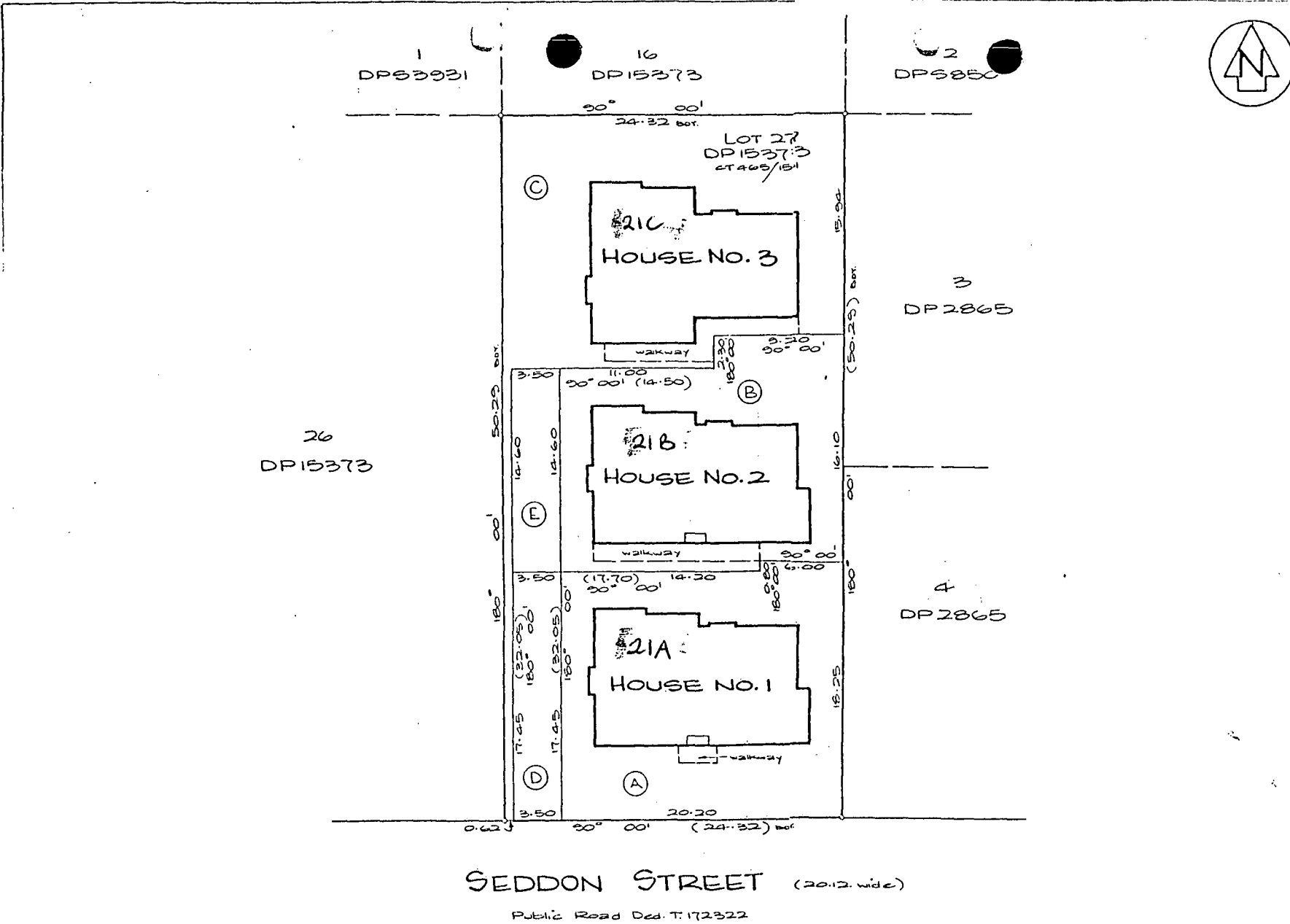
CROSS LEASE PROPERTIES

IT IS TO BE NOTED THAT ALL CROSS LEASE AGREEMENTS, TO WHICH YOU WOULD HAVE BEEN A PARTY, REQUIRE THE CONSENT OF THE OTHER PARTIES INVOLVED IN THE CROSS LEASE WHERE ANY BUILDING, ALTERATIONS OR ADDITIONS ARE UNDERTAKEN. YOU SHOULD THEREFORE, FOR YOUR OWN PROTECTION, OBTAIN SUCH CONSENT PRIOR TO ANY BUILDING WORK COMMENCING.

IT IS FURTHER NOTED THAT IT MAYBE NECESSARY TO AMEND THE CROSS LEASE PLAN IN TERMS OF THE RESOURCE MANAGEMENT ACT 1991 FOR ANY BUILDING, ALTERATIONS OR ADDITIONS UNDERTAKEN. UPGRADING OF SERVICES, SUCH AS WATER SUPPLY AND SEWERAGE, MAY ALSO BE REQUIRED.

THIS IS A CAUTION NOTE ONLY AND DOES NOT REQUIRE A RESPONSE TO COUNCIL. HOWEVER, IF YOU HAVE ANY QUERIES REGARDING THESE MATTERS PLEASE CONTACT COUNCILS PLANNING DIVISION DIRECTLY.

BUILDING SERVICES DIVISION (CPC)
ENVIRONMENTAL SERVICES



Approvals

R.K. Beale
R.K. Beale

Registered Owner

Pursuant to Section 214 of the Local Government Act 1974 I hereby certify that the construction of the buildings depicted hereon commenced after 1 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 _____ 1990.

Authorised Officer

I hereby certify that the buildings shown hereon are erected in the positions shown and are within the boundaries of CT465/151 Lot 27 DP15373.

P. J. Hawley 7/11/90
Registered Surveyor

Total Area 1223 m²

Comprised in CT465/151 (A11)

1. Peter Jaughin Hawley
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 7th day of November 1990. Signature *P. J. Hawley*

Field Book p. Traverse Book p.
Reference Plans DP15373
Examined Correct

Approved for Leasing Purposes only

..... Land Transfer Survey

Deposited this day of 19

District Land Registrar

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. 1 TARAWERA
NZMS 261 SH1 RECORD MAP No

HOUSES ON LOT 27 DP15373.

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by PHIPPS HAWLEY LTD F 3440
Scale 1 : 200 Date NOVEMBER 1990

File
Received
Instructions



DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag 3049
Hamilton
Telephone 82-959
DX 4032

F

P01814

1st Floor
Westpac House 187871
Cnr Victoria and Alma Streets
Hamilton

187872
In reply please quote

S.58506

14 December 1990

Rotorua District Council	
RECEIVED	27 MAR 1991
REFERRED TO	CPS
TPC	

Rotorua District Council

DX 1143

ROTORUA

INSTRUCTIONS:

6512/139

21 Seddon Street.

Dear Sir/Madam

Plan Number S.58506 affecting the land described below, signed by RK Beale as the owner, was deposited 13 December 1990.

LAND CT 465/151

Houses on Lot 27 Deposited Plan 15373.

Yours faithfully

C. F. Leslie

CF Leslie (Miss)
for DISTRICT LAND REGISTRAR

FILE

19th November 1990

Phipps Hawley Ltd
Registered Surveyors
P O Box 190
Rotorua

Please Quote
P01814

LT172352JST
6512/13900/

JF3440

Dear Sirs,

PLAN OF FLATS - LOT 27 DP 15373 - R.K. BEALE - 21 SEDDON STREET

My letter of 9th November 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. 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: 6512/139

ADMINISTRATION OFFICER

Property File: 6512.139.

Address: 21 Seddon St.

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~~ in order for the certificate endorsed thereon to be signed.

B Monk

per: B Monk

Date: 16.11.90

9th November 1990

Please Quote
P01814

Phipps Hawley
Registered Surveyors
P O Box 190
Rotorua

LT171193JST
6512/13900/

JF3440

Dear Sir

PLAN OF FLATS - LOT 27 DP 15373 - R K BEALE - 21 SEDDON STREET

I acknowledge your letter dated 8th November 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 - 6512/139
Category - C

ADMINISTRATION OFFICER

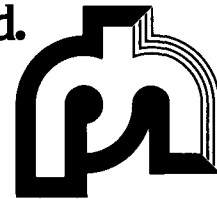
Ronald A. Phipps M.N.Z.I.S.
Peter J. Hawley M.N.Z.I.S., R.S., FIJI

P01814

Phipps Hawley Ltd.

REGISTERED SURVEYORS

20 Haupapa Street,
P.O. Box 190, Rotorua.
Phone (073) 476-995
Fax (073) 476-994



Our Ref: JF3440

8 November 1990

The District Manager
Rotorua District Council
ROTORUA.

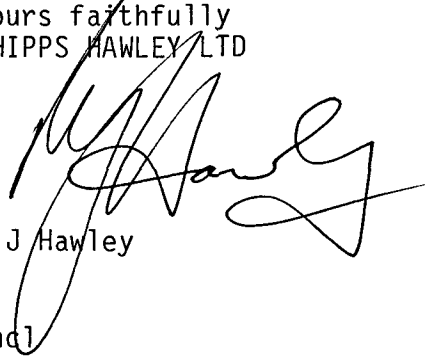
Dear Sir

HOUSES ON LOT 27 DP 15373. R K BEALE. 21 SEDDON STREET.

Rotorua District Council	
RECEIVED	09 NOV 1990
REFERRED TO	CPS
Original + chg 100.00	
+ the 10 J 81000	
COPY TO	
INSTRUCTIONS:	

We forward herewith for certification the cross lease plan of the above, two copies of the plan being attached for your records, together with our cheque for \$100.00 being your required certification fee.

Yours faithfully
PHIPPS HAWLEY LTD


P J Hawley

End

Land and Engineering Surveyors • Land Development Consultants • Town Planning

Members of the Consulting Surveyors of N.Z.
A Division of the N.Z. Institute of Surveyors

In Association with Kelly, Browne & Spurr,
Consulting Engineers, Rotorua.

Property File: 6512.139.....

SENIOR PLUMBING & DRAINAGE INSPECTOR
MEMORANDUM for: SENIOR BUILDING INSPECTOR

RE: OWNER/OCCUPIER FLATS: 21 Seddon St.

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 1980 RPC
Water Bylaws, Reg. 15-11-90

Complies with (c) GIB 15-11-90.

Please return to Administration Clerk

Senior Building Inspector

memo
16/11/90

FLATS PLANS - TOWN PLANNING CHECK

Address of Property: 21 Seddon St

Zone: Residential 3

Area of site appropriate: Yes - 1223 m²

Complies with scheme - yards: Yes
- coverage: Yes

Hazards or restrictions: No

Other comments: /

Signed: Mr Taylor

Date: 14.11.90

band paid

9th November 1990

Please Quote
P01814

Phapps Hawley
Registered Surveyors
P O Box 190
ROTORUA

LT171193JST
6512/13900/

JF3440

Dear Sir

PLAN OF FLATS - LOT 27 DP 15373 - R K BEALE - 21 SEDDON STREET

I acknowledge your letter dated 8th November 1990 enclosing Land Transfer Plan of the above development for certification pursuant to Section 314 of the Local Government Act 1974.

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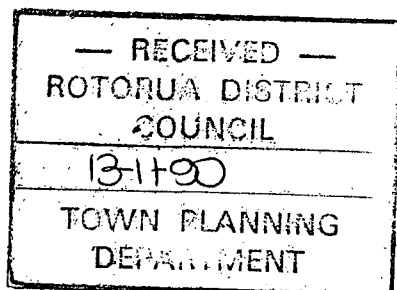
Yours faithfully

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 - 6512/139
Category - C

ADMINISTRATION OFFICER



1
DPS3931

16
DP15373

2
DPS850



Approvals

R.K. Beale
R. K. Beale

Registered Owner

Pursuant to Section 314 of the Local Gov't Act 1974 I hereby certify the construction of the buildings depicted hereon commenced after 1 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 ____ 1990.

Authorised Officer

I hereby certify that the buildings shown hereon are erected in the positions shown and are within the boundaries of CT465/151 Lot 27 DP15373.

P. Hawley 7/11/9
Registered Surveyor

Total Area 1223 m²

Comprised in CT465/151 (All)

I, Peter Joughin Hawley
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 7th day of November 1990
Signature *P. Hawley*

Field Book p. Traverse Book p.
Reference Plans DP15373
Examined Correct

Approved for Leasing Purposes only

...../...../..... Land Transfer Surveyor

Deposited this day of 19

District Land Registrar

File
Received
Instructions

SEDDON STREET (20.12 wide)

Public Road Ded. T. 172322

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

HOUSES ON LOT 27 DP15373.

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by PHIPPS HAWLEY LTD F 3440
Scale 1 : 200 Date NOVEMBER 1990

McDOWELL & CO.

REGISTERED VALUERS

I.G. McDowell, A.N.Z.I.V., Dip U.V., A.R.E.I.N.Z.

R.G. Ashton, A.N.Z.I.V.

PO1814
146508
90 ERUERA STREET, ROTORUA
P.O. BOX 1111, PHONE 484-159
D.X. 11411
FAX 477-071

Rotorua District Council

RECEIVED 17 MAY 1990

REFERRED TO TPL

COPY TO

INSTRUCTIONS:

15th May 1990

The District Manager,
Rotorua District Council,
Private Bag RO3029,
ROTORUA

Your Ref: PO1814

Attention Senior Planner Administration - Mr J.D. Sholl

Dear Sir,

re: Valuation for Development Contribution Purposes - R.K. Beale
21 Seddon Street, Rotorua

We acknowledge and thank you for your letter of the 10th inst. requesting us to assess the value of the section situated at 21 Seddon Street, Rotorua for the purpose of assessing the Development Contribution.

Our valuation, excluding all improvements:

Lot 27	DP 15373	1223m#	<u>\$80,000</u>
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Yours faithfully,
McDOWELL & CO.



I.G. McDOWELL
ANZIV Registered Valuer

One unit \$1471-79

