



DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag
Hamilton
Telephone 82-959

01-49-01

1st Floor
Westpac House
Cnr Victoria and Alma Streets
Hamilton

ROTOFUA DISTRICT COUNCIL

REFERRED TO *PAO*

RECEIVED 23 JUN 1986

In reply please quote

19th June 1986

P23-1-21

6550/995/54

143-149 Sunset

COPY TO: District Executive Officer
District Council
Rotorua
Private Bag
ROTORUA

Dear Sir

Plan Number S.41862 affecting the land
described below, signed by M J an J D
Nikora as the owners, was deposited on
13.6.1986.

LAND

Plan of Flat situated on Lot 5 DPS 1625
being part Kaito Rotohokahoka 2E Block.
Comprised in Certificates of Title 34C/450,
34A/226, 34A/227, 24C/448 and 24C/449.

Yours faithfully

WA Barlow

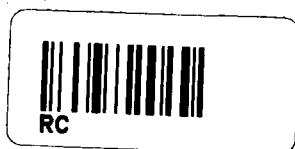
W A Barlow (Miss)
for DISTRICT LAND REGISTRAR

23-1-21
~~P 24274~~
6550/995/54 E

20 May 1986

01-49-01
F 929

Phipps Horner & Hawley
Surveyors
P.O. Box 190
ROTORUA



Dear Sirs,

PLAN OF FLATS - Lot 5 DPS 1625, 149 Sunset Road, Nikora

My letter of 13 May 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,

H.C. CHILDS
DISTRICT MANAGER

RATES OFFICER - Copy for your information.
Valuation Ref: 6550/995/54/E

DISTRICT MANAGER

IR1ABL

Property File: 6550/995/54E

Address: 149 Sunset Road.

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: 19-5-86

IR K

Property File: 6550/995/54E

MEMORANDUM for: SENIOR BUILDING INSPECTOR



RC

re: OWNER/OCCUPIER FLATS: 149 Sunset Road

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

The above flats are described by subpara (c.)

C. Alexander
15/5/86

MEMO

19/5

D.J. McArtney
Senior Building Inspector

13 May 1986

8/5/10 CT
F 929

Phipps Horner & Hawley
Registered Surveyors
P.O. Box 190
ROTORUA

Dear Sirs,

PLAN OF FLATS - Lot 5 DPS 1625 149 Sunset Rd, M.J. & J.D. Nikora

I acknowledge your letter dated 5 May 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.

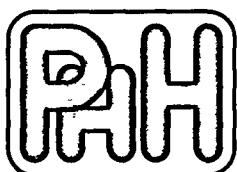
Yours faithfully,

**H.C. CHILDS
DISTRICT MANAGER**

DISTRICT INSPECTOR - Copy for your information. Please advise whether the Section 314 certificate can be released.

**Valuation Reference - 6550/995/54 E
Category - C**

DISTRICT MANAGER



PHIPPS, HORNER & HAWLEY

REGISTERED SURVEYORS

Land and Engineering Surveyors

Town Planning

Plan Printing

Land Development Consultants

Draughting Service

RONALD A. PHIPPS M.N.Z.I.S.
PETER J. HAWLEY M.N.Z.I.S., R.S., FIJI.

ROBINSON BUILDING
20 HAUPAPA STREET
P.O. BOX 190 ROTORUA
TELEPHONE (073) 476-995

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

Members of the Consultants Division
NZ Institute of Surveyors

Your Ref:

5 May 1986

Our Ref: F929

The District Manager
Rotorua District Council
ROTORUA

Dear Sir

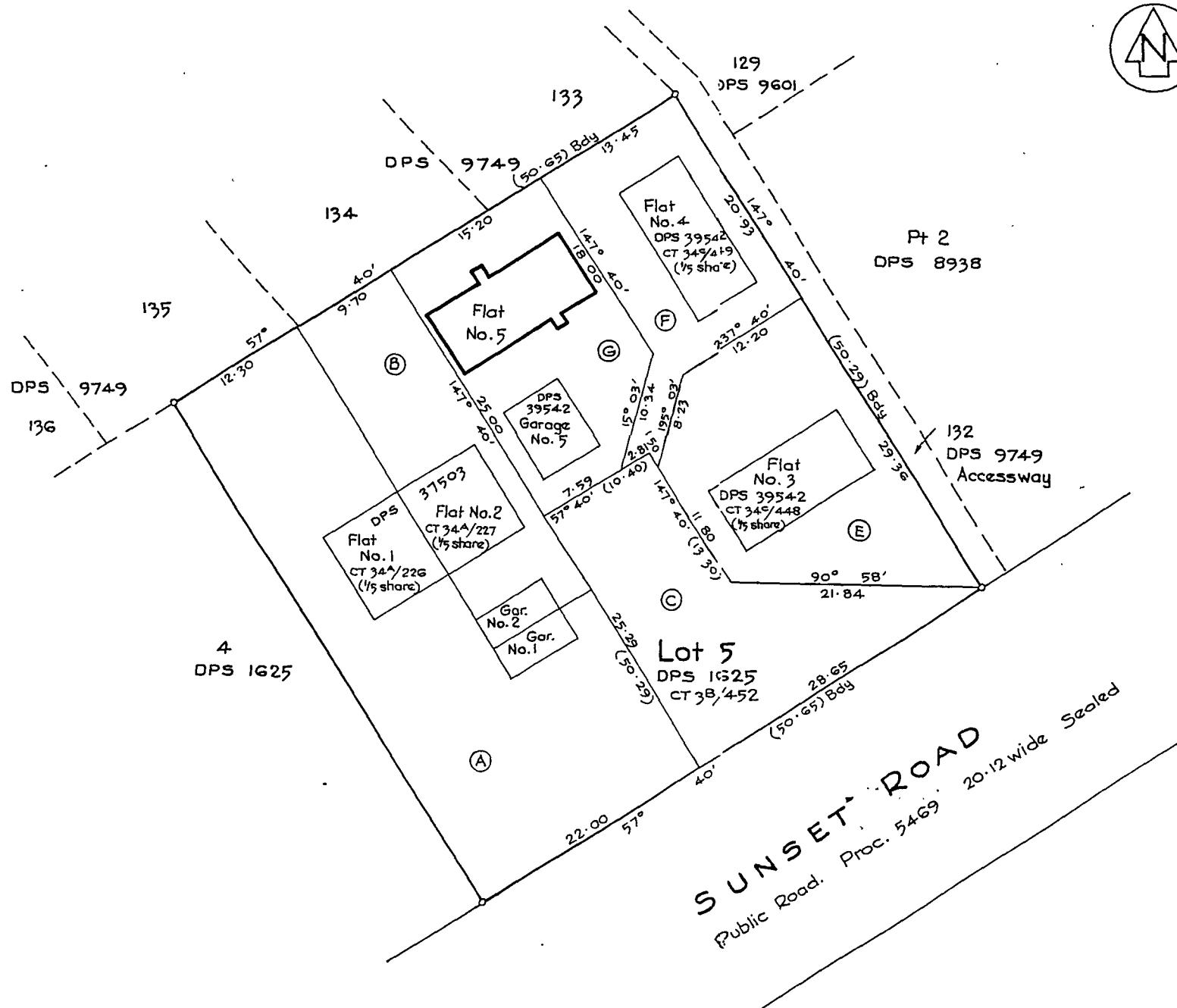
FLAT ON LOT 5 DPS.1625
149 SUNSET RD. M.J. & J.D. NIKORA

We forward herewith for certification the land transfer plan for the above.
Two copies of the plan are attached for your records.

Yours faithfully
PHIPPS HORNER & HAWLEY

R.J. Young

ROTORUA DISTRICT COUNCIL	
REFERRED TO	<u>DAO-AAO</u>
RECEIVED	- 6 MAY 1986
COPY TO: _____	
INSTRUCTIONS: _____	



Approvals Approved

M. J. Nikora

J.D. Nikora

Registered Owners

Pursuant to Section 314 of the Local Government Act 1974 I do hereby certify that construction of the building 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 _____ 1986

District Manager

I hereby certify that the building shown hereon is erected in the position shown and is within the boundaries CT 38/452 (Pt) Lot 5 DPS 1625

Chang - 14/4/86
Registered, Surveyor

Total Area 2547m²

Comprised In CT 38/452 (Pt) (1/5 share)
CT 34A/226 (All) (1/5 share)
CT 34A/227 (All) (1/5 share)
CT 34E/448 (All) (1/5 share)
CT 34E/449 (All) (1/5 share)

.....Rodney James Young.....
Registered Surveyor and holder of an annual practising certificate for who
may act as a registered surveyor pursuant to the proviso to section 32(2)
of the Surveyors 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
Dated at Rotorua this 14th day
of APRIL 1986 Signature *R. Young*

Field Book p Traverse Book p
Reference Plans DPS 1625

Approved for Leasing Purposes only

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

Deposited this day of 19 ..

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. IV. HOROHORO
NZMS 261 SHT RECORD MAP N°

Plan of Flat situated on Lot 5
DPS 1625 being Pt. Kaitao
Rotohokahoka 2^E Block

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by Phipps, Horner & Hawley J. 2197
F929
Scale 1:250 Date April 1986

14/5

13 May 1986

8/5/10 CT
F 929

~~Phipps Warner & Hawley
Registered Surveyors
P.O. Box 190
ROTORUA~~

Dear Sirs,

PLAN OF FLATS - Lot 5 DPS 1625 149 Sunset Rd, M.J. & J.D. Nikora

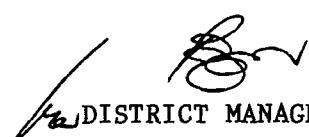
I acknowledge your letter dated 5 May 1986 enclosing Land Transfer Plan of the above development for certification pursuant to Section 314 of the Local Government Act 1974.

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

Yours faithfully,

H.C. CHILDS
DISTRICT MANAGER

→ DISTRICT INSPECTOR - Copy for your information. Please advise whether the Section 314 certificate can be released.
Valuation Reference - 6550/995/54 E
Category - C


H.C. CHILDS
DISTRICT MANAGER

26/6/86

Approved Approved

M.J. Nikora
M.J. NikoraJ.D. Nikora
J.D. Nikora

Registered Owners

Pursuant to Section 314 of the Local Government Act 1974 I do hereby certify that construction of the building 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 14th day of May 1986.

Johnstone
Acting *Johnstone*
District Manager

I hereby certify that the building shown hereon is erected in the position shown and is within the boundaries of Lot 5 DPS 1625
(C.R. 344/226 & 227) L. 5 DPS 1625
(C.R. 344/448, 449 & 450)

Ripley 14/4/86
Registered Surveyor

Total Area 254.7m²

Comprised in C.R. 344/450 (1/5 share)
(C.R. 344/226 (R1) (1/5 share)
(C.R. 344/227 (1/5 share)
(C.R. 344/448 (1/5 share)
(C.R. 344/449 (1/5 share)

J. Rodney James Ripley
Registered Surveyor and holder of an annual practising certificate for which my act as a registered surveyor pursuant to the provisions of section 33(2) of the Surveyors Act 1959 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Rotorua, the 14th day of April 1986. *Ripley*
Signature

Field Book P. Traverse Book P.
Reference Plan. DPS 1625. R.R.S. 3750.
..... D.P.S. 39.5.4.7.

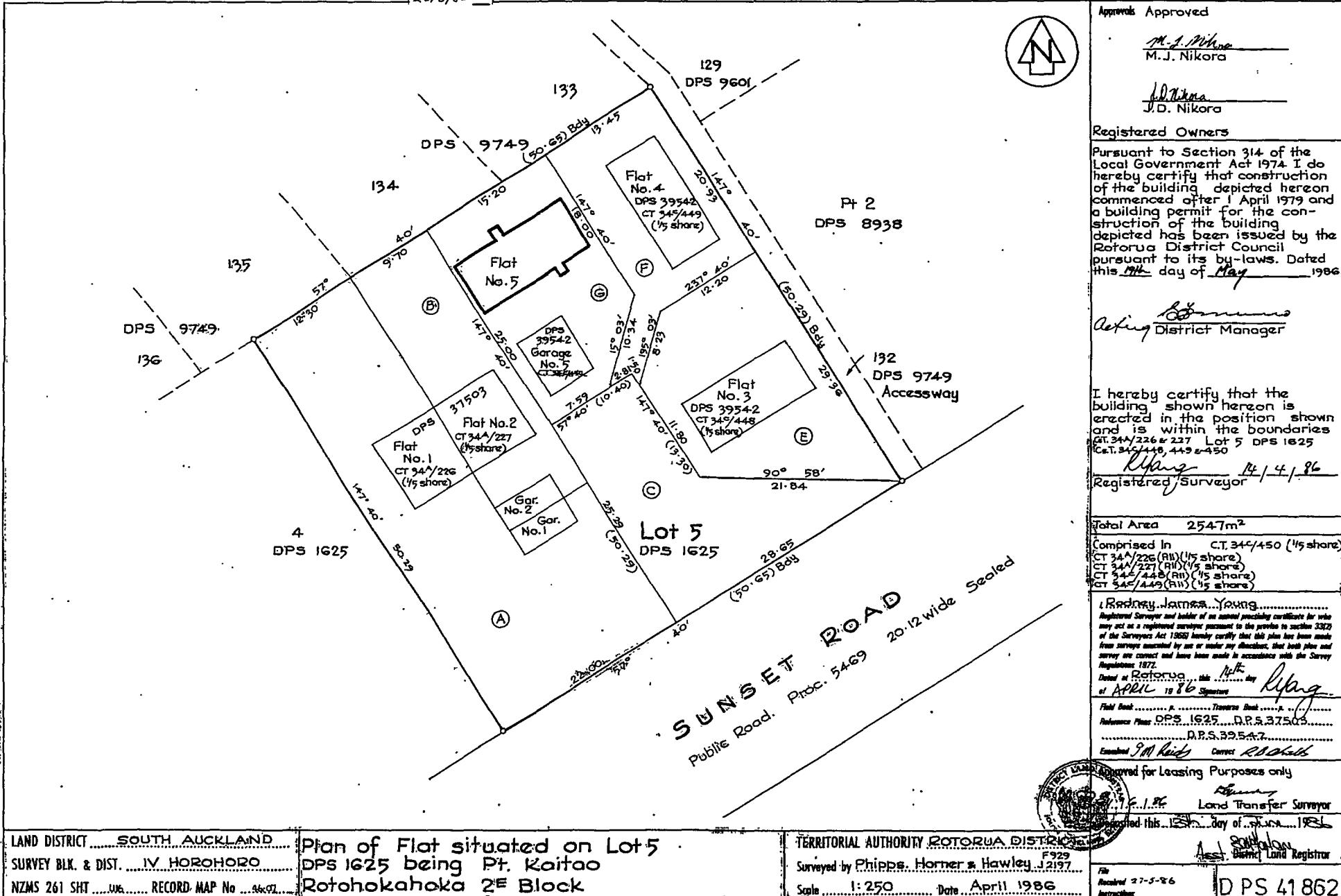
Enrolled J.M. Reid. Correct R.D. Gadsell
Signature

Approved for Leasing Purposes only
Ripley
F. 1/86 Land Transfer Surveyor

Accepted this 15th day of April 1986
South Island
Ass't. Surveyor
Signed *South Island*
Bennet Land Registrar

File Received 27-5-86
Instruction D.P.S. 41862

L & S FORM 103



124274

ROTORUA DISTRICT COUNCIL
INSPECTORATE DEPT.

23 AUG 1985

RECEIVED

21 August 1985

8/5/10 PW

~~Phipps Horner & Hawley
Registered Surveyors
P.O. Box 190
ROTORUA~~

Dear Sirs,

PLAN OF FLATS - LOT 5 DPS 1625, 149 SUNSET ROAD - J.M. CHRISTENSEN

I acknowledge your letter dated 19 August 1985 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,

H.C. CHILDS
DISTRICT MANAGER

DISTRICT INSPECTOR - Copy for your information. Please advise whether the Section 314 certificate can be released.

Valuation Reference - 6550/995/54
Category - C


DISTRICT MANAGER

8/5/10



DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag
Hamilton
Telephone 82-959

1st Floor
Westpac House
Cnr Victoria and Alma Streets
Hamilton

6550/995/54

In reply please quote:

Plan S.37503

3 January 1985

District Executive Officer
Rotorua District Council
Private Bag RECEIVED
ROTORUA

- 7 JAN 1985

Dear Sir ROTORUA COUNCIL

REPLY
RAO
FOR INFORMATION

Plan Number S.37503 affecting the land described below, signed by J.M. Christensen as the owner, was deposited on 24.12.1984.

LAND

Flats on Lot 5 Deposited Plan S.1625 being part Kaitao Rotohokahoka 2E Block comprised in Certificate of Title 3B/452.

Yours faithfully

P.R. Endres

P.R. Endres
for District Land Registrar



DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag
Hamilton
Telephone 82-959

RECEIVED
20 SEP 1985
ROTORUA DISTRICT COUNCIL

District Executive Officer
Rotorua District Council
Private Bag
ROTORUA

Dear Sir

Plan Number S.39542 affecting the land
described below, signed by J M Christensen
as the owners, was deposited on 18 September
1985.

LAND -

Plan of Flats situated on Lot 5 Plan S.1625
being part Kaita Rotohokahoka 2E Block

Yours faithfully

C O'Keeffe (Miss)
for DISTRICT LAND REGISTRAR

6551995154

1st Floor
Westpac House
Cnr Victoria and Alma Streets
Hamilton

In reply please quote
S.39542

19 September 1985

FOR ACTION
COUNCIL
REPORT
REPLY

AAD

FOR INFORMATION

6550/995/51

A-E

J.O.
Registered Owner
Pursuant to Section
Local Government Act 1956
I hereby certify that construction
of the building depicted
commenced after 1 April
a building permit for the
construction of the building
depicted has been issued
Rotorua District Council
pursuant to its by-laws
this day of _____

District Map

I hereby certify that
the building shown here
is erected in the position
and is within the boundaries
of CT 38/452 (Pt) Lot 5

Rodney James
Registered Surveyor

Total Area 2547m²

Comprised in CT 38/452
CT 34A/226 (R1)(1/5 share)
CT 34A/227 (R1)(1/5 share)
CT 34C/448 (R1)(1/5 share)
CT 34C/449 (R1)(1/5 share)

Rodney James
Your
Registered Surveyor and holder of an annual
may act as a registered surveyor pursuant to
of the Surveyors Act 1956 hereto certifies
from surveys executed by me or under my
surveys are correct and have been made in
Regulations 1972.

Rotorua, the 14th
of APRIL 1986 Signature

Field Book D. Traverse
Reference Plans DPS 1625

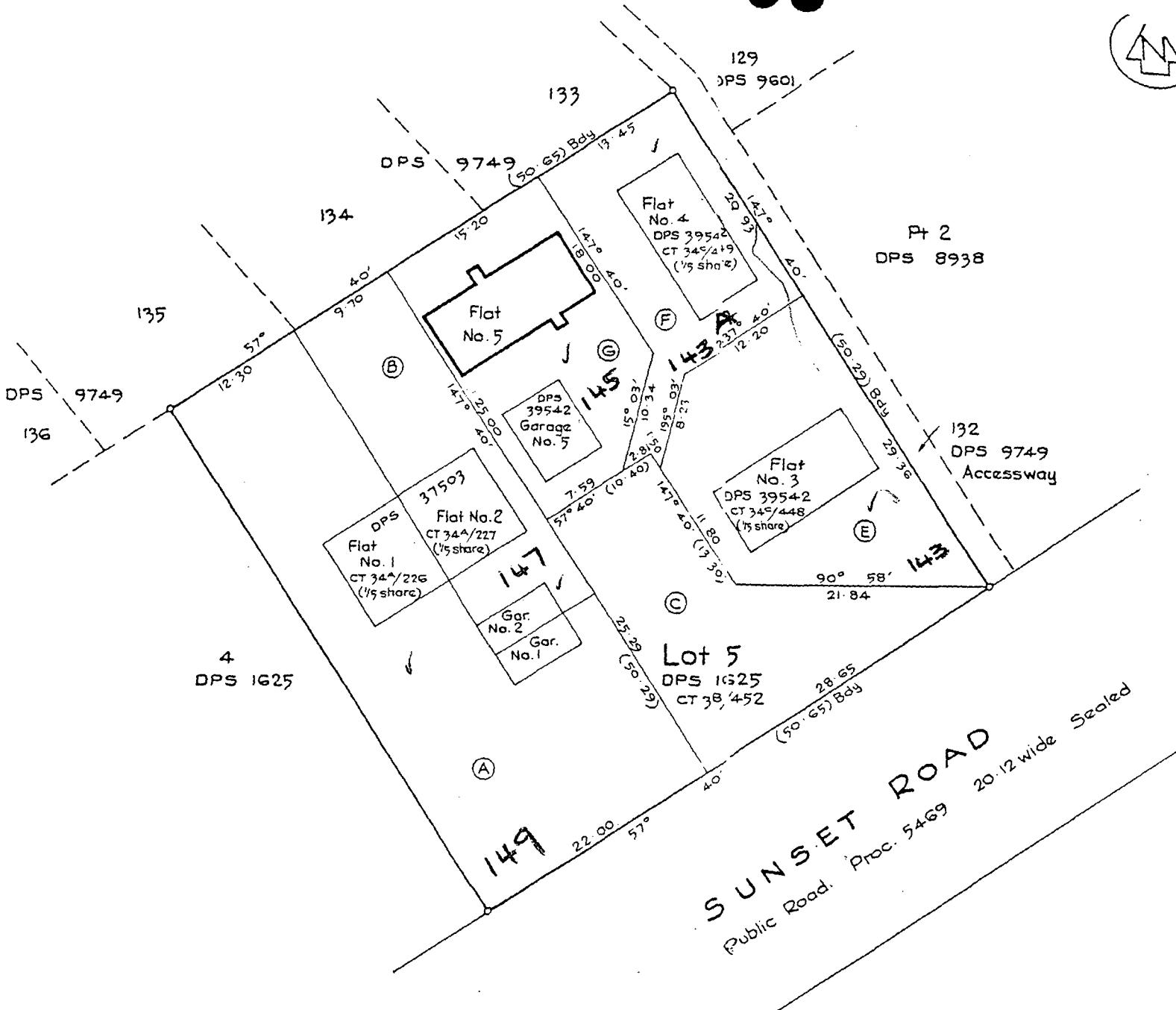
Examined _____

Approved for Leasing _____

..... in Long

Deposited this 14th

File Received



SOUTH AUCKLAND

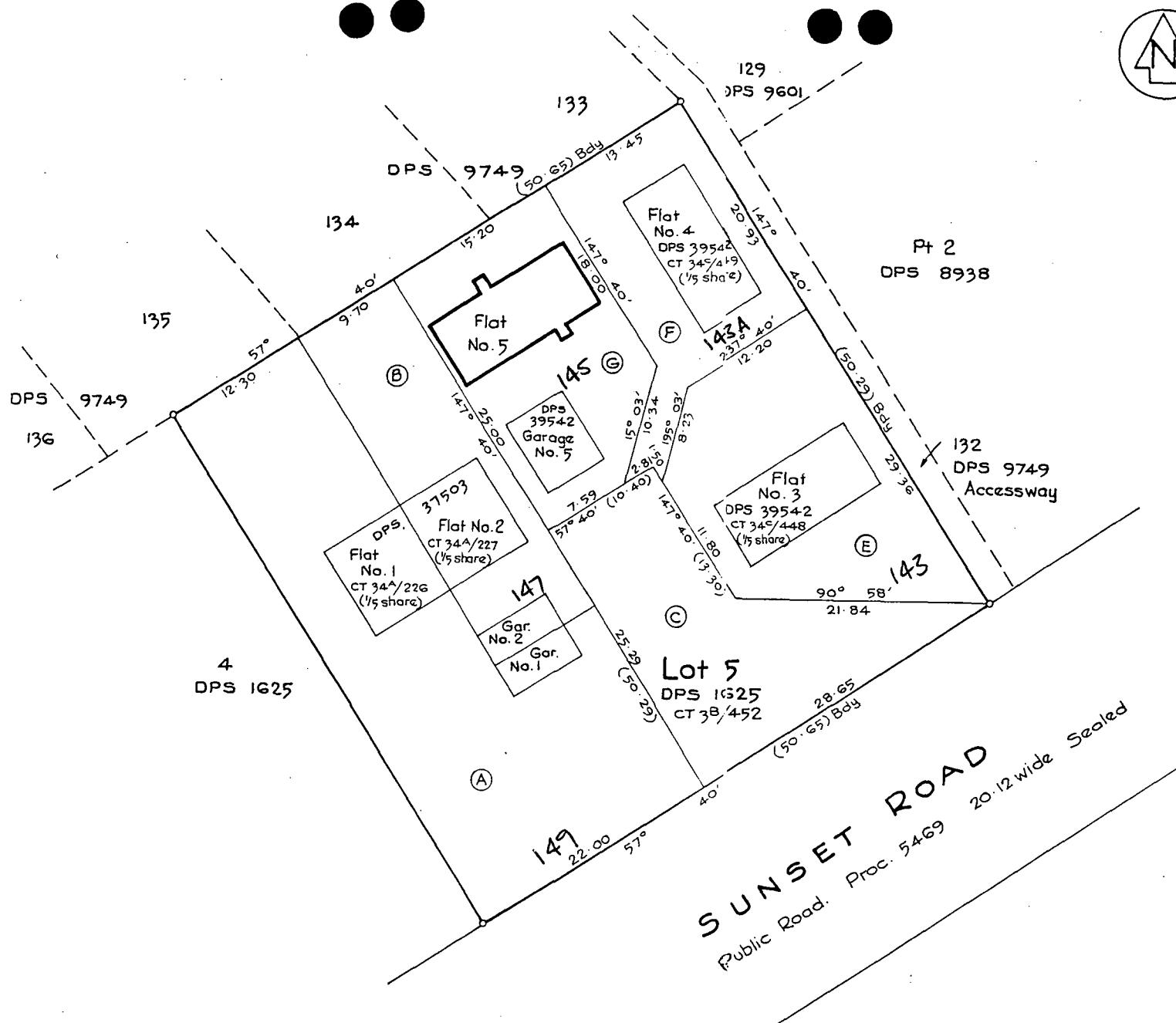
Plan of Flat situated on Lot 5
Pt. Kaitao

TERRITORIAL AUTHORITY ROTORUA DISTRICT

F929

Surveyed by Phipps, Horner & Hawley, J. 2197.

14th APRIL 1986



Approvals Approved

M. J. Nikora

J. D. Nikora

Registered Owners

Pursuant to Section 314 of the Local Government Act 1974 I do hereby certify that construction of the building 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 _____ 1986

District Manager

I hereby certify that the building shown hereon is erected in the position shown and is within the boundaries CT 38/452 (Pt) Lot 5 DPS 1625

Liang 14/4/86
 Registered Surveyor

Total Area 2547m²

Comprised in CT 38/452 (Pt) (1/5 share)
 CT 34A/226 (All) (1/5 share)
 CT 34A/227 (All) (1/5 share)
 CT 34C/448 (All) (1/5 share)
 CT 34C/449 (All) (1/5 share)

Rodney James Young
 Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors 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.

Dated at Rotorua this 14th day of APRIL 1986 Signature Liang

Field Book p. Traverse Book p.
 Reference Plans DPS 1625

Examined Correct

Approved for Leasing Purposes only

..... / Land Transfer Surveyor

Deposited this day of 19

District Land Registrar

File Received Instructions



RC

MEMORANDUM for: Senior Building Inspector

re: OWNER/OCCUPIER FLATS: 149 Sunset Rd

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:

Foundation placed
and approved
[Signature]

Memo
29.8.85

Please return to General Clerk

D.J. McArtney
Senior Building Inspector.

30 November 1984

8/5/10HD
F929

~~Phipps Horner & Hawley
Registered Surveyors
P.O. Box 190
ROTORUA~~

Dear Sir,

PLAN OF FLAT - LOT 5 DP 1625 - 149 SUNSET Road - J.M. CHRISTENSEN

I acknowledge your letter dated 26 November 1984 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.

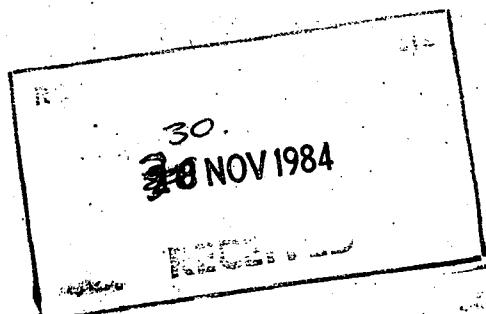
Yours faithfully,

M.J. McGill
ACTING DISTRICT MANAGER

→ DISTRICT INSPECTOR - Copy for your information. Please advise whether the Section 314 certificate can be released.

Valuation Reference - 6550/995/54
Category - A and C


ACTING DISTRICT MANAGER



MEMORANDUM for: Senior Building Inspector

re: OWNER/OCCUPIER FLATS: 149 Sunset Road

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:

No Body Home 4-12 84
Phoned. 6/12-84 No Reply
7-12-84 Block Wall does not comply

10/12/84 Now Complies with (A)

gbs

Please return to General Clerk

D.J. McArtney
Senior Building Inspector.