



DEPARTMENT OF JUSTICE

Land Registry Office

Private Bag

Hamilton

Telephone 82-959

1st Floor

Westpac House

Cnr Victoria and Alma Streets

Hamilton

In reply please quote

ROTORUA DISTRICT COUNCIL

REFERRED TO

RECEIVED 23 JUN 1986

COPY TO:

District Executive Officer

Rotorua District Council

Private Bag

ROTORUA

19th June 1986

P23-1-21

6550/995/54

143-149 Sunset

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 2^E Block. Comprised in Certificates of Title 34C/450, 34A/226, 34A/227, 24C/448 and 24C/449.

Yours faithfully

W A Barlow

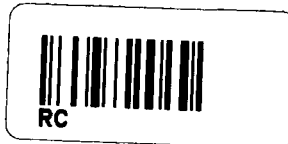
W A Barlow(Miss)
for DISTRICT LAND REGISTRAR

23-1-21
~~P24274~~
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

IRIABL

Property File: 6550/975/54E

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



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.)
B. Alexander.
15/5/86*

*Memo
19/5*

Please return to General Clerk

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

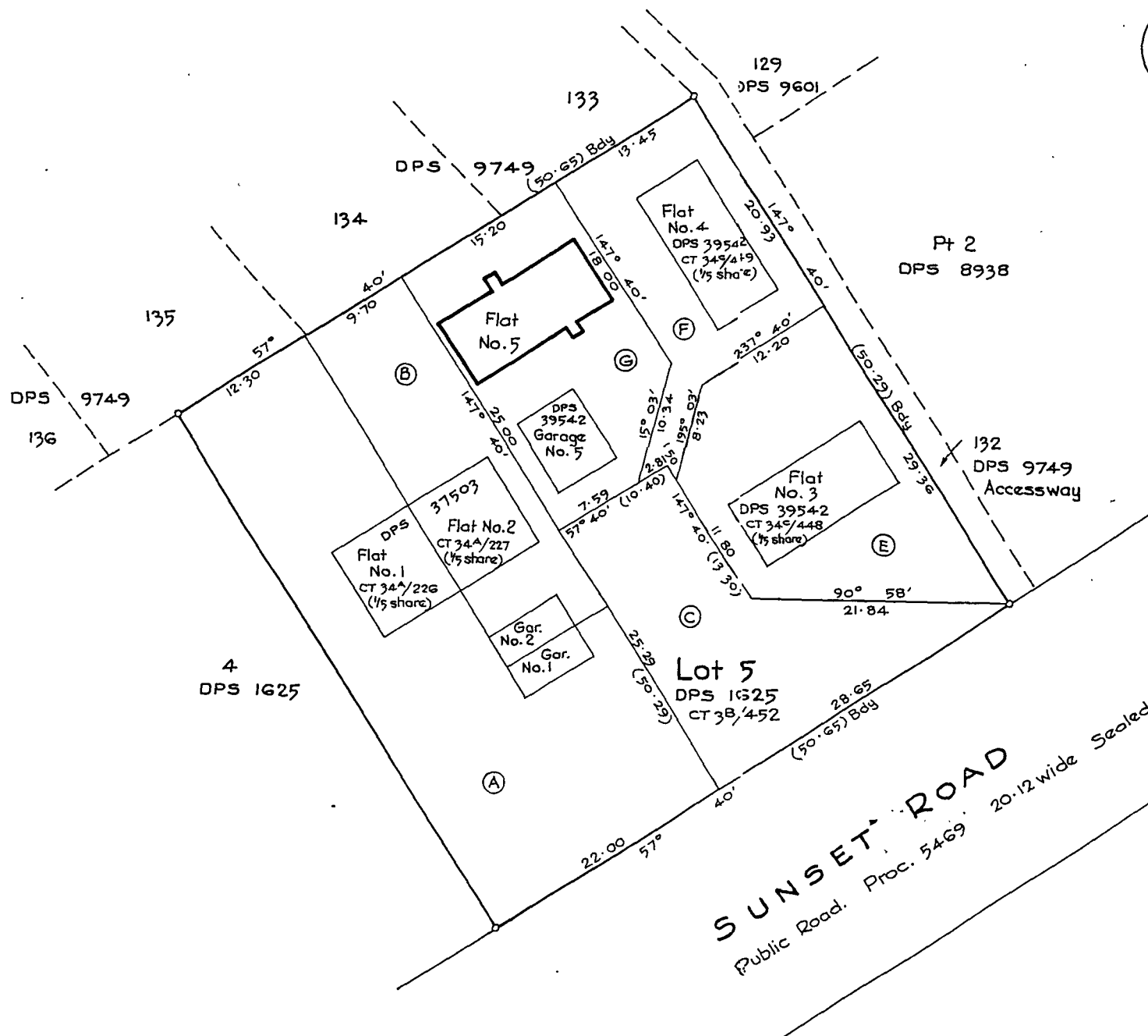
FLAT ON LOT 5 DPS.1625
149 SUNSET RD. M.J. & J.D. NIKORA

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

R. J. Young 14/4/86
Registered Surveyor

Total Area 254.7m²

Comprised In CT 38/452 (Pt) (1/5 share)
CT 344/226 (R11) (1/5 share)
CT 344/227 (R11) (1/5 share)
CT 344/448 (R11) (1/5 share)
CT 344/449 (R11) (1/5 share)

Redney James Young
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to the provisions to section 33(2) of the Surveyors Act 1968 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. J. Young*

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

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. IV HOROHORO
NZMS 261 SHT RECORD MAP No

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

TERRITORIAL AUTHORITY ROTORUA DISTRICT
F929
Surveyed by Phipps, Horner & Hawley J2197
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

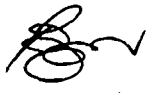
I acknowledge your letter dated 5 May 1986 enclosing Land Transfer Plan of the above development for certification pursuant to Section 314 of the Local Government Act 1974.

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


DISTRICT MANAGER

26/6/86



Approved Approved

M. J. Nikora
M. J. Nikora

J. 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 14 day of May 1986.

[Signature]
Acting District Manager

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

[Signature] 14/4/86
Registered Surveyor

Total Area 2547m²

Comprised in CT 344/450 (1/5 share)
CT 344/226 (1/5 share)
CT 344/227 (1/5 share)
CT 344/448 (1/5 share)
CT 344/449 (1/5 share)

[Signature] James Young
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to the provisions of section 33(2) of the Surveyors Act 1960 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, this 14 day of APRIL 1986 [Signature]

Field Book Reference Plans D.P.S. 1625, D.P.S. 37503, D.P.S. 39542

Enacted [Signature] Correct [Signature]

Approved for Leasing Purposes only

[Signature] Land Transfer Surveyor

Dated this 14 day of APRIL 1986

[Signature] District Land Registrar

File Number 27-5-86

D PS 41862

Scale 1:250 Date April 1986

Surveyed by Phipps, Horner & Hawley J2197

TERRITORIAL AUTHORITY ROTORUA DISTRICT

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK. & DIST. IV HOROHORO

NZMS 261 SHT UUG RECORD MAP No 36092

Plan of Flat situated on Lot 5

DPS 1625 being Pt. Kaitao

Rotohokahaka 2nd Block

Printed by Lithopress Wellington, New Zealand

W. J. HARRIS, SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY, WELLINGTON, NEW ZEALAND

P 24274

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

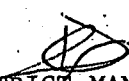
I acknowledge your letter dated 19 August 1985 enclosing Land Transfer Plan of the above development for certification pursuant to Section 314 of the Local Government Act 1974.

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

6550/995/54

1st Floor
Westpac House
Cnr Victoria and Alma Streets
Hamilton

In reply please quote:

Plan S.37503

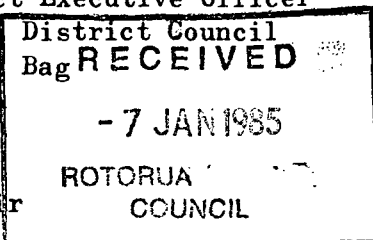
3 January 1985

District Executive Officer

Rotorua District Council

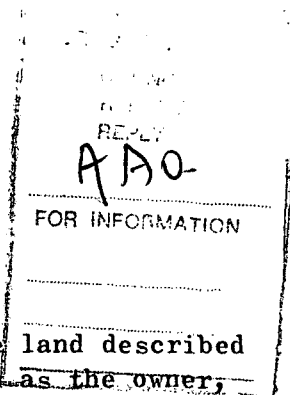
Private Bag

ROTORUA



Dear Sir

ROTORUA
COUNCIL



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
for District Land Registrar

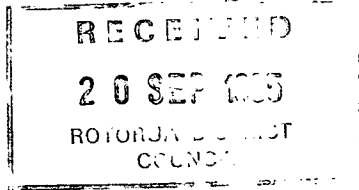


DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag
Hamilton
Telephone 82-959

655/995/54

1st Floor
Westpac House
Cnr Victoria and Alma Streets
Hamilton



In reply please quote
S.39542

19 September 1985

District Executive Officer
Rotorua District Council
Private Bag
ROTORUA

FOR ACTION
COUNCIL
REPORT
REPLY
AAO
FOR INFORMATION

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 -

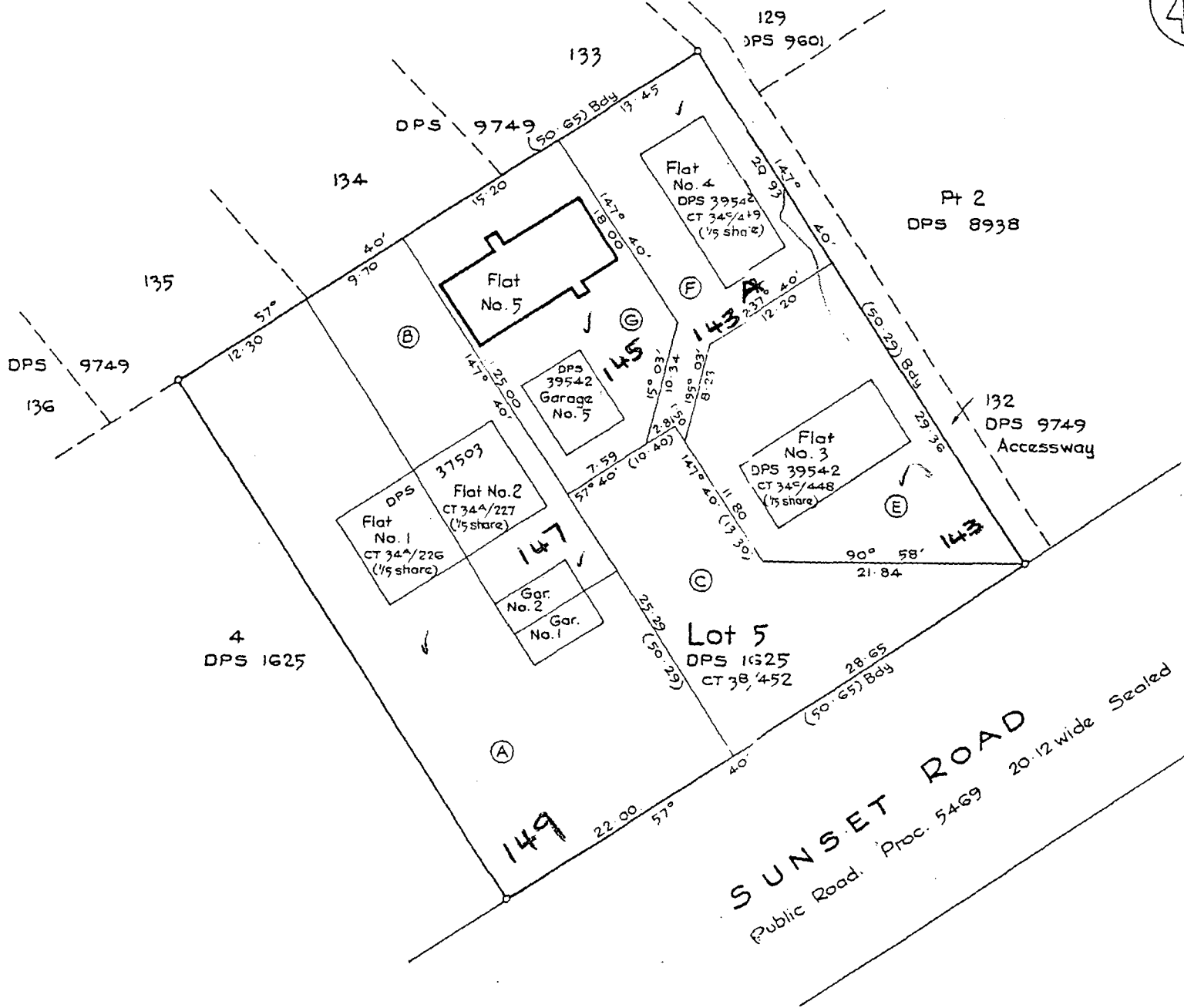
Plan of Flats situated on Lot 5 Plan S.1625
being part Kaitaia Rotohokahoka 2E Block

Yours faithfully

C. M. O'Keefe

C O'Keefe (Miss)
for DISTRICT LAND REGISTRAR

6550/995/5
A-E



Registered Owner
Pursuant to Section 3 of the Local Government Act 1974, I hereby certify that construction of the building depicted commenced after 1 April 1974 and a building permit for the construction of the building depicted has been issued by the Rotorua District Council pursuant to its by-laws on this ____ day of ____.

District Manager

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

Manu
Registered Surveyor

Total Area 2547m²
Comprised in CT 38/452
CT 34A/226 (R11) (1/5 share)
CT 34A/227 (R11) (1/5 share)
CT 34C/448 (R11) (1/5 share)
CT 34C/449 (R11) (1/5 share)

I, Rodney James, Young, Registered Surveyor and holder of an annual registration, may act as a registered surveyor pursuant to the provisions of the Surveyors Act 1968 hereon certified from surveys executed by me or under my supervision and have been made in accordance with the Regulations 1972.

Dated at Rotorua this 19th day of APRIL 1986 Signature

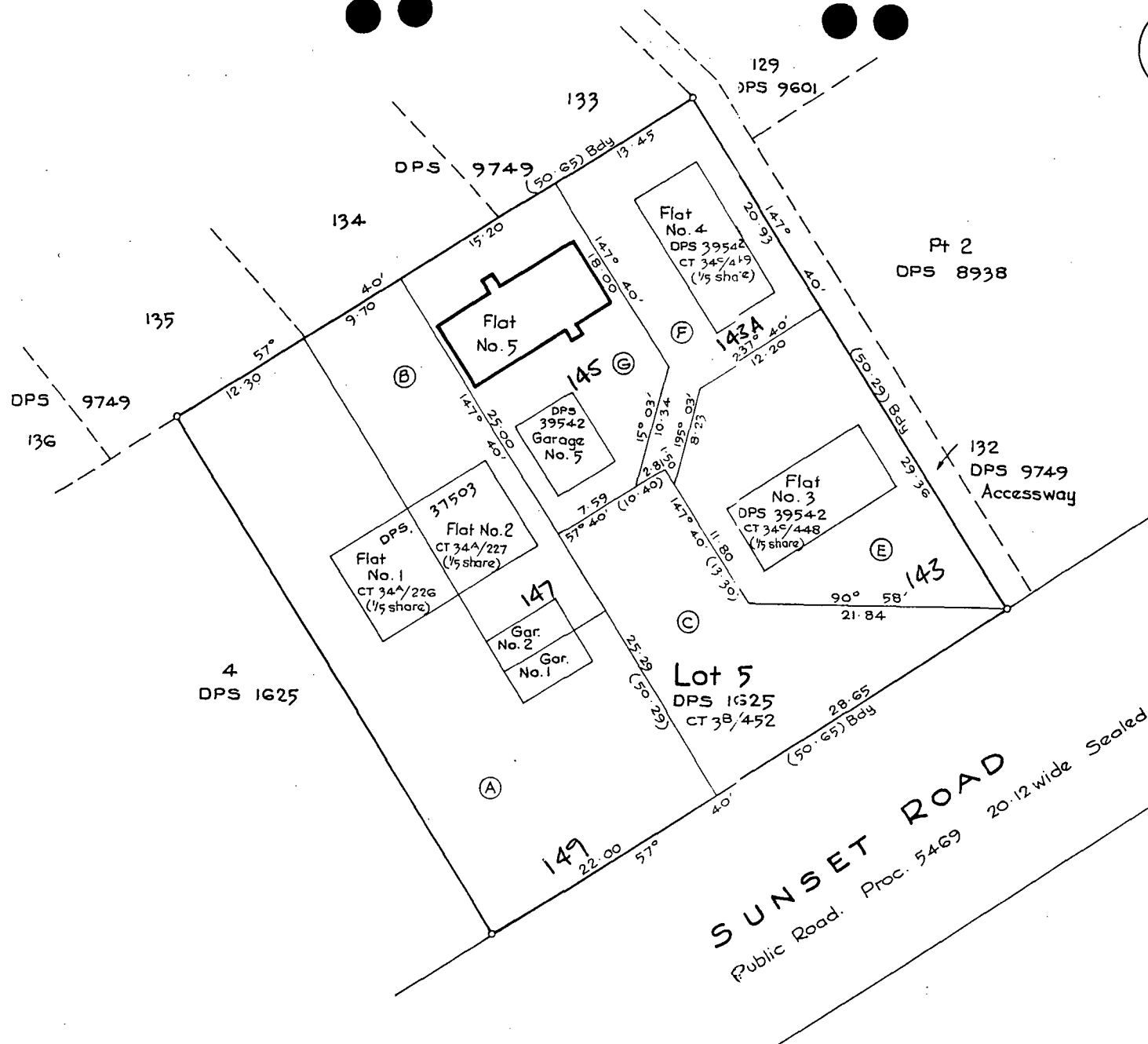
Field Book D. 929
Reference Plans DPS 1625

Examined Correct

Approved for Leasing by

..... Loc

Deposited this day of



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

Young 14/4/86
Registered Surveyor

Total Area 2547m²

Comprised in CT 38/452 (Pt) (1/5 share)
CT 344/226 (All) (1/5 share)
CT 344/227 (All) (1/5 share)
CT 345/448 (All) (1/5 share)
CT 345/449 (All) (1/5 share)

Redney James Young
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to the provisions 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 *Young*

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

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. IV HOROHORO
NZMS 261 SHT RECORD MAP No

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 J2197
Scale 1:250 Date April 1986



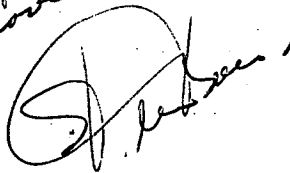
MEMORANDUM for: Senior Building Inspector

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 plan
and approved*


*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,

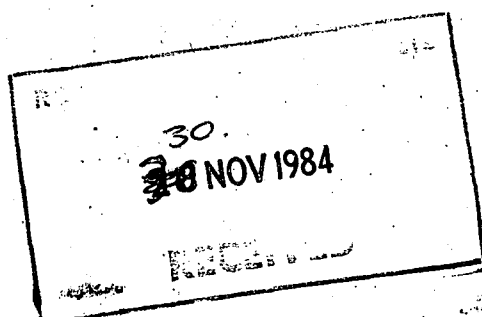
M.J. McGill
ACTING DISTRICT MANAGER

→ 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.)
gls

Please return to General Clerk

D.J. McArtney
Senior Building Inspector.