

LAND INFORMATION MEMORANDUM (LIM)

Application

DATE RECEIVED: 10 Apr 2015 DATE ISSUED: 21 April 2015
 FEE: \$250.00 RECEIPT NO: 296832
 APPLICANT: BAYLEYS REAL ESTATE LIMITED
 ADDRESS FOR SERVICE: PO BOX 58289
 BOTANY
 AUCKLAND 2163
 CLIENT:

Property

PRESENT OWNER: A D WEBSTER LIMITED
 SITUATION ADDRESS: 1135 ARAWA STREET
 LEGAL DESCRIPTION: LOTS 2 3 DPS 47606
 AREA: 0.1649 ha
 VALUATION: 06500*222*00
 PROPERTY NO: P00281

This LIM comprises of the following documents;

RDC-LIM3875-OTHER - Regulatory, Rates & Parks
 RDC-LIM3875-PLANNING - Planning Services
 RDC-LIM3875-RES_ENG - Resource Engineering
 RDC-LIM3875-BUILDING - Building Services

List of Attachments:

The following documents are provided with the LIM;

Certificate of Title
 Title Plans
 Services Plans
 Planning Maps

All other documents that the LIM refers to are held on the property file which will be made available to the applicant to view.

Disclaimer

The information contained in this LIM has been taken from Council's records as they stand and this LIM can only supply information known to Council.

There may be other issues relating to the property that the applicant needs to investigate, such as information on Property titles.

An on-site inspection has not been undertaken for the purposes of this Land Information Memorandum Report.

This LIM was produced using both automatic and manual processing. Some of the automatic processing includes spatial checks for relative locations of features.

Please read the following notes on those data sources.

SPATIAL DATA SETS

Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, legal descriptions and legal areas sourced from LINZ.

Contours 1m, are derived from the processing of 2006 aerial photography

Projection: New Zealand Transverse Mercator. New Zealand Geodetic Datum 2000

GeyserView represents Council's most up to date compiled and published data.

Council does not warrant the accuracy of the information represented by this map.
LINZ Licenses. CROWN COPYRIGHT RESERVED.

AERIAL IMAGERY

Aerial Imagery flown January 2006

Accuracy of 1:1000 dataset aerial imagery +/- 0.5m.

Accuracy of 1:5000 dataset aerial imagery +/- 12.5m.

This LIM Report has been obtained on behalf of the vendor and copies have been made available to prospective and interested parties for general information purposes only. However, neither the Vendor nor Bayleys Real Estate Limited, Licensed under the REA Act 2008, warrant the accuracy of this copy and we accept no liability for any errors or omissions in the report. All parties are urged to take legal advice and it is recommended to all prospective Purchasers and interested parties that they obtain and rely on their own report for any decision to purchase the property.

Geothermal*Contact - General Inspector Geothermal – 07 3484199*

Is there any information known to Council with regard to geothermal on site?

No

Council has disclosed above in this LIM the geothermal features and characteristics (if any) of the property known to it. However, **Bay Of Plenty Regional Council** has a legal obligation to identify natural hazards on properties, including geothermal activity. Accordingly, enquiry should prudently be made of **Bay Of Plenty Regional Council** in regard to same. Council accepts no responsibility for any damage or loss, incurred by any person arising from such geothermal activity.

The Rotorua Air Quality Control Bylaw*Contact - General Inspector Geothermal – 07 3484199*

Does the property fall within the Rotorua Airshed?

Yes

On 26 August 2010 Council adopted the Rotorua Air Quality Control Bylaw (the Bylaw). The purpose of the Bylaw is to restrict and reduce emissions of fine particulates from old and inefficient solid-fuel burners being used for home heating in the Rotorua Urban Airshed (the Airshed). The Bylaw applies to all homes within the Airshed.

The Bylaw is made up of three rules which come into effect over five years.

New Burner Rule – From 1 December 2010 there is a restriction on the installation of new burners. No solid-fuel burner can be installed in any house unless it is on the Ministry for the Environment's current National List of Authorised Wood Burners or Pellet Burner List or meets the design standard and thermal efficiency standard of the air standard.

Point of Sale Rule – From 1 May 2012 any solid-fuel burner that was; installed prior to 1 September 2005 or; is not on the Ministry for the Environment's current National List of Authorised Wood Burners or Pellet Burner List or; does not meet the design standard and thermal efficiency standard of the air standard and thermal efficiency standard of the air standard must be removed or replaced by the vendor before a transfer of ownership of the house can take place (except for Heritage Buildings).

Ban on indoor Open Fires – From 1 May 2015 no discharges from any indoor open fires are permitted, except for Heritage Buildings.

A full copy of the Bylaw is on Council's website <http://www.rotorualakescouncil.nz> or for more information contact Bay of Plenty Regional Council on 0800 468792 or visit <http://www.boprc.govt.nz>

Liquor Licensing*Contact – General Inspector Liquor – 07 3484199*

Is there any information known to Liquor Licensing in relation to the subject property?

No

Environmental Health*Contact – Environmental Health Officer – 07 3484199*

Is there any information known to Environmental Health in relation to the subject property?

No

Sports and Recreation Reserves*Contact – Open Space Operations Advisor – 07 3484199*

Is there any information known to Sports and Recreation in relation to the subject property?

No

Valuation / Rates / Metered Water

Contact – Rates Team Leader – 07 3484199

Valuation Roll Number: 06500*222*00**Property No:** P00281**Current Rating Valuation**

01 JUL 2014	Land Value	Capital Value
	\$470,000	\$7,040,000

Prior Rating Valuation

01 JUL 2011	\$650,000	\$7,010,000
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Current Rating Information dated 13 April 2015

Total Annual Rates for year ending 30 June 2015 \$78263.60

Rates charges comprised of:

	Rate	Unit	Amount
Gen Rate Bus Urban Cbd Comm Not Ret	0.00523135	7,010,000	\$36,671.76
Uniform Annual General Charge	621.69	1	\$621.69
Business & Econ Dev - Urb/Rur Bus - Uni	210.5765	1	\$210.58
Business & Econ Dev - Urb/Rur Bus - Var	0.0029049	7,010,000	\$20,363.35
Lakes Enhancement Rate	19.55	1	\$19.55
Urban Sewerage Development Rate	3.22	1	\$3.22
Sewerage Charge 11+ Pans	310.96	60	\$18,657.60
Urban Refuse	91.425	14	\$1,279.95
			District Total: \$77,827.70
B O P Regional Council Gen Rate	0.00029224	650,000	\$189.96
Bop Uniform Annual Gen Charge	83.03	1	\$83.03
Bop Passenger Transport Rate	42.9065	1	\$42.91
Lakes Restoration Rate <2Ha	75.5895	1	\$75.59
Bop Air Action Plan	20.125	1	\$20.13
Kaituna Catchment Scheme Ro3 S	696.5205	0.0300	\$20.90
Kaituna Catchment Scheme Ro3 A	25.07	0.1349	\$3.38
			Region Total: \$435.90
			TOTAL: \$78,263.60

Rates (incl any arrears) owing as at 13/04/2015: \$93,767.48

Rates to clear 30th June 2015: \$93,767.48

Please contact Council on (07) 348 4199 if you require any further details.

All amounts shown are inclusive of GST.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year:

1st Instalment	1 July – 30 September	Final Date for Payment	20 August
2nd Instalment	1 October – 31 December	Final Date for Payment	20 November
3rd Instalment	1 January – 31 March	Final Date for Payment	20 February
4th Instalment	1 April – 30 June	Final Date for Payment	20 May

Metered Water Details: This property has metered water from the Urban Water Supply and is billed quarterly.

The current balance is \$0.00.

Meter ID	Meter Location
7497	ARAWA ST IN GLASS FIRE CABINET RHS

Land Features Characteristics: (including erosion and hazards)

Is there any information known to Council with regard to other features? No

(Other Land Feature information may be advised in the Resource Engineers section of this LIM)

Planning/Resource Management Act 1991**Resource Consents**

Consent No.	Date of Decision	Activity Type	Activity Description	Status
6728	1 June 2005	Land Use	Establish residential units in commercial building	GRANTED – Refer folder RC6728-P000281
66/6/87/6	16 March 1986	Dispensation /Waiver	Exceed the maximum height standard of 35m by 4.6m for construction of a commercial development.	GRANTED – Refer folder RC666876-P00281

Consent Notices or Covenants

There are no consent notices or covenants lodged against this property.

Proposed Rotorua District Plan Status

Council has reviewed the Operative Rotorua District Plan (with the exception of Part 20 – known as the 'Lakes A Zone'). The Proposed Rotorua District Plan (Proposed Plan) was publicly notified on 31 October 2012 and decisions on submissions received have been released and the appeal period has now closed.

Until a determination has been made which identifies those parts of the Proposed District Plan that are under appeal, the provisions of both of the Operative District Plan and the Proposed District Plan are considered.

Please contact Council's Planning Policy team on 07 348 4199 if you'd like to discuss any aspect of the Proposed District Plan and the appeals.

Operative Rotorua District Plan

Before undertaking any activity on the land you are advised to look at the relevant provisions of both the Operative and Proposed District Plans. Both the Operative and Proposed Plans are available on Council's website <http://www.rotorualakescouncil.nz> under *Our Services / District Plan / Policy*.

Should you be unsure about any aspect you may wish to gain further information from Planning Services staff by phoning (07) 348 4199 for an appointment with the Duty Planner. You can also email enquiries to <mailto:planenquiry@rotorualc.nz> or alternatively you may also wish to seek independent professional advice.

District Plan Zoning

The land is currently zoned Commercial B (CBD Fringe) as shown on Planning Map Sheet 26 of the Operative District Plan. In the Proposed District Plan, the land is zoned City Centre 1 as shown on Proposed Planning Map Sheet 326. (Copies of the relevant Planning Maps are enclosed for your information).

Adjoining Land

Are there any District Plan matters, Land Use or Subdivision Consent matters of note on the adjacent property or properties in the immediate vicinity? Yes

A Consent (13273) for a land use consent - controlled minor has been submitted for work of the following nature: *'Extend the canopy alongside the library building and construct a new canopy over the book return booth.'* at 1127 HAUPAPA STREET. The most recent process stage of this application was applied for on 25 August 2009 and was granted on 28 August 2009.

A Consent (13304) for a land use consent - controlled minor has been submitted for work of the following nature: *'Erect non-illuminated sign for Economic Development.'* at 1127 HAUPAPA STREET. The most recent process stage of this application was applied for on 23 September 2009 and was granted on 19 October 2009.

A Consent (14020) for a outline plan approval (s176a) has been submitted for work of the following nature: *'Outline Plan to replace the existing single vehicle Sallyport with a larger two vehicle Sallyport.'* at ARAWA STREET. The most recent process stage of this application was applied for on 8 June 2011 and was granted on 24 June 2011.

A Consent (14969) for a planning sale of liquor certificate has been submitted for work of the following nature: *'On licence - 8am to 3am the following day, 7 days.'* at 1153 ARAWA STREET. The most recent process stage of this application was applied for on 29 May 2014 and was granted on 6 June 2014.

A Consent (15167) for a planning sale of liquor certificate has been submitted for work of the following nature: *'Off licence - 8am to 10pm, 7 days.'* at 1151 ARAWA STREET. The most recent process stage of this application was applied for on 16 January 2015 and was granted on 21 January 2015.

A Consent (2928) for a land use consent - controlled has been submitted for work of the following nature: *'Construction of a new building.'* at 1125 ARAWA STREET. The most recent process stage of this application was applied for on 9 August 1999 and was granted on 15 October 1999.

A Consent (4982) for a land use consent - controlled has been submitted for work of the following nature: *'To erect a sign on face of building'* at 1151 ARAWA STREET. The most recent process stage of this application was applied for on 31 May 2002 and was granted on 26 June 2002.

A Consent (5500) for a land use consent - controlled has been submitted for work of the following nature: *'New Signage for Subway'* at 1153 ARAWA STREET. The most recent process stage of this application was applied for on 2 May 2003 and was granted on 26 May 2003.

A Consent (5752) for a land use consent - controlled has been submitted for work of the following nature: *'New signage on EBOP building in CBD'* at 1125 ARAWA STREET. The most recent process stage of this application was applied for on 3 October 2003 and was granted on 29 October 2003.

Central Business District

Is the property located within the Central Business District? Yes

Please be advised that the construction of new buildings or external alterations of existing buildings, including the construction or alterations of verandahs and erection and display of signage requires a Controlled Activity Land Use Consent. You are encouraged to consult the 'Rotorua City Design Principles'. (Copies are available from the Planning Services Counter or by visiting Council's website www.rdc.govt.nz under *About our Council / Publications*.)

Designations

Is the land designated? No

Is the airspace above the land designated? Yes

The airspace above the property for which this LIM relates is designated as part of the Rotorua Airport approach and take-off obstacle limitation surface. See Appendix B1.14 of the Operative Rotorua District Plan for the Rotorua Regional Airport Limited's designation. See also comment under Height Restriction Areas and Rotorua Airport Noise Contours.

Does the land adjoin any designated land? Yes

All urban roads within the Rotorua District are designated (except those listed in Appendix B1.12.1A.2 Operative Rotorua District Plan). See Appendix B1.12 of the Operative Rotorua District Plan for a copy of the designation.

Is the land potentially affected by other designations in the vicinity? No

Is the land potentially affected by a notice of requirement (proposed designation) in the vicinity? No

Scheduled Site

Is the land a scheduled site? No

Road Widening

Is the land affected by road widening proposals? No

Service Lanes

Is there a proposed service lane affecting the land? No

Height Restriction Areas

Is the land subject to special height restrictions? Yes

The designated obstacle limitation surface is significantly higher than the maximum height limit for the zone. Buildings, structures and trees complying with the maximum height rules for the zone will be unaffected by the height restriction. Should you require further information contact should be made with Planning Services, Rotorua District Council.

Natural and Cultural Heritage Inventory

Are there natural or cultural heritage features on the land identified in the District Plan? No

If you intend to carry out a specific development proposal, a site-specific investigation may be required to identify unrecorded archaeological sites, natural or cultural heritage features. Specific approval may be required under the Historic Places Act.

Rotorua Regional Airport

Is the land subject to the Rotorua Regional Airport Noise Control and Mitigation requirements? No

Hazardous Substances

- Are there any resource consents for hazardous substances for this property? No
- Are there any former dangerous goods licences for this property? No
- Is this property listed on the regional councils Hazardous Activities Industry List (HAIL)? No
- Is there anything known to Council identifying any likely presence of hazardous contamination? No

The following is some more information about HAIL activities and contaminated land, and what to look out for when buying or selling property: Ministry for the Environment: Is my land contaminated?

<http://www.mfe.govt.nz/issues/managing-environmental-risks/contaminated-land/is-land-contaminated/index.html>

Classification of Land/Buildings by Other Statutory Organisations

- Are there any classifications notified to this Council by other Statutory Organisations? No

Although Council has disclosed above any information which has been notified to it by any statutory organisation having the power to classify land or buildings for any purpose, the applicant is advised that the information so notified may not be exhaustive. Other statutory organisations, principally but not exclusively Regional Councils, play a large regulatory role in regard to properties in the Rotorua District. To obtain further information, the applicant may wish to make enquiries of:

Bay of Plenty Regional Council (Head Office)

PO Box 364,

WHAKATANE 3158

Phone (0800) 884 880

info@boprc.govt.nz

Bay of Plenty Regional Council (Rotorua Office)

1125 Arawa Street

ROTORUA

Phone (07) 921 3370

Rural Properties (only) within 25 metres of Lakes, Rivers, Streams

- Is the property within the Rural A, B, C, D, E or G zone? No

In the Rural A, B, C, D, E, and G zone no building, waste disposal facility or structures for confined animal farming may be erected within 25 metres of any river or stream, the bed of which has an average width of 3 metres or more, or from any lake with a surface area of 8 hectares, or within 5 metres of any esplanade reserve or strip.

Lakes and Foreshore Structures

Is there any information known to Council with regard to lakes/foreshore structures?

No

Other Comments

Land Features Characteristics: (including erosion and hazards)

- Is there any detail of filling on the land known to the Council? No
- Is there any information known to Council with regard to other features? Yes

The Proposed Rotorua District Plan Planning Maps included a series of “Special Interest” maps. The Special Interest map that is relevant to this site is attached

210 - Areas of Soft Ground Potential.
213 – Geothermal Fields of the Rotorua District.

It is important to note this information has been produced at a district wide level and is based on a desktop study – no field investigation of the subject property has been undertaken to produce the attached mapping. The full report is available on Council's website <http://www.rotorualakescouncil.nz>. The map does not trigger any district plan rules (either operative or proposed) and is provided for information purposes, and as a preliminary indicator that this hazard may impact on the ability to further develop this property.

Further investigation by a suitably qualified professional may be required to ensure the land is suitable for development.

(Other Land Feature information may be advised in the Planning section of this LIM)

Private/Public Drains/Easements

- Are there any private/public drains known to Council to cross this property? Yes
- There is a water supply main on this property, refer to attached services plan for location. Location of pipe networks may contain data capture inaccuracies. Please refer to disclaimer on page 2.
- Are there any easements known to Council on this property? No
- Are there any manholes known to Council on this property? No

If you notice any manhole lids displaced or not fitting properly please notify Council immediately.

Development Contributions

- Are there any outstanding Development Contributions associated with any projects on this property? No

Drinking Water Supply Services

- Is the property served by a Rotorua Lakes Council Water Supply Utility? Yes
- Property falls within the urban water supply. Water is currently provided from this supply by a metered connection.
- Are there any requisitions known to Council regarding these services? No
- Are there any Capital Contributions outstanding to this Water Supply? No
- Are there any Back flow prevention device requirements? No

However Please Note:

Council has no record of a backflow prevention device on the water connection to this Property. Under the Health (Drinking Water) Amendment Act 2007, section 69ZZZ, Council may require the installation of an Approved Backflow Prevention device as

protection against potential risk to the water supply from backflow contamination. In addition Future tenants/owners must notify Council of the type of business/es that will be operating from the premises. Depending on the nature of any activity undertaken on the property this may require the installation of an approved backflow prevention device or the upgrade of the existing backflow device on the water connection at the owner/s cost. Certain types of activities may require a risk assessment to determine the appropriate level of backflow prevention.

All backflow devices are required to be tested annually by an appropriately qualified person and a copy of the Test Certificate forwarded to Council. Altering or removing this Backflow Device is a serious offence under current Bylaws.

Reticulated Public Sewer and Trade Waste Services

Is the property served by a Rotorua Lakes Council sewer? Yes

Sewerage reticulation present. See Services Plan (Copy attached).

Is the property connected to the Rotorua Lakes Council sewer? Yes

Is there any information known to Trade Waste in relation to the property? Yes

Currently one tenant is operating as a small scale research laboratory and holds a permitted Trade Waste Consent. Any additional tenancies that use water in their processes may require a consent to discharge waste water and enquiries should be made to Council prior to leasing to ensure compliance of the Trade Waste Bylaw can be met.

Are there any Trade Waste Bylaw issues / requisitions known to Council in relation to this property? Yes

This commercial property is subject to Trade Waste Treatment fees for the treatment and disposal of waste water via Council's Waste Water Treatment Plant, payable by the ratepayer.

Reticulated Stormwater Drainage and Pollution Control Services

Is the property served by Rotorua Lakes Council reticulated stormwater drainage? No

Is there any information about reticulated stormwater drainage issues in relation to this property? No

Are there any Pollution Control Bylaw issues / requisitions known to Council in relation to this property? No

Vehicle Crossings

There is a requirement under the District Plan and local bylaws for every property to have a properly formed and sealed vehicle crossing in accordance with the Rotorua Civil Engineering Industry Standard. Please be aware that if this property has an unsealed vehicle crossing, Council may request that this be brought up to standard at any time at the owners' expense.

Other Comments

There is a service lane at the rear of this property vested to Rotorua lakes Council.

Building Services:

Are there any Information Notices issued by Building Services on the Council property file? Yes

INFORMATION NOTICE - Building General

This building at 1135 Arawa Rotorua has been identified by the Ministry of Business, Innovation & Employment as one that requires an engineering assessment as it contains non-ductile reinforced columns.

The owners were to provide Council with engineer's assessment by 1 November 2012.

Building Consents/Certificates/Notices/Orders/Requisitions

Reference number	Date issued	Description of Work	Status	Status Date
BC2120-P00281	1/5/1953	BC2120 - Renovations	No records	
BC058164-P00281	13/2/1987	BCD058164 - Demolition of building	No records	
BCD058165-P00281	13/2/1987	BCD058165 - Demolition of building	No records	
No records	23/4/1987	No permit number - Connection to mains sewer and stormwater	No records	
BCF012813-P00281	29/5/1987	BCF012813 - Commercial shops and offices	Completed	6/9/1991
BC1513-P00281	12/8/1987	BC1513 - Drainage to relocate sewer drain	Completed	18/8/1987
BC2363-P00281	2/2/1988	BC2363 - Plumbing and drainage to new commercial building	Completed	21/10/1988
BC6735-P00281	24/9/1990	BC6735 - Plumbing and drainage to install sink on lower floor	Completed	26/9/1990
BC60930751-P00281	15/6/1993	BC60930751 - Internal office alterations	CCC Issued	21/10/1994
BC60930350-P00281	25/6/1993	RC60930350 - Internal refit - Housing NZ	CCC Issued	1/7/1993
BC60931624-P00281	13/12/1993	BC60931624 - Internal fit out for offices - Housing NZ	Interim CCC	24/6/1996
BC94769-P00281	30/6/1994	BC94769 - Fit-out - 5th floor	CCC Issued	26/7/1994
BC60940896-P00281	21/10/1994	BC60940896 - Office development - Internal office alteration for 6 floor	CCC Issued	21/10/1994
BC961536-P00281	4/9/1996	BC971586 - Interior office fit-out level to 6	CCC Issued	3/10/1996
BC971585-P00281	21/10/1997	BC971585 - Fit-out of interior offices	CCC Issued	21/10/1997
BC981179-P00281	24/9/1998	BC981179 - Internal Commercial fit out - Level 7	CCC Issued	24/9/1998
BC4284-P00281	9/6/2000	BC4284 - Interior remodel of part 2nd floor office	CCC Issued	19/1/2001
BC5070-P00281	21/11/2000	BC5070 - Fire safety upgrade	Inspections commenced	
BC17314-P00281	30/5/2003	BC17314 - Internal renovations / fitout	CCC Issued	9/1/2004
BC24096-P00281	31/8/2004	BC24096 - Reconfiguration of existing internal office space	CCC Issued	21/1/2005
BC37011-P00281	21/9/2006	BC37011 - Partitioning	CCC Issued	24/3/2009
BC36440-P00281	12/12/2006	BC36440 - Install roller door to level 1	CCC Issued	21/10/2013
BC39064-P00281	7/2/2007	BC39064 - Refuse to issue CCC - Office fitout level 9	Consent Issued	
BC39897-P00281	23/4/2007	BC39897 - Cancelled - refuse to issue CCC - Partitioning to tenancy level 1	Refuse to issue CCC	25/9/2012
BC61413-P00281	30/5/2007	BC61413 - Install shower toilet handbasin and laundry to level 7 - Refused to issue CCC	Refuse to issue CCC	6/6/2012
BC61412-P00281	30/5/2007	BC61412 - Erect new partition walls - Level 5	Cancelled	

BC61149-P00281	30/5/2007	BC61149 - Refuse to issue CCC - Demolish and rebuild new wall and additional door	Refuse to issue CCC	23/7/13
BCE057841-P00281	17/12/2008	BCE057841 - Foundation for commercial building - Piles only	No Final Inspection	
BC1869-P00281	8/1/2009	BC1869 - Alteration to existing space	CCC Issued	2/2/2001
BC64251-P00281	20/10/2009	BC64251 - Fit out of level 7	CCC Issued	25/2/2010
BC65522-P00281	15/6/2010	BC65522 - Level 5 partial office fitout	CCC Issued	17/1/2011
BC65929-P00281	31/8/2010	BC65929 - Bathroom and toilet alterations - Ground Floor	CPU Issued	21/9/2010
BC67483-P00281	4/5/2011	BC67483 - Alter reception counter-Level 1	CCC Issued	20/12/2011

KEY to terms used regarding status of Building Consent / Permit

Cancelled	Building Work not completed and therefore cancelled. Council will not undertake inspections or review this application.
CCC Issued	Building work completed and "Code Compliance Certificate" has been issued.
Completed	Building work completed. (Pre-Building Act 1991, therefore CCC is not applicable)
Inspections commenced	Inspections commenced but the project is not completed.
Interim CCC	Issued due to Partial completion of a project, however no CCC issued for entire project. No further action by Council.
No final inspection	No final inspection had been undertaken on this building project and the building Consent/Permit has been cancelled/lapsed.
No records	Council has no records indicating that inspections had been undertaken on this building project.
Refuse to issue CCC	Council has refused to issue a CCC under <i>Section 95A of the NZ Building Act 2004</i> .

Approved exempt building work (1st Schedule NZBA 2004)

Have there been any notifications of exempt building work? No

Independent reports

Are there any independent reports on file? No

Building Act requisitions or Modifications to Building Consent

Are there any Building Act requisitions or Modifications to Building Consent? No

Compliance Schedules and Building Warrant of Fitness

Has there been a Compliance Schedule issued for any buildings on the property? Yes
 Issue date of Compliance Schedule 29/07/1994
 See property file, document reference: RDC-322448 for copy of compliance schedule.

Is there a current Building Warrant of Fitness for any buildings on the property? No
 Expiry date of Building Warrant of Fitness 29/07/2013
 See property file, document reference: RDC-372419 for copy of last issued building warrant of fitness.

Note that this building warrant of fitness has expired and a notice to fix has been issued to rectify the above. See below and attachments.

The BWOFF has expired and is in breach of "Section 108 NZ Building Act 2004" This can attract a fine of not exceeding \$20,000.00 and may have a "Notice to Fix" (NTF) issued (Please see below for definitions of a NTF)

<http://www.dbh.govt.nz/building-warrant-of-fitness-guide>

Determinations issued by the Ministry of Business, Innovation and Employment (MBIE)

Have there been any Determinations issued by the MBIE? No

Weathertight Homes Resolution Service Act 2006

Are there any known issues regarding weathertightness? No

Notice To Fix (Section 124 Building Act 2004)

Are there any outstanding Notices to Fix? Yes

See property file, document reference: RDC-406713 for copy of notice to fix, copy attached below for outstanding building work and/ consents.

Unresolved Complaints

Are there any unresolved complaints? No

Earthquake prone buildings (Section 124 Building Act 2004)

Has an assessment been carried out on the building? No

See property file, document reference: RDC-406995 for copy of letter dated 1 October 2013 relating to non-ductile columns. See attached letter below.

This building was constructed post 1976 and will therefore not be subjected to an earthquake prone building risk assessment under Councils current Earthquake Prone Building Policy, however if this building to undergo a “change of use” or a “major alteration” then it will need to have engineering report identifying if the building is currently earthquake prone and that a result of the “change of use” or “major alteration” that this building will no longer be earthquake prone.

http://www.rdc.govt.nz/Services/~media/RDC/Files/CouncilDocuments/Policies/Building_Policy%20on%20Earthquake%20Prone%20Buildings.ashx

Fencing of Swimming Pools Act 1987

Is there a pool on the RDC register? No

Obligations of owner and persons in control of pool

Every owner and/or persons in control of a pool must ensure that the pool is fenced in accordance with the Fencing of Swimming Pools Act 1987 and that the swimming and spa pool is placed onto the RDC register.

Every owner and/or persons in control of a pool the swimming / spa pools need to ensure that these pools are not filled with water until after being inspected by Council.

<http://www.legislation.govt.nz/act/public/1987/0178/latest/DLM124442.html>

Other comments

Attachments – Building Services:

RDC-406713



Rotorua District Council
 1081 Haupapa Street
 Private Bag 3029, Rotorua District Council
 P: 07 348 4199
 F: 07 349 0993
 E: mail@rdc.govt.nz
 W: www.rdc.govt.nz

P No: BC5070-P00281
 Building Consent No: 5070

Form 13 NOTICE TO FIX

Sections 164 and 165, Building Act 2004

To: A D WEBSTER LIMITED
 LEVEL 1, 46 HURSTMERE ROAD
 TAKAPUNA
 AUCKLAND 0622

*And to:

The Building

Street address of building: 1131 ARAWA STREET, ROTORUA

Legal description of land where building is located: LOT 2, DPS 47606

*Building name: ZEN CENTRE

*Location of building within site/block number:

*Level/unit number:

Particulars of Contravention or Non-Compliance

1. Building Consent 5070 issued 21 November 2000, required the upgrading of fire safety features throughout the building to ensure occupants of the building are protected in case of a fire when escaping the building – this work was never completed and is resultant in an unacceptable risk to building occupants and puts you in breach of section 116B of the Building Act 2004.

To remedy the contravention or non-compliance you must:

2. Complete the fire safety features identified in the original fire report and any fire separation to safe paths necessary to protect the building occupants. An amendment to the original consent to complete remedial work to safe path is necessary and the remainder of the work can be completed under the original building consent and you must apply for a Code Compliance Certificate on completion of the work.

This notice must be complied with by: 29 November 2013

Further Particulars

If you do not comply with this notice you commit an offence under section 165 of the Building Act 2004 and may be liable to a fine of up to \$200,000 and a further fine of up to \$20,000 for each day or part of a day that you fail to comply with this notice.

Darrell Holder - Signature

Manager, Building Services

Position

On behalf of: ROTORUA DISTRICT COUNCIL

Date: 30 September 2013

1 October 2013

File Ref: P00281-BUILDING

Doc No: RDC-406995

Mr A Webster
C/- A D Webster Ltd
14A Hawera Road
Kohimarama
AUCKLAND 1071

Dear Sir

1131-1143 ARAWA STREET ROTORUA

We have been in contact with you in the past about the Ministry of Business, Innovation and Employment's (the Ministry's) review of buildings. The review is the result of the Ministry's technical investigation into the collapse of the Canterbury Television (CTV) building. The purpose of the review was to identify buildings which may need further engineering assessment to determine whether or not they present a structural risk.

Your building was identified and recommended for an engineering assessment as a result of the review. We understand that you have engaged (or intended to engage) an engineer. We are now writing to request that you:

- advise us when your building will be assessed, and
- provide us with a copy of your engineering assessment.

Attached to this letter is some background information to the review, and a copy of the Ministry's guidance for undertaking an engineering assessment. We suggest that you provide the guidance to your engineer. Using this advice will mean that when undertaking the assessment of your building, your engineer is fully aware of the areas of concern to the Ministry.

We would appreciate receiving the requested information from you by 30 November 2013. This will enable us to report back to the Ministry, which in turn will be reporting to the Minister for Building and Construction. If you are having difficulties in securing the services of an engineer, please also advise of this so we can inform the Ministry.

As you may be aware, there has been significant public interest in the review. The Ministry has received Official Information Act 1982 requests for the names of identified buildings. The Ministry has withheld this information while we have been contacting building owners and recommending assessments. However, there is a chance the Ministry could, at a later date, be compelled to release that information. Information may also be requested from us under the Local Government Official Information and Meetings Act 1987.

The Minister for Building and Construction has also publicly stated that he intends to release a list of names of buildings where no engineering assessment has been undertaken. It is for this reason, and to ensure the structural safety of your building, that we are requesting a copy of your engineering assessment.

We appreciate you assisting us, to assist the Ministry with the review.

Yours sincerely

Darrell Holder
Manager, Building Services

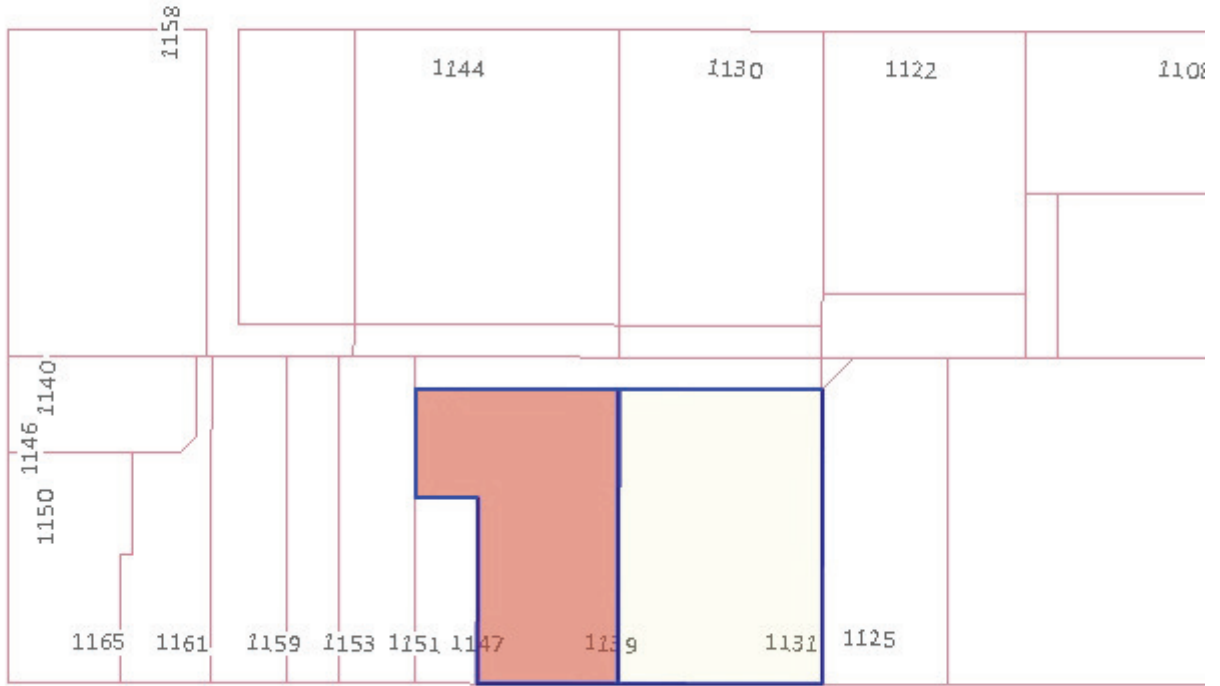
Incl: Non-Ductile Columns: Guidance on assessing buildings with non-ductile columns



Eat Street (RDC assigned)

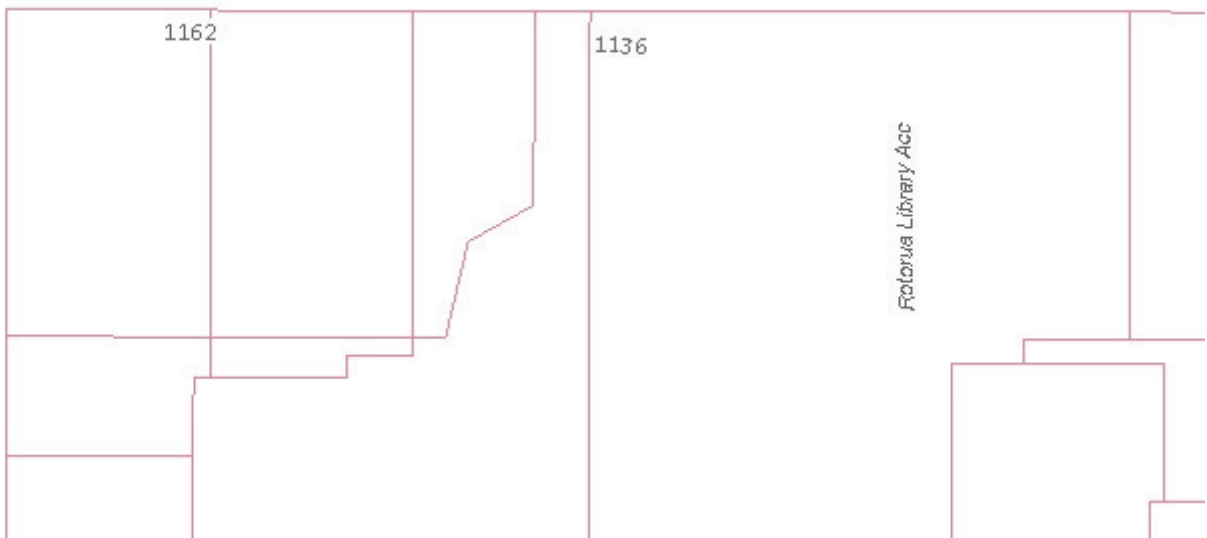


Pukaki St



Arawa St

Tutanekai St



Locality

DATA SETS

Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, legal descriptions and legal areas sourced from LINZ.

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
GeyserView represents Council's most up to date compiled and published data. Council does not warrant the accuracy of the information represented by this map.
LINZ Licenses. CROWN COPYRIGHT RESERVED.

Aerial Imagery

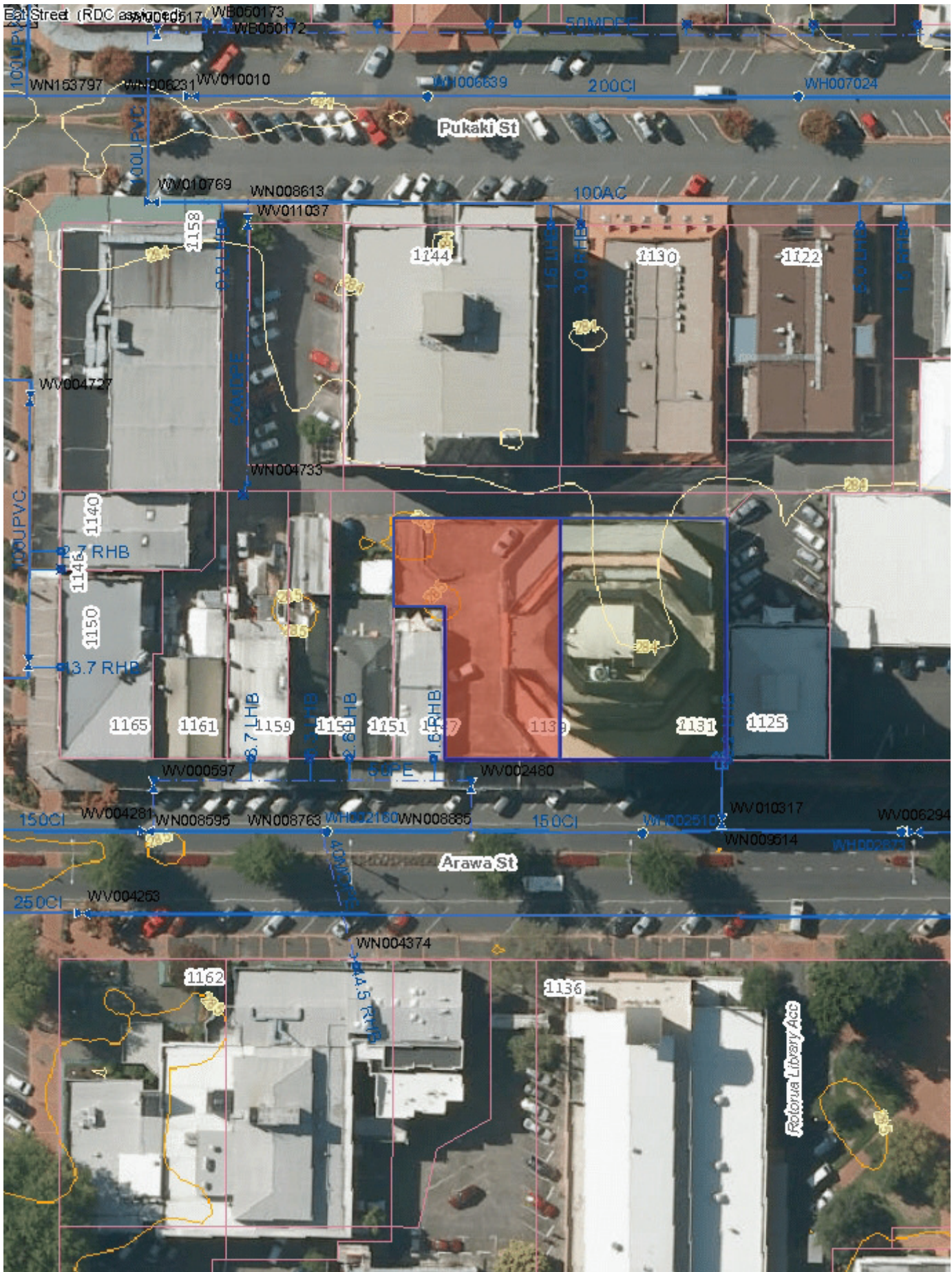
1:1000 data set flown 2011. XY accuracy +/- 0.5m.
1:2000 data set flown 2011. XY accuracy +/- 0.5m.

RF when printed @ A4 1:938

Reference bar length must be 40mm



Rotorua District Council

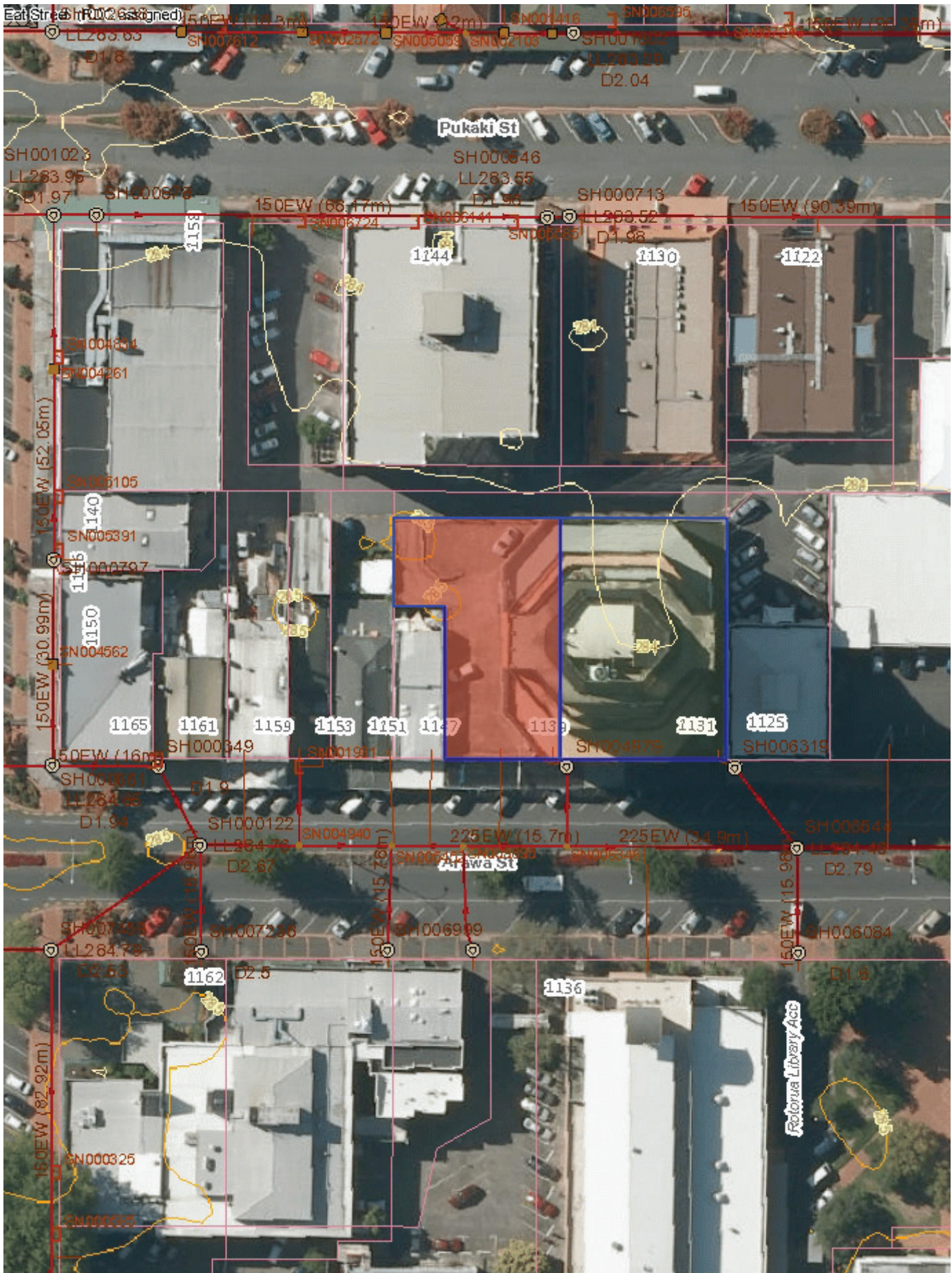


Water Supply

DATA SETS
 Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, legal descriptions and legal areas sourced from LINZ.
 Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
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Aerial Imagery
 1:1000 data set flown 2011, XY accuracy +/- 0.5m.
 1:2000 data set flown 2011, XY accuracy +/- 0.5m.
 RF when printed @ A4 1:789
 Reference bar length must be 40mm



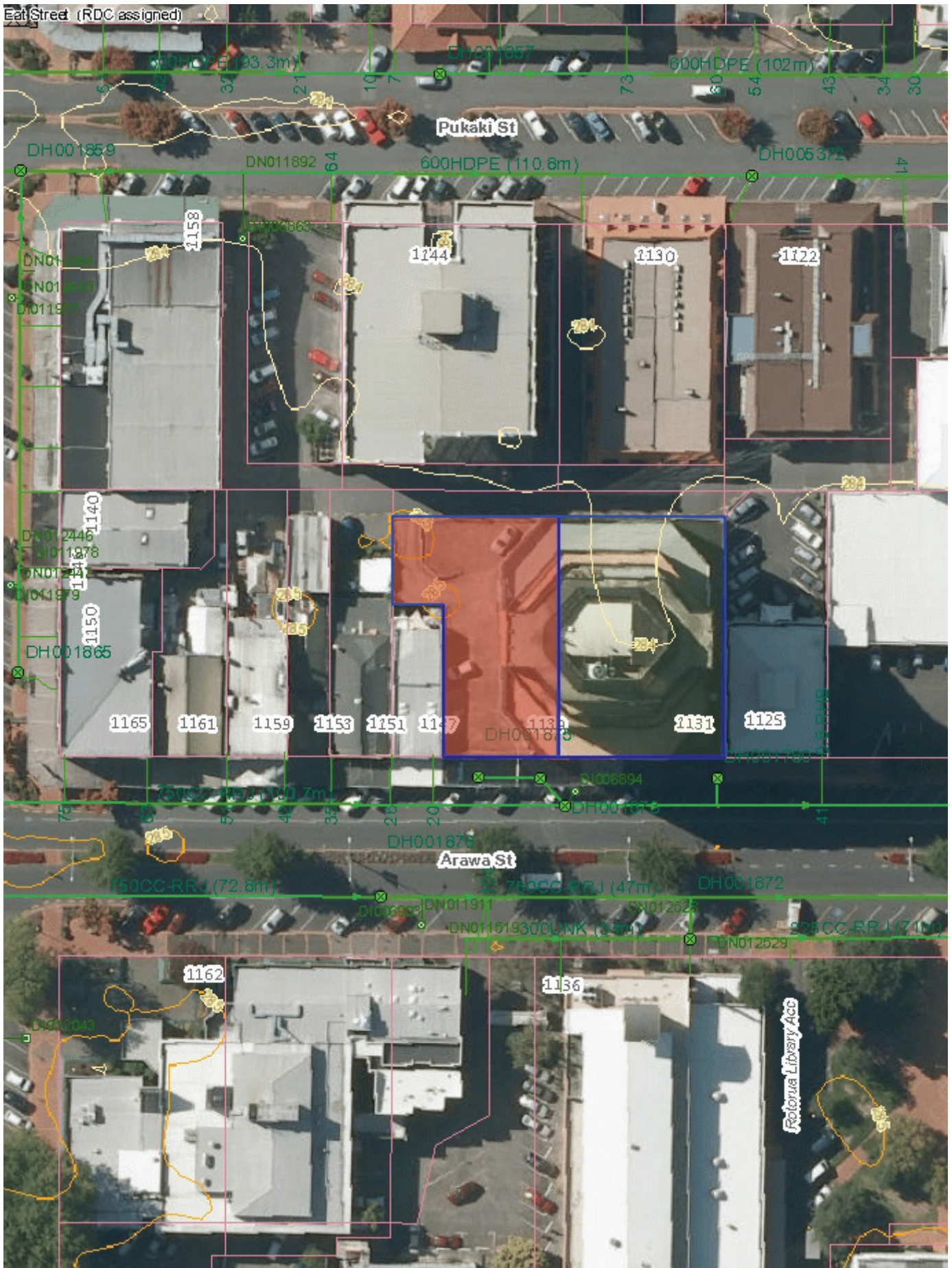


WasteWater

DATA SETS
 Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, legal descriptions and legal areas sourced from LINZ.
 Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
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Aerial Imagery
 1:1000 data set flown 2011, XY accuracy +/- 0.5m.
 1:2000 data set flown 2011, XY accuracy +/- 0.5m.
 RF when printed @ A4 1:789
 Reference bar length must be 40mm



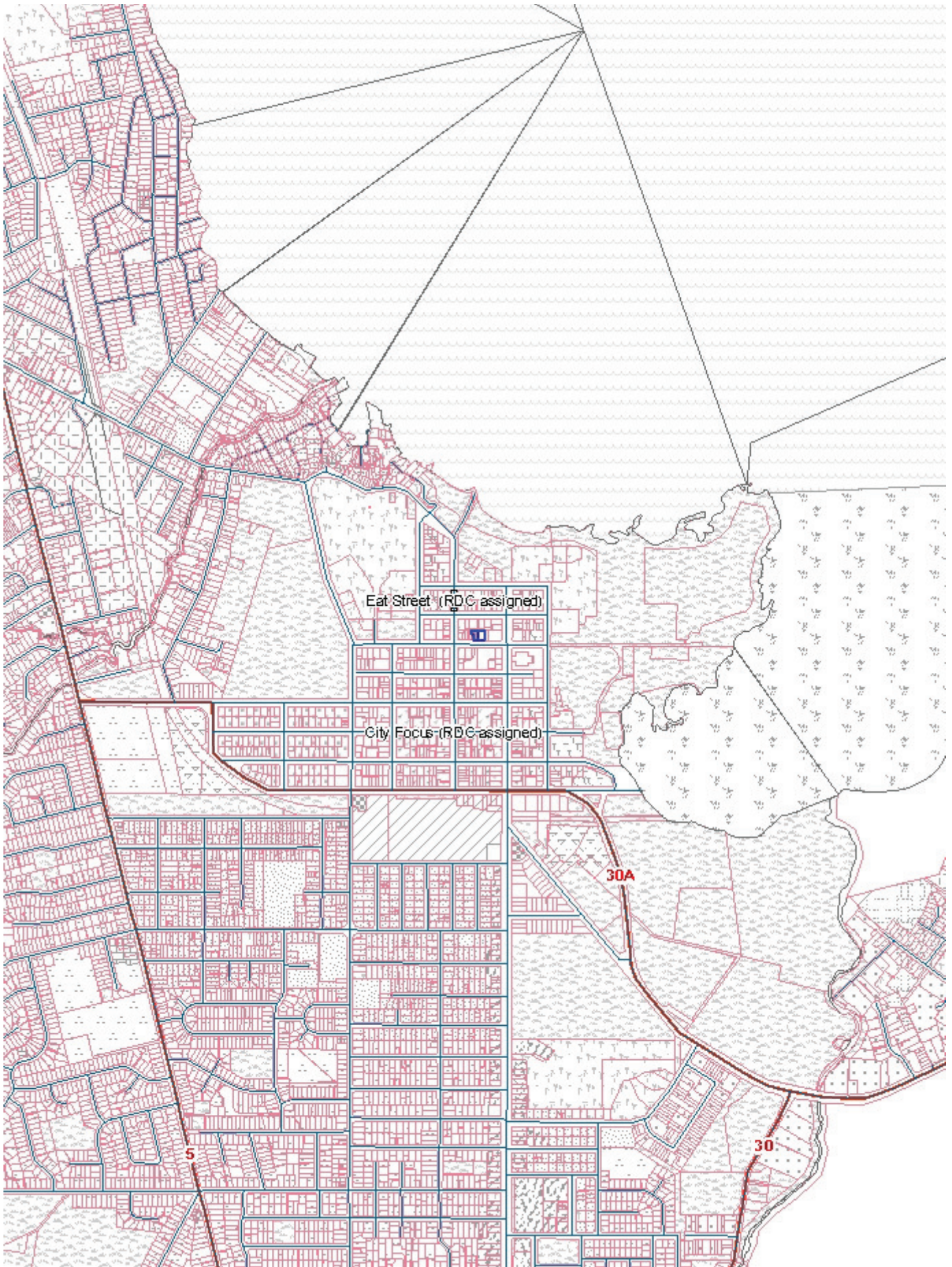


StormWater

DATA SETS
 Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, legal descriptions and legal areas sourced from LINZ.
 Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
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Aerial Imagery
 1:1000 data set flown 2011, XY accuracy +/- 0.5m.
 1:2000 data set flown 2011, XY accuracy +/- 0.5m.
 RF when printed @ A4 1:789
 Reference bar length must be 40mm





District Plan (Operative)

DATA SETS

Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, legal descriptions and legal areas sourced from LINZ.

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
 GeyserView represents Council's most up to date compiled and published data. Council does not warrant the accuracy of the information represented by this map. LINZ Licenses. CROWN COPYRIGHT RESERVED.

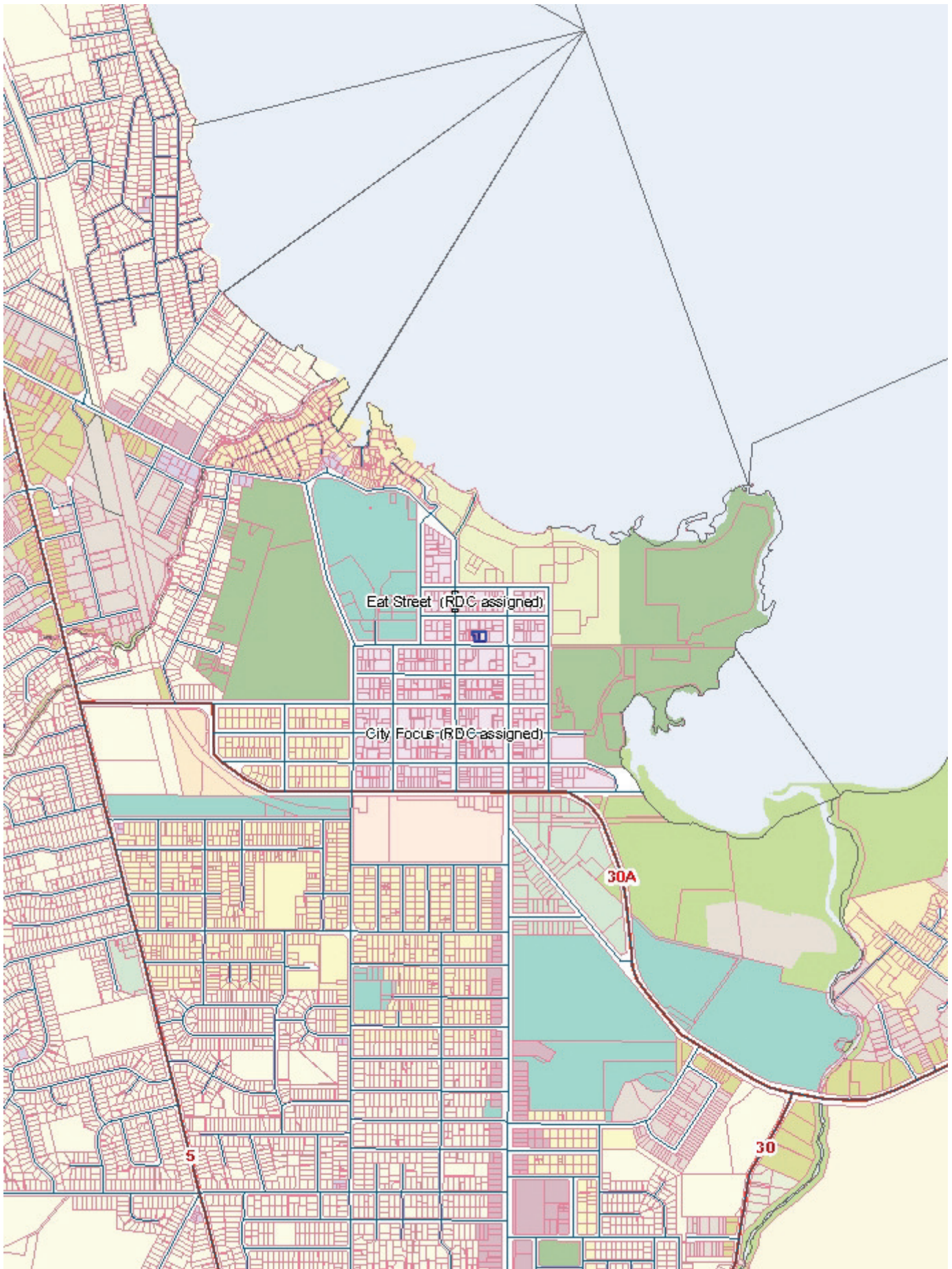
Aerial Imagery

1:1000 data set flown 2011, XY accuracy +/- 0.5m.
 1:2000 data set flown 2011, XY accuracy +/- 0.5m.

RF when printed @ A4 1:19,729

Reference bar length must be 40mm



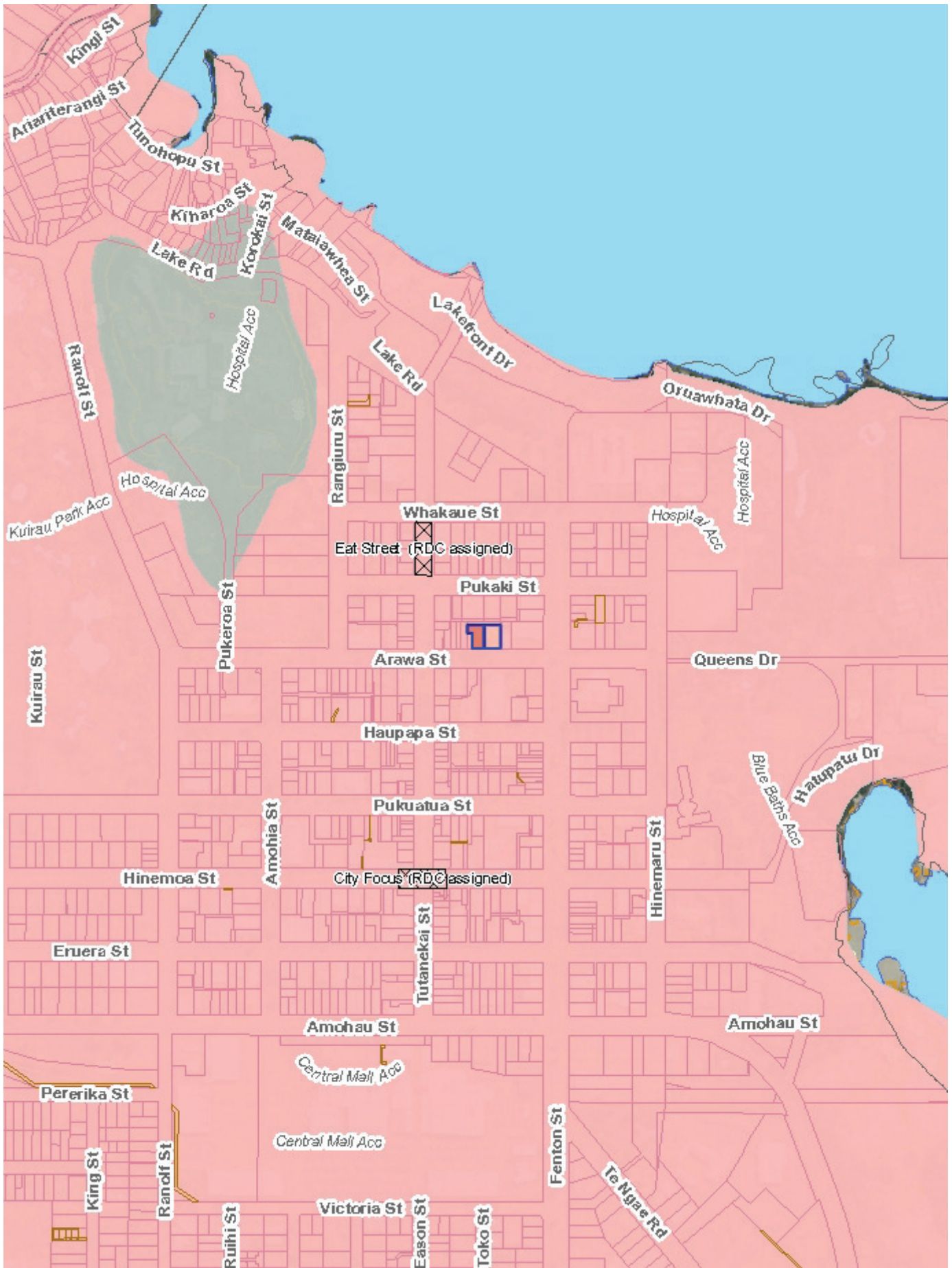


District Plan (Proposed)

DATA SETS
 Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, legal descriptions and legal areas sourced from LINZ.
 Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
 GeyserView represents Council's most up to date compiled and published data. Council does not warrant the accuracy of the information represented by this map.
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Aerial Imagery
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 1:2000 data set flown 2011. XY accuracy +/- 0.5m.
 RF when printed @ A4 1:19,729
 Reference bar length must be 40mm



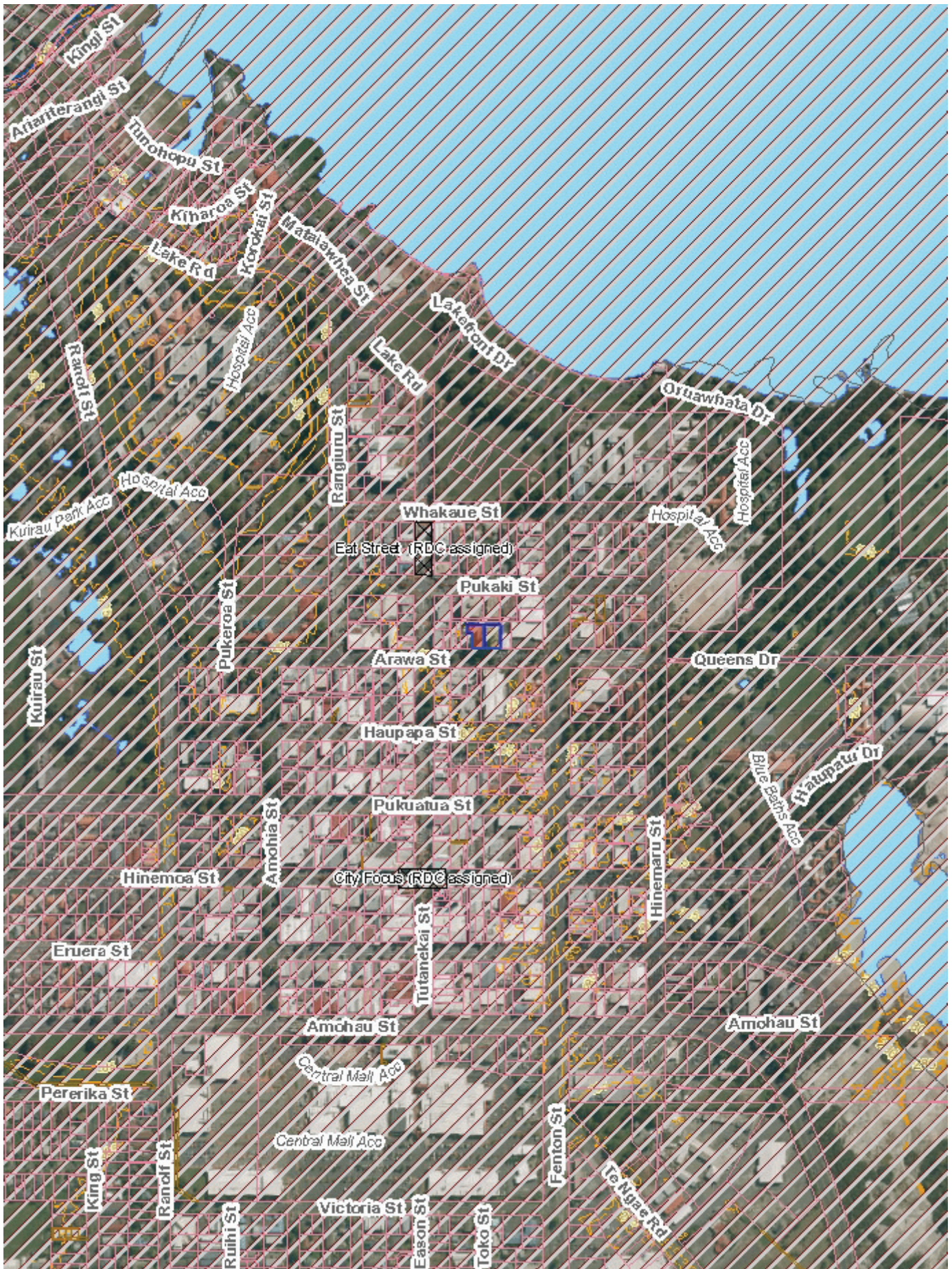


Soft Ground

DATA SETS
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 Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
 GeyserView represents Council's most up to date compiled and published data. Council does not warrant the accuracy of the information represented by this map.
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Aerial Imagery
 1:1000 data set flown 2011. XY accuracy +/- 0.5m.
 1:2000 data set flown 2011. XY accuracy +/- 0.5m.
 RF when printed @ A4 1:7.892
 Reference bar length must be 40mm





Geothermal Fields

DATA SETS

Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, legal descriptions and legal areas sourced from LINZ.

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

GeyserView represents Council's most up to date compiled and published data. Council does not warrant the accuracy of the information represented by this map. LINZ Licenses. CROWN COPYRIGHT RESERVED.

Aerial Imagery

1:1000 data set flown 2011. XY accuracy +/- 0.5m.
1:2000 data set flown 2011. XY accuracy +/- 0.5m.
















RF when printed @ A4 1:7.892

Reference bar length must be 40mm



Water Supply

Legend

	Valve		Delivery, Trunk or Transfer Main
	Toby		Rising or Rising Falling Main
	Hydrant		Rider Main
	Backflow Preventer		Scour or Overflow Main
	Capped End		NonPotable Fire Main
	Consumer Meter at Toby		Serviceline
	Bulk Meter		Cadastral Parcel
	Chamber		

LHB = Left Hand Boundary (looking from main)

RHB = Right Hand Boundary (looking from main)

Storm Water

Legend

	Manhole		Open Drain		Storm Water Lead
	End of Line Capped		Culvert		Service Line
	Headwall Structure		Gravity main		Cadastral Parcel
	Junction without Manhole		Rising main		Contour_1m
	Cesspit Bubble Up		Subsoil Drain		
	Cesspit Double				
	Cesspit Standard				

Notations:

LHB - Left Hand Boundary (looking from main)

RHB - Right Hand Boundary (looking from main)

IL - Invert Level of main

LL - Lid Level of manhole

D - Depth of manhole

Waste Water

Legend

	Manhole		Wetwell Pump		Cadastral Parcel
	Inspection Point		Drywell Pump		Contour_1m
	Inspection Chamber		Gate valve		
	End of Line - Cleaning Eye		Air valve		
	Inline Cleaning Eye		Gravity Main		
	End of Line - Capped		Rising Main		
			Serviceline		

Notations:

LHB - Left Hand Boundary (looking from main)

RHB - Right Hand Boundary (looking from main)

IL - Invert Level on main

LL - Lid Level of manhole

D - Depth of manhole

Legend Operative District Plan

Planning Zones

	Rural A (General)		Transitional Development		Commercial E (Service Station)
	Rural B (Rural Residential)		Resort A (CBD)		Commercial F (Rural Commercial)
	Rural B1 (Rural Residential)		Resort B (Fenton Street)		Commercial G (Mixed Enterprises Zone)
	Rural C (Kaingaroa Papakainga)		Resort C (Whakarewarewa)		Commercial H (Commerce Park)
	Rural D (Rural Settlement)		Resort D		Industrial A (Light Industrial)
	Rural E (Lakeside Settlement)		Reserve A (Public)		Industrial B (General Industrial)
	Rural F (Spray Irrigation)		Reserve B (Private and Community)		Industrial C (Heavy Industrial)
	Rural G (Lakeside Character Zone)		Commercial A (CBD Core)		Airport
	Residential A (Kainga Maori)		Commercial B (CBD Fringe)		Airport Protection
	Residential B (Low Density)		Commercial B1 (CBD Rotorua Central)		Water A (Activity)
	Residential C (High Density)		Commercial C (Major Urban Centres)		Water B (Conservation)
	Residential D (Residential/Office)		Commercial D (Suburban Centres)		Lakes A

Linear Features

	Rotorua District Boundary
	Limited Access Roads
	Rotorua Basin Ridgeline
	Railway
	High Pressure Gas Pipeline
	Planning Map Sheet Boundary
	Rotorua Urban Fence
	Roads to be closed
	Proposed Motorway/Road
	Roads to be Widened
	Lakes A Zone Boundary

Symbols

	Archaeological Site (Number indicates Reference in Appendix A)
	Historic Building or Structure (Number indicates Reference in Appendix A)
	Historic Site (Number indicates Reference in Appendix A)
	Significant Tree (Number indicates Reference in Appendix A)
	Scheduling (Number indicates relevant schedule)
SP	Special Provision (Special Planning Provisions apply)

Designations





























Are shown in any one of the following ways:-
Either shown as a symbol with number reference OR as a polygon with symbol and number reference to Appendix B.

	Water Supply
	Sanitary Sewer
	Telemetry Site

	Wastewater Treatment Plant
	Sludge Composting














Legend Proposed District Plan

Zones














 B11 Business and Innovation 1 (Scion)	 CM5 Commercial 5 (City Entranceway Tourism)	 RD3 Residential 3 (Whakarewarewa, Ohinemutu Village and Ngapuna)
 B12 Business and Innovation 2 (Waipa)	 ID1 Industrial 1 (General Industry)	 RD4 Residential 4 (Lakeside Settlements)
 B13 Business and Innovation 3 (Eastgate)	 ID2 Industrial 2 (Heavy Industry)	 RD5 Residential 5 (Residential Living - Wharenui Road Area)
 CC1 City Centre 1 (Mid City)	 RV1 Reserve 1 (Conservation Reserve)	 RR1 Rural 1 (Working Rural)
 CC2 City Centre 2 (Southern Edge)	 RV2 Reserve 2 (Destination Reserve)	 RR2 Rural 2 (Rural Lifestyle)
 CC3 City Centre 3 (Northern Edge)	 RV3 Reserve 3 (Community Asset Reserve)	 FRR2 Future Rural 2 (Future Rural Lifestyle)
 CM1 Commercial 1 (Ngongotaha Centre)	 FRV3 Future Reserve 3 (Future Community Asset Reserve)	 RR3 Rural 3 (Rural Village)
 CM2 Commercial 2 (Suburban Centres)	 RD1 Residential 1 (Residential Living)	 W1 Water 1 (Water)
 CM3 Commercial 3 (Neighbourhood Centre)	 FRD1 Future Residential 1 (Future Residential Living)	
 CM4 Commercial 4 (City Entranceway Accomodation)	 RD2 Residential 2 (Medium Density Residential)	

Note: Legal and physical representation of roads are shown on the maps in grey.

Extents






 Marae	 Significant Natural Areas	 Runway / Apron
 Height Restricting Boundary for Marae	 Outstanding Natural Feature or Landscape	 Physical Lake Edge
 Designations	 Gas Transmission Pipeline Corridor	 Development Area
 White Pine Bush	 Waikato River Operating Easement	 Rotorua District Boundary
 Fault Avoidance Zone		

Features



 Notable Tree	 Parcel Boundary	 Flood Level
 Built Heritage	 55 dBA Airport Noise Contour	 Streams
 Historic Site	 60 dBA Airport Noise Contour	 Esplanade Reserve Priority Aquisition Area
 Archaeological Site	 65 dBA Airport Noise Contour	
 Transmission Lines	 Road Widening	

Legend





Landslide Susceptibility

-  Very Low
-  Low
-  Moderate
-  High
-  Very High






Faulting

-  Faults_Active_2010
-  Fault Avoidance Zone

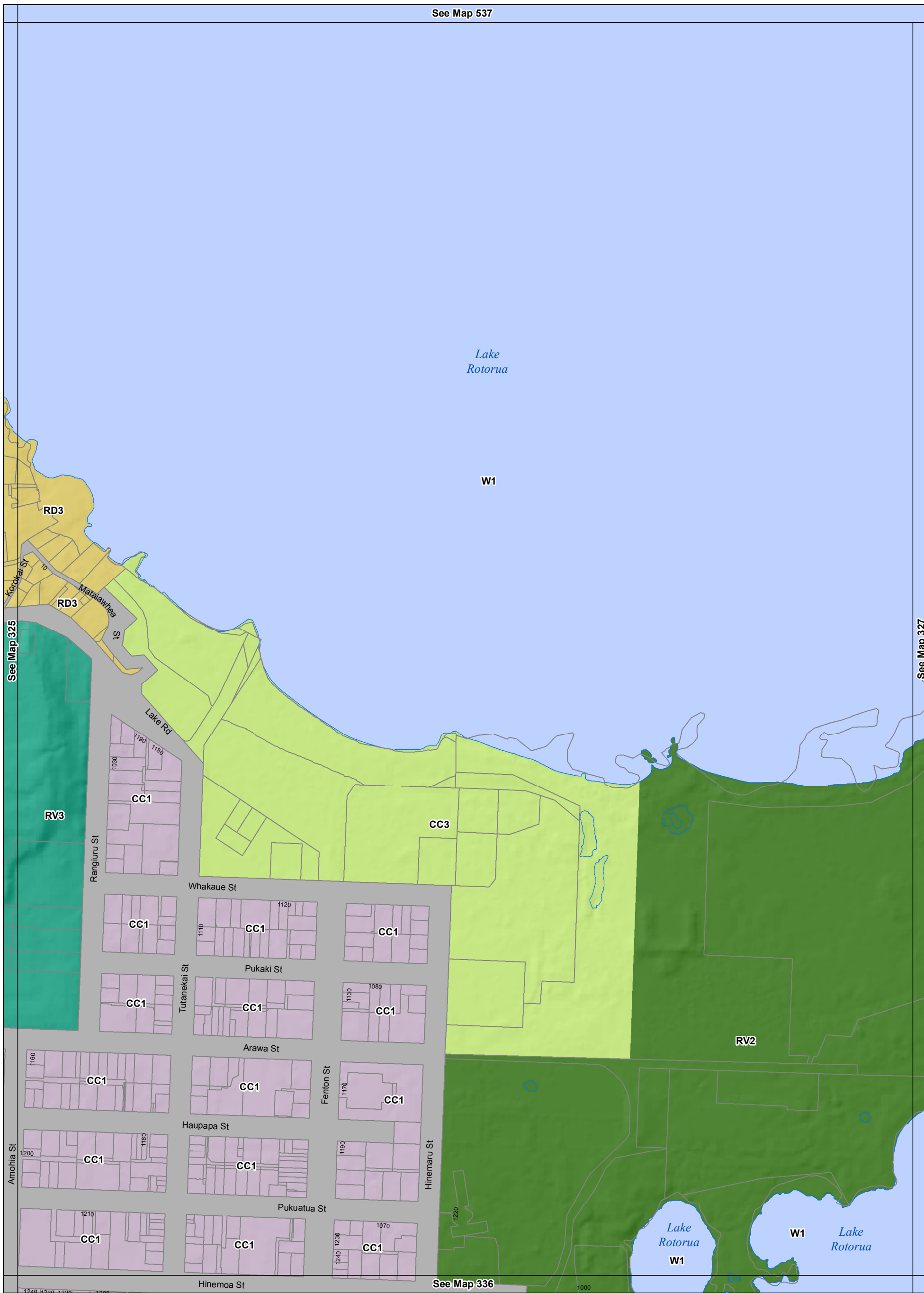
Soft Ground Potential

-  A: Areas of volcanic-derived rocks and soils.
-  B: Huka Group sediments and Hinuera Formation (older sediments).
-  C: Undifferentiated Holocene alluvium (<10,000 years old).
-  D: Holocene (last 10,000 years) swamp deposits and Holocene lake or delta sediments.

Geothermal Field Protection Status

-  Small Scale Commercial Use
-  Limited / Conditional Development
-  Protected
-  Urban Use
-  Development

See report from GNS report for further details on how data was derived and limitations for use.

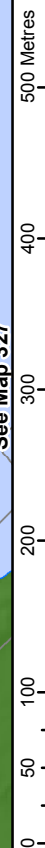


See Map 325

See Map 327

See Map 336

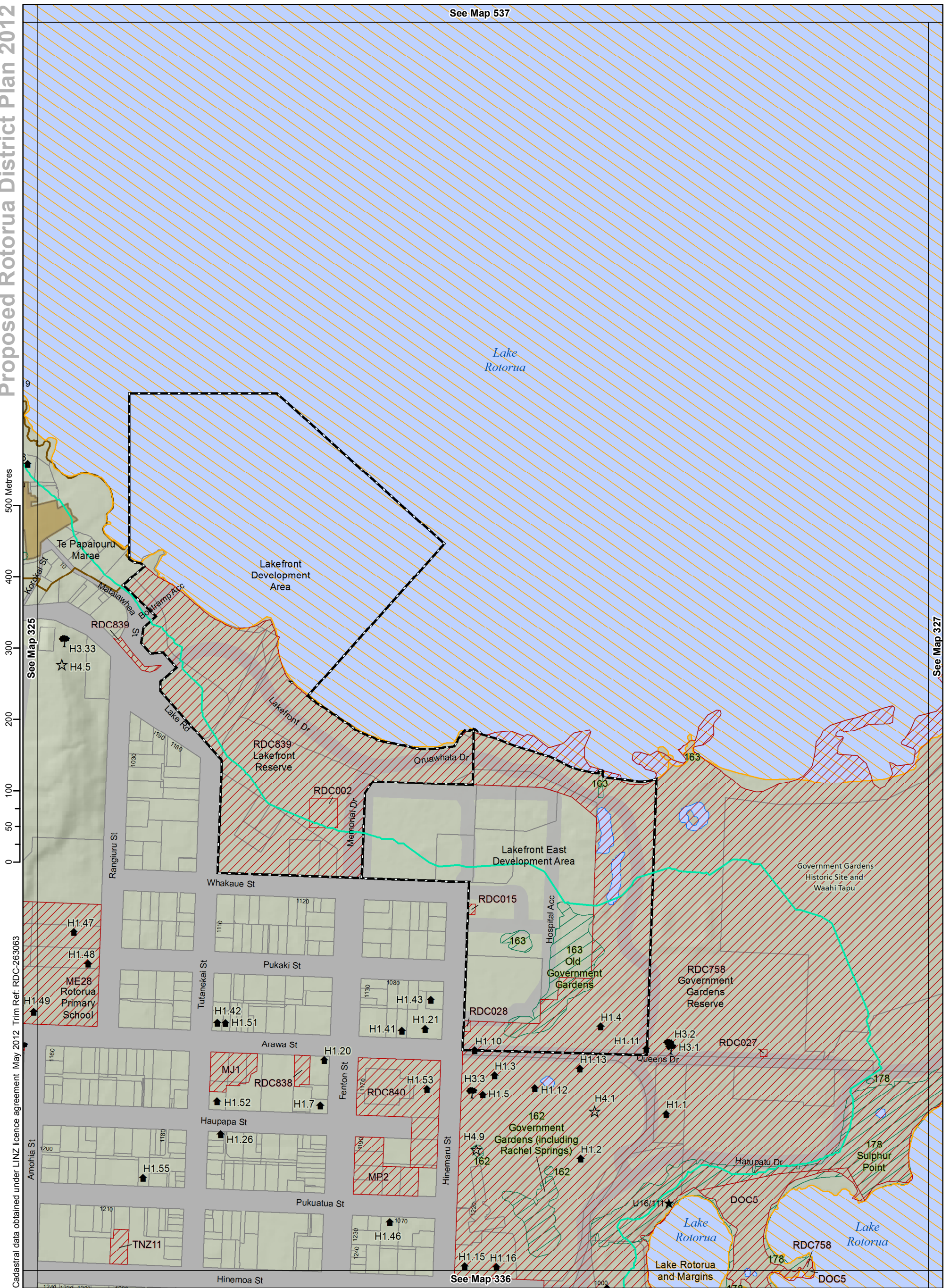
Cadastral data obtained under LINZ licence agreement May 2012 Trim Ref. RDC-263063



- Parcel Boundary
- Physical Lake Edge
- City Centre 1
- City Centre 3
- Reserve 2
- Reserve 3
- Residential 3
- Water 1



District Plan 326

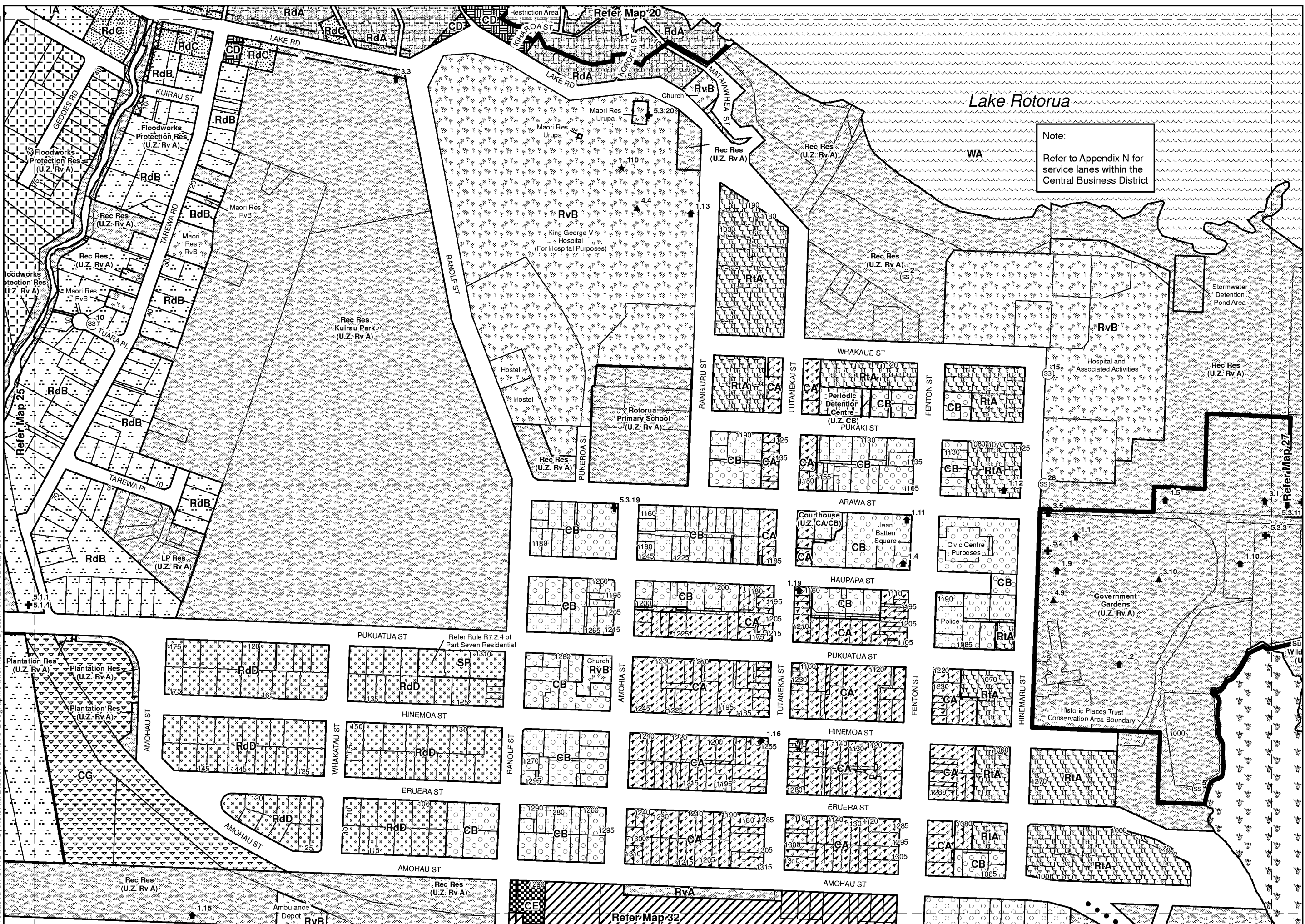


Cadastral data obtained under LINZ licence agreement. May 2012. Trim Ref. RDC-263063



District Plan 326

- ★ Archaeological Site
- ▲ Historic Buildings and Structures
- ☆ Historic Site
- Notable Tree
- Flood Level
- Parcel Boundary
- Development Area
- ▨ Designations
- ▨ Outstanding Natural Feature or Landscape
- ▨ Significant Natural Area
- ▨ Marae
- ▨ Height Restricting Boundary for Marae
- ▨ Lake



Note:
Refer to Appendix N for service lanes within the Central Business District

Rotorua District Planning Map



Avauq St



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier SA49C/246
Land Registration District South Auckland
Date Issued 12 November 1991

Prior References
SA37D/999

Estate Fee Simple
Area 913 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland
47606

Proprietors
AD Webster Limited

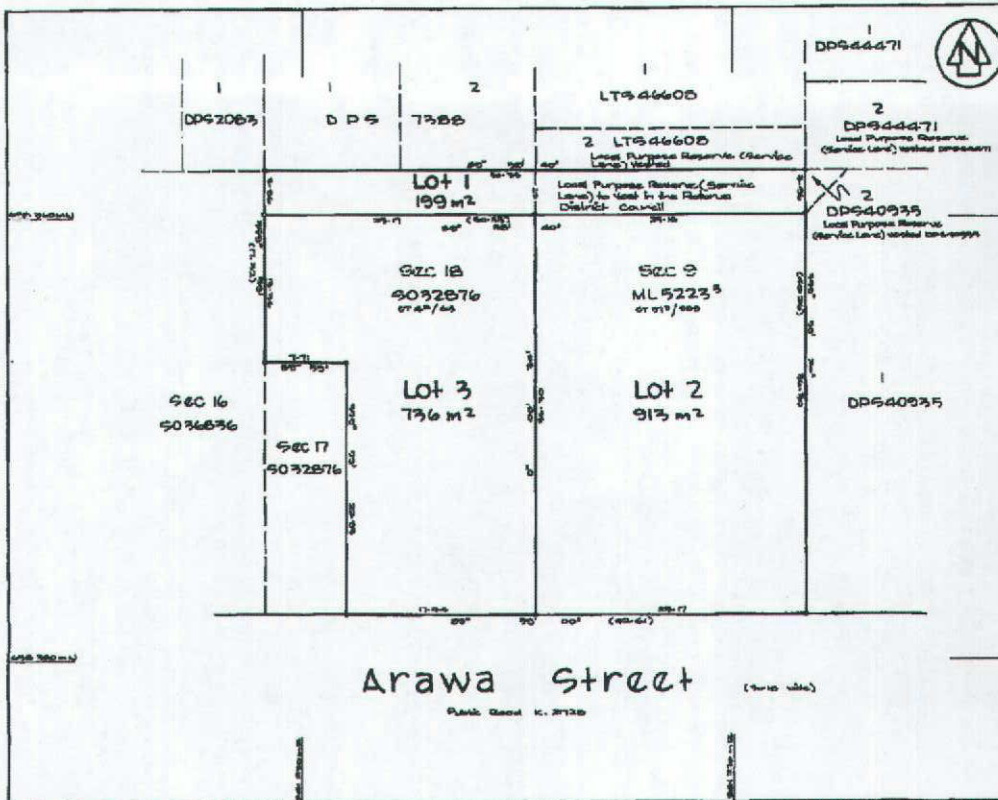
Interests
Subject to Section 59 Land Act 1948
8493947.2 Mortgage to ANZ National Bank Limited - 17.5.2010 at 9:30 am



RRD0020P5L

Document Number: RDC-537518

Date Registered: 10/4/2015



Arawa Street (10-10 wide)
 PLAN No. E. 2730

Approved: The Common Seal of the Rotorua Holdings Ltd was affixed hereto in the presence of:

[Signature]
 Director

Purposed to a resolution of the Rotorua District Council passed on the 28th day of October 1987 approving pursuant to Section 224 of the Local Government Act 1974 the survey plan and certifying that the plan is in accordance with the requirements and provisions of the operative District Scheme: that Common Seal of the Rotorua District Council was affixed hereto in the presence of:

[Signature]
 Mayor

[Signature]
 District Manager

Purposed to Section 224(1)(c) Local Government Act 1974 the survey plan is referred to on the subdivision plan of subdivision have been compiled with the application of the Rotorua District Council. Dated at Rotorua this 28th day of October 1987.

[Signature]
 District Manager

Total Area: 12442 m²

Compiled in 1:250 scale (A1)

1. **Special Authorisation**
 Approval given and form of a special authorisation form not required as the proposed subdivision is not a subdivision of land under the provisions of the Resource Management Act 1976. The subdivision is a subdivision of land under the provisions of the Resource Management Act 1976. The subdivision is a subdivision of land under the provisions of the Resource Management Act 1976.

Approved as to Survey
[Signature]
 Civil Surveyor

Dated this 28th day of October 1987

Approved as to Land Register
[Signature]
 Registrar

DP 947606

LAND DISTRICT South Auckland
 SURVEY BLK. & DIST. 1. Taranaki
 NZMS 261 SHEET 116 RECORD MAP No. 31.196

Lots 1-3 being subdivision of sections 9 and 18 Block XVI Town of Rotorua.

TERRITORIAL AUTHORITY Rotorua District
 Surveyed by Rhonda Homer & Hamish
 Scale 1:250 Date October 1987

Anna Street



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier SA49C/247
Land Registration District South Auckland
Date Issued 12 November 1991

Prior References
SA4B/63

Estate Fee Simple
Area 736 square metres more or less
Legal Description Lot 3 Deposited Plan South Auckland
47606

Proprietors
AD Webster Limited

Interests
Subject to Section 15 Rotorua Town Lands Act 1920
Subject to Section 8 Coal Mines Amendment Act 1950
8493947.2 Mortgage to ANZ National Bank Limited - 17.5.2010 at 9:30 am



RRD0020P5N

Document Number: RDC-537520

Date Registered: 10/4/2015

