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4 June 2026

Dyer Whitechurch
PO Box 5547
Victoria Street West
Auckland 1142

EMAIL TO: lisa@dwlawyers.co.nz
Attention: Lisa Heaven

Dear Sir/Madam

Land Information Memorandum: 51 Gallagher Drive Tairua
Client: The Avanleigh Trust/128050-107

Attached is the land information memorandum as requested. This provides information held by Council relating to this site and is provided in relation to section 44A of the Local Government Official Information & Meetings Act 1987.

The memorandum comes from a search of the Council's records only. Your attention is drawn to the terms of the disclaimer attached to the memorandum.

If you have any further queries regarding this property, please contact Council's Customer Service Representatives.

Yours faithfully

M Benton

Maureen Benton
Land Information Officer
LAND INFORMATION TEAM

THAMES-COROMANDEL DISTRICT COUNCIL
LAND INFORMATION MEMORANDUM

DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of section 44A of the Local Government Official Information & Meetings Act 1987 and contains information found by the Council to be relevant to the land as described in section 44A (2). It is based on a search of Council records only and there may be other information relating to the land, which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property.

The existence of a natural hazard or potential natural hazard does not equal likelihood of that hazard occurring. The Land Information Memorandum is not a risk assessment and does not quantify risk.

The applicant is responsible for ensuring that the land is suitable for a particular purpose. The memorandum does not include information found or recorded on records of title and does not replace a search of the title or titles for the property or a physical inspection of the property. Council does not accept any responsibility for the accuracy or otherwise of information supplied by third parties whether that be way of reports, letters, or other forms of communication.

This Land Information Memorandum is valid as at the date of issue only.

PROPERTY IDENTIFICATION

Application Date:	28 May 2026
Property Number:	111860
Property Address:	51 Gallagher Drive Tairua
Legal Description:	LOT 60 DPS 25954
Area (ha):	0.0600

SECTION A: RATES AND CHARGES

Current Annual Rates Assessed for July 2025 to 2026	\$4600.75
Arrears Outstanding: (Any amount accrued prior to current rating year)	0.00

The current annual rates figure is the amount assessed and does not consider any payments made or penalties imposed during the current rating year.

REGIONAL COUNCIL RATES

This property ***will also be liable for rates from Waikato Regional Council.***
Refer to the web site for details. <http://www.waikatoregion.govt.nz/Council/Rates/>

SECTION B: PERMIT/CONSENT HISTORY

BUILDING INFORMATION

Permits listed below were issued prior to the Building Act 1991.

Prior to 1992 there was no legal requirement for a final inspection on permits issued.

YEAR	DESCRIPTION OF PERMIT
1983	Dwelling
1986	Waimaire Wood Burner
1991	Freestanding Skyline Garage (<i>Special Condition Noted on Plan at Rear of This Report</i>)
	<i>No Further Information Located</i>

Consents listed below were issued under either the Building Act 1991 or the Building Act 2004 shown in Council records and their status. Where the work is signed off as complete it is noted as YES, if not completed or no final inspection has been made then it is noted as NO.

Council issues a code compliance certificate "CCC" on any Building consents issued after 1 July 1992 when satisfied that all work complies with the Building Act (1991 or 2004) and any fees applicable have been paid.

A certificate of acceptance "COA" can be issued for certain work done after 1 July 1992.

A COA has some similarities to a Code Compliance Certificate in that it may provide some verification for a building owner or future owners that part or all certain building work complies with the Building Code.

Copies of any CCC's or COA's issued are attached.

YEAR	CONSENT No	DESCRIPTION OF CONSENT	CCC or COA ISSUED YES / NO
2004	ABA20041880	Bathroom Addition to Garage/Sleepout. (<i>Special Condition Attached</i>)	YES
		<i>No Further Information Located</i>	

Any relevant (approved) permit/consent plans are attached at the rear of this report.

To view further information relating to building permits/consents for this property, please go to our website <https://trackconsents.tcdc.govt.nz/> consent tracker - track your application using the property address.

EXEMPT WORK NOTIFICATION, REQUISITIONS, NOTICES OR REQUIREMENTS	
Exempt work notification	NO
Copy attached	N/A
Requisition/notice or requirement	NO
Copy attached	N/A

FILE COPY

 THAMES COROMANDEL DISTRICT COUNCIL	CODE COMPLIANCE CERTIFICATE BUILDING CONSENT NO: ABA/2004/1880 UNDER SECTION 43 (3), BUILDING ACT 1991
---	---

DETAILS OF OWNER(S)	
Name(s):	Grant David Lunn and Deborah Ellen Lunn
Address:	1 Kotinga Ave Titirangi Auckland 1007

SITE LOCATION	
Address:	51 Gallagher Drive TAIRUA
Legal Description:	LOT 60 DPS 25954

INTENDED USE(S):	INTENDED LIFE
Utility Service in Existing Sleepout	Indefinite but not less than 50 Years

THIS IS:

☒

A final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

☐

This Certificate is issued subject to the conditions specified in the attached page headed "Conditions of Code Compliance" (being this certificate).

SIGNED BY, OR ON BEHALF OF COUNCIL



Chris Newmarch
Building Control Team Leader
7 February 2005



SPECIAL CONDITIONS

BUILDING CONSENT APPLICATION NO: ABA/2004/1880
IN ACCORDANCE WITH BUILDING ACT 1991

Site Location: 51 Gallagher Drive TAIRUA

APPROVED PLANS & SPECIFICATIONS

Approved plans & specification are to be on site & accessible to the Area Inspector at all times during inspections.

DOMESTIC SMOKE ALARMS

Every household unit requires domestic smoke alarms in accordance with N.Z.B.C. f7/as1. 3.1.

Smoke alarms may be battery powered but shall have a hush facility and must comply at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1.

Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.

GARAGE USE

This building when erected is not be used for living accommodation, temporary or permanent, and no cooking or sanitary facilities such as sinks, etc are to be installed.

This means the building cannot be used or let as a bach. It is an offence to use any building for a purpose other than that stated on the Building Consent.

PROJECT COMPLETION

Upon completion of your project please notify council so a final inspection can be carried out and Code Compliance Certificate issued if appropriate.

SWIMMING POOLS:

If the property has a swimming or spa pool, it must be fenced as required by the Building (Pools) Amendment Act 2016.

The Building (Pools) Amendment Act 2016 (the Act) includes an exemption for Small Heated Pools to be compliant without the need for a pool fence, or to be listed on a Council Register.

To qualify for this exemption, the Small Heated Pool must meet the requirements contained in the Act and/or in F9/AS2 "Covers for small, heated pools". Refer to the web site below for further information.

<https://www.building.govt.nz/assets/Uploads/building-code-compliance/f-safety-of-users/f9-restricting-access-residential-pools/asvm/f9-restricting-access-to-residential-pools.pdf>

POOL REGISTER NUMBER	
No Pool Recorded	

LICENCES & ENVIRONMENTAL HEALTH No Information Located

BUILDING COMPLIANCE SCHEDULE & WARRANT OF FITNESS

If you own a building that contains specified systems, the Building Act requires you to have a Compliance Schedule and you must ensure the effective operation of all the specified systems for the life of the building.

If this property has either Building Warrant of Fitness or Compliance schedule it will be noted as such and copies will be attached.

NOTE: Transfer of ownership MUST be notified to the Council within 14 days.

Refer to web site below for further information.

<https://www.building.govt.nz/assets/Uploads/managing-buildings/bwof-guidance/bwof-guidance.pdf>

Please Note:

There is **no** Compliance Schedule Registered on this property.

EARTHQUAKE-PRONE BUILDINGS

Under the Building (Earthquake-prone Buildings) Amendment Act 2016 Council will be contacting owners of properties that require an initial seismic assessment.

This property may be one of the properties affected.

*The Act applies to commercial buildings and **some** residential buildings.*

Residential buildings are **only** covered under the act if they comprise **three or more household units being two or more storeys and or are used as hostels, boarding houses, or other types of specialised accommodation.**

POTENTIALLY EARTHQUAKE PRONE BUILDING (PEPB)	No Information Located
Details Attached	NO

Please contact Customer Services Thames Coromandel District Council for further details.

PLANNING CONSENTS

YEAR	FILE REF	DESCRIPTION OF CONSENT
		<i>No information located</i>

It is the responsibility of the property owner to ensure that all conditions of any land use consents listed above have been met.

Where a consent notice is registered on the Record of Title, any conditions imposed under that consent notice may be a minimum standard and may be superseded by more onerous standards such as The Thames - Coromandel District Plan or other legislative requirements that have come into force since the imposition of the consent notice.

Contact Thames Coromandel District Council Customer Service Representative if further detail is required.

Planning Consent Decisions, Approved Plans & associated documents can be viewed through our website. <http://www.tcdc.govt.nz> – select consent tracker - track your application using the file reference number.

The Waikato Regional Council may hold resource consent authorising certain activities on this land. Waikato Regional Council may also hold information pertaining to flooding and other environmental matters which fall within their responsibilities, under current legislation.

SECTION C: LAND USE INFORMATION

THAMES-COROMANDEL DISTRICT PLAN - OPERATIVE IN PART

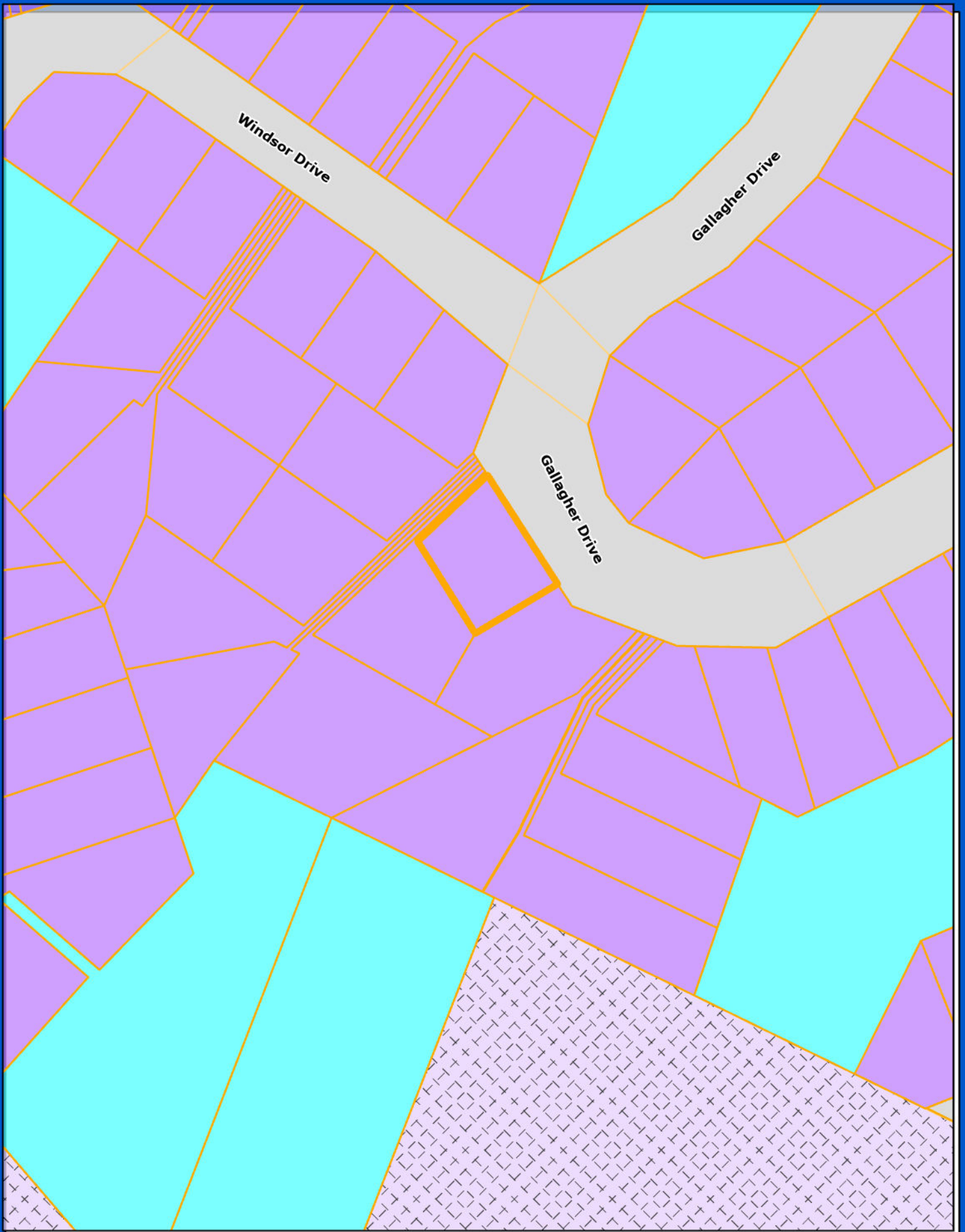
Thames-Coromandel District Council resolved to declare the Thames-Coromandel District Plan 'Operative in part' pursuant to clause 17(2) in Schedule 1 of the Resource Management Act 1991 at its meeting on 13 February 2024.

In accordance with clause 20(1) in Schedule 1 of the Resource Management Act 1991 the Thames-Coromandel District Plan became 'Operative in part' on 15 March 2024.

The Thames-Coromandel District Plan 'Operative in part' is available online at:
eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_Appeals2016_External

The provisions in the Thames-Coromandel District Plan 'Operative in part' that remain under appeal are identified in **red font** in the link above. Where provisions are still under appeal, these provisions in both the Operative District Plan (2010) and the Operative in part District Plan (2024) will continue to have legal effect until the appeal has been settled.

THAMES-COROMANDEL DISTRICT PLAN 'OPERATIVE IN PART'	
ZONING: RESIDENTIAL	
** The relevant rules can be viewed refer Part VIII Section: 57	
OVERLAY(S), SPECIAL PURPOSE PROVISIONS: DP Overlay - Coastal Environment Line	
The relevant rules for any overlays and/or special purpose provisions that apply to part or all of the property can be viewed (refer Part V - Special Purpose Provisions & Part II & VI - Overlay Rules). Where these rules conflict with zone rules, the overlay rules or special purpose provision rules take precedence, to the extent of any conflict. (Refer attached Plan Structure Key)	
** The rules, objectives and policies that support them can all be viewed online.	
Notified Change Affecting Zone, Standards, Criteria or Activities:	NO**
** Unless under Appeal, refer explanation above	



**51 GALLAGHER DRIVE
TAIRUA**

Date:	04/06/2026
Authored:	maureen
Projection:	NZTM

ZONING:RESIDENTIAL
Legend Attached

Legend



1:1,130

0 40 80 120 160 (m)

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PLANNING MAP LEGEND

Overlay Maps

Special Purpose Provisions

-  Site Development Plan
-  Site Specific Activity
-  Structure Plan

Overlays

-  Airfield Height
-  Airfield Noise
-  Archaeological Site
-  Coastal Environment
-  Current Coastal Erosion Line
-  Designation
-  Future Coastal Process Line
-  National Grid
-  High Natural Character
-  Historic Heritage Area
-  Historic Heritage Curtilage
-  Historic Heritage Item
-  Outstanding Natural Character
-  Outstanding Natural Features and Landscapes
-  Residual Risk Area
-  Significant Tree
-  Site of Significance to Maori

Zone Maps

Zones

-  Airfield
-  Coastal Living
-  Commercial
-  Conservation
-  Extra Density Residential
-  Gateway
-  Industrial
-  Light Industrial
-  Low Density Residential
-  Marine Service
-  Open Space
-  Pedestrian Core
-  Recreation Active
-  Recreation Passive
-  Residential
-  Road
-  Rural Lifestyle
-  Rural
-  Unformed Road
-  Village
-  Waterfront

Other Provisions

-  Beach Amenity
-  Beachfront Yard
-  Coastal Environment
-  Cooks Beach Wall Amenity Line
-  Quarry

All Maps

-  Property Boundary
-  Sea or Harbour or Estuary



SECTION D: LAND FEATURES

NATURAL HAZARDS AND SPECIAL FEATURES

This includes information on any special feature or characteristic of the land that ***is known to Thames Coromandel District Council*** including, but not limited to potential erosion, avulsion, falling debris, subsidence, alluvion, or inundation, or likely presence of hazardous contaminants, is recorded below. This information relates only to details held on Council files and may not reflect the onsite situation.

COASTAL HAZARDS

TSUNAMI - New Zealand's entire coast is at risk of tsunami including the Coromandel Peninsula. A large tsunami can violently flood coastlines, causing property damage and injuries. Most of our larger east coast settlements have evacuation plans and a copy is attached if available. More detailed modeling reports have been completed for some areas and are available from the Waikato Regional Council website, namely "Numerical Modelling of Tsunami Effects at Two Sites on the Coromandel Peninsula, Whitianga and Tairua Pauanui"

Natural warning signals may be the only warnings for local and regional source tsunami. Examples of natural warnings may include, a strong earthquake, weak or rolling earthquake of long duration, out of ordinary sea behaviour or the sea making loud or unusual noises.

When experiencing any of the above go immediately to high ground or if the surrounding area is flat go as far inland as possible, evacuating all coastal areas or, where present all evacuation zones.

FLOODING – *None Known*

LANDSLIDES/SUBSIDENCE/INSTABILITY - *None Known*

WIND – *None Known* - Refer <https://www.branz.co.nz/branz-maps-zones/>

EARTHQUAKES – *None Known* - Refer <https://www.branz.co.nz/branz-maps-zones/>

VOLCANIC AND GEOTHERMAL HAZARDS: *None Known*

ANY OTHER HAZARDS OR SPECIAL FEATURES

- The Initial Site and Land Classification report undertaken by Council in relation to the permit issued for 1983 dwelling indicates that the property is sloping greater than 13 degrees and was dominated by natural or man-made scarps or faces.
-

CONTAMINATION - *None Known*

ENTRIES UNDER SECTIONS OF THE BUILDING ACT.

If it is known to Council that this property is subject to Sections 71-74 of the Building Act 2004 or in accordance with section 434 of the Building Act 2004, under section 36(2) of the Building Act 1991 or section 641A of the Local Government Act 1974; **it will be noted at Section B** of this report.

If applicable it will also be registered on the Record of Title for the property.

The existence of an entry under either Section 74 of the Building Act 2004, Section 36(2)/72 of the Building Act 1991 or Section 641(A) of the Local Government Act 1974 may limit statutory natural disaster insurance.

Refer to Links below:

<https://www.eqc.govt.nz/what-we-do/house/conditional-building-consents>

<http://www.legislation.govt.nz/act/public/1993/0084/latest/DLM307146.html>

Waikato Regional Council may also hold further information on natural hazards that may affect this property.

Follow the link provided to view a list of Waikato Regional Council technical reports related to natural hazards for the Thames Coromandel District.

<http://docs.tcdc.govt.nz/store/default/8707109.pdf>

Please also visit the Waikato Regional Hazards Portal at [Waikato Regional Hazards Portal](#).

If you have any questions on the content of the portal or require further information, please contact the Regional Resilience Team at Waikato Regional Council using the WRC via an online service request. [Request for service | Puka tono ratonga: Request - Waikato Regional Council](#) or via phone on 0800 800 401.

SPECIAL REPORTS

In some circumstances special technical reports have been prepared to support applications relating to land.

Reports Exist:	NO
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INVESTIGATIONS

Any issues investigated under either the Resource Management Act 1991 or the Building Acts 1991 & 2004.

	NO
--	----

HISTORIC PLACES

The Council holds Heritage New Zealand's (Pouhere Taonga) - Register (Rarangi Korero) where the property may be affected by the presence of a registered historical site, building, or Wahi Tapu Area.

Information can be found on the following web site. <http://www.heritage.org.nz/the-list>

Register Item:	NO
----------------	----

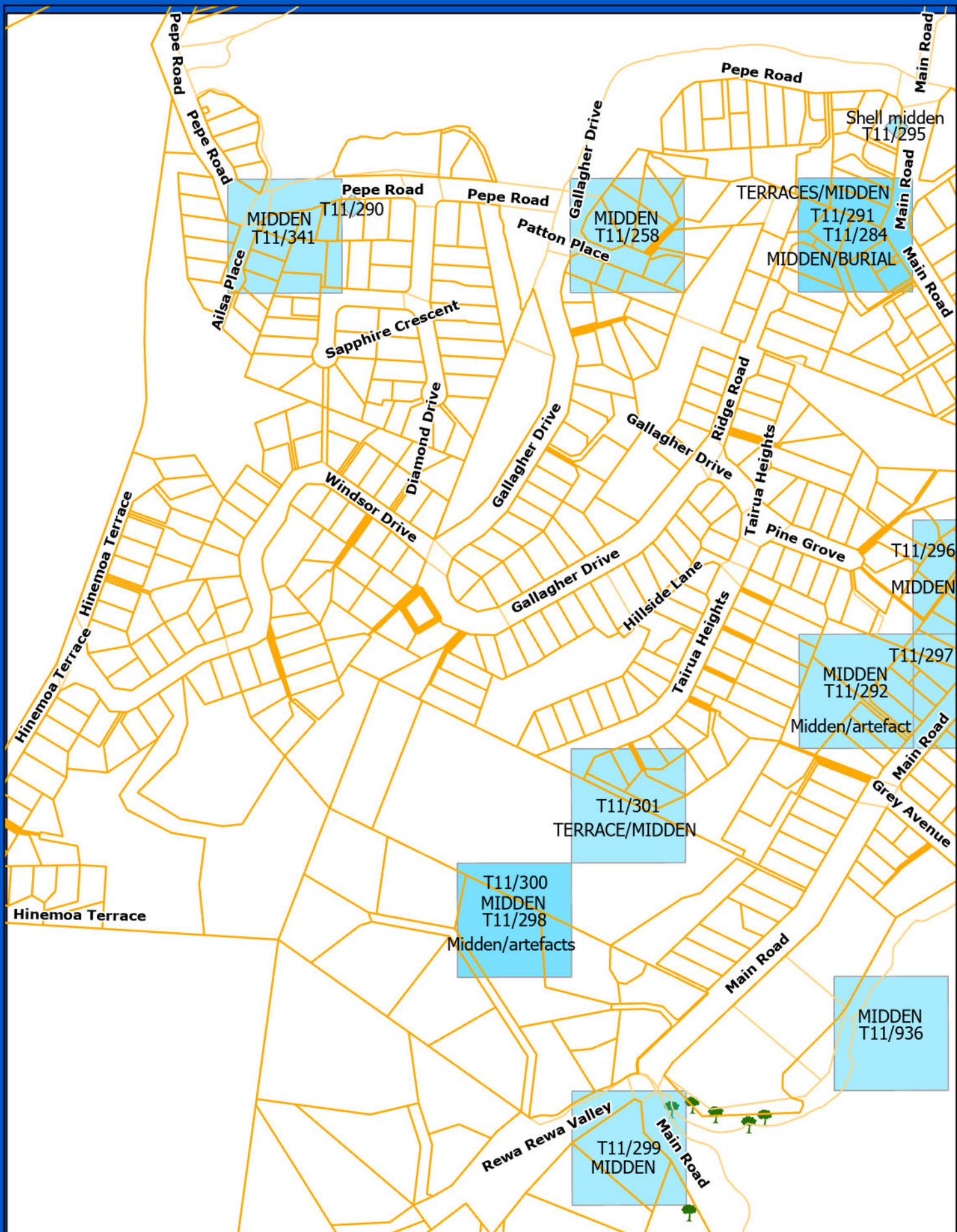
ARCHAEOLOGICAL SITES

Attached is information compiled and supplied by the NZ Archaeological Association as a historical record of identified archaeological sites for the general area of this property.

The location of sites is usually only recorded to within about the nearest 100 metres.

While the Thames-Coromandel District Council believes reasonable care has been taken in compiling this information it makes no warranty or representation express or implied regarding accuracy, completeness, or utility of the data.

For affected properties refer to attached interpretation sheet and if further detail is required refer to the following website, [ArchSite](#) for contact details or contact The File Keeper, for Coromandel Area, Neville Ritchie Ph. 07 8581027 or email nevritchie@outlook.co.nz.



51 GALLAGHER DRIVE TAIRUA

Date: 04/06/2026
 Authored: maureen
 Projection: NZTM

-  Historic Heritage Item
-  Archaeological Sites
-  Heritage Sites
-  Significant Tree

Legend



1:4,311

0 40 80 120 160 (m)

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SECTION E: AS-LAID DRAINAGE PLANS

Where applicable, plans of public and private storm water and wastewater drains as shown on Council's records are attached.

Please note that the location of all services shown on the plans are indicative only. Location of services should always be confirmed on site.

If you require further information, please contact the Thames Office.

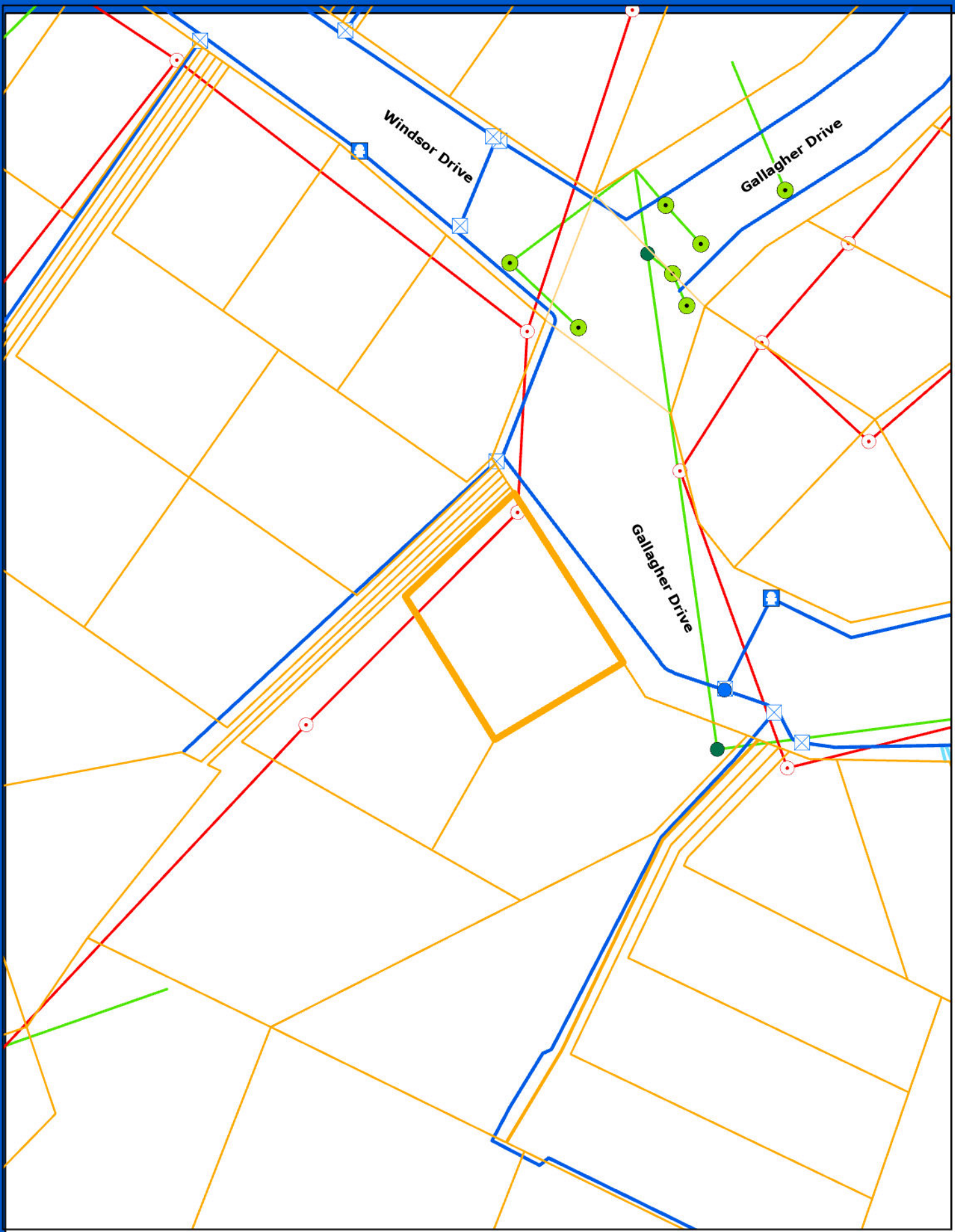
WARNING: Private drainage plans have been provided to Council by contractors undertaking the work for the owner. Exact locations of pipes have not been verified by Council and the plans may contain errors or omissions.

Building Over or Near A Public Pipe

If building near or over a public pipe or drain this may reduce TCDC's ability to maintain it. There are some rules around being able to build close to or over public pipes.

Please refer to the site below for further details.

<https://www.tcdc.govt.nz/our-services/resource-consents/building-over-or-near-a-public-pipe/>



**51 GALLAGHER DRIVE
TAIRUA**

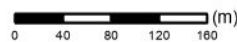
Date:	04/06/2026
Authored:	maureen
Projection:	NZTM

**UTILITIES
LEGEND ATTACHED**

Legend



1:723



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Thames Coromandel District Council - Three Waters Utilities Map Legend

TCDC Assets:

 Asset Plants

TCDC Water Supply Points:

 Fire Hydrant

 Water Meter

 Node

 Valve

 Other

TCDC Waste Water Points:

 Blankcap

 Inspection Chamber

 Junction

 Magflow Meter

 Manhole

 Node

 Pump Station

 Rodding Eye

 Valve

 Other

TCDC Storm Water Points:

 Blankcap

 Inlet

 Outlet

 Manhole

 Node

 Catch Pit

 Pump Station

 Rodding Eye

 Soak Pit

 Valve

 Wingwall

 Other

TCDC Water Supply Lines:

 Water Main

 Water Connection

 South Eastern WARD

 Thames WARD

 None

TCDC Waste Water Lines:

 Wastewater Connection

 Wastewater Main

 None

 South Eastern WARD

 Thames WARD

TCDC Storm Water Lines:

 Stormwater Connection

 Stormwater Main



Legend Updated: July 2023

7137 20041880

PROPERTY No _____

THAMES - COROMANDEL DISTRICT COUNCIL

PRIVATE BAG, THAMES

INSPECTION SERVICES DEPT.

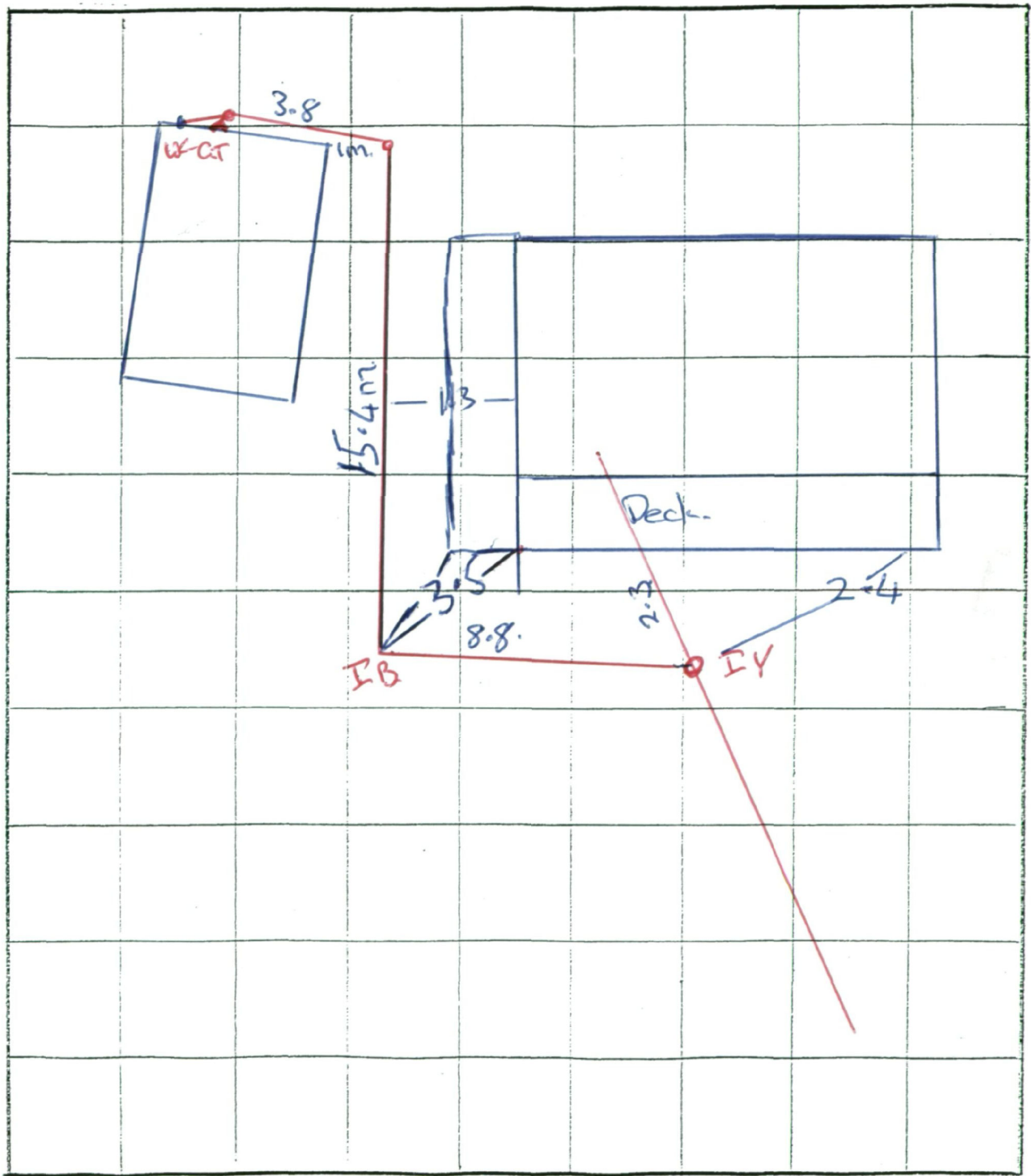
Telephone (07) 8686-025.

AS LAID DRAINAGE PLAN

Show all property boundaries (front, side, rear) outline of all buildings, all sanitary plumbing fittings, all sanitary drains, inspection fittings (with depths) septic tanks, effluent disposal systems, sewer connections, stormwater drains

MARK SANITARY DRAINS IN RED - STORMWATER DRAINS IN GREEN

INSPECTOR _____



OWNER: Lunn PERMIT No: _____ DATE ISSUED: _____
PROPERTY DESCRIPTION (Street, Lot No., DPS No., Town etc) 51 Gallagher Drive.

Chris New.

ADDITIONAL INFORMATION

In addition to the previous information provided pursuant to section 44A (3) of the Local Government Official Information and Meetings Act 1987, the following information is provided at the discretion of Council.

THAMES-COROMANDEL DISTRICT COUNCIL SERVICES

This property is being *rated* for the following services. This information is for rating purposes only and does not establish actual service availability. If you would like verification of these connections, a site visit can be arranged at additional cost. Please contact Council for further information.

SERVICE	CONNECTED	AVAILABLE	NOT AVAILABLE
Water	√		
Wastewater	√		

WATER SERVICES

For water service information please follow the web site below.

<https://www.tcdc.govt.nz/Our-Services/Water-Services/>

Council is currently upgrading Water Treatment Plants throughout the district.

Read more about our Drinking Water Standards Upgrade project on the website below.

<https://www.tcdc.govt.nz/dws>

TARGETED RATES AND LUMP SUM SCHEMES INCLUDED IN RATES 2025/26

DESCRIPTION	YEAR	AMOUNT FOR 2025/26	PAYMENT DETAILS
NO SCHEMES PAYABLE			

CURRENT RATING VALUATION EFFECTIVE JULY 2023

Rating Valuation No:	04962-24802
Land Value:	335,000
Improvement Value:	275,000
Capital Value:	610,000

COPIES OF THE LATEST SITE AND FLOOR PLAN (WHEN AVAILABLE) ARE ATTACHED.

The Council recommends that where any doubt exists, applicants should compare the buildings on the property with plans held in Council's files.

If this property is a cross lease it may be subject to a flats plan. Refer to the record of title for the latest flats plan registered.



Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

51 GALLAGHER DRIVE TAIRUA

Date: 04/06/2026
 Authored: maureen
 Projection: NZTM

NO LEGEND

Legend



1:463

0 40 80 120 160 (m)

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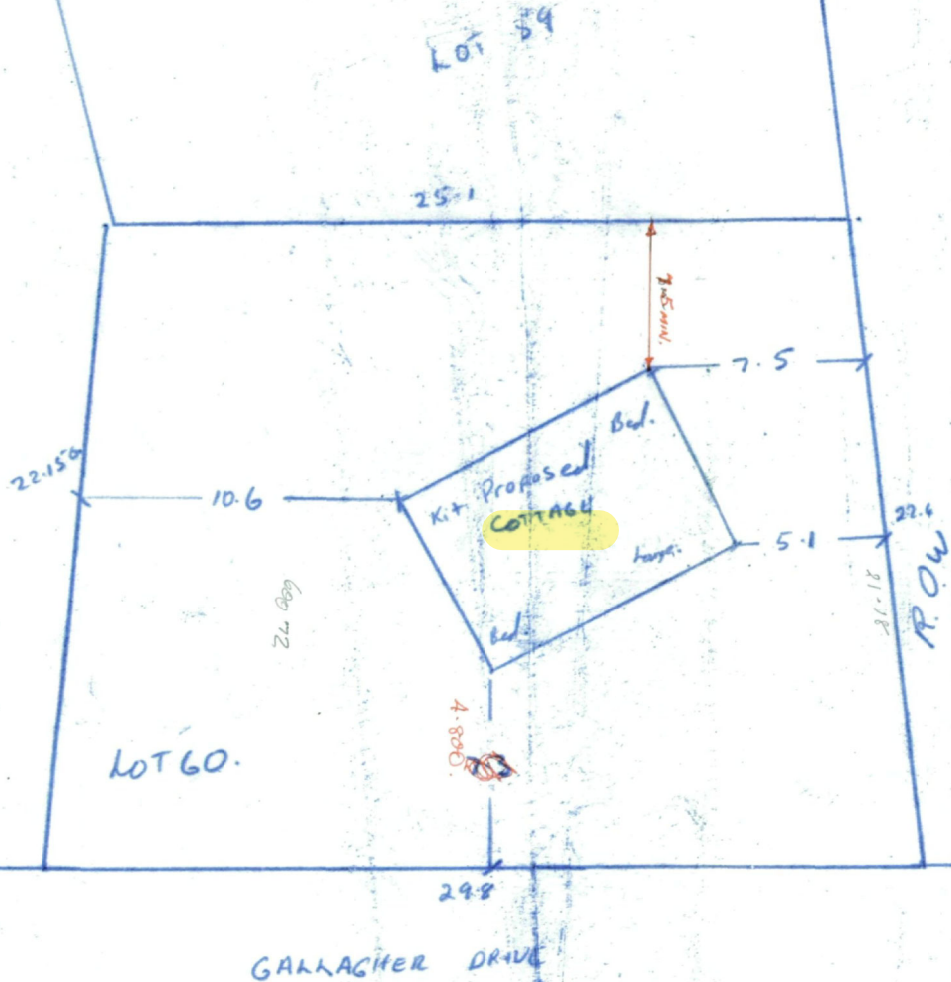
CROWN COPYRIGHT RESERVED



site plan

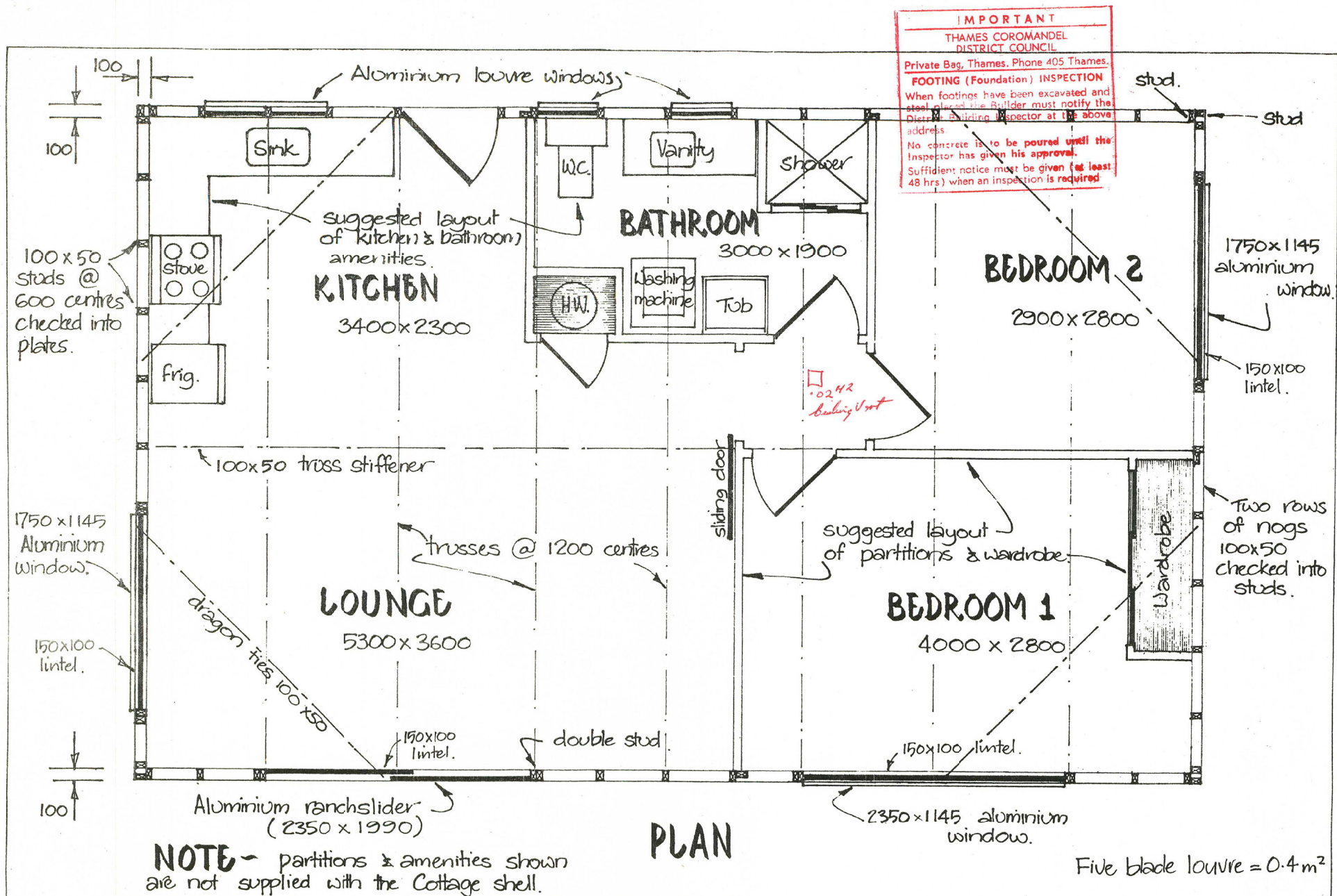
IMPORTANT
 THAMES COROMANDEL
 DISTRICT COUNCIL
 Private Bag, Thames, Phone 405
FOOTING (Foundation) INSPECTION
 When footings have been excavated, steel plates the Builder must notify the District Building Inspector at the above address.
 No concrete is to be poured until the Inspector has given his approval.
 Sufficient notice must be given (at least 48 hrs) when an inspection is required.

10



COOK'S COTTAGE 9.6M x 6.0M

NAME	A.D. LENNOX
DATE	15/11/82
SCALE	1:200



Wall Lining : GIBBOARD.	COOK'S COTTAGE 9.6M x 6.0M	NAME	2
Ceiling Lining : PINEX		DATE	
Insulation : Batts.		SCALE PLAN 1:30	

DISTRICT COUNCIL BUILDING PERMIT No. _____
DATED _____
SIGNED _____
BUILDING INSPECTOR 16-12-82

CEILING: R1.9
WALLS: R1.5
FLOOR: PERFORATED FOIL.



A hand-drawn sketch of a house. The house has a gabled roof with a chimney on the left side. The front facade features a central door and two windows on each side. The drawing is done in a simple, sketchy style with lines and shading.

SIDE ELEVATION

* Wall Bracing
75x50 cut-in diagonal
braces in opposed
pairs @ 50° angle.

IMPORTANT
THAMES CORMANDEL
DISTRICT COUNCIL
Private Bag, Thames. Phone 405 Thames.
FOOTING (Foundation) INSPECTION
When footings have been excavated and
steel placed the Builder must notify the
District Building Inspector at the above
address.
No concrete is to be poured until this
Inspector has given his approval.
Sufficient notice must be given (at least
48 hrs) when an inspection is required.

26g. pre-painted galu.
steel lead edged ridging.

The diagram illustrates a typical cross-section of a building, detailing the roof, walls, and foundation. Key components and labels include:

- Roof Structure:**
 - 100x50 purlins @ 750 centres
 - galvanised 16g. canopy supports @ 1200 centres
 - pre-painted 24g. gutter
 - 100x50 top chord
 - 75x50 web members
 - 100x50 bottom chord
 - "gang nail" truss Design N° 9057
- Wall Structure:**
 - Building Paper
 - 100x50 studs @ 600 centres
 - Holding down ties, M.10 Bolts or R.10. dowels @ 1200 c/c.
 - 100x50 nog.s. (2 rows) checked into studs
 - D.P.C. (Damp Proof Course)
 - 225 min. (minimum thickness)
- Foundation and Floor:**
 - longitudinal reinforcing 2 x D12.
 - stirrups R6 @ 600 centres
 - Concrete or masonry foundation 400 x 200
 - D10 @ 600 centres
 - 668 mesh 35 cover lap 225
 - 175 MPa Concrete
 - WOODEN FLOOR
 - 100mm compacted hard fill
 - 0.25mm polythene vapour barrier over layer of sand

Additional notes and dimensions:

- 2412 (height dimension)
- 1500 (width dimension)
- 2 x NAILS OR SIMILAR (pointing to the wall-top connection)
- CORD & BUILDING PAPER (pointing to the roof ridge area)
- ARMWATER TO SUITABLE SPACING (written in red at the bottom left)

TYPICAL SECTION

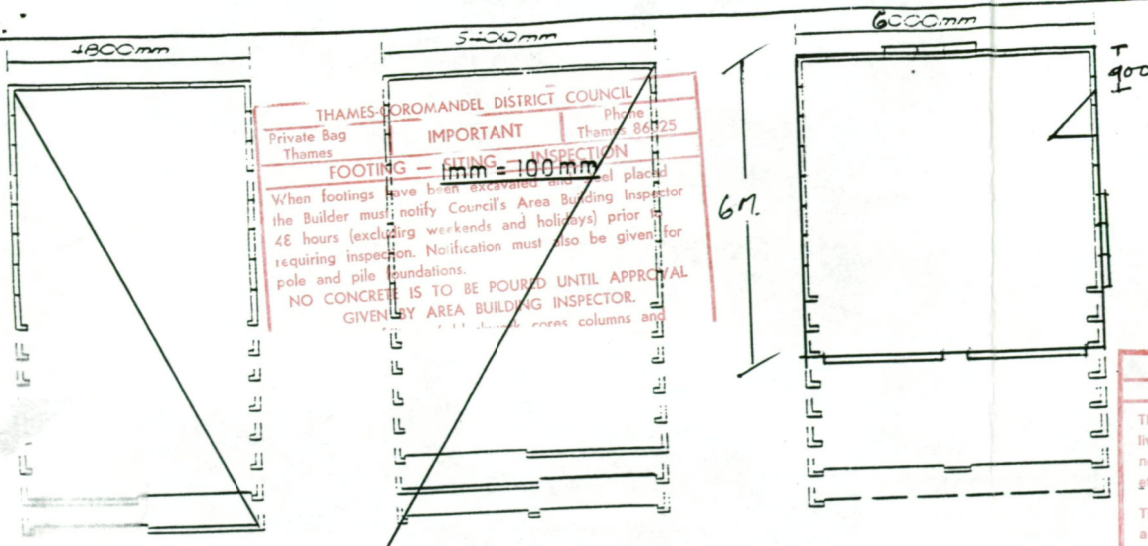
STORMWATER TO SUITABLE DISPOSAL.

TYPICAL SECTION

WOODEN FLOOR DETAILS:	Joists 150x50 @ 450 or 600 c/c, Beavers
	100x100 @ 2000 centres, foundation piles @ 1200 c/c
	Sub-floor bracing as per NZS 3604.

COOK'S COTTAGE 9.6M x 6.0M

NAME	A & D. LENNOX
DATE	15/11/82
SCALE	Elevations 1:100 Section 1:25
SUBJECT TO ANY CHANGE IN THE BUILDING REGULATIONS	
DISTRICT COUNCIL BUILDING PERMIT N°	
DATED	
SIGNED	<i>[Signature]</i>
BUILDING INSPECTOR 16-12-82	



THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag
Thames
IMPORTANT
Phone
Thames 86025
FOOTING - FITTING - INSPECTION
When footings have been excavated and steel placed the Builder must notify Council's Area Building Inspector 48 hours (excluding weekends and holidays) prior to requiring inspection. Notification must also be given for pole and pile foundations.
NO CONCRETE IS TO BE POURED UNTIL APPROVAL GIVEN BY AREA BUILDING INSPECTOR.

SPECIAL CONDITION

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
This building when erected is not to be used for living accommodation temporary or permanent and no cooking or sanitary facilities such as sinks, etc. are to be installed.
This means the building cannot be used or let as a Bachelors flat.
It is an offence to use any building for a purpose other than that stated on this permit.

SKYLINE GARAGES

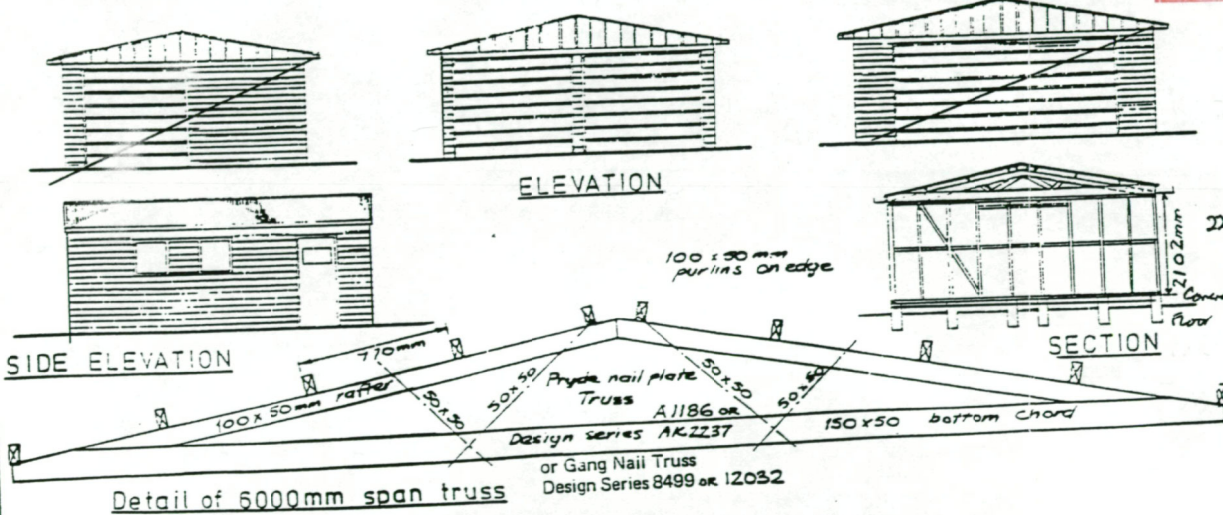
manufactured by Skyline Buildings Ltd.

THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag
Thames
IMPORTANT
Phone
(06 33) 86025

VARIATIONS TO APPROVED PLANS

NO DEPARTURE FROM OR VARIATION TO THESE APPROVED PLANS AND PERMITS IS ALLOWED UNLESS WRITTEN APPROVAL HAS BEEN OBTAINED FROM COUNCIL'S BUILDING DEPARTMENT.

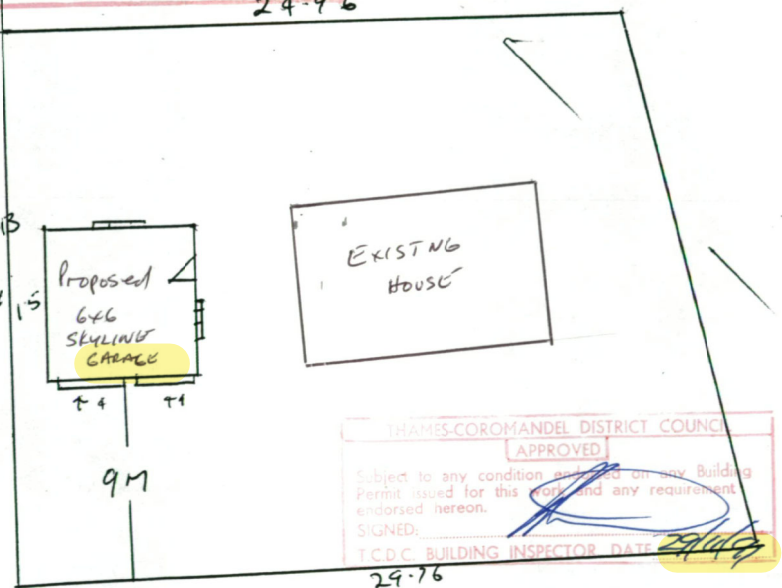
FAILURE TO OBSERVE THIS REQUIREMENT CAN RESULT IN A STOP WORK NOTICE



Trusses for 5400mm x 4800mm are similar but reduced. 6000mm, 5400mm & 4800mm have stiffeners of 100 x 50mm. When 4500mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

SPECIFICATIONS:
Foundations: 300 x 300mm concrete piles at 1200mm centres under continuous concrete foundations complete floors.
Dampcourse: 2 ply d.p.c. under all plates.
Framing: All timber is boron treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs. Studs at 600mm centres top and bottom plates and nogs - 100 x 50mm.
Wall Braces: Galv. steel angle braces.
Door Beams: Minimum 150 x 50mm with minimum of 13mm check in at each end. Roof trusses and Door trusses and purlins as per detail drawing placed over studs at 1800mm and 2400mm centres to suit.
Dragon Ties: 75 x 50mm at 45° over top plate to each corner.
Ridging: 26g. galv. iron. Walls: 26g. galv. metal weatherboards.
Roofing: 26g. profiled galv. iron single sheets. Ridge: 45 x 50mm galv. iron. Doors: 24g. or 26g. metal doors on 45 x 50mm galv. iron.

THAMES-COROMANDEL DISTRICT COUNCIL
STORMWATER DISPOSAL
Spouting and downpipes to be fitted and all roof and stormwater must be taken to approved disposal system.

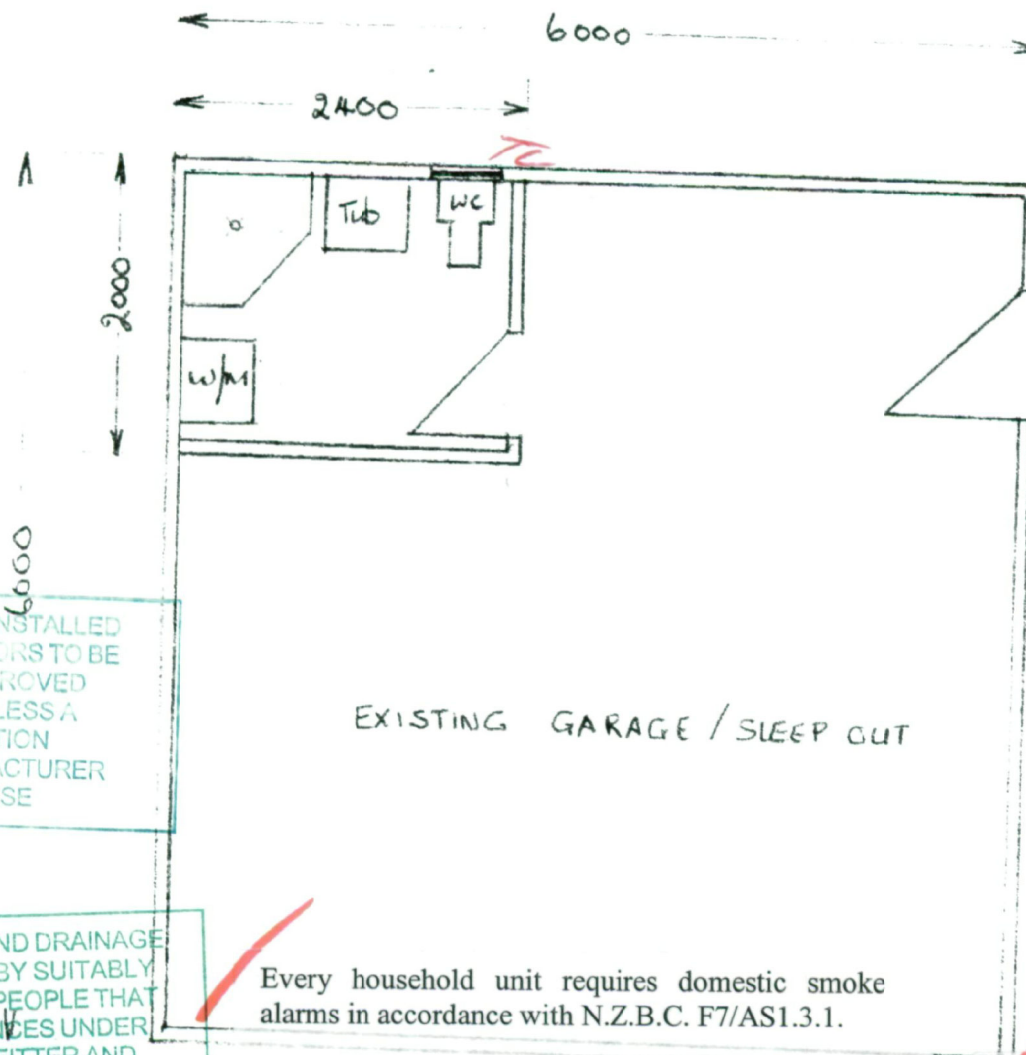


THAMES-COROMANDEL DISTRICT COUNCIL
APPROVED
Subject to any condition attached to any Building Permit issued for this work and any requirement endorsed hereon.
SIGNED: [Signature]
T.C.D.C. BUILDING INSPECTOR DATE 29/11/91

Gallagher Drive
M. Munkhof
21-11-91.

CARAGE SHED at: Lot 60 - Gallagher - for: Mrs Mrs Lennors

ABA 2004 1880



PRESSURE PIPEWORK INSTALLED UNDER CONCRETE FLOORS TO BE INSTALLED IN AN APPROVED CHASE OR DUCT UNLESS A 50 YEAR INSTALLATION DURABILITY BY MANUFACTURER STATES OTHERWISE

NOTE: ALL PLUMBING AND DRAINAGE WORK IS TO BE DONE BY SUITABLY REGISTERED TRADES PEOPLE THAT HOLD CURRENT LICENCES UNDER THE PLUMBERS GASFITTER AND DRAINLAYERS ACT 1976 AND ANY AMENDMENTS TO THAT ACT.

Every household unit requires domestic smoke alarms in accordance with N.Z.B.C. F7/AS1.3.1.

Smoke alarms **may** be battery powered and shall be located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.

- ① Frame and line new walls
- ② New WC and shower
- ③ New window above WC.
- ④ Connect to existing drains



All aspects of this project, once completed, must comply with all the relevant provisions of the New Zealand Building Code irrespective of whether or not detailed in these plans and specifications.

No Code Compliance Certificate will be issued until this is achieved.

PROPOSED SHOWER ROOM FOR MR G LUNN
AT LOT 60 51 GALLAGHER DR TAIRUA.
13-11-04

GENERAL PLANNING AND PROPERTY INFORMATION

The information below is offered to inform potential property owners of the general provisions of the Council's District Plan and of the existence of other information and rules which affects property within the Thames-Coromandel District.

DISTRICT PLAN

Full copies of the Council's District Plan are available at any Council Office or on our website. The following have been chosen to bring to your attention because they have in the past, been overlooked by property purchasers.

Bush Cover: Bush cover covenants affect some properties. Please consult the District Plan and your Record of Title. Please note that not all bush cover protection measures are noted on the Title.

Indigenous Vegetation, Dune Indigenous Vegetation and Wetland Indigenous

Vegetation: The District Plan provides some protection for Indigenous Vegetation. Please check the plan.

OTHER AGENCIES

The following agencies also take actions, which may impact on the property.

Powerco Ltd: Provides and maintains reticulated electricity services throughout the district. Up-to-date and accurate service plans are held by Powerco Ltd. Powerco Ltd has special rules where high tension (11,000 kv and 22,000 kv) lines close on, or cross, privately owned land. Please enquire direct or contact your provider.

Chorus: Provides and maintains reticulated telecommunications services throughout the District. Up-to-date and accurate service plans are held by them. Please enquire direct or contact your provider.

Biosecurity (Noxious weeds or pests): Waikato Regional Council is responsible for this activity. Please enquire direct.

Land Information NZ: Further information may be recorded on the record of title for the property.

NZ Transport Agency: Manages and maintains the state highway network.

Coastal Inundation: The Waikato Regional Council holds and administers a 'Coastal Inundation Tool' for the Waikato region. The stated purpose of the Coastal Inundation Tool is to attempt to identify those areas in the Waikato region that may be subject to coastal inundation, and to identify those areas where a better understanding of the extent of the effects of inundation is desirable.

The tool is developed, held and administered by the Waikato Regional Council. The Thames-Coromandel District Council does not hold any information on the design, processes, methodology or functionality of the Coastal Inundation Tool. The Thames-Coromandel District Council makes no representation as to the completeness, accuracy or otherwise of any information or data provided by the Coastal Inundation Tool, or its use.

The tool should be read alongside its Disclaimer. Both are available for viewing at the following website: www.waikatoregion.govt.nz/coastal-inundation-tool/

TAIRUA

community guide to emergencies

STORMS AND FLOODS/SLIPS

Storms and severe weather can happen at any time of the year, even in the middle of summer. This includes strong winds, heavy rain, and thunderstorms. Storms often bring localised flooding and they can block access to or from your home or bach.

WHAT TO DO

- Charge all devices while you still have power.
- Secure anything that could cause damage in strong winds (such as outdoor furniture).
- Stay inside and bring your pets inside. If you have to leave, take them with you.
- Take measures to reduce potential flood damage and make sure your insurance policy covers you for flood damage.
- Don't drive through flood waters – your car is not a submarine.
- Don't walk through flood waters as they could be contaminated with raw sewerage or contain dangerous debris.
- Check the tide times. Flooding often happens at high tide and recedes at low tide.
- Listen to the radio and follow the instructions of emergency services.
- Check [metservice.com](https://www.metservice.com) for real-time updates.
- Check TCDC's Facebook page to see what other people around the Coromandel are reporting.
- Have a household emergency plan.

EARTHQUAKE AND TSUNAMI

An earthquake could cause a tsunami. Know the natural warning signs:

- » Experience an earthquake that makes it hard to stand up or lasts longer than a minute
- » Notice sudden tidal changes at the beach or harbour
- » Hear loud or unusual sounds from the ocean

WHAT TO DO

- Drop. Cover. Hold - during the earthquake
- If you live in a coastal area, evacuate immediately as far up or inland as you can. Do not wait for an official warning.
- Wait for the official 'all clear'
- Have an emergency plan and go bag ready
- Listen to the local radio and follow instructions of Emergency Services
- Download the Red Cross Hazards App
- A distant source tsunami allows ample time to notify and prepare

FIRE

Fire can start from natural causes like floods and earthquakes (causing electrical shorts), volcanic activity, lightning strikes and high wind. Low rainfall and drought can also cause an increase in the number of fires started.

WHAT TO DO

- Have an escape plan.
- Decide WHEN you need to escape.
- Make sure your home has smoke alarms.
- Apply for a permit if you want to light open fires in a restricted season.
- Minimise wildfire risk by maintaining "3m" of cleared space, no trees, around your home.
- Drop to the floor and get out of the building or away from the fire.
- Call 111.

GET READY

Communities on the Coromandel Peninsula have a history of being cut off for **3 DAYS** or more.

You may need to take care of yourself before help arrives visit www.getready.govt.nz to help you get ready.

AM I PREPARED?

Do I have an emergency plan for the hazards in my area? [getready.govt.nz](https://www.getready.govt.nz)

Do I have 3 days of emergency supplies? (including medicine)



Do I have an evacuation plan?

- Is my Go Bag packed?
- Do I require assistance – Identify a friend or neighbour that can help you.

Visit www.getready.govt.nz to help you get ready

BE INFORMED.

 **RECEIVE MOBILE ALERTS**
National Emergency Management Agency: [getready.govt.nz/prepared/stay-informed/emergency-mobile-alert/](https://www.getready.govt.nz/prepared/stay-informed/emergency-mobile-alert/)

 **RECEIVE E-MAIL ALERTS**
Visit [tcdc.govt.nz/subscribe](https://www.tcdc.govt.nz/subscribe) to sign up

 **UPDATES VIA FACEBOOK**
[/thamescoromandeldistrictcouncil](https://www.facebook.com/thamescoromandeldistrictcouncil)

 GeoNet Geological Hazard App
 MetService App
 www.journeys.nzta.govt.nz/highway-conditions

 **RADIO STATIONS**
More FM 93.9FM
CFM 95.1FM
The Breeze 96.7FM
Radio NZ 819AM
Newstalk ZB 1008AM

 **CHECK YOUR LOCAL COMMUNITY NOTICEBOARD**

To report issues that are non life or property threatening contact Thames-Coromandel District Council at 07 868 0200.

If at any stage you consider life or property in danger phone 111 immediately

Tsunami Evacuation

– walk where possible –

IF IT'S LONG OR STRONG GET GONE
IF IT'S FAR AWAY YOU'VE GOT ALL DAY

 WHERE WILL YOU WALK?

The white shaded areas are the safe zones (20m or more above sea level). If you are unable to get to the Safe Zone, aim for the areas not shaded blue, these have a lesser risk of inundation.

Follow the tsunami evacuation signs when you notice the natural warnings or are officially instructed to evacuate.



Visit www.getready.govt.nz

For more detailed information see www.waikatoregion.govt.nz/tsunamistrategy