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29 January 2026

Arizto Real Estate
c/o Evolution Legal
Suite 2A/109 Dominion Road
Mount Eden
Auckland, 1024
New Zealand

EMAIL TO: info@arizto.co.nz

Dear Sir/Madam

Land Information Memorandum: 221 Paku Drive Tairua
Client: Adam Fuller

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

A handwritten signature in black ink that reads '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:	19 January 2026
Property Number:	111374
Property Address:	221 Paku Drive Tairua
Legal Description:	LOT 198 DPS 8978
Area (ha):	0.0842

SECTION A: RATES AND CHARGES

Current Annual Rates Assessed for July 2025 to 2026	\$9229.96
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
	<i>No 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
1998	ABA199213836	Dwelling Including Garage, Laundry, Toilet, Bedroom, Workshop & Games Room In Basement Area	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

CODE COMPLIANCE CERTIFICATE

UNDER SECTION 43(3) BUILDING ACT 1991

APPLICABLE TO BUILDING CONSENT NUMBER

ABA 13836

SITE LOCATION:

Address: 221 PAKU DRIVE, PAKU, TAIRUA 2853

Legal Description: LOT 198 DPS 8978

Valuation No: 04961 50100

PROJECT DESCRIPTION:

Intended use(s): **B101000013 DWELLING**

Intended Life: 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.
- ☐ An interim Code Compliance Certificate in respect of part only, as specified in the attached particulars, of the building work under the above Building Consent.
- ☐ This certificate is issued subject to the conditions specified in the attached _____ pages headed "Conditions of Code Compliance Certificate" (being this certificate).

SIGNED FOR AND ON BEHALF OF THE COUNCIL

sp. *C. E. Newmarch*

Chris Newmarch
Senior Building Inspector

17/08/2000

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
1998	RMA199218659	Land Use Consent to waive the height standard to allow a single dwelling to be established on site. <i>(Decision Attached)</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.



LAND USE CONSENT

Applicants: Carl Albert and Noeline May Arnold
P. O. Box 3001
Richmond
Nelson

Application Number: R101000288

Property Numbers: P.6004.221

Application: Restricted discretionary activity application to waive the Proposed District Plan's height standard from eight metres to 8.5 metres to allow a single dwellinghouse to be established.

Site: **Legal Description:** Lot 198 DPS 8978
Certificate of Title: 6B/1408
Street Address: 221 Paku Drive, Tairua
Area: 842 m²

Zoning: Transitional District Plan: Coastal Residential Policy Area
Proposed District Plan: Coastal Village Policy Area

Decision 1:

Pursuant to sections 105 and 108 of the Resource Management Act 1991, the Thames-Coromandel District Council **grants** consent to Carl and Noeline Arnold to waive the height standard to allow a single dwellinghouse to be established on the site described above, in accordance with the description and plans lodged in support of the application, and subject to the following conditions:

Conditions:

1. All necessary consents pursuant to the Building Act 1991 are to be obtained before the use is established.
2. The height of the dwellinghouse shall not exceed 8.5 metres.

Notes:

1. This consent is for a single dwellinghouse only and does not allow consent to establish the kitchen facilities shown on the ground floor plan lodged in support of the resource consent application.

Reasons for the Decision:

1. The proposal does not offend the objectives and policies of either the operative Transitional District Plan or the notified Proposed District Plan.
2. Subject to compliance with the conditions of consent the proposal will have only a minor effect on the environment and amenity values of the surrounding neighbourhood.
3. The written consent of all affected parties was obtained and lodged in support of the application.

Decision 2:

That Council resolves, pursuant to Section 94(2) of the Resource Management Act 1991, to waive public notification of the application.

Reasons for the Decision:

1. Council is satisfied that any potential or actual adverse effects on the environment of allowing the application will be minor.
2. The written consent of parties deemed to be affected by the proposal was obtained and lodged in support of the application

**Signed For and On Behalf of the
Thames-Coromandel District Council:**

Peter Wishart
Resource Planner

) 

Dated at Thames: 22nd May, 1998

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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: COASTAL LIVING	
** The relevant rules can be viewed refer Part VIII Section: 41	
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	

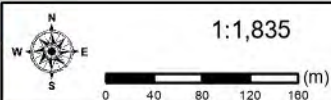


221 PAKU DRIVE TAIURA

Date:	29/01/2026
Authored:	maureen
Projection:	NZTM

ZONING: COASTAL LIVING
Legend Attached

Legend



1:1,835

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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

All Maps

-  Property Boundary
-  Sea or Harbour or Estuary

Other Provisions

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

POLICY

OVERLAY

Biodiversity
Coastal Environment
Historic Heritage
Landscape and Natural Character
Natural Hazards
Significant Trees

DISTRICT-WIDE

Contaminated Land and Hazardous Substances
Financial Contributions
Mineral Extraction
Settlement Development & Growth
Subdivision
Tangata Whenua
Transport
Utilities

ZONE POLICY

Commercial Area
Industrial Area
Recreation Area
Residential Area
Rural Area

SPECIAL PURPOSE PROVISIONS

Site Development Plans
Site Specific Activities
Structure Plans

2 OVERLAY RULES

Biodiversity
All Overlays
Historic Heritage, Archaeology, Built Heritage, Sites of Significance to Maori
Landscape & Natural Character
Natural Hazards: Floods, Coastal Erosion, Tsunami, Flood & Coastal Defences
Significant Trees

3 DISTRICT-WIDE RULES

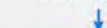
Subdivision
Contaminated Land & Hazardous Substances
Subdivision
Mining Activities
All District Wide Rules
Subdivision
Maori Land
Transport
Electricity Transmission Line Buffer

4 ZONE RULES

All Zones except Gateway and Village
Open Space
All Zones
All Zones
All Zones
All Zones
All Zones
Commercial, Gateway, Pedestrian Core
Industrial, Light Industrial, Marine Service
Conservation, Recreation Active, Recreation Passive
Coastal Living, Extra Density Residential
Low Density Residential, Residential Village, Waterfront
Rural, Rural Lifestyle

PLAN STRUCTURE KEY

SPECIAL PURPOSE PROVISIONS



OVERLAY RULES



DISTRICT-WIDE RULES



ZONE RULES

RULE HIERARCHY

The key above illustrates the rule hierarchy. The RULES above take precedence over the RULES below to the extent of any conflict.

For any conflict between rules at the same level, the more stringent rule or standard applies to the extent of the conflict.

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 – *None Known*

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

- Rock outcrops on the Council reserve on the top of Paku have been identified as hazardous.

There are two geotechnical assessments of the area available.

Type links below into google drive to view reports.

Report dated 23 October 2013 <http://docs.tcdc.govt.nz/store/default/5832879.pdf>

Report dated 11 January 2019 <http://docs.tcdc.govt.nz/store/default/5762862.pdf>

Council has a programme whereby an Engineer regularly inspects the northern and north western slopes of Paku. Mitigation work has and will be carried out to reduce the risk of high priority hazards. There can be no guarantee that the mitigation work will remove the hazard.

Council surveyed all Paku property owners in March 1995. Most property owners believed that when Council carries out mitigating works and reduces the risk to properties, the properties for which the risk is reduced should pay the costs of the works.

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 - *None Known*

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

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

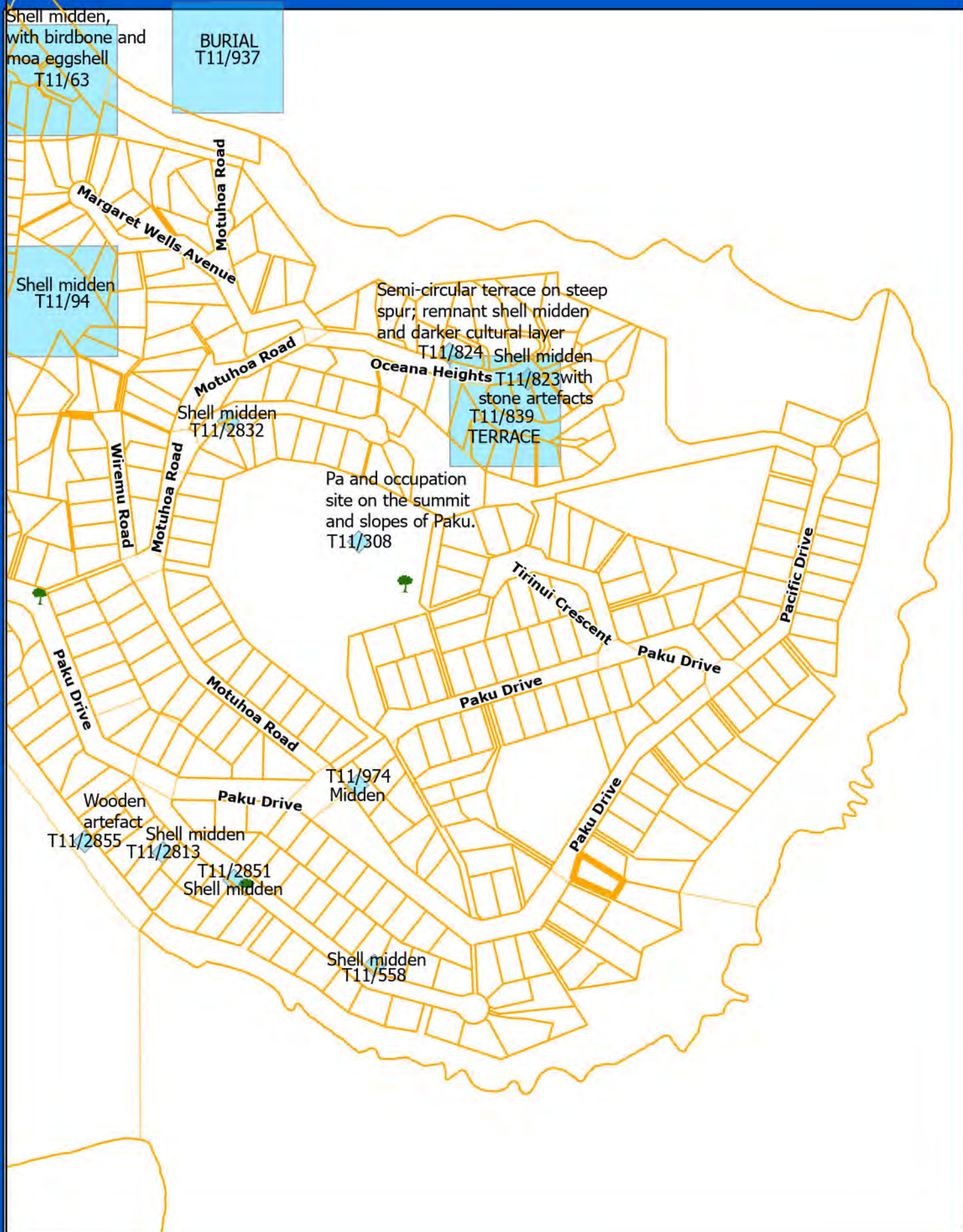
ARCHAEOLOGICAL SITES

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.



221 PAKU DRIVE TAIURA

Date: 29/01/2026
 Authored: maureen
 Projection: NZTM

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

Legend



1:4,480

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.

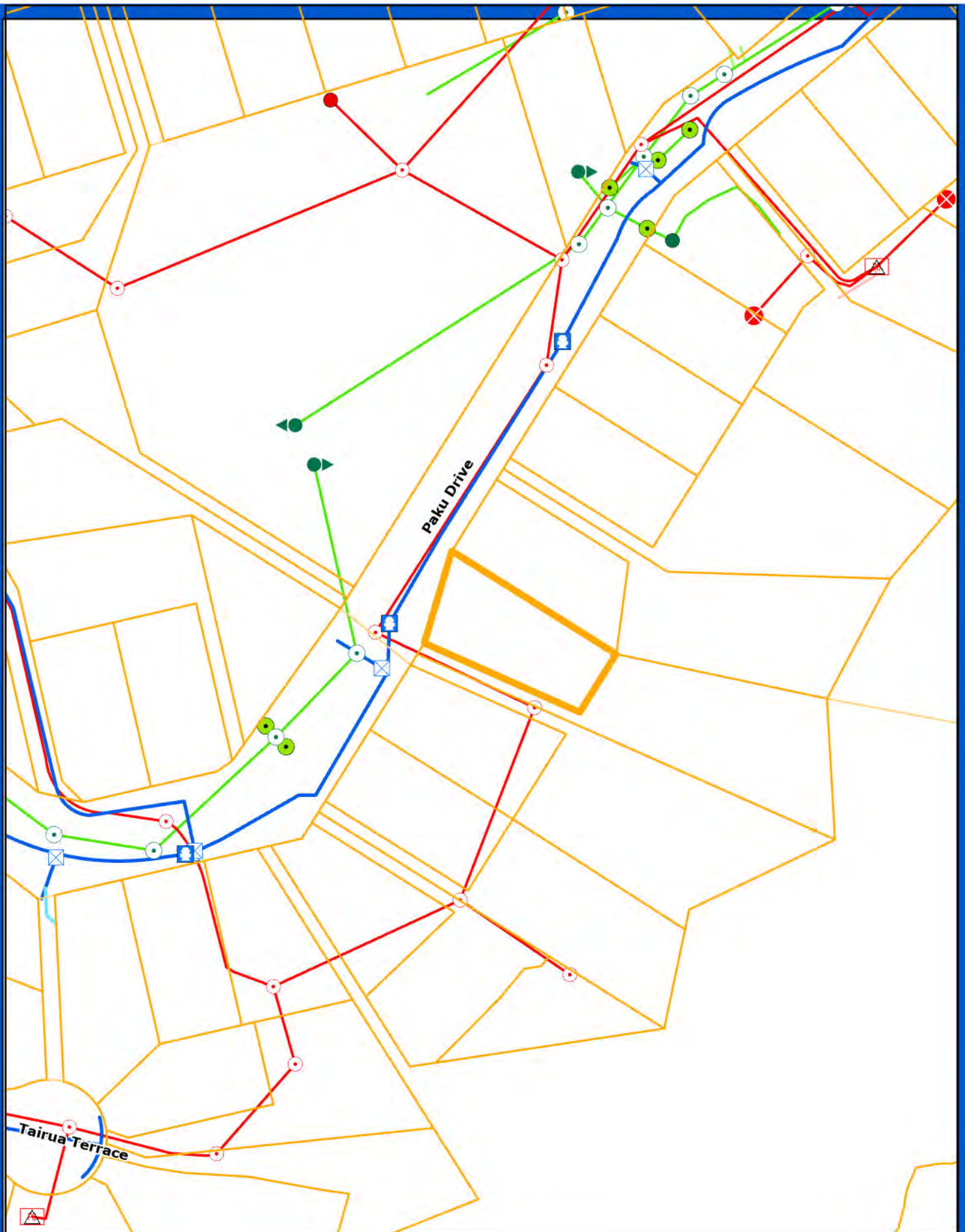
WARNING: Private drainage plans have been provided to Council by contractors undertaking the work for the owner. Exact locations of pipes have not been verified by Council and the plans may contain errors or omissions.

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/>



221 PAKU DRIVE TAIURA

UTILITIES LEGEND ATTACHED

Date:	29/01/2026
Authored:	maureen
Projection:	NZTM

Legend



1:1,174

0 40 80 120 160 (m)

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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

PROPERTY, NO: 86004-0221-00

VAL. NO: 4961-501-00 UNIT - COMMUNITY PROJECT COMING

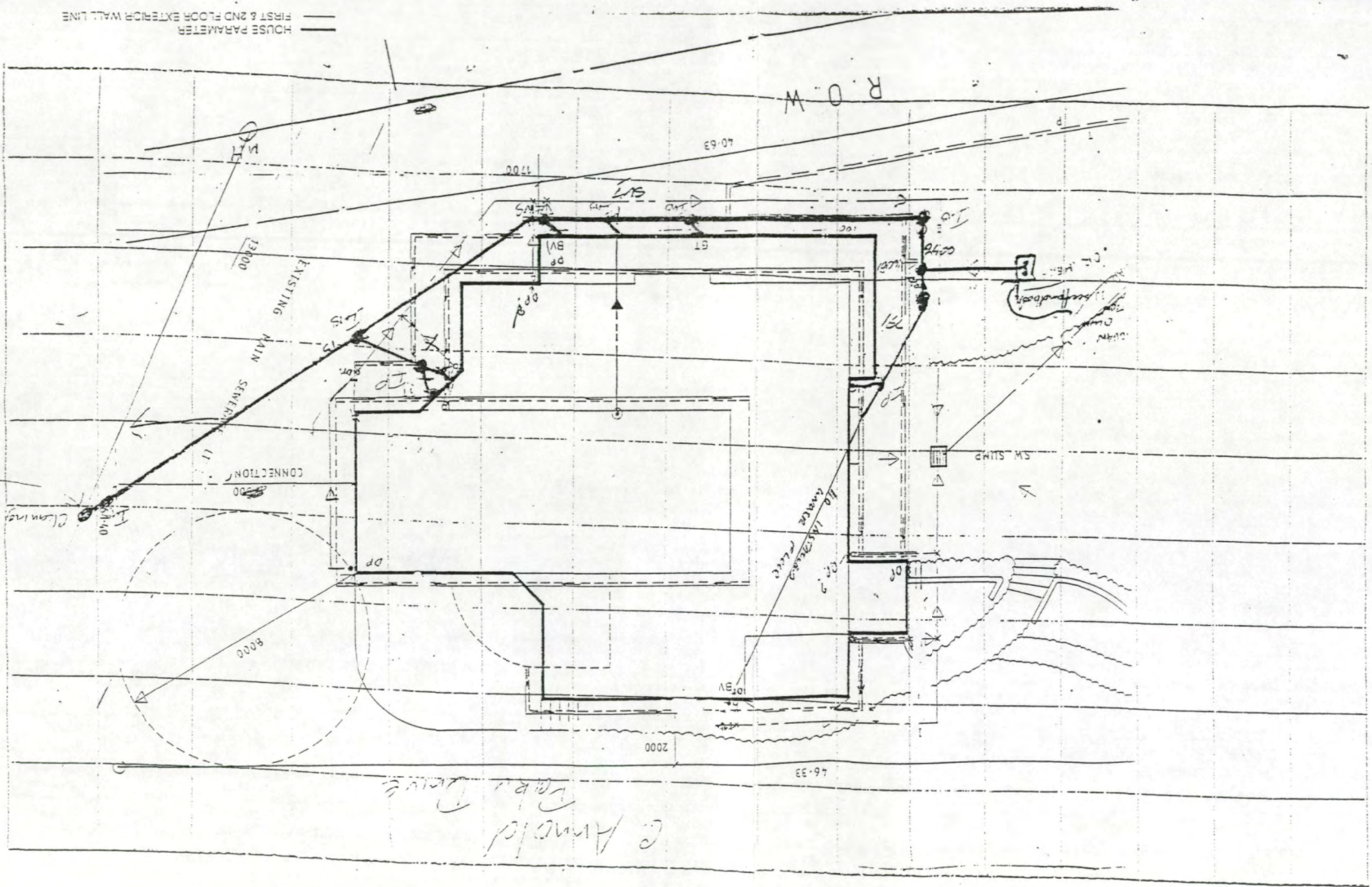
Telephone (07) 2686 025

FILE

INSPECTOR JOHN HANNEK

These are property boundaries, shown with each half of the lot line. A survey showing the property boundaries, shown with each half of the lot line. A survey showing the property boundaries, shown with each half of the lot line.

AS LAND GRADUATE TEAM



OWNER: CEN ARNOLD PROJECT NO: B10200006 DATE: 5/6/98
PROPERTY: 821 PARK DR - LOT 198: DIST 8978 TAREVA
D. HAYES F. GARDNER 21/1/99

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	√ x 2		
Wastewater	√ x 2		

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:	04961-50100
Land Value:	600,000
Improvement Value:	1,020,000
Capital Value:	1,620,000

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

221 PAKU DRIVE TAIURA

NO LEGEND

Legend



1:1,174

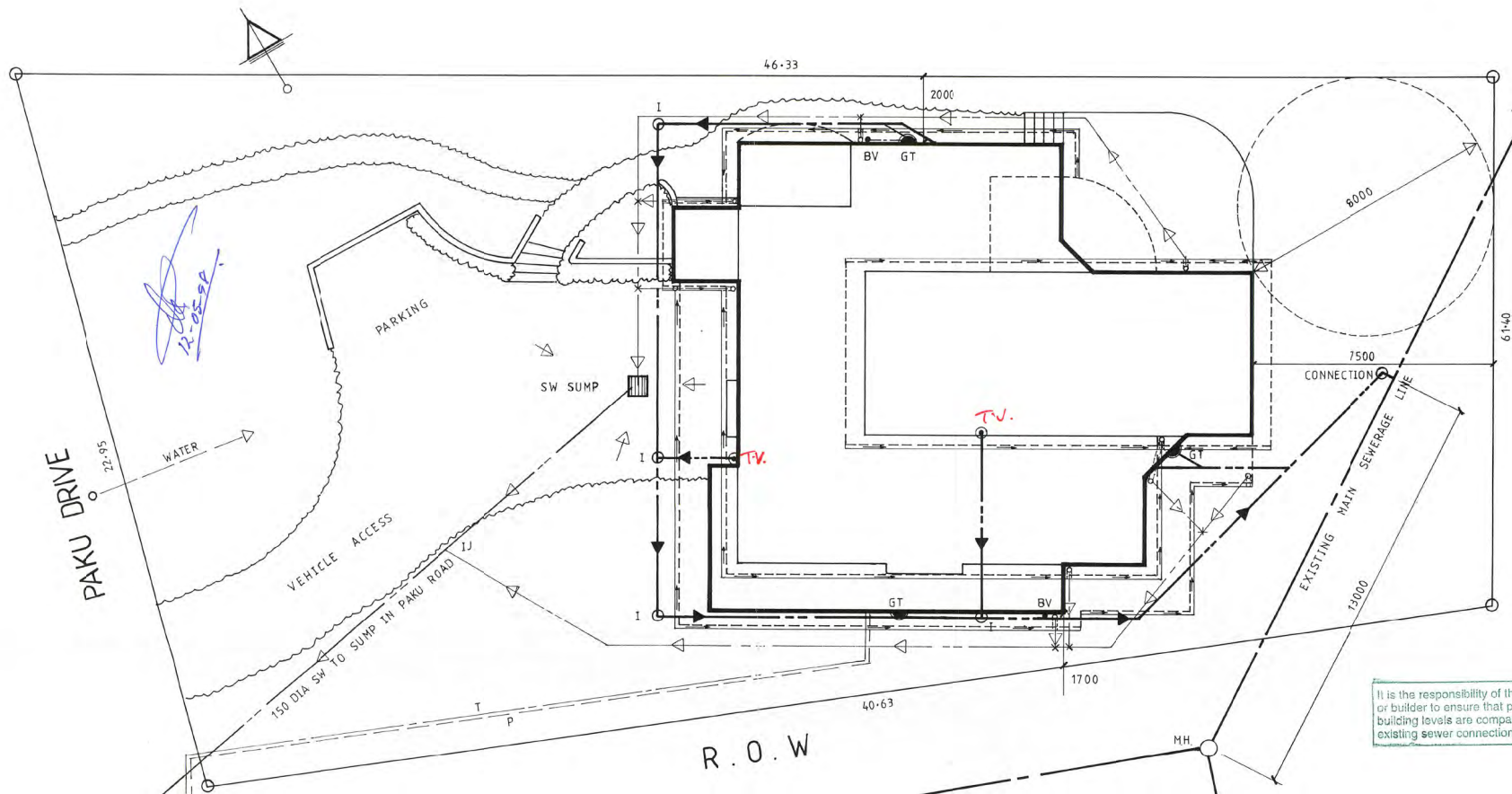
0 40 80 120 160 (m)

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Date:	29/01/2026
Authored:	maureen
Projection:	NZTM



It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.

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

- HOUSE PARAMETER
- FIRST & 2ND FLOOR EXTERIOR WALL LINE
- FASCIA (3 FLOORS)
- - - SPOUTING & WATER FLOW DIRECTION
- DOWN PIPES
- 90mm PVC STORM WATER PIPES & FLOW DIRECTION
- 100mm VERTICAL SEWERAGE & WASTE PIPE
- 100mm SEWERAGE & WASTES PIPE TO CONNECTION
- I - Inspection
- GT - Gully Trap
- BV - Back Vent
- For plumbing foulwater refer G13
- Storm water refer E1

SITE PLAN 1:100
LOT 198 DPS8978
AREA 840m²

NOTE.
SEE SPECIAL CONDITION OF THIS
CONSENT REGARDING
STORMWATER DISPOSAL
TO ROAD SUMP.

THAMES COROMANDEL DISTRICT COUNCIL PLUMBING & DRAINAGE INSPECTIONS	
	No.
FLOOR SLAB PIPEWORK	
PLUMBING PRELINE, 1500 KPA WATER TEST	ONE.
DRAINAGE	ONE.
COMPLETION	ONE.
OTHER <u>STORMWATER</u>	ONE.
ALSO REFER TO STAMPS ON PLANS	

- 1 SITE PLAN
- 2 GROUND FLOOR PLAN
- 3 MAIN FLOOR PLAN
- 4 TOP FLOOR PLAN
- 5 ELEVATION
- 6 FOUNDATION PLAN & DETAILS
- 7 TOP FLOOR - FLOOR FRAMING
- ROOF FRAMING
- DETAILS
- 8 SECTION A-A & DETAILS
- 9 SECTION B-B & DETAILS
- 10 SECTION C-C & DETAILS
- 11 ENTRY DETAILS

All aspects of this project, once completed, must fully 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.

*DISCUSS ALL WASTES AS NECESSARY TO
COMPLY WITH AUSTRALIAN SOLUTIONS.*

All proprietary products are to be selected and installed in strict accordance with the manufacturers specifications.

TERRY BRIGHT DESIGN LIMITED

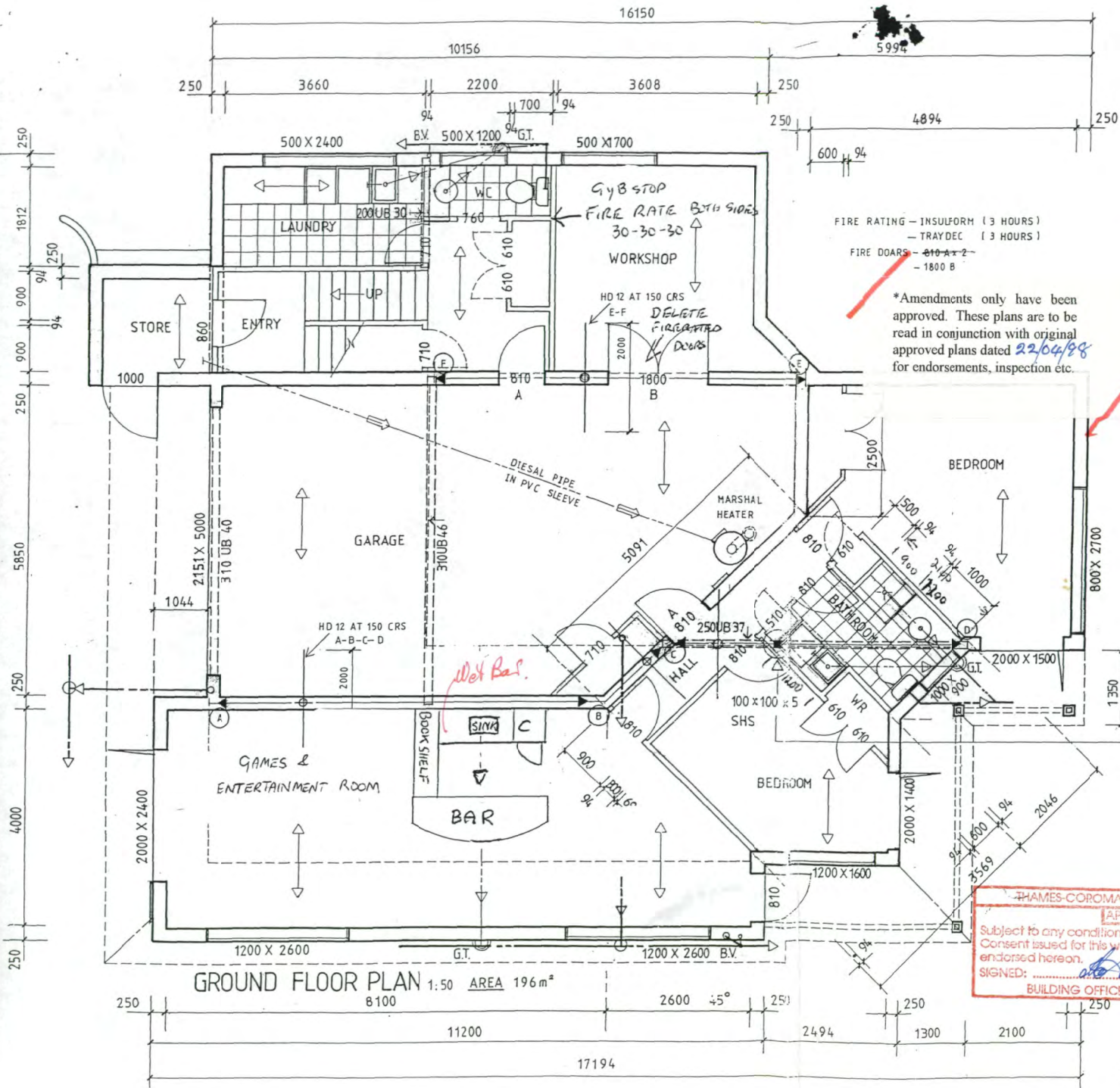
259 Main Road, Tairua, 2853
COROMANDEL PENINSULA (NZ)

Phone (07) 864 7945
Fax (07) 864 7396

NOTE: ALL ASPECTS OF THE STRUCTURE ARE TO CONFORM TO NZS 3604 LIGHT TIMBER FRAME CONSTRUCTION

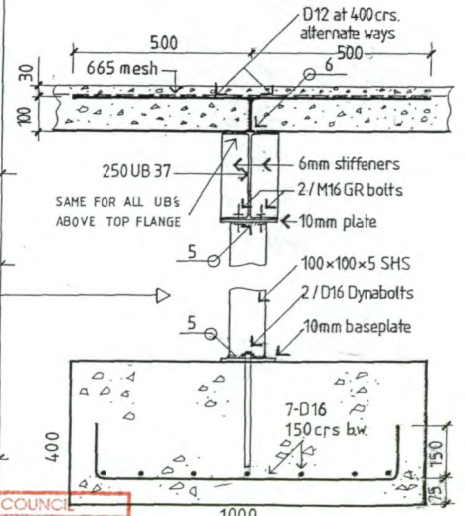
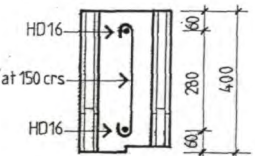
THAMES COROMANDEL DISTRICT COUNCIL
IMPORTANT
The Light Timber Frame Construction of this Building must comply with the requirements of NZS 3604:1990
Specific Design

SET 4



NOTE:
 All Lintel heights at ground floor to be 2000.
 For wall bracing refer attached sheets and engineers calculations?
 Walls are 250 Insulform with gib interior lining & 94 stud at 400 crs with gib lining
 Lintels over Insulform openings are 400 deep (see Insulform detail drawing 3)
 50m waste pipes from services to gully trap (GT)
 100mm vertical sewerage & waste pipes to 100mm underground sewerage & waste pipes
 BV. for back vent.

TRAYDEC 300 - SPAN DIRECTION
 - 130 THICK
 - 0.95 METAL
 PROPPING AS REQUIRED DURING CONSTRUCTION

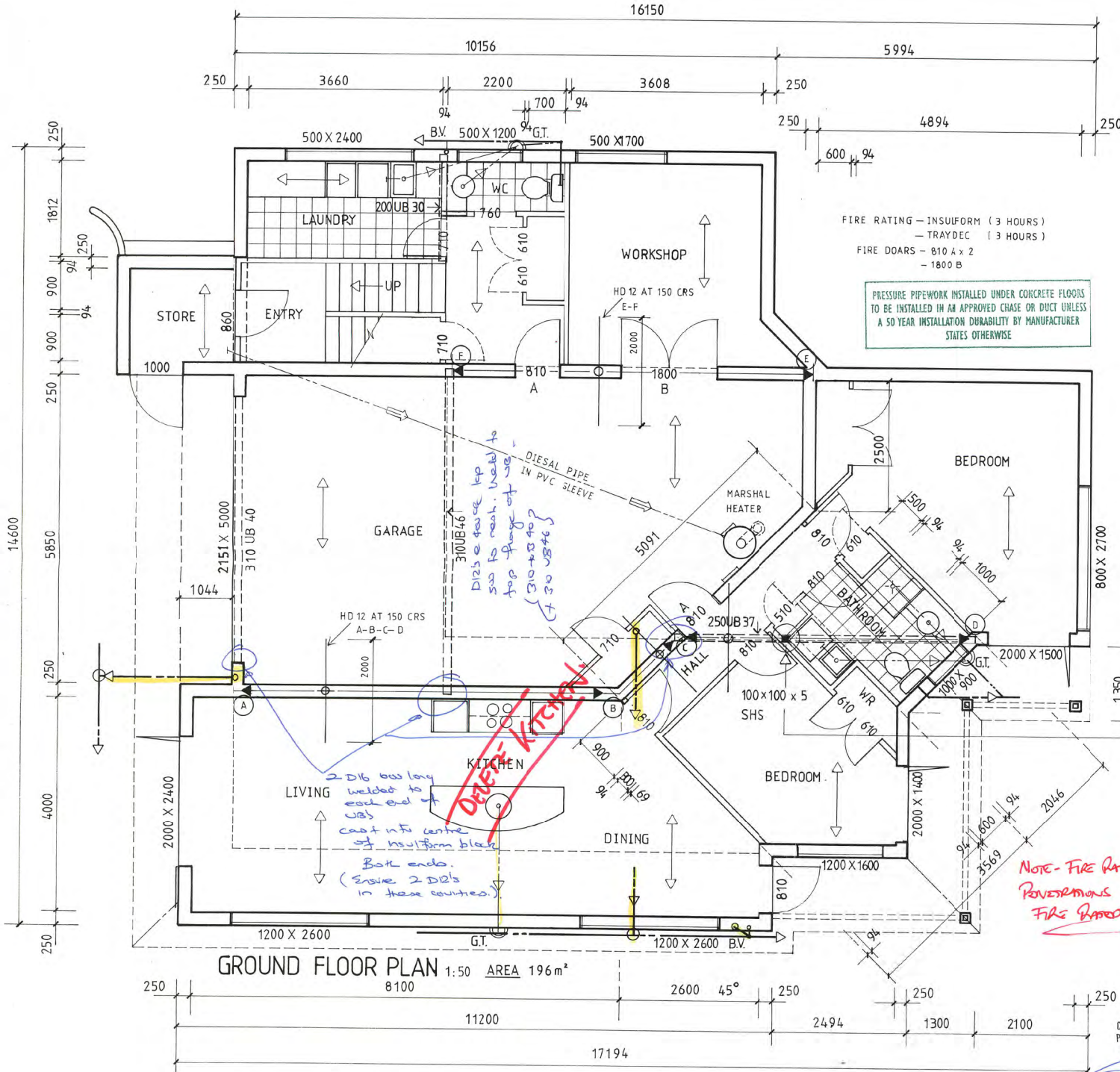


FIRE RATING - INSULFORM (3 HOURS)
 - TRAYDEC (3 HOURS)
 FIRE DOORS - ~~10~~ 12
 - 1800 B

*Amendments only have been approved. These plans are to be read in conjunction with original approved plans dated 22/04/98 for endorsements, inspection etc.

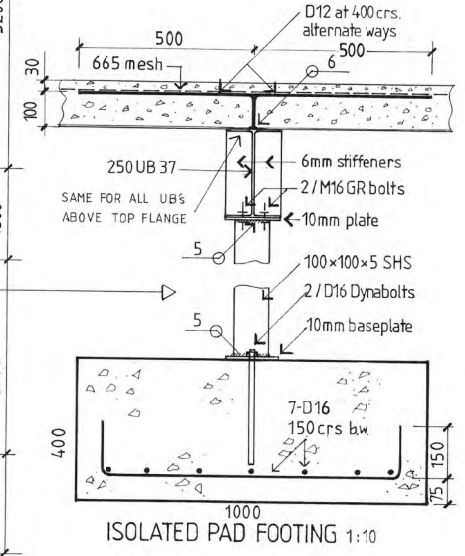
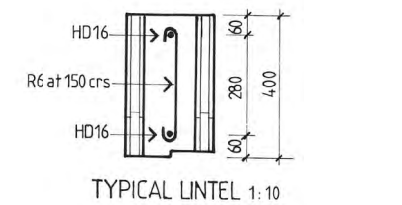
THAMES-COROMANDEL DISTRICT COUNCIL
 APPROVED
 Subject to any condition endorsed on any building Consent issued for this work and any requirements endorsed hereon.
 SIGNED: *[Signature]*
 BUILDING OFFICER DATE: 3/05/99

ARNOLD HOME
 PAKU DRIVE
 TAIRUA



NOTE:
 All lintel heights at ground floor to be 2000.
 For wall bracing refer attached sheets and engineers calculations?
 Walls are 250 Insulform with gib interior lining & 94 stud at 400 crs with gib lining
 Lintels over Insulform openings are 400 deep (see Insulform detail drawing 3)
 50m waste pipes from services to gully trap (GT)
 100mm vertical sewerage & waste pipes
 100mm underground sewerage & waste pipes
 BV: back vent

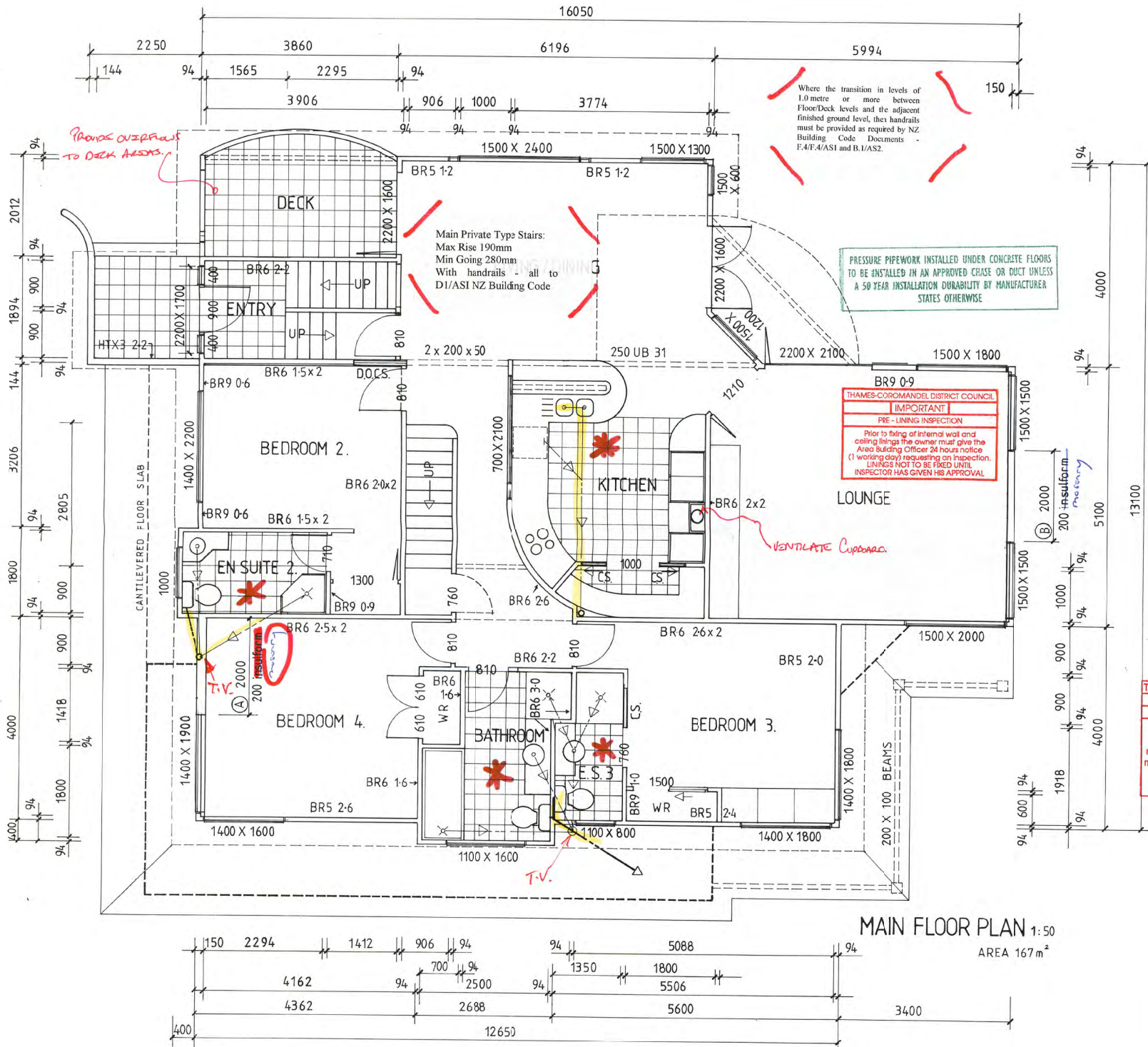
TRAYDEC 300 - SPAN DIRECTION
 - 130 THICK
 - 0.95 METAL
 PROPPING AS REQUIRED DURING CONSTRUCTION



NOTE - FIRE RATE ALL
 ROOFING THROUGH
 FIRE RATED WALLS.

ARNOLD HOME
PAKU DRIVE
TAIRUA

GRANT CROOK
 CONSULTING ENGINEERS LTD
 PO BOX 228 WHANGAMATA
 PHONE + FAX 078657189
 Grant Crook
 See p51
 For Applicability



THAMES-COROMANDEL DISTRICT COUNCIL
 APPROVED
 Subject to any condition endorsed on any building
 Consent issued for this work and any requirement
 endorsed hereon
 SIGNED: [Signature]
 BUILDING OFFICER DATE: 28/4/98

Notes:
 All lintel heights on Main Floor to be 2200
 All wall are 94 stud @ 400cs
 For wall bracing refer attached sheets & engineers calculations
 50mm waste pipes from services
 CS - Cavity Sliders
 DO - CS Double overtaking cavity sliders
 C - Chimney (stainless steel flue & liner)
 Ground Floor outline
 Main Floor eaves outline

FOR BRACING—SEE PLAN

150 plates
 5-M16 bolts cast in 150
 solid filled
 fc 17.5 mpa
 4-M12 bolts
 cast in 150
 D16-400 horiz
 D12-600 vert
 traydec
 D12 starters-500 lap h.w.
 walls (A)-(B)
 2000
 200 insulation
 masonry
 * PROVIDE FLOOR WASTES TO ROOMS
 SHOWN.

THAMES-COROMANDEL DISTRICT COUNCIL
 IMPORTANT
 SHEET NAILING INSPECTION
 Prior to stopping or fixing mouldings for
 interior-exterior sheet bracing the owner
 must give the area building inspector 24 hours
 notice (1 working day) requesting an inspection
 NO MOULDINGS/STOPPING UNTIL
 INSPECTOR HAS GIVEN APPROVAL

GRANT CROOK
 CONSULTING ENGINEERS LTD
 PO BOX 228 WHANGANATA
 PHONE-FAX 079657199

ARNOLD HOME
 PAKU DRIVE
 TAIRUA



ELEVATION 1.



ELEVATION 4.



ELEVATION 2.



ELEVATION 3.

1:100

EXTERIOR MATERIAL

ROOF	Corrugated colour steel VP.
CLADDING	Textured finish over 50mm Polystyrene (Insulclad or similar)
JOINERY	Aluminium windows & doors
DECKS	Terracotta tile finished decks
	Stainless steel handrail and balusters with polycarbonate infills
EAVES	Textured finish over Harditex
VERANDAH	
POSTS	Textured finish polystyrene over 100 x 100 H3 posts

FLOORS

Top floor 20mm b/w formaldehyde PB
on post-strut floor trusses (ps 25-25x09) @ 450 crs - grade F5
With 2 rows of nogs or stronbacks (back to floor level)
Main Floor Composite concrete floor slab with 665 mesh reinforcing
on tray-dec 300 (total thickness 130)
Florald underfloor heating system in floor slab
on top of mesh (see Florald manual specification)
Ground Floor 100mm concrete floor slab with 665 mesh reinforcing (25mm top cover)
on Polythene dpc
on compacted crusher dust hard fill (min 100mm)
Foundation Footings see foundation plan and details

**SPECIFICATION
ROOF**

R1 Curved corrugated colour steel VP
On duroid heavyweight building paper
on 100 x 50 purlins (on flat) at approx 600 crs (centre webs)
on curved post-strut rafter trusses (310 deep)
with radius of 6000 to underside of bottom chord
Undersack with Ex 150 x 25 T & G timber

R2 Corrugated Coloursteel VP
On duroid heavyweight building paper
on 100 x 50 purlins (on flat) at approx 900 crs max
on trusses to manufacturers specification

R3 Curved Coloursteel VP
On duroid heavyweight building paper
on 75 x 50 purlins (on flat) at approx 400 crs
on 320 curved ply rafters (form using 2 x 21 HT ply epoxy glued)
1960 radius to top curve
Undersack with Ex 150 x 25 T & G timber

R4 Corrugated Coloursteel VP
On duroid heavyweight building paper
on 100 x 50 purlins (on flat) at approx 900 crs max
on 100 x 50 rafters @ 900 crs

Roof Connections**Purlins to rafters**

Body of roof - 2/100 x 3.75 dia nails skewed + 1 wire dog
Edges of roof - 2/100 x 3.75 dia nails skewed + 2 wire dogs

Rafters to Top Plate

2/100x3.75 dia nails skewed + 16 Kn cyclone Tie

Roof Bracing

25x12 GR 250 strap
6 nails per end - 2 per purlin

Roof Insulation

Thermofleece C1 rated R1.8 ceilings

Ceilings

T & G Ex 150 x 25 undersarking
Gib ultralite secured to 75 x 40 battens at 600 crs

Fascia

Spouting over Ex 200 x 40 fascia
eaves textured finish over Harditex

Exterior cladding

textured finish over 50mm polystyrene (Insulclad or similar)
over Duroid building paper.

Walls

Load bearing 100x50 @ 400 crs
Non load bearing 100 x 50 @ 600 crs

Wall Insulation

50mm polystyrene cladding rated R1.5

Interior Lining

9.5 G1B



ARNOLD HOME
PAKU DRIVE
TAIRUA

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 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

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/



RECEIVE E-MAIL ALERTS

Visit tcdc.govt.nz/subscribe to sign up



UPDATES VIA FACEBOOK

/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



THAMES-COROMANDEL DC
EMERGENCY MANAGEMENT