



26 April 2016

Rhonda G Evans Solicitor
PO Box 19-196
Avondale
Auckland 1746

Attention: Rhonda Evans

Email: rhonda@evansprofessionals.co.nz

Dear Sir/Madam

Land Information Memorandum: 10 Mount Avenue, Pauanui
Client: Watson, Sylvia / Ref: 10392

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 blue ink, appearing to read "A. Lee", is positioned above the printed name of the Land Information Officer.

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 applicant is responsible for ensuring that the land is suitable for a particular purpose. The memorandum does not include information found or recorded on certificates 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.

PROPERTY IDENTIFICATION

Application Date:	22 April, 2016
Property Number:	117767 6165.10
Property Address:	10 Mount Avenue, Pauanui
Legal Description:	LOT 53 DPS 12442
Area (ha):	0.0673

SECTION A: RATES AND CHARGES - (Rates are levied on Land Values)

Current Annual Rates Assessed for July 2015 to 2016	2489.37
Arrears Outstanding: (Any amount accrued prior to current rating year)	0.00

Annual rates figure is what was assessed and does not take into account 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/>

WATER METER CHARGES

Water Meter Account: 418102	Meter No: 140233
NB: Final Reading Fee - \$32.00 Plus Actual Consumption	
Arrears Outstanding: \$0.00	

SECTION B: PERMIT/CONSENT HISTORY

BUILDING INFORMATION

Listed below are all consents issued under the Building Acts 1991 & 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. If CCC is noted as REFUSED then you will need to contact Council for further details.

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. Copies of any CCC's issued are attached.

Permits issued prior to the Building Act 1991 are also listed below and will ALL have a recorded status of N/A. (Not Applicable)

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

YEAR	CONSENT No	DESCRIPTION OF PERMIT/CONSENT	CCC or COA ISSUED YES / NO REFUSED / N/A
1973	N/A	Utility	N/A
1974	N/A	Dwelling including Terrace & External Stairway	N/A
1977	N/A	Dwelling Alterations - Enclose Basement Area for Garage and Storeroom only (Special Conditions Attached)	N/A
1978	N/A	Dwelling Additions - Extend Existing Deck	N/A
1983	N/A	Plumbing & Drainage - Sewer Connection	N/A
		No further information located	

To view further information relating to Building and Planning Consents for this property go to Councils website <http://www.tcdc.govt.nz/> select online services, consent tracking.

REQUISITIONS, NOTICES OR REQUIREMENTS	
Outstanding Requisitions/Notices:	NO
Copy Attached:	N/A

Swimming Pools: If the property contains a swimming/spa pool it must be fenced as required by the Fencing of Swimming Pools Act 1987

POOL REGISTER NUMBER
No Pool Recorded

PLANNING CONSENTS

YEAR	FILE REF	DESCRIPTION OF CONSENT
		No information located

Attached is a map indicating Resource Consent Applications currently being processed within the vicinity of the subject property. For further information refer to the consent number on the Council web site or contact Customer Services.

Owner /
M. Watson

Permit # 51647 17-1-77

Roll 496/68/52

Lot 53 DPS 12442

Holland subd. Mount Ave

Builder T. McK Austin

Des Additions: closing in basement

Special Conditions

~~basement~~ enclosed

~~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 as a shop.~~

It is an offence to use any building for a purpose other than that stated on this permit.



Current Consents	
Property and Parcel Boundaries	

Date Produced:



26/04/2016

Resource Management Application Currently Being Processed Within Vicinity Of Subject Property

Cadastral Information from LINZ Core Record System (CRS). Crown Copyright reserved
 Geographic Information shown on this map comes from Thames-Coromandel District Council records. It is published in good faith but its accuracy and completeness cannot be guaranteed and should not be relied upon without independent verification.
 For further information please contact the Council GIS Department (phone: 07 868 0200, email: customer.services@tcdc.govt.nz)
 For further Consent Tracking information go to our website <http://www.tcdc.govt.nz>



Map not to scale

SECTION C: LAND USE INFORMATION

OPERATIVE DISTRICT PLAN

At its meeting on 7 April 2010 the Thames-Coromandel District Council resolved to declare the Thames-Coromandel District Plan 'Operative' pursuant to clause 17(1) in Schedule 1 of the Resource Management Act 1991 (the RMA). In accordance with clause 20(1) Schedule 1 RMA the Thames-Coromandel District Plan became operative on 30 April 2010.

OPERATIVE DISTRICT PLAN	
ZONING: Housing	
Summary of Housing Activity tables are attached for this zone. The relevant rules, standards, assessment criteria, objectives and policies, which control the activity in this summary, are set out in the District Plan. For any other activity status or information on parts of the plan that are subject to appeal, contact our Customer Service team for further information or visit our website at www.tcdc.govt.nz	
Public Work Designation Affects Property:	NO
Notified Change Affecting Zone, Standards, Criteria or Activities:	YES**
** See Proposed District Plan below	

PROPOSED DISTRICT PLAN

The Proposed District Plan was publicly notified on the 13th December 2013. When the Proposed District Plan was publicly notified some rules had immediate legal effect and this situation remains following the close of the submission period on 14 March 2014.

The Council made its decisions on submissions on the Proposed District Plan on 6 April 2016. These decisions are public excluded until 29 April 2016 when the Council will publicly notify its decisions. From this date, the Proposed District Plan Decisions Version will be available online at www.tcdc.govt.nz, on CD by request, and for viewing at Council offices and libraries.

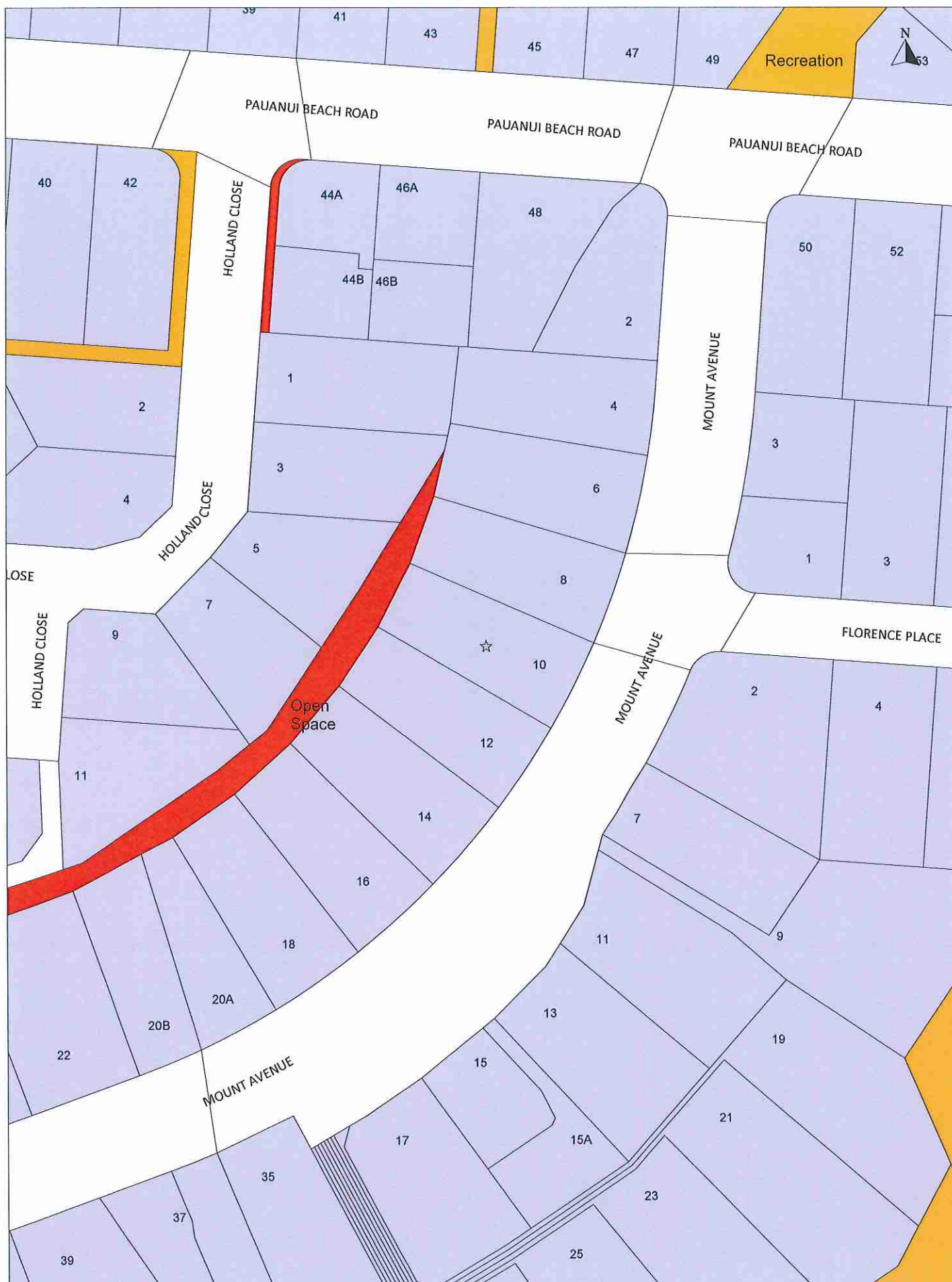
On 29 April 2016, all rules in the Proposed District Plan will have legal effect. However the Operative District Plan rules will also have legal effect, until the end of the period when appeals against the Council's decisions can be lodged with the Environment Court. This appeal period closes on 13 June 2016. The impact of these appeals on the Proposed District Plan are likely to be known by the end of June 2016.

Once the parts of the Proposed District Plan under appeal are identified, the remainder of the Proposed District Plan can be treated as operative, and the equivalent provisions in the Operative District Plan will no longer have any effect. For provisions under appeal, both the Operative and Proposed Plan rules will continue to have legal effect until the relevant appeal is resolved.

For further information refer to <http://www.tcdc.govt.nz/> On Line Proposed District Plan.

The Waikato Regional Council advises that the current land owner 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.

The Thames-Coromandel District Council does not act as an agent for any network utility operator.



DISTRICT PLAN - APRIL 2010

Indicative plan showing zoning for the subject property. ★
Please refer to the District Plan for the most current zoning information.

10 Mount Avenue, Pauanui
Zoning: Housing



NOT TO SCALE

Table 1

TABLE 1 – HOUSING ACTIVITIES IN TOWNS						Key: P = Permitted C = Controlled D = Discretionary NC = Non-complying NA = Not Applicable
ZONE AND POLICY AREA	HOUSING ACTIVITY**					
	***PLEASE NOTE - FOR HOUSING ACTIVITIES IN THE MEDIUM, HIGH OR DEFENDED FLOOD HAZARD AREAS PLEASE REFER TO SECTION 450 FOR THE ACTIVITY STATUS					
	One new house per lot, additions and alterations to houses, accessory buildings	On-site wastewater treatment and disposal where there is no general authorisation from Environment Waikato	One second-hand or relocated house per lot, accessory buildings	More than one house per lot, accessory buildings where the Minimum Exclusive Area standards in Table 3A is not complied with.	Three or more houses as a comprehensive development, accessory buildings	Homestay, farmstay and home occupation
HOUSING:						
Outside all Policy Areas	P	C	P	D**	D	P
Policy Areas:						
Beach Amenity	P	C	P	D	C	P
Extra Density	P	C	P	C	C	P
Low Density	P	C	P	D	NC	P
Low Density "Airfield"	C	C	C	D	NC	P
Marine Activities	P	C	P	D	D	P
Heritage	C	C	C	D	D	P
TOWN CENTRE:						
1st Floor and above only#	C	NA	C	D	D	P
Outside all Policy Areas						
Policy Areas:						
Pedestrian Frontage	C	NA	C	D	D	D
Heritage	C	NA	C	D	D	D
INDUSTRIAL:						
Outside all Policy Areas	P*	C	C	NC	NC	NC
Policy Areas:						
Service Industrial	P*	C	C	NC	NC	NC
Heritage	P*	C	C	NC	NC	NC
Marine Activities	P*	C	C	NC	NC	NC
*	= Must be accessory to the industrial or marine activity					
#	= Houses (except parking and garages) at ground floor are non-complying activities unless they were existing and occupied (as a house) on 1 April 1986, in which case they are a permitted activity. Additions and alterations to existing lawfully established houses are a controlled activity outside all policy areas and within the Pedestrian Frontage Policy Area, and a discretionary activity within the Heritage Policy Area					
†	= Housing activities within land in the Town Centre Zone at Pauanui bounded by Centreway, the airfield and the tennis courts shall comply with the Housing Zone Extra Density Policy Area rules for new houses, additions or alterations.					
**	= Exception for Matarangi Only: Two houses on lots over 2000m ² is a controlled activity and more than two houses on a lot is a non-complying activity.					
Note	When applying for three or more houses on a lot, applicants may use either the rules and standards for "More than One House Per Lot" or "Three or More Houses as Comprehensive Developments" but not a combination of these rules.					

Table 3

TABLE 3 - STANDARDS FOR HOUSING IN TOWNS:																		
Activities in the Housing Zone shall comply with the standards in EITHER Table 3 OR Table 4																		
Key: P=Permitted C=Controlled RD=Restricted Discretionary D=Discretionary NA = Not Applicable																		
ZONE		HOUSING																
POLICY AREA		Outside All Policy Areas & Maori*			Extra Density			Low Density			Heritage		Beach Amenity			Marine Activities		
STANDARDS		P	C	RD	P	C	RD	P	C	RD	C	RD	P	C	RD	P	C	RD
Front Yard (m)		3	3	0	3	3	0	10	10	0	3	0	3	3	0	3	3	0
Side Yard (m)		1.5	1.5	0	1.5	1.5	0	0	0	0	1.5	0	0	0	0	1.5	1.5	0
Rear Yard (m)		3	3	0	3	3	0	0	0	0	3	0	0	0	0	3	3	0
Beachfront yard (m)		7.5	7.5	3	7.5	7.5	3	7.5	7.5	3	NA	NA	7.5	7.5	3	7.5	7.5	3
Garage Door Yard (m)		5	5	0	5	5	0	5	5	0	5	0	5	5	0	5	5	0
Canal frontage yard (m)		8	8	0	8	8	0	8	8	0	NA	NA	8	8	0	8	8	0
All Yards for a Rear Lot only (m)		1.5	1.5	0	1.5	1.5	0	0	0	0	1.5	0	0	0	0	1.5	1.5	0
Yards abutting land in the Conservation Zone (m)		3	3	0	3	3	0	10	10	0	3	0	3	3	0	3	3	0
Height (m)		8	8	10	8	8	12	8	8	10	8	10	7	7	10	8	8	10
Daylighting (m & °)		3&45	3&45	3&45	3&45	3&45	3&45	2&45	2&45	3&45	3&45	2&45	2&45	3&45	3&45	3&45	3&45	3&45
Privacy Circle (m)		6	6	3	6	6	3	6	6	3	6	3	6	6	3	6	6	3
		P	C	D	P	C	D	P	C	D	C	D	P	C	D	P	C	D
Site Coverage (%)**		35**	35**	40	45	45	50	15	15	20	35	40	35	35	40	35	35	40
Site Coverage where NZS4121 is met (%)**		40**	40**	45	50	50	50	15	15	20	40	45	40	40	45	40	40	45
Earthworks and Land Disturbance		- Refer to Section 410																
Natural Hazards		- Refer to Section 450																
Parking, Loading & Access		- Refer to Section 470																
Noise		- Refer to Section 491																
Signs		- Refer to Section 492																
Airfield Height Rule		- Refer to Section 493																
Assessment Criteria:		for controlled activities refer Section 514; for restricted discretionary activities refer Section 515; for discretionary activities refer Section 516.																

** Coverage for Pauanui canal housing is 45% for P, C, and RD.

* Maori Policy Areas without an approved management plan. For standards applying to a site with an approved management plan, refer to that plan.

Table 3A

TABLE 3A - MINIMUM EXCLUSIVE AREA : Standards for Housing Activities for certain zones and policy areas. The minimum area of land (m ²) required in respect of each house shall be as follows:		
	Front lots	Rear lots
Housing Zone (OAPA)	400	500
Housing Zone (BAPA)	400	500
Housing Zone (EDPA)	250	350
Housing Zone (HPA)	400	500
Housing Zone (MAPA)	250	400
Housing Zone (LDPA)	3000	3000
Rural Zone (RVPA)	600	600
Coastal Zone (CVPA)	600	600
Coastal Zone (CRPA)	800	800
If the above standards are met, the housing activity of "more than one house per lot, accessory buildings" is a controlled activity. Where there is no standard for the Minimum Exclusive Area, or the standard is not met, refer to Tables 1 and 2 for the activity status for "more than one house per lot".		

Table 4

TABLE 4 - STANDARDS FOR HOUSING IN TOWNS CONTINUED: HOUSING ZONE ONLY - ALL PARTS EXCEPT LOW DENSITY			Key:
Activities in the Housing Zone shall comply with the standards in EITHER Table 3 OR Table 4			P=Permitted C=Controlled RD=Restricted Discretionary D=Discretionary
STANDARDS	P	C	RD
Front Yard (m)	3	3	0
Side Yard (m)	0	0	0
Rear Yard (m)	0	0	0
Beachfront yard (m)	7.5	7.5	3
Garage Door Yard (m)	5	5	0
Canal frontage yard (m)	8	8	0
All Yards for a Rear Lot only (m)	0	0	0
Yards abutting land in the Conservation Zone (m)	3	3	0
Height (m)	8 except Beach Amenity Policy Area = 7	8 except Beach Amenity Policy Area = 7	10 except Extra Density Policy Area = 12
Daylighting (m & °)	2&45	2&45	3&45
Privacy Circle (m)	6	6	3
	P	C	D
Site Coverage (%) **	35 except Extra Density Policy Area = 45	35 except Extra Density Policy Area = 45	40 except Extra Density Policy Area = 50
Site Coverage where NZS 4121 is met (%) **	40 except Extra Density Policy Area = 45	40 except Extra Density Policy Area = 45	45 except Extra Density Policy Area = 50
Earthworks and Land Disturbance	- Refer to Section 410		
Natural Hazards	- Refer to Section 450		
Parking, Loading & Access	- Refer to Section 470		
Noise	- Refer to Section 491		
Signs	- Refer to Section 492		
Airfield Height Rule	- Refer to Section 493		
Assessment Criteria: for controlled activities refer Section 514; for restricted discretionary activities refer Section 515; for discretionary activities refer Section 516.			

** Coverage for Pauanui canal housing is 45% for P, C, and RD.

SECTION D: LAND FEATURES

SPECIAL FEATURES

Information on any special feature or characteristic of the land that *is known to 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.

Special Feature or Characteristic of the land known to Council

NO

SPECIAL REPORTS

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

Reports Exist:

• 2005 Water and Sanitary Assessment Report including 2012 Update (<i>Extract Attached</i>)

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 "*Register of Historic places, Historic Areas, Wahi Tapu and Wahi Tapu Areas*". Where the property may be affected by the presence of a registered historical site, building, or Wahi Tapu Area the relevant extract from the register is attached. Further information or information on other identified sites that are not registered is available from Department of Conservation, Private Bag Hamilton.

Register Item:

NO

ARCHAEOLOGICAL SITES

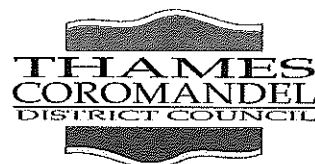
Attached is information compiled and supplied by the NZ Archaeological Association as a historical record of identified archaeological sites for the general area of this property. While the Thames-Coromandel District Council believes reasonable care has been taken in compiling this information it makes no warranty or representation express or implied with regard to accuracy, completeness or utility of the data. For affected properties refer to attached interpretation sheet or contact The File Keeper, Dept. of Conservation, NZ Archaeological Assoc Coromandel Area, Private Bag 3072, Hamilton. Ph. 07 838 3363 or email nritchie@doc.govt.nz

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. If you would like to view the originals of these plans or 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.

Water and Sanitary Assessment 2005



1. Executive Summary

Under part 7 of the Local Government Act (LGA) 2002, Thames-Coromandel District Council (TCDC) is obliged to undertake an assessment of water supplies, wastewater services, stormwater services, cemeteries, crematoria, public toilets and solid waste disposal. This assessment is required to include all areas within the district including those that are unserved and unreticulated. Section 125 of the LGA 2002 requires Council to either include the assessment in the LTCCP or adopt it with a special consultative procedure.

While the following report fulfils Council's obligations as laid out in the LGA, it will also go some way to fulfilling obligations under section 35 of the RMA 1991. Council is obliged under this section to gather information, monitor and keep records on the environment. This report shall also support Council in formulating district plans and in development forecasting. It will also provide a valuable resource for members of the public when requiring resource and environmental information about the Peninsula.

This report is the result of a qualitative research process that gathered and analyzed Council and public documents, and the local knowledge of community members. While Council has records relating to the larger reticulated communities, for the smaller unserved communities in which residents supply their own services, there was very little information held by Council. This report seeks to fill these gaps in knowledge and provide a comprehensive analysis of the water and sanitary services available to *all* communities in the district. Forty six communities, as listed in the contents, were identified and assessed.

1.1 Key Issues

The assessment of water services highlighted a number of common risks to public health that were echoed in many locations across the Peninsula. The following is a summary of these key themes.

1.1.1 Quantity of Water Supply

In both reticulated and unreticulated communities the research identified problems with inadequate water supplies. This problem can be reasonably easily solved by individual non reticulated households by seeking alternative sources of water to supplement primary supplies, such as collecting roof water or employing tanker water deliveries.

However, finding, securing and managing alternative sources for larger reticulated communities is far more challenging.

The Coromandel has a high level of absentee home ownership and significant summer time transient populations. This leads to dramatically fluctuating populations and consequently comparatively high peak demand periods. Council is currently active in seeking alternative water sources for many of the larger communities. This is planned to be complimented with public education campaigns in the need for and techniques of water conservation.

While the transient nature of Coromandel's population makes the management of water supplies particularly challenging, this is a global issue. The need for frugal water usage and water body conservation is becoming increasingly apparent as a critical issue in sustainable environmental management. Council is working to provide water supplies that will service its communities well into the future, with minimal affect on the environment.

1.1.2 Quality of Water Supply

A large portion of Coromandel's population is consuming water that is untreated. TCDC provided reticulated supplies are in most cases disinfected. However, there are many residents in smaller unreticulated communities that are consuming untreated water from streams and shallow bores that are likely to be contaminated with bacteria and protozoa.

This contamination can come from farm runoff, excrement from local fauna and septic tank runoff. Contaminants such as cryptosporidium, campylobacter, giardia and E.coli can cause serious illnesses which can be particularly dangerous for infants, very old people and those with damaged immune systems.

There are a number of very simple and inexpensive methods of treating water on an individual household basis, such as first flush diverters, boiling and filtration. Similarly there are means of treating larger private water supplies, such as filtration, UV light, disinfection or chlorination. In order to protect public health interests there is a need for further public education on the risks of consuming untreated water and the techniques available to make water supplies potable.

1.1.3 Mineralogical Contamination of Water Supplies.

Coromandel Peninsula contains a number of geothermally active areas. Bore water that is drawn from these areas is likely to be contaminated with naturally occurring minerals such as iron, manganese, antimony and arsenic.

The west coast of the Peninsula has a history of gold mining. Many of the communities on the Thames Coast have old mines in the hills above their settlements. It is likely that

these mines may have water flowing out of them that is contaminated with minerals such as iron, manganese and arsenic. There is a possibility that these minerals could potentially contaminate streams from which private residents are drawing their water.

Lifelong consumption of this water can lead to serious health problems. Where TCDC is supplying reticulated water to residents, adequate tests are conducted to identify the chemical components of the water and appropriate treatments are put in place to make it potable. However, there are a large number of private schemes making use of bores and takes from potentially contaminated streams that have not been tested. Additional testing needs to be done to establish where the danger zones are. Public education needs to be undertaken to inform people of the dangers of using mineralogically contaminated water and the steps that can be taken to minimise risk.

1.1.4 Inadequate Septic Services

There are a number of areas in the Coromandel that have heavy clay soil types that are unsuitable for septic soakage. There are concerns that septic tanks in the catchments of streams in these areas may be contaminated with effluent running off these soils. Conversely there are a number of areas with very light alluvial soil and where houses are built in sand, septic tank effluent could be rapidly draining straight into streams and estuaries.

Many of the properties along the coast of the Peninsula are used sporadically. Often holiday homes are vacant for the majority of the year and then used very heavily over summer with up to 30 residents using one toilet. This can lead to unreasonable strain being placed upon the septic system and

can lead to system failure and resulting contamination of the environment. Efficient monitoring of septic tank management and upgrading of inadequate systems is required.

1.1.5 Flooding and Ponding.

There are many communities in the district that have experienced devastating flooding in recent years. There are five key communities that have been identified as being most at risk and targeted for flood prevention work under the Peninsula Project. These works will combine river and catchment works, engineering works, and planning and building controls that seek to protect the target communities from large rain events.

1.1.6 Cemeteries

The sanitary assessment investigated the long term adequacy and public health concerns of the seven Council owned cemeteries. It was found that in most cases provisions were more than adequate to cope with population projections in that additional berms were constructed as needed on available land within the existing cemetery grounds. There were two cemeteries, Mercury Bay and Buffalo Cemetery in Coromandel, with demonstrated capacity issues. Council has committed to securing and developing additional land to service these two communities.

There were two instances of environmental concern. Mercury Bay and Totara Park cemeteries both exhibited potential problems with stormwater drainage of land that had been scheduled for burials. Solutions involving drainage and groundwater treatment are being investigated.

1.1.7 Public Toilets

A full assessment of the Peninsula's public toilets was undertaken as a part of this assessment. It was found that while most were in good condition and adequately protecting public health there were twelve toilets that needed further maintenance, refurbishment or complete replacement. It was particularly the toilets along the Thames Coast that were presenting problems.

1.1.7 Planned Council Action

Water, wastewater and stormwater

Council will devote its attention to remedying problems that have been identified in the Council owned reticulated services. The goal is that all reticulated Council owned systems will be complying with Drinking Water Standards and Council service standards. The Attainment of this goal would mean that at least 70% of the Peninsula's present and future residents will be provided with adequate and safe provisions.

Council will not intervene in the construction, maintenance or administration of presently privately owned schemes unless there is a high level of risk identified, the community desires works to commence and is prepared to buy into the works involved. Council will, however, engage in a public education programme that seeks to promote good water supply practices and efficient septic tank management.

Public Toilets

Council is presently preparing a ten year maintenance, refurbishment and replacement schedule that address all of the issues identified in the assessment of the district's public toilets.

Cemeteries

Council has committed to securing and developing land as cemeteries to service the two communities that exhibited limited remaining burial space.

4.41 PAUANUI

Background and Character

The town is a holiday resort with very little commercial and industrial services. During the year the population sits at around 700. The majority of the approximately 2000 houses are in the hands of absentee home owners. During peak demand period over the 8 weeks of summer the population can get up to as high as 15 000. As a result peak loading during the summer months places immense stress on the town's infrastructure.

House prices in this community have risen dramatically in recent years.

Water Source and Quality

There are two sources of water for the community of Pauanui. These are the Oturu Stream take and the Gallagher Park bore field.

The Oturu Stream is the town's main source of water. It is supplemented by the three bores on the Gallagher bore-field. The entire Pauanui Township is situated on a sand spit that overlies a large aquifer. This aquifer is regularly charged by rainfall and sub-surface water from the hills to the south of Pauanui. Detailed studies have been carried out on the aquifer and it has been modelled to determine the optimum yield from the field. There are also an unknown number of private bores.

Water from the Oturu stream intake is drawn from the Tairua side of the Tairua Harbour and is gravity fed to Pauanui via a pipeline under the harbour. This raw water is then directed to a treatment plant in which, after having coagulant added, the water is passed through a sand filters and disinfected with U.V. light. From this point it is directed to post treatment

storage and on to the reticulation network. Water that is not utilised is then deposited in the aquifer recharge beds.

Water that is drawn from the bore field is taken via one of three bores that are used in rotation. This water is passed through U.V. treatment and pumped to the reticulation network.

This combined supply is estimated to be adequate to meet medium predicted demand for 2007 and high predicted demand for 2005. The eight weeks over the summer, when population is at its highest, can present challenges to the bore field in particular. TCDC has consent to extract 1400 m3 per day from these bores.

There have been 2 recent cases of Giardia in the community. Whilst these have not been positively traced back to the water supply there was potential that because of the poor state of the roofs bird and possum excrement may have been entering the storage reservoirs. These two problematic roofs were replaced in December 2004.

Wastewater

Pauanui shares a reticulated wastewater treatment system with Tairua. Both of these towns have systems of wastewater pipes that feed into one treatment plant on the southern side of the Tairua Harbour in Pauanui.

There are 12 pump stations in Pauanui that pump raw wastewater to the wastewater treatment plant. This treatment plant consists of an aeration pond with five vertical access aerators and one caged rotor aerator. Effluent overflows to an oxidation retention pond with four aspirator aerators. Effluent

is then dosed with polyelectrolyte and then either passed through two sand filters or through a clarifier and works filter system. This treated effluent is disinfected with U.V. light before it is then discharged into the Vista Paku and airfield disposal systems.

There have been issues raised in the past in which TCDC has been asked to prove to Environment Waikato and the local community that this treated effluent is not infiltrating the aquifer from which the community is drawing its water. Extensive research has been undertaken by URS Hydrologists and it has been concluded that this effluent is draining off towards the sea in the east, and hence, is being directed away from the aquifer in question.

There are problems with the Paku Hill pump stations in Tairua in particular which means that often the age of the effluent coming from these areas caused odour issues at Pauanui pump station seven.

There are also problems with root infiltration into the wastewater pipes which affects system capacity. There is also significant stormwater infiltration during rain events. This places undesirable strain on the treatment plant. In particularly heavy rain events there have been problems with manholes surcharging as the system did not have the capacity to cope with the volume of water. This has been known to happen at summer times as well when effluent volume is at its peak.

Stormwater

Pauanui is constructed upon a very free draining base of sand. Therefore there are very few problems associated with stormwater. There is a generally reliable network of road

drainage, reticulated pipes and overland flow paths. Much of the stormwater that is gathered in this network is directed to and discharged in the bore field to recharge the aquifer. Any excess stormwater is drained off into the harbour. Stormwater that comes off the roofs of private houses usually soaks away into the sand on site.

There are two problems with stormwater. The first is scouring of the outlets caused by heavy stormwater infiltration during rain events. The second is damage caused to flood flaps and beach outlets caused by wave action.

Factors such as erosion, siltation and localised sediment contamination in the Tairua Harbour need to be monitored and controlled.

Future and Current Growth

There is a new development and new subdivision moratorium placed upon Pauanui and Tairua until a new wastewater treatment plant has been constructed. While the present treatment plant is adequate to meet the needs of the existing community, the predicted rapid growth of the town could not be accommodated. TCDC is in the process of developing a new plant and once completed there is expected to be significant growth in the area.

Pauanui has a high predicted growth rate. Between 1991 and 2001 there was a growth of 20 %. Using Statistics New Zealand (2001) medium projected growth rates, Pauanui is expected to grow 45 % in the 20 years between 2001 and 2021. Council has a policy of containing future growth in the seven main settlements, of which Pauanui is one.

Health

There may be an unknown number of residents consuming untreated water from private shallow bores.

The health issues that resulted from the damaged reservoirs roofs have been remedied.

Evaluation of Risk and Possible Solutions

1. A potential risk in the system is the integrity of the pipe crossing the harbour.

Breaks or leaks in this pipeline pose significant risks to the environment and the operation of the wastewater system. Unlikely probability with moderate consequences leads to a **moderate** risk rating.

- **Possible Solutions:** In order to minimise this risk a flow meter and pressure sensor connected to the controls has been installed. This meter identifies and immediately stops any further pumping of sewage during low pressure or blockages.
2. It is conceivable that residents are consuming untreated water from private shallow bores. Possible probability with moderate consequences leads to a **moderate** risk rating.
    - **Possible Solutions:** Residents are to be encouraged to connect to the Council potable supply. .

In 2005, the Council prepared an assessment of the provision of water and sanitary services throughout the District. This document identified and assessed the services supplied to forty six communities. The Council is required under the Local Government Act 2002 to identify any significant variations between the Water and Sanitary Assessment (WASA) and this Ten Year Plan.

The following variances between the two documents have been identified as having a degree of significance.

Water Supply Activity

Water Supply Upgrade for Matatoki, Hikutaia, Puriri and Omahu

When the Water and Sanitary Assessment (WASA) was prepared, water supply provided to residents of Matatoki, Hikutaia, Puriri and Omahu was classed as a rural water supply and was not required to meet drinking water standards. Installation of two stage filtration systems was required by Council as a condition of housing building consents issued in these areas. The Council had also installed four disk filters to filter the water drawn off for the Puriri supply. After the WASA was adopted a change in legislation was passed and as a result it is likely that these areas will require a water supply compliant with the New Zealand Drinking Water Standards. The Thames Valley reticulation and supply improvements outlined in the Ten Year Plan are intended to gradually upgrade these supplies. If these areas are provided with water that meets drinking water standards, there will no longer be a general requirement to install two stage filtration systems in these areas.

Pauanui Water Treatment Plant Upgrade

The Ten Year Plan proposals include an upgrade to the Pauanui water treatment plant. Although the WASA refers to a need for supply and upgrades, the costs involved for the Pauanui plant upgrade have increased from those originally anticipated. This is due to a number of factors, primarily changes to legislation relating to drinking water standards and the need to design to a larger capacity to accommodate growth allowed for in this area.

Education Program for Small Water Supplies

The WASA stated that the Council would be conducting an education program to offer residents information concerning the dangers, problems and solutions involved in small water supplies. There is no provision in the 2012-2022 Ten Year Plan to undertake this type of program as the Council has reviewed its priorities and spending for the coming period and intends to focus its activities on water supplies to its existing customers.

Changes to Minimum Water Grading Standard

The 2005 WASA specified minimum standards for water supply levels of service, including the use of Ministry of Health Cc grading. Since 2005, the Ministry has adopted a new approach to drinking water and the previous grading method is no longer in use. However the quality of treated water will remain the same under the 2012-2022 Ten Year Plan proposals.

Wastewater Activity

Education Program for Efficient Septic Tank Management

The WASA stated that the Council would be engaging in an education program to promote efficient septic tank management, however this is not proposed to be carried out under this Ten Year Plan as this work is considered to be the role of the Regional Council.

Tairua/Pauanui Wastewater Treatment Plant

A development moratorium was in place for Tairua and Pauanui when the WASA was prepared pending the construction of a new wastewater treatment plant. A new plant has since been constructed with sufficient capacity to allow for future development in both Tairua and Pauanui, and the moratorium has been lifted.

Production of Compost from Wastewater Biosolids

This Ten Year Plan includes the production of compost from wastewater biosolids, phased in over time. At the time of adoption of the WASA, the district wastewater treatment plants did not produce biosolids in a form that could be used for compost. Since the construction of three treatment plants on the Eastern Seaboard (Whitianga, Whangamata and Tairua/Pauanui) and a biosolid composting unit, the Council is now able to use the biosolids from these plants to produce compost. A second biosolid composting unit in Tairua-Pauanui is proposed to be installed in 2018/2019.

Administration of Trade Waste Bylaw

The trade waste bylaw to prevent unwanted substances from entering the wastewater system was developed after the WASA was adopted. The implementation of the trade

waste bylaw included in this Ten Year Plan, including sampling as needed to monitor compliance, will assist in effective management of wastewater treatment.

Coromandel Treatment Plant Upgrade

The planned upgrade to the Coromandel Treatment Plant that was anticipated in the WASA to take place in 2004/2005 is now proposed to occur in the 2012/2015 period. The works have been deferred pending a renewal consent being granted by Waikato Regional Council for the treated wastewater disposal activity.

Whitianga Wharekaho Extension

A project anticipated in the WASA to extend wastewater services in the Whitianga Wharekaho area has since been removed from the Council's work program and is not included in the 2012-2022 Ten Year Plan as the Council decided not to extend the area of benefit for the foreseeable future.

Thames Area of Benefit Extension

The Thames Totara Valley development (now called Thames Area of Benefit extension) was intended to be implemented in 2013/2014 when the WASA was prepared. This project, which will provide both wastewater and stormwater facilities to the Totara Valley area, is still proposed in this Ten Year Plan, however the timing of the project has been deferred to 2019-2021 due to a decreased demand in development.

Stormwater Activity

Thames Area of Benefit Extension

See above.

Albert Street Stormwater Upgrade

A stormwater upgrade planned to commence in Albert Street, Thames in 2005/2006 to address some flooding issues continues to be delayed beyond this 2012-2022 Ten Year Plan due to the significant capital costs associated with the project. Priority has been given to works where habitable areas are at risk of flooding with a lower priority given to inundation of roads and properties. An Albert Street investigation project is included in 2016/2017.

Whitianga Improvements

Planned improvements to the stormwater systems in Whitianga were intended to be carried out over the financial year 2004/05 at the time the WASA was prepared. Although still continuing, this work has now been split up into smaller packages of work to be carried out over a number of financial years to enable the Council to focus on key areas and prioritise the work according to need.

Tairua Manaia Road Causeway Improvements

Improvements to the Tairua Manaia Road causeway (previously called Tairua Grahams Creek project) were anticipated in the WASA to be carried out in 2010/2011. This work is now proposed to be carried out in 2012/2014 due to affordability pressures and the requirement to coordinate capital works with those also planned for the area by the Regional Council.

Public Conveniences Activity

Public Conveniences Owned by the Council

The WASA provides details of 80 public conveniences owned and maintained by the Council. The Council presently owns and maintains 86 public conveniences throughout the district, and this is proposed to continue over the period of this Ten Year Plan.



- Highways
- Land Parcels

ARCHAEOLOGICAL SITE LOCATIONS WITHIN AREA

Map produced at TCDC

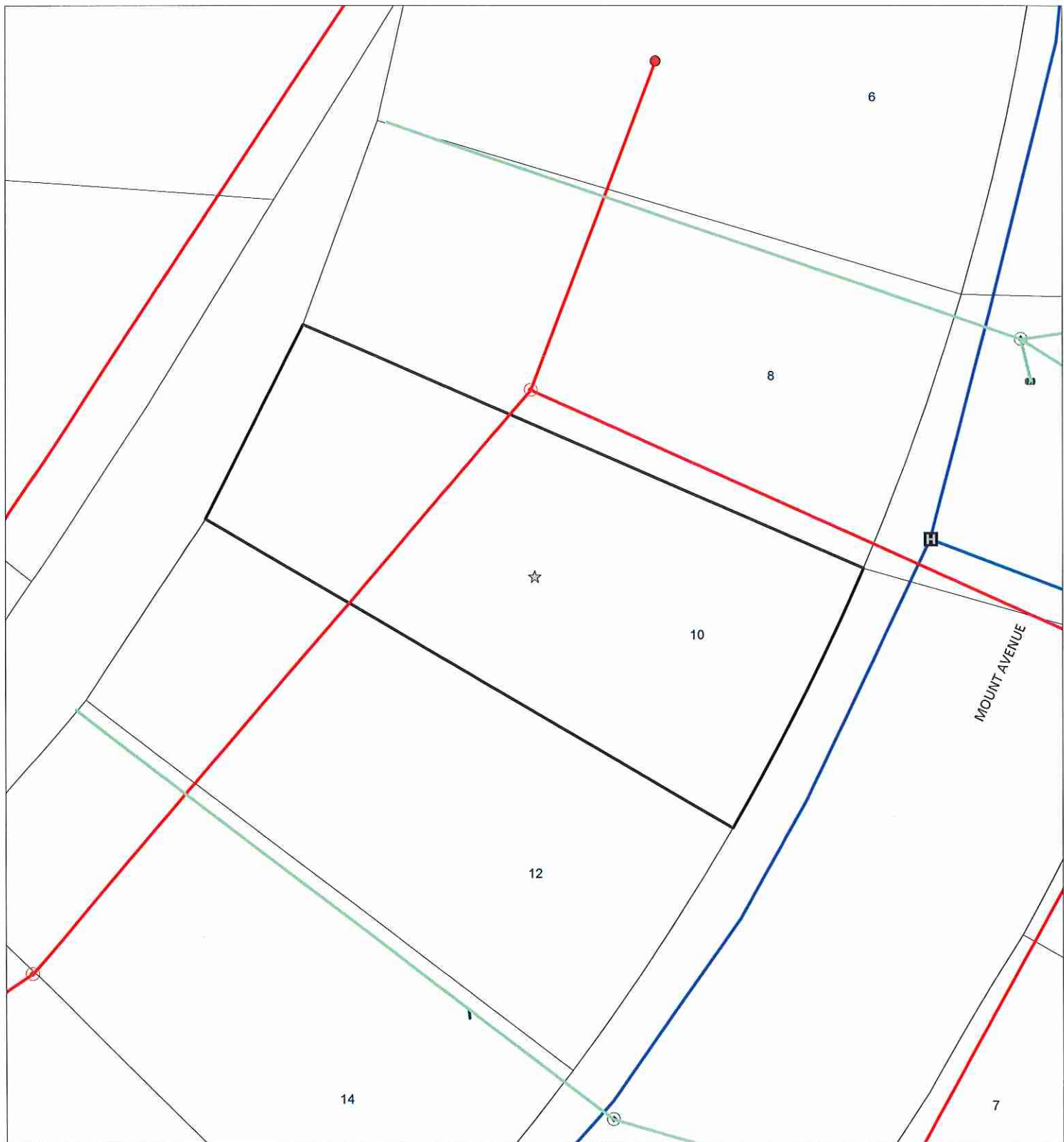
Date Produced **21/02/2008**

Attention - Please Read

This document contains data sourced from the New Zealand Archaeological Association ArchSite. The New Zealand Archaeological Association Incorporated gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including, without limitation, liability in negligence) for any loss, damage or costs relating to any use of the data.

Cadastral Information from LINZ Core Record System (CRS). Crown Copyright reserved

Geographic Information shown on this map comes from Thames-Coromandel District Council records. It is published in good faith but its accuracy and completeness cannot be guaranteed and should not be relied upon without independent verification. For further information please contact the Council GIS Department (phone: 07 868 0200, email: customer.services@tcdc.govt.nz)



LEGEND



Water Supply Points

- Blankcap
- Fire Hydrant
- Water Meter
- Node
- Valve (Various)

Water Supply Lines

- Treated Water
- Raw Water
- Connection

WasteWater Points

- Blankcap
- Inspection Chamber
- Manhole
- Node
- Pump Station
- Rodding Eye
- Valve (Various)

WasteWater Lines

- Gravity Main
- Rising Main
- Connection

StormWater Points

- Blankcap
- Catch Pit
- Manhole
- Node
- Pump Station
- Rodding Eye
- Valve
- Wingwall

StormWater Lines

- Box Culvert
- Channel
- Culvert
- Gravity Main
- Open Drain
- Rising Main
- Subsoil Drainage

- Connection
- Cadastral Boundaries

26/04/2016

Utility Services - 10 Mount Avenue, Pauanui

Not to Scale

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Geographic Information shown on this map comes from Thames-Coromandel District Council's records. It is published in good faith but its accuracy and completeness cannot be guaranteed and should not be relied upon without independent verification. For further information please contact the Council's GIS Department (phone (07) 868 0200, E-Mail customer.services@tcdc.govt.nz).



The Health Inspector's Office,
Thames County Council,
P.O. Box 409, Thames.
Phone : No. 9 Thames.

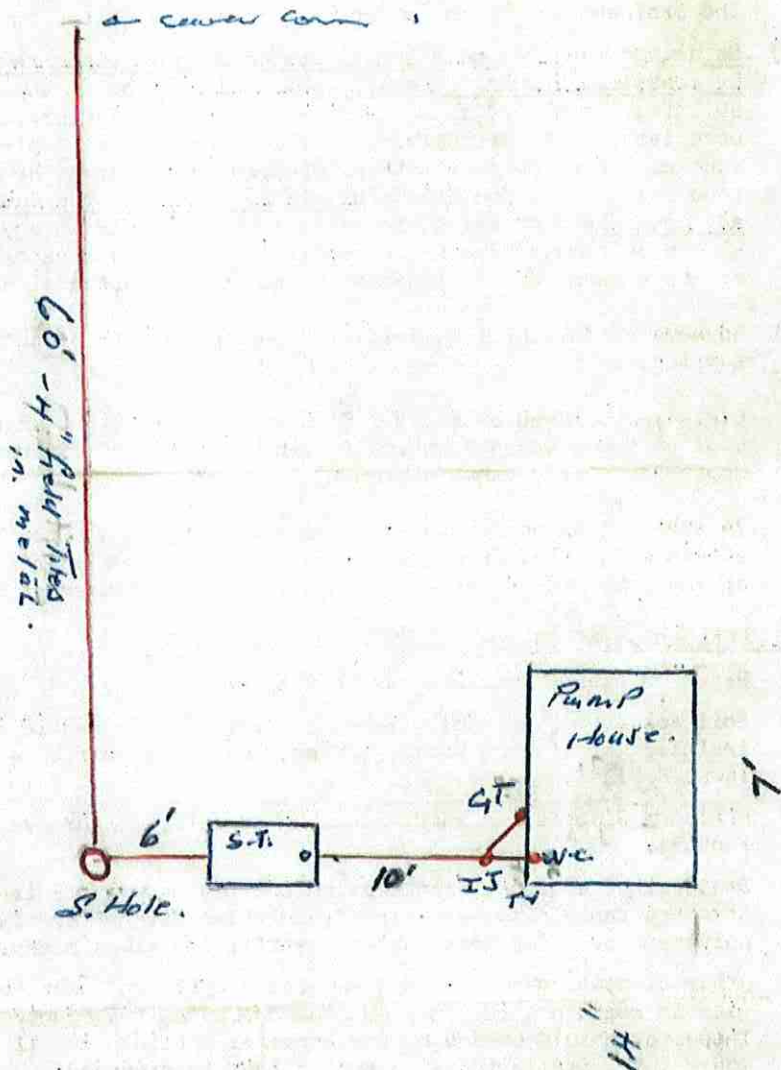
THAMES COUNTY COUNCIL

Val Roll No.: .....
Permit No.: .....
Date Issued : .....
Bldg. Pt. No. : .....

DRAINAGE PLAN

Sanitary Drains-RED, Stormwater-GREEN, Water Supply-BLUE, Old Drains-DOTTED BLACK
Scale $\frac{1}{4}$ " to a foot - or as otherwise stated

Mount Avenue.



Please Mark Boundaries of Section Clearly - Indicate Road Boundaries. All
Sanitary Plumbing Fittings to be Marked on Plan

OWNER: M. WATSON
DRAINLAYER: Brokenshire & Koss Ltd.
REC. NO.: .....
DRAINLAYERS ADDRESS: Box 28, Thames
PLUMBER: Brokenshire & Koss Ltd.

LOCATION OF WORK: (Havens) Subdivision
TOWN: PAUWELL
STREET: MOUNT AVE
LOT NO: 53 DPS: 12242

REG. NO.: .....

(Septic Tank job)

BUILDING OVER COUNCIL'S UNDERGROUND UTILITIES

This policy covers buildings over Council's underground services including watermains, sewer and stormwater drains. This policy supersedes all previous memorandums or requirements.

1. As a general rule no buildings or fixed permanent structures are to be placed over Council's underground utilities.
2. Any Council utilities on private property are normally located:
  - i) Inside the yard requirements; and
  - ii) Any area identified during the subdivision development as being not suitable as part of the building platform.

The area that can normally be built on is defined as the building envelope.

3. The granting of a waiver to reduce yard requirements does not give the applicant the right to build over any utility which is located in the yard.
4. The granting of a boundary adjustment which results in an underground utility being located within the building envelope does not give the applicant the right to build over it.
5. Where a Council underground utility is located within the building envelope buildings may be constructed over it subject to the following:
  - The applicant must show that it is not possible to locate a building of the type normally constructed in the planning zone clear of the utility.
  - Registering a Deed of Covenant and Memorandum of Encumbrance against the Certificate of Title covering the utility location within private property.
  - The underground utility is protected so that it is possible to gain access and to maintain the utility and the structure independent of each other without presenting any risk to either.
  - No buildings shall be permitted over connections.

This will involve constructing foundations which are bearing on natural ground or certified fill clear of the utility trench zone of influence.

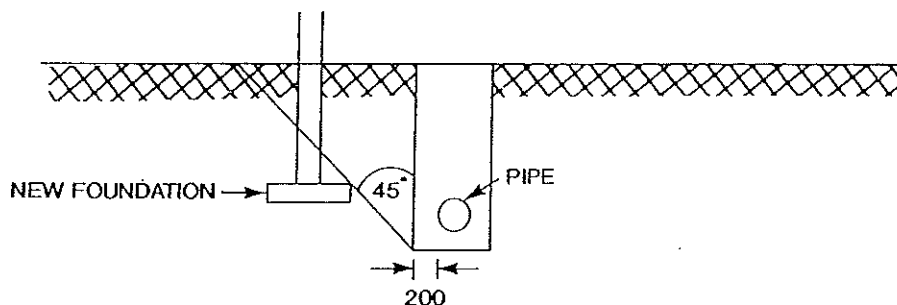
Normally this requires foundations which are founded below a line drawn at 45 degrees from the invert level at the edge of the original utility trench.

Refer to plan.

The person certifying the foundation design must be able to certify the integrity of the material that the foundations are bearing on i.e. the extent and compaction of the original utility trench backfill must be known.

6. Council shall not be held liable if the building is damaged by the pipe rupturing or undermining the structure.

Building near or over sewers will be controlled by NZS9201 Chapter 22 (Int) 1995 Model General Bylaws Wastewater Drainage Clause 1.8 including the proposed Council amendments.



P. Ireland
UTILITIES ENGINEER

February 1997

ADDITIONAL INFORMATION

In addition to the above information provided pursuant to subsection (2) of the Local Government Official Information and Meetings Amendment (1991), 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 your local Council Office for further information.

SERVICE	CONNECTED	AVAILABLE	NOT AVAILABLE
Water	✓		
Wastewater	✓		

TARGETED RATES AND LUMP SUM SCHEMES INCLUDED IN RATES 2015/16

DESCRIPTION	YEAR	AMOUNT FOR 2015/16	PAYMENT DETAILS
NO SCHEMES PAYABLE			

RATING VALUATION EFFECTIVE JULY 2015

Rating Valuation No:	04992-79400
Land Value:	295,000
Improvement Value:	65,000
Capital Value:	360,000

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 Certificate Of Title for the latest flats plan registered.



Aerial Photograph of Property within Thames Coromandel District

10 Mount Avenue, Pauanui

Printed - 26/04/2016
Map is not to scale

Photography sourced from NZ Aerial Mapping Ltd - captured 2008-2010
Cadastral Information from LINZ Core Record System (CRS). Crown Copyright reserved

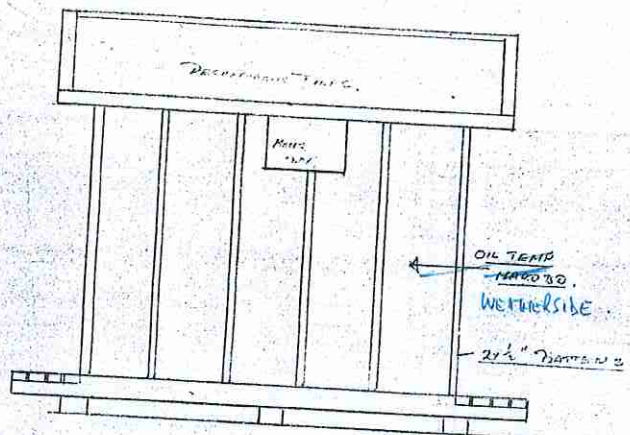
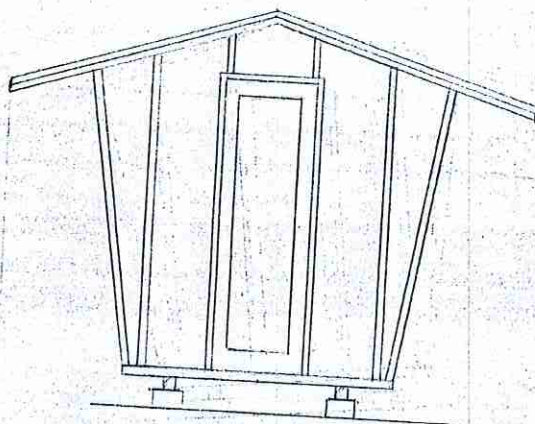
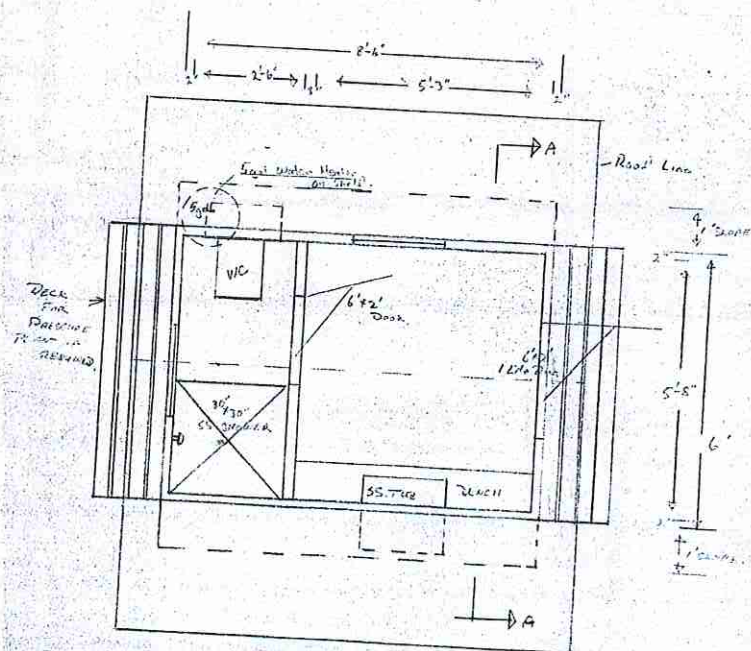
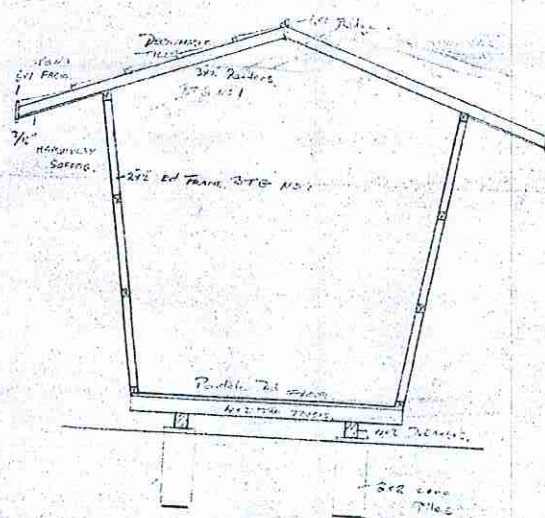


F 92

ON Lot

A# PADANUI

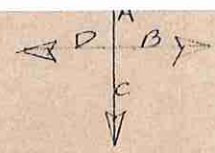
Since $\frac{1}{2}$ inch = 1 foot



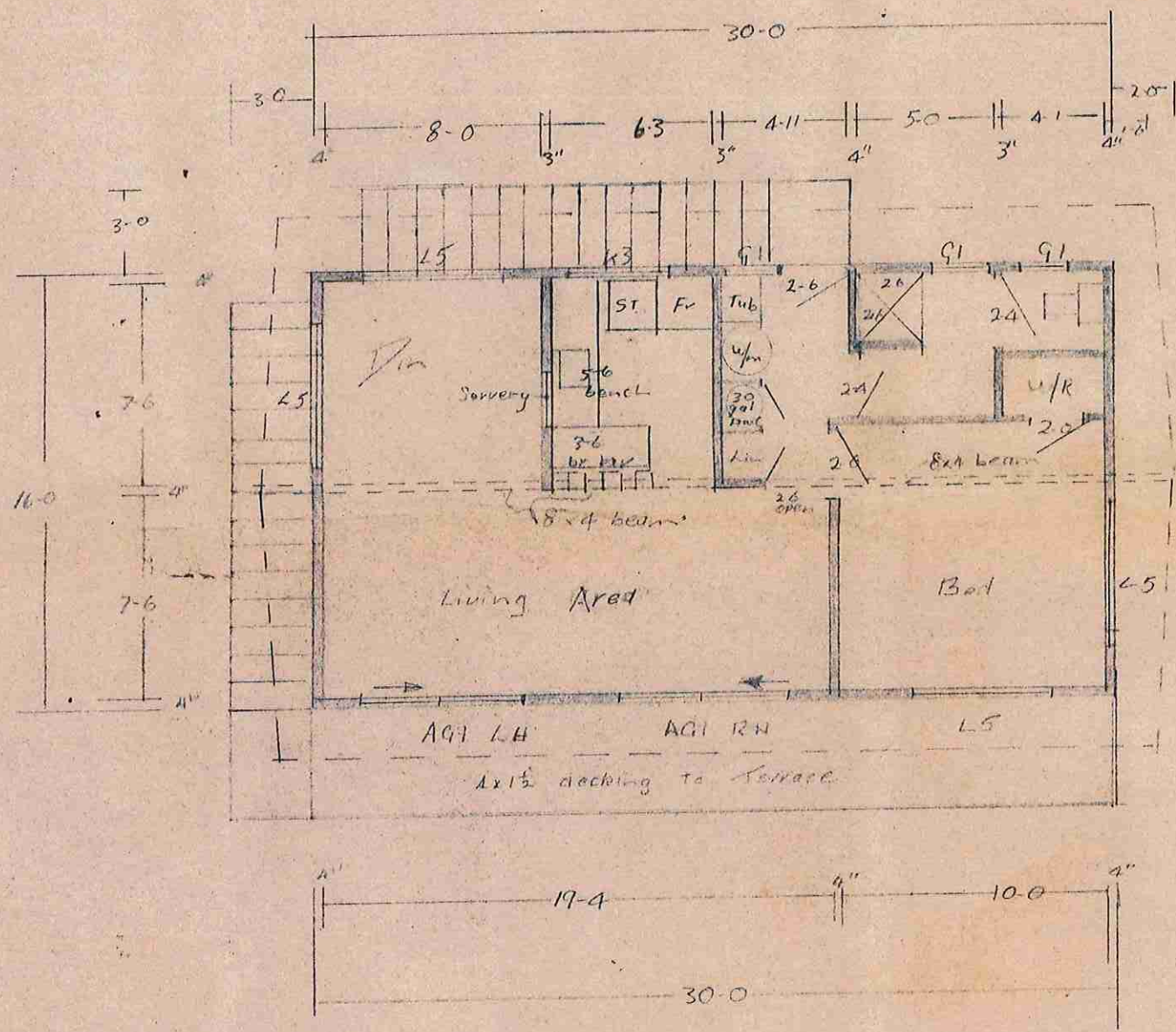
SITE PLANS

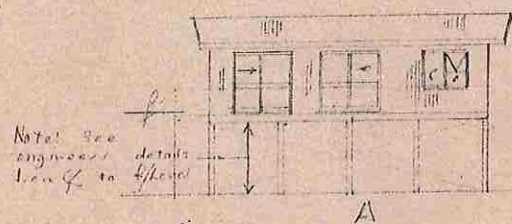
SECTION 4.2

M-NABR BUILDING STOOD

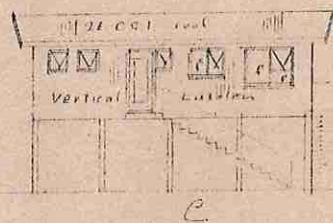
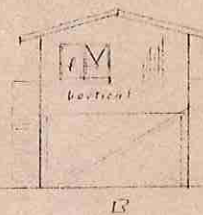
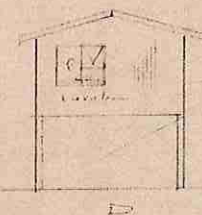


3/16 file
valve
and





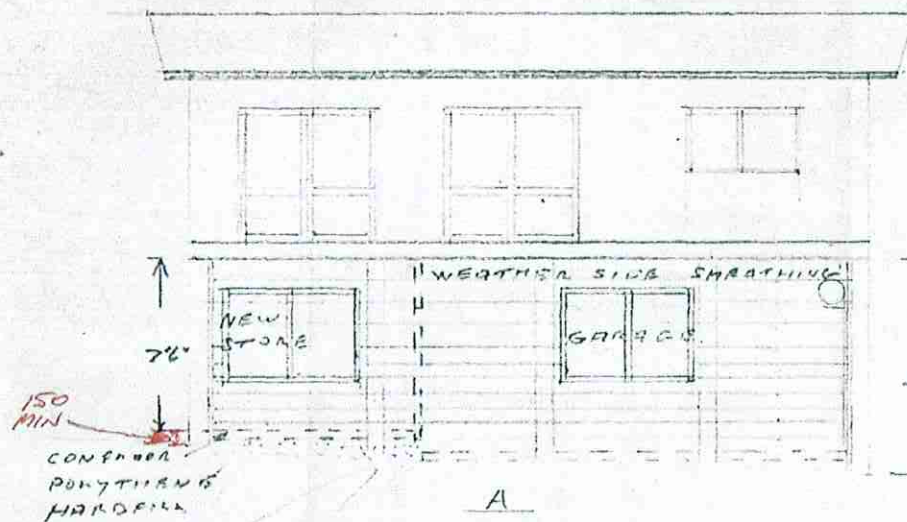
Note: See
engineer's details
from 4 to 4/level



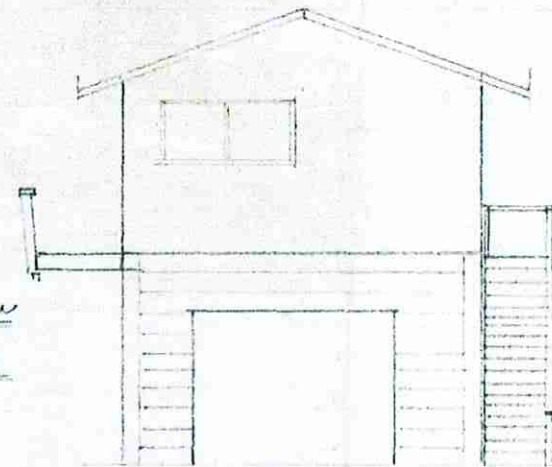
Note: See engineer's
details from 4 to
floor level



PLAN TO ENCLOSE BASEMENT FOR 17^R M. WATSON AT PAUANUI
 VALUATION ROAD 4960-68-S1 LOT. NO 53 D.P. 12442 BLK XIV WHITIANGA S.D.

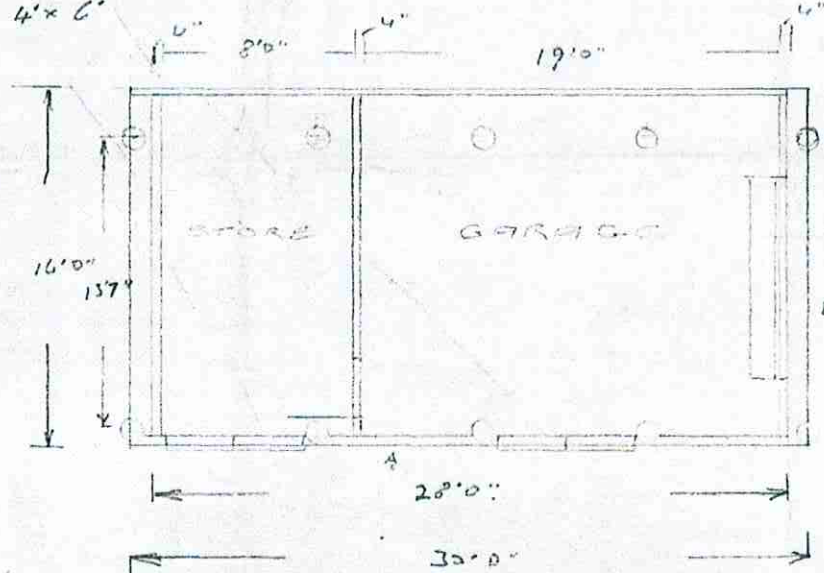


ELEVATION
 +
 SECTION
 A



B

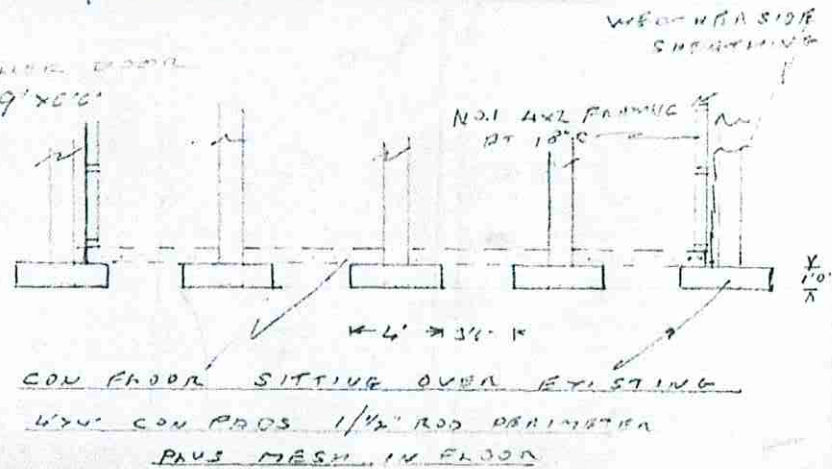
M.S. WINDOWS
 4' x 6'



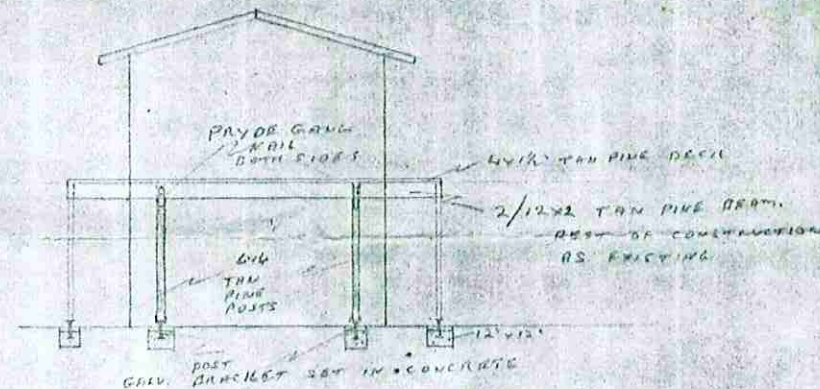
APPROVED

SUBJECT TO ANY CONDITION ENDORSED ON THAMES COROMANDEL
 DISTRICT COUNCIL BUILDING PERMIT No. _____
 DATED 14/1/77
 SIGNED M. A. Taylor
 BUILDING INSPECTOR

ROLL UP DOOR
 9' x 10'



VALUATION ROLL 4960/68/51 LOT No. 53 D.P. 12442 BUK XIV WHITIANGA S.D.



ELEVATION (A)

IMPORTANT

THAMES COROMANDEL
DISTRICT COUNCIL

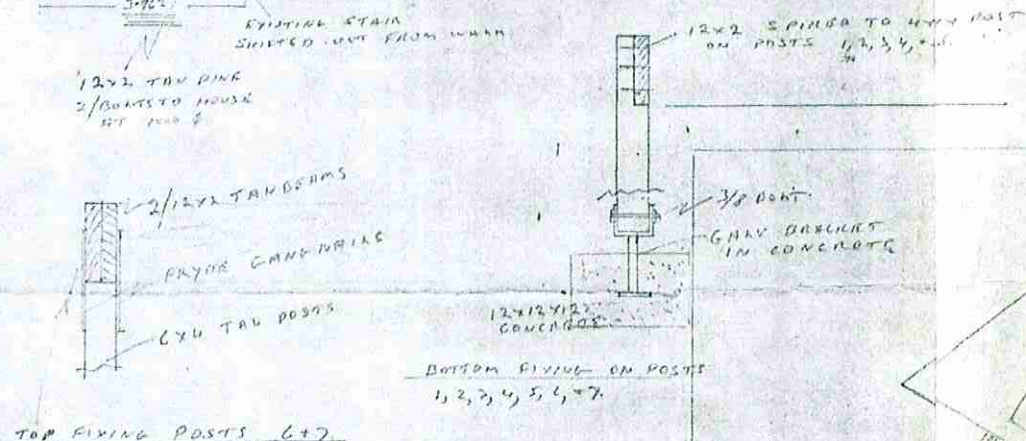
Private Bag, Thames. Phone 405 Thames

FOOTING (Foundation) INC.

When footings have been excavated, steel placed the Builder must notify District Building Inspector at the address.

No concrete is to be poured until Inspector has given his approval.

Sufficient notice must be given (at least 48 hrs) when an inspection is required.



SITE PLAN

SUBJECT TO ANY CONDITION ENDORSED ON THAMES COROMANDEL
DISTRICT COUNCIL BUILDING PERMIT No. 38328
DATED 28/3/85
SIGNED [Signature] BUILDING INSPECTOR

ROAD

GENERAL PLANNING AND PROPERTY INFORMATION

The information below is offered to forewarn 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.

The information offered does not remove the responsibility of individuals to study those plans and documents which may impact on their enjoyment of property. Where any doubt exists, please study the original plans and rules.

DISTRICT PLAN

Full copies of the Council's District Plan are available for public study 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 Certificate 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 Certificate of Title for the property.

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

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.

A NOTICE TO PAUANUI RESIDENTS

A Tsunami Evacuation Plan and Warning System is in place in Pauanui.

In case of a tsunami, Civil Defence recommend that you evacuate as far as possible inland or at least 20m above sea level.

Overleaf, you will find a scaled map that shows the 20 metre contour line around Pauanui. This map should be used for guidance only.

Tsunamis are survivable.

WHAT CAN HAPPEN?

A tsunami that affects us will be caused by a:

- major local earthquake, or
- an earthquake that is generated from the pacific rim (e.g. Chile). This is also known as a distal tsunami.

If a local earthquake strikes, self-evacuate immediately as no formal warning is possible.

If a distal tsunami is expected, there may be several hours of warning.

HOW WILL I KNOW?

You may hear the tsunami warning sirens. These will sound **CONTINUOUSLY IN ONE TONE.**

Evacuate immediately.

If the following indicators are present, self-evacuate as a precaution:

- An earthquake which is strong enough to knock you off your feet.
- Unusual tidal movement (such as water receding).

WHAT DO I DO?

Evacuate.

You will need to find your own way to **HIGH GROUND** above the 20 metre contour line.

Listen to the Radio (Coromandel FM 93.9)

CONTACT DETAILS

Civil Defence
07 868 0200