



# Frequently Asked Questions

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**Pauanui Waterways**, stands as the pioneering residential canal housing project by Hopper Developments. After the success of Pauanui Ocean Beach Resort created by brothers Ian and Tony Hopper, in the late 1960's, Ian and his son Leigh, recognised the potential for an adjacent canal development that would redefine coastal living in New Zealand.

Hopper Developments now offers their final stage in Pauanui Waterways – **The Hammerhead**.

**Q: Are there building covenants?**

A: Yes, Building Covenants do apply and have been put in place to ensure the quality of building is maintained at a high standard throughout the development.

**Q: Do I need to have my building plans approved?**

A: Yes, along with any council approval required, prior to submitting plans to Thames Coromandel District Council (TCDC) for approval you are required to submit your plans to the manager representing Pauanui Canals Management for approval also.

**Q: What is the minimum size house I can build on the section?**

A: The minimum floor area of your home is 160m<sup>2</sup>, this includes any garage. What's great about these sites is, you can build for up to 45% site coverage.

**Q: Why are the section heights different to the existing stages at Pauanui Waterways?**

A: The new section heights are set 1.2m higher than the previous stages. This was a recent requirement of Council that fell within our Resource Consent in the construction of the Hammerhead. These new heights are determined by the most recent National Policy Statements referring to the Coastal Inundation Guidelines, which each Council has the responsibility to establish their own considerations when issuing consents for new coastal developments.

**Q: What requirements are there to landscaping of my section.**

A: At the time you submit your plans for approval to the Management company, you must also include your landscaping plans for approval.

**Q: Can I fence my property?**

A: Yes, however, you need to comply with the covenants in regard to fencing your property on all boundaries, this includes road frontage and canal frontage.

**Q: Are there any costs related to owning a property in the waterways?**

A: Yes, as a property owner in the waterways, you are obliged to pay an annual levy. This amount varies from year to year.

**Q: Who administers the levy?**

A: Pauanui Canals Management Ltd provide management functions. This is a charitable entity, non-profit, and expenses are budgeted and apportioned across the property owners/beneficiaries of the canal network.

**Q: How is the Levy calculated?**

A: The levy formula is calculated on the length of the canal wall of your property. The Hammerhead sections are all >25m. There will also be a small levy payable for the private boat ramp. The Hammerhead property owners have access to.

**Q: How does the access to the Boat Ramp work?**

A: Via a card, pad or key system, private access to the boat ramp will be provided to each property owner. It is encouraged that the access system is not shared or extended outside the property owners of The Hammerhead.



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**Q: Can I have a boat ramp on my property?**

A: No, no boat ramps are permitted on The Hammerhead sections. You have right to use the boat ramp on Lot 2 of The Hammerhead.

**Q: Do I have to pay additional costs for the pontoon?**

A: The pontoon, gangway and poles are included in the purchase price on the Sale and Purchase Agreement. On settlement, any repairs and maintenance become are your responsibility. You are obliged to pay an annual structure cleaning charge of the pontoon and poles to the management company.

**Q: What services are available on the sections?**

A: All sections will have access to TCDC reticulated services for water and wastewater systems. Electricity and fibre are provided to the boundary of each section.

**Q: Can I place a Utility Shed on my section?**

A: Yes, we have recognized the amenity value of Pauanui owners enjoying holidaying on their section prior to building, it's almost Pauanui tradition. However, any utility shed must comply with the district plan and the Covenants.

**Q: What about camping on my section prior to building?**

A: Yes, again Pauanui was built around the enjoyment of camping on your section. This is also a great way to plan

and design your new home. Again, you must comply with the district plan and the Covenants.

**Q: Can I move an existing home onto my section?**

A: No, under the covenants only a new dwelling in permitted and no secondhand or recycled material can be used.

**Q: Is there a timeframe that I need to start building after purchasing the section?**

A: No, there is no timeframe set to commence your build.

**Q: Explain to me the canal yard, the 8m setback?**

A: We refer to the 8m setback as the area from the canal wall to the building platform on your section. You will see this marked with a reference on the LT Plan. Your home cannot encroach into this area. Why? Along with keeping the aesthetics of the canal front landscaped and open, the integrity of the canal wall is paramount and a no build zone here protects the wall.

**Q: Can I put a swimming pool into the canal yard?**

A: Yes, subject to management approval and district plan approval, a swimming pool is permitted in the canal yard.

**Q: Can I swim in the canal?**

A: Yes, the water is regularly monitored and perfectly safe for swimming.

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**Any more questions? Contact: Christine Ridley M: 021 495 598 E: [christine@hoppers.co.nz](mailto:christine@hoppers.co.nz)**

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