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4 December 2025

Arizto Real Estate
Level 2
3 Broadway
New Market
Auckland

EMAIL TO: info@arizto.co.nz
Attention: Andrew Hunt

Dear Sir/Madam

Land Information Memorandum: 5 Pine Grove Tairua
Client: 5 Pine Grove – 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:	3 December 2025
Property Number:	111799
Property Address:	5 Pine Grove Tairua
Legal Description:	LOT 91 DPS 12949
Area (ha):	0.0554

SECTION A: RATES AND CHARGES

Current Annual Rates Assessed for July 2025 to 2026	\$4956.75
Arrears Outstanding: (Any amount accrued prior to current rating year)	0.00

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

REGIONAL COUNCIL RATES

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

SECTION B: PERMIT/CONSENT HISTORY

BUILDING INFORMATION

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

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

YEAR	DESCRIPTION OF PERMIT
1978	Dwelling
	<i>No Further Information Located</i>

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

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

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

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

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

YEAR	CONSENT No	DESCRIPTION OF CONSENT	CCC or COA ISSUED YES / NO
1999	ABA19990674	Carport & Spa Room	NO
2011	ABA20110892	Install K250 Solar Water Heating Panel Retrofitted to Existing HWC	YES
2014	COA20140008	Conversion of Existing Basement Garage to Storage & Bathroom. Garage Door opening Closed in & Access Door Integrated	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



Form 7

Issued under section 95 of the Building Act 2004

CODE COMPLIANCE CERTIFICATE ABA/2011/892

Issued: 18-Jan-2012

Owner: A M Cowling and I C Cowling
5 Pine Gr
Tairua 3508

Applicant: A M Cowling and I C Cowling

Street address: 5 Pine Grove Tairua

Legal description: LOT 91 DPS 12949

Current lawful use: Dwelling

Year first constructed: 1970's

Number of levels: 1

Intended life: Indefinite but not less than 50 years

Description of work: **Install K250 Solar Water Heating Panel Retrofitted to Existing HWC**

First point of contact: The first point of contact with the building consent authority will be with Customer Services.

Thames-Coromandel District Council is satisfied on reasonable grounds, that:



The building work complies with the building consent;

N. Fowler

Nick Fowler
Manager Building Services Delivery
On behalf of Thames-Coromandel District Council



For any inquiries please contact
our Customer Services Team

Fax: 07 868 0234
E-mail: customer.services@tcdc.govt.nz
Web: www.tcdc.govt.nz
515 Mackay Street, Private Bag, Thames

District Office: 07 868 0200
Mercury Bay: 07 867 2010
Whangamata: 07 865 0060
Coromandel: 07 866 1001



Electrical Certificate of Compliance

No. 3656203

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. of attachments ADN

To be completed whether or not an Inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer IVAN & ANNE COWLINGPhone: 07 864 9934Address of installation 5 Pine Grove, TAIRUA

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS 3000:2007 and Regulation 59 ☐ and
 (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN ☒ or attached other system ☐

WORK DETAILS

No. of lighting outlets

No. of ranges

Please tick (✓) as appropriate where work includes:

No. of socket outlets

No. of water heaters

Mains

Main earthing system

Was any installation work carried out by the homeowner?

Yes ☒ No ☐MEN Switchboard
closest to point of supply

Electric lines

Description of work carried out (If necessary attach any pages with work done) INSTALL PERMANENTCONNECTION OUTLET UNDER HOUSE FOR SOLAR HEATING SYSTEM.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☒ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☒ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☒ has an earthing system that is correctly rated
☒ contains fittings which are safe to connect to a power supply
☒ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name R.C. LyonsRegistration No. E 7255Company R.C. LYONS ELECTRICIANContact Ph No. 027 208 4884Signature R.C. LyonsDate 29th November 2011

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)☐ Attached other☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

Registration No.

Signature

Date

Contact Ph No.

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED



Form 9

Issued under section 99 of the Building Act 2004

CERTIFICATE OF ACCEPTANCE: COA/2014/8

Issued: 24-Jul-2014

The building

Street address of building: 5 Pine Grove Tairua

Legal description of land: LOT 91 DPS 12949

The owner

Name of owner: A M Cowling and I C Cowling

Mailing address: 5 Pine Grove
Tairua 3508

Acceptance of compliance

Thames-Coromandel District Council is satisfied, to the best of its knowledge and belief and on reasonable grounds, that insofar as it can ascertain, the building work described below complies with the Building Code:

- Conversion of Existing Basement Garage to Storage & Bathroom. Garage Door opening Closed in & Access Door Integrated

Council has not undertaken any inspections of the building work; as such the issue of this certificate is reliant upon the following documents to establish compliance with the Building Code:

- Plans, PS1, Photographs and Specifications

Approved Building Code Clauses:

- E3 - Internal Moisture, E3.3.3 & E3.3.4

Exclusions:

- B2 - Durability

The balance of Building Code clauses were not considered as being relevant to the building work.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for the building work.

A handwritten signature in black ink, reading "John Kardas".

Position:

John Kardas

Building Unit Manager

On behalf of Thames-Coromandel District Council

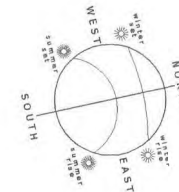
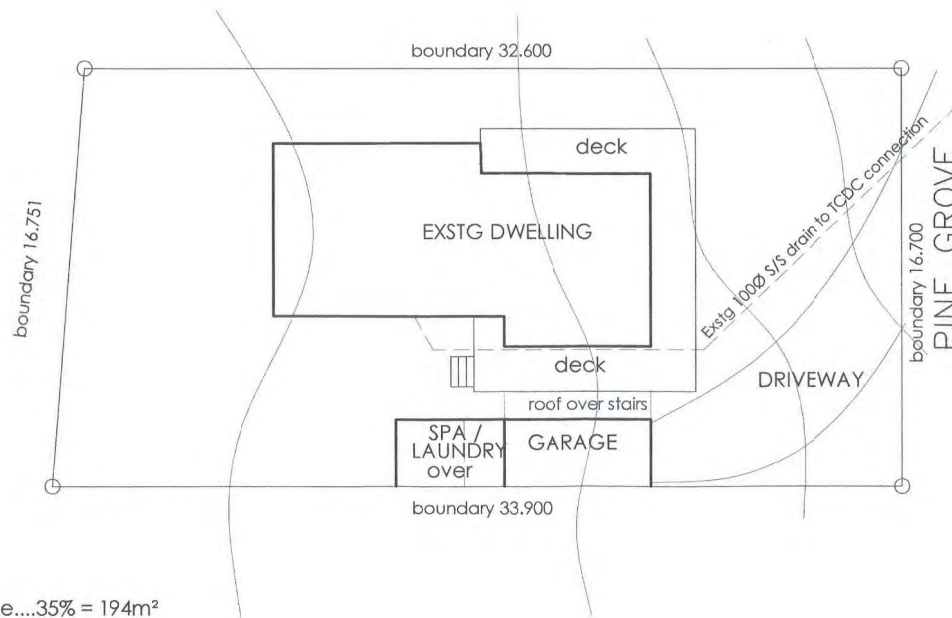
LEGAL DESCRIPTION:

LOT 91, DPS12949
AREA: 554 sq.m.
WIND ZONE: XXX
EXPOSURE ZONE: D.....seaspray zone.

SCOPE OF WORKS:

Work carried out under previous ownership.
Original basement garage converted to workshop/storage areas.
All internal gib lined timber framed walls non-loadbearing.(partition).
Conversion of one room to Bathroom. (WC, vanity and shower).
All windows and single door unchanged. (original to exstg basement)
Garage door opening closed in with timber framing,gib interior, ply exterior,
with single aluminium access door fitted.

Work carried out under current ownership.
Exstg timber handrails to top floor deck replaced by
Provista in 2010 with Aluminium framed Safety Glass.
(Stairs fitted with balusters @ 100mm max. spacings)



Site.....554m²
Permitted site coverage.....35% = 194m²
House crea.....103m²
Garage + Spa / Laundry.....44.65m²
TOTAL.....147.65m².....OK

SITE PLAN
Scale 1:200

Sea spray zone:
All sheltered and exposed
fittings to be 304 Stainless Steel.

CLIENT

I + A COWLING

ADDRESS

5 PINE GROVE
TAIRUA

DRAWING TITLE

SITE PLAN

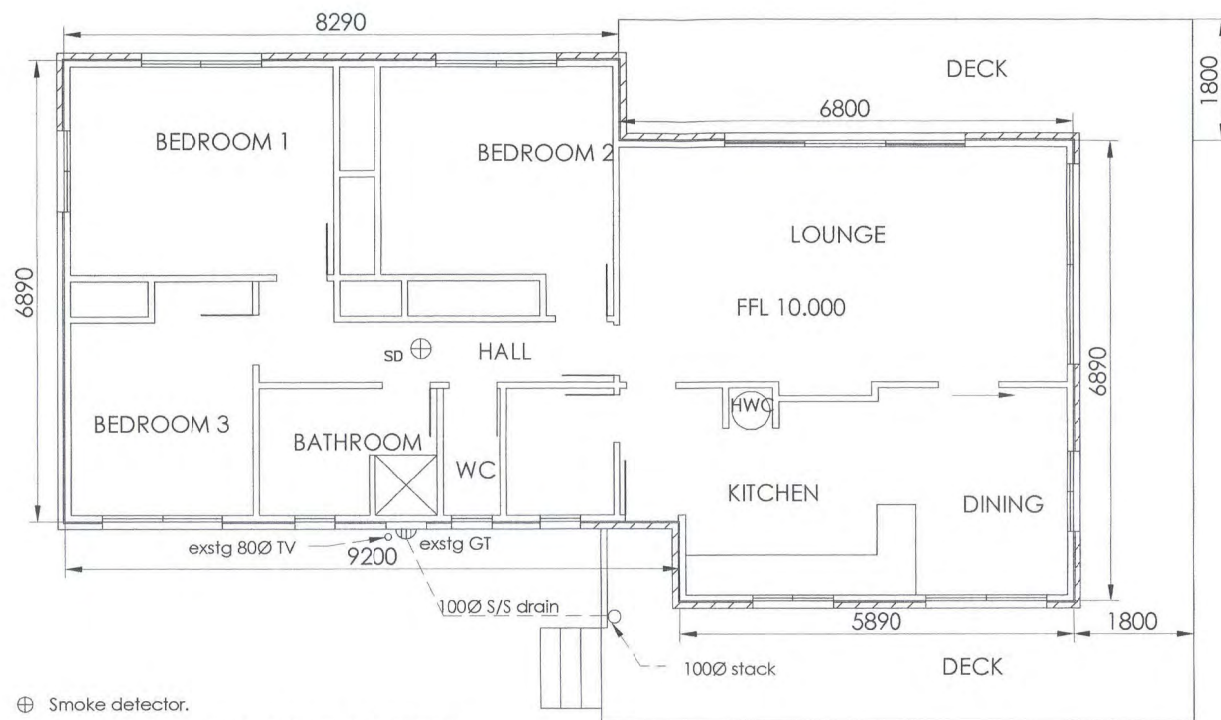
Drawn by:

P.Heeps

APRIL '14

SHEET

Scale 1:200 1 of 4



⊕ Smoke detector.
Battery operated smoke detectors to be installed
within 3.0m of each bedroom door

Previous timber handrails replaced by Provista.
Aluminium framed glass handrails.... 1.0m high.
Aluminium baluster handrails to stairs...0.9m high.

EXISTING TOP FLOOR PLAN

Scale 1:75

CLIENT
I + A COWLING

ADDRESS
5 PINE GROVE
TAIRUA

DRAWING TITLE
EXSTG TOP FLOOR PLAN

Drawn by:

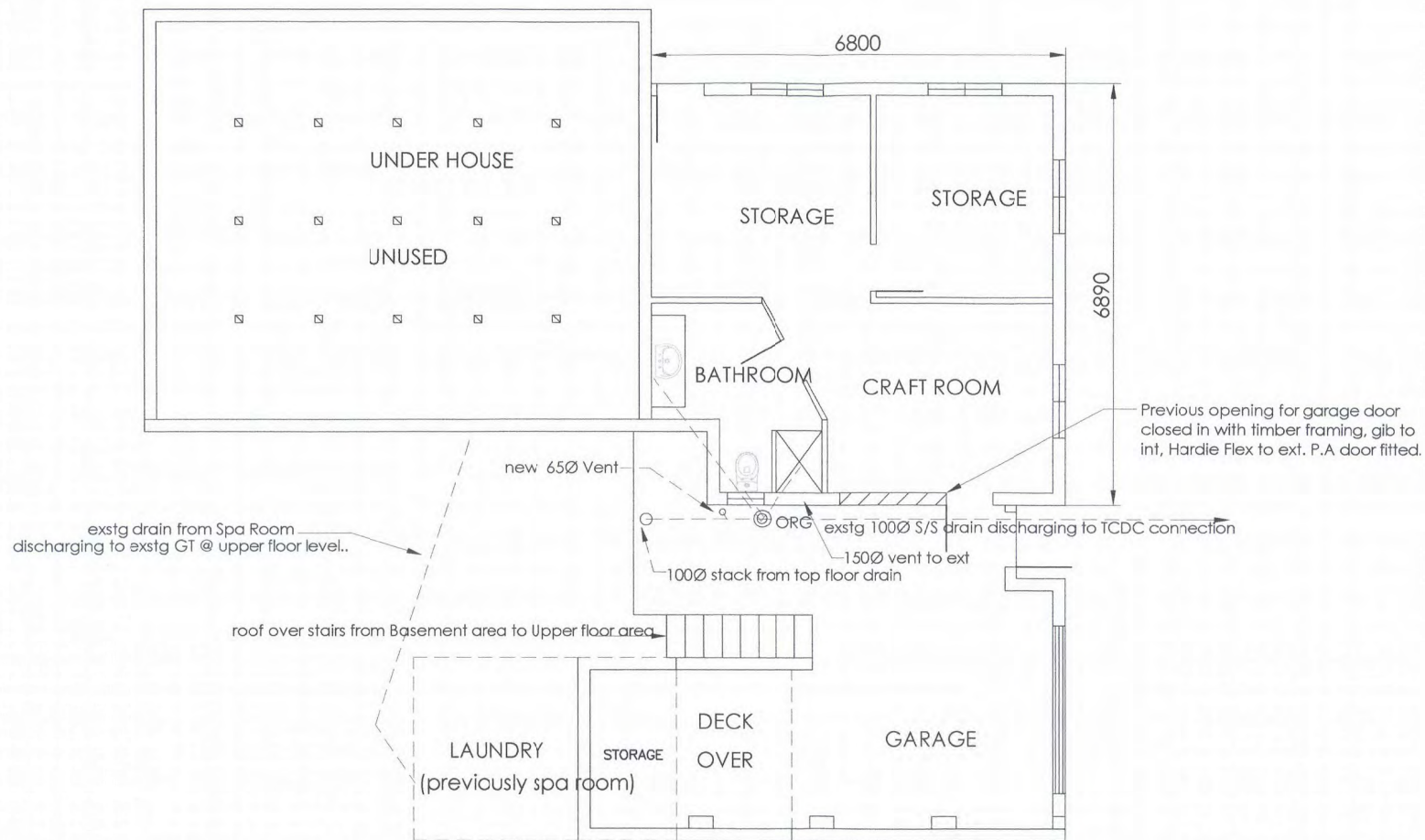
P.Heeps

APRIL '14

Scale 1:75

SHEET

2 of 4



EXISTING BASEMENT FLOOR PLAN



Scale 1:75

All internal partition walls gib lined.

BASEMENT BATHROOM:

Floor: painted concrete.
Shower enclosure: Clearlite Millenium pre-formed acrylic shower liner and base.

Ventilation:
600w x 900h window @ WC.
150Ø exhaust fan above shower
vented direct to exterior.

Pipe sizes and falls:
shower...50Ø...1:40
vanity...50Ø...1:40

W/C...100Ø...1:60

All Work To G13. NZBC

Discharging to 100Ø S/S drain.
65Ø vent fitted.

CLIENT

I + A COWLING

ADDRESS

5 PINE GROVE
TAIRUA

DRAWING TITLE

EXSTG FLOOR PLAN

Drawn by:

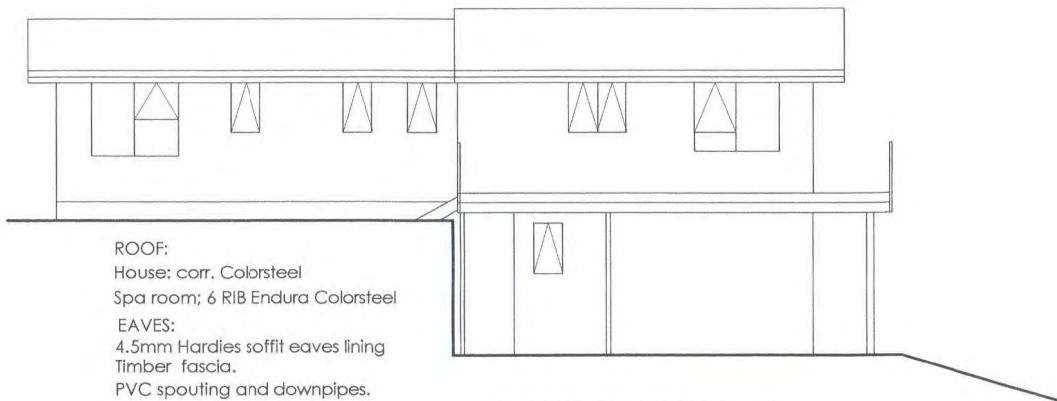
P.Heeps

APRIL '14

Scale 1:75

SHEET

3 of 4



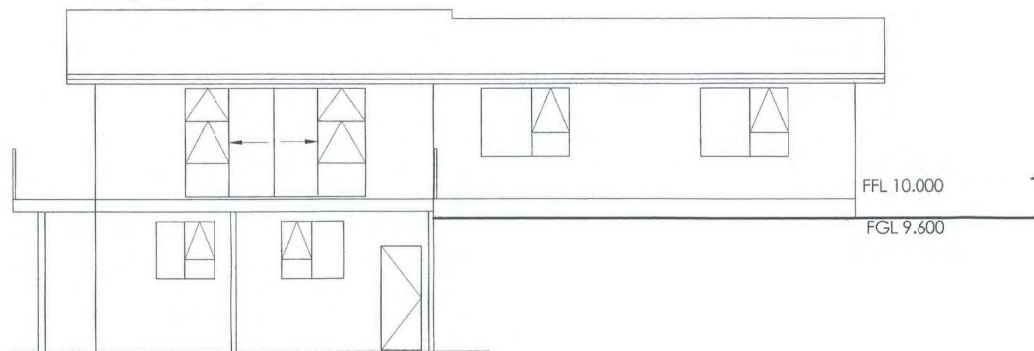
ROOF:
House: corr. Colorsteel
Spa room; 6 RIB Endura Colorsteel
EAVES:
4.5mm Hardies soffit eaves lining
Timber fascia.
PVC spouting and downpipes.

WALLS:
Upper: Brickwork
Basement...Masonry block.

JOINERY:
Aluminium joinery

Handrails not shown for clarity;
1.0m high aluminium framed safety glass.
.9m high handrails to stairs.

EAST ELEVATION



FFL 10.000

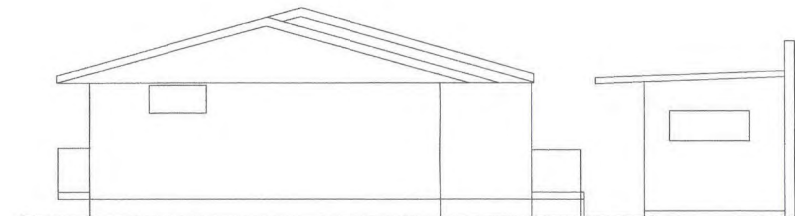
FGL 9.600

WEST ELEVATION



sectional lift
garage door

NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS
Scale 1:100

CLIENT

I + A COWLING

ADDRESS

5 PINE GROVE
TAIRUA

DRAWING TITLE

ELEVATIONS

Drawn by:

P.Heeps

APRIL '14

SHEET

Scale 1:100 4 of 4

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
1999	RMA19990261	Land Use Consent to construct a carport. <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: CF & RA Jones

Application Number: RMA19990261

Property Number: P.6041.0005

Application: Restricted Discretionary activity to infringe the side yard and daylighting standards of the Housing Zone

Site: Legal Description: Lot 91 DPS 12949
Street Address: 5 Pine Grove, Tairua

Zoning: Transitional District Plan: Housing Zone
Proposed District Plan: Housing Zone

THAMES-COROMANDEL TRANSITIONAL AND PROPOSED DISTRICT PLANS

Decision 1:

Pursuant to sections 105 and 108 of the Resource Management Act 1991 the Thames-Coromandel District Council grants consent to CF & RA Jones to construct a carport on the site described above, in accordance with the description and plans lodged in support of the application, subject to the following conditions:

Conditions:

1. The consent holder shall pay to the Thames-Coromandel District Council any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with Regulations made under section 36 of the Resource Management Act.

Reasons for the Decision:

1. The proposal does not offend the objectives and policies of the Transitional or Proposed Thames-Coromandel District Plans.
2. Subject to compliance with the conditions of consent Council is satisfied that the proposal will have only a minor effect on the environment and amenity values of the surrounding neighbourhood.

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. Council is satisfied that approval has been obtained from affected parties, which in this instance is neighbours Philip and Jacqueline Harris at Lot 92.

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

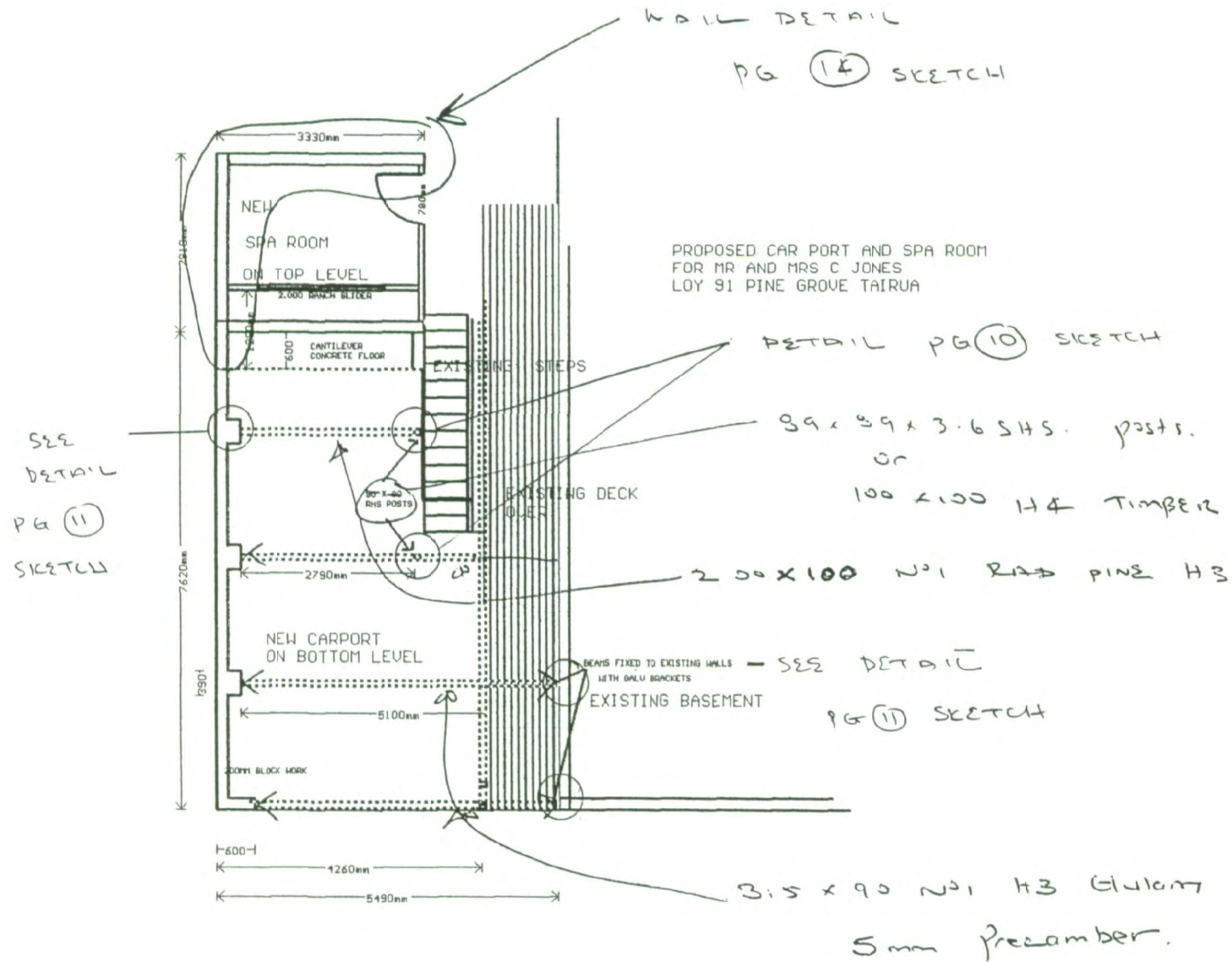


K.A. Lithgow
RESOURCE PLANNER

Dated at Thames, this 15th day of November 1999

Note:

1. All necessary consents pursuant to the Building Act 1991 are to be obtained before the use is established.
2. This consent does not relieve the consent holder of his/her responsibility to apply for any other consents which may be required by Environment Waikato and/or the New Zealand Historic Places Trust.



SECTION C: LAND USE INFORMATION

THAMES-COROMANDEL DISTRICT PLAN - OPERATIVE IN PART

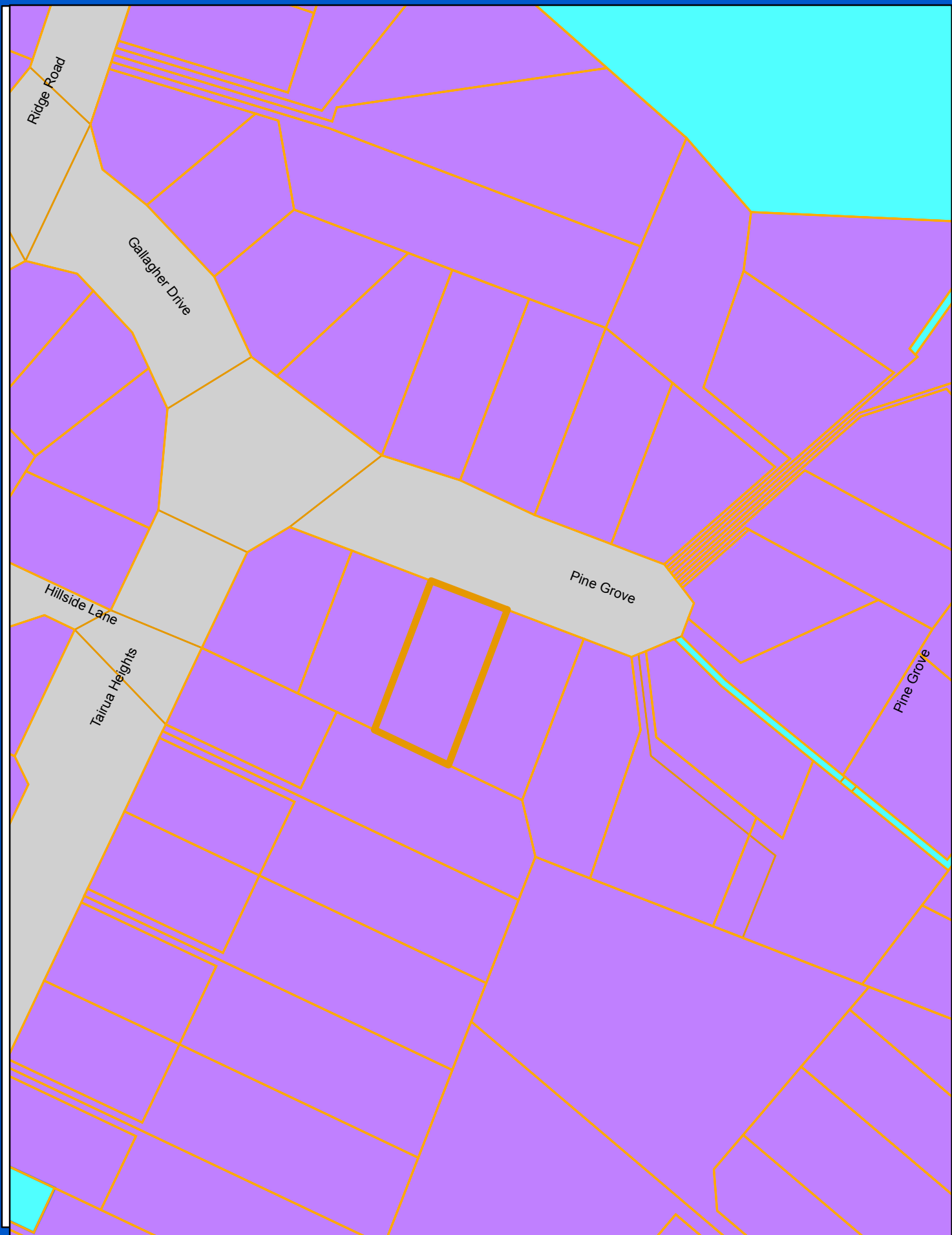
Thames-Coromandel District Council resolved to declare the Thames-Coromandel District Plan ‘Operative in part’ pursuant to clause 17(2) in Schedule 1 of the Resource Management Act 1991 at its meeting on 13 February 2024.

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

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

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

THAMES-COROMANDEL DISTRICT PLAN ‘OPERATIVE IN PART’	
ZONING: RESIDENTIAL	
** The relevant rules can be viewed refer Part VIII Section: 54	
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	



5 PINE GROVE TAIRUA

Legend

ZONING:RESIDENTIAL Legend Attached

Date: 04/12/2025
 Authored: maureen
 Projection: NZTM



1:1,000

0 9 18 27 36 (m)

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PLANNING MAP LEGEND

Overlay Maps

Special Purpose Provisions

-  Site Development Plan
-  Site Specific Activity
-  Structure Plan

Overlays

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

Zone Maps

Zones

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

All Maps

-  Parcel Boundary
-  Sea or Harbour or Estuary

Other Provisions

-  Beach Amenity
-  Beachfront Yard
-  Coastal Environment
-  Cocks 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

1

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
Airfield Road
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

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

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

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

FLOODING – *None Known*

LANDSLIDES/SUBSIDENCE/INSTABILITY - *None Known*

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

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

VOLCANIC AND GEOTHERMAL HAZARDS: *None Known*

ANY OTHER HAZARDS OR SPECIAL FEATURES - *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

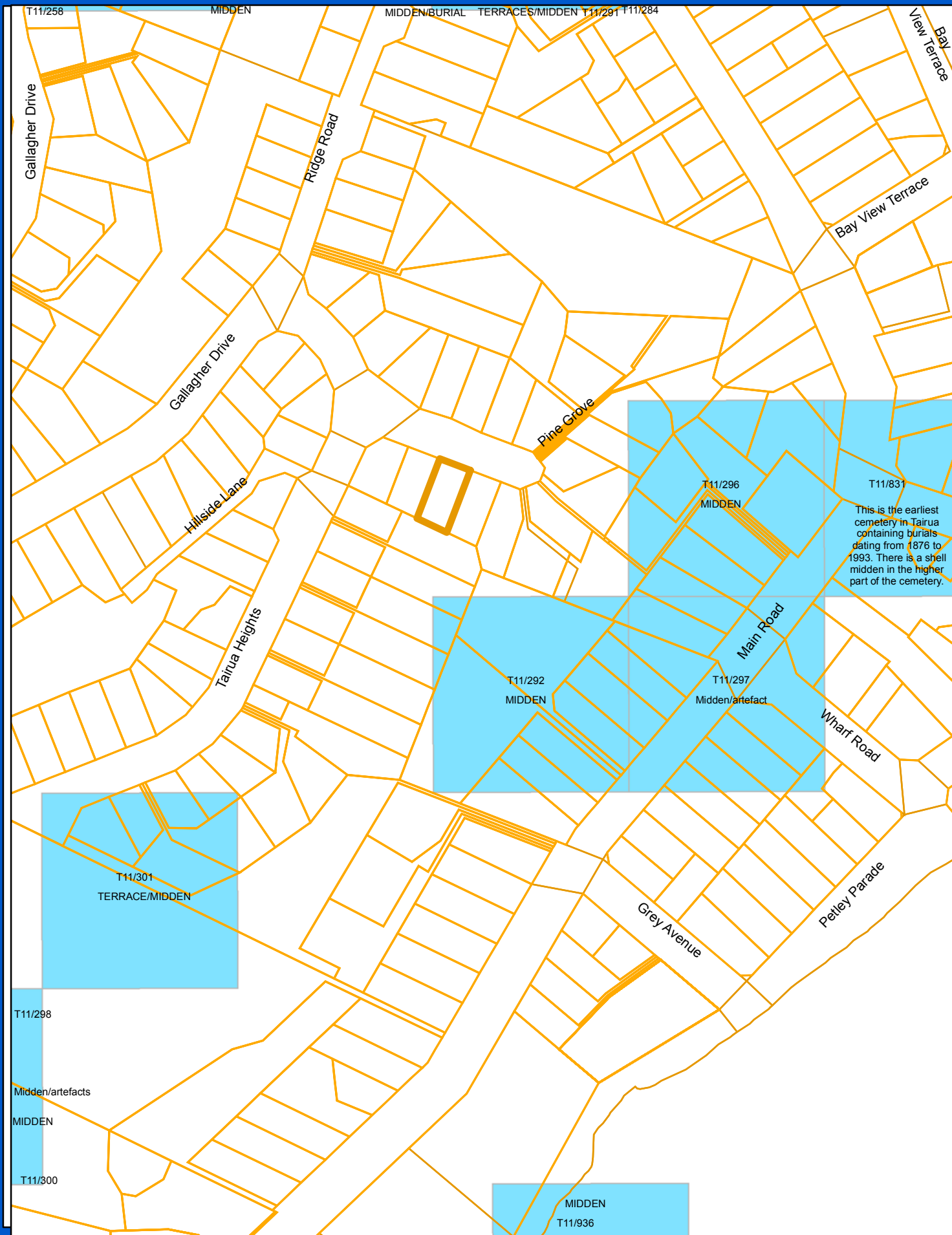
ARCHAEOLOGICAL SITES

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 .

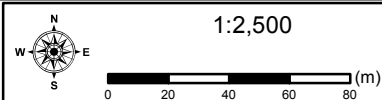


5 PINE GROVE TAIRUA

Date: 04/12/2025
 Authored: maureen
 Projection: NZTM

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

Legend



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CROWN COPYRIGHT RESERVED





Eagle Technology, Land Information New Zealand, GEBCO, Community

5 PINE GROVE TAIRUA

Legend

NO LEGEND



1:500

0 4.5 9 13.5 18 (m)

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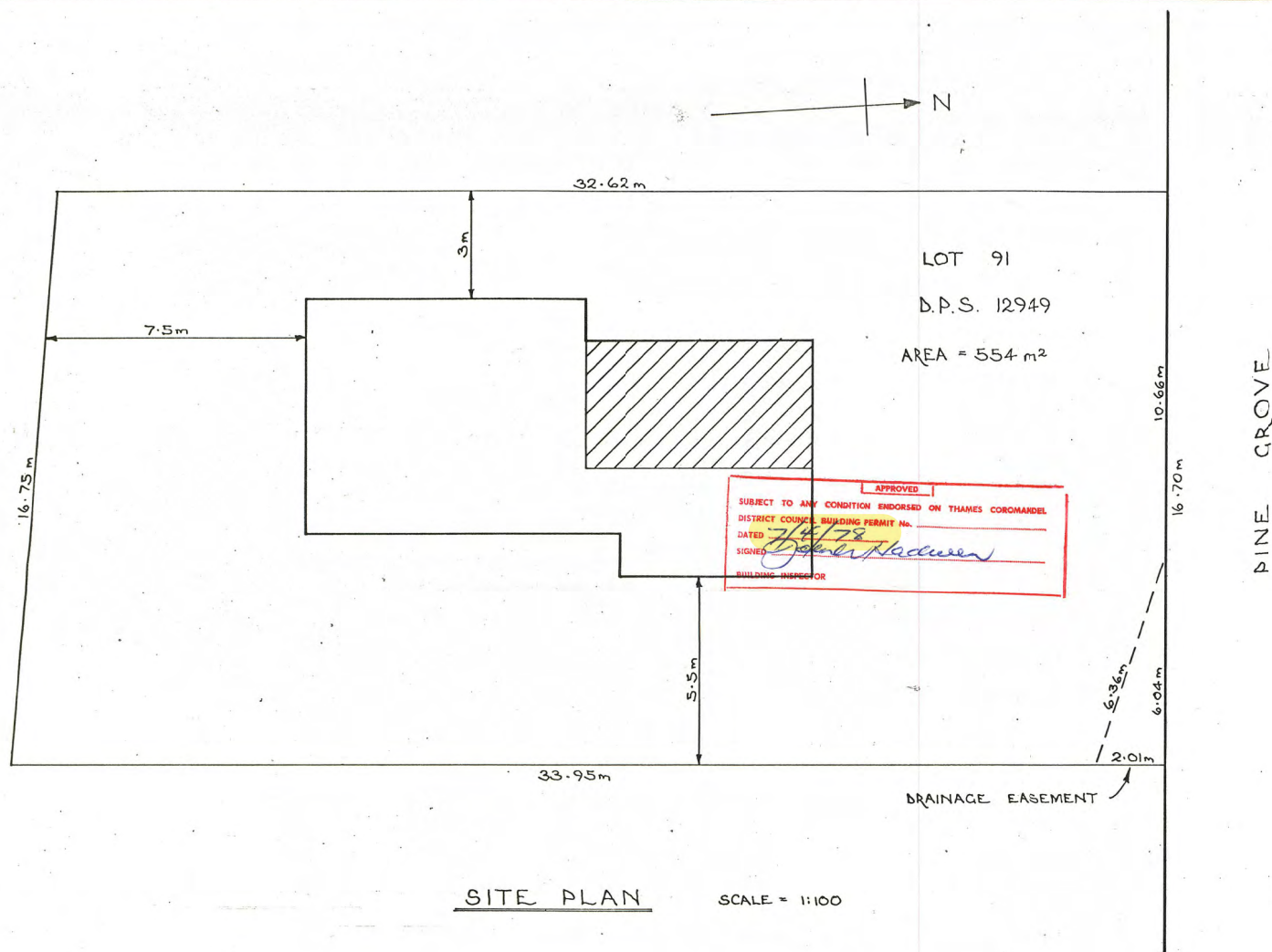
CROWN COPYRIGHT RESERVED



Date: 04/12/2025

Authored: maureen

Projection: NZTM

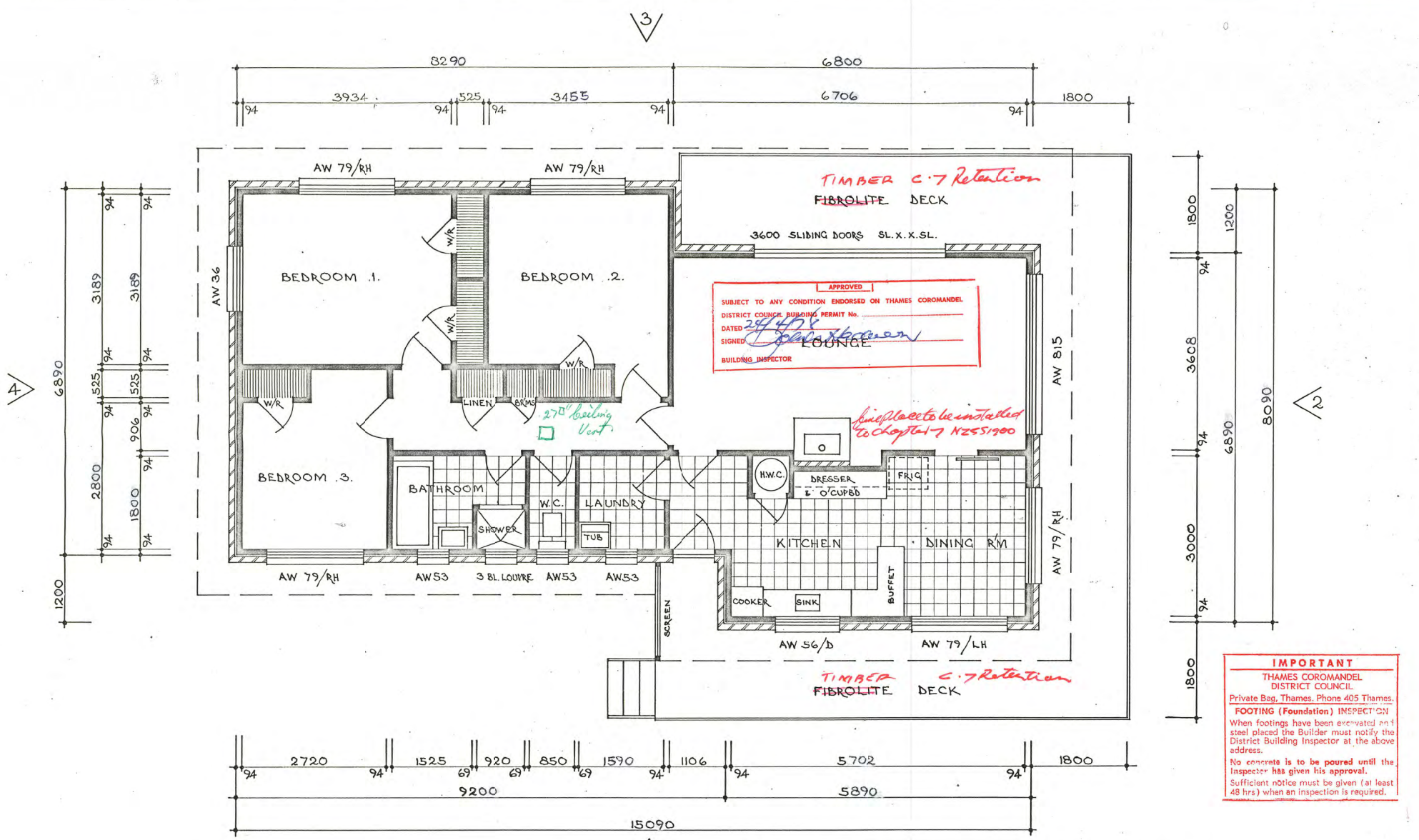


SITE PLAN

SCALE = 1:100

PROPOSED RESIDENCE for J. H. HOGARTH at LOT 91 PINE GROVE, TAIRUA

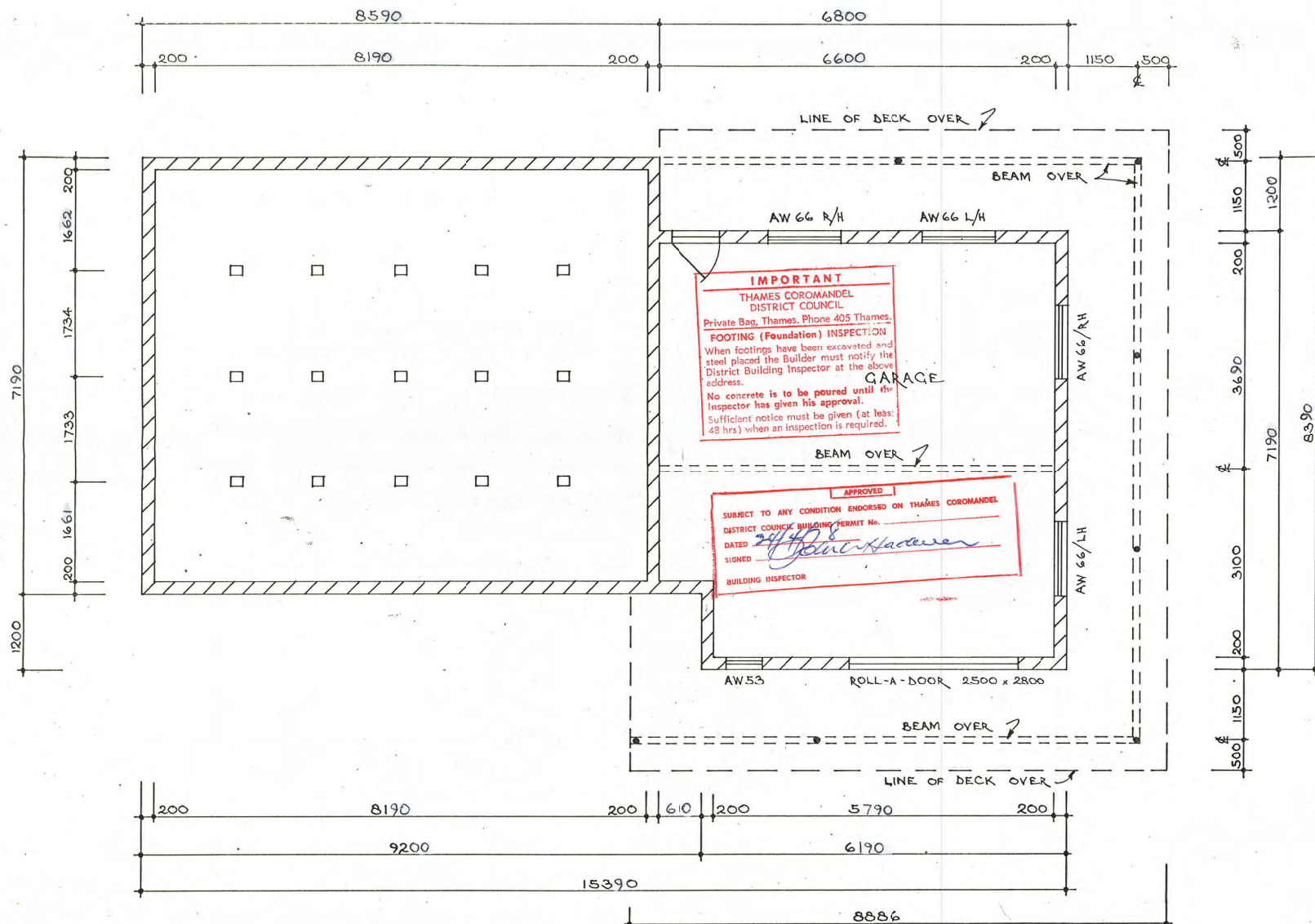
EDW.



PROPOSED RESIDENCE for J. H. HOGARTH at LOT 91 PINE GROVE, TAIRUA

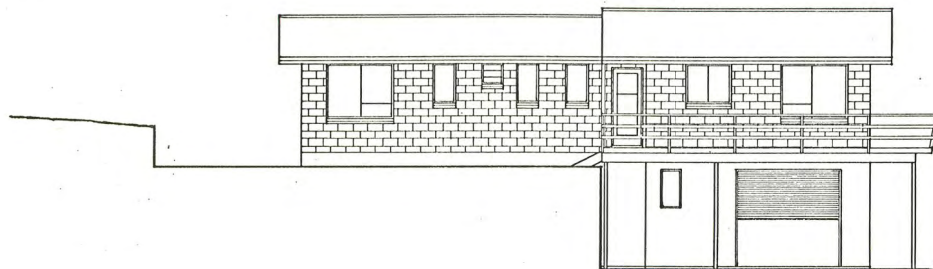
FLOOR PLAN SCALE = 1:50 AREA = 102 m²

EDW.



BASEMENT PLAN SCALE = 1:50 AREA = 48 m²
PROPOSED RESIDENCE for J. H. HOGARTH at LOT 91 PINE GROVE TAIRUA

E.D.W.



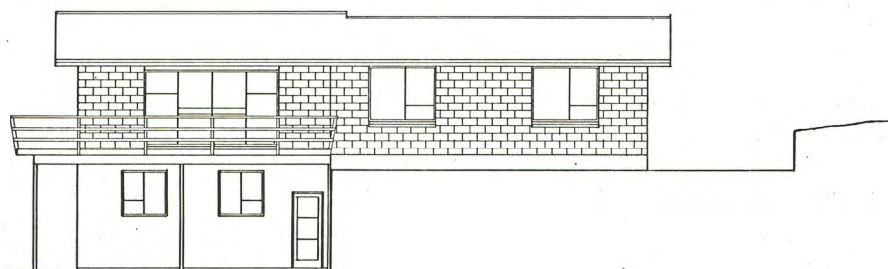
ELEVATION .1. SCALE = 1:100



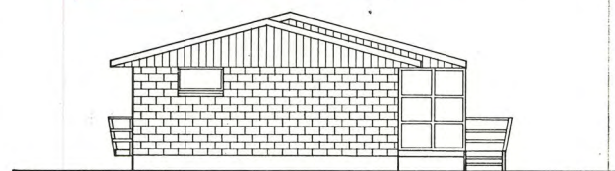
ELEVATION .2.

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

APPROVED
 SUBJECT TO ANY CONDITION ENDORSED ON THAMES COROMANDEL
 DISTRICT COUNCIL BUILDING PERMIT No. _____
 DATED 24/4/20
 SIGNED [Signature]
 BUILDING INSPECTOR



ELEVATION .3.



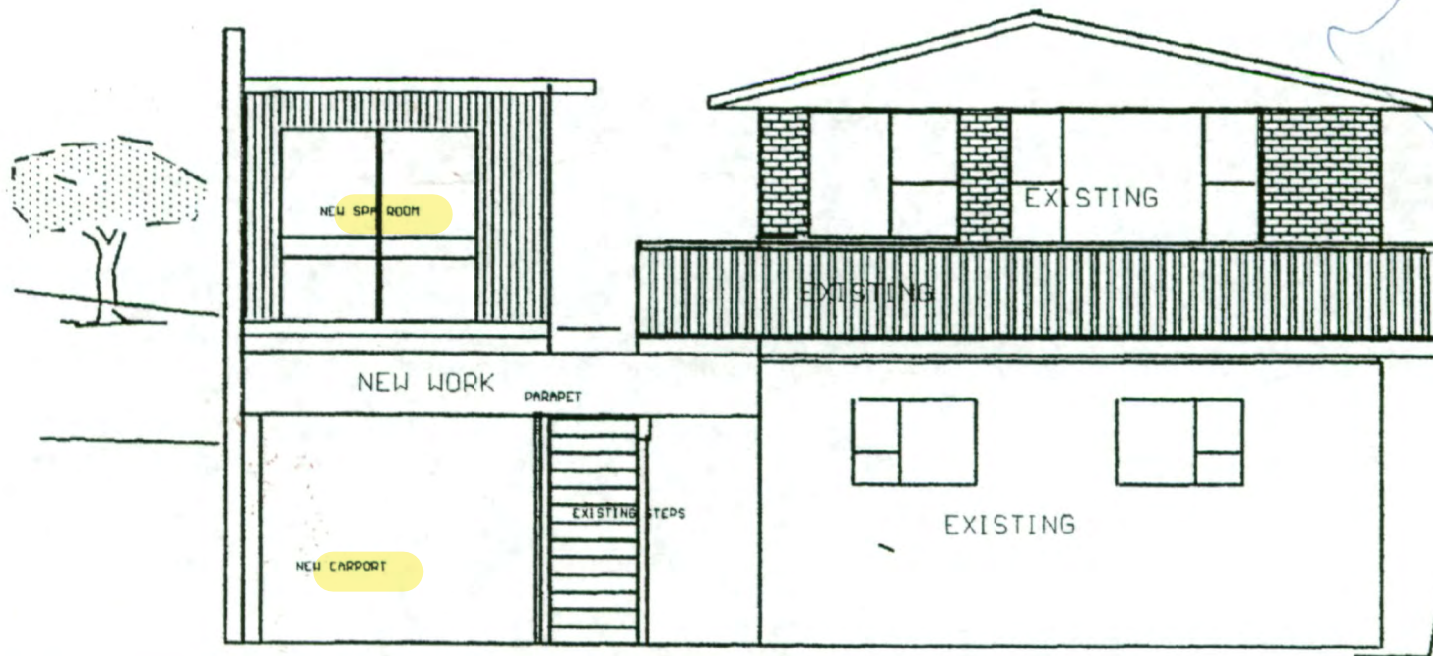
ELEVATION .4.

PROPOSED RESIDENCE for J. H. HOGARTH at LOT 91 PINE GROVE, TAIRUA

E.D.W.

*Whitton
(Planning)
15-11-99*

C JONES ELEVATION FROM ROAD



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.

THAMES COROMANDEL DISTRICT COUNCIL
IMPORTANT
 The Light Timber Frame Construction of this Building must comply with the requirements of NZS 3604 1999.
 WIND ZONE *High*
 DURABILITY ZONE *Corrosion 1.*

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: *01/11/99*

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.

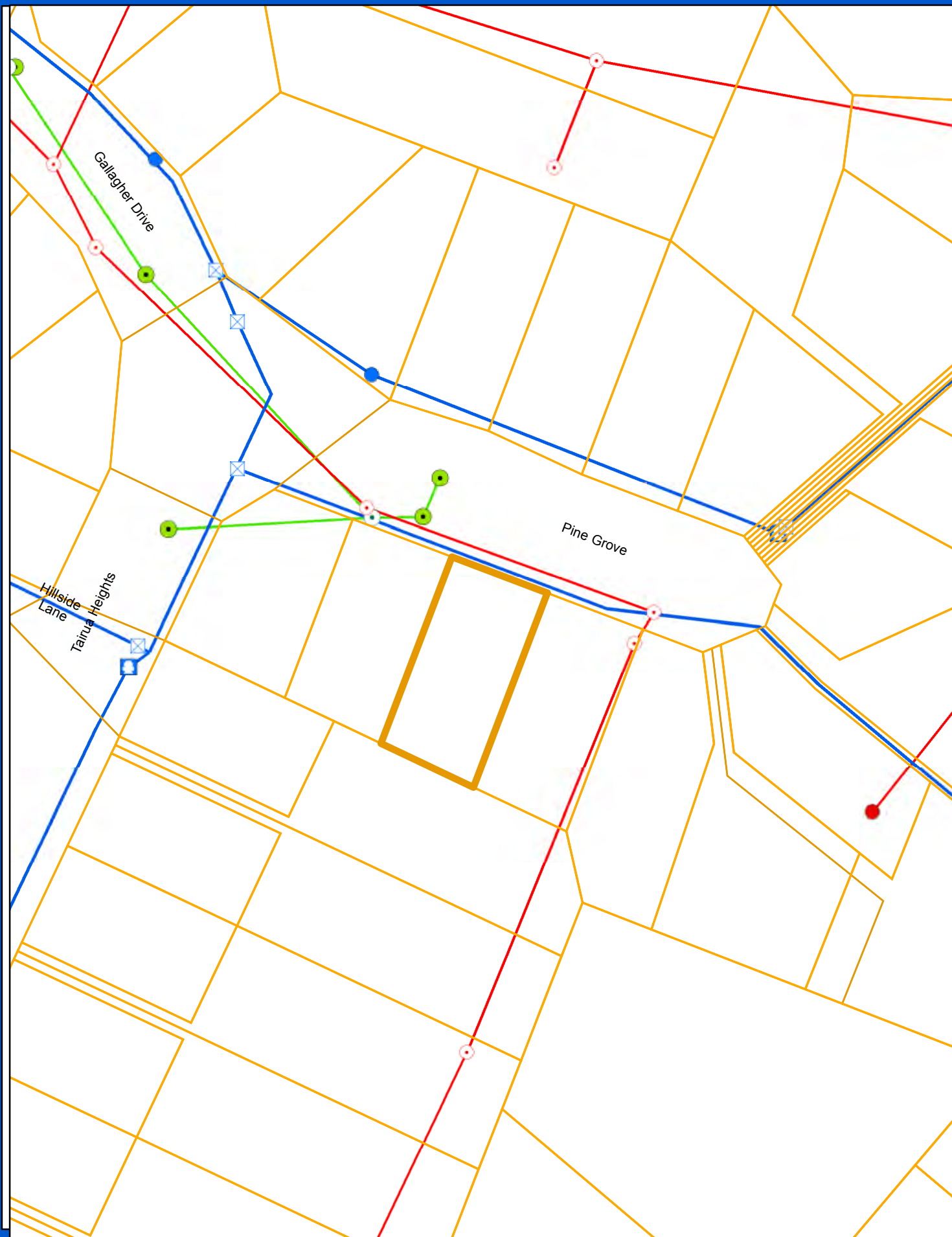
WARNING: Private drainage plans have been provided to Council by contractors undertaking the work for the owner. Exact locations of pipes have not been verified by Council and the plans may contain errors or omissions.

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/>



5 PINE GROVE TAIRUA

Legend

Date: 04/12/2025
 Authored: maureen
 Projection: NZTM

UTILITIES LEGEND ATTACHED



1:800



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CROWN COPYRIGHT RESERVED



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

ADDITIONAL INFORMATION

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

THAMES-COROMANDEL DISTRICT COUNCIL SERVICES

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

SERVICE	CONNECTED	AVAILABLE	NOT AVAILABLE
Water	√		
Wastewater	√		

WATER SERVICES

For water service information please follow the web site below.

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

Council is currently upgrading Water Treatment Plants throughout the district.

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

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

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

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

CURRENT RATING VALUATION EFFECTIVE JULY 2023

Rating Valuation No:	04962-18500
Land Value:	560,000
Improvement Value:	380,000
Capital Value:	940,000

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.

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 floodwaters 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



DOWNLOAD HAZARD APP

Red Cross Hazard App

GeoNet Geological Hazard App



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 BE 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