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26 February 2026

Arizto Limited
c/o Evolution Legal
Suite 2A/109 Dominion Road
Mount Eden
Auckland 1024

Attention: Andrew Hunt

Email: info@arizto.co.nz

Dear Sir/Madam

Land Information Memorandum: 1 Manaia Road Tairua

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

Catherine McShane

Catherine McShane
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:	25 February 2026
Property Number:	111030
Property Address:	1 Manaia Road Tairua
Legal Description:	LOT 7 DPS 26
Area (ha):	0.0812

SECTION A: RATES AND CHARGES

Current Annual Rates Assessed for July 2025 to 2026	5956.50
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
1970	Dwelling
1985	Dwelling Alterations & Additions
	<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
		<i>No 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	YES
Copy attached	YES**

**1992 Requisition 6280 Stormwater Discharge. There is nothing on file to indicate that this has been addressed.

BUILDING DEPARTMENT

Private Bag
Thames
Ph. 86 025 Thames

P.O. Box 34
Whangamata
Ph. 58 514 Whangamata

P.O. Box 82
Whitianga
Ph. 64 216 Whitianga

FIELD NOTICE - STOP WORK NOTICE - REQUISITION

TO: N.E. YORKE
16 BERNES PLACE
BIRKENHEAD
AUCKLAND

17 JUNE 19 92
P.N 111030
DPS 26.

RE: Lot 7 MANAIA RD
TAIRUA
STORMWATER DISPOSAL

An inspection of the above premises was made on 17/6 19 92
and I have to advise that the following defects were noted:

Stormwater down pipe discharges
against footings S/West corner

This/These defect(s) are in contravention of Council's Building Bylaws; Code of Ordinances: The Drainage and Plumbing Regulations 1978;

YOU ARE THEREFORE REQUIRED TO:

Rectify within 30 days
as per attached notice

Signed: [Signature]
FOR CHIEF INSPECTOR

SWIMMING POOLS:

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

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

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

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

POOL REGISTER NUMBER	
No Pool Recorded	

LICENCES & ENVIRONMENTAL HEALTH No Information Located

BUILDING COMPLIANCE SCHEDULE & WARRANT OF FITNESS

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

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

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

Refer to web site below for further information.

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

Please Note:

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

EARTHQUAKE-PRONE BUILDINGS

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

This property may be one of the properties affected.

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

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

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

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

PLANNING CONSENTS

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

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

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

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

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

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

SECTION C: LAND USE INFORMATION

THAMES-COROMANDEL DISTRICT PLAN - OPERATIVE IN PART

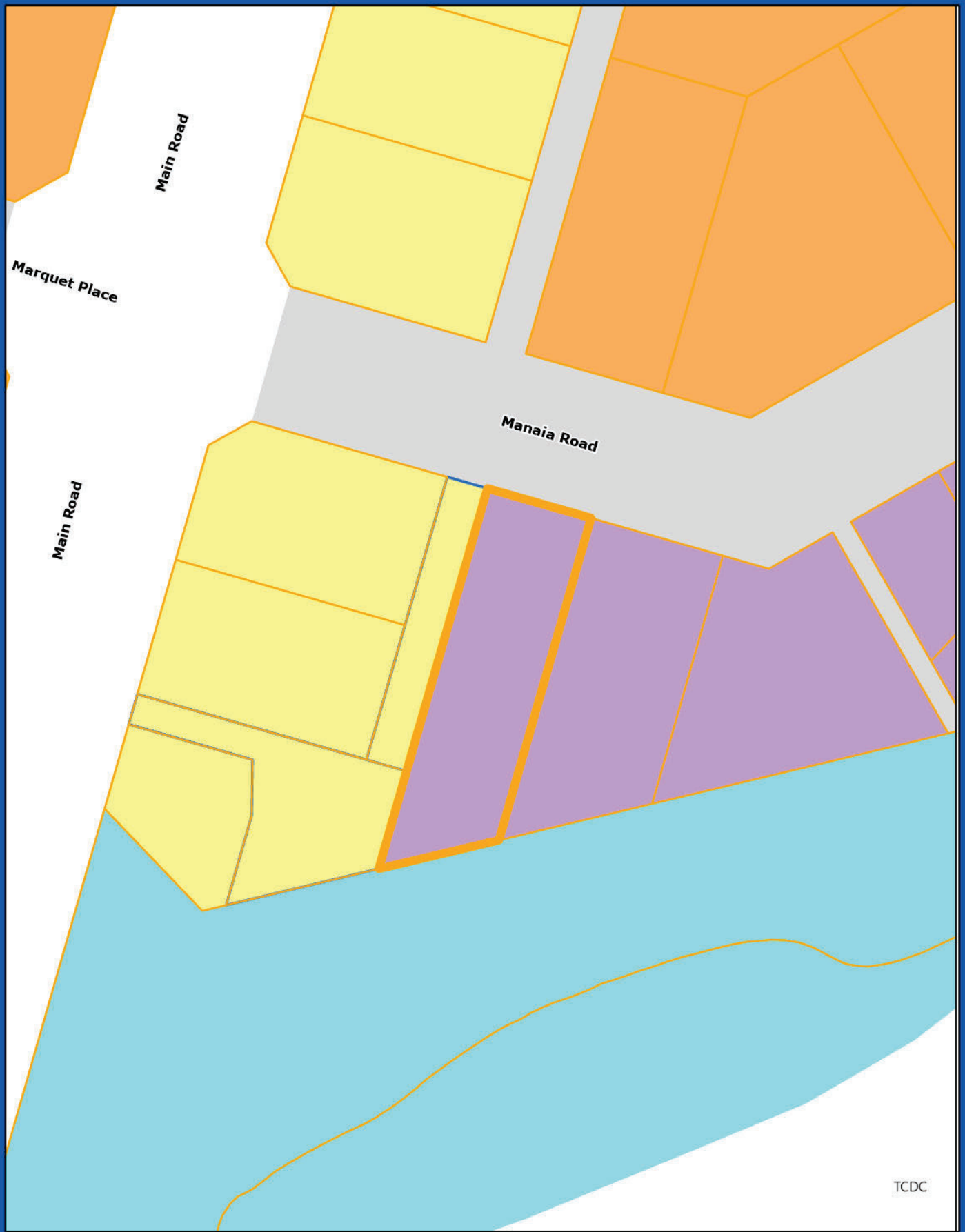
Thames-Coromandel District Council resolved to declare the Thames-Coromandel District Plan 'Operative in part' pursuant to clause 17(2) in Schedule 1 of the Resource Management Act 1991 at its meeting on 13 February 2024.

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

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

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

THAMES-COROMANDEL DISTRICT PLAN 'OPERATIVE IN PART'	
ZONING:	Residential
** The relevant rules can be viewed refer Part VIII Section: 54	
OVERLAY(S), SPECIAL PURPOSE PROVISIONS:	
DP Overlay - Coastal Environment Line	
DP Overlay – Beach Amenity	
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.	
<hr/>	
Notified Change Affecting Zone, Standards, Criteria or Activities:	NO**
** Unless under Appeal, refer explanation above	



TCDC

1 Manaia Road Tairua	
Date:	25/02/2026
Authored:	catherinef
Projection:	NZTM

Legend

**ZONING: Residential
Legend Attached**

1:705

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PLANNING MAP LEGEND

Overlay Maps

Special Purpose Provisions







-  Site Development Plan
-  Site Specific Activity
-  Structure Plan

Overlays

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

Zone Maps



Zones

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

Other Provisions

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

All Maps

-  Property Boundary
-  Sea or Harbour or Estuary

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

SHORELINE MANAGEMENT PATHWAYS PROJECT

This property is located within a coastal adaptation pathway.

It may be affected by coastal inundation during a 1% AEP storm event and when 1.4m of sea level rise occurs.

Refer to information attached.

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 tsunamis. 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

Information on file from Waikato Regional Council indicates that this property is in an area where there is a possibility of site flooding. A Summary Report of Flood Hazard Information may be available. If required contact the Waikato Regional Council, Senior Regional Hazards Officer on 07 859 0999 or follow the web site below.

<https://bps.waikatoregion.govt.nz/online-services/new/RequestForService/step/1?Subject=Website>

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

This property is within 70 metres of a foreshore.

The Initial Site and Land Classification report undertaken by Council in relation to the permit issued for 1985 dwelling additions & alterations indicates that the property is subject to marine or river action.

CONTAMINATION - *None Known*

SHORELINE MANAGEMENT PATHWAYS PROJECT

New Zealand's Coastal Policy Statement 2010 recognises that the changing climate will impact on coastal areas and requires Councils to proactively manage coastal hazards.

Council has adopted 138 coastal adaptation pathways (CAPs) across the district to assist the Council and the district's communities to manage its shoreline.

This property is located within a coastal adaptation pathway.

The CAP predicts that the area where the property is located may be affected by coastal inundation during a 1% AEP storm event and when 1.4m of sea level rise occurs. In many cases, properties will be affected by more frequent storm events with much less sea level rise. The details of this can be found in CAP specific to the area.

The cap includes level of risk and makes recommendations about strategies to address potential hazards.

A copy of the coastal adaptation pathway (CAP) FOR this location is attached.

More information about the coastal adaptation pathways can be found on Council's website. <https://www.tcdc.govt.nz/Our-Community/Council-Projects/Current-Projects/Coastal-Management/Shoreline-Management-Pathways-Project>
[Homepage | Thames-Coromandel Coastal Adaptation Pathways iReport \(royalhaskoningdhv.com\)](#)

[Shoreline Management Pathways Project | TCDC](#)

Please note:

The information contained in the CAPs has been prepared at a regional level to support Council in developing strategies to adapt to the effects of climate change on its coastal areas and is not property specific.

The maps show predicted coastal erosion and coastal flooding, and not hazards such as fluvial or stormwater flooding (or combined fluvial and coastal flooding).

While all reasonable care has been taken to ensure the information contained herein is up to date and accurate, it is based on data from a number of sources - no warranty is given that the information is free from error or omission.

As the mapping has been produced at a regional scale for the coastal adaptive pathways project (with appropriate assumptions and limitations), in no event shall the Council or RHDHV be liable for losses or damages of any kind where the map is relied on for any purpose other than its intended use.

The inserts below (Coastal Adaption Pathway) are attached referring to the area if the property.

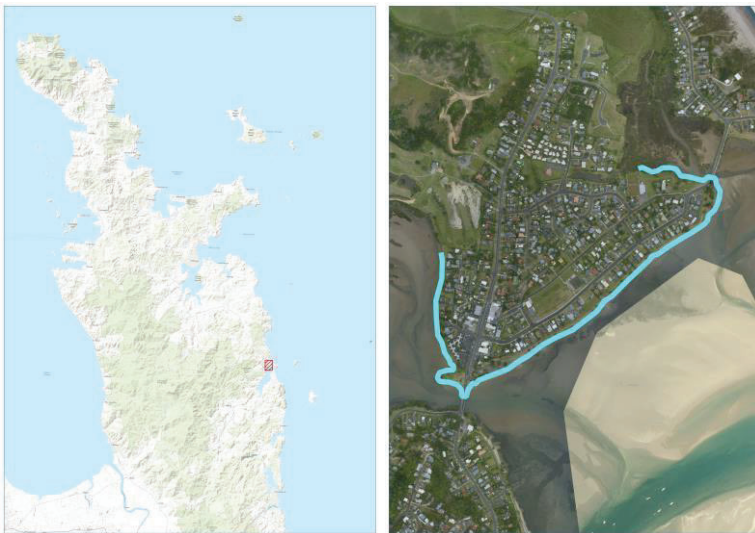
Coastal Adaptation Pathway: Tairua

Policy Unit 120, Management Area H2

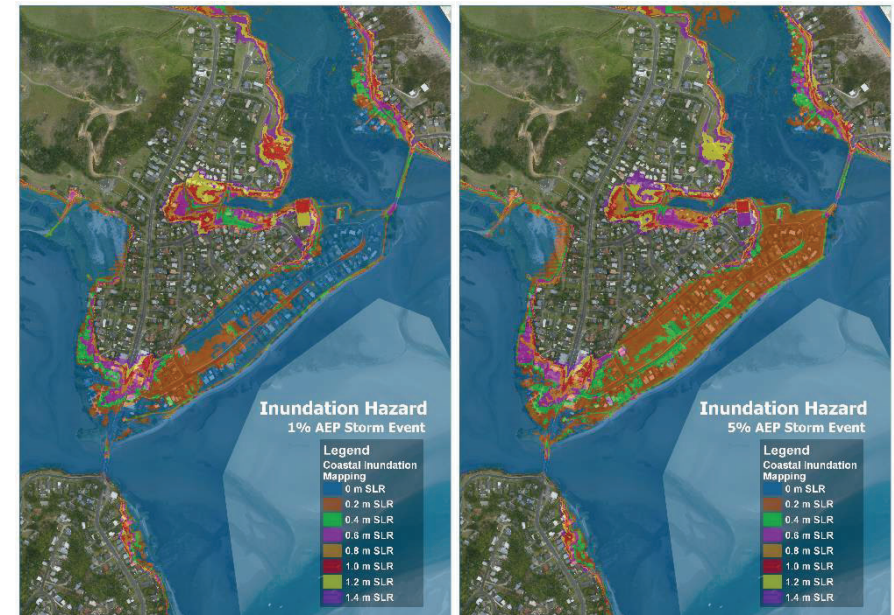
Introduction

Tairua is one of the Coromandel's more substantial population centres (with a relatively high number of permanent residents compared to other east coast communities). It plays an important role in linking communities from the west coast/south and north.

The township has been assessed as having high exposure to coastal inundation now and into the future. The area potentially exposed includes the highly valued 'green space' on the estuary foreshore. Existing informal earth embankments along the estuary foreshore provide some protection against current storm events.



The Hazard



The Risk

Type	Year/SLR	Storm	Exposure	Vulnerability	Consequence
Erosion	2020	1% AEP	Low	Low	Insignificant
Erosion	2040	1% AEP	Low	Low	Insignificant
Erosion	2070	1% AEP	Low	Low	Minor
Erosion	2120	1% AEP	Low	Moderate	Minor
Inundation	0 m SLR	1% AEP	Low	Low	Insignificant
Inundation	0.4 m SLR	1% AEP	Extreme	Moderate	Major
Inundation	0.8 m SLR	1% AEP	Extreme	High	Extreme
Inundation	1.2 m SLR	1% AEP	Extreme	High	Extreme
Inundation	0.4 m SLR	5% AEP	High	Moderate	Moderate
Inundation	0.8 m SLR	5% AEP	Extreme	High	Major
Inundation	1.2 m SLR	5% AEP	Extreme	High	Extreme
Inundation	0.4 m SLR	King tide	Low	Low	Minor
Inundation	0.8 m SLR	King tide	High	Moderate	Moderate
Inundation	1.2 m SLR	King tide	High	Moderate	Moderate

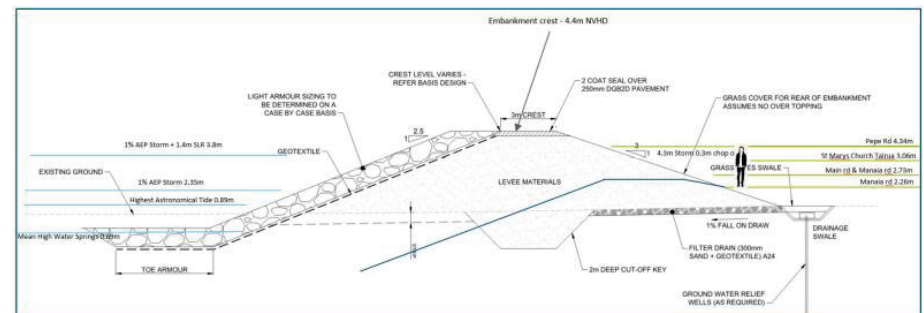
The Response

At the option assessment stage, the following adaptation options were considered:

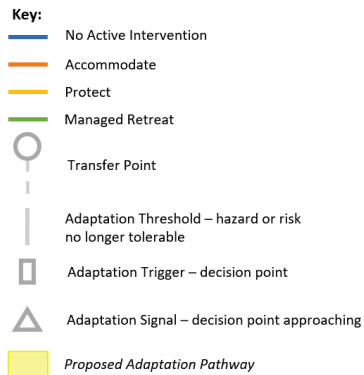
Policy	Option
Be Prepared	Provide regular information to affected stakeholders on hazards, risks and management measures.
Be Prepared	Implement hazard warning systems and prepare emergency response plans.
Protect	Improve the resilience of existing coastal defence assets, including seawalls, revetments, stop banks, groynes and cliff stabilisation works.
Protect	Construct a new stop bank and drain.
Managed Retreat	Changing planning practices.
Managed Retreat	Relocate assets.

On further examination, the retrofit 'Accommodate' policy was also considered. Here, the option would be to raise the hazard affected sections of the State Highway 25 to mitigate the risk of inundation.

To provide context for the option assessment, the feasibility of protecting Tairua against a 1% AEP storm event and 1.2m of sea level rise was investigated. However, it is important to note that the possible defence options developed as part of this work are concepts only. They are not proposed designs; they are not full or outline designs for implementation. Should a 'Protect' strategy be advocated, the form this should take, its associated drainage requirements and location, would need further detailed investigation.



Adaptation Pathway

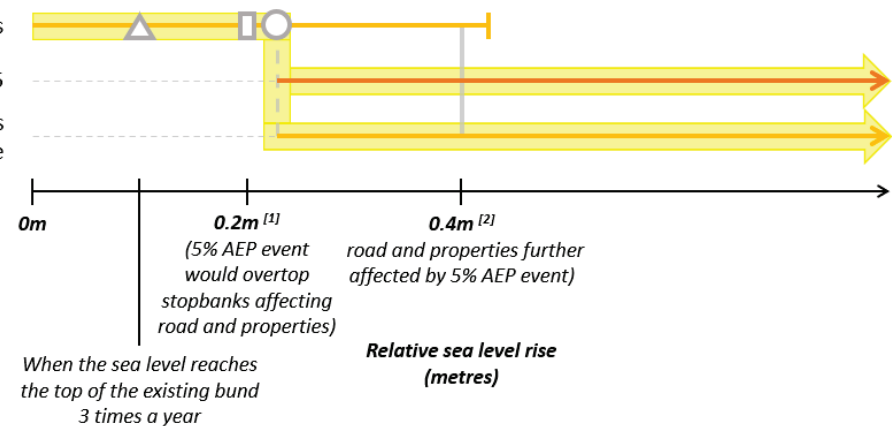


Strategy

A requirement for action in the very short term has been identified for this Policy Unit, relating to enhancing the existing earth embankments and flood protection provided. TCDC are currently (August 2022) formalising the status of these defences.

In the short to medium term, however, this is unlikely to provide sufficient protection to the town centre (SH25) and waterfront properties. That is, with 0.2m of relative sea level rise a 5% AEP storm event is predicted to overtop the existing embankments. The adaptation strategy advocated at this point is to construct new embankments designed, from the outset, to provide protection against 1.2m of sea level rise and a 1% AEP event, but to be built-up in phases. Further consideration is required, however, regarding how this might best be achieved to maintain the public amenity value of the estuary foreshore.

- Improve existing (informal) defences and introduce pumps
- Raise hazard affected section of the State Highway 25
- New coastal protection along full extent of foreshore and pumping - to be built-up in phases (with 0.4m increments in sea level) and include amenity features/set back for green space



¹ Approx. 24 years into future based on RCP8.5 (83rd Percentile)

² Approx. 43 years into future based on RCP8.5 (83rd Percentile)

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 tonu ratonga: Request - Waikato Regional Council](#) or via phone on 0800 800 401.

SPECIAL REPORTS

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

Reports Exist:	NO
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INVESTIGATIONS

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

	NO
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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
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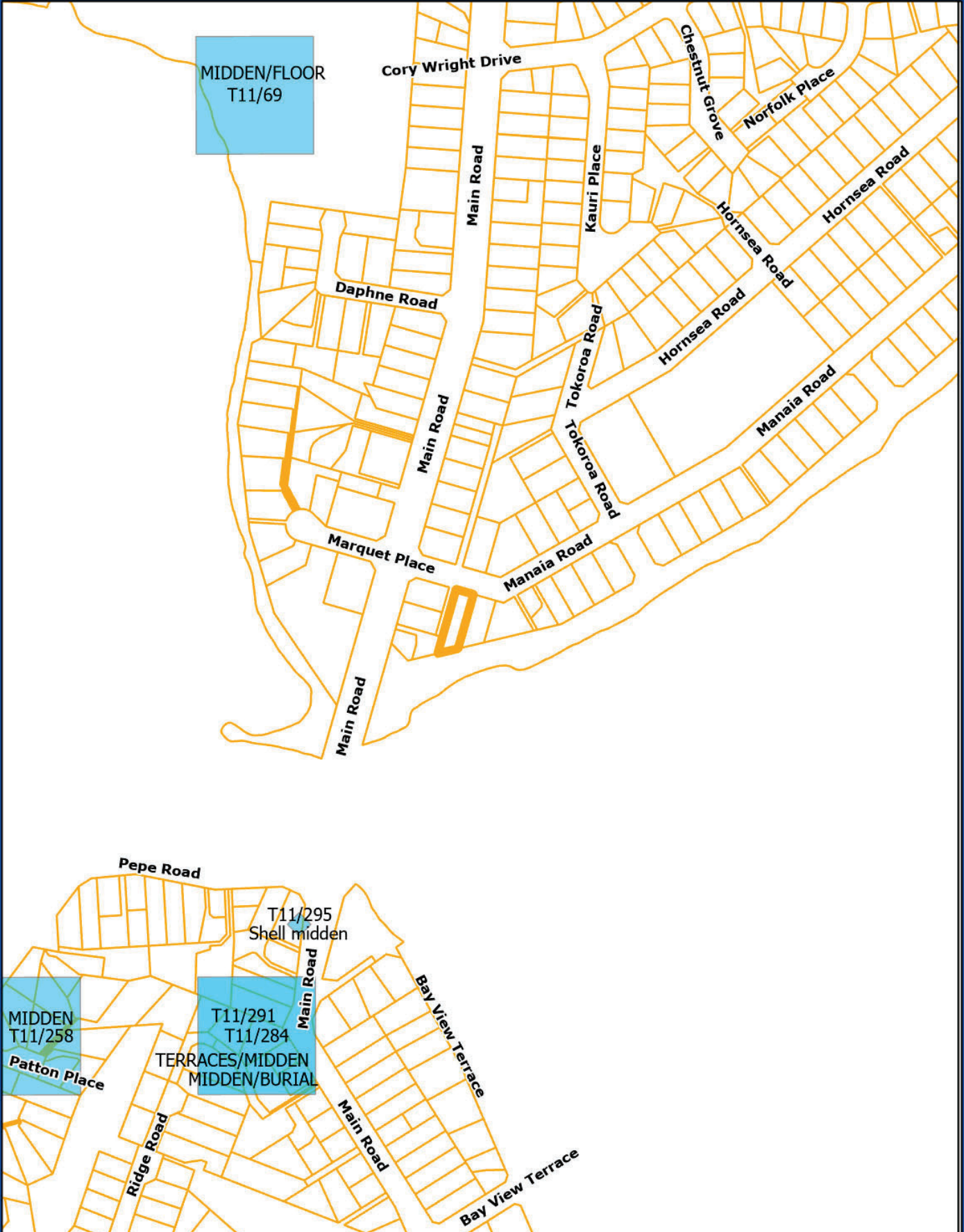
ARCHAEOLOGICAL SITES

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 .

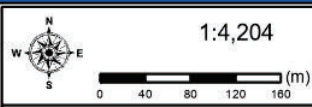


1 Manaia Road Tairua	
Date:	25/02/2026
Authored:	catherinef
Projection:	NZTM

Heritage and Historical

Legend

- + Historic Heritage Item
- Archaeological Sites
- TCDC Heritage Sites



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SECTION E: AS-LAID DRAINAGE PLANS

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

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

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

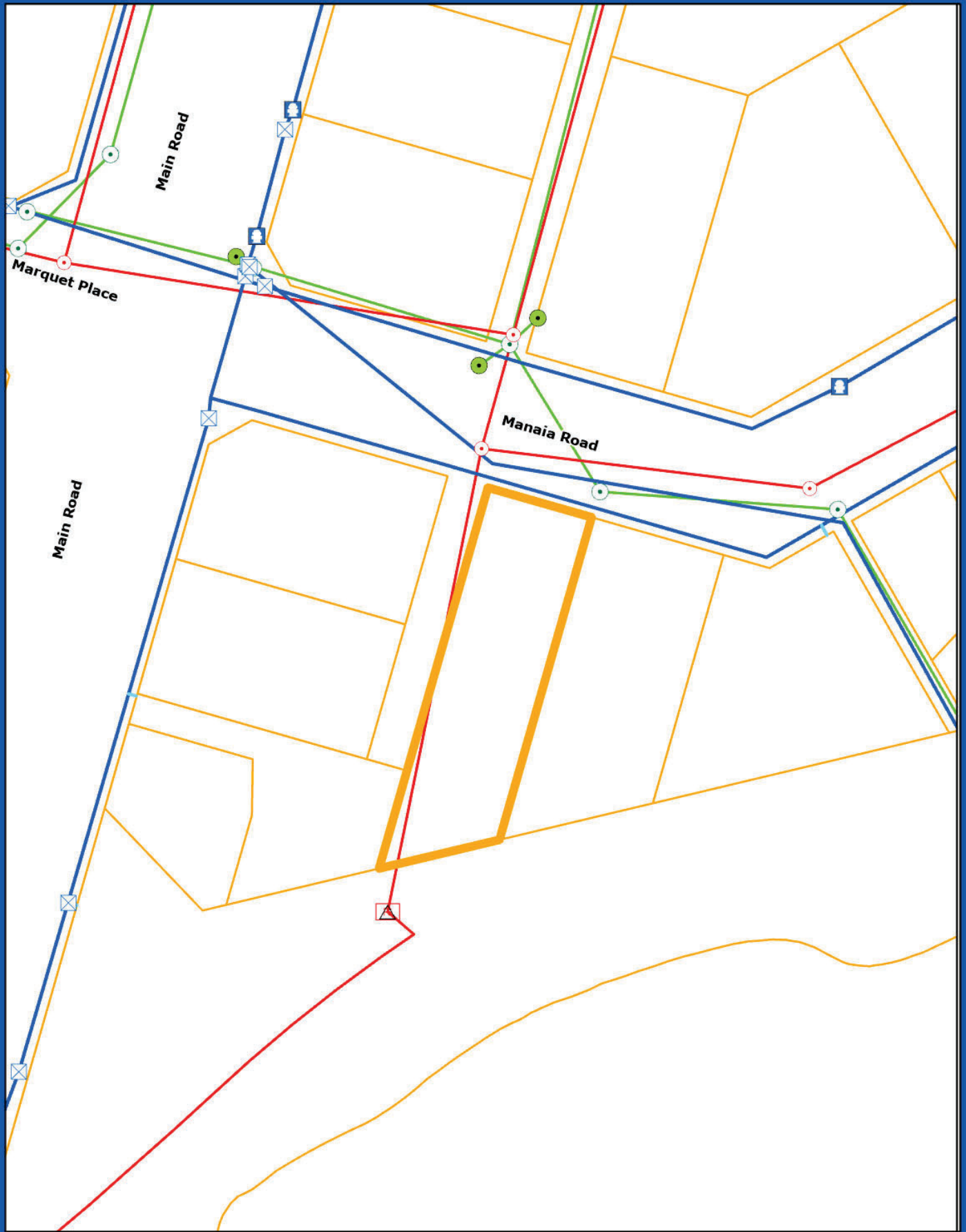
WARNING: Private drainage plans have been provided to Council by contractors undertaking the work for the owner. Exact locations of pipes have not been verified by Council and the plans may contain errors or omissions.

Building Over or Near A Public Pipe

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

Please refer to the site below for further details.

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



1 Manaia Road Tairua	
Date:	25/02/2026
Authored:	catherinef
Projection:	NZTM

Legend

**UTILITIES
LEGEND ATTACHED**

1:705


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Thames Coromandel District Council - Three Waters Utilities Map Legend











TCDC Assets:

 Asset Plants












TCDC Water Supply Points:

-  Fire Hydrant
-  Water Meter
-  Node
-  Valve
-  Other






TCDC Waste Water Points:

-  Blankcap
-  Inspection Chamber
-  Junction
-  Magflow Meter
-  Manhole
-  Node
-  Pump Station
-  Rodding Eye
-  Valve
-  Other






TCDC Storm Water Points:

-  Blankcap
-  Inlet
-  Outlet
-  Manhole
-  Node
-  Catch Pit
-  Pump Station
-  Rodding Eye
-  Soak Pit
-  Valve
-  Wingwall
-  Other



TCDC Water Supply Lines:

-  Water Main
-  Water Connection
-  South Eastern WARD
-  Thames WARD
-  None

TCDC Waste Water Lines:

-  Wastewater Connection
-  Wastewater Main
-  None
-  South Eastern WARD
-  Thames WARD

TCDC Storm Water Lines:

-  Stormwater Connection
-  Stormwater Main



Legend Updated: July 2023

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:	04961-17800
Land Value:	1,290,000
Improvement Value:	160,000
Capital Value:	1,450,000

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

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

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



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

**1 Manaia Road
Tairua**

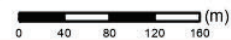
Date:	25/02/2026
Authored:	catherinef
Projection:	NZTM

Legend

No Legend



1:289



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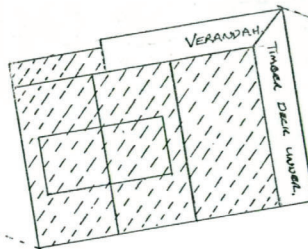


MANAIA ROAD
15.49 m

LOT 7 DPS 26
BLK X WHITIANGA SD

*Site approved
27.6.86.*

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



VERANDAH NOT TO BE
CLOSED IN AT ANY
TIME.

SITE PLAN scale 1:200



THAMES-COROMANDEL DISTRICT COUNCIL
APPROVED
Subject to any condition endorsed on any Building Permit issued for this work and any requirement endorsed hereon.
SIGNED: [Signature]
T.C.D.C. BUILDING INSPECTOR. DATE 27/6/86

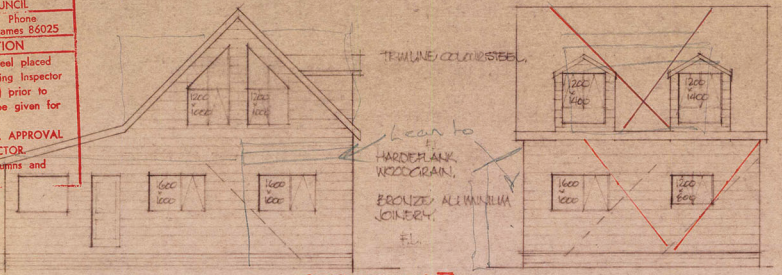
AMMENDED SITING FOR N.E. YORKE TAIRUA

DRN. K.W.N. 21.6.1986.

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

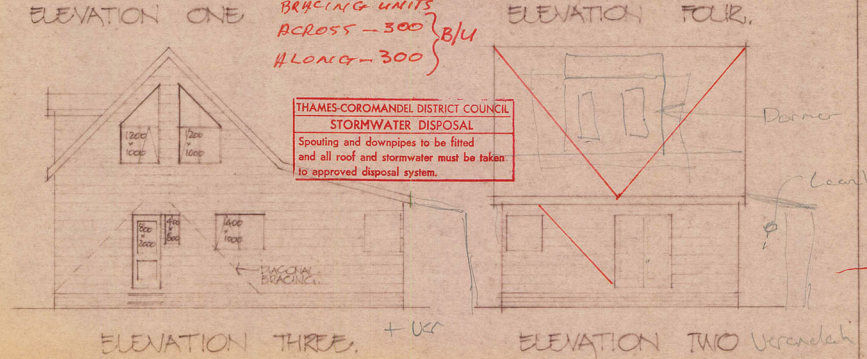
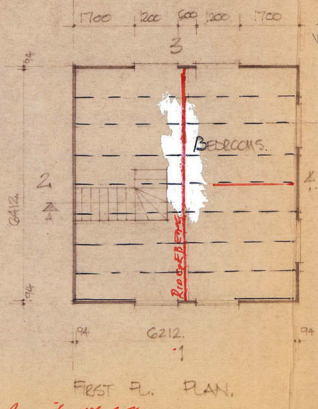
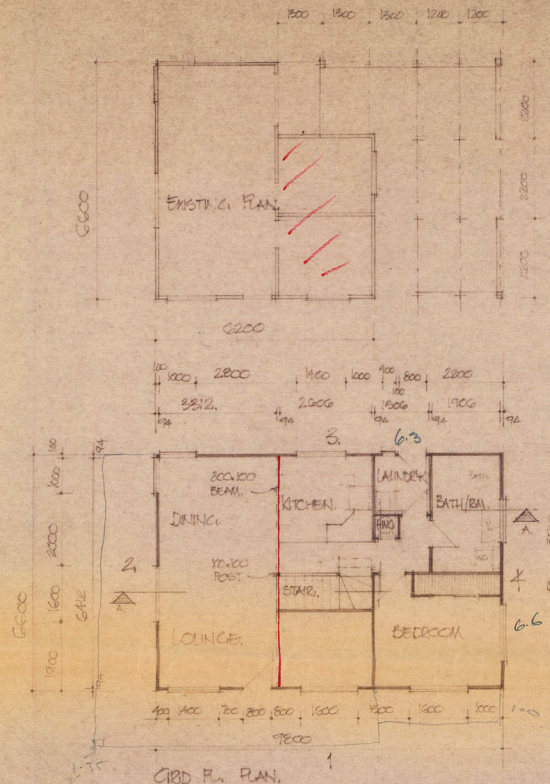
KEY
 □ ALUMINUM JOINT
 + CEILING JOINT
 — FINE BRACING

FOUNDATION PLAN



BRACING UNITS
 ACROSS - 500
 ALONG - 300
 B/M

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



THAMES-COROMANDEL DISTRICT COUNCIL
APPROVED STRUCTURALLY
 SIGNED: [Signature]
 DATE: 11/11/85

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
PRE-LINING INSPECTION
 Prior to fixing of internal wall and ceiling linings the Builder must give the Area Building Inspector 48 hours notice (working days) requesting an inspection. LININGS NOT TO BE FIXED UNTIL INSPECTOR HAS GIVEN HIS APPROVAL.

THAMES-COROMANDEL DISTRICT COUNCIL
 APPROVED
 Subject to any condition endorsed on any Building Permit issued for this work and any requirement endorsed hereon.
 SIGNED: [Signature]
 T.C.D. BUILDING INSPECTOR, DATE 11/11/85

EXISTING AREA BE COVERED WITH TRIMLINE CEILING/STEEL ON NETTING & BUILDING PAPER ON 75x50 PURLINS ON EDGES.
 R-2.2 Battls
 R-2.2 Battls
 R-1.6 Battls, insulation type meeting page!
 Builder 10 of Hobbs
 Fairmu
 Provide Substantial backing at 5M studs.

SECTION A.A.

TRIMLINE CEILING/STEEL ROOFING ON NETTING & BUILDING PAPER B/T ON 75x50 PURLINS ON EDGES AT 1500 ON 75x75 PARTICLE BOARD SHEET CEILING ON 200x75 RAFTERS AT 800 C/S.
 R-1.6 Battls (insulation)
 2100x25 COLLAR TIES ON 3 SETS OF RAFTERS
 50x50 LATHEN
 100x50 FRAMING
 100x85 HULLOCK FASCIA
 HD PARTICLE BOARD ON 200x50 FL JOISTS AT 600 C/S.
 ALUMINUM JOINTS MEETING PAPER!
 R-1.6 Battls
 100x50 FRAMING ON ED W/ LINING
 HD PARTICLE BOARD ON 200x50 FL JOISTS AT 600 C/S.
 100x100 TAN BEAMER ON 125x125 TAN SECTION PILES, Q.2.B.
 PERFORATED FOL DEAPPED 100" BETWEEN JOISTS Spaced 100 and all ends of joists Scaled off.

SECTION B.

18,900.00
 7,000.00
 25,900.00
 25,900.00
 200.00
 26,100.00

CHECK ALL DIMENSIONS ON SITE.

PRODUCED BY:
 oceanhouse plans
 dave howarth n.z.c.d. arch.
 r.d. 1, whitiana
 ph. 506, whenua kite

JOB TITLE: PROPOSED ALTERATION TO BEACH COTTAGE FOR N.E. YORKE ON LOT 7. DPS 20 ELK X. WHITIANGA S.D. TARIHA
 PLANS SECTIONS & ELEVATION.
 Man Ma hand

DRAWN R.M.H.
 SCALE 1:50
 SHEET NO. 1
 DATE 7.8.85.
 FILE 200.

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 floodwaters – 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](https://www.facebook.com/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