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2 March 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: 8 Tairua Heights 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:	27 February 2026
Property Number:	111805
Property Address:	8 Tairua Heights Tairua
Legal Description:	LOT 87 DPS 12949
Area (ha):	0.0508

SECTION A: RATES AND CHARGES

Current Annual Rates Assessed for July 2025 to 2026	5029.43
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
1973	Dwelling
1983	Dwelling Addition – Top Storey to Existing Basement
	<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	NO
Copy attached	N/A

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
1984	N/A	Relaxation of the rear yard, from 7.5 to 5 metres to allow construction of second floor on existing foundations. <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.

REPORT OF DEVELOPMENT & PLANNING COMMITTEE, 7 FEBRUARY 1984

- 1.5 C.G. PRESTON,
Lot 6 DPS 14314,
Brook Place,
WHANGAMATA. Relaxation of the side yard
from 1.5m to .400mm in order
to erect a masonry courtyard
wall 2.4m in height and
attached to the dwelling.
- 1.6 D. REDDISH,
Pt Huikaretu A & B
Block Shortland ND
No.35A1 Relaxation of the front yard
from 4.5 to 3.0m and the side
yard from 1.5 to 1.0m in
order to erect a domestic
garage.
- 1.7 S. NESHAUSEN,
Lot 588 DPS 16859,
Oxley Close,
PAUANUI. Relaxation of the side yard
from 1.5m to nil to construct
additions to existing with a
4 hr F.R.R. masonry wall.
- 1.8 KENWOOD PROPERTIES,
Lot 4 DPS 31646,
Goldfield Drive,
MATARANGI. Relaxation of the side and
rear yards from 1.5m to 900mm
to construct garage attached
to the existing dwelling.
- 1.9 N. LYONS, J. MCWATTERS,
Lot 20 DPS 26477,
McKellar Place,
WHANGAMATA. Relaxation of the rear yard
from 7.5m to 6.0m in order to
erect a dwelling.
- 1.10 MESSRS MEZER & HOEGER,
Lot 6 DPS 23222,
76 Buffalo Beach Road,
WHITIANGA. Relaxation of the front yard
from 5m to 4.3m to erect a
terrace to existing dwelling.
- 1.11 MR P. HALSEY,
Lot 9 DPS 665,
516 Rolleston Street,
THAMES. Relaxation of the rear yard
from 1.5m to 800mm to construct
a domestic garage.
- 1.12 N.L. & J.L. MASON,
Lot 87 DPS 12949,
Tairua Heights,
TAIRUA. Relaxation of the rear yard,
from 7.5 to 5 metres to allow
construction of 2nd floor on
existing foundations.
- 1.13 H.E. GRIMSHAW,
Sec. 287,
Tuck Road,
WHANGAMATA. Relaxation of the side yard
from 1.5m to 1.4m to allow
extensions to existing
garage.

1.14/

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	



TCDC

8 Tairua Heights Tairua

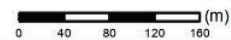
Date:	02/03/2026
Authored:	catherinef
Projection:	NZTM

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

All Maps

-  Property Boundary
-  Sea or Harbour or Estuary

Other Provisions

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

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

The Initial Site and Land Classification report undertaken by Council in relation to the permit issued for 1983 dwelling addition indicates that the property is sloping greater than 13 degrees and is dominated by natural or man made scarps or faces.

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
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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
----------------	----

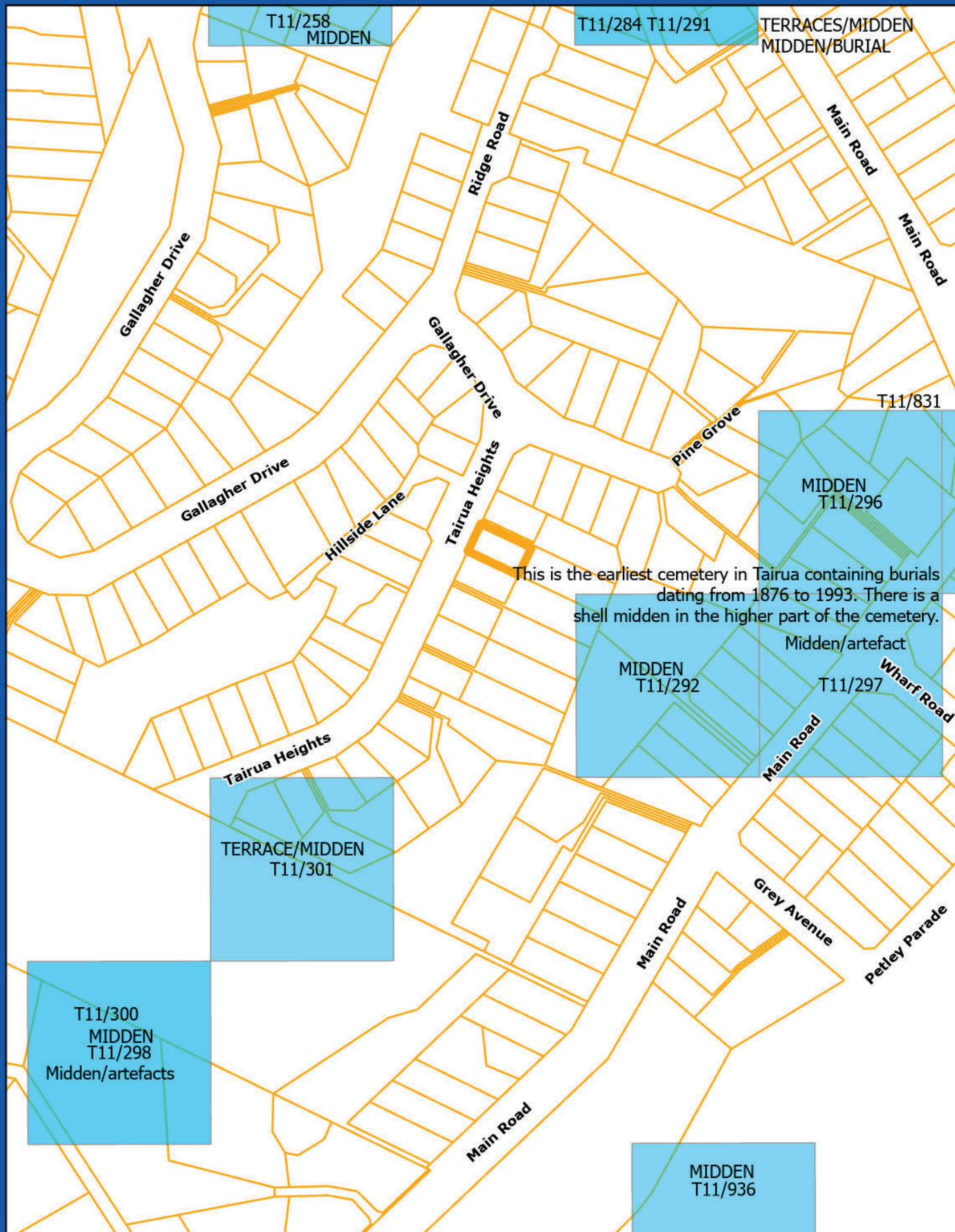
ARCHAEOLOGICAL SITES

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.



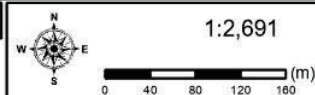
8 Tairua Heights Tairua

Date: 02/03/2026
 Authored: catherinef
 Projection: NZTM

Heritage and Historical

Legend

- Historic Heritage Item
- Archaeological Sites
- TCDC Heritage Sites



1:2,691

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INTERPRETATION OF DATA FROM NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORDING SCHEME

The New Zealand Archaeological Association (NZAA) Site Recording Scheme was established in 1958 to encourage the recording of information about archaeological sites. It is a paper-based record system that may contain plans, section drawings, photographs, artefact drawings, and field notes. CINZAS (Central Index of New Zealand Archaeological Sites) is an electronic index to the paper records. The New Zealand Historic Places Trust and the Department of Conservation endorse the Site Recording Scheme as the national record system for archaeological sites. The Site Recording Scheme currently contains over 56,000 records.

Information from the Site Recording Scheme is available to members of the public. A fee may be charged for searching the files, extracting relevant information, and photocopying. All information is provided on the strict understanding that the New Zealand Archaeological Association and any person or organisation associated with the Site Recording Scheme shall not be held liable in respect of any errors or omissions from, or in, the data provided.

Records have been contributed by many different individuals and agencies over many years and so vary in quality and in the level of detail offered. *While reasonable care has been taken in compiling the information, the Department of Conservation and New Zealand Archaeological Association make no warranty or representation, express or implied, with regard to the accuracy, completeness, or utility of the data. The Department of Conservation and New Zealand Archaeological Association explicitly disclaim any responsibility for any loss or damage incurred due to any use made of the information.*

The following features of the data should be noted:

- A grid reference gives the location of a site, but it does not delimit its extent. The location of sites is usually only recorded to within about the nearest 100 metres. A more precise location may be given if a handheld GPS was used, but all such measurements have a standard error.
- *The absence of data for any particular area should not be taken to mean that it contains no archaeological sites.* It may mean that no archaeological survey has been carried out, or that sites were obscured at the time the survey was done. In any given area there may be any number of undiscovered or unrecorded sites.
- Some recorded sites may no longer exist. (They may, for example, have been destroyed since they were recorded.)
- Historical (Post-European contact period) archaeological sites, in particular, are currently under-represented in the Site Recording Scheme.
- Not all sites recorded in the Site Recording Scheme are archaeological sites in terms of the Historic Places Act 1993. They may, for example, post-date 1900 or no longer be able, through investigation by archaeological methods, to provide evidence relating to the history of New Zealand.
- The formal evaluation of site significance is not a function of the Site Recording Scheme.
- While some archaeological sites may also be considered wahi tapu, the Site Recording Scheme is not specifically concerned with such places. If information about wahi tapu is required, it should be obtained from the relevant iwi.
- Information about vulnerable burial sites will, in some circumstances, be withheld.

For many purposes, an inspection by a qualified archaeologist will be required. Information from the Site Recording Scheme is not a substitute for this.

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.

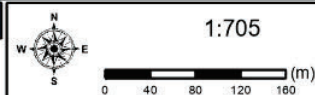
<https://www.tcdc.govt.nz/our-services/resource-consents/building-over-or-near-a-public-pipe/>



8 Tairua Heights Tairua	
Date:	02/03/2026
Authored:	catherinef
Projection:	NZTM

UTILITIES LEGEND ATTACHED

Legend



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:	04962-19100
Land Value:	590,000
Improvement Value:	485,000
Capital Value:	1,075,000

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

8 Tairua Heights Tairua

Date: 02/03/2026
 Authored: catherinef
 Projection: NZTM

Legend

No Legend



1:289

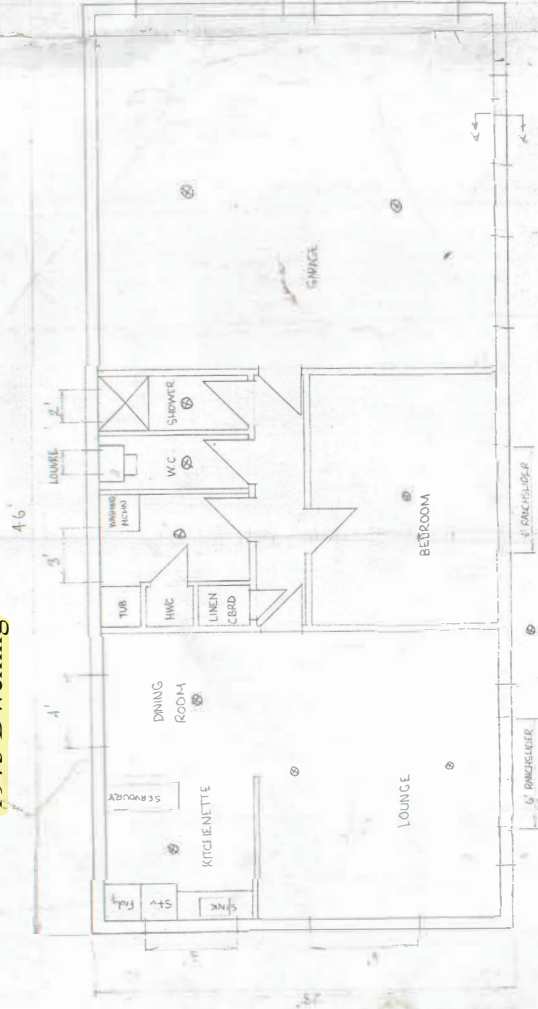
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1973 Dwelling



5. **MARIEE E. FRIEDMAN L.A. 1000**
 being the owner of the certain improvements
 and the owner of Lot 87, Taunua Heights and by
 this plan hereby proposed building and erecting
 a certain dwelling house on Lot 87
 Taunua Heights and I agree with the
 Planning Commission and the Council granting a
 waiver of the rear yard requirement from
 25 feet to 15 feet by reason
 of the fact that the
 subject is a lot 87
 DATE: 27/3/73
 SIGNATURE: M. Friedman

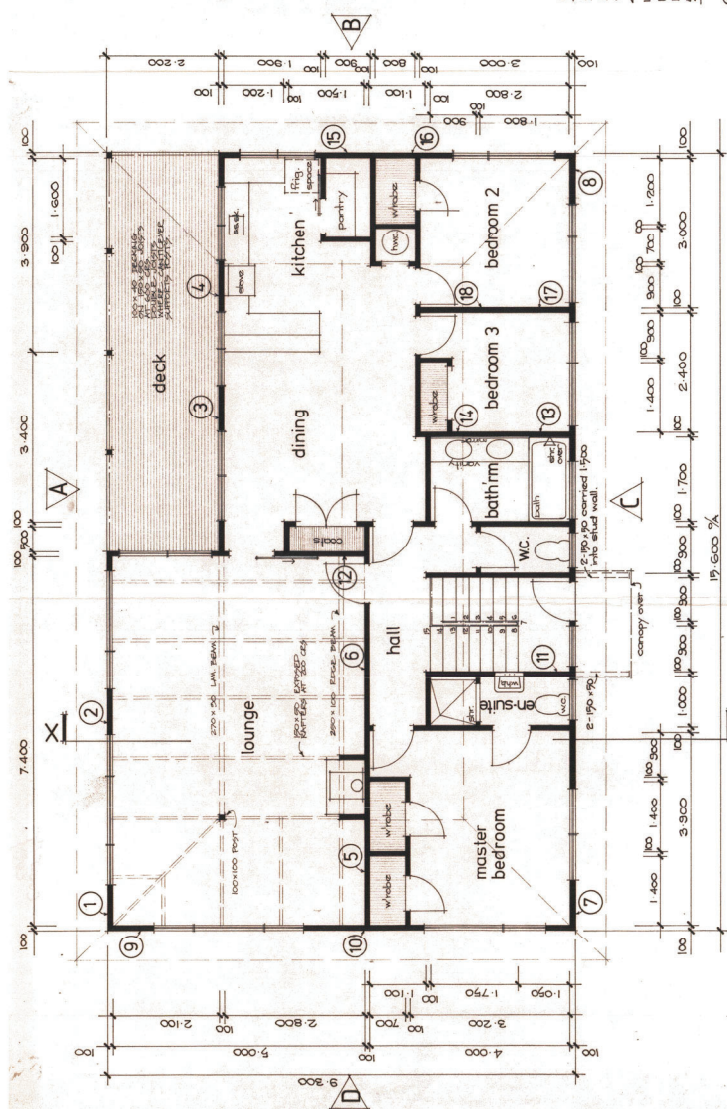
RIGHT OF WAY
 16' = 14'

SIGHT PLAN

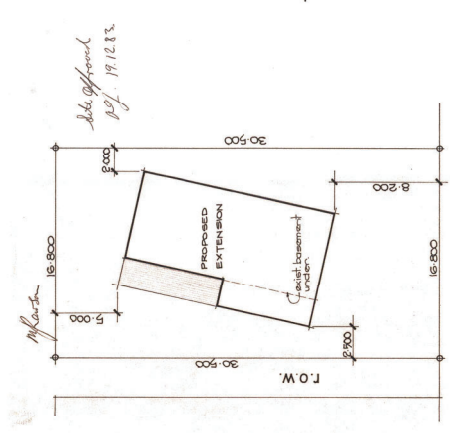


SCALE 1/4" = 1'-0"

PROPOSED DWELLING FOR P. MASON - TAIRUA HEIGHTS LOT 87



plan on proposed first floor 1:50



site plan 1:200

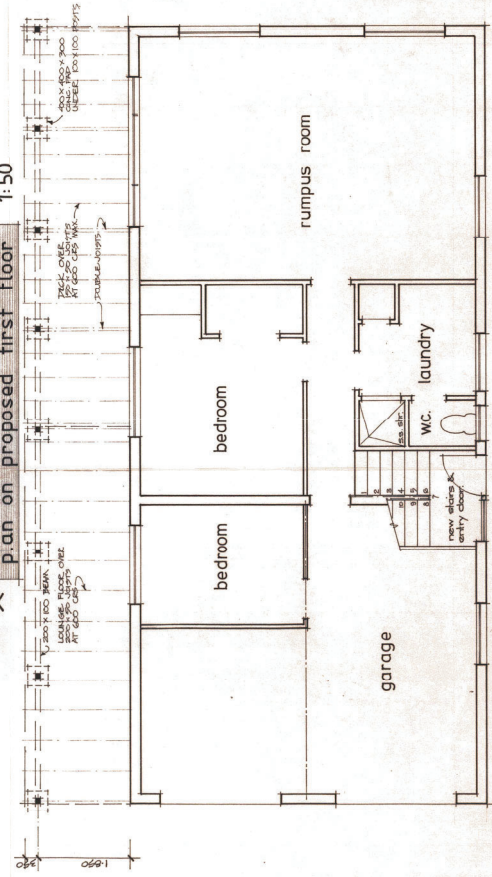
WALL FRAMING

FRAMING ELEMENTS ARE SHOWN THIS WAY

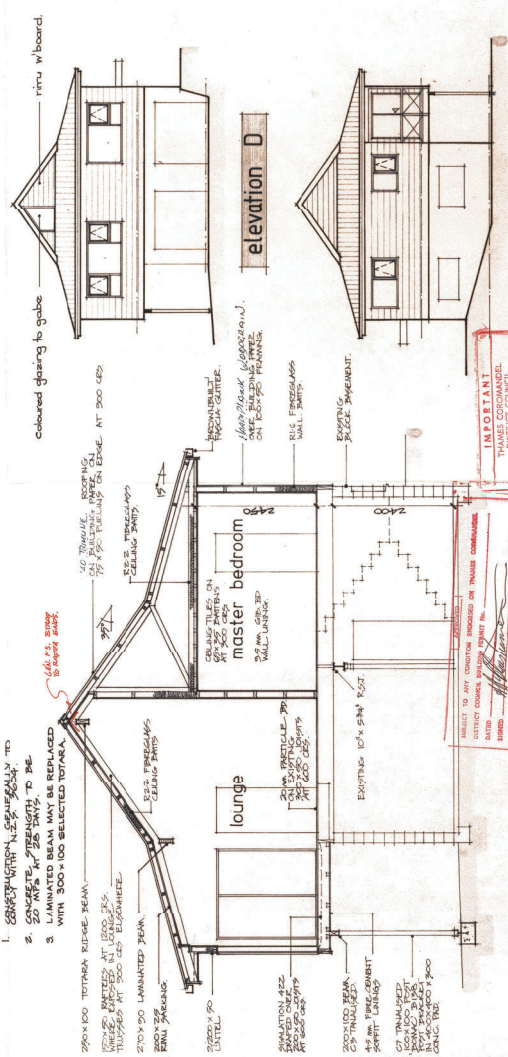
FRAMING ELEMENT	FRAMING TYPE	LENGTH
1, 2, 3, 4	10	10.0m
5, 6, 7, 8	10	1.2m
9, 10, 11, 12	10	1.8m
13, 14, 15, 16, 17	10	2.4m
18, 19, 20, 21, 22	10	2.4m
23, 24, 25, 26, 27	10	2.4m

GENERAL NOTES

1. CONSTRUCTION GENERALLY TO BE IN ACCORDANCE WITH N.Z.S.P. 2003.
2. 50mm MIN. INSULATION TO BE PLACED UNDER ALL FLOORS.
3. LAMINATED BEAM MAY BE REPLACED WITH 300x100 SELECTED TOTALA.



plan on existing basement



section X

elevation B

elevation D

elevation A

elevation C

IMPORTANT
THAMES CORAMORAL
DISTRICT COUNCIL
NOTING (Preparation) Inspection
When looking into the rear wall, the
third Building Inspector at the site
No concrete to be poured until
the inspection is complete.

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.

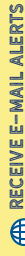
Visit www.getready.govt.nz to help you get ready

BE INFORMED.



RECEIVE MOBILE ALERTS

National Emergency Management Agency: getready.govt.nz/prepared/stay-informed/emergency-mobile-alert/



RECEIVE E-MAIL ALERTS

Visit tcd.govt.nz to 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

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.



For more detailed information see www.waikatoregion.govt.nz/tsunamistrategy

Visit www.getready.govt.nz