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28 May 2026

Jennylee Godwin
75 Robson Road
Ngahinapouri, 3290

EMAIL TO: jen.godwin.nz@gmail.com

Dear Sir/Madam

Land Information Memorandum: 28 Tairua Palms Place 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

K Motion

Kimberley Motion
Information Management Officer
INFORMATION MANAGEMENT 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:	20 May 2026
Property Number:	440548
Property Address:	28 Tairua Palms Place Tairua
Legal Description:	Lot 14 DP 496082
Area (ha):	0.0534

SECTION A: RATES AND CHARGES

Current Annual Rates Assessed for July 2025 to 2026	4,780.98
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
	<i>No 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
2018	ABA20180132	New 1 Level Dwelling With 1 Bedroom	YES
2025	COA20250422	Convert Attached Garage Area To Two Bedrooms	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

Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 28 TAIRUA PALMS PLACE, TAIRUA
Legal description of land where building is located: Lot 14 DP 496082
Building name: Nil
Location of building within site/block number: 28 TAIRUA PALMS PLACE, TAIRUA
Level/unit number: N/A
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed: 2019

The owner

Name of owner: J Godwin and P G McNeil
Contact person: J Godwin and P G McNeil
Mailing address: 18 Amanda Avenue , Dinsdale , Hamilton 3204
Street address/registered office: Nil
Phone number: Landline: 021639319 Mobile: 021531710
Daytime: Landline: 021639319 Mobile: 021531710
After hours: Landline: 021639319 Mobile: 021531710
Facsimile number: Nil
Email address: jen.godwin.nz@gmail.com
Website: Nil
First point of contact for communications with the council/building consent authority:
J Godwin and P G McNeil; Mailing Address: 18 Amanda Avenue
Dinsdale
Hamilton 3204 ; Phone: 021639319; Mobile: 021531710; Email: jen.godwin.nz@gmail.com

Building work

Building consent number: ABA/2018/132
Description: New 1 Level Dwelling with 1 bedroom
Issued by: Thames-Coromandel District Council

Code compliance

The building consent authority named below is
satisfied, on reasonable grounds, that -
the building work complies with the building consent.

Signature: David Silva

Position: Building Unit Team Leader - Inspections

On behalf of: Thames-Coromandel District Council

Date: 10 July 2019



Compliance and Electrical Safety Certificate

Unique ID: Tairua

Thames-Coromandel District Council
Documentation Reviewed and Approved

Signature

Date: 24/6/19 ABA 2018-132

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of installation & Description of Works

Address: 28 Tairua Palms Place - Tairua
Description of Work: new installation of mains

(5) Customer information

Name: Paul McNeil
Postal Address: 28 Tairua Palms Place - Tairua
Phone & Email: 021 1527300

(4) Electrical Workers information information

Name: Marcus Stenemon Registration/Practising Licence number: E261379
Organisation: Black Dog Electrical Telephone Number: 027 2525364
Name of Person's being supervised:

(3) Work Details

This Work is (Circle): Additions / Alterations / New Works

The prescribed electrical work is (Tick): ☒ High Risk ☐ General ☐ Low Risk ☐ The Homeowner has undertaken part of the electrical installation work

Indicate the number of each item

Installed or altered:

Lighting Outlets: 24 Install 16mm²

Socket Outlets: 26 mains + earth fcs

Ranges: 1

Other Work:

Tick if other work includes:

- ☒ Mains
☒ MEN switchboard closest to point of supply
☒ Main earthing system

(2) Certification of works

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation or part of the installation:

- ☒ Has been installed in accordance with a certified design
☒ Has an earthing system that has been correctly rated.
☒ Contains fittings which are safe to connect to a power supply.
☐ Relies on suppliers Declaration of conformity (Attach or reference¹)
☒ Has been satisfactorily tested in accordance with the electrical (safety) regulations 2010
☐ Relies on manufactures instruction (Attach or reference¹)
☒ Is safe to connect

Electronic reference: Tairua Palms.

Electrical Workers Signature: [Signature]

Date: 27/8/18

1. If it is impractical to attach a copy of a particular manufactures instructions or any certified design or supplier declarations of conformity. Provide a reference where the documents can be found, in readily accessible format, through electronic means.

(6) Electrical Safety Certificate

I certify that the installation, or part of the installation, to which the Electrical Safety certificate applies is connected to a power supply and is safe to use.

Name: Marcus Stenemon

Registration/Practising Licence number: E261379

Signature: [Signature]

Date: 27/8/18

(If certified is different from Electrical worker)

THIS IS AN IMPORTANT DOCUMENT THAT MUST BE RETAINED

Form 9

Certificate of Acceptance - COA/2025/0422

Section 99, Building Act 2004

The building

Street address of building: 28 TAIRUA PALMS PLACE, TAIRUA
Legal description of land where building is located: Lot 14 DP 496082
Building name: N/A
Location of building within site/block number: 28 Tairua Palms Place
Waikato Region
Tairua
3508
Level/unit number: 1

The owner

Name of owner: J Godwin and P G McNeil
Contact person: N/A
Mailing address: 75 Robson Road, RD 10, Hamilton 3290
Street address/registered office:
Phone number: Landline: NA Mobile: 021531710
Facsimile number: N/A
Email address: jen.godwin.nz@gmail.com
Website: N/A
First point of contact for communications with the council/building consent authority: J Godwin and P G McNeil; Mailing Address: 75 Robson Road, RD 10, Hamilton 3290 ; Mobile: 021531710; Email: jen.godwin.nz@gmail.com

Acceptance of compliance

The territorial authority named below 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:

Building Work Description:

Convert attached garage area to two bedrooms.

The territorial authority was only able to inspect the following parts of the building work and this certificate is qualified as follows:

Parts of Building Work Inspected:

- * B1.3.4(b): Structure. (visual inspection only)
- * D1.3.1(c): Access Routes.
- * E2.3.2: External Moisture. (visual inspection only)
- * F7.3.2: Warning Systems. (smoke alarms)

- * **G7.3.2: Natural Light.**
- * **G9.3.1(a): Electricity.**
- * **H1.3.3(a,c): Energy Efficiency.**

Qualifications to Certificate:

Compliance with the following has not been determined:

- * B2: Durability.

If non-compliance with building code provisions is deemed to affect safety of building users, a Notice to Fix will likely be issued requiring the Owner to obtain building consent and undertake the work necessary to ensure safety of building users.

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 building work.

Attachments

- There are no additional attachments for this certificate of acceptance.

Signature: Greg Rendall

Position: Senior Building Control Officer

On behalf of: Thames-Coromandel District Council

Date: 24 July 2025



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.: 28 Tairua Palms

This form has been designed to be used by licensed electrical workers to certify that installations or Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

28 Tairua Palms Place Tairua

Contact Details:
(Name and address)

Paul Mcneil

Thames Coromandel District Council
Electrical Safety Certificate
Approved
Date: 22/7/25

Name of Electrical worker:

Michael Garrick

Registration/Practising licence number:

1 086770

Phone & email:

mike@onparelectrical.co.nz

Name and registration number of person(s) supervised:

N/a

Certificate of Compliance

Type of work:

☐ Addition

☒ Alteration

☐ New work

The prescribed electrical work is:

☐ Low risk

☒ General

☐ High-risk (Specify):

Installation of conductors/fittings

Means of compliance:

☐ Part 1 of AS/NZS 3000

☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

☒ No ☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

July 2025

Contains fittings that are safe to connect to a power supply?

☒ Yes

☐ No

Specify type of supply system:

230V MEN

The installation has an earthing system that is correctly rated (where applicable)

☒ Yes

☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☒ All ☐ Parts (specify):

The work relies on manufacturers instructions:

☐ Yes

☒ No

If yes - identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work has been done in accordance with a certified design:

☐ Yes

☒ No

If yes - identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC):

☐ Yes

☒ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

☐ No ☒ Yes

Description of Work:

Install two double socket outlets on wall built to partition garage area to create a second bedroom. Install new single light switch in partition wall and re configure wiring to existing lights

Test Results (provide values)

Polarity (Independent earth):	Good
Insulation resistance:	500M Ohms
Earth Continuity:	0.15 Ohms
Bonding:	N/A Ohms
Fault Loop impedance:	0.80 Ohms
Other (specify):	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

mike

Date:

17/7/25

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Michael Garrick

Registration/Practising licence number:

1 086770

Certifier's signature:

mike

Certificate Issue Date:

17/7/25

Connection Date:

17/7/25

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

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
2015	SUB20150080	18 lot subdivision and an esplanade reserve waiver. (Consent Notice & Plan Attached)

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.

THAMES COROMANDEL DISTRICT COUNCIL

Consent Notice

IN THE MATTER OF Plan No: LT 496082
on Lot 3 DPS 32099

AND

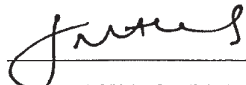
IN THE MATTER OF Subdivision Consent pursuant to
Sections 104, 108 and 221 of the Resource Management
Act 1991

The Thames Coromandel District Council hereby certifies that, by way of resolution passed under delegated authority on the 7th day of December 2015, the following conditions were imposed on the subdivision of Lot 3 DPS 32099 (Ref: SUB/2015/80).

For the purpose of section 224(c) and pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered against the relevant Certificates of Title. These notices shall specify the following conditions as relevant to each Lot:

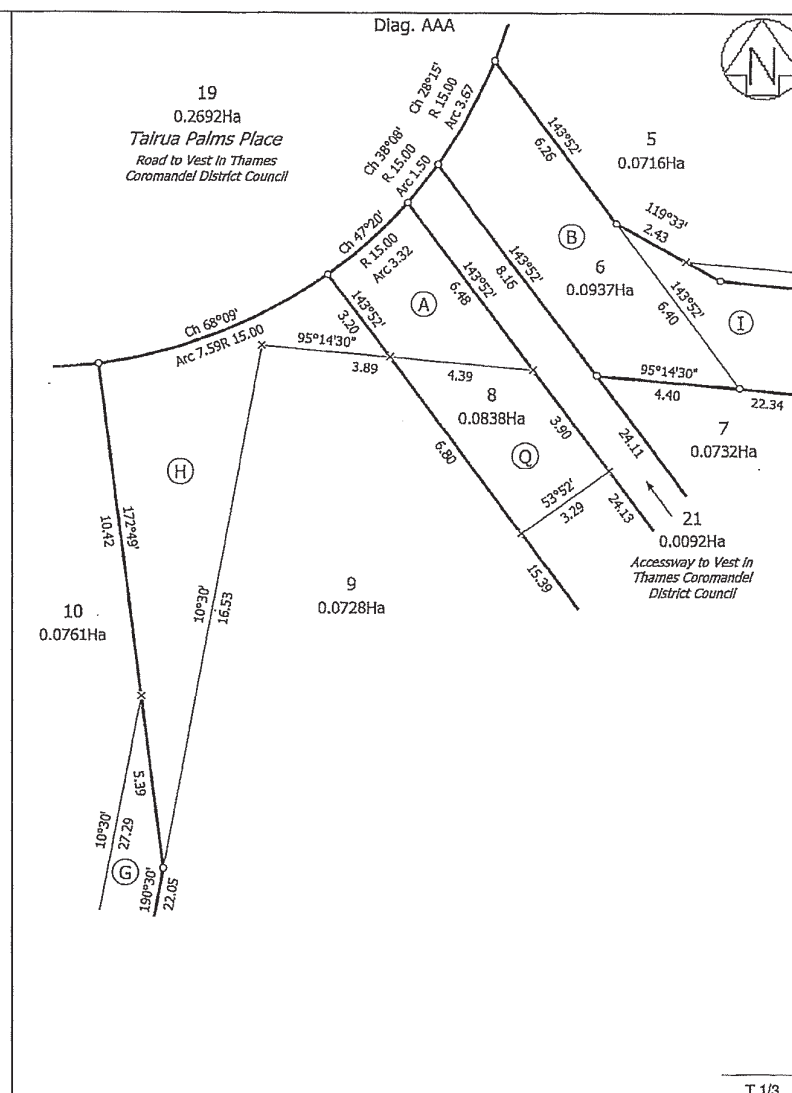
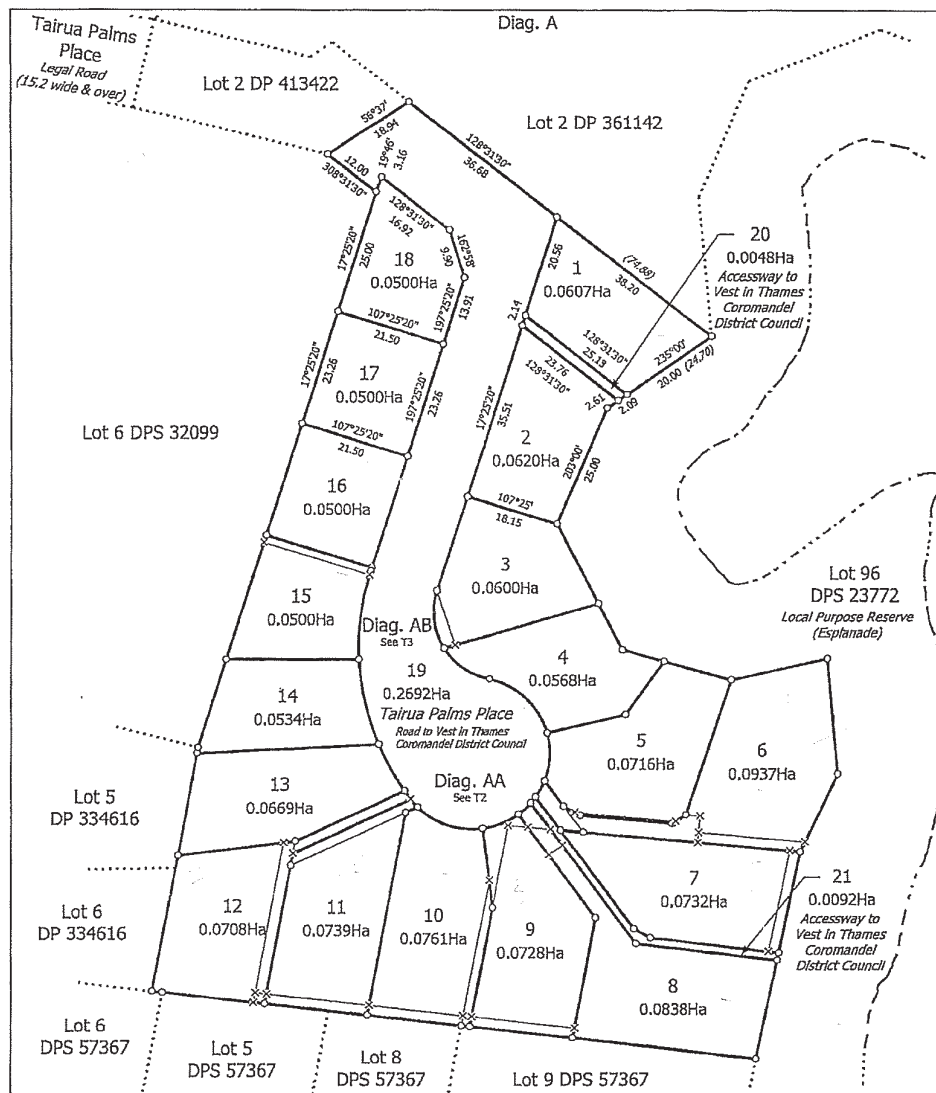
1. An application for a vehicle crossing to serve Lots 1 to 5, 9, 10, and 13 to 18, shall be made to the Council at the time of building consent application for either a garage or dwelling (whichever is applied for first). The vehicle crossing shall be constructed within (6) six months of the Council granting the building consent. The vehicle crossing shall be installed to the standards specified in the Council's current "Code of Practice for Subdivision and Development" and shall be constructed by an approved vehicle crossing contractor unless specific approval for another suitably qualified person has been obtained from Council's Roading Manager.
2. Foundation design for Lots 1 -18 (inclusive) shall be undertaken in accordance with the recommendations contained in a site specific Geotechnical report that shall be submitted for approval to Council's Development Engineer at the time of building consent application.
3. Minimum habitable floor level for each residential lot shall be set at 3.05m above Auckland Vertical Datum 1946 (AVD46).

Dated this 31st day of MAY 2016.



AUTHORISED OFFICER /
PRINCIPAL ADMINISTRATIVE OFFICER

SUB/2015/80



T 1/3

Land District: South Auckland
Digitally Generated Plan
Generated on: 31/03/2016 11:14am Page 5 of 7

Lots 1 - 21 Being a Subdivision of Lot 3 DPS 32099

Surveyor: Joel Reuben Haugh
Firm: Stewart Group Ltd (Whangamata)

Title Plan
LT 496082
DRAFT

SECTION C: LAND USE INFORMATION

THAMES-COROMANDEL DISTRICT PLAN - OPERATIVE IN PART

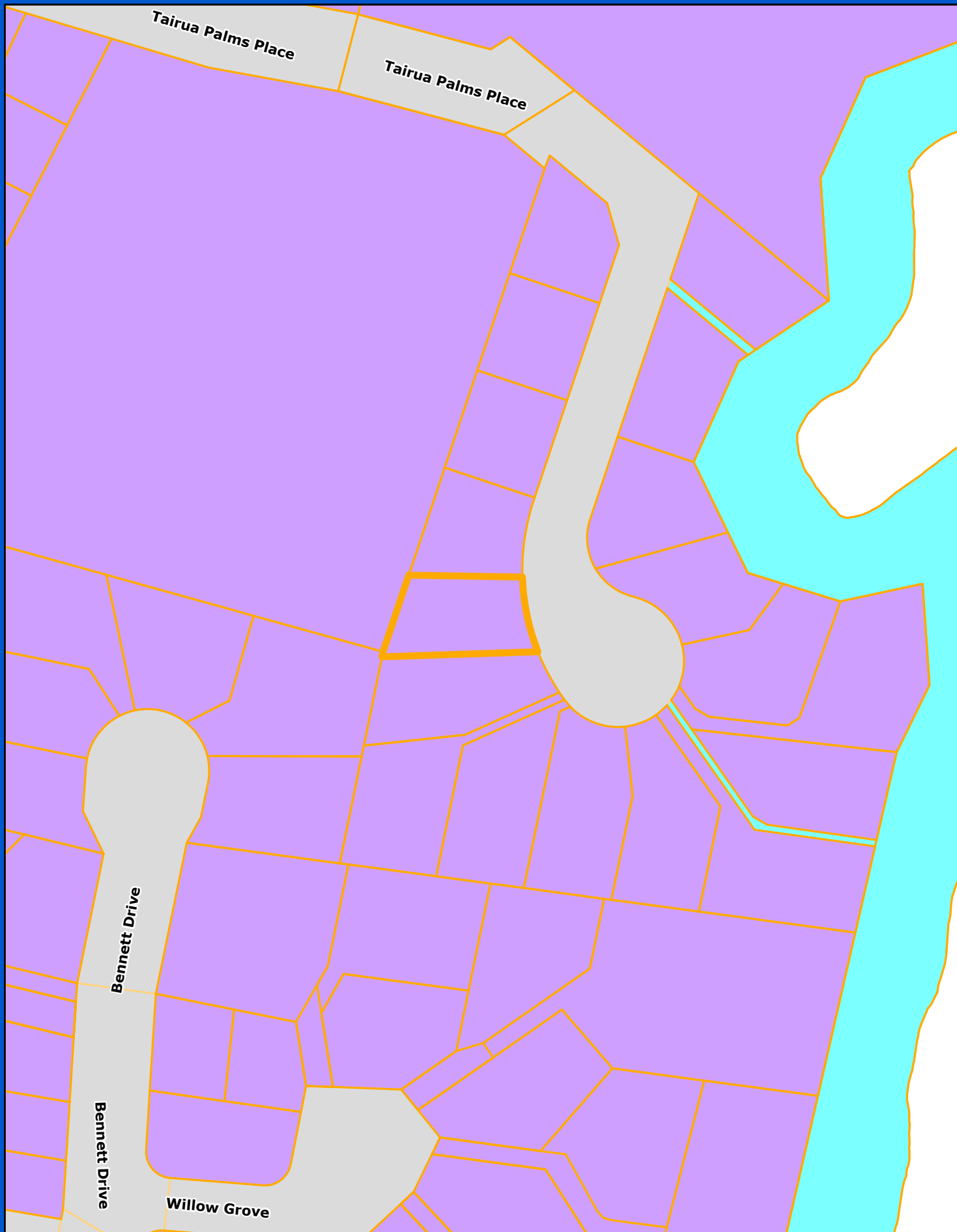
Thames-Coromandel District Council resolved to declare the Thames-Coromandel District Plan ‘Operative in part’ pursuant to clause 17(2) in Schedule 1 of the Resource Management Act 1991 at its meeting on 13 February 2024.

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: 57	
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	



28 Tairua Palms Place
Tairua

Date:	27/05/2026
Authored:	kimberleym
Projection:	NZTM

ZONING: Residential
Legend Attached

Legend



1:1,118

0 40 80 120 160 (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

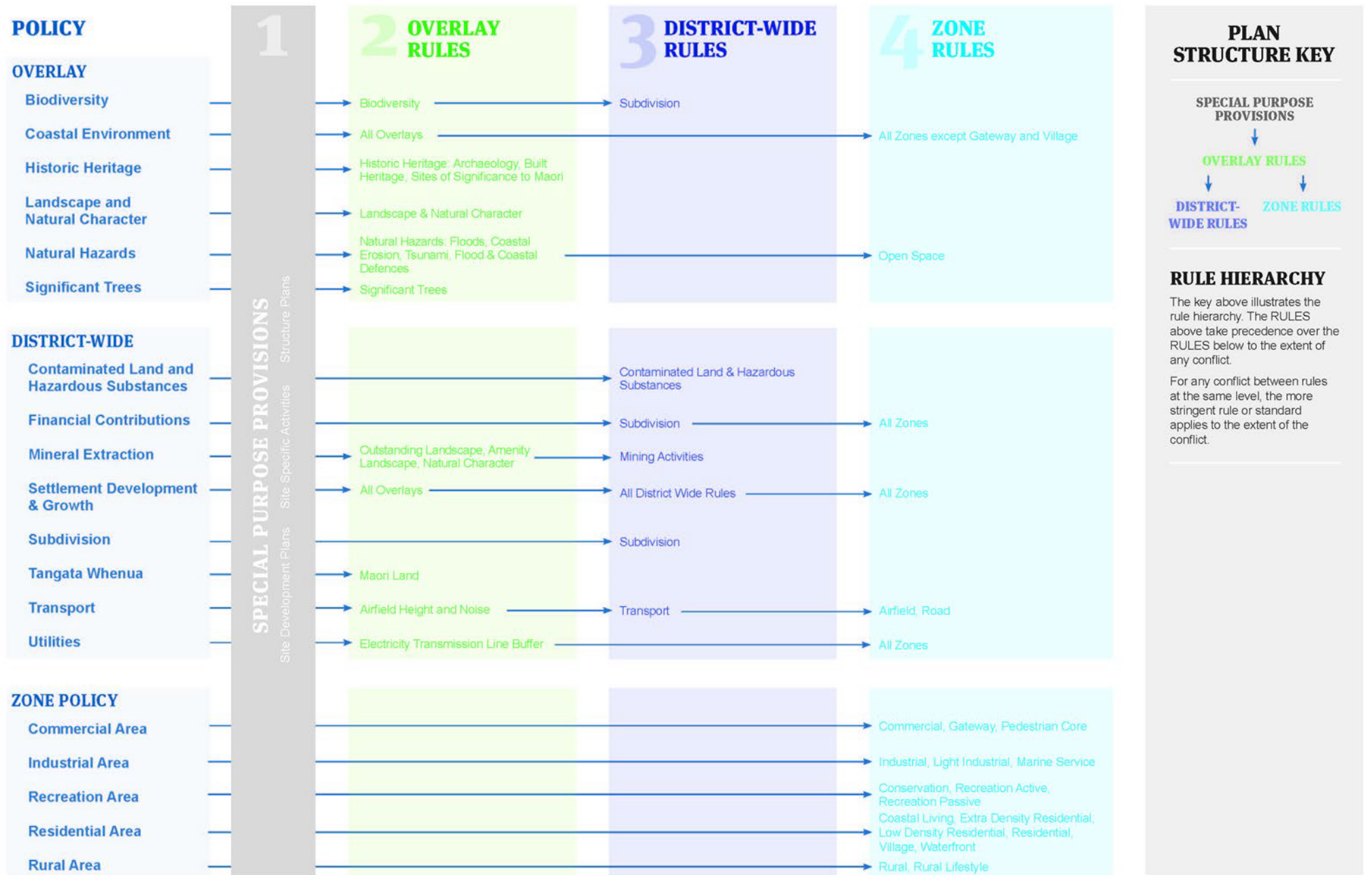
-  Airfield
-  Coastal Living
-  Commercial
-  Conservation
-  Extra Density Residential
-  Gateway
-  Industrial
-  Light Industrial
-  Low Density Residential
-  Marine Service
-  Open Space
-  Pedestrian Core
-  Recreation Active
-  Recreation Passive
-  Residential
-  Road
-  Rural Lifestyle
-  Rural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

- **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 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>

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: Grahams Creek

Policy Unit 119, Management Area H2

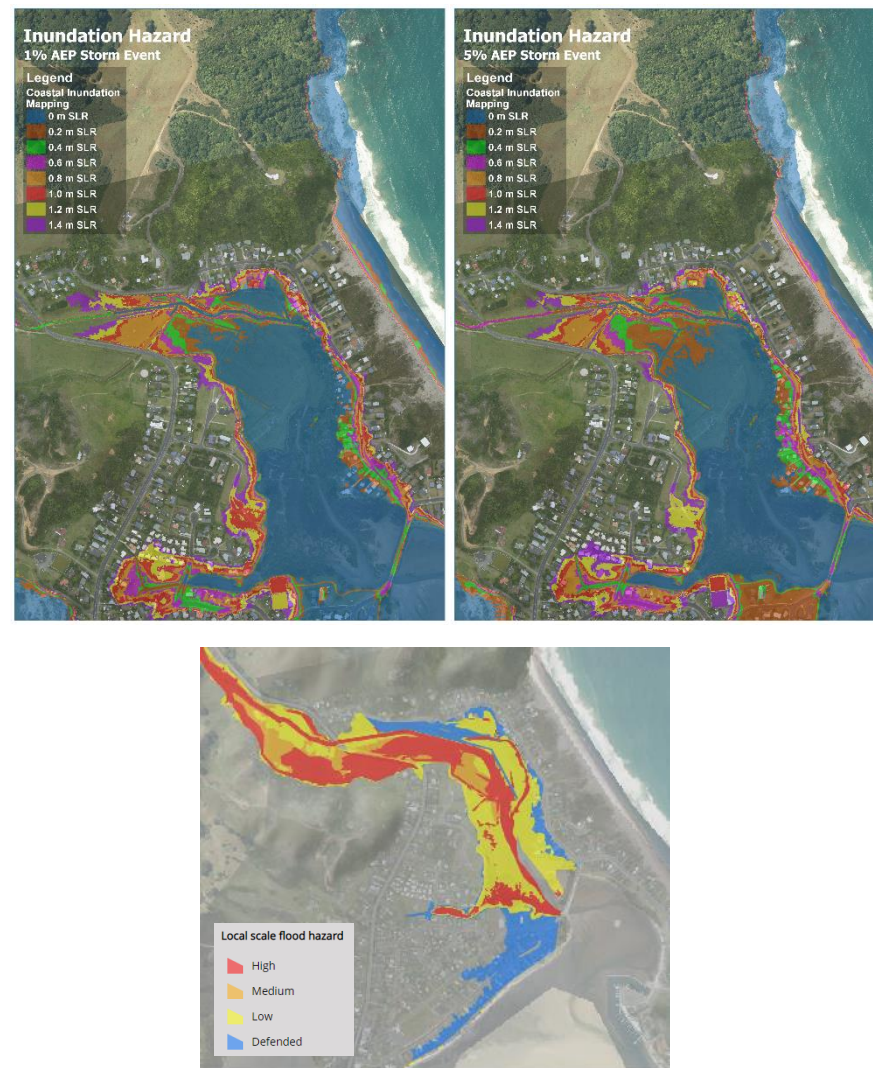
Introduction

This Policy Unit covers a short stretch of the shoreline between Ocean Beach Road and the estuary north of the Manaia Road causeway, encompassing Grahams Creek.

In addition to the coastal inundation hazards associated with this location, it is exposed to river flooding (see the Waikato Regional Hazard Portal) and protected by WRC's Grahams Creek flood scheme. Recent subdivision has occurred in this location.



The Hazard



(Source: Waikato Regional Hazard Portal. Blue areas are defended from a 1 in 50-year event.)

The Risk

Type	Year/SLR	Storm	Exposure	Vulnerability	Consequence
Erosion	2020	1% AEP	Low	Low	Insignificant
Erosion	2120	1% AEP	Low	Low	Insignificant
Inundation	0 m SLR	1% AEP	Low	Low	Minor
Inundation	1.2 m SLR	1% AEP	Moderate	Moderate	Moderate

The combined influence of coastal inundation and river flooding during storm events in this Policy Unit is likely to mean that the hazard illustrated here underestimates the risk of exposure.

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.
Accommodate	Avoid developing in hazard prone areas.

On further examination, the 'Protect' option of improving the existing WRC defences was also considered, as was 'Managed Retreat'. Managed retreat options were considered for hazard affected properties, particularly those on the harbour side of Ocean Beach Road.

Strategy

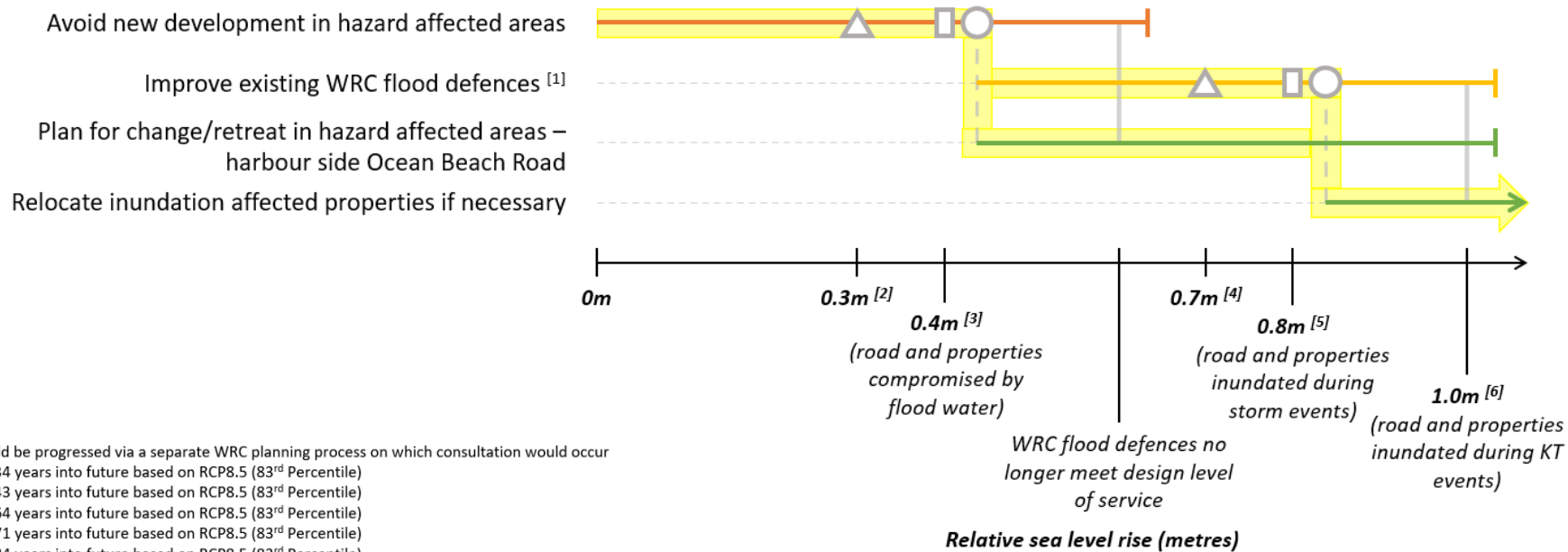
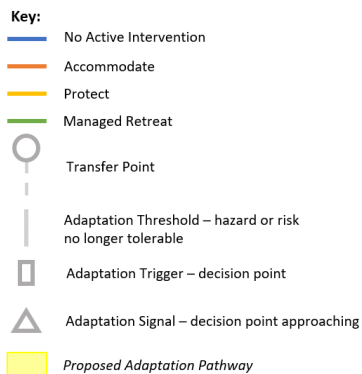
In the short term the adaptation strategy for this Policy Unit is to develop planning policy to restrict new development (unless appropriately adapted) in the areas exposed to the coastal inundation hazard.

In the medium term it is predicted that local roads and properties will begin to be adversely affected by flood events. At this point it is expected that the WRC Grahams Creek flood defences would no longer meet their design level of service (for a 1-in-50-year event) and would need to be upgraded. This would be delivered by WRC in line with their normal planning and consultation practices (under the RMA 1991 and Local Government Act 2002).

With 0.8m of sea level rise, some properties on the harbour side of Ocean Beach Road and the road itself could be inundated during storm events. At this point, affected properties may need to retreat from the hazard zone. The road would remain in place, but (in time) access would be restricted during storm and King Tide events.

Note that the WRC defences were constructed with the capacity to be upgraded to provide protection against a 1-in-100-year event / potentially provide protection from coastal inundation at the lower end of the catchment in mind. This could mean that the 'managed retreat' actions shown on the pathway below for property on the harbour side of Ocean Beach Road, could be avoided (and protection provided). However, further work is required to determine if upgrade is viable, affordable and supported by the community.

Adaptation Pathway



¹ This would be progressed via a separate WRC planning process on which consultation would occur

² Approx. 34 years into future based on RCP8.5 (83rd Percentile)

³ Approx. 43 years into future based on RCP8.5 (83rd Percentile)

⁴ Approx. 64 years into future based on RCP8.5 (83rd Percentile)

⁵ Approx. 71 years into future based on RCP8.5 (83rd Percentile)

⁶ Approx. 84 years into future based on RCP8.5 (83rd Percentile)

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

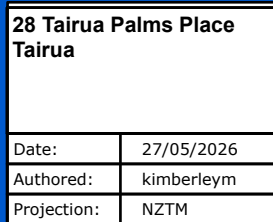
ARCHAEOLOGICAL SITES

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.



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

1:4,265

W N E S

0 40 80 120 160 (m)

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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.

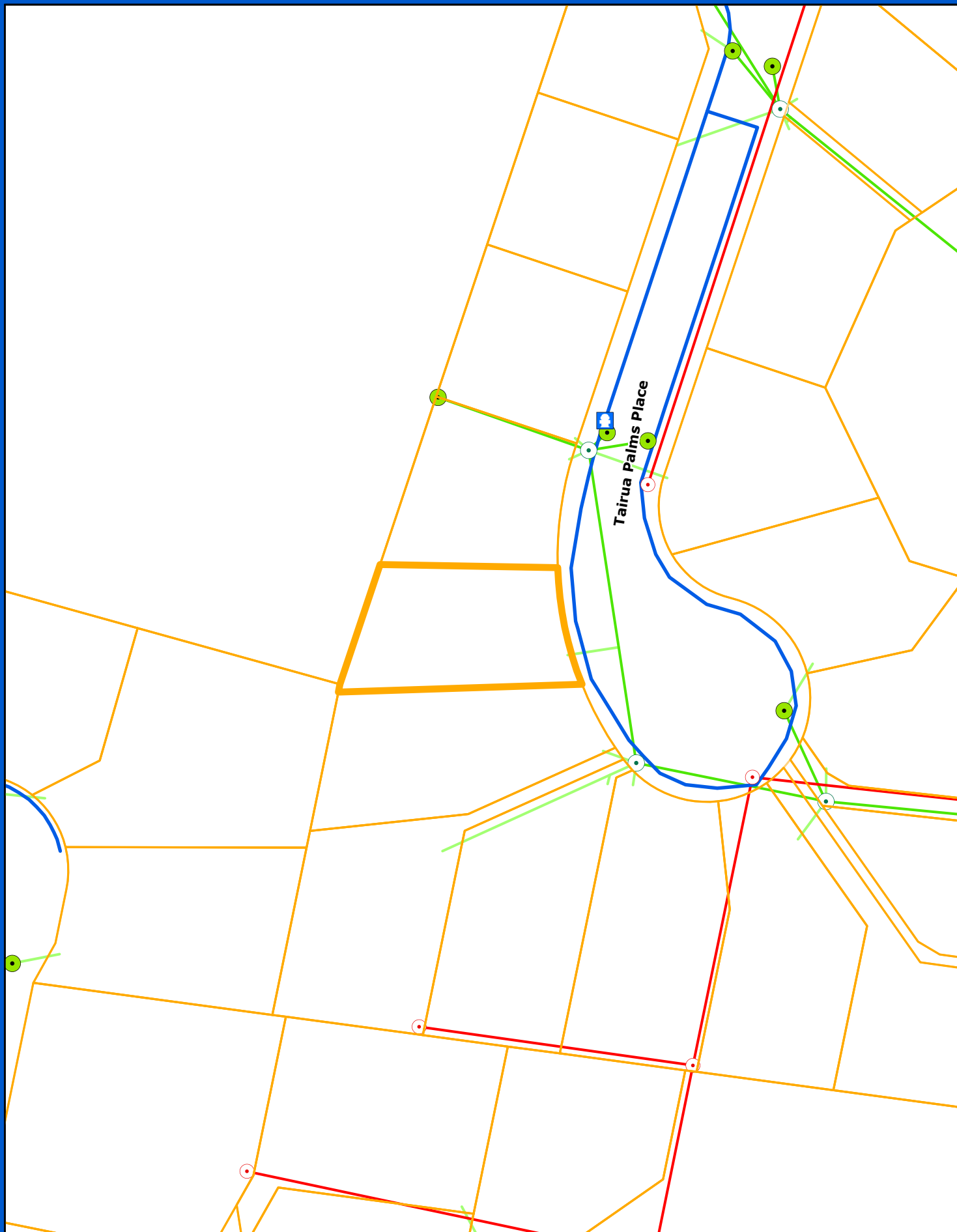
WARNING: Private drainage plans have been provided to Council by contractors undertaking the work for the owner. Exact locations of pipes have not been verified by Council and the plans may contain errors or omissions.

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/>



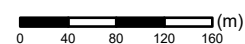
28 Tairua Palms Place Tairua	
Date:	27/05/2026
Authored:	kimberleym
Projection:	NZTM

UTILITIES LEGEND ATTACHED

Legend



1:716



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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

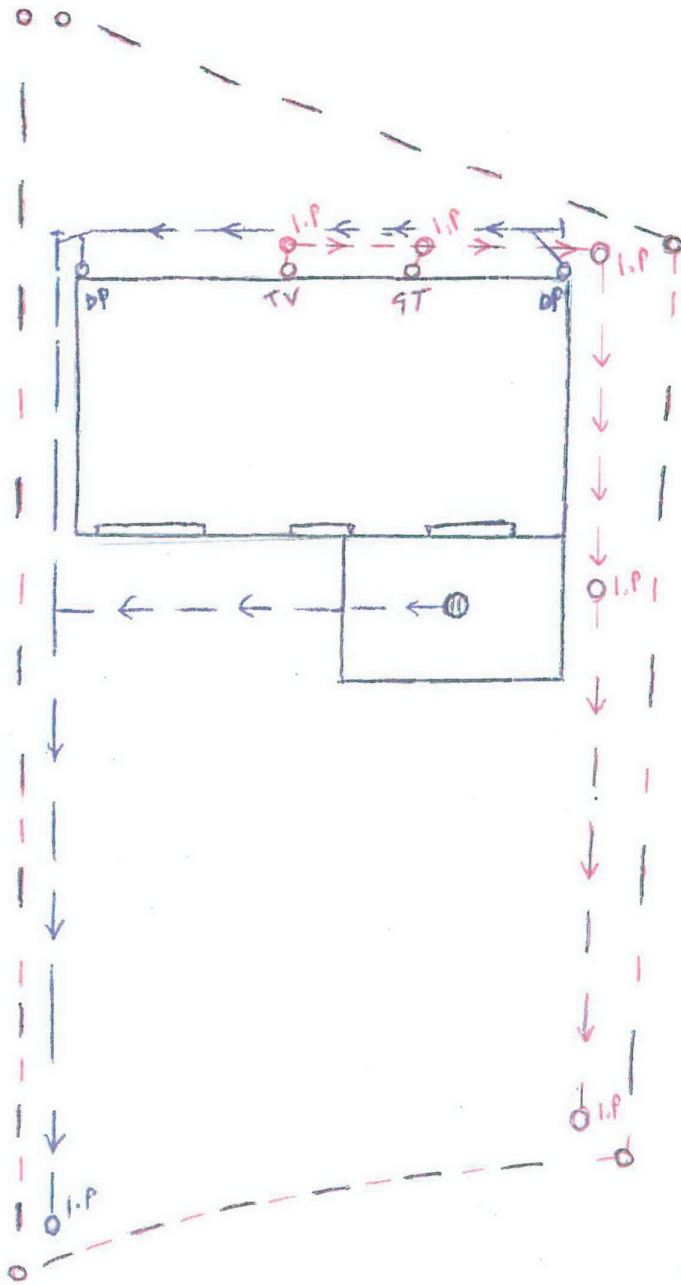


Legend Updated: July 2023

28 TAIKHA PALMS.

SCALE 1:100 (A4.)

2018 Drainage Plan



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:	04961-10712
Land Value:	460,000
Improvement Value:	270,000
Capital Value:	730,000

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

**28 Tairua Palms Place
Tairua**

Date:	27/05/2026
Authored:	kimberleym
Projection:	NZTM

No Legend

Legend



1:188

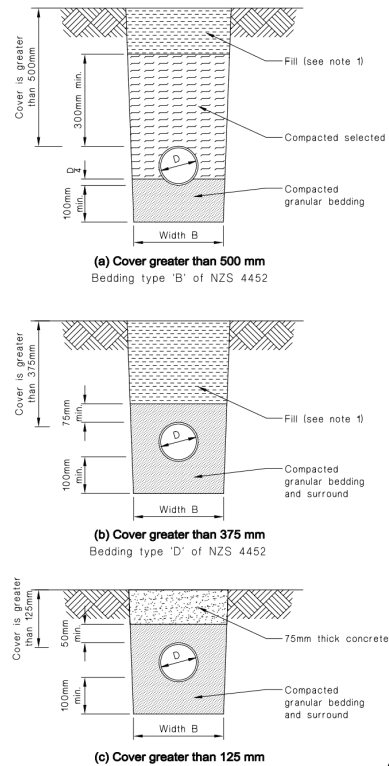
0 40 80 120 160 (m)

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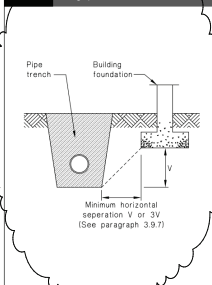


Figure 13: Bedding and Backfilling
Paragraphs 3.3.2, 3.9.4 and 3.9.5



NOTE:
1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



Plumbing & Drainage to comply with NZBC G12 & G13
NOTE: Check all dimensions on site before commencing work.
All framing timber to be MSG8 unless noted otherwise.
All exposed & sheltered fixings to be 304 stainless steel.

KITCHEN & BATHROOM

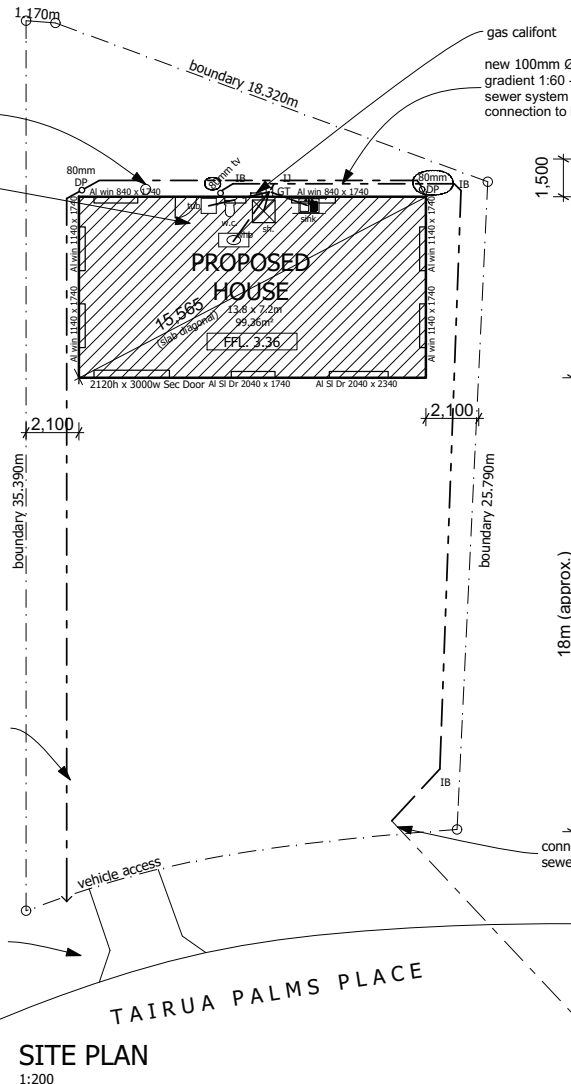
- Acrylic whb & shower unit
- Semi-gloss paint finish to 10mm Gib
- Aqualine wall linings
- Vinyl floor coverings
- Safety glass to bathroom window
- Impervious finishes to kitchen fittings (melteca) and counter top (formica)
- 40mm pvc waste pipes min. 1:40 gradient

90mm dia. stormwater pipe to mains at kerb - min. gradient 1:90

Proposed Standard Residential Vehicle Crossing - refer to TCDC dwg no. 600-211A

SITE PLAN
1:200

APPROVED
ABA
20180132
26/03/2018
Thames-Coromandel
District Council



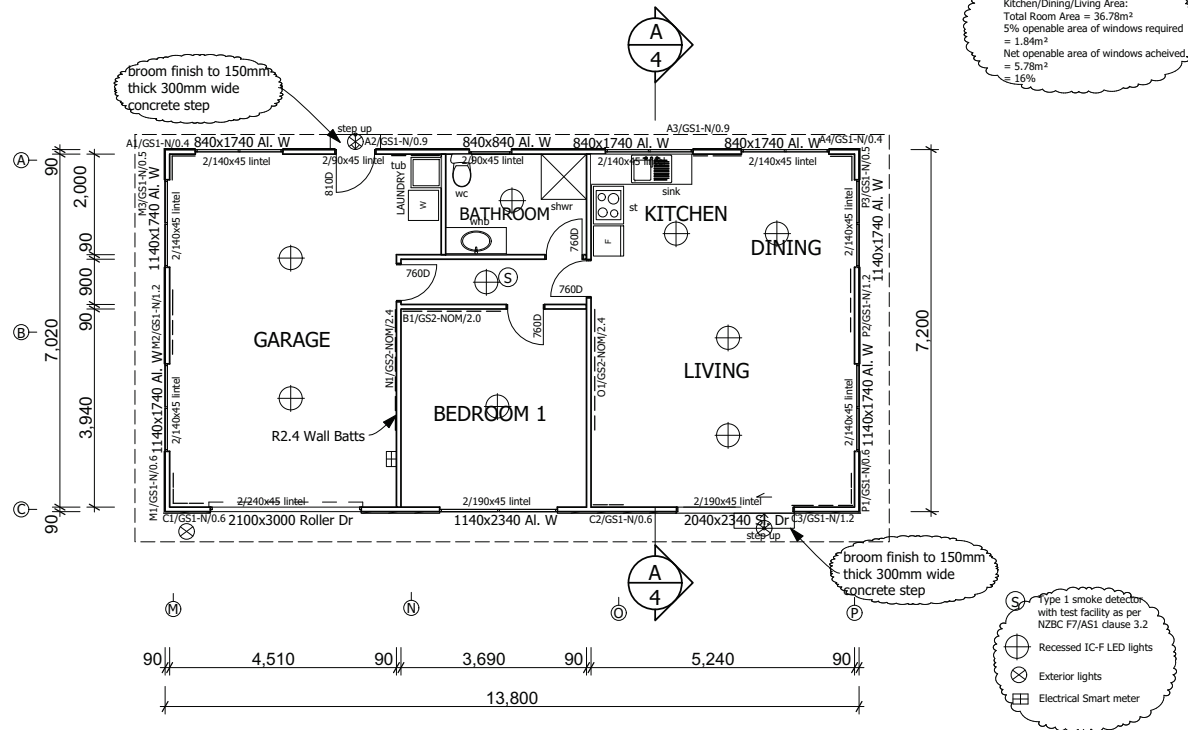
Legal Description: LOT 14,
DP 496082
Site Area: 534m²
Wind Zone: High
Exposure Zone: D
Building Area:
Proposed Garage Sleepout = 99.36m²
Total Site Coverage = 99.36m²
= 18.6%

This consent is affected by
RESTRICTED BUILDING WORK
as per the Building Act 2004

CONSENT

CARSWELL CONSTRUCTION LTD Kopu Rd, Kopu PO Box 529 THAMES NEW ZEALAND Telephone 07 868-8663 • Fax 07 868-8224 Email info@carswellconstruction.co.nz www.carswellconstruction.co.nz	Project: PROPOSED DWELLING For: P MCNEIL & J GODWIN At: 28 TAIRUA PALMS PLACE TAIRUA	Drawing: SITE PLAN 20180132 26/03/2018 Thames-Coromandel District Council	Scale: 1:200 Date: JANUARY 2018 Drawn: SLT	Sheet 1 Number of 1
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Thames-Coromandel District Council



NOTE: Check all dimensions on site before commencing work.
All framing timber to be MSG8 unless noted otherwise.
~~All exposed & sheltered fixings to be 304 stainless steel.~~

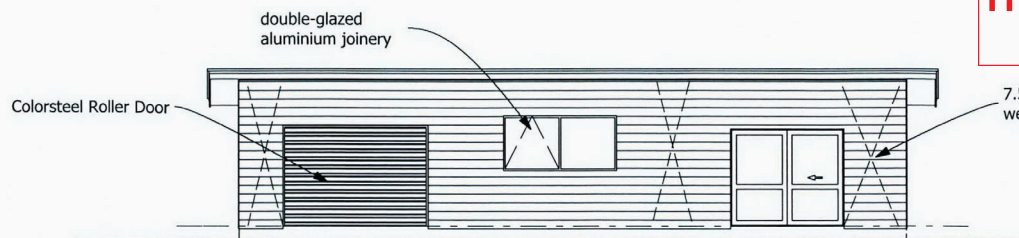
This consent is affected by
RESTRICTED BUILDING WORK
as per the Building Act 2004

CONSENT

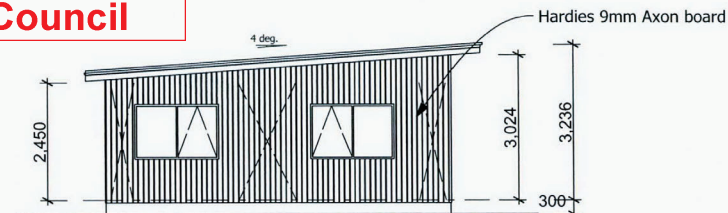
CARSWELL CONSTRUCTION LTD Kopu Rd., Kopu PO Box 529 THAMES ■ NEW ZEALAND Telephone 07 868-8663 ■ Fax 07 868-8224 Email ■ info@carswellconstruction.co.nz www.carswellconstruction.co.nz	Project: PROPOSED DWELLING	Drawing: FLOOR PLAN	Scale: 1:100	Sheet Number of 2
	For: P MCNEIL & J GODWIN		Date: JANUARY 2018	
	At: 28 TAIRUA PALMS PLACE TAIRUA		Drawn: SLT	

Original sheet size A3

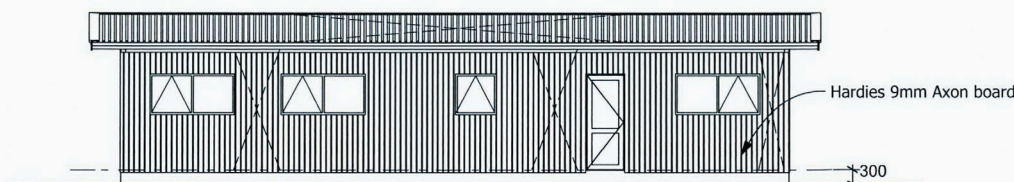
**APPROVED
ABA
20180132
26/03/2018
Thames-Coromandel
District Council**



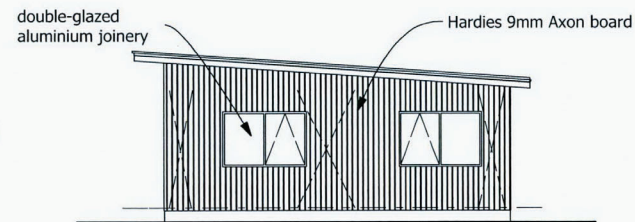
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

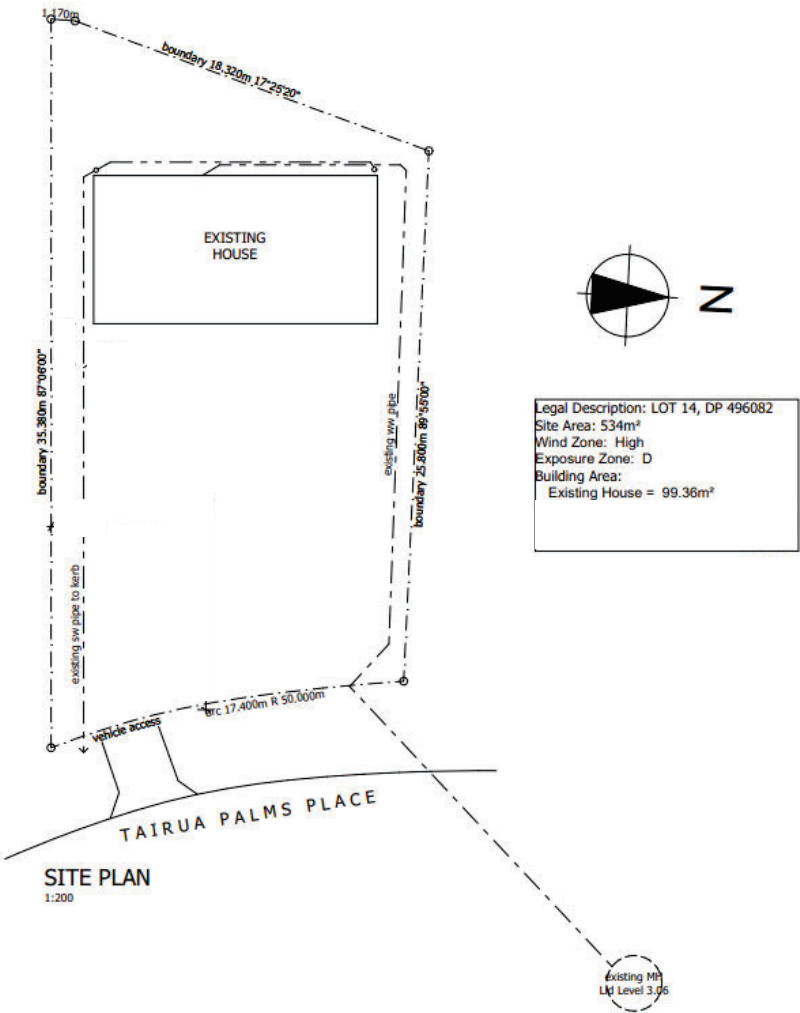
This consent is affected by
RESTRICTED BUILDING WORK
as per the Building Act 2004

CONSENT

NOTE: Check all dimensions on site before commencing work.
All framing timber to be MSG8 unless noted otherwise.

CARSWELL CONSTRUCTION LTD Kopu Rd, Kopu PO Box 529 THAMES • NEW ZEALAND Telephone 07 866-8663 • Fax 07 868-8224 Email • info@carswellconstruction.co.nz www.carswellconstruction.co.nz	Project: PROPOSED DWELLING For: P MCNEIL & J GODWIN At: 28 TAIRUA PALMS PLACE TAIRUA		Drawing: ELEVATIONS	Scale: 1:100 Date: JANUARY 2018 Drawn: SLT	Sheet Number of 3
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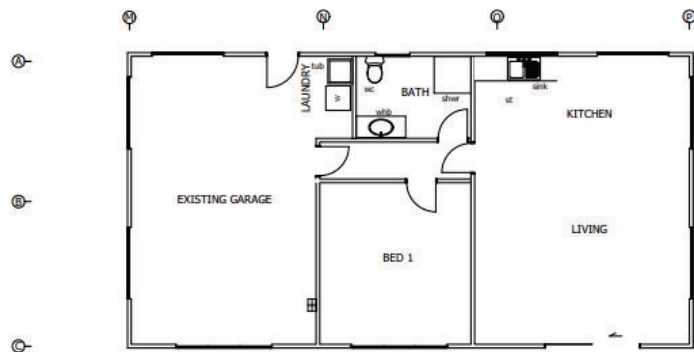
Original sheet size A3



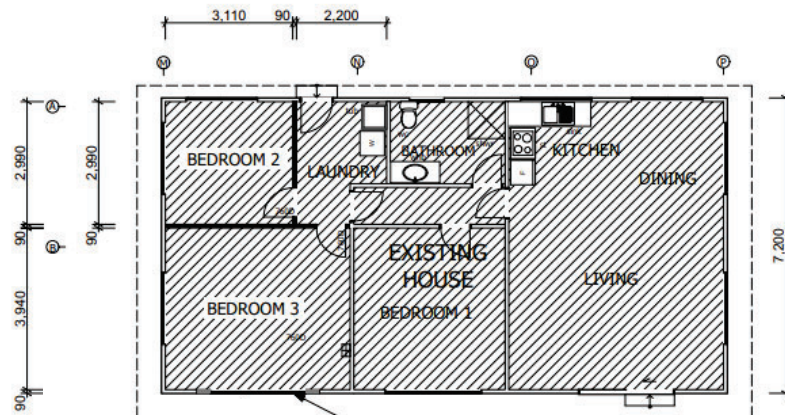
All framing timber to be SG8 unless noted otherwise.
All exposed & sheltered fixings to be 304 stainless steel.

	Project:	PROPOSED ALTERATION	Drawing:	Scale:
	For:	to EXISTING HOUSE		1:200
		P MCNEIL & J GODWIN		Date: 26/06/2024
	At:	28 TAIRUA PALMS PLACE TAIRUA		Drawn:

Original sheet size A3

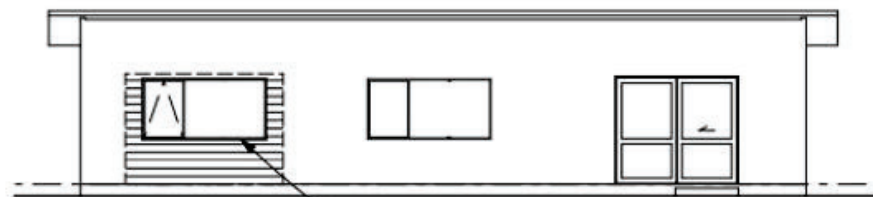


EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

existing roller door removed and replaced with 1140x2340 aluminium window (owner supplied). Opening framed up & clad with Hardies weatherboards over building wrap to match existing



EAST ELEVATION (EXISTING HOUSE)

existing roller door removed and replaced with 1140x2340 aluminium window (owner supplied). Opening framed up & clad with Hardies weatherboards over building wrap to match existing



All framing timber to be SG8 unless noted otherwise.
All exposed & sheltered fixings to be 304 stainless steel.

Original sheet size A3	Project: PROPOSED ALTERATION	Drawing: EXISTING & PROPOSED FLOOR PLANS	Scale: 1:100, 1:50
	For: P MCNEIL & J GODWIN		Date: 26/06/2024
	At: 28 TAIRUA PALMS PLACE TAIRUA		Drawn:

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 flood waters as 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](https://www.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](https://www.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/](https://www.getready.govt.nz/prepared/stay-informed/emergency-mobile-alert/)



RECEIVE E-MAIL ALERTS

Visit [tcdc.govt.nz/subscribe](https://www.tcdc.govt.nz/subscribe) to sign up



UPDATES VIA FACEBOOK

[/thamescoromandeldistrictcouncil](https://www.facebook.com/thamescoromandeldistrictcouncil)



GeoNet Geological Hazard App



MetService App



www.journeys.nzta.govt.nz/highway-conditions



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 GET 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