



Tauranga City

LIM

Land Information Memorandum



Land Information Memorandum

This LIM has been prepared for:

Applicant	Vosper Realty Limited
Business	Vosper Realty Limited
Property Address	19 Manson Street Tauranga
Legal Description	Lot 61 DPS 8130
Application Date	25 August 2025

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and, in addition to the information provided for under section 44, may contain such other information concerning the land that Council considers, at its discretion, to be relevant. It is based on a search of Council records only. There may be other information relating to the land which is unknown to Council. The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this Land Information Memorandum. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

It is recommended that the Certificate/Record of Title, which is not held by Council, be searched by the purchaser.

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Land Development	▪ Land Features ▪ Hazardous Contaminants
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Services Information

Land information which is likely to be relevant includes information on private and public stormwater, water and sewer details. Please refer to the appropriate authorities for further information about network utility services.

Service Record

Copy of Deposited Plan Attached	Yes
Service Print Attached	Yes
Method of Sewer Disposal	To Public Sewer
Existing Method of Stormwater Disposal	Soakholes
Drinking Water Supplied to the Land	Yes
Drinking Water Supplier Is:	
(i) Owner of the Land; or	No Information Available
(ii) Tauranga City Council [Water Supply Authority Unit (WSA)]; or	Yes
(iii) Another Networked Supplier	No Information Available
Any Information Notified under Section 206(1) Water Services Act 2021	No Information Available

Note:

1. Please note that the existence of a watermain along a property frontage does not necessarily mean that a connection is available. This may need to be provided at the applicant's expense.
2. If the land is supplied with drinking water by Tauranga City Council as a Water Supply Authority, any conditions (generally set out in Tauranga City Council's [Supply of Water Bylaw 2019](#)) applicable to that supply are included in this Land Information Memorandum.
3. If the land is supplied with drinking water by a networked supplier other than the WSA, any conditions that are applicable to that supply are included in this Land Information Memorandum.
4. If the land is supplied with drinking water by the owner of the land, any information Council has about the supply is included in this Land Information Memorandum.
5. Any information notified to the territorial authority by a drinking-water supplier under Section 206(1) Water Services Act 2021 is included in this Land Information Memorandum.

Rating and Valuation Details

Tauranga City Council rates are billed twice a year on the last business day of August and February. Unpaid rates for each instalment will incur a 10% penalty.

The valuation details below are based on a revision date of 1 May 2023. This has been used to assess the rates for Council's financial year beginning 1 July 2025.

Further information on property valuations can be found on Council's website at the following link: [Property valuations - Tauranga City Council](#).

Valuation Details

Valuation Reference	06612 550 00
Capital Value	\$565,000
Land Value	\$215,000
Improvement Value	\$350,000

Rating Details

Current Annual Rates	\$4,177.20
Balance Owing	\$91.63

Water Meter Details

Water Meter On Property	Yes
Meter Type	Individual Meter
Water Rates Owing	\$105.08

A separate account is issued for water metered properties. Residential meters are read every three months. Commercial / Industrial meters vary depending on use.

Note:

Council's Water Supply Bylaw requires a final water meter reading to be undertaken when a property is sold.

Infrastructure Funding and Financing (IFF) Levy Details

The IFF levy (under the Infrastructure Funding and Financing (Western Bay of Plenty Transport System Plan Levy) Order 2022) is payable for a period of 30 years from 1 July 2024 to 30 June 2054. The method for assessing the liability for an IFF levy on the property is set out in the 2022 Order. The annual levy (as calculated under the 2022 Order) is allocated across the levy area with 50% of the overall levy coming from commercial and industrial properties and 50% coming from residential properties and with the IFF levy on the property being based on the capital value of the property. Further information on the levy is available at the following link: [Infrastructure Levy - Tauranga City Council](#).

IFF Levy Details

Current Annual IFF Levy	\$86.08
Balance Owing	\$43.04

Building Information

This information is sourced from Council records and may not reflect the situation on site if work has been undertaken without consent. It is recommended that the property file is viewed together with this LIM to satisfy any due diligence requirements. The property file may be ordered at the following link: [Order a LIM or Property File](#)

Building Permits: For Building Permits issued prior to 1993 a copy of the inspection records, if these are held by Council, are available in the property file.

Building Consents: For Building Consents issued after 1 January 1993 a Code Compliance Certificate (CCC) will be issued where the building work for which the building consent relates has been completed in accordance with the NZ Building Code.

Solid Fuel Heaters: It is important that any solid fuel heater has been legally installed, either as part of the original dwelling or by way of a separate permit/consent.

Permits and Consents

Building Permits

Date Issued	Description of Work
28/08/63	Erect Dwelling
02/11/64	Erect Tool Shed
06/03/72	Erect Swimming Pool
04/11/77	Double Carport
08/10/84	Connect to Sewer (No Plans Available)

Building Consents

Date Issued	Description of Work	BC Number	CCC Issued
14/08/97	Remove Wall, Fit Beam in Basement of Dwelling	97/2108	Yes

Additional Comments:

It is noted that the property at 19 Manson Street has a swimming pool. An inspection of the pool safety barrier was undertaken on 19 January 2023 and it was found to be compliant. All pool safety barriers in New Zealand must meet the requirements of Section 162C of the Building Act 2004. Further information on swimming pool safety barriers including fees and charges can be found on Council's website, [here](#).

Compliance Schedule

N/A

Requisitions

None

City Planning

The Operative Tauranga City Plan

The Tauranga City Plan provides the rules for how people can build or develop the land they own in our city. This can be land that is residential, commercial or industrial. The City Plan covers all subdivision, land use and development, how and where the city grows, how infrastructure is located and how natural and physical resources are managed. It is the blueprint by which any development in Tauranga is managed. It also includes rules on other things that are covered by the Resource Management Act - including hazards, signage, reserves, noise, heritage, etc.

There are specific rules within the City Plan that cover, amongst other matters, building height, earthworks, tree protection, bulk and scale of buildings, setbacks from coastal and harbour margins, and specific residential, commercial and industrial uses depending on location within the City.

Specific rules for each suburb and property can vary depending on the underlying zone of the area and the location of a specific property within that zone.

The majority of the City Plan became 'operative in part' on 9 August 2013. The remaining parts of the City Plan subsequently became operative on 5 July 2014.

A table showing a complete list of variations and plan changes to the operative City Plan can be found in the [Table of Plan Change Dates](#).

It is advised that prospective purchasers of property review and consider all relevant planning rules for the specific property this Land Information Memorandum applies to prior to purchase.

To view the Operative Tauranga City Plan please [click here](#).

If you have any specific queries on any rules or any existing or proposed use of a property, please contact the Tauranga City Council's Duty Planner (07 577 7000) for further information.

Development Contributions

Council operates a development contributions policy under the Local Government Act 2002, and also has financial contributions provisions in its City Plan. The broad purpose of these policies is to fund infrastructure costs that relate to the city's growth from those parties that undertake subdivision, building or development. These contributions are required on building consents, resource consents, service connection authorisations and certificates of acceptance. Contributions may remain payable on any property in circumstances where subdivision, building and development projects have not been completed, and in rare occasions where the Council has agreed to defer payment. In addition, further subdivision, building or development of a property may trigger the requirement to pay further development and/or financial contributions.

Council's development contributions team can advise further on these matters in relation to the application of development and financial contributions to the property in question.

Transportation Strategy & Planning and Reserve Management Plans

As part of Tauranga City Council's Transport strategy and planning activities and Reserves Management Plans, properties neighbouring Council-owned or administered land may be subject to transport network development such as walkways and cycleways or other development, activities or use of the land. The Tauranga Reserves Management Plan is available online at the following link: [Reserve Management Plans](#).

Relevant Planning Information

Relevant Planning information for this property is available online through the [City ePlan](#).

Zone: Operative Tauranga City Plan	High Density Residential
Identified Plan Areas	None Known
Utilities / Designations	None
Protected Heritage/Notable or Groups of Trees, or Protected Buildings	None Known
Archaeological or Heritage Sites	None Known
Council Consents, Certificates, Notices, Orders or Bonds Affecting the Land:	No

Land Features

This information relates to city-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a property level.

The Tauranga City Council does not act as agent for network utility operators.

The landform and geology within Tauranga City have some features which demand particular attention. These features, which may or may not be relevant to the property in question, are outlined in “General Description of Land Form within Tauranga District” as attached.

Microzoning for Earthquake Hazards

The Council has received reports and results that have assessed Tauranga City’s vulnerability to liquefaction when considering a range of earthquake events. These reports and results, and a summary of them, are available by accessing the following link: [Earthquakes and Liquefaction](#).

The reports and **results** reflect the most up-to-date vulnerability to liquefaction from an earthquake event.

It is important to note that different properties are exposed to different levels of probability that land damage from liquefaction and lateral spread will in fact occur. The reports and results are undertaken at a City-wide scale and may be superseded by detailed, site specific assessments undertaken by qualified and experienced practitioners using improved or higher resolution data than presented in these reports.

The **vulnerability and land damage** maps are prepared based on an assessment of natural ground conditions and therefore do not consider the influence of recent human activities that may influence liquefaction response (i.e., earthworks, ground improvement, foundation design), unless specifically stated within the technical reports. As such, the degree of land damage may be less than predicted for a given property where liquefaction risk was addressed during landform or building foundation design.

The presence of liquefaction and lateral spread information on a property may have implications for the use and development of that property including, but not limited to, the requirements for and assessments of building consent applications under the Building Act 2004 and Building Code (refer to the NZ Standard AS/NZ 1170 and design standard outlined in Chapter 10.10.6 Liquefaction of Tauranga City Council’s Infrastructure Development Code), subdivision consent applications under the Resource Management Act, and infrastructure design.

The assessed hazard applicable to the area this property has been assessed within, is available by accessing the web-viewer available through the following link: [Earthquakes and Liquefaction](#).

Landslide Susceptibility

Council has received an assessment of Tauranga City’s susceptibility to landslides. Two maps have been prepared, one showing areas susceptible to land sliding triggered by rainfall, and the other by earthquakes. A report detailing the assessment and maps are available by accessing the following link: [Landslide Susceptibility](#).

Land Features (cont.)

Natural Hazard Information from Bay of Plenty Regional Council

Our region is exposed to a range of natural hazards including tsunamis, flooding, coastal erosion, coastal inundation, landslides, liquefaction, active faults and volcanic hazards.

These natural hazards can have major consequences on people, property and infrastructure. Regional Council is working to improve our understanding and management of these risks to support safe and resilient communities.

Further information regarding natural hazards held by the Bay of Plenty Regional Council that may be relevant to this property can be found at the below links:

[Bay of Plenty Regional Council – Natural Hazards](#)

[BayHazards - Bay of Plenty Natural Hazards Viewer](#)

Special Land Features Relevant to the Subject Property

Information about Land Features and Natural Hazards may be identified on Council's mapping website, [Mapi](#).

Council is not aware of any known Land Features or Natural Hazards identified at a site-specific scale for this property.

Additional Information

Licences

Licences Affecting the Land or Buildings

No

Signed for and on behalf of the Council:



Position held: LIM & Property Files Officer

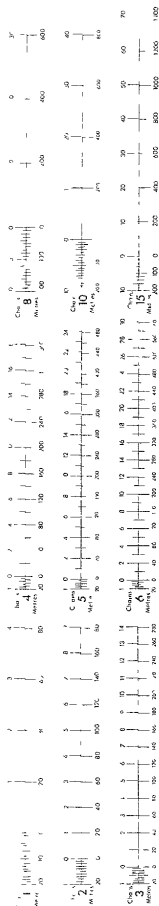
Date: 4 September 2025



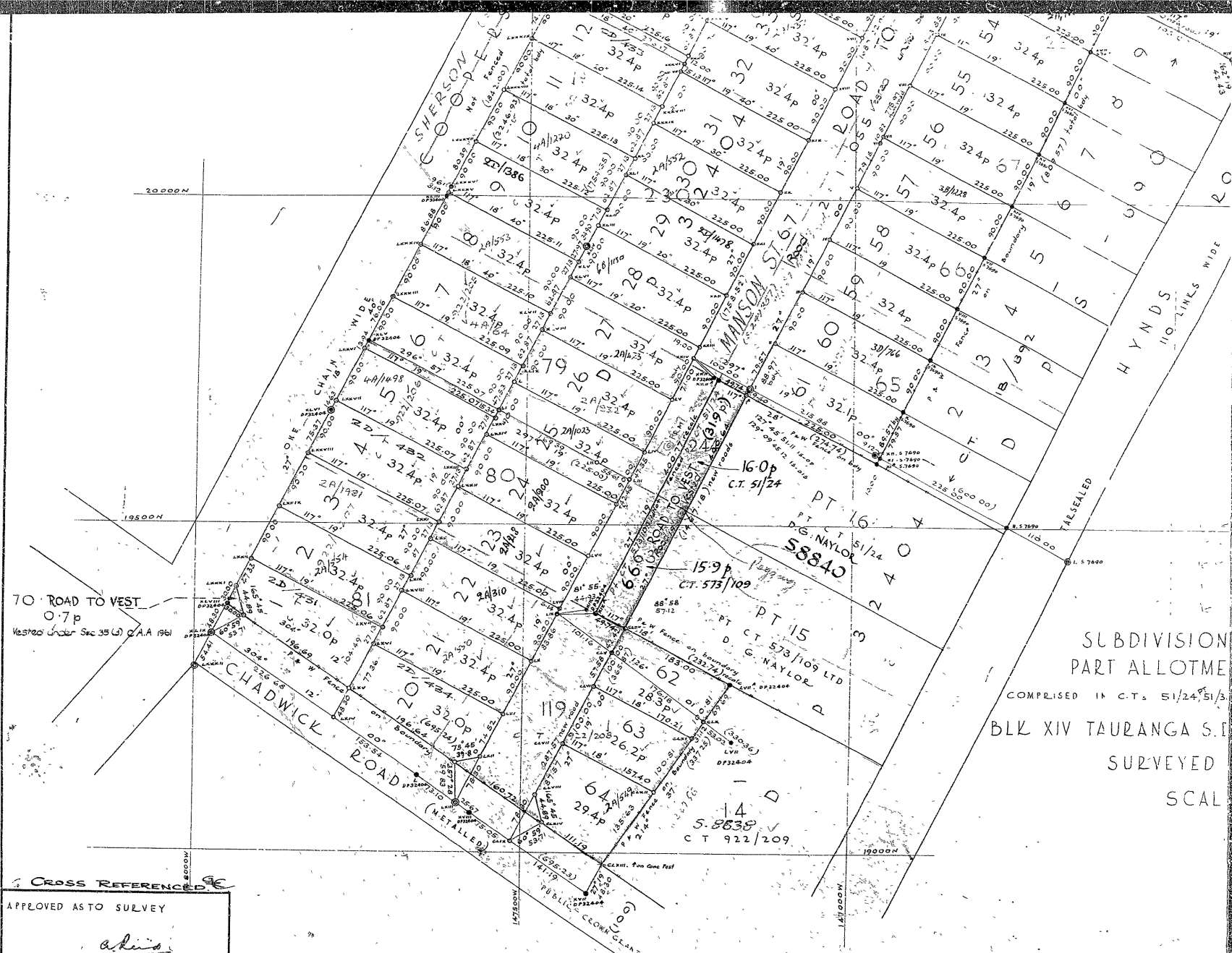
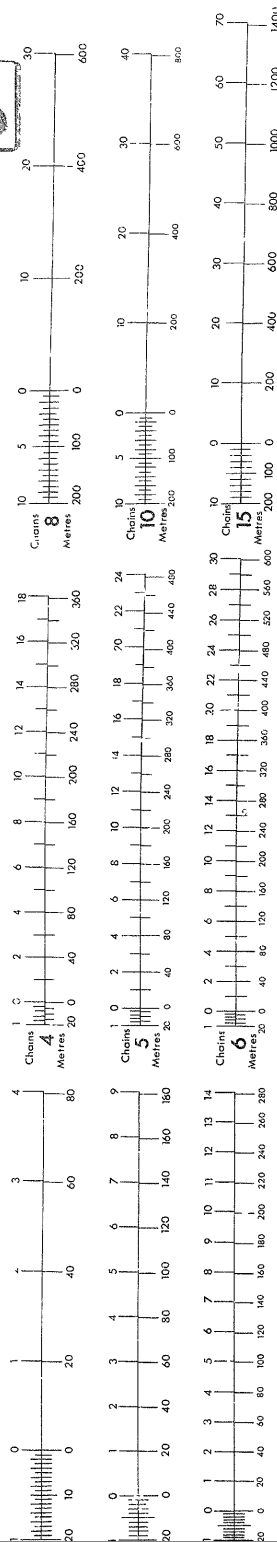
Deposited Plan

DATE OF PHOTOGRAPHY

27.7.73



27/7/23



SUBDIVISION
PART ALLOTMENT
COMPRISED IN C.T.s 51/24ST 51/3
BLK XIV TAURANGA S.D.
SURVEYED
SCAL

CROSS REFERENCED

APPROVED AS TO SURVEY

CHIEF SURVEYOR

30 / 11 / 62 .

RECEIVED _____

REF. PLANS D.P. 32404, S7690

FIELD BOOK 503

FIELD BOOK 55 P. 51-53
TRAV. BOOK 1-10

EXAMINED BY: GREYER 6-11-62

RECORDED *1/1* *100* *100*
CORRECT *1/1* *100* *100*

for F. I. SUPERVISOR

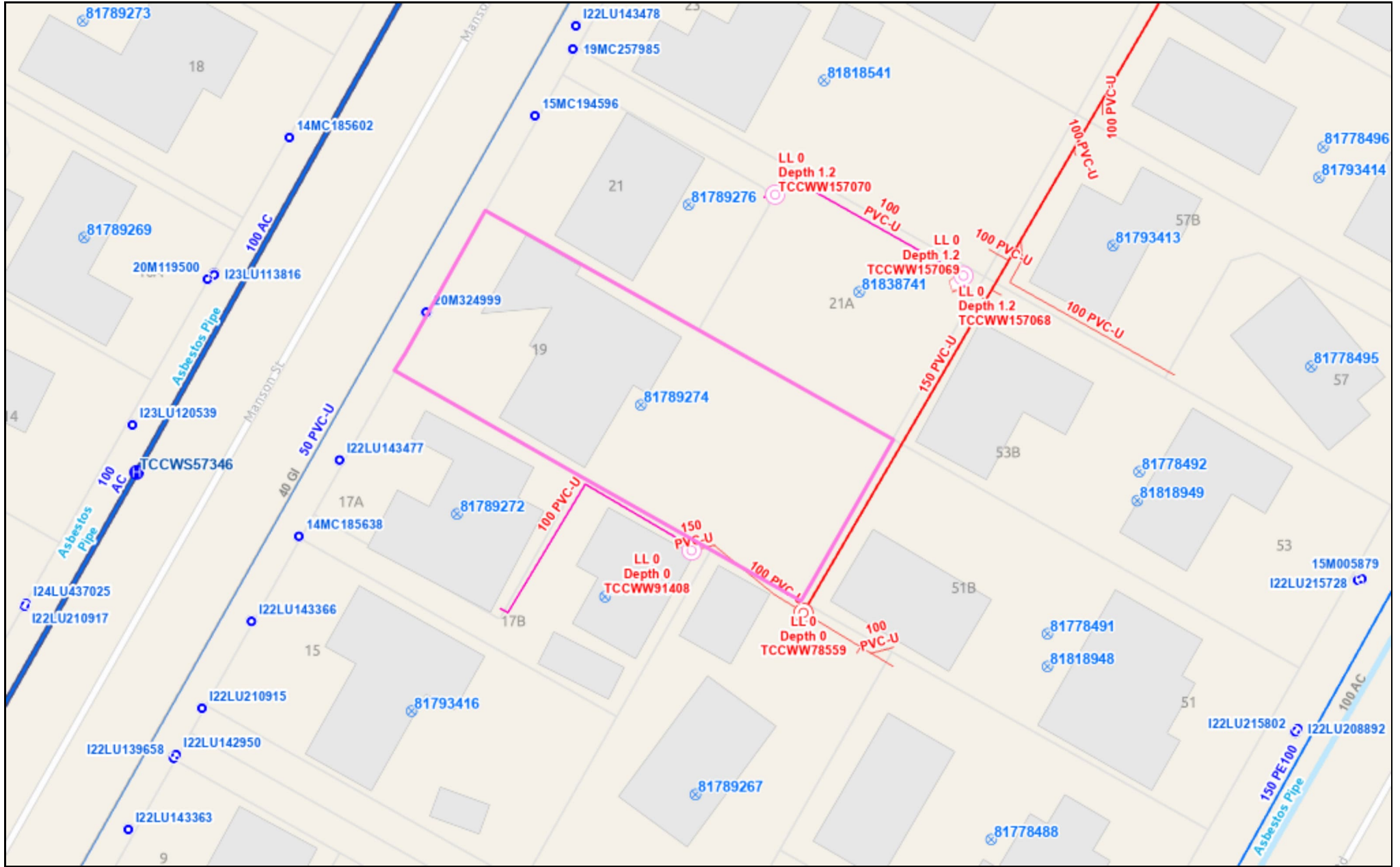
I, HERVYN GEORGE HUBBARD OF TAURANGA REGD SURVEYOR AND HOLDER OF AN ANNUAL PRACTISING CERTIFICATE THAT THIS PLAN HAS BEEN MADE FROM SURVEYS EXECUTED BY ME; THAT BOTH PLAN AND SURVEY ARE IN ACCORDANCE WITH THE REGULATIONS UNDER THE SURVEYORS ACT 1938 AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING THE SAME TO BE TRUE AND BY VIRTUE DECLARED AT TAURANGA THIS 22ND DAY OF AUGUST 1962
BEFORE ME:

SOLICITOR

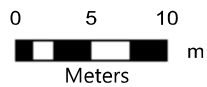
REGD SURVEY

S 8130

Services Plan



Services Plan



Scale 1: 500 @A4



Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.



Services Key

Water

	Water Service Line
	Water Meter
	Rider Main
	Reticulation Main
	Trunk Water Main
	Asbestos Pipe (Abandoned)
	Asbestos Pipe (Operational)
	Hydrant
	Valve
	Water Reservoir
	Backflow - Double Check
	RPZ
	Valve
	Private Water Bore

Stormwater

	Service Line
	Rising Main
	Gravity Main
	Stormwater Drain
	Subsoil Drain
	Stormwater Overland Flow Path
	Culvert
	Inlet
	Outlet
	Stormwater Manhole
	Stormwater Sump
	Stormwater Rodding Eye
	Large Sump
	Storage Pond

Wastewater

	Service Line
	Rising Main
	Gravity Main
	Asbestos Pipe (Abandoned)
	Asbestos Pipe (Operational)
	Node
	Rodding Eye (Inspection Point)
	Manhole
	Valve
	Chamber
	Pump Station

Other

	Abandoned assets and lines
	Private assets and lines
	Geotech Utility Buffer

More symbols may appear on the Services Plan than are shown here. For a full key please contact the [Tauranga City Council LIM Office](#).

Planning Information

Land Features and Natural Hazards

General Description of Land Form within Tauranga District

The land form and geology within Tauranga District have some features which demand particular attention.

(a) Minimum Building Platform Levels

Significant areas of Tauranga District are at risk of flooding through sea level rise, tidal surges within the harbour, storm-wave runup on the ocean coastline and the flooding of streams, sewer drains, ponding areas and overland flow paths in extreme climatic conditions. Council has some “broadbrush” information on many possibly flood prone areas. More detailed investigations by appropriately qualified people may be required to be submitted in support of Resource and Building consents. Building Platforms should be constructed with adequate freeboard above flood levels. Council has adopted a minimum floor level policy. This level is available from Council on request from Council’s Development Engineer. However due to the dynamic nature of the environment and the ongoing investigative work these levels may be reviewed at any time. For the purposes of this clause, a “building platform” is defined as the area of ground within a line 1.0m outside the perimeter of the building proper.

(b) Low-lying Land

There are many areas of low-lying land (often adjacent to the harbour) which comprise soft or very soft foundation conditions. These conditions are characterised by normally consolidated fine grained alluvial sediments (silts and clays) which have been deposited in marine or estuarine environments. In many areas they have been subject to random and non-engineered fillings. The materials are prone to settlement caused by consolidation under even minor loadings. These areas require particular care and appropriate geotechnical investigation and advice prior to development concepts being prepared. Whilst most of the Mount Maunganui/Papamoa area has an underlying sand formation, pockets of peat and “black sand” occur which exhibit poor foundation support qualities. These should be removed from building platforms and roading subgrades.

(c) Sloping Ground

The foundation conditions of the low-lying areas in the District have been described in (b) above. The near surface geology of the higher ground within the District comprises a series of weathered fine grained rhyolitic ashes known locally as the Older Ashes. The Older Ashes consist of the Pahoia Tuffs overlain by the Hamilton Ash (the top of which is known locally as the “chocolate” layer).

Overlying the Older Ashes is a series of coarse friable silts, sands and pumice lapilli which tends to mantle the topography formed within the Older Ashes and are known locally as the Younger Ashes.

On some sloping ground, particularly the present and relic slips adjacent to the harbour, the ashes often have marginal stability and there are numerous examples of past and recent instability. Deep seated failures are generally confined to the steep banks which are or have in their history been subjected to active toe erosion. Development must be set back from the top of such steep banks, with the set back distance being determined by appropriate geotechnical investigations carried out by a Person who has pre-qualified with Council as a Specialist Geotechnical Advisor.

The majority of other failures on modest to steeply sloping ground are shallow failures (involving the top 1m to 3m of soil), but are nonetheless of serious consequence to any building development. Such failures are usually initiated by extreme climatic conditions. Any sloping ground greater than 15 degree gradient should be subject to appropriate geotechnical investigations to determine whether the ground is adequately stable for development.