



Tauranga City

LIM

Land Information Memorandum



Land Information Memorandum

This Land Information Memorandum has been prepared for:

Applicant	Gillian Box
Property Address	5 Armagh Street Tauranga
Legal Description	Lot 128 DPS 1265
Application Date	7 April 2026

This Land Information Memorandum has been prepared for the purposes of Part 6 of the Local Government Official Information and Meetings Act 1987. It is based on a search of Council records only. Additional information relevant to the property may be held on Council's property file or within other Council systems; however, is not included in this Land Information Memorandum. 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. This Land Information Memorandum has been prepared for the applicant only. The Council accepts no responsibility or liability for any use of this report by third parties or for any reliance placed on its contents by persons other than the applicant. This Land Information Memorandum is valid only if reproduced in full and applies only as at the date of issue.

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

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Services Information
Rating/Valuation Details and Levies
Building Information
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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

Service Print Attached	Yes
Method of Sewer Disposal	To Public Sewer
Existing Method of Stormwater Disposal	To Soakhole and Services
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.
6. Water services legislation is transitioning from the Water Services Act 2021 to the local Government (Water Services) Act 2025 and associated amendments. Some information in this Land Information Memorandum may reflect the previous legislative framework and may be subject to change or reinterpretation under the new Act.

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	06615 481 00
Capital Value	\$870,000
Land Value	\$405,000
Improvement Value	\$465,000

Rating Details

Current Annual Rates	\$3,766.02
Balance Owing	\$Nil

Water Meter Details

Water Meter On Property	Yes
Meter Type	Individual Meter
Water Rates Owing	\$290.38

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	\$79.24
Balance Owing	\$Nil

Building Information

This information is sourced from Council records and may not reflect the situation on site if work has been undertaken without consent or has been undertaken and was exempt from consent.

This Land Information Memorandum provides a summary of key building-related information and does not include all documents held by Council. It is recommended that the property file is viewed together with this Land Information Memorandum to satisfy any due diligence requirements. The property file may be ordered at the following link: [Order a LIM or Property File](#).

Building Permits and Consents: Information related to Permits (issued prior to 1993) and Consents (issued after 1 January 1993) is listed below. Plans and other associated documents, where held by Council, are available on the property file. Where Council holds an as-built drainage plan, it will be attached to the building appendix of this Land Information Memorandum.

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.

Granny Flats: From 15 January 2026, a small standalone dwelling may be constructed without a building consent, if all exemption conditions are met under Schedule 1A of the Building Act 2004. Further information is available at the following link: [Guidelines on Building a Granny Flat](#).

Permits and Consents

Building Permits

Date Issued	Description of Work
Not Recorded	Erect dwelling
04/05/87	Connect dwelling to sewer

Building Consents

Date Issued	Description of Work	BC Number	CCC Issued
15/05/95	Add bedroom and family room to dwelling	95/0965	Yes
02/06/06	Erect timber pole retaining wall	21897	Yes
24/11/09	Relocate hwc, alter bathroom and toilet, create ensuite and wir in bedroom, add to bedroom, family room and garage of dwelling	31534	Yes

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, industrial etc. 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, certificates of acceptance and PIMs for small standalone dwellings. 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

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

Zone: Operative Tauranga City Plan	Medium 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

Certificates, Notices, or Orders Affecting the Land

None

Resource Consents *(Resource Management Act 1991)*

None

Land Development

The following information relates to land development and landform characteristics. It is based on information held by council and may include reports, assessments, and other documentation relevant to site development. This information may not reflect the current on-site conditions, or any work undertaken that is not known to council.

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 Landform within Tauranga District" as attached.

Yes

Comments:

Documentation Relevant to the Subject Property

Refer the following documentation:

1. Fill Investigation Report from Civil dated 18 October 2009.

Natural Hazards

This information relates to nation-wide, city-wide, or region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level. It is recommended that hazards identified in this section of the Land Information Memorandum be considered both individually and in combination, as their cumulative effects may influence the overall level of risk.

Flooding

Flood hazard information referenced here includes modelling produced at a nation-wide scale by Earth Sciences New Zealand (ESNZ). The national tool provides consistent flood hazard data across New Zealand and is zoomable to street level, but not to individual properties. For property-specific flood hazard information that may affect this property please refer to the following section of this Land Information Memorandum titled, "Natural Hazards Relevant to the Subject Property". The modelling produced by ESNZ is available to view at the following link: [Flood Hazard Modelling](#).

Microzoning for Earthquake Hazards

The Council has received reports and results that assessed Tauranga City's liquefaction vulnerability during earthquakes.

Different properties face varying probability levels of liquefaction damage. The maps assess natural ground conditions only and don't consider recent human activities like earthworks, ground improvements, or foundation design that may reduce liquefaction risk. Detailed, site-specific studies by qualified practitioners may take precedence over these city-wide assessments.

Liquefaction information may affect property use and development, including building consent requirements (Building Act 2004, NZ Standard AS/NZ 1170, TCC Infrastructure Development Code Chapter 10.10.6), subdivision consents (Resource Management Act), and infrastructure design.

Further information and reports are available at: [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](#).

Shallow Groundwater

Council has received an assessment of shallow groundwater conditions in Tauranga City. The assessment analysed groundwater monitoring data from 2015-2021 across 97 monitoring sites and developed predictive models for future conditions under sea level rise.

Shallow groundwater occurs close to the surface throughout Tauranga's low-lying areas. Groundwater levels fluctuate with tides, rainfall, and seasonal variations. In some areas, groundwater sits less than 1 meter below ground surface. The assessment forecasts that rising groundwater levels will occur as sea levels rise.

Development Implications: This information may affect property use and development, including building consent requirements (Building Act 2004), subdivision consents (Resource Management Act), and infrastructure design. Site-specific geotechnical investigations may be required to assess local groundwater conditions and mitigation measures.

The full technical report and spatial datasets are available at: [Groundwater](#).

Bay of Plenty Regional Council

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. Further enquiries may also be made by contacting the Bay of Plenty Regional Council on 0800 884 880.

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

[Bay Hazards](#)

[Bay Explorer](#)

Natural Hazards Relevant to the Subject Property

The following information relates to natural hazards identified at a site-specific scale. It is based on information held by Council and may not reflect the current on-site conditions or any hazard investigations or mitigation measures that have occurred since, or that are not known to Council.

Further information about natural hazards held by Tauranga City Council can be found at the following link: [Tauranga City Council – Natural Hazards](#) and may also be identified on Council's mapping website, [Mapi](#).

Yes

Slopes, Slips and Landslides

Slope Hazard Zones

This site is subject to a slope hazard. Any further development may need to be supported by a report from a Category 1 Accredited Geo-professional and subject to Stormwater Specific Design. Please see the slope hazard zones plan attached and refer to our [website](#) for more information.

Relic Slip Features

A relic slip feature has been identified as shown on the attached site plan. Relic slips across Tauranga City were identified in studies conducted in 1980 and 2001 using aerial photography from 1943 to 1997.

Relic slips are features of past landslides that can be seen in the landscape today, such as:

- Head scarps - curved cliff-like formations at the top of old landslides
- Slope debris - loose material and uneven ground below the head scarps

These features can remain visible in the landscape for thousands of years. While they indicate past slope instability, the vast majority of identified features show no known evidence of recent movement.

Relic slips may affect property use and development, including building consent requirements (Building Act 2004, TCC Infrastructure Development Code Chapter 10 Appendix B.5), subdivision consents (Resource Management Act), and infrastructure design.

Reports and results are available at: [City wide landslide mapping](#).

Additional Information

Licences Affecting the Land or Buildings

None

Signed for and on behalf of the Council:

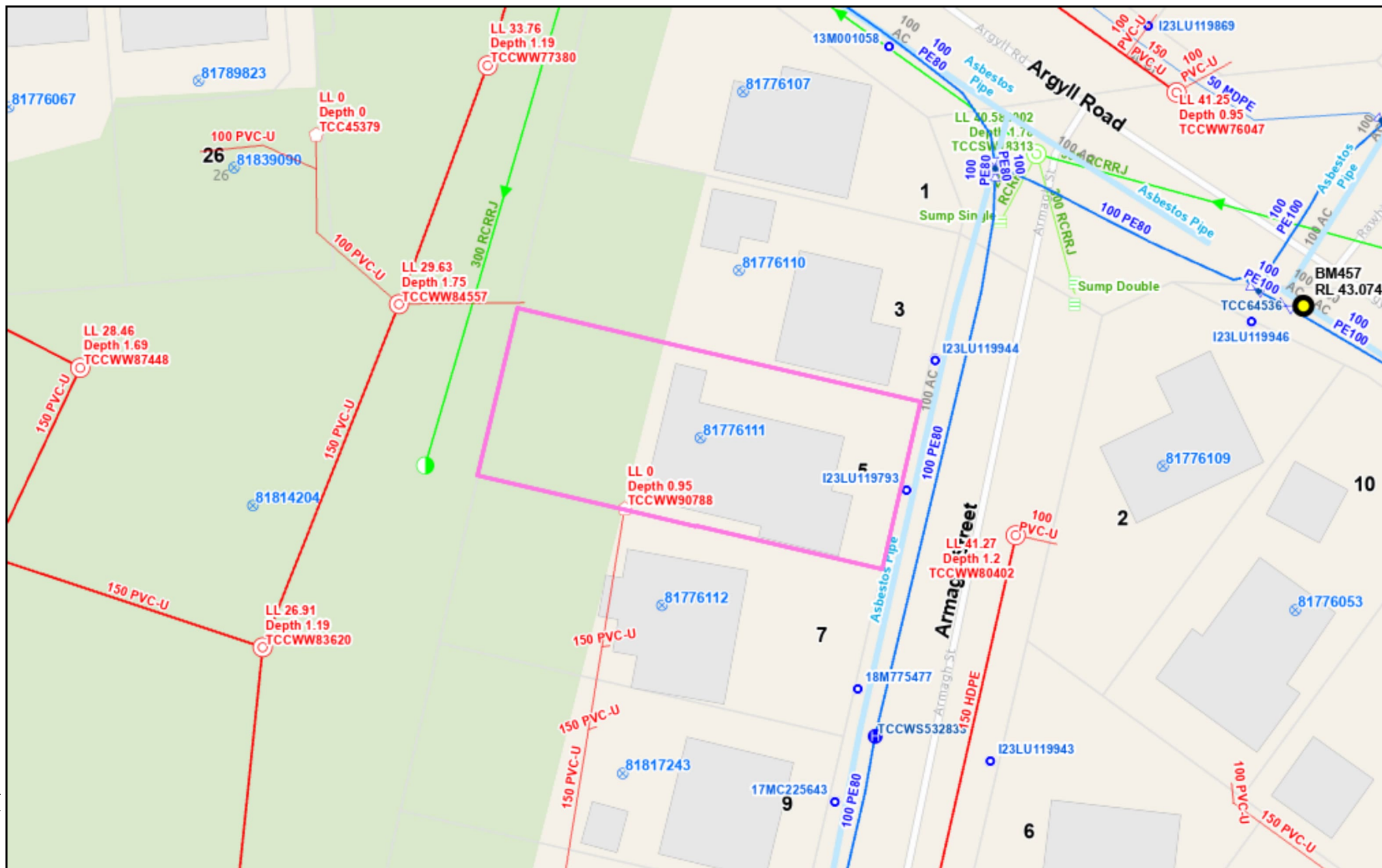
A handwritten signature in blue ink, appearing to read 'Hail', with a horizontal line underneath.

Position held: LIM and Property Files Officer

Date: 20 April 2026



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](#).

Building Information

As Built

Drainage Plan

Tauranga City

Drainage Plan for

Tauranga City Council
Private Bag 12-022 Tauranga
Phone 07 577 7000
Fax 07 577 7034
Website www.tauranga.govt.nz

Street Number 5 Street Name ARMAGH STREET
Lot 128 DP S 3165
Suburb GREERTON
Owner Box
Type of Building EXISTING DWELLING - ADDITION
Drainlayer WH KELLY DRAINLAYERS
Date of Inspection 8/12/09 Inspector Jan Watson
Bay Inspections
Drainage Permit No 31534

ENTERED

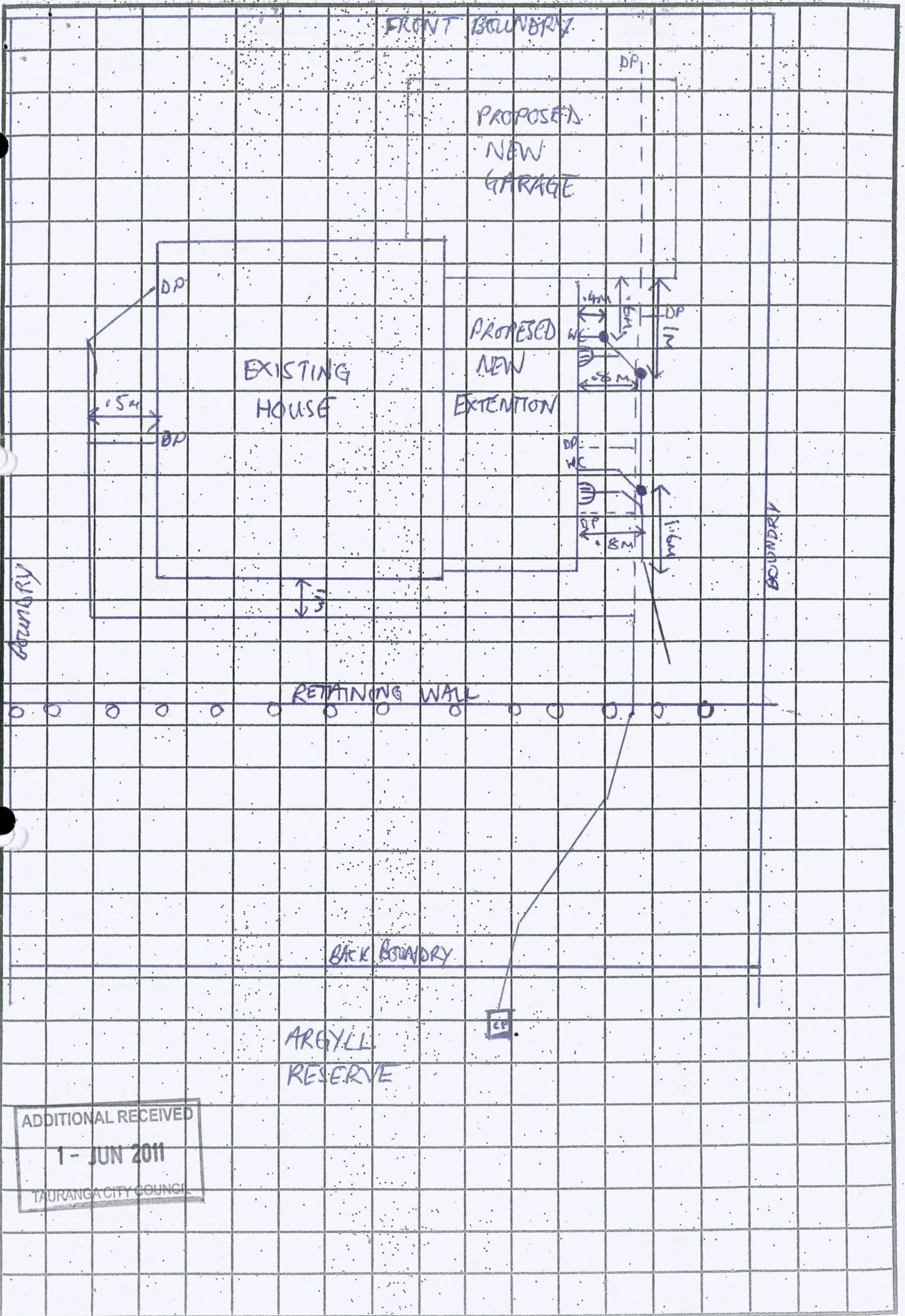


Note : Plan to be drawn in black ballpoint on graph opposite

Plan to include:

1. The correct position of the drains in relation to the building and boundaries.
2. The position of the street frontage.
3. Depth of drains at connection point.
4. Both foulwater and stormwater drains to be drawn.
5. Clearly define all inspection openings, with accurate measurements from two points.
6. Clearly define all buildings and boundaries.
7. Refer to example drain plan back page.





ADDITIONAL RECEIVED
1 - JUN 2011
TAURANGA CITY COUNCIL

Land Development

General Description of Landform within Tauranga District

The landform 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 rhyothic 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 setback 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.

23 Oct 2009 rec'd by email
- original signed version faxed with
BC 31534 but report illegible.
dct.

T26468

Civil
Civil

18 October 2009

A& G Box
5 Armagh St
TAURANGA

**5 Armagh Street,
Fill Investigation Report.**

In response to the Request for Further Information dated 13 October 2009 from Council, I have undertaken a geotechnical investigation at the rear of the property to confirm the presence of fill behind the retaining wall.

The investigation has revealed that a soft clean fill has been placed at the rear of the property behind the retaining wall to a depth of approximately 2.5m. Unfortunately the topsoil below the clean fill was not stripped prior to filling on the property.

Below the fill is a firm clean natural soil which is suitable for the building construction to found upon as defined as '*good ground*'.

My recommendation is to extend the proposed pile foundations some 450mm into the natural soil below the soft fill. This will require the piles to be taken 3m below the currently ground surface to found on the '*good ground*'. Taking the building foundations down to this depth will also address the slope stability issue, as the piles will be located below the 20 degree control line from the bottom of the adjacent embankment.

Yours faithfully

Bruce Cameron
Engineer, CPEng, MIPENZ, BE Civil, NZCE
909728/002

Cc
Fable Design
166 Cheyne Road
Pyes Pa
TAURANGA 3112

Civil
PO Box 9408
Tauranga

Phone: 07 548 1244
Fax: 07 548 1245

5 Armagh Street, Sub-Soil Investigation.

909728. 16 October 2009



50mm dia Hand Augur Borehole #1.

<u>Depth (mm)</u>	<u>Description</u>	<u>Undrained Shear Strength (KPa)</u>
0 – 200	Top Soil.	
200 - 1400	Clean fill, silty clay, mottled light brown, soft.	30 (15) @ 1m
1400 – 2100	Clean fill, clay, grey brown, soft.	28 (15) @ 1.4m 44 (20) 1.75m
2100 – 2200	Top Soil.	
2200 – 2500	Clean natural silty clay, light orange brown.	82 (44) @ 2.20m
2500 - 3000	Natural sandy silt, sand grains, bright orange brown.	112 (34) @ 2.5m 115 (46) @ 2.8m 80 (34) @ 3.0m

50mm dia Hand Augur Borehole #2.

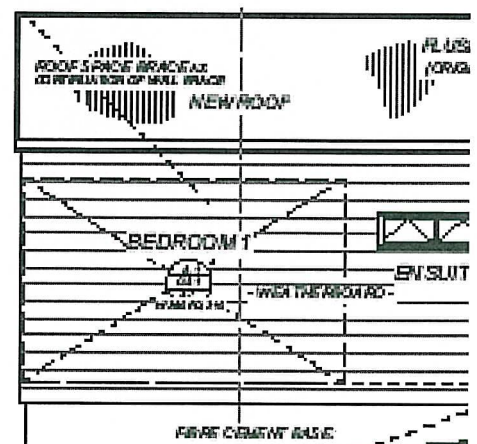
0 – 200	Top Soil.	
200 - 1400	Clean fill, silty clay, mottled light brown, soft.	
1400 – 2400	Clean fill, clay, grey brown, soft.	41 (21) 2.0m
2400 – 2500	Top Soil.	
2500 – 3000	Clean natural silty clay, light orange brown.	72 (41) @ 2.5m 80 (31) @ 2.7m 82 (49) @ 3.0m

Civil
PO Box 9408
Tauranga

Phone: 07 548 1244
Fax: 07 548 1245

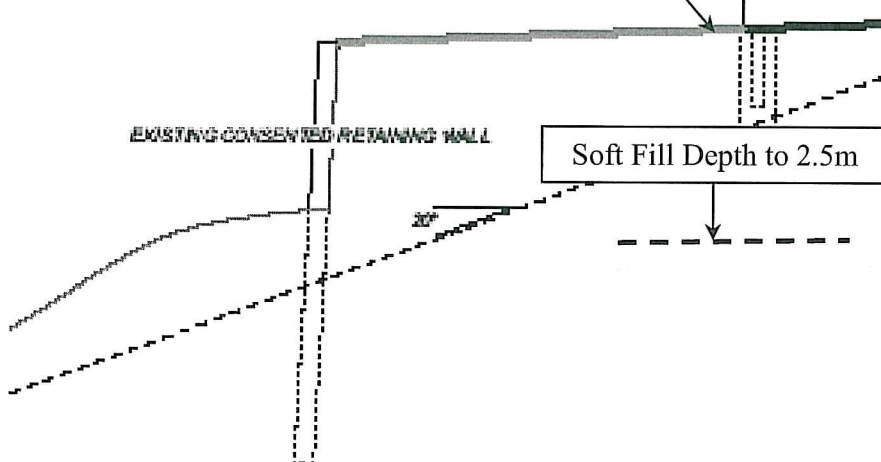


Borehole location



EXISTING CONVENTED RETAINING WALL

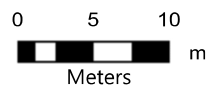
Soft Fill Depth to 2.5m



Natural Hazards



Land Features - Slope Hazard



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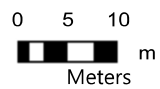


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Land Features - Relic Slips



Scale 1: 750 @A4



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Natural Hazards Key

Slope Hazard Zones



Failure Zone 2:1



Regression Zone 3:1



Runout Zone 4:1

Relic Slip



Slope debris lobe showing evidence of recent or current activity



Possible slope debris lobe



Probable slope debris lobe



Interpreted head scarp with poorly defined morphology



Interpreted head scarp with clearly defined morphology



Slope