

27 March 2026



HALL, PATRICIA MONA
24 BUCKLANDS CRESCENT
PAPAMOA BEACH
PAPAMOA 3118

Dear Sir/Madam

Update on property flood hazards from rainfall – Pāpāmoa

We live in a city affected by natural hazards, and it's important that we plan ahead to help us prepare and respond as best we can. As part of this work, we continually review data we hold about natural hazards to ensure we have the latest information available for our community.

We recently updated our stormwater flood modelling for the Pāpāmoa area and would like to share how this information relates to your property. This may be different to information you received previously as we have new data available to us.

Our latest dataset was developed in 2022 using laser light technology (LIDAR) to more precisely measure landforms and take a larger area into account. Combining this new dataset with older existing data provides a more refined rainfall flood hazard map.

Flood risk associated with your property

The updated information shows that your property located at 24 BUCKLANDS CRESCENT, legal description LOT 214 DP 316351, remains in an area that is potentially at risk of flooding in an extreme rainfall event. However, the new data indicates that the potential risk of flooding on your property has decreased.

Please note, this information relates to flood risks associated with extreme rainfall events only, or a once in a 100-year storm – predicted for the year 2130 and taking climate change and sea level rise into account. It is quite possible you have not had flooding on your property at this level in any previous storm events.

Flood maps & online flood hazard information

This flood hazard information replaces the information about your property that was previously noted in our records.

We have attached a map that shows how the updated information relates to your property, together with some answers to commonly asked questions. All of the attached information has

been placed on your property file and is now online in our electronic mapping system MAPi, which you can access at www.tauranga.govt.nz/maps.

For additional information on how we gather this data and the type of information that it takes into account, visit tauranga.govt.nz/floodmaps.

Community drop-in sessions

We understand you may have some questions and we're here to help. We are holding community drop-in sessions and invite you to come and talk to our team in person. Our goal is to make these sessions accessible and welcoming to everyone. Please let us know if you have specific needs or support requirements to help you take part fully in this event.

Drop-in sessions:

Date and time	Location
Monday 20 April 4pm to 6pm	Papamoa Community Centre, Aihe room 15 Gravatt Road, Pāpāmoa
Tuesday, 21 April 4pm to 6pm	Golden Sands Baptist Church 42 Piata Street, Pāpāmoa
Wednesday 29 April 4pm to 6pm	Golden Sands Baptist Church 42 Piata Street, Pāpāmoa
Thursday 30 April 4pm to 6pm	Papamoa Community Centre, Aihe room 15 Gravatt Road, Pāpāmoa

Alternatively, please feel free to email us with any questions you may have on floodmaps@tauranga.govt.nz or contact Jennifer Pearson on Jennifer.pearson@tauranga.govt.nz. Otherwise, you can phone us on 07 577 7000, Monday to Friday between 8am and 5.30pm.

Tenant(s)

As the owner of this property, we are letting you know how our modelling shows your land may be affected by stormwater flood risks during an extreme event. If you rent this property out, please let your tenant(s) know about the contents of this letter and the attached information.

Continuous mapping of natural hazards

Over the coming months we will be sharing more information about natural hazards in Tauranga and updates that are available to the community. This includes an update on flood risks from coastal inundation, issued on Thursday, 19 March 2026. Using the latest data means we can work together to make informed decisions for our homes, businesses and communities, and make sure our infrastructure is as resilient as possible.

Yours sincerely



Wallace Potts
Head of City Waters



Flood Hazard Map

Update 2026

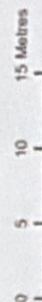
- Map A -

24 BUCKLANDS CRESCENT

Legend



1:500 at A4 Size



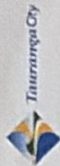
Information shown on this plan is indicative only. The Council accepts no liability for its use and is not responsible to ensure that the data contained herein is appropriate and applicable to the end use intended.



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LOT 214 DP 316351

0690748400



Flood Hazard Map

Update 2026

- Map B -
(Historic data)

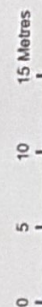
24 BUCKLANDS CRESCENT

Legend

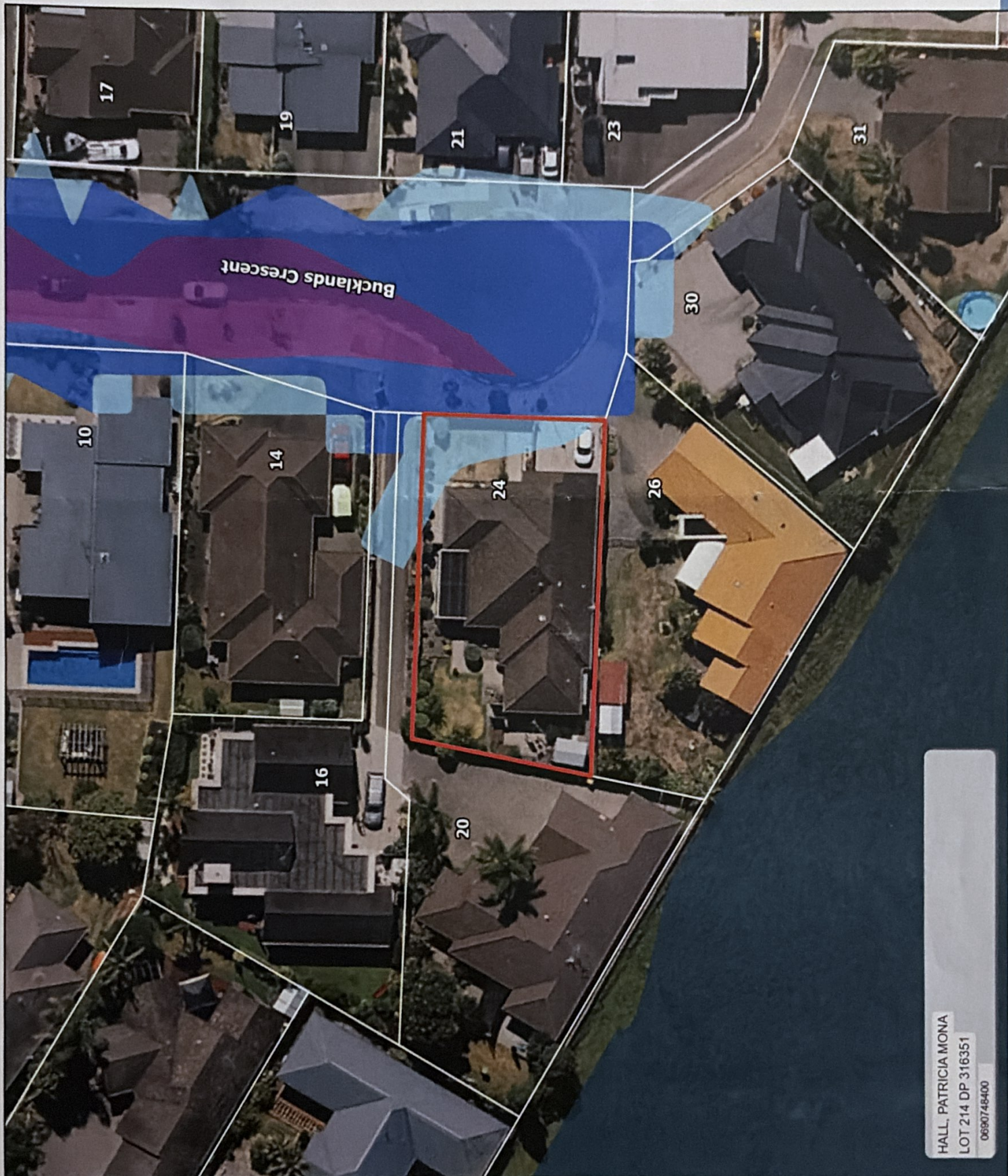
Flood Risk Classification

- Flood Prone Area Flood depth 100mm-299mm
- Flood Prone Area Flood depth 300mm or more
- Floodplain
- Major Overland Flowpath
- Minor Overland Flowpath
- Tauranga City Council Boundary
- Catchment boundary

1:500 at A4 Size



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Pāpāmoa catchment – rainwater flood hazard map

Answers to commonly asked questions

Do I need to do anything as a result of the updated data?

No. The recently released flood maps are an update to previously published natural hazard and land information. As with previous flood map updates, we've informed affected property owners directly to let them know this information is updated and provide an opportunity to answer any questions.

How is flooding from rainfall mapped?

Flood hazard maps are generated by computer models that use the contours of the land, flow paths and infrastructure information to represent flood risks during intense rainfall. Land contours are mapped by what's called a LIDAR (Light Detection and Ranging) system – this measures the ground levels of the land using laser pulses. This generates an accurate land contour map which is used as an input into the stormwater computer model. LIDAR is very reliable technology and used by most councils in New Zealand.

Our modelling is based on a worst-case scenario for intense rainfall from a 1-in-a-100-year storm in the year 2130, and take climate related change into account.

Why is this information different from the 2020 data?

The model that was used for the 2020 flood hazard maps was built in 2013. The new model, built in 2022, is more detailed and includes more of the minor overland flow paths for example.

Why does this information go on my property's LIM?

Council has an obligation to make hazard information it holds available to the public under the Local Government Official Information and Meetings Act 1987. This includes adding the information on each property's land information memorandum (LIM) report. If you would like information on any effect this information may have on property value or insurance, we recommend you seek professional advice from a property valuation or insurance expert.

Rainfall during the January 21 and 22 2026 weather event

The storm we experienced on 21 and 22 January brought significant rain over that 24-hour. When we look at the amount of rain per hour, it compares to less than a 1-in-a-10-year event. This is why the primary stormwater network, which includes the soakage systems and stormwater pipes, was able to cope with the rainfall and there was not more widespread flooding.

What is council doing to prevent these flood risks?

These stormwater flood hazard maps are based on a rare, worst-case scenario weather event; a 1-in-a-100-year storm as in the year 2130 and considering climate change. Building infrastructure, or pipes, large enough to accommodate the amount of rainwater generated during this type of event below ground, is simply not affordable or realistic.

Instead, council has adopted a risk to life approach – which focusses on mitigating flood risks in areas where the depth and speed of floodwater could pose a risk to life.

Additional answers to common questions can be found at
www.tauranga.govt.nz/floodmaps