

2 October 2023

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Dear Sir/Madam

Update on Slope Hazards in Tauranga

We live in a city affected by natural hazards, and it's important that we plan ahead to help us 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 have recently updated our slope hazard maps for the city.

Our updated information shows that your property at 26 BALMORAL TERRACE has an area subject to a slope hazard. Please note, this latest update will supersede any slope hazard data from 2002 that may be on your property record.

You can view your property on our electronic mapping system MAPI at tauranga.govt.nz/maps - Select "*Natural hazards*" and "*Slopes and Relic slips 1:10,000*" to show how the updated information relates to your property.

Answers to commonly asked questions are on the back of this letter and on our website. If you have further questions about this information, please contact us:

- **Information sessions: Come along any time during these sessions** and chat with our team, there will be no set presentation so just come when it suits you best.
 - **Wednesday 1 November 4-7pm** – Welcome Bay Community Centre, 242 Welcome Bay Rd
 - **Thursday 2 November 4-7pm** – The Kollektive, 145 17th Ave
 - **Monday 6 November 4-7pm** – Maungatapu School Hall, 164 Maungatapu Rd
 - **Thursday 9 November 4-7pm** – Pyes Pa Settlers Hall, 742 Pyes Pa Rd
- Phone: 07 577 7000.
- Email: naturalhazards@tauranga.govt.nz.
- Website: www.tauranga.govt.nz/land-instability to view the report that accompanies the data. Please note, a report and data on landslide susceptibility, which impacts on all properties in Tauranga is being released at the same time.

Yours sincerely



Natalie Rooseboom
Manager: Asset Services
Infrastructure
Tauranga

City

Council

Frequently asked questions

What is a slope hazard map?

A slope hazard map identifies areas of either existing or potential slope instability. Slope instability, which includes landslides, is the movement of a mass of rock, debris or soil down a slope. The rate of movement can be very slow (in the order of a few cm per year) to very rapid (in the order of several metres per second). Slope instability can be triggered by natural processes (e.g. rainfall events or earthquakes) or activities such as land development and earthworks.

How was the assessment undertaken?

The characteristics of landslides have been studied in the Bay of Plenty for over 40 years, and following storm events in the early 2000's slope hazard maps were developed that are commonly used by council, provided in MAPI, referred to in the Infrastructure Development Code (IDC), and included in LIM reports. A lot has happened since the early 2000's and this dataset required a review and update. A review of landslide characteristics was undertaken based on new landslide data and geomorphological mapping (study of landforms and the processes that form them). The review was undertaken to make sure the earlier defined zones were still valid for Tauranga. Higher-resolution elevation data has also been collected which allowed for better models of the topography to be generated. Using geomorphic mapping of slope crests and toes and high-resolution elevation data, the zones were defined and mapped over the whole city.

What do the different slope hazard zones mean?

There are three slope hazard zones:

1. Failure zone (previously called 2:1): this is the area where landslides typically begin, generally on moderately steep to steep slopes.
2. Regression zone (previously called 3:1): this is the area typically upslope of a failure zone where if landslides are not identified and/or remediated, land in this zone may become more vulnerable to landslides over time.
3. Runout zone (previously called 4:1): this is the land downslope of the failure zone which can be inundated with debris when a landslide occurs.

Why have these maps been produced?

The avoidance or mitigation of natural hazards is one of the key functions of a council in giving effect to the Resource Management Act 1991 (RMA). A similar requirement also exists for local councils under the Building Act, Local Government Act and Civil Defence Emergency Management Act. As a result, we are required to have a good understanding of the areas potentially at risk from natural hazards to support appropriate land-use planning and development decisions. Mapping is the most accepted method to identify hazard-prone areas and provide the greatest level of certainty to the public.

Will this information go onto property files and LIM reports?

Yes, we have an obligation to make hazard information we hold available to the public under the Local Government Official Information and Meetings Act 1987. This includes adding the information on each property's LIM report.

Will this information affect my property value or insurance?

We are required to make information, such as the technical assessments relevant to hazards, available upon request. We cannot advise about any effect this information may have on property value or insurance. It is recommended that professional advice is sought from a property valuation or insurance expert about any concerns you may have regarding these matters.

What other natural hazards updates should I be aware of that might impact my property?

We continually review data we hold about natural hazards to ensure we have the latest information available for our community, this includes natural hazards such as flooding, tsunami and coastal erosion. More information can be found at: www.tauranga.govt.nz/naturalhazards.

For more FAQ's refer to our webpage www.tauranga.govt.nz/land-instability