



*Tauranga City*

# LIM

## Land Information Memorandum



# Land Information Memorandum

This Land Information Memorandum has been prepared for:

Applicant	<b>Cherie La Pere</b>
Client	<b>Cherie La Pere</b>
Property Address	<b>179B Dickson Road Tauranga</b>
Legal Description	<b>Lot 2 DPS 74427</b>
Application Date	<b>8 May 2026</b>

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

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

#### 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	<b>06942 428 01</b>
Capital Value	<b>\$910,000</b>
Land Value	<b>\$475,000</b>
Improvement Value	<b>\$435,000</b>

### Rating Details

Current Annual Rates	<b>\$3,828.06</b>
Balance Owing	<b>\$Nil</b>

### Water Meter Details

Water Meter On Property	<b>Yes</b>
Meter Type	<b>Individual Meter</b>
Water Rates Owing	<b>\$296.42</b>

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	<b>\$82.88</b>
Balance Owing	<b>\$Nil</b>

## 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 Consents

Date Issued	Description of Work	BC Number	CCC Issued
27/05/97	Erect Dwelling	97/1171	Yes
18/06/03	Extent Lounge/Dining Room in Dwelling	11134	Yes
10/06/09	Convert Carport to Garage and Add Carport to Dwelling	30115	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	<b>Medium Density Residential</b>
Identified Plan Areas	<b>Coastal Environment Plan Area, Maximum Building Height Combined, 11 metres – Refer City Plan Chapter 6 Section 6A.1.13</b>
Utilities/Designations	<b>None</b>
Protected Heritage/Notable or Groups of Trees, or Protected Buildings	<b>None Known</b>
Archaeological or Heritage Sites	<b>None Known</b>

## Certificates, Notices, or Orders Affecting the Land

<b>Description</b>	<b>Date Issued</b>
Consent Notice	15/10/96

## Resource Consents *(Resource Management Act 1991)*

<b>Description</b>	<b>Date Granted</b>	<b>RC Number</b>
Subdivision Consent	30/05/96	109477

## 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.

**Council is not aware of any land development or landform-related information identified at a site-specific scale for this property.**

## 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](#).

### Tsunami

#### Tsunami

Council holds information that shows this property is located in a possible tsunami inundation zone.

GNS Science (now known as Earth Science New Zealand) have prepared a report titled Comprehensive Tsunami Inundation Modelling and Evacuation Zone Mapping: Final Report (March 2025). The report was commissioned by the Bay of Plenty Regional Council.

The purpose of the report is to document the methodology, results and limitations of the modelling undertaken by GNS Science to produce comprehensive tsunami inundation mapping for the Bay of Plenty region. The scope of the report is the Bay of Plenty coastline and offshore islands.

The tsunami inundation maps show:

- The area of land that could potentially be flooded by a tsunami caused by a rare offshore earthquake that has a wave height ranging between 8m and 15m along the Bay of Plenty coast.

The likelihood of a tsunami like this occurring in any year is calculated as 0.04% (which is a 1 in 2,500 chance).

The technical report can be accessed from the Bay of Plenty Regional Council website: [Natural hazards](#).

Further information is available on the Tsunami pages of Tauranga City Council's [website](#) and Bay of Plenty Regional Council's [website](#). Information explaining the difference between evacuation zones and inundation zones is also available in the [Frequently Asked Questions](#).

Please see attached tsunami evacuation zone map.

## Additional Information

### Licences Affecting the Land or Buildings

None

Signed for and on behalf of the Council:



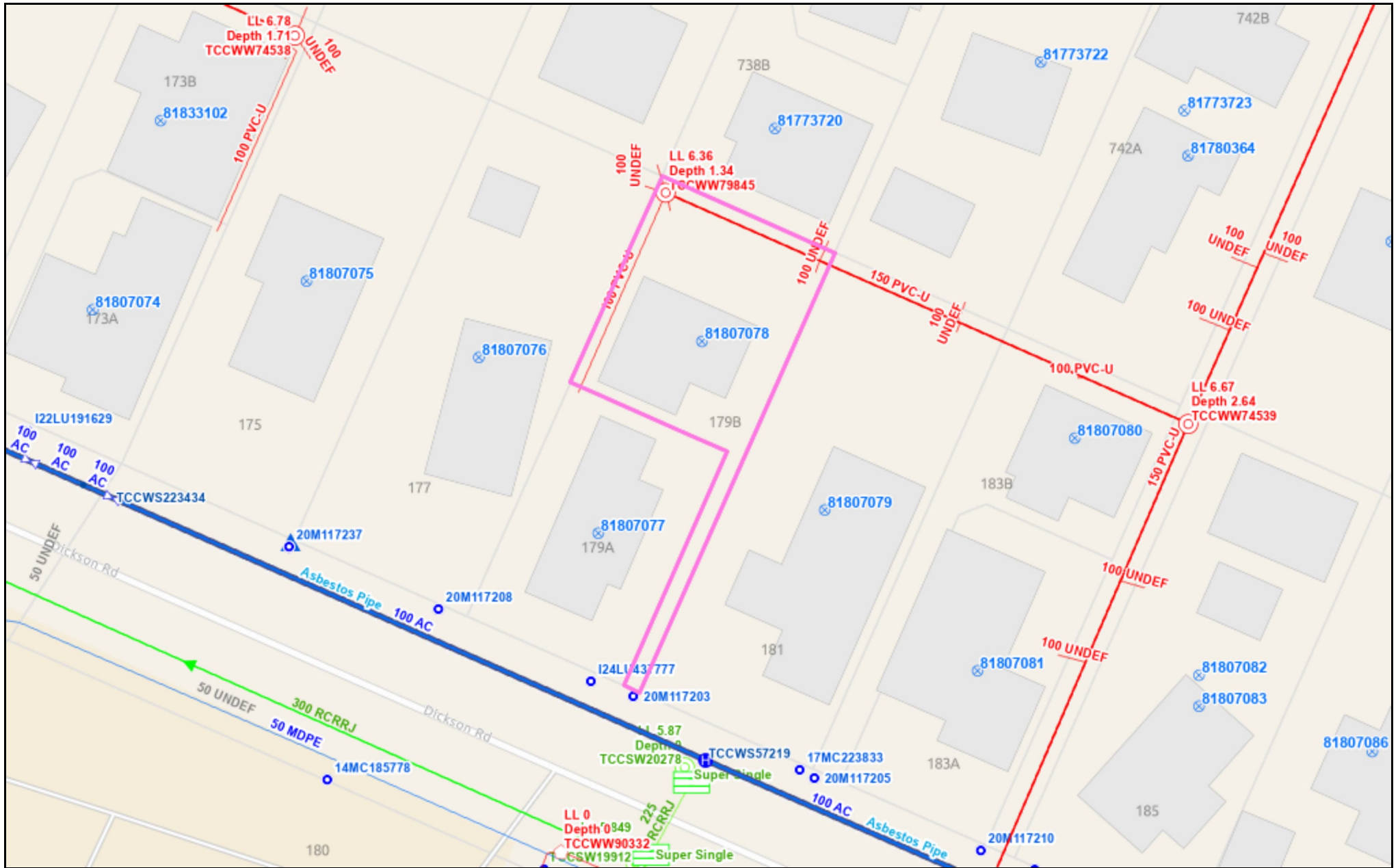
**Position held:** Senior LIM & Property Files Officer

**Date:** 19 May 2026

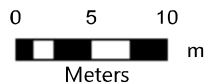


# Services Plan





### 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](#).

# Building Information



# As Built Drainage Plan

Drainage plan for:

Street No: 179 <sup>B</sup>

Street Diekson Rd

Lot 166/2 D.P. 21830

Suburb Papamoa

Owner P. Smith

Type of Building DWELLING

Drainlayer I.B. McCREA

Date of Inspection 29-7-97

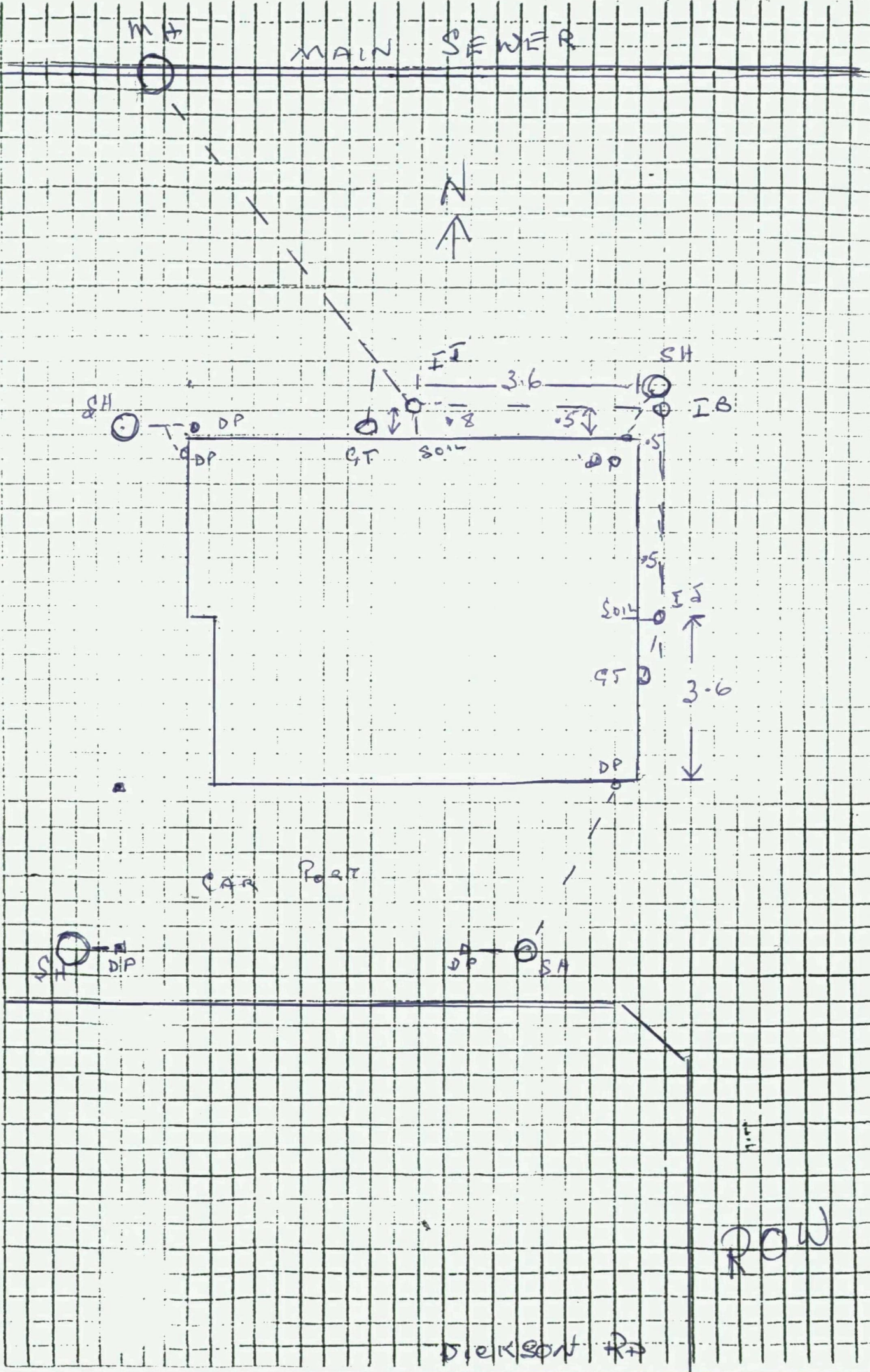
Inspector Rex C.

Drainage Permit No. 97/1171

**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.



# Planning Information



**TAURANGA DISTRICT COUNCIL**

**CONSENT NOTICE PURSUANT TO SECTION 221  
RESOURCE MANAGEMENT ACT 1991**

TDC SUB NO: 2680

**IN THE MATTER OF** PLAN S 74427

**AND**

**IN THE MATTER OF** Subdivision Consent pursuant  
to Sections 105, 108, 220 &  
221 of the Resource  
Management Act 1991

Pursuant to Section 252(1)(a) of the Local Government Act 1974, I, **ANDREW JOHN RALPH**, Strategic Planner : Environment, of the Tauranga District Council, hereby certify that, by way of resolution passed under delegated authority on 30 May 1996, the following condition was imposed on the subdivision consent for Lot 166 DPS 21830.

*That a consent notice be registered on the Certificate of Title for Lots 1 and 2 requiring that:*

*The erection of buildings on Lots 1 and 2 shall be in accordance with the rules of the District Plan for multi-units as if the land was held in one allotment under one Certificate of Title.*

DATED at Tauranga this 15<sup>th</sup> day of October 1996.



**Andrew John Ralph**  
**STRATEGIC PLANNER : ENVIRONMENT**  
**for DIRECTOR OF ENVIRONMENTAL SERVICES**



**TAURANGA**  
DISTRICT COUNCIL

Holland Associates  
PO Box 10 003  
Arataki  
MOUNT MAUNGANUI

File No: ~~TDC Sub 2680~~ u/k  
Jeh

Dear Sir

**RESOURCE MANAGEMENT ACT 1991  
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT  
S GOODWIN : 179 DICKSON ROAD, PAPAMOA**

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application.

*That pursuant to Sections 105, 108, 220 and 221 of the Resource Management Act 1991, the Tauranga District Council grants consent to the proposed subdivision of Lot 166 DPS 21830 as shown on plan reference J2661.*

*Consent is subject to the following conditions:*

- (1) *That the proposal proceed in general accordance with the application submitted.*
- (2) *That a consent notice be registered on the Certificate of Title for Lots 1 and 2 requiring that:*

*The erection of buildings on Lots 1 and 2 shall be in accordance with the rules of the District Plan for multi-units as if the land was held in one allotment under one Certificate of Title.*

- (3) *That as built plans of all development works be submitted in accordance with Sections 105.3.3 and 105.3.4 of Council's Code of Practice for Development.*
- (4) *That all lots be provided with underground sewer, water and electricity reticulation in accordance with Council's Code of Practice for Development.*
- (5) *That all easements required for underground services and rights of way serving lots within the subdivision be duly granted or reserved.*

- Bond
- (6) *That the shared access be constructed in accordance with Section 302.10.5 of Council's Code of Practice for development.*
  - ✓ (7) *That the existing services to Lot 1 be relocated clear of the proposed building site for lot 2 and that appropriate easements be granted or reserved in respect of these services.*
  - ✓ (8) *That the consent holder shall pay to the Council a Subdivision Impact Fee of \$1,998.00 plus GST, being the fee payable for the 1 additional lot created, in accordance with the provisions of Proposed Change No.1. This fee is for the provision of additional (Reserves and Community Facilities, wastewater, roading, water supply, stormwater) services required as a result of this subdivision.*

*This amount will be reviewed 12 months from the date of this consent and annually thereafter if the impact fee or any part of it remains unpaid at that time.*

*The fee for each additional lot is made up of the following components:*

<i>Reserves and Community Facilities</i>	<i>\$544.00</i>
<i>Wastewater</i>	<i>\$410.00</i>
<i>Roading</i>	<i>\$382.00</i>
<i>Water Supply</i>	<i>\$207.00</i>
<i>Stormwater</i>	<i>\$455.00</i>

- ✓ (9) *That all legal documents required to satisfy these conditions shall be prepared by the Council's Solicitor at the consent holder's expense.*

*The reasons for this decision are that:*

- (1) *The site is zoned Residential in the Tauranga Transitional District Plan (Tauranga County Section) and the proposal is a Controlled activity.*
- (2) *The proposal complies with the provisions and requirements of the District Plan for Subdivision in a Residential zone.*
- (3) *The proposal is in accordance with the policies and objectives of the District Plan as it ensures that the intensity of development over the land being subdivided does not exceed the requirements for multi unit development.*
- (4) *There will be a need for additional services as a result of the increased level of activity created by this subdivision and an impact fee has therefore been assessed in accordance with the District Plan provisions.*

- (5) *Subdivision Impact Fees have been reviewed in accordance with Council policy. There has been an incremental increase of 8% from 1 August 1995 in line with the Cost Construction Index.*
- (6) *The requirement of the Code of Practice for development to provide a stormwater connection to all new lots is deferred in this case because connections can be provided more efficiently at the time a building is erected on the land.*

**ADVICE NOTES:**

*The applicants are advised that:*

- (1) *Under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.*
- (2) *The decision provides for the issue of a consent notice which cannot be supplied until we receive the reference number in respect to the title plan.*
- (3) *Where any building or drainage works are required to satisfy conditions of this consent, all consents required under the Building Act must be obtained prior to the works being carried out.*

The applicant should note that the above consent lapses on the expiry of three years after the date of commencement of the consent unless the consent is given effect to.

If you have any questions, please contact Mike Fitzgerald.

Yours faithfully



Craig Batchelar  
ACTING DIRECTOR OF PLANNING & ENVIRONMENT

30 May 1996  
DATE

mf:yc



All drawings and specifications are subject to copyright and remain the property of HOLLAND ASSOCIATES

21  
DPS2768

2  
DPS69868

23  
DPS2768

165  
DPS21830

167  
DPS21833

GENERAL NOTES:  
 1/ AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.  
 2/ CONTOUR INTERVAL 0.20 -  
 3/ LEVELS ARE IN TERMS OF ASSUMED DATUM ORIGIN OF LEVELS CAPIA DPS69868 PLUS 00.00

SCHEDULE OF EASEMENTS

PURPOSE	SERV. TEN.	SHOWN	DOM. TEN.
R.O.W. SEWAGE	LOT 1	A	LOT 2
ELECTRICITY	LOT 2	B	LOT 1
TELEPHONE	LOT 2	C	LOT 2
WATER & GAS			
ELECTRICITY	LOT 1	D	LOT 2
TELEPHONE	LOT 2		LOT 2
WATER & GAS			
RIGHT TO CONVEY SEWAGE	LOT 2	D	LOT 1

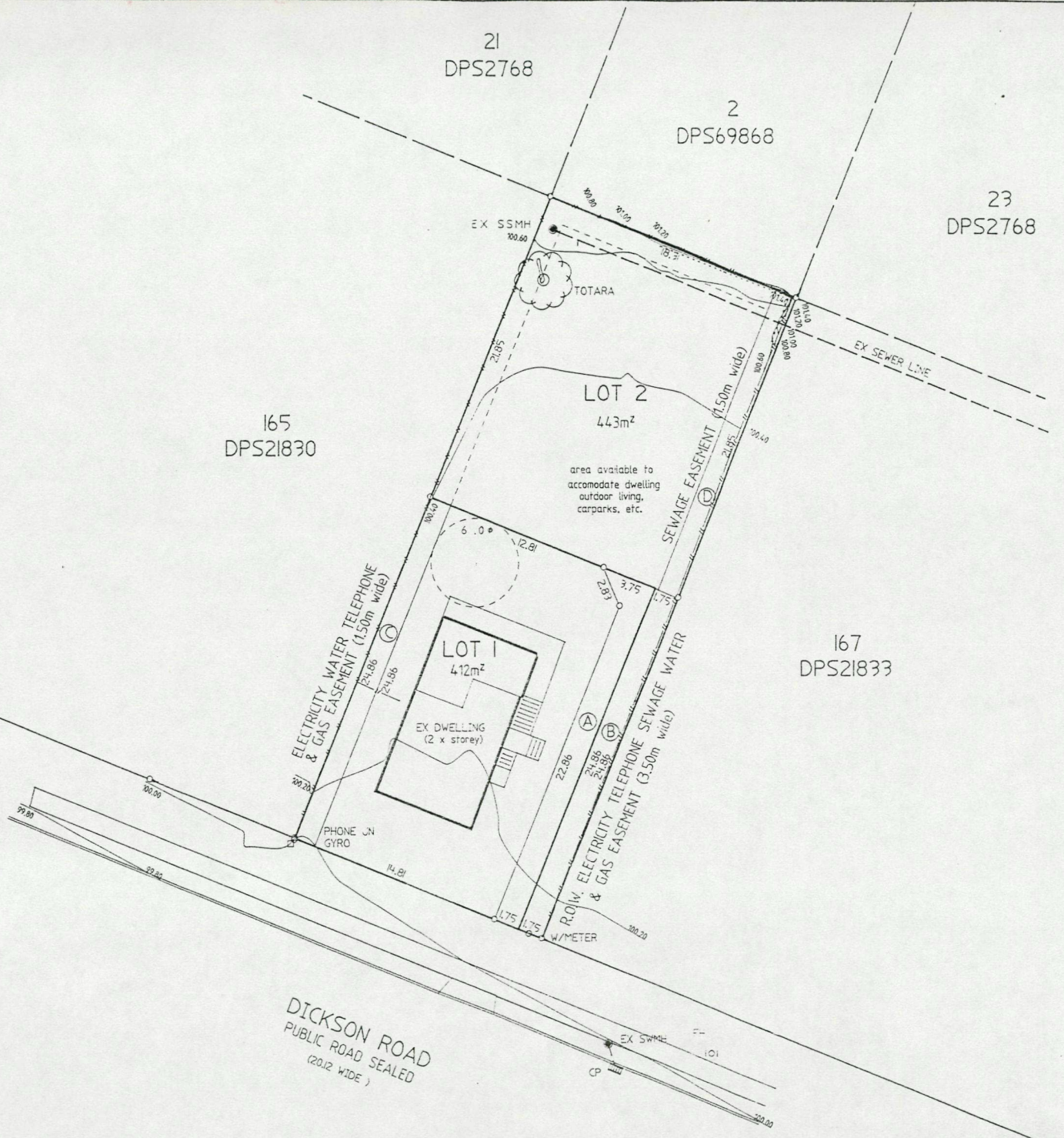
No.	Revision	Date

HOLLAND ASSOCIATES  
 SURVEYORS LAND DEVELOPMENT CONSULTANTS  
 PO BOX 10003  
 MOUNT MAUNGANUI SOUTH  
 PH & FAX 07-541-3331

TITLE:  
**PROPOSED SUBDIVISION OF LOT 166 DPS21830**

client: S. GOODWIN  
 179 DICKSON ROAD  
 PAPANOA

ORIGINAL SCALES	DATE
1 : 200	4/96
DRAWING NO.	SHEET NO.
J2661	01



DICKSON ROAD  
 PUBLIC ROAD SEALED  
 (2012 WIDE)

# 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.

# Natural Hazards



# TSUNAMI EVACUATION ZONE: Pāpāmoa Beach



## WARNING

Tsunami is a safety risk here.

The evacuation zone is coloured **BLUE**. In a **LONG** or **STRONG** earthquake **GET OUT OF THE BLUE**

- Go inland or to higher ground.
- Walk or bike if you can.
- Stay out of the blue zone. Wait for official updates.

**A tsunami might be coming if there...**

- is a strong earthquake.
- is a long earthquake, even if it's weak.
- are unexpected sea level changes.
- are loud and unusual noises from the sea.

**For more information and updates:**

- [bopcivildefence.govt.nz](http://bopcivildefence.govt.nz)
- [bopcivildefence](https://www.facebook.com/bopcivildefence)
- [bopcivildefence](https://twitter.com/bopcivildefence)
- radio



**LONG** OR **STRONG**,  
**GET GONE**



Tsunami Evacuation Zone



Waterway

Scale: 1:20,000



BAY OF PLENTY  
EMERGENCY MANAGEMENT GROUP



Tauranga City