What is a Land Information Memorandum?
A Land Information Memorandum (LIM) is a report that provides a person with certain information that Council knows about a property. For both sellers and buyers, a LIM may answer some important questions about the land or any buildings that are on the property. Councils are required by the Local Government Official Information and Meetings Act 1987 to make LIM information available when requested. It specifically requires Council to hold and provide information it knows about in relation to natural hazards.

Where has the erosion study information come from?
The information is the outcome of a joint study commissioned by Tauranga City Council, Western Bay of Plenty District Council and the Bay of Plenty Regional Council and undertaken by Opus Consultants Ltd. It forms part of TCC’s wider hazard research programme.

What information does the report present?
The study presents information on erosion processes occurring on the inner harbour cliff and shorelines (harbour margin); it also, at a high level, estimates financial impacts and then presents risk maps that are a combination of rates of erosion and financial risk at various locations on some inner harbour locations.

The risk is defined as low, medium or high and is estimated for both, the 20 year (2035) and 100 year (2115) timeframes. The report also undertook a high level assessment of possible physical works measures that could be undertaken.

The information in the report helps us to understand more about the rate of erosion present in the inner harbour and gain a better understanding on how this erosion might change due to the potential impacts of climate change.

What does low, medium or high risk mean?
The high level erosion risk maps provide an understanding of financial risk to property for two timeframes and quantifying that risk as either low, medium or high. The two timeframes are 20 years (2035) and 100 years (2115).

Low risk means: The possible financial damage that could occur along a 100m length of coastline that ranges between $0 and $200,000.

Medium risk means: The possible financial damage that could occur along a 100m length of coastline that ranges between $200,000 and $1M.

High risk means: The possible financial damage that could occur along a 100m length of coastline in excess of $1M.

Where are the study locations?
The report focused its research on 28 localities around Tauranga Harbour. Ten of these localities are in Tauranga City in areas that have experienced past erosion. The localities are:

Matua
• West and south facing land from the start of Manuwai Drive to Bay Street;

Hairini and Maungatapu
• North west facing land from Haukore Street to Turret Road and Turret Road to the edge of State Highway 29;
• North east facing land from Miriana Street to Rotary Park; and
• South facing land from Rotary Park to the end of Te Hono Street

Whareroa
• Shoreline adjacent to Whareroa marae.
What does the information mean?

The report lets us know that our harbour coastal landforms are impacted by erosion, and that rates of erosion, for some areas, are expected to increase with sea level rise. In most localities the information contained in the report is supported by what is already occurring in those localities.

Will this affect my property value or insurance?

We are required to make information, such as the erosion study, available upon request. We recommend you seek advice from a property valuation or insurance expert about any concerns you may have regarding property values or insurance.

How will this affect anything I might want to do on my property?

The erosion risk maps indicate that the coastline is at risk from erosion. However the lines on the maps aren’t hazard lines for the purposes of the Tauranga City Plan. Additional research would be needed to define accurate hazard lines that could form part of the City Plan, with accompanying policy direction, at a later date. A decision on that has not been made.

In the future this information will be part of that used to assess any building or resource consent applications for the property. At this stage there is no change to building consent requirements for existing zones. This means that if your property is in a Residential Zone then you would still be bound by the Residential Zones rules in the Tauranga City Plan.

What will happen next?

During 2016 Council staff will work with Council to determine the best way to manage this natural hazard. The management approach may include hard infrastructure or policy management approaches or a mixture of both. Further information / consultation will be provided / undertaken when a future management approach is being considered.