

Alex MUNRO
19 Wesley Avenue
Frankleigh Park
NEW PLYMOUTH 4310

Land Information Memorandum

LIM25/116821

Local Government Official Information and Meetings Act 1987

APPLICATION DETAILS

APPLICANT
Alex MUNRO

APPLICATION RECEIVED
29 October 2025

LIM ISSUED
11 November 2025

LEGAL DESCRIPTION
LOT 23 DP 10859

PROPERTY DETAILS

STREET ADDRESS
19 Wesley Avenue
Frankleigh Park
NEW PLYMOUTH 4310

PROPERTY ID
21573

LAND ID
53283

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Disclaimer

This Land Information Memorandum (**LIM**) has been prepared for the applicant for the purpose of sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987 (**LGOIMA**).

The LIM includes information which must be included pursuant to section 44A to 44D of LGOIMA, or that the Council, at its discretion, considered appropriate to include. The information is also considered by the Council to be relevant and reliable.

This LIM does not include other information:

- Held by the Council that is not required to be included;
- Relating to the land which is unknown to the Council; or
- Held by any other organisation which also hold land information (e.g. Waka Kotahi NZ Transport Agency).

The Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. The Council records also may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the Council or other organisations. In addition, the applicant should check the Record of Title for the property as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together, and the LIM is valid as at the date of issue only.

The Council does not provide interpretation or advice on how to interpret or utilise this information. If this is required, the applicant should seek appropriate and independent professional advice.

The Council records can be incomplete in some instances. This occurs frequently in the case of building and drainage records for Inglewood and Waitara, and Council officers may be able to offer advice or assistance in such cases.

Section 44A(2)(a) – Information about natural hazards that is required by section 44B

This information should not be regarded as a full analysis of the natural hazards that may affect this land, as there may be natural hazards that the Council is unaware, and has no knowledge, of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose, including development.

Section 44B Natural hazard information

Natural Hazards that may affect the land:

New Plymouth District Council (NPDC) holds information on potential natural hazards, which can be found on the Council website Natural Hazards page at Natural Hazards.

Taranaki Regional Council (TRC) holds information on potential natural hazards, which can be found on the TRC website at Natural hazards / Taranaki Regional Council. This is Taranaki regional-wide information that is general in nature and is not intended to describe natural hazard vulnerability at an individual property scale.

Taranaki Emergency Management Office (TEMO) holds information on regional natural hazards called Know Your Risks. This can be found on the TEMO website at Taranaki Emergency Management | Civil Defence. The information covers Storms and Cyclones, Volcanic Activity, Drought, Tsunami, Flooding, Earthquakes, Infrastructure Failures and Other Hazards. This is Taranaki regional-wide information that is general in nature and is not intended to describe natural hazard vulnerability at an individual property scale.

Earthquake

Taranaki Regional Council commissioned a report from GNS Science which summarises earthquake occurrence and ground deformation in Taranaki for the period 1 July 2016 to 30 June 2017. The report is called Taranaki Seismic and Ground Deformation Monitoring: July 2016 to June 2017 and is available on the TRC website Natural hazards / Taranaki Regional Council.

Erosion

Council does not hold any specific information regarding erosion hazards for this property.

Flooding

Various reports on natural hazards and possible/probable climate change impacts have been commissioned by NPDC over preceding years. The information in this LIM reflects a point in time and is based on the data available to NPDC when the report was prepared. Flooding hazard information is continually updated as new data becomes available, and maps are revised accordingly.

The absence of flooding on maps does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

Further information on stormwater flooding hazards can be viewed on the NPDC website here Stormwater flood hazard viewer.

Landslip, Subsidence

Council does not hold any specific information regarding landslip/subsidence for this property.

Liquefaction

New Plymouth District Council (NPDC) holds indicative information on liquefaction hazard for the New Plymouth District, which can be found on the NPDC website at Liquefaction.

NPDC commissioned Tonkin and Taylor Ltd to undertake a New Plymouth district-wide liquefaction vulnerability assessment. The report provides a district-wide liquefaction vulnerability assessment to identify areas of land possibly susceptible to liquefaction and is general in nature and not intended to describe liquefaction vulnerability at an individual property scale. NPDC may require site-specific investigations before granting future subdivision or building consents for the property.

The report is called New Plymouth District Liquefaction Vulnerability Assessment, dated October 2021 and is available on the NPDC website Liquefaction Vulnerability Assessment Report.

A flow chart showing "Simplified liquefaction vulnerability flow diagram for New Plymouth District can be found on the NPDC website at Liquefaction.

In May 2012 the four local authorities in Taranaki engaged GNS Science to undertake an assessment of the liquefaction hazard in the Taranaki Region. A copy of the report dated April 2013 is available on the Taranaki Regional Council website - Natural Hazards page Natural hazards / Taranaki Regional Council.

Sedimentation (includes dust)

Council does not hold any specific information regarding sedimentation hazards for this property.

Tsunami

This property is not located within a designated tsunami evacuation zone as identified by Taranaki Civil Defence Emergency Management Tsunami Zones | Taranaki Emergency Management.

Volcanic and geothermal activity

The Taranaki region is subject to inherent volcanic hazards due to the presence of Taranaki Maunga/Mt Taranaki, an active but currently dormant volcano. While the likelihood of an eruption in any given year is low, the potential impacts are significant. Property owners and prospective purchasers should be aware of this risk and refer to official sources such as GNS Science and Civil Defence for further information on volcanic hazards and preparedness.

Taranaki Emergency Management commissioned a report from GNS Science which gives an overview of key information needed to effectively manage volcanic hazards in Taranaki. The report is called Volcanic Hazards Management at Taranaki Volcano: Information source book and is dated October 2011 and is available on the TRC website Natural hazards / Taranaki Regional Council.

Taranaki Regional Council (TRC) holds information on potential natural hazards, which can be found on the TRC website at Natural hazards / Taranaki Regional Council. This is Taranaki regional-wide information that is general in nature and is not intended to describe natural hazard vulnerability at an individual property scale.

Wind, Drought, Fire

Council does not hold any specific information regarding wind, drought, or wildfire hazards for this property.

Section 44C – Information about natural hazards that have been supplied by Taranaki Regional Council

Information about natural hazards supplied by Taranaki Regional Council is **attached** at the back of this LIM Report.

Section 44A(2)(aa) – Information on about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants

This information should not be regarded as a full analysis of the site features of this land, as there may be features that the Council is unaware, and has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose, including development.

Building Line Restriction

There is a building line restriction shown on the Record of Title as Document 206032.

Section 44A(2)(b) – Information on private and public stormwater and sewerage drains

This includes private and public stormwater and sewerage drains, and sewer and water services.

A copy (or copies) of the Council's records relating to drains within the property are **attached**. The Council recommends that the applicant also obtains and reviews the record of title and deposited plan for the property to verify the existence or absence of easements.

Note: Private drainage is the responsibility of the landowner up to, and including, the point of connection to the public sewer or drain.

The property is connected to the Council's sewerage system. Disposal is by a lateral to a Council sewer main within Wesley Avenue as shown on the **attached** map.

Section 44A(2)(bb) – Information that the Council holds regarding drinking water supply to the land

The property is connected to the Council's water supply by a lateral as shown on the **attached** map. The water toby is approximately 8.3m from the left boundary and 0.2m out from the boundary.

Any exemption that has been notified by Taumata Arowai to the territorial authority under section 57 of the Water Services Act 2021

No such exemptions are known to Council.

Section 44A(2)(c) – Information relating to any rates owing in relation to the land

Please refer to the **attached** information sheet for rates details which include, where applicable, any water metering account details and New Plymouth District Council lease details.

Section 44A(2)(d) – Consents, certificates, notices, orders or requisitions affecting the land or any buildings on the land previously issued by New Plymouth District Council; and Section 44(2)(da) – Information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004

Consents, certificates, notices, orders, licenses or requisitions including the compliance of swimming pools, relating to the property that have either been formally notified to, or issued by the New Plymouth District Council, including information notified by any statutory organisation having the power to classify land or buildings and the notified requirements of network utility operators.

Building Consents, Permits, Certificates and Compliance Schedules:

Application Number	Month/Year Received	Description
PER10/09092	August 1974	Dwelling.
	May 1975	Store shed.

Please note that prior to the Building Act 1991, councils were not required to maintain full records of building permits issued under the earlier building legislation and certificate of compliance did not exist. While the Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. The Council does not accept responsibility for any omission.

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. All swimming pools and spa pools must have a barrier that complies with the Building (Pools) Amendment Act 2016.

Resource Management

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

Licences

There are no current licences recorded for this property.

Other notices, orders or requisitions

This property is subject to the following orders or requisitions:

There are no other notices, orders or requisitions recorded for this property.

Consents, certificates, notices, orders or requisitions issued by other persons or bodies and that are known to New Plymouth District Council:

The Council is not aware of any other consents, certificates, notices, orders or requisitions issued by other persons or bodies.

Financial and / or Development Contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, the Council can recover outstanding amount(s) from a subsequent owner of the land.

Section 44A(2)(e) – Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

No information known to the Council.

Section 44A(2)(ea) – Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

Section 44A(2)(f) – Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the district may be relevant to the development of this property.

The New Plymouth District Council is currently working with two sets of district plan provisions. The Operative New Plymouth District Plan 2005 and the Part Operative District Plan 2025.

Generally, resource consent applications will be assessed under the Part Operative District Plan 2025. If sections of that plan that are relevant to the application are still under appeal, it may be necessary to also consider the relevant parts of the Operative District Plan 2005.

Parts of the plan that are under appeal are annotated with a red border and a red exclamation mark icon to the right-hand side of the provision.

Please note that the provisions and features identified and annotated as subject to appeal have been derived from the appeals that were filed with the Environment Court and Council's current understanding of the potential scope of relief sought.

To view all rules in the Operative District Plan 2005 please refer to:

Operative District Plan 2005 (npdc.govt.nz)

To view all rules in the Part Operative District Plan 2025 please refer to:

Part Operative District Plan 2025 (npdc.govt.nz)

Zoning Details

The property is located within the General Residential Zone under the Part Operative District Plan 2025.

It is recommended that you also check the zoning of adjacent properties in the area.

The status of any existing or proposed activities may be determined with reference to the District Plan and any planning or resource consents that may apply.

Some rules are affected by uses and features on neighbouring or surrounding land, and it is recommended that you review the Operative District Plan and the Part Operative District Plan 2025 in detail or seek independent professional advice.

Designations or Notations

Designations or notations applying to the property shown on the Part Operative District Plan 2025 are:

No designations shown on the Part Operative District Plan 2025.

Section 44A(2)(g) – Information regarding the land which has been notified to Council by another statutory organisation having the power to classify land or buildings for any purpose

No information known to the Council.

Section 44A(2)(h) – Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

No information known to the Council.

Property Pre-purchase advice

The structural condition of buildings not recently constructed and the compliance of electrical wiring and other on-site utilities may be checked by appropriately qualified people.

It is recommended that you ask the vendor if they have given their written approval as an affected party, to resource consent for any project that could affect the property in the future.

For buildings on cross-lease titles please check that all of the buildings that you intend to purchase are included in the cross-lease plan.

Correspondence or agreements within Council records regarding encroachments will be included in the LIM. Prospective purchasers will need to take their own steps to confirm that land occupied by the property is within the legal site boundaries. In some cases it may be necessary to engage a registered surveyor. Please note that the property boundaries superimposed on the aerial photograph are indicative only.

The Council, and in the case of state highways, Waka Kotahi NZ Transport Agency control the location, use and standard of vehicle crossings and access onto roads. If you have concerns regarding these matters please contact the Council.

Section 44A(3) – Discretionary information

This information is provided at the discretion of New Plymouth District Council and is in addition to the mandatory information above.

Enquiries regarding this LIM

This LIM has been compiled with information provided by several Council teams. If you have any queries regarding the contents of this LIM please contact us on 06-759 6060 or email enquiries@npdc.govt.nz



LIM information divider

NPDC



COPYRIGHT: Cadastral information sourced from Land Information New Zealand data. Crown Copyright Reserved.

DISCLAIMER: NPDC assumes no responsibility or liability for the completeness or accuracy of the data displayed on this plot. To be used for indicative purposes only.

Stormwater Flooding Area

Overland Flow Path Moderate Flood Event

Overland Flow Path Significant Flood Event

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

Stormwater Flooding Area, Overland Flow Path Moderate Flood Event, Overland Flow Path Significant Flood Event

19 Wesley Avenue, FRANKLEIGH PARK, NEW PLYMOUTH

Created: 10/11/2025

For more details, please refer to the New Plymouth District Council's website.

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LIM information divider

NPDC

T A R A N A K I C O U N T Y C O U N C I L

CANCELLATION OF BUILDING LINE RESTRICTION ON C/T C4/355

206032 BLR

RESOLVED

That pursuant to subsection 11 of Section 327 of the Local Government Act 1974 the Taranaki County Council hereby determines that the building line restriction imposed by resolution 206032 on Lot 16 D.P. 10859 being all of the land in Certificate of Title Volume C4 Folio 355 Taranaki Registry is no longer required and declares such building line restriction to be cancelled.

I, JOHN SYDNEY PUTT, County Clerk of the Taranaki County Council, hereby certify that the above is a true and correct copy of a resolution of the Council passed at an Ordinary Meeting of the Council held on the 7th day of March 1980.

.....

1 Partial Cancellation of
Building Line Restriction
No 206032.

Keep with 206032

265875

DISTRY
NEW
VO.1

MAR 17 9 06 AM '80

Particulars entered in the Register as shown herein on the date and at the time stamped below. C4/355

District Land Registrar
Assistant
of the District of

DISTRICT LAND REGISTRAR TARANAKI N.Z.

Please Keep
with 206032

Can
IF

265875

DISTR
NEW P
NO.1

MAR 17 9 00 AM '81

Plan No 10859

Plan No. 10859

RESOLVED (Cr. Osborne - Cr. Findlay)

That whereas the Council by resolution passed at an Ordinary Meeting of the Council held on the 7th day of October 1971, approved under Section 22 of the Counties Amendment Act 1961 a scheme plan of subdivision of Lot 1 D.P. 5358 and Lot 1 D.P. 9290 being Part Section 70 Grey District Block V Paritutu Survey District and whereas under Section 34 of the aforesaid Act a survey plan of portion that subdivision has now been submitted to the Council for approval and whereas the Council is satisfied that the survey plan is in accordance with the scheme plan with any approved variations thereof and that all conditions that are required to be complied with before the approval of the survey plan have been complied with to the satisfaction of the Council, the Council hereby approves the said survey plan subject however, to the easements shown in the Memorandum of Easements endorsed thereon being duly granted or reserved, and to the condition that Lots 1 - 9 and Lots 16 - 27 inclusive on the aforesaid survey plan are subject to a building line restriction requiring that when new buildings or hoardings are erected or any buildings or hoardings are rebuilt or re-erected or are substantially rebuilt or re-erected on the aforesaid Lots 1 - 9 and Lots 16 - 27 inclusive no part of any such building or hoarding shall stand within a distance of 44 feet from the middle line of Wesley Avenue and to the condition That Lot 1 thereon is subject to a building line restriction requiring that when new buildings or hoardings are erected ~~or any buildings or hoardings are rebuilt or re-erected or are substantially rebuilt~~ or re-erected on the aforesaid Lots 1, no part of any such building or hoarding shall stand within a distance of 33 feet from the middle line of Veale Road and the said Council hereby certifies pursuant to Subsection 4 of Section 33 of the Town & Country Planning Act 1953 that the said plan complies with the requirements and provisions, as they stood at the time of the aforesaid approval of every operative District Scheme relating to the area in which the land included in the plan is situated, and authorises the Common Seal of the Council to be affixed thereto in the presence of the Chairman and County Clerk.

I, JOHN SYDNEY PUTT, County Clerk of the Taranaki County Council, hereby certify that the above is a true and correct copy of a resolution of the Council passed at an Ordinary Meeting of the Council held on the 13th day of July 1973.

.....

206032

Particulars entered in the Register-book Vol. C4 Fol. 144 C4/346 A 366
C4/355 F3/279, 280.

5 SEP 1973

the 2.05 o'clock.

Assistant Registrar of Titles, TARANAKI

LAND REGISTRAR TARANAKI, N.Z.

B 1621, 1022
C4/363 J 4/411, 412
now omitting C4/364, 365

64

265875 Partial cancellation as to Lot 16 DP 10858 (C4/355) - 17.3.1980 at 9.00 o'c

A.L.R.

379026.1 Resolution by the New Plymouth District Council reimposing the within Building Line Restriction - DP 16656 - 7.3.1991 at 10.40 o'c

A.L.R.

Deposit Plan 10859

LAND & DEEDS
Name: B.L.R.
Firm: Gouch & Co
5 SEP 1973
Time: 2.05
Fees: NIL.
Abstract No. 1677



LIM information divider

NPDC

No. 19 Sec. Lot 23 D.P. 10859

Address Wesley Avenue, NP

DRAINAGE AND PLUMBING REGISTER

OWNER C.D. Radford

ADDRESS 19 Wesley Avenue

BUILDER

PLUMBER L.C. Garner

DRAINLAYER "

CONSENT No. BP 4279

P/LINE PD 2779

PLUMBING L.C. Garner

DRAINAGE "

FINAL 24.2.76

NATURE OF WORK New Residence

DRAIN SATISFACTORY 24 / 2 / 75 PLUMBING SATISFACTORY 24 / 2 / 75

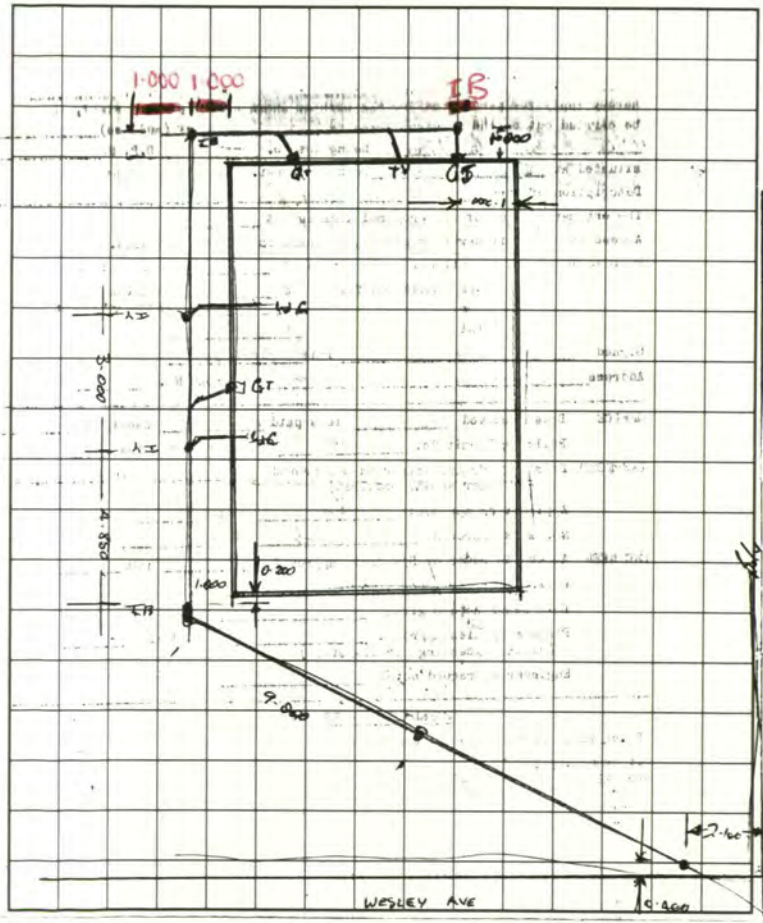
FALL AND DESCRIPTION

TNL PRINT – 33085

Property ID 021573

Inspector

DRAINAGE PLAN



FRONTAGE



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DISCLAIMER: NPDC assumes no responsibility or liability for the completeness or accuracy of the data displayed on this plot. To be used for indicative purposes only.

Natural Source
Treatment Plant
Pumpstation
Storage Unit
Hydrant
Manhole
Alert Valve
Air Valve
Non-Return Valve
Standard Valve
Manifold Valve
Backflow
Meter
Restricted Flow
Wellup
Inlet
Outlet
Soakhole
End Point
Node
Misc Point
Trunk
Rise
Main
Lateral
Open Drain
Stream
Overland Flow Path
Misc Polygon
Proposed Bund and Ponding Areas
Storm Water Mgmt Plan
Yellow = Privately Owned
Grey = Out of Service/Claimed
Stormwater
Water Supply
Waste Water

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

Utilities

19 Wesley Avenue, FRANKLEIGH PARK, NEW PLYMOUTH

Created: 10/11/2025

For more details, please refer to the New Plymouth District Council's website.

1:500 (A4)



LIM information divider

NPDC

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

LAND INFORMATION MEMORANDA (LIM)

RATES

Property No		21573
Valuation Roll Number		11742/203.00
Amount of last year's rates		$4,090.58
Amount of this year's rates (if struck)		$4,615.41
Amount of current rates instalment		
First Instalment	$1,153.80	
Second Instalment	$1,153.80	
Third Instalment	$1,153.80	
Fourth Instalment	$1,154.01	
Amount of Rates Owing To 30 Jun 2026		$3,461.61
Details of Government Valuation	Date	1 Aug 2022
	Land Value	$430,000.00
	Capital Value	$750,000.00

WATER

Is property supplied Water by meter?	No
If so, Account No.	na
Amount of water owing to	$0.00

NB: If property to be sold a final meter reading needs to be arranged

LEASE

If so, Account No	na
Amount of Lease per annum	$0.00
Date Review	na
Current Balance	na

NB: The amounts quoted for Rates, Water and Lease are correct at today's date only, and if this information is to be used for a property settlement, confirmation in writing must be sought closer to the settlement date.

29/10/2025

TARANAKI
like no other



LIM information divider

NPDC

TARANAKI COUNTY COUNCIL

PERMIT NO 4279

BUILDING PERMIT APPLICATION FORM

660/19

To the County Engineer,
P.O. Box 56,
NEW PLYMOUTH.

Sir,

I hereby apply for permission to build Private residence at (House No. & Street) Wesley Ave NP for (Owner) Mr + Mrs Coleman of (Address) 11 Stewart Place Hamilton according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith IN DUPLICATE.

SITE: Lot No. 23 D.P. No. 10659 Section No. 70 Grey District
Block No. V Survey District Paritutu Area

EXISTING BUILDINGS: Use Nil. Ground Floor area sq.ft.
Use Ground Floor area sq.ft.
Use Ground Floor area sq.ft.
TOTAL: sq.ft.

PROPOSED BUILDING: Use - describe proposed purpose for which every part of building is to be used or occupied:
Private residence

Area of Ground Floor 1371 ~~1455~~ sq.ft. Carport 323 Sq ft

Estimated value of completed building $ 20,734 (For Assessment of building Research Levy)
Less value of Plumbing & Drainage $ 2,074
Balance $22,808 (For Assessment of building Permit Fee)

Yours faithfully,
L R Smart
Builder
Date 30/8/74

Address 430 Carrington Rd
New Plymouth

NOTE: Fees according to the scale on back hereof must accompany application for permit. Special plumbing and drainage application forms are required and where applicable, separate permits must be obtained by the Plumber or Drainlayer before a building permit will be issued.

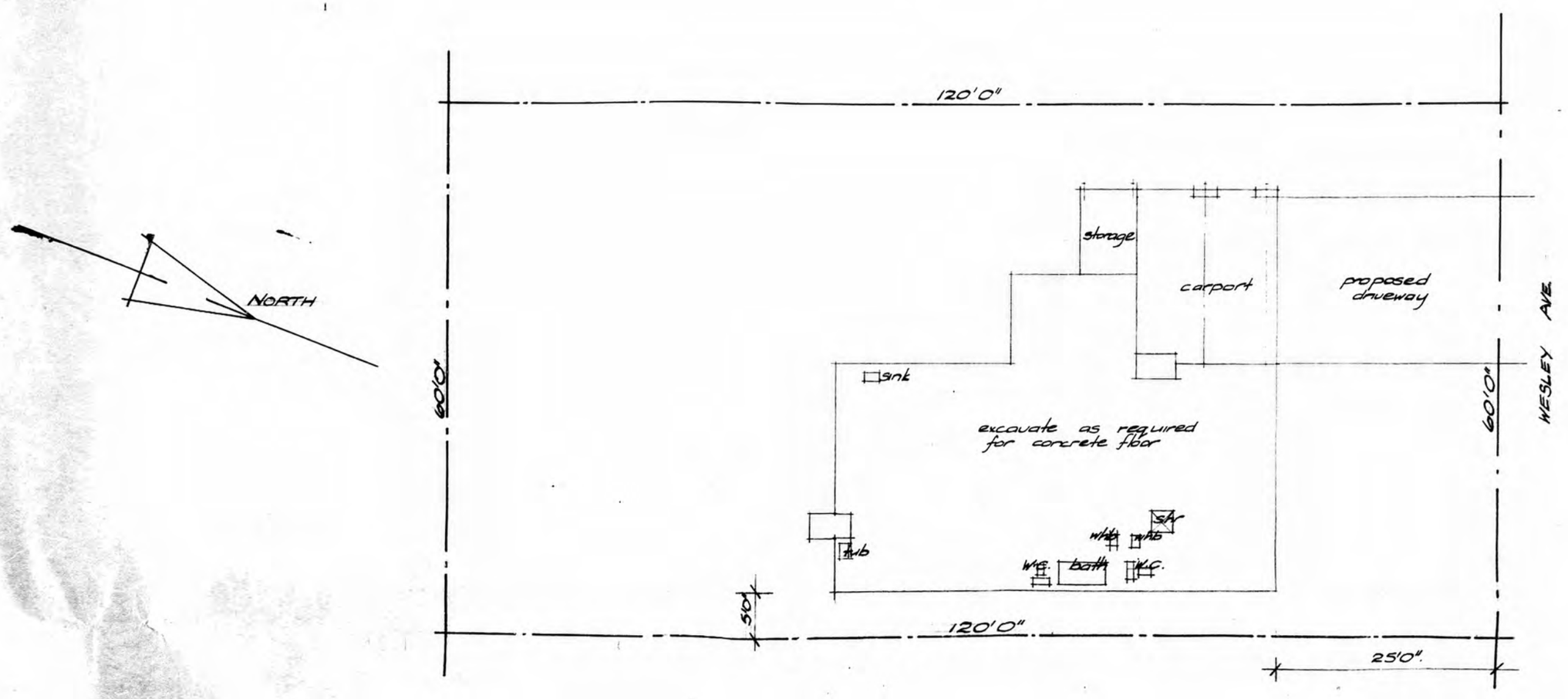
FOR OFFICE USE

Date Received 30/8/74 Fee Paid (a) Building Permit $64-00 (b) Building Research Levy $11-50 Receipt No. 1050 F Val. Roll

Check	Remarks		Initials
Ordinances		✓	L
P. & D. Regs.		✓	
Building Regs.		✓	
Fire Code		✓	
Structural Content		✓	
Water Connection		in	
Kerb & Footpath Crossing		NI	
Regn. Cert. (Bldgs over $20,000)		N/A	

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK

660/19



Lot no 23.
D.P. 10859.

SITE PLAN.

TARANAKI COUNTY COUNCIL
APPROVED
Authorised Officer
Date 3.9.74

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RESIDENCE AT TARANAKI ~ Mr & Mrs COLEMAN ~

THIS DRAWING WAS PREPARED BY
D. R. FYFE LTD. DESIGN AND BUILDING CONTRACTOR
11 REEVES ROAD PAKURANGA Phone 568-089

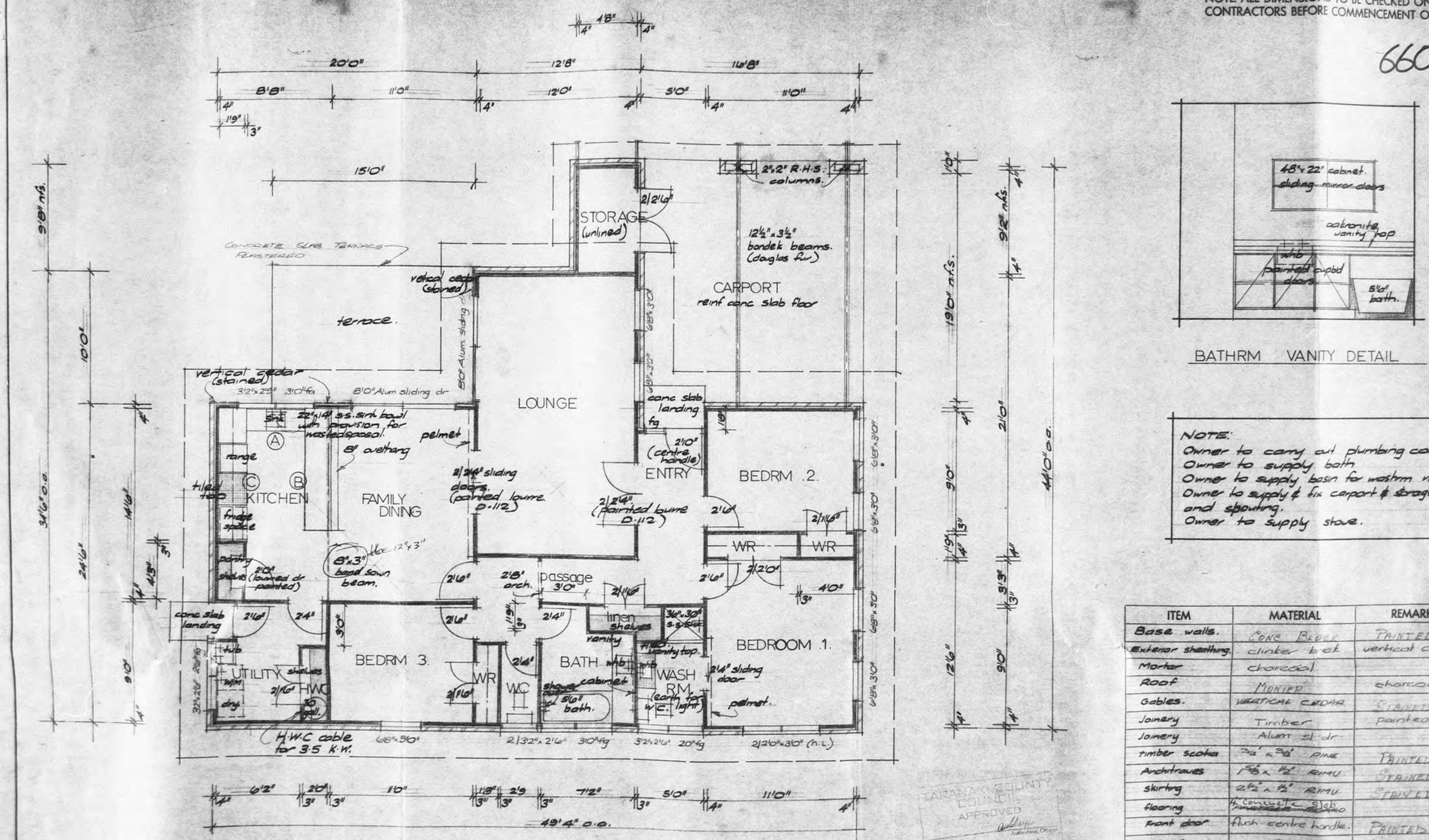
SCALE	1/8" to 1'0"
DATE	Aug 74
DRAWN BY	BR Fyfe
CHECKED	

DRG. No.

SHT. No. 3 of 3.

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK

660/19



FLOOR PLAN

BATHRM VANITY DETAIL

NOTE:
Owner to carry out plumbing contract.
Owner to supply bath
Owner to supply basin for washrm vanity
Owner to supply & fix carport & storage roof and spouting.
Owner to supply stove.

ITEM	MATERIAL	REMARKS
Base walls.	CONC BLOCK	PAINTED
Exterior sheathing.	clinker brick	vertical cedar
Mortar	charcoal	
Roof	MONIER	charcoal
Gables.	VERTICAL CEDAR	STAINED
Joinery	Timber	painted
Joinery	Alum sl. dr	
timber scotia	3/4" x 3/4" PINE	PAINTED
Architraves	1"x6" x ½" RIMU	STAINED
skirting	2½" x ½" RIMU	STAINED
flooring	4" Concrete Slab	
front door	flush centre handle.	PAINTED
STOVE	24" wide	by owner
area 1455		

TARANAKI COUNTY COUNCIL APPROVED 3-9-72

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RESIDENCE AT TARANAKI ~ MR & MRS COLEMAN ~

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11 REEVES ROAD PAKURANGA Phone 565-069

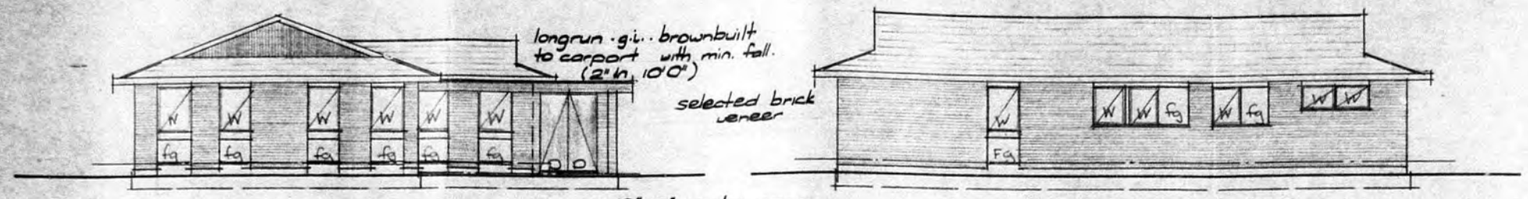
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DATE	: July '72
DRAWN BY	: D.R.F.
CHECKED	:

DRG. No.

SHT. No. 1 of 3

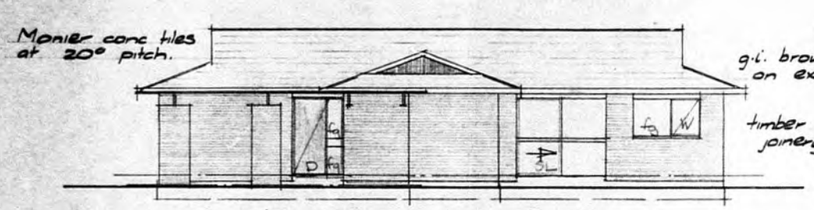
NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK

660/19

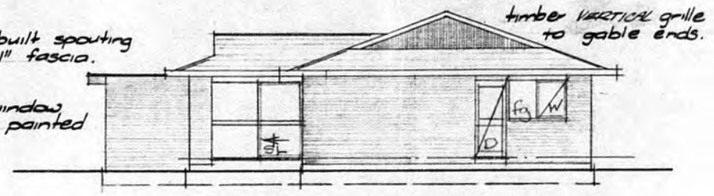


FRONT ELEVATION

SIDE ELEVATION



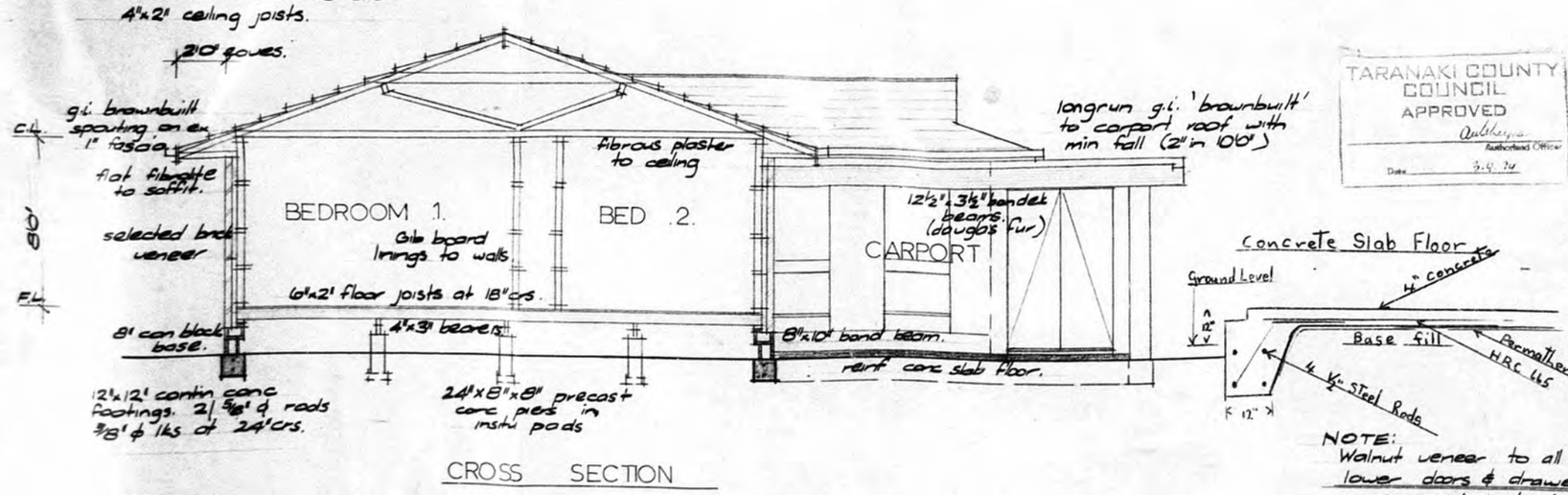
SIDE ELEVATION



REAR ELEVATION

LEGEND:
W: whitco hung sash.
fg: fixed glass.
D: exterior door.
SL: Alum. sliding door.

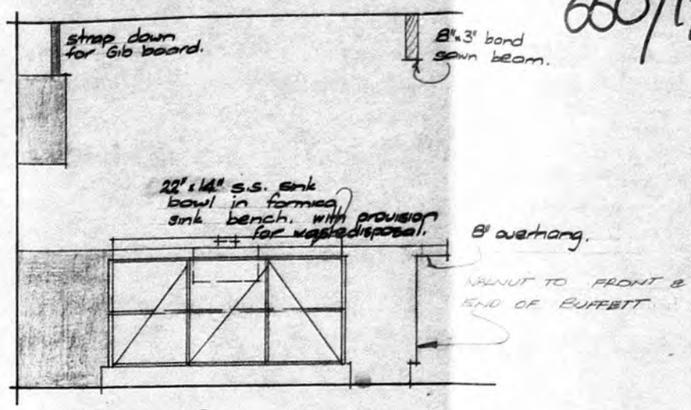
ROOF:
Monier conc. tiles at 20° pitch.
4"x2" rafters at 18" crs.
6"x1" collar ties at 3'0" crs.
4"x3" underpurlins.
4"x2" struts at 4'6" crs.
4"x2" ceiling joists.



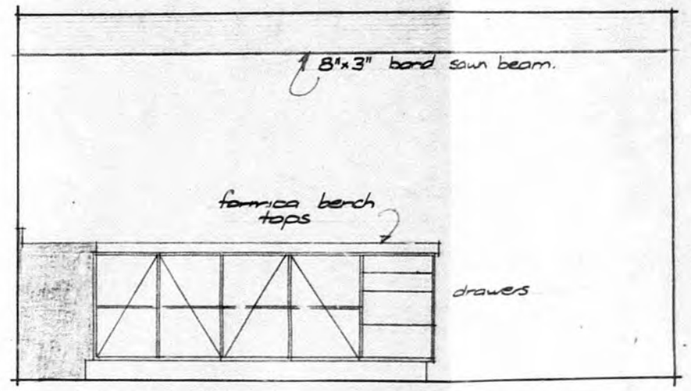
CROSS SECTION

TARANAKI COUNTY COUNCIL
APPROVED
Authorised Officer
Date 3.4.74

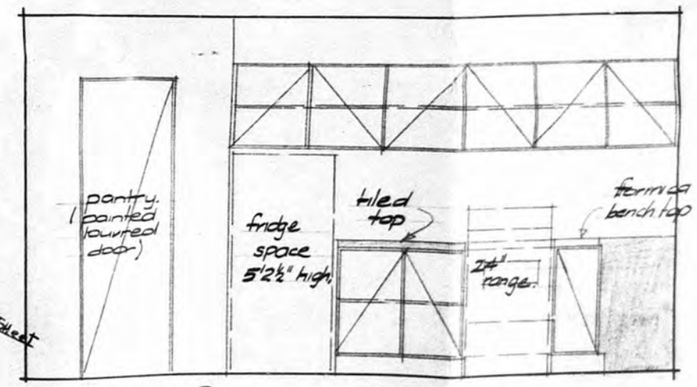
NOTE:
Walnut veneer to all lower doors & drawers. & CUPBOARDS & BUFFETT
Upper cupbds to be painted.
All doors to have standard hinges with selected handles. (bevelled handles to all doors & drawers)



elev (A)



elev (B)



elev (C)

KITCHEN DETAILS.

RESIDENCE AT TARANAKI - MR & MRS COLEMAN ~

THIS INFORMATION IS THE EXCLUSIVE PROPERTY OF D. R. FYFE LTD.

THIS DRAWING WAS PREPARED BY
D. R. FYFE LTD. DESIGN AND BUILDING CONTRACTOR
11 REEVES ROAD PAKURANGA Phone 568-089

SCALE : 1/8" 1/4" to 1'0"
DATE : July 172
DRAWN BY : B. R. Fyfe.
CHECKED :

DRG. No.
SHT. No. 2 of 3



LIM information divider

NPDC

TARANAKI COUNTY COUNCIL

PERMIT NO 46214

BUILDING PERMIT APPLICATION FORM

660/19

To the County Engineer,
P.O. Box 56,
NEW PLYMOUTH.

Sir,

I hereby apply for permission to Build Stone shed 12'x9'

at (House No. & Street) 19 Wesley Ave for (Owner) Mr W Coleman

of (Address) Wesley ave New Plymouth according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith IN DUPLICATE.

SITE: Lot No. 23 D.P. No. 10859 Section No. 70

Block No. ____ Survey District Grey Area 667 Sq metres

EXISTING BUILDINGS: Use house Ground Floor area 1371 sq.ft.

Use ____ Ground Floor area ____ sq.ft.

Use ____ Ground Floor area ____ sq.ft.

TOTAL: 1371 sq.ft.

PROPOSED BUILDING: Use - describe proposed purpose for which every part of building is to be used or occupied:

Stone Shed to house garden Tools lawn mower

Area of Ground Floor 108 sq.ft.

Estimated value of completed building $ 750.00 (For Assessment of building Research Levy)

Less value of Plumbing & Drainage $ ____

Balance $ ____ (For Assessment of building Permit Fee)

Yours faithfully,

L A Smart
Builder

Address 430 Carrington Rd.
New Plymouth

Date 5/5/75

NOTE: Fees according to the scale on back hereof must accompany application for permit. Special plumbing and drainage application forms are required and where applicable, separate permits must be obtained by the Plumber or Drainlayer before a building permit will be issued.

FOR OFFICE USE

Date Received ____ Fee Paid (a) Building Permit $~~10.00~~ Receipt No. ~~17564~~ Val. Roll ____
(b) Building Research Levy $~~5.00~~ 4.00
17541A

Check	Remarks	Initials
Ordinances		
P. & D. Regs.		
Building Regs.		
Fire Code		
Structural Content		
Water Connection		
Kerb & Footpath Crossing		
Regn.Cert. (Bldgs over $20,000)		

120'0"

660/19

storage

carport

proposed driveway

sink

Gully

13.0

STV

excavate as required for concrete floor

S/Ar

whb

whb

W.C.

bath

W.C.

2" 3|V

2" 3|V

13.0

To connection

60'0"

60'0"

12'

window

Stone Shed.

Concrete Slab Floor.

9'

5'

Rebate for Stone

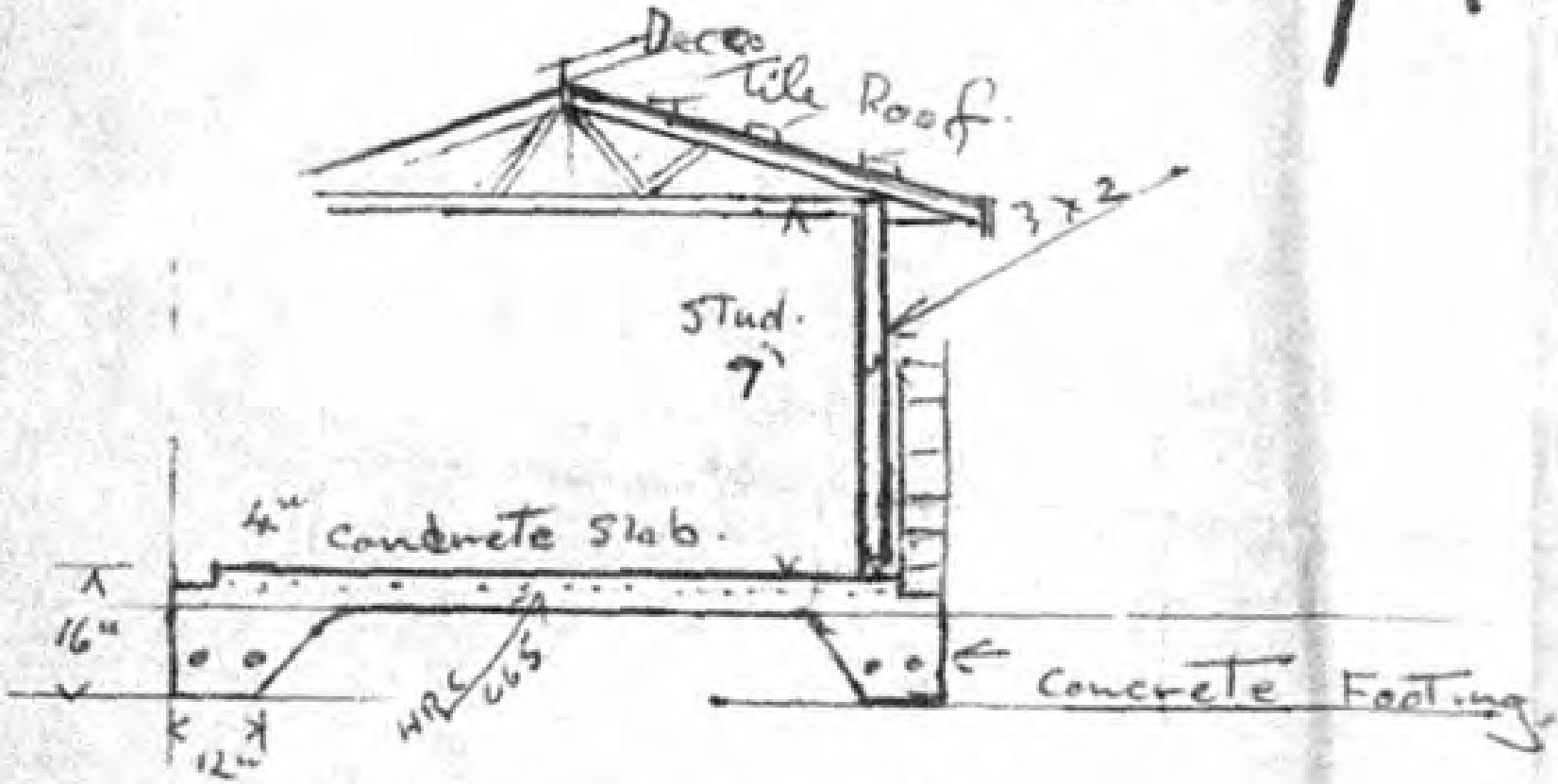
5'

5'0"

120'0"

25'0".

660/19



12' x 9' Store Shed.



LIM information divider

NPDC

LEGEND

Zones

- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Local Centre Zone
- Large Format Retail Zone
- Mixed Use Zone
- Commercial Zone
- Town Centre Zone
- City Centre Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone
- Sport And Active Recreation Zone
- Special Purpose - Airport Zone
- Special Purpose - Future Urban Zone
- Special Purpose - Hospital Zone
- Special Purpose - Māori Purpose Zone
- Special Purpose - Port Zone
- Special Purpose - Major Facility Zone

Precincts

- Precinct

Development Areas

- Development Area

Designations

- Designation

Viewshaft Overlays

- Viewshaft

Non-District Plan Layers

- Stormwater Flooding Area (Non-District Plan Layer)
- Parcel
- Highway

Public Access Corridor - Legal Public Access - Rural Production Zone

- Actual Legal Access
- Indicative Public Access (no current legal access)

Natural Hazards and Risks Overlays

- Coastal Flooding Hazard Area
- Coastal Erosion Hazard Area
- Flood Detention Area/Spillway
- Flood Plain
- Fault Hazard Area
- Volcanic Hazard Area
- Risk Management Contour

Historic and Cultural Values Overlays

- Heritage Building or Item
- Heritage Building Or Item Extent
- Heritage Character Area
- Archaeological Site
- Archaeological Site Extent
- Notable Tree
- Notable Tree Group
- Entrance Corridor

Site of Significance to Māori

- Site of Significance to Māori
- Site of Significance to Māori (Silent File)
- Site of Significance to Māori Extent
- 50m/200m SASM/AS

Natural Environments Overlays

- Significant Natural Area
- Outstanding Natural Feature and Landscape
- Outstanding Natural Character
- Public Access Corridor

General District-Wide Matters Overlays

- Noise Control Boundary
- Coastal Environment
- Waterbody - River
- Waterbody - Lake
- Waterbody Catchment Control
- Rail Corridor Vibration Alert Area
- Rail Corridor Noise Alert Area

Energy Infrastructure and Transport

- Airport Flight Path Surface
- Gas Transmission Pipeline
- Gas Transmission Pipeline Corridor
- Gas Transmission Station Corridor
- National Grid
- National Grid Subdivision Corridor
- National Grid Substation Corridor
- Railway Corridor

Roading Hierarchy

- State Highway
- State Highway - Limited Access
- Arterial Road
- Collector Road
- Local Road
- Pathway Connection

Indicative Road Transport Network

- Arterial Road
- Collector Road
- Local Road
- Pathway Connection

Specific Controls

- Coastal Frontage Site
- Contributory Building
- Goat Control Area
- Defined Pedestrian Frontage
- Specific Control Area

Height Management Area

- Area A
- Area B
- Area C
- Area D
- Area E
- Area F

Appeals

- Appeal

Note:

This symbol will display on the planning map where there is both a Site of Significance to Māori and an Archaeological Site symbol that occur simultaneously in the same location.

Planning Snapshot - New Plymouth Part Operative District Plan - Part Operative

07/11/2025

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

19 Wesley Avenue, FRANKLEIGH PARK, NEW PLYMOUTH

Property ID 21573

Legal Desc LOT 23 DP 10859

Aerial View Map



District Plan Zoning



For more information, visit https://www.npdc.govt.nz/

Part Operative District Plan

General Residential Zone

Roading Hierarchy

Name: Wesley Avenue
Type: Local Road

Property

Rates 2025/26

Property ID: 21573
Area (ha): 0.0668
Capital Value: 750000
Land Value: 430000
Annual Rates: 4615.41

Disclaimer:
Welcome to the New Plymouth District ePlan Disclaimer

New Plymouth District Council (Council) has made every reasonable effort to provide complete, accurate and up-to-date information in the ePlan. However, there may be errors and omissions. The Council does not warrant or guarantee:

- that the information is complete and accurate;
- that the information extracted when conducting a property search comprises all relevant information for the property;
- that the planning map information gives the exact location or size of features when viewed on the ground. Please note that the visibility of spatial layers on the map is scale dependent and that not all layers are visible by default.

The Council does not accept any responsibility or liability for any loss or damage (either direct or indirect) arising from the use or misuse of any of the information in the

ePlan, or from any action or decision taken as a result of using the ePlan.

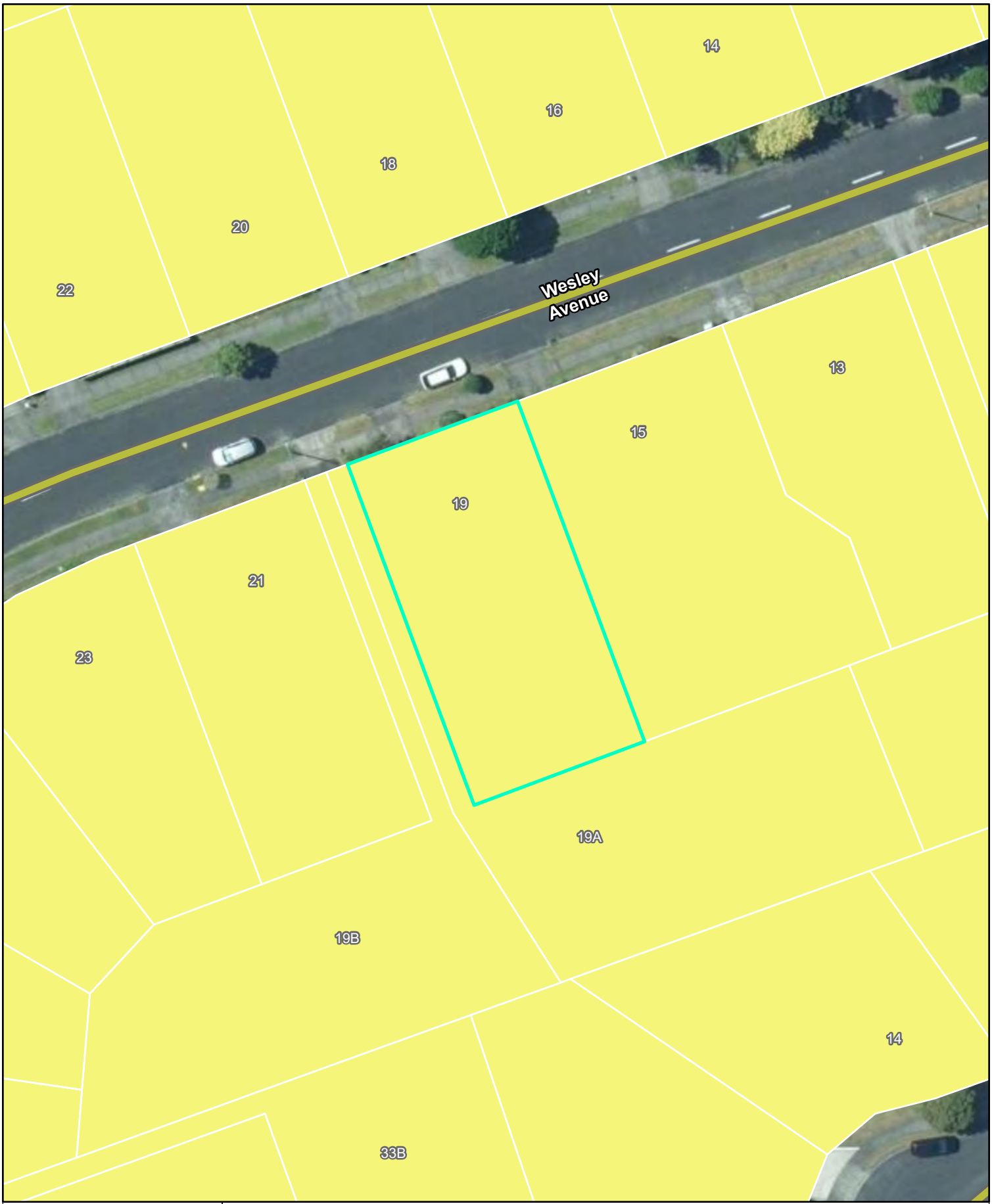
In addition to the information in the ePlan, the Council recommends users read the ePlan in full; seek professional planning or legal advice; request a LIM and/or talk to a Council planner.

Content within the ePlan is subject to change through the District Plan review process, plan changes and/or implementing national direction.

Plan Status - Part Operative

The Proposed District Plan became the Part Operative District Plan (**PODP**) on 29 August 2025. This means that almost all provisions (objectives, policies and rules) are beyond challenge and considered operative. Only a small number of appeals affecting a small number of properties are left to resolve. Provisions that are subject to appeal are identified and annotated with a red border and a red exclamation icon on the right-hand side. Mapped features subject to appeal are identified on the planning map with a red polygon. Rules that are not subject to an appeal are treated as operative (and any previous rule as inoperative) in accordance with section 86F of the Resource Management Act 1991.

Please note that the provisions identified and annotated as subject to appeal have been derived from the appeals that were filed and Council's current understanding of the scope of relief sought. The annotations reflect the position as at 29 August 2025. The provisions that are subject to appeal and consequential amendments are continually changing as the appeals progress and as each appeal is withdrawn, resolved or determined. The PODP is therefore a 'living' document, which is intended to assist plan users. Council is not and will not be held responsible or liable for any misrepresentation, incompleteness, or inaccuracies associated with the annotated PODP. Updates to the PODP will be published to this ePlan, as and when is appropriate. Information on how the progress of appeals can be found on the appeals page of our website.



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DISCLAIMER: NPDC assumes no responsibility or liability for the completeness or accuracy of the data displayed on this plot. To be used for indicative purposes only.

Roading Hierarchy

- State Highway
- State Highway - Limited Access
- Arterial Road
- Collector Road
- Local Road
- Pathway Connection

Zone

- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Local Centre Zone
- Large Format Retail Zone
- Mixed Use Zone
- Commercial Zone
- Town Centre Zone
- City Centre Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone
- Sport And Active Recreation Zone
- Special Purpose - Airport Zone
- Special Purpose - Future Urban Zone
- Special Purpose - Hospital Zone
- Special Purpose - Māori Purpose Zone
- Special Purpose - Port Zone
- Special Purpose - Major Facility Zone

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

Part Operative District Plan
Zone and Roading Hierarchy
29 August 2025

19 Wesley Avenue, FRANKLEIGH PARK, NEW PLYMOUTH

Created: 10/11/2025

For more details, please refer to the New Plymouth District Council's District Plan website.

1:500 (A4)



LIM information divider

NPDC

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **TNC4/362**

Land Registration District **Taranaki**

Date Issued 05 September 1973

Prior References
TNC4/144

Estate Fee Simple

Area 667 square metres more or less

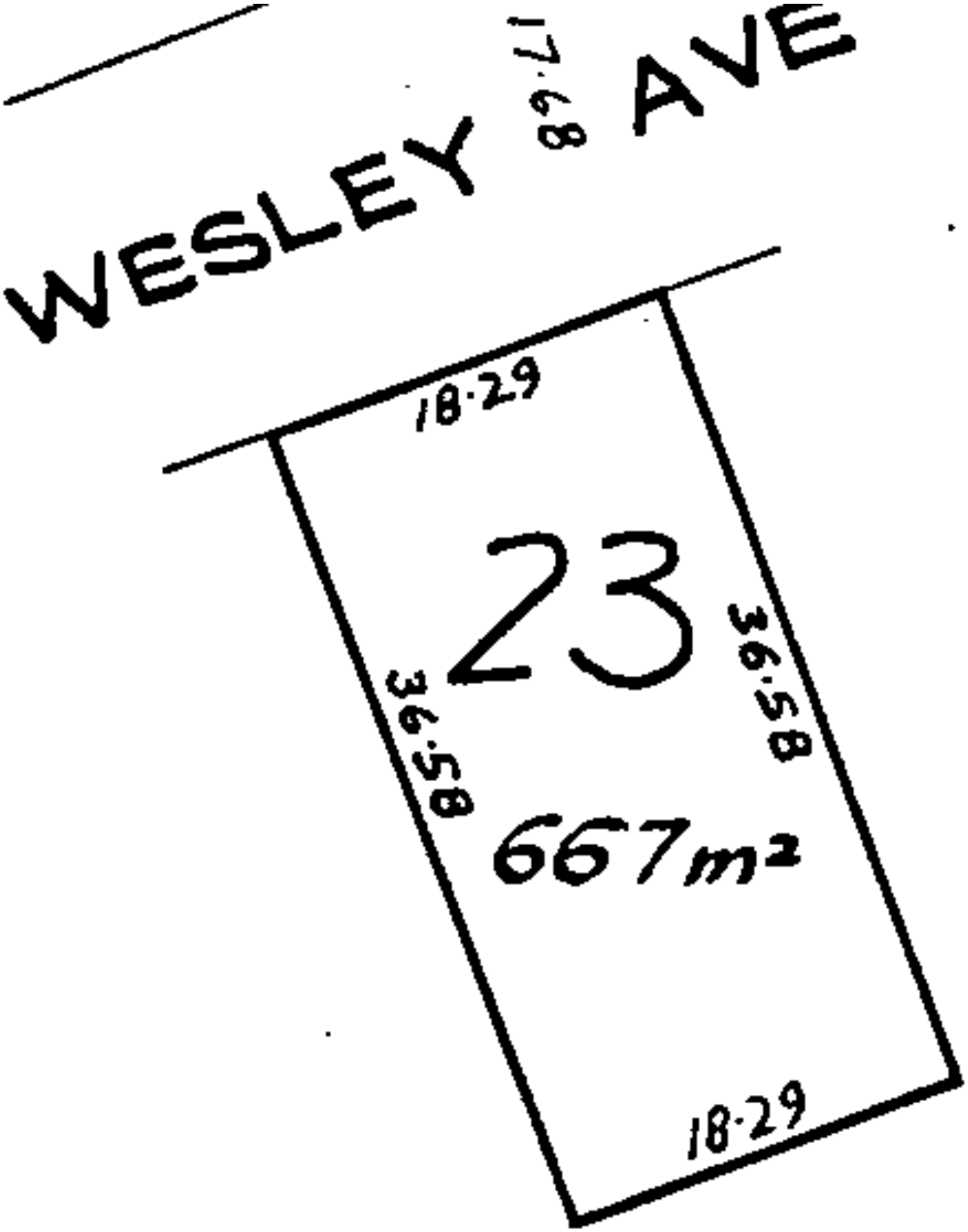
Legal Description Lot 23 Deposited Plan 10859

Registered Owners
Alex Munro

Interests

206032 Resolution imposing Building Line Restriction

Land Covenant in Transfer 207516 - 26.10.1973 at 11.40 am


WESLEY AVE
89.71
18.29
23
36.58
36.58
667m²
18.29

LAND TRANSFER ACT 1952. L & S Form N. 31

Land Transfer Office
Received .....
Title Reference .....
Referred to L.T. Surveyor .....

MEMORANDUM OF EASEMENTS.

Re easements in gross
Servient tenement: Lot 8
Coloured: Broken yellow line.
Purpose: 12" diam stormwater pipeline.
Grantee: Taranaki County Council.

Re Easement over Pt Lot 22 coloured yellow
Dominant tenement: Lot 21
Servient tenement: Lot 22
Purpose: Passage of electric power & telephone, Sewerage disposal & water supply; Right of Way.

Re Easement over Pt Lot 21 coloured blue
Dominant tenement: Lot 22
Servient tenement: Lot 21
Purpose: Passage of electric power & telephone, Sewerage disposal & water supply; Right of Way.

Deposited this 5th day of September 1973
10 District Land Registrar

22 D.P. 10662 C.T. A2/654

D.P. 10682 C.T. 137/108

NEW PLYMOUTH CITY — TARANAKI COUNTY

VEALE ROAD — 60.0 WIDE

WESLEY AVENUE — 87.88 WIDE

Public Street Crown Grant 159.

ROAD

T 92219

T 202983

D.P. 10772

Adopted from D.P. 10772

Adopted from D.P. 10772 & from D.P. 10772

Lots 1 to 9 inclusive: 1 — 32.5p; 2 — 26.0p; 3 — 23.9p; 4 Pt — 23.9p; 5 — 23.9p; 6 — 23.9p; 7 — 23.9p; 8 — 23.9p; 9 — 23.9p

Lots 16 to 27 inclusive: 16 — 23.3p; 17 — 23.4p; 18 — 22.7p; 19 — 24.1p; 20 — 26.4p; 21 — 37.7p Incl. 3.5p R.O.W.; 22 — 35.4p Incl. 3.5p R.O.W.; 23 Pt — 31.7p; 24 — 26.4p; 25 — 37.5p; 26 — 26.4p; 27 — 26.4p

Pt A

D.P. 1119 C.T. A2/452.

By a resolution of the Taranaki County Council passed on the 13th day of July 1973 this plan of subdivision was approved for the purposes of Section 34 of the Counties Amendment Act 1961 conditional on the easements shown in the Memorandum of Easements hereon being duly granted or reserved and conditional on the imposition of a building line restriction on Lots 1-9 and 16-27, 44 feet from the middle line of Wesley Avenue and conditional on the imposition of a building line restriction on Lot 1, 33 feet from the middle line of Veale Road and the said Council hereby certifies pursuant to subsection 4 of Section 33 of the Town and Country Planning Act 1953 that the said plan complies with the requirements and provisions, as they stood at the time of the aforesaid approval of every operative District Scheme relating to the area in which the land included in the plan is situated.

Dated this 23rd day of July 1973

SEALED with the Common Seal of the Chairman, Councillors & inhabitants of the County of Taranaki in the presence of:

COUNTY CLERK — CHAIRMAN.

NOTE: Boundaries unfenced unless otherwise shown

Approved as to Survey
Chief Surveyor
17-8-73

Received 26.7.73
File —
Instructions —
Reference Plans D.P. 10682 & 10662 D.P. 10772
Field book 1315 p 29-30
Traverse book 148 p 95 & 200-1
Examined by
Recorded
Plan in order for approval —
Correct
for L.T. Surveyor

LOTS 1 TO 9 & 16 TO 27
BEING PT LOT 83 D.P. 10682
BEING PT SEC. 70 GREY DISTRICT.

Comprised in C.T. 137/108 (PT.)

TOTAL AREA 3-2-11.2

Survey Block & District V Paritutu
Land District Taranaki Local Authority Taranaki County Council
Scale 60 links to an inch. Surveyed by G.C. Christiansen & Associates Date October '72

I, COLIN ALLEN of New Plymouth, Registered Surveyor and holder of an annual practising certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act, 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at New Plymouth this 11th day of June 1973 before me —

Justice of the Peace

Registered Surveyor

Approved
Applicant or Registered Owner
This space reserved for plan numbers

10859

DATE OF PHOTOGRAPHY 29/4/74



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DISCLAIMER: NPDC assumes no responsibility or liability for the completeness or accuracy of the data displayed on this plot. To be used for indicative purposes only.

Parcel

- Covenant Area
- Easement
- Land Covenant
- Statutory Action

Roads

Hierarchy, Urban/Rural

- State Highway
- Urban
- Rural
- Road Casing
- Legal Centre Line

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

Parcel, Address and Road Names

19 Wesley Avenue, FRANKLEIGH PARK, NEW PLYMOUTH

Created: 10/11/2025

1:500 (A4)

Natural Hazard information provided by Taranaki Regional Council

Tsunami Risk in Taranaki – Plain Language Summary

New Zealand's coastline is exposed to tsunami risk due to its location on the edge of the Pacific Ocean and surrounding seas. A tsunami is a temporary change in sea level caused by undersea earthquakes, landslides, or volcanic eruptions, resulting in a series of waves and unusual coastal currents. These waves can travel quickly and cause serious flooding and damage when they reach land.

Who is most at risk?

- Communities close to the coast are most at risk, especially those in low-lying areas.
- Areas close to where rivers and streams meet the sea can also be more vulnerable, as tsunami waves can travel inland along these waterways.
- People in beach settlements and coastal towns should be especially aware of evacuation routes and warning systems.

Evacuation maps are available for the Taranaki region to help people understand which areas may need to evacuate in a tsunami. As these maps have been created using relatively coarse seafloor and land mapping data, they should be used to indicate areas of risk across Taranaki. They are not suitable for providing a detailed property-level understanding of risk.

These maps are included in the following reports and are also available on the Taranaki Emergency Management website here.

Field	Information
Title	Taranaki Tsunami Inundation Analysis
Date	June 2012
Authors	Craig Goodier (Senior Design Engineer), Gary Clode (Manager Engineering)- Hawkes Bay Regional Council

Field	Information
Commissioned by	Taranaki Civil Defence Emergency Management Group
Purpose	To model tsunami inundation risk and inform evacuation zone mapping
Scope	Tongaporutu to Patea coastline, focusing on areas with some population risk.
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain language report summary	This report models tsunami inundation risk for the Taranaki coastline using 2 m and 4 m wave scenarios. While most of the coast is steep and unlikely to be inundated, low-lying areas near river mouths are at risk. Areas in communities such as Tongaporutu, Waitara, Oākura, and Pātea may experience flooding during large tsunami events. Evacuation zones have been mapped using national guidelines. The report recommends using these zones for emergency planning and public awareness but stresses the overall accuracy of the modelled results could be limited given they are models. The report does note that the model results utilise plausible scenarios which provide an indication of the severity of the possibility of tsunami waves hitting this coastline. The inundation maps are not suitable for providing a detailed property-level understanding of risk. Maps display shore exclusion zones also called marine threat zones in red. These are zones that cover the shore and adjacent low-lying areas most likely to be affected by a tsunami. You should avoid this area following any tsunami alert. Inundation zones for a wave height of 2 m in orange and 4 m in yellow.

Field	Information
Title	Taranaki Tsunami Inundation Analysis: Update 2017
Date	June 2017
Authors	Craig Goodier (Principal Engineer – Modelling), Gary Clode (Manager Engineering) Hawkes Bay Regional Council
Commissioned by	Taranaki Civil Defence Emergency Management Group
Purpose	To model extreme tsunami scenarios and extend hazard mapping
Scope	Entire Taranaki coastline, including unmapped areas
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain language report summary	This report updates the 2012 tsunami hazard analysis by modelling a 10 m wave scenario to visualise extreme inundation. The information presented in the report, related to the 10 m wave results are very extreme in nature. While such a wave is considered highly unlikely, the modelling helps illustrate worst-case impacts. The updated inundation maps are not suitable for providing a detailed property-level understanding of risk.

Field	Information
	Most of the Taranaki coastline is steep, which limits how far a tsunami could reach inland. However, some low-lying areas, especially near river mouths, could be at risk of flooding in a large tsunami. Maps display shore exclusion zones also called marine threat zones in red. These are zones that cover the shore and adjacent low-lying areas most likely to be affected by a tsunami. You should avoid this area following any tsunami alert. Inundation zones for a wave height of 2 m in orange and 4 m in yellow. Inundation areas for a 10 m wave height are shown in purple. The inundation area is the area inland that a wave of a particular height would be estimated to reach.

Earthquake Risk in Taranaki – Plain Language Summary

New Zealand is situated on the boundary of two active tectonic plates, and as a result experiences many earthquakes which can happen anywhere, including in Taranaki. Earthquakes are caused by sudden movements in the earth's crust and can lead to strong ground shaking, damage to buildings and infrastructure, and in some cases, tsunami, landslides or liquefaction.

Who is most at risk?

- All parts of Taranaki are exposed to earthquake risk, but areas near known faults may experience stronger shaking.
- Soft soil areas, such as river valleys and reclaimed land, are more likely to experience amplified shaking, liquefaction and suffer damage.
- Coastal communities may also be at risk from tsunami waves if an offshore fault ruptures.
- Infrastructure near fault zones, such as roads, rail lines, and pipelines, may be vulnerable to ground movement or liquefaction.
- Landslides may be triggered on steep land.

Ground shaking hazard maps are available for some identified faults in the Taranaki region. These maps help highlight areas where earthquake shaking may be stronger or where the ground may respond unpredictably, such as amplifying the shaking or being prone to liquefaction. However, because these maps are based on broad geological data, they are best used to understand general patterns of risk across the region. They are not suitable for providing a detailed property-level understanding of risk.

Some of these maps are included in the technical reports below. There are also maps for known active faults available through the GNS Active Faults Database, which can be accessed online here. It is

important to note that not all known faults are shown on these maps, and there may be additional faults that have not yet been identified through geological investigations.

Field	Information
Title	Earthquake Hazards in the Taranaki Region
Date	January 1993
Authors	A.G. Hull & G.D. Dellow
Commissioned by	Taranaki Regional Council
Purpose	To assess fault activity and earthquake hazard
Scope	Entire Taranaki Region (onshore and offshore)
Access	Earthquake hazards in the Taranaki Region 1993 report.PDF
Plain language report summary	Taranaki is exposed to earthquake hazards from both onshore and offshore faults. The Inglewood Fault has produced three major earthquakes in the last 13,000 years and could produce another within the next century. Offshore faults like the Cape Egmont and Turi zones may also pose tsunami risks. Ground shaking varies by geology, with soft soils amplifying effects. The report recommends mapping faults near urban areas, trenching studies, and pilot studies to quantify shaking risk. The maps in this report are not suitable for providing a detailed property-

Field	Information
	level understanding of risk, as the data is high-level and the impacts vary significantly depending on the location and the scale of shaking.

Field	Information
Title	South Taranaki Earthquake Hazard Analysis Waverley Fault Zone Study Stage 2: Pre-Historic Earthquake Investigations
Date	September 1996
Authors	T. Townsend, A. Hull, J. Begg - Geological & Nuclear Sciences
Commissioned by	South Taranaki District Council
Purpose	To assess earthquake hazard from the Waverley Fault Zone
Scope	Waverley Fault Zone and surrounding infrastructure
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw

Field	Information
Plain language report summary	The Waverley Fault Zone has produced at least two large earthquakes in the past 22,500 years, with magnitudes estimated at 6.7–6.8. Future earthquakes are expected to occur. The hazard from future large earthquakes generated along the Waverley fault is considered low. Infrastructure including gas, electricity, roads, and rail may be affected by fault rupture and liquefaction. If an event occurred along the Waverley fault, which is within 2 km of the Waverley Township, damage from shaking is expected to be like the damage in Edgecombe during the 1987 Edgecombe earthquake. Recommendations include fault avoidance in planning, lifeline vulnerability assessments, and further studies on other faults and volcanic hazards. The maps in this report are not suitable for providing a detailed property-level understanding of risk.

Field	Information
Title	Geologic, Earthquake and Tsunami Modelling of the Active Cape Egmont Fault Zone
Date	July 2021
Authors	H. Seebeck et al. (GNS Science)
Commissioned by	MBIE Endeavour Fund (Smart Ideas)

Field	Information
Purpose	To model fault geometry and simulate earthquake and tsunami scenarios
Scope	Cape Egmont Fault Zone and surrounding Taranaki Basin
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain Language report summary	The Cape Egmont Fault Zone is a major active fault system capable of generating large earthquakes and tsunamis. Modelling shows that a Mw 7.1 earthquake could cause strong ground shaking and permanent seafloor displacement. Tsunami simulations predict wave heights up to 2 m along parts of the South Taranaki coast. Recurrence for large events is every 2000–3000 years. Coastal communities and infrastructure that could be impacted by tsunami generated by this fault system include: • Ōpunake – High tsunami risk due to proximity to offshore fault traces. • Pātea – Moderate tsunami risk from east-directed wave energy. Coastal infrastructure may be affected. • Waverley Beach – Moderate to high tsunami risk. Coastal location exposed to wave energy from offshore rupture. • Manaia and Oaonui – Moderate tsunami risk due to location near the coast and fault traces. • Port Taranaki – Marine tsunami threat. Strong currents and surges may affect harbour operations, but land inundation is unlikely. Inland communities such as Waverley, Eltham, Hāwera, Stratford, and Inglewood are not at direct risk of tsunami inundation but may still experience strong earthquake shaking and disruption to transport and lifelines. The maps in this report are not suitable for providing a detailed property-level understanding of risk.

Field	Information
Title	Liquefaction Hazard in the Taranaki Region
Date	April 2013
Authors	G.D. Dellow, W. Ries Geological and Nuclear Sciences
Commissioned by	NPDC, SDC, STDC, TRC
Purpose	To map liquefaction susceptibility and seismic hazard
Scope	Entire Taranaki region
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain language report summary	Liquefaction risk in Taranaki is generally low, with localized high-risk areas near river mouths and reclaimed land. Port Taranaki is most vulnerable. Earthquake shaking strong enough to trigger liquefaction is expected every few hundred to few thousand years. The report recommends avoiding development in high-risk zones and conducting site-specific investigations for key infrastructure. Engineering solutions may mitigate risk. The maps in this report are not suitable for providing a detailed property-level understanding of risk.

Volcanic Risk in Taranaki – Plain Language Summary

Taranaki Maunga is an active volcano with a long history of eruptions. The last known eruption occurred in 1790, and scientists estimate there is a 30-50% chance of another eruption in some form within the next 50 years. Volcanic activity can occur with little warning and may affect communities across the region.

Volcanic eruptions are highly variable and produce many hazard risks. Volcanic risks close to the vent include thrown rocks, hot and toxic gasses and lava. Further from the vent risks include large hot ash and gas flows (pyroclastic density currents), ash that accumulates on the ground and covers all surfaces, and ash that is washed down rivers during rain events as mudflows (lahars). Ashfall may extend hundreds of kilometres downwind, with heavy ash falling closer to the vent and gradually becoming finer. Debris avalanches are very rare – at least 14 in the last 200,000 years – but may occur where parts of volcano fall off, and in the largest of events may extend as far as the Taranaki coastline.

Eruptions at Taranaki tend to happen in cycles. The Maunga will be active for a period, followed by a quiet phase with no volcanic activity. We are currently in one of these quiet periods. Looking at past evidence, Taranaki has experienced both short and long quiet phases. Scientists cannot yet tell whether the current quiet period is short or long.

The longer the quiet period continues, the more likely it is that we are in a long quiet phase. This means the likelihood of an eruption may be decreasing over time.

Who is most at risk?

- Communities near the mountain are most at risk from hazards like lahars (volcanic mudflows), pyroclastic flows, and ash fall.
- Coastal towns and river valleys may be affected by lahars, which can travel quickly down waterways.
- Infrastructure such as roads, bridges, power lines, and water supplies may be damaged by ash, debris, or flooding.
- Farms and livestock may be impacted by ash fall, which can contaminate water and make pasture inedible.

Evacuation zones and volcanic hazard maps have been developed to help guide emergency planning and land use decisions. These maps are available in the Mt Taranaki Volcanic Unrest Response Plan below. As these maps have been created using historic geologic data, they should be used to indicate areas of risk across Taranaki. They are not suitable for providing a detailed property-level understanding of volcanic risk.

Field	Information
Title	Volcanic Hazards Management at Taranaki Volcano: Information Source Book
Date	October 2011
Authors	D. Johnston, G. Jolly, T. Wilson, S. Cronin, J. Becker, S. Potter, C. Stewart
Commissioned by	GNS Science
Purpose	To support hazard mitigation, emergency planning, and public education
Scope	Taranaki Maunga and surrounding ringplain and infrastructure
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain language summary	Taranaki Maunga is an active volcano with a history of eruptions. Future eruptions could affect communities and infrastructure across the region. Hazards include ashfall disrupting electricity and water supplies, lahars damaging bridges and roads, and sections of the cone collapsing causing widespread destruction. Emergency planning should include evacuation routes, land use restrictions in lahar zones, and public education. The report recommends integrating volcanic risk into district plans and maintaining robust monitoring and response systems. While the probability of eruption in any given year is low, the long-term risk is high.

Field	Information
Title	Mt Taranaki Volcanic Unrest Response Plan
Date	March 2015
Author	Jo Ritchie (Taranaki Regional Council)
Commissioned by	Taranaki CDEM Group
Purpose	To guide emergency response to volcanic unrest
Scope	Entire Taranaki region
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain language report summary	Mt Taranaki is an active volcano with a high probability of eruption. Hazards include ash fall, lahars, and pyroclastic flows. The report defines evacuation zones and outlines agency roles across alert levels. Infrastructure, agriculture, and public health are vulnerable. The plan includes companion animal welfare, debris management, and public information protocols. Councils should use hazard and evacuation maps to guide land-use decisions and emergency planning. The maps in this report are not suitable for providing a detailed property-level understanding of risk

Coastal Hazards in Taranaki – Plain Language Summary

Taranaki's coastline is exposed to a range of coastal hazards, particularly erosion and the long-term effects of sea-level rise. These hazards can damage property, infrastructure, and natural environments, and may worsen over time due to climate change.

Coastal erosion in Taranaki is driven by wave action, storm surge, sediment loss, and human activities such as dune flattening and vegetation removal.

Sea-level rise is expected to increase the risk of coastal erosion and flooding, especially in low-lying areas.

Who is most at risk?

- Beachfront properties and low-lying coastal areas are most exposed to erosion and flooding.
- Cliffed coastlines, such as those at Onaero and Bell Block, are vulnerable to collapse and retreat.
- Areas with historical shingle extraction or poorly designed seawalls may experience accelerated erosion.
- Communities near river mouths may face increased erosion and flooding as sea levels rise.

Climate change will likely lead to more frequent and severe coastal inundation events.

National sea level rise hazard maps are available on the NIWA Coastal Flood Layers Viewer here and Aotearoa's coastal change dataset is available on the Coastal Change website here. These maps are valuable for regional planning and general hazard awareness, but they are not suitable for assessing risk at the individual property level.

Field	Information
Title	*Beach Erosion Oakura and Neighbouring Beaches 1977–1978: Comprehensive Study & Recommendations*
Date	1977–1978
Authors	Paul Goldsmith (Architect, New Plymouth)
Commissioned by	Self-initiated, with consultation from Dr R. Kirk (University of Canterbury)
Purpose	To identify areas of inappropriate development causing accelerated erosion and recommend remedial actions

Field	Information
Scope	Oakura Beach and neighbouring beaches (Tapuae, Ahu Ahu, Pitone, Komene Road)
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain language report summary	As of the 1970s, Oakura Beach was experiencing significant erosion, largely due to human activities such as flattening dunes, installing culverts, and removing natural vegetation and boulders. These actions have disrupted the natural coastal processes, leading to accelerated erosion. The report recommends restoring natural dune systems, relocating infrastructure away from sensitive zones, and monitoring changes to prevent further degradation. The maps in this report are not suitable for providing a detailed property-level understanding of risk.

Field	Information
Title	Investigations of Erosion at Oakura Beach
Date	May 1978
Author	M.A. Patchett (Taranaki Catchment Commission)
Commissioned by	Taranaki Catchment Commission
Purpose	Investigate erosion at Oākura beach

Field	Information
Scope	Oakura Beach
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain language report summary	As of the 1970s, Oakura Beach was experiencing long-term erosion due to wave action, sediment loss, and inadequate protection. The beach loses more sand than it gains, and sections like Messenger Terrace and the Camp area are retreating rapidly. The report recommends monitoring shoreline changes, improving protection structures, and considering erosion risks in land-use planning. The maps in this report are not suitable for providing a detailed property-level understanding of risk.

Field	Information
Title	Investigations of Erosion at Onaero Beach
Date	July 1978
Author	M.A. Patchett (Soil Conservator)
Commissioned by	Taranaki Catchment Commission

Field	Information
Purpose	To assess erosion rates, coastal processes, and recommend protection strategies
Scope	Onaero Beach and surrounding cliffed coastline
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain language report summary	As of the 1970s, Onaero Beach was experiencing long-term coastal erosion due to wave action, sediment loss, and cliff instability. Erosion rates reached up to 2.56 metres per year in some areas, with an average long-term rate of 0.41 metres per year. The cliffs are composed of weak peaty and sandy clay materials, making them highly vulnerable to undercutting and collapse. Historical shingle extraction has worsened erosion by removing natural beach protection. Some homes and public infrastructure are at risk, and past protection efforts have had limited success. The report recommends establishing buffer zones, avoiding development near the cliff edge, and considering comprehensive protection structures were justified. The maps in this report are not suitable for providing a detailed property-level understanding of risk.

Field	Information
Title	Report on Shoreline Erosion Adjacent to Seawall at Bell Block
Date	October 1993
Author	J.L. Lumsden

Field	Information
Commissioned by	Taranaki Regional Council
Purpose	To assess if there are any erosion impacts caused by the Bell Block seawall
Scope	Bell Block coastline and adjacent properties
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain language report summary	The Bell Block seawall was constructed in two stages (1985 and 1989) to protect reserve land. The adjacent McLean property has experienced erosion, but the report finds no evidence that the seawall caused accelerated erosion. Mangati Reef reduces wave energy, and the seawall has low reflectivity. The section of the North Taranaki coastline, from Mangati Reef to opposite the New Plymouth airport, of which the McLean property forms a small part, has been eroding at an accelerating rate for much of this century. Historical erosion rates are consistent with regional trends. The maps in this report are not suitable for providing a detailed property-level understanding of risk.

Wind and Tornado Hazards in Taranaki – Plain Language Summary

Taranaki is exposed to strong winds and occasional tornadoes due to its location and terrain. Taranaki Maunga plays a major role in shaping local wind patterns, creating orographic winds, airflows that are influenced by the mountain's shape and elevation. These winds can be especially strong at higher altitudes but also affect surrounding lowland areas.

Wind Hazards

- Gale force winds are common across the region.
- Cyclones and thunderstorms can bring short bursts of extremely strong winds.

Tornado Hazards

- Taranaki experiences about one tornado per year, with more severe events occurring every few years.
- Tornadoes can cause damage to homes, vehicles, and vegetation, and may be accompanied by heavy rain, hail, and lightning.

Who is most at risk?

- Exposed coastal and inland areas, especially near the mountain, are more likely to experience strong gusts.
- Most tornadoes occur in the New Plymouth District, often forming offshore as waterspouts and moving inland.
- New Plymouth experiences more thunderstorm days per year than other parts of the region.
- New Plymouth, Bell Block, Inglewood, and Waitara have all recorded damaging wind and tornado events.
- While the New Plymouth district is most at risk, damaging wind events can also occur in other areas across the region.
- Infrastructure, such as power lines, buildings, and trees, are all vulnerable to wind damage.

Climate change may increase the frequency and intensity of extreme wind events.

Historical reports are available for the region below and provide useful insights into where damage has occurred in the past. These reports can help identify areas that may be more exposed to wind and tornado hazards. However, due to the unpredictable and localised nature of tornadoes and the far-reaching impacts of storms, these reports should not be used to assess risk at the individual property level.

Field	Information
Title	Climate Hazards and Extremes in Taranaki Region: High Winds and Tornadoes
Date	November 2007
Authors	Stuart Burgess, Jim Salinger, Richard Turner, Stuart Moore

Field	Information
Commissioned by	New Plymouth District Council
Purpose	To assess wind and tornado hazards and future risks
Scope	Entire Taranaki region
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw

Field	Information
Title	Climate Hazards and Extremes in Taranaki – Tornado Update
Date	November 2007
Authors	NIWA - Jim Salinger, Stuart Burgess, Richard Turner, Stuart Moore
Commissioned by	New Plymouth District Council and Taranaki Regional Council

Field	Information
Purpose	To update tornado risk assessment and document July 2007 events
Scope	Entire Taranaki region
Access	https://extranet.trc.govt.nz/Drive/d/s/15Ie8fillRQPQuUIqIaDlcWKNOwzPAiH/iBKFcld4io0EGbXcUeA52lDFxI_T41UQ-LrDAR2S6pAw
Plain language report summary	Taranaki experiences about one tornado per year, with severe events every four years. Most occur in New Plymouth District and often begin offshore as waterspouts. The July 2007 outbreak was the most widespread in New Zealand's history at that time, with tornadoes causing millions in damage and widespread power outages. It is still notable as the first time such a cluster of damaging tornadoes had been recorded in New Zealand within a 24-hour period. Advanced weather modelling shows these tornadoes were linked to unstable northwest air masses and frontal systems. The 2007 report recommends improved forecasting and infrastructure planning to reduce future risk. The maps in this report are not suitable for providing a detailed property-level understanding of risk.

Landslide Hazards in Taranaki – Plain Language Summary

Landslides occur when soil, rock, or debris moves down a slope, often triggered by heavy or prolonged rainfall, earthquakes, or human activity. In Taranaki, landslides are a natural hazard due to the region's steep terrain, volcanic soils, and high rainfall.

Landslide risk increases after long periods of rain or during intense storms. Earthquakes can also trigger landslides, especially in areas with saturated soils. Climate change may increase the frequency of heavy rainfall events, raising the likelihood of future landslides.

Who is most at risk?

- Properties located on or below steep slopes, especially in hill country and near riverbanks.

- Areas with unstable or easily erodible soils, such as volcanic ash or weathered rock, are more prone to movement.
- Roads, rail lines, and pipelines that cross steep terrain may be vulnerable to disruption.
- Landslides can also occur in urban areas where vegetation has been removed or drainage is poor.

The presence of historical landslides can be used to indicate areas that are prone to landslide risk. Where historical landslides have been identified they are available on the Geological and Nuclear Science website here. These maps are not suitable for providing a detailed property-level understanding of risk

Drought Hazards in Taranaki – Plain Language Summary
Droughts occur when there is a prolonged period of below-average rainfall, often accompanied by elevated temperatures, leading to water shortages and intensified dry conditions. Taranaki is vulnerable to drought, particularly during El Niño weather patterns, which can reduce rainfall across the region.

Droughts can affect crop yields, livestock health, and water availability for households and businesses. They may also increase the risk of wildfires and reduce stream flows, impacting ecosystems and water quality.

Who is most at risk?

- Farmers and rural communities that rely on rainfall for pasture growth and water supply.
- Areas with limited access to groundwater or stored water may experience shortages more quickly.
- Urban areas may face water restrictions during extended dry periods.

Climate change is expected to increase the frequency and severity of droughts in New Zealand, including in Taranaki.