



Mount Maunganui, Ocean Side – Slope Instability Trigger Action Response Plan ('TARP'), Tauranga City Council – Version 3a  
 Dated: 23rd March 2026.

This TARP is prepared to assist Tauranga City Council ('TCC') with its assessment and management of the risk of slope instability above the Ocean Side Holiday Park and associated Administration Building following the landslide events on 22 January 2026. TCC is solely responsible for implementing any actions that it determines are required to protect people, property, and reputation, based on TCC's review and interpretation of this TARP and information and/or advice provided by WSP.

TARP Alert Level Responses	Triggers			Response/ Communication/ Actions
	Slope Conditions and Monitoring	Or Rainfall*	Or Earthquake	
Level 1 – (Open Access)	No observable slope movements or changes in existing features on slopes above the Ocean Side Holiday Park.  No movement recorded in survey data in prior 7 days.  No new seepages observed from within the possible failure zone.  No new tension cracks have appeared, nor have existing tension cracks widened within vehicle access track within	<50mm rainfall per day <u>or</u>  Cumulative total of <50mm over 3 days.  (determined from on-site rainfall gauge or 3-day forecast).	MMI Scale 1 – 3	<ul style="list-style-type: none"> <li>• Holiday Park Administration Building allowed to open. However, accommodation section of Administration Building remains closed, and exclusion zone remains in place as denoted on Appendix A, with no access to public.</li> <li>• WSP to monitor cameras for movement and make visual observations of landslip through weekly site inspections, using drone imagery and physical walkover/inspection.</li> <li>• WSP to monitor rainfall forecast and trigger level conditions and advise TCC of deteriorating weather forecasts, or MetService weather watch/warning criteria.</li> <li>• WSP to update TCC of any changes to the slopes and boulder fields, along with any changes of TARP alert Level status through the issue of a Weekly Status Report (presented in Appendix B),</li> </ul>



	<p>landslide failure susceptibility zone.</p> <p>No visible signs of increased slumping of soil to the rear of Huts 88 and 89.</p>			<p>submitted via email on the day of the weekly inspection.</p>
<p><b>Level 2 (Open Access - Heightened Awareness)</b></p>	<p>Movement or changes in existing features of slopes detected through survey data, camera monitoring or visual observations in landslide failure susceptibility zone.</p> <p>Increased seepages of groundwater, or new seepages observed within the possible failure zone.</p> <p>New tension cracks have appeared and/or existing tension cracks have widened within vehicle access track within landslide failure susceptibility zone.</p> <p>Visible signs of increased slumping of soil to the rear of Huts 88 and 89.</p>	<p>50mm – 100mm in 24 hours <u>or</u></p> <p>Cumulative total of between 50mm to 150mm over 3 days.</p> <p>(determined from on-site rainfall gauge or 3-day forecast).</p>	<p>MMI Scale 3 – 5</p>	<ul style="list-style-type: none"> <li>• Holiday Park Administration Building allowed to open. However, accommodation section of Administration Building remains closed, and exclusion zone remains in place as denoted on Appendix A, with no access to public.</li> <li>• WSP to notify TCC when trigger level conditions for Level 2 are met and advise TCC move to Alert Level 2 based on triggers.</li> <li>• WSP to monitor rainfall forecast and trigger level conditions and advise TCC of deteriorating weather forecasts, or MetService weather watch/warning criteria.</li> <li>• Visual inspection undertaken by WSP Geotechnical Engineer when TARP alert level is elevated from Level 1 to Level 2. First inspection is to be undertaken immediately upon change in TARP level, then every other day thereafter, unless advised otherwise by WSP Geotechnical Engineer.</li> <li>• Drone inspections to be undertaken at same timing and frequency as visual inspections. On-going remote review of camera monitoring data undertaken by WSP.</li> <li>• Following site inspection and review of data, WSP to advise TCC on whether to upgrade to Level 3, keep at Level 2 or downgrade to Level 1.</li> <li>• WSP to update TCC of any changes to the slopes and boulder fields, along with any changes of TARP alert Level status through the issue of a Daily Status</li> </ul>



				Report (presented in Appendix B), submitted via email on the day of the site inspections.
<p><b>Level 3</b> (Holiday Park Administration Building closed).</p>	<p>Significant movement or changes in existing features of slopes detected through survey data, camera monitoring or visual observations in landslide failure susceptibility zone.</p>	<p>More than 100mm in 24 hours <u>or</u></p> <p>Cumulative total of more than 150mm over 3 days</p> <p>(determined from on-site rainfall gauge or 3-day forecast)</p>	<p>MMI Scale &gt; 5</p>	<ul style="list-style-type: none"> <li>• Holiday Park Administration Building closed, including accommodation section and exclusion zone as denoted on Appendix A, with no access to public.</li> <li>• WSP to notify TCC when trigger level conditions for Level 3 are met.</li> <li>• Visual inspection undertaken by WSP Geotechnical Engineer when TARP alert level is elevated from Level 2 to Level 3. First inspection is to be undertaken immediately upon change in TARP level, then every day thereafter, unless advised otherwise by WSP Geotechnical Engineer.</li> <li>• Drone inspections to be undertaken at same timing and frequency as visual inspections. Ongoing remote review of camera monitoring data undertaken by WSP.</li> <li>• Following site inspection and review of data, WSP to advise TCC on whether to maintain Level 3 status, or downgrade to Level 2.</li> <li>• WSP to update TCC of any changes to the slopes and boulder fields, along with any changes of TARP alert Level status through the issue of a Daily Status Report (presented in Appendix B), submitted via email on the day of the site inspections.</li> <li>• TCC maintain responsibility for coordinating closure of Holiday Park Administration Building .</li> <li>• Stand down period to be advised by WSP, prior to re-opening Holiday Park Administration Building.</li> </ul>
	<p>Significant seepages of groundwater old, or new noted within the possible failure zone.</p>			
	<p>New tension cracks have appeared and/or existing tension cracks have widened substantially within track within landslide failure susceptibility zone.</p>			
	<p>Visible signs of significant and increased slumping of soil to the rear of Huts 88 and 89.</p>			
	<p>Failure appears imminent, or large slope movements have already occurred.</p>			

\*3-day weather forecast to be undertaken to anticipate potential changes for Levels 1 & 2 if above triggering levels. Pre-emptive closures to be considered if threshold above rainfall threshold in level 3. Weather forecast based on the New Zealand MetService Te Ratonga Tiorangi.



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Note: The trigger levels have been set based on a set of visual observations and assessments by WSP in consultation with TCC during the period from 22 January – 18 March 2026. Landsliding is a dynamic and unpredictable process. Accordingly, the TARP is a live document, and the triggers and responses may change as more data and observations are recorded.



**Responsibilities.**

<i>TARP Level Escalation</i>	<i>WSP Geotechnical Team to monitor conditions and report to TCC based on actions defined in TARP. TCC to facilitate Holiday Park Administration Building closure, or reopening and actions defined in the TARP.</i>
<i>TARP Level De-escalation</i>	<i>WSP Geotechnical Team to monitor conditions and report to TCC based on actions defined in TARP. TCC to facilitate Holiday Park Administration Building closure, or reopening and actions defined in the TARP.</i>

**Contact details.**

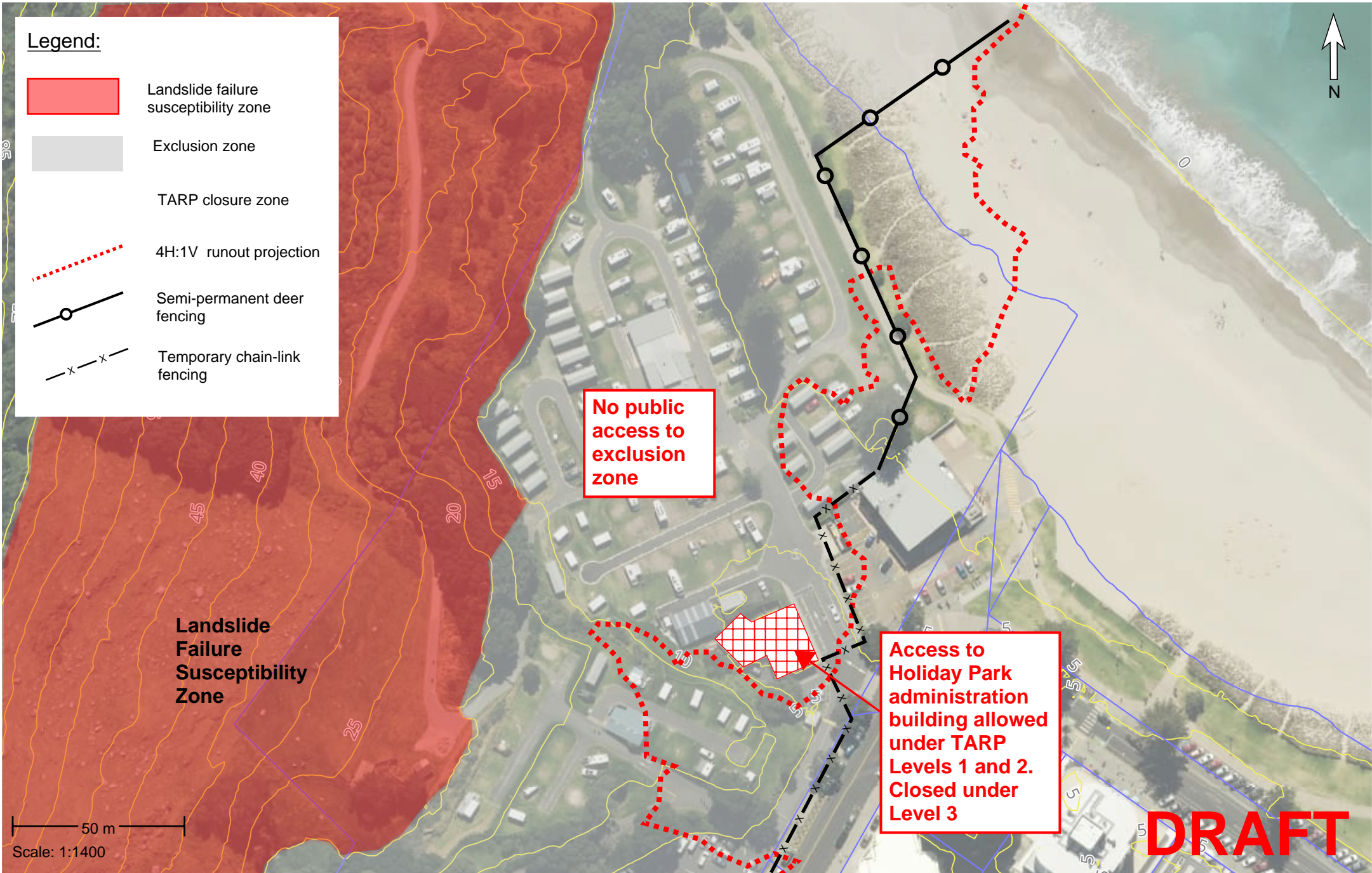
	Name	Role	Number	Based
TCC	Duty EMO	Duty Emergency Management Officer – After hours response to triggers		Tauranga
WSP	s 7(2)(a) - Privacy		s 7(2)(a) - Privacy	Tauranga
WSP				Tauranga
WSP				Tauranga



## Appendix A: Site Map

Mt Maunganui – Ocean Side – Slope Instability Trigger Action Response Plan ('TARP')

# Mount Maunganui Landslide TARP Site Plan - Ocean Side





## Appendix B: Status Report

Mt Maunganui – Ocean Side – Slope Instability Trigger Action Response Plan ('TARP')



**TCC Ref:**  
Ocean Side TARP

**WSP Ref:**  
2-TA008.00

**18 March 2026 –  
1200hrs**

**WEEKLY STATUS REPORT**

**Current TARP status – Ocean Side**

<b>Level 1 (Building Open)</b>	<b>Level 2 (Building Open - Heightened Awareness)</b>  	<b>Level 3 (Evacuate and close building)</b>
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Item	Current Detail	Any Immediate Action
<b>Current Work Site Activity</b>	WSP provided escort and spotting oversight for various activities from 16 <sup>th</sup> to 18 <sup>th</sup> March. A physical inspection was undertaken on 18 <sup>th</sup> March by a WSP geotechnical engineer with a review of remote cameras and drone footage as per TARP Level 2 requirements.	TARP status is currently Level 2.  TARP status to drop to Level 1 on the 19 <sup>th</sup> March 2026, from 8am.
<b>Slope Conditions and Monitoring includes:</b> <ul style="list-style-type: none"> <li>• Visual slope observations,</li> <li>• Camera monitoring,</li> <li>• Seepages,</li> <li>• Movement within boulder field.</li> </ul>	No overarching or widespread movement of the surrounding slopes/boulder field above the holiday park and surf lifesaving club observed.  No additional movement of slumping behind Hut 88 observed.  Tension cracks identified on the gravel 4WD track were not observed – likely covered by fines.	Ongoing monitoring via remote instruments continues.  Physical inspections to continue under respective TARP Levels.  Site inspections are next planned for Wed 25 <sup>th</sup> March as per requirements set out under TARP Level 1 (weekly inspections).  Additional site visits will be carried out should TARP Levels be elevated (as per TARP documentation).
<b>Rainfall Condition:</b> <ul style="list-style-type: none"> <li>• 3-day Forecast,</li> <li>• Rainfall gauge.</li> </ul>	No rainfall was recorded onsite since the last inspection on 16 <sup>th</sup> March.  Metservice and NIWA forecasts show between 1mm to 3mm of rainfall per day until Mon 23 <sup>rd</sup> March.	TARP status is currently Level 2.  TARP status to drop to Level 1 on the 19 <sup>th</sup> March 2026, from 8am.
<b>Seismic Condition</b>	No earthquakes were recorded by GeoNet.	No
<b>Other Immediate Actions</b>	No	No
Report Compiled By	Report Reviewed By	Report Approved by