



Mount Maunganui, Harbour 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 Adams Avenue, Mount Maunganui following the landslide event 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)	<p>No observable slope movements or changes in existing features associated with the main slip site and the surrounding boulder fields.</p> <p>No movement recorded in survey data or camera imagery within prior 7 days.</p> <p>No new seepages, observed from within the possible failure zone, or adjacent slopes.</p> <p>No significant increases in flow of water within spring, close to the start of the 4WD track.</p>	<p><50mm rainfall per day <u>or</u></p> <p>Cumulative total of <50mm over 3 days.</p> <p>(determined from on-site rainfall gauge or 3-day forecast).</p>	MMI Scale 1 – 3	<ul style="list-style-type: none"> Adams Avenue open, however exclusion zone, including boat ramp to remain in place as per Appendix A, with no access to public. WSP to monitor cameras for movement and make visual observations of landslip through weekly site inspection, using drone imagery and physical walkover/inspection. WSP to monitor rainfall forecast and trigger level conditions and advise TCC of deteriorating weather forecasts, or MetService weather watch/warning criteria. WSP to update TCC of any changes to the main slip site, associated slopes and boulder fields, along with any changes of TARP alert Level status through the issue of an inspection report (presented in Appendix B), submitted via email on the day of the weekly inspections.
Level 2 (Heightened awareness)	<p>Slope movements or changes in existing features associated with the main slip site and the surrounding boulder fields observed through survey data, camera monitoring or visual observations in head scarp, adjacent boulder field or landslide failure susceptibility zone.</p> <p>Increased seepages of groundwater, or new seepages observed within the possible failure zone, including noting of seepage in surrounding area or changes in flow of existing springs.</p> <p>Increased seepage flows within base of supporting buttress.</p> <p>Increased undercutting in slip face or adjacent area of undercutting to immediate north.</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>	MMI Scale 3 – 5	<ul style="list-style-type: none"> Adams Avenue allowed to remain open, however exclusion zone, including boat ramp to remain in place as per Appendix A, with no access to public. WSP to notify TCC when trigger level conditions for Level 2 are met and advise TCC move to Alert Level 2 based on triggers. WSP to monitor rainfall forecast and trigger level conditions and advise TCC of deteriorating weather forecasts, or MetService weather watch/warning criteria. 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 second day thereafter, unless advised otherwise by WSP Geotechnical Engineer. Drone inspections to be undertaken at same timing and frequency as visual inspections. On-going remote review of camera monitoring data undertaken by WSP. Following site inspection and review of data, WSP advises TCC on whether to upgrade to Level 3, keep at Level 2 or downgrade to Level 1. 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 Pending TARP conditions WSP and TCC to prepare for level 3.
Level 3 (Evacuate and close Adams Avenue based on site plan delineation zone attached)	<p>Significant movements or changes in existing features associated with the main slip site and the surrounding boulder fields observed through survey data, camera monitoring or visual observations in head</p>	<p>More than 100mm in 24 hours <u>or</u></p> <p>Cumulative total of more than 150mm over 3 days</p>	MMI Scale > 5	<ul style="list-style-type: none"> Adams Avenue to close as per plan in Appendix A. Exclusion zone to remain in place and closed to the public. Boat ramp to remain closed. Easternmost footpath along Adams Avenue can remain open to pedestrians, as shown in Appendix A.

	<p>scarp, adjacent boulder field or landslide failure susceptibility zone.</p> <p>WSP camera system alarm triggered.</p> <p>Significant seepages of groundwater, old, or new observed within the possible failure zone, including from the surrounding slopes and existing springs.</p> <p>Significant seepages from base of supporting buttress .</p> <p>Failure appears imminent, or large slope movements have already occurred.</p>	<p>(determined from on-site rainfall gauge or 3-day forecast)</p>		<ul style="list-style-type: none"> • Vehicle access only for business/homeowners can remain open, as shown in Appendix A. • WSP to notify TCC when trigger level conditions for Level 3 are met and advise TCC to move to Alert Level 3 based on triggers. • 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. • Drone inspections to be undertaken at same timing and frequency as visual inspections. On-going remote review of camera monitoring data undertaken daily by WSP. • Following site inspection and review of data, WSP to advise TCC on whether to maintain Level 3 status, or downgrade to Level 2. • WSP to update TCC of any changes to the current slip, adjacent 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. • TCC to coordinate with traffic management contractor with pre-prepared traffic management plan. • TCC to instruct traffic management contractor to close off road to public in accordance with TARP road closure zone. • Stand down period to be advised by WSP. • TCC is responsible for coordinating with traffic management contractor to re-open road including communication to residents of Adams Avenue and public.
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*3-day weather forecast to be undertaken to anticipate potential changes for Levels 1 & 2 if above triggering levels. Pre-emptive road closure to be considered if threshold above rainfall threshold in level 3.

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.

TARP Level Escalation	WSP Geotechnical Team to monitor conditions and report to TCC based on actions defined in TARP. TCC to facilitate road closure or reopening and actions defined in the TARP.
TARP Level De-escalation	WSP Geotechnical Team to monitor conditions and report to TCC based on actions defined in TARP. TCC to facilitate road closure or reopening and actions defined in the TARP.

Contact details.

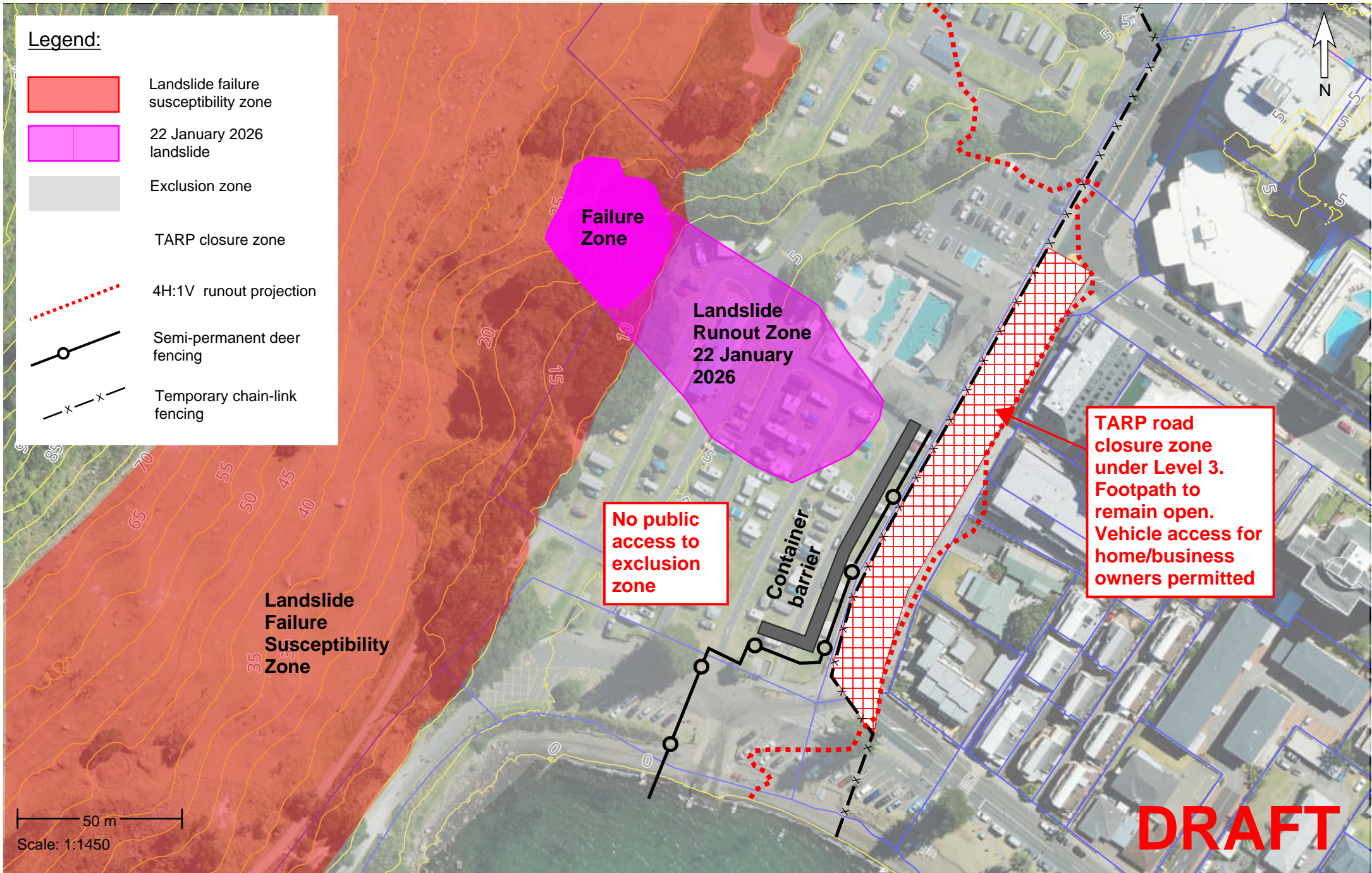
	Name	Role	Number	Based
TCC	Duty EMO	Duty Emergency Management Officer – After hours response to triggers		Tauranga
WSP				Tauranga
WSP	s 7(2)(a) - Privacy		s 7(2)(a) - Privacy	Tauranga
WSP				Tauranga



Appendix A: Site Map

Mount Maunganui – Harbour Side – Slope Stability Trigger Action Response Plan ("TARP")

Mount Maunganui Landslide TARP Site Plan - Harbour Side





Appendix B: Status Report



TCC Ref:
Harbour Side TARP

WSP Ref:
2-TA008.00

**18 March 2026 –
1000hrs**

WEEKLY STATUS REPORT

Current TARP status – Harbour Side

Level 1 (Open access)	Level 2 (Heightened Awareness) ✓	Level 3 (Road Closure)
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Item	Current Detail	Any Immediate Action
Current Work Site Activity	WSP provided escort and spotting oversight for various activities from 16 th to 18 th March. A physical inspection was undertaken on 18 th 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 th March 2026, from 8am.
Slope Conditions and Monitoring includes: <ul style="list-style-type: none"> • Visual slope observations, • Camera monitoring, • Seepages, • Movement within boulder field. 	No movement of the main slip site and the surrounding slopes/boulder field observed. Drying/shedding cracks within the main scarp have not changed significantly. No further progression of the minor slumping of the temporary bund/batter. Ponding areas continue to be present within the slip debris within the scarp area. Much of the area is still saturated. Instances of surface flow downslope are evident. The surface soil covering the general site was mostly dry, with some areas of wet/saturated soil. Seepage has stopped from the temporary bund/batters with only small areas where wet/saturated wet/saturated soils are present.	Ongoing monitoring via remote instruments continues. Physical inspections to continue under respective TARP Levels. Site inspections are next planned for Wed 25 th 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).
Rainfall Condition: <ul style="list-style-type: none"> • 3-day Forecast, • Rainfall gauge. 	No rainfall was recorded onsite since the last inspection on 16 th March. Metservice and NIWA forecasts show between 1mm to 3mm of rainfall per day until Mon 23 rd March.	TARP status is currently Level 2. TARP status to drop to Level 1 on 19 th March 2026, from 8am.

Seismic Condition	No earthquakes were recorded by GeoNet.	No
Other Immediate Actions	No	No

Report Compiled By	Report Reviewed By	Report Approved by
§ 7(2)(a) - Privacy		