



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

OPEN MARKET TENDER

FOR THE SALE OF

2,584 SQUARE METRES OF VACANT INDUSTRIAL LAND

Situated at

22 Coughlan Road, Waipukurau

(Corner of Coughlan Road and Acklin Street)

Tender Opens 16 July 2024

TENDER CLOSE

at 4.00 pm on 13 August 2024

Tender Name: Disposal 22 Coughlan Road

Contact persons for all enquiries:

Nikki Whelpton

Property Manager

Central Hawke's Bay District Council

Phone : 06 857 8060

Email : nikki.whelpton@chbdc.govt.nz

TABLE OF CONTENTS

Section	Title	Page #
1.0	Invitation for Tender	1- 8

ATTACHMENTS

- A. Tender Form: Council's Preferred Sale and Purchase Agreement including Further Terms *(due to size of the file, the Tender Form and Further Terms are separately available for download from the Council Website Link)*
- B. Record of Title HBH3/556
- C. Easement Documents
- D. Survey Plan
- E. Desktop Geotech Report
- F. Land Information Memorandum *(due to size of the file, the LIM will need to be requested by emailing nikki.whelpton@chbdc.govt.nz)*

The following documents are attached and can be sent on request via email or post.



Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given and interested parties must rely on their own enquiries and due diligence.

Invitation for Tender

Purchase of 2,584 Square Metres of Vacant Industrial Land

22 Coughlan Road, Waipukurau

(Corner Coughlan Road and Acklin Street, Waipukurau)

1. Background

Central Hawke's Bay District Council (Council) seeks Tenders for the purchase of 2,584m² of vacant land zoned "General Industrial" and located at 22 Coughlan Road in Waipukurau (Property).

The Chief Executive has delegation from the Elected Council to dispose of the Property subject to achieving a target price.

The Property is of a slightly irregular but practical shape with extensive frontage and a level contour. It is conveniently located just off State Highway 2, positioned on the corner of Coughlan Road and Acklin Street Waipukurau. The property is located within the industrial precinct on the western fringe of Waipukurau.

It should be noted the Property is subject to a number of registered easements for various services and utilities, including overhead and underground power cables. Despite the Property being subject to restricting easements, there remains an area in a fairly central position on the site upon which development could occur. This document provides some basic information about the easements, and we strongly encourage potential purchasers to do their due diligence.

This document provides details of the Property and the process to be followed by parties who wish to tender.

2. Details of The Property

Site Description

The Property is a vacant site with a total land area of 2,584m² more or less, being Lot 3 Deposited Plan 15794 and contained within Record of Title HBH3/556. A copy of the title is attached.

The site is considered a development site, having the following positive features:

- Corner site with extensive frontage.
- Location is in close proximity to the Waipukurau CBD.
- General Industrial zoning.
- Land area of 2,584m², level contour, with two road frontages.

- The wide legal road width of Coughlan Road has been developed by Council to compliment the General Industrial Zone and use of heavy vehicles which are common in this type of zoning.

Aerial photo of The Property (shown in Yellow):



Zoning and Land Use Consent

The land is zoned General Industrial Zone under the Central Hawke's Bay District Council's Proposed District Plan.

Permitted activities within the General Industrial Zone include industrial activities and post-harvest facilities, service activities, service stations, retailing, tyre storage, emergency service activities, community, relocated buildings plus all other community facilities not otherwise provided for.

The objectives state that the character and amenity values of the General Industrial Zone areas need to be maintained and enhanced in a manner that enables a range of activities to support the local economy and provide a pleasant work environment, while avoiding, remedying, or mitigating adverse effects within and adjoining the zone. Complementary and compatible non-commercial activities within the commercial zone need to recognise the sensitivities and amenity levels within the General Industrial Zone and in addition, mixed-use activities should not detract from the standard of amenity in adjoining residential areas.

General Industrial Zone encompasses those industrial activities that process, manufacture or service various items or products. Some industrial activities in the zone provide service and retailing activities – complementary to their manufacturing, processing, and storage

activities. The zone also provides for large-scale retail outlets that usually sell 'bulky' goods and therefore need larger sites for vehicle manoeuvring and provision of on-site car parking.



3. The Waipukurau Locality

Waipukurau is a rural servicing township in inland Hawke's Bay on the southern bank of the Tukituki River in Central Hawke's Bay. Containing full primary and secondary schooling along with a range of shopping and commercial services. Waipukurau was established in the 1880s, with a population of 4,750 as at 2023.

Waipukurau is located on State Highway 2 approximately 50km south of Hastings where a larger range of Commercial and Industrial services can be sourced. The Property is located on the western fringe of Waipukurau within 1km of the centre. Nearby businesses include serviced industrial properties, a pet food factory and the new Centralines depot/office.

4. The Sale Process

The Property is being sold by Council through an Open Tender. All interested Parties must complete the required Tender documents attached to this Document and return to Council by 4pm on 13 August 2024.

Council will evaluate all Tenders received, develop a shortlist of the highest ranked responses, and engage further with the top ranked party with the aim to successfully conclude a sale of the property.

While this is the proposed evaluation process, Council retains at its absolute discretion the right to not accept or consider the highest or any other Tender.

Proposed Steps and Timetable

The following process steps and timetable apply to the Expression of Interest process:

- Commencement of Advertising/ Marketing 16 July 2024
- **Closing Date for Receipt of Tender Documents 4pm 13 August 2024**
- Evaluation and Ranking Period Finish 16 August 2024
- Ranked List Compiled 16 August 2024
- **Engage with Top Ranked Party 16 August 2024**
- Negotiate with Preferred Tenderer and Inform Unsuccessful Parties of Outcome 29 August 2024

Inspecting the Property

Arrangements to inspect the Property are to be made by contacting the Council Property Manager Nikki Whelpton – Email: nikki.whelpton@chbdc.govt.nz

The Property is Vacant Land and can be viewed from the roadside around the Property.

Documentation to be Used to Submit a Tender

Council has developed a preferred sale and purchase agreement for the sale of the Property. It is important that parties complete each item on the sale and purchase agreement to ensure their Tender has the greatest chance of success.

Procedure to be Followed to Submit a Tender

It is preferred that tenders are emailed, with the following details:

Subject: Open Market Tender – 22 Coughlan Road, Waipukurau

Email address: nikki.whelpton@chbdc.govt.nz

Respondents will be emailed to confirm receipt of their tender by 5pm on 14 August 2024.

If submitting in hard copy, parties must submit their response in a single envelope and provide **Two (2) paper copies**. The envelope containing the response should be addressed as follows:

Attention: Property Manager

For Disposal of 22 Coughlan Road, Waipukurau

Central Hawke's Bay District Council

28-32 Ruataniwha Street

Waipawa 4210

The response is to be physically added into the tender box by front counter staff at:

Central Hawke's Bay District Council

28-32 Ruataniwha Street

Waipawa 4210

It is the Respondent's sole responsibility to ensure their response is received at the address set out above by the Closing Date. Responses received after the Closing Date may not be accepted or considered.

5. Attachments

Please see the following attachments:

- A. Tender Form: Council's Preferred Sale and Purchase Agreement including Further Terms *(due to size of the file, the Tender Form and Further Terms are separately available for download from the Council Website Link)*
- B. Record of Title HBH3/556
- C. Easement Documents
- D. Survey Plan
- E. Desktop Geotech Report
- F. Land Information Memorandum *(due to size of the file, the LIM will need to be requested by emailing nikki.whelpton@chbdc.govt.nz)*

A. Tender Form:

Council's Preferred Sale and Purchase Agreement including Further Terms

(due to size of the file, the Tender Form and Further Terms are separately available for download from the Council Website Link)

B. Record of Title HBH3/556



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **HBH3/556**
Land Registration District **Hawkes Bay**
Date Issued 28 February 1979

Prior References

HBG1/682 HBG1/692 HBG3/786

Estate Fee Simple
Area 2584 square metres more or less
Legal Description Lot 3 Deposited Plan 15794

Registered Owners

Central Hawkes Bay District Council

Interests

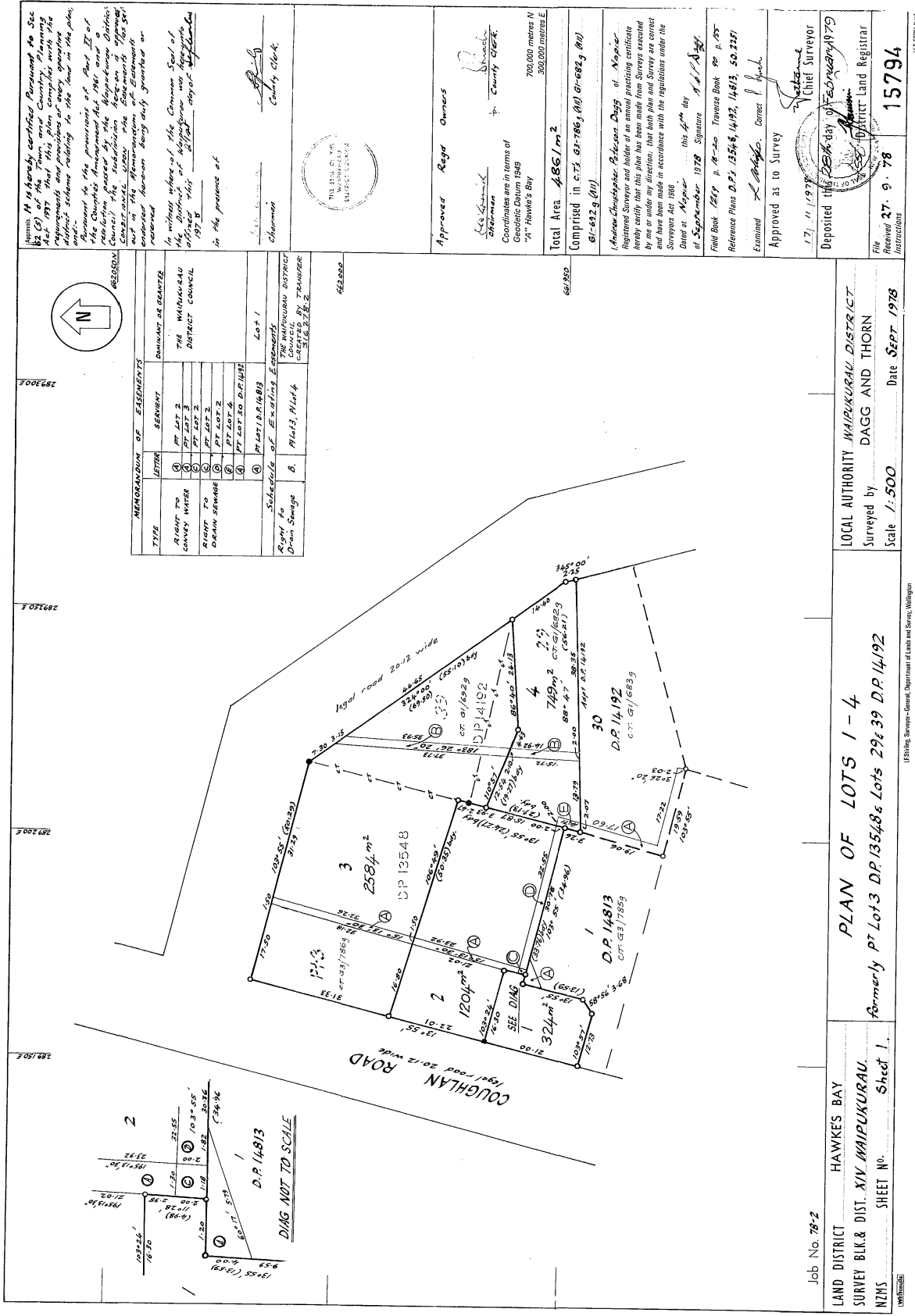
Subject to a sewage right (in gross) over part in favour of the (now) Central Hawke's Bay District Council created by Transfer 316278.2

The easement created by Transfer 316278.2 is subject to Section 37 (1) (a) Counties Amendment Act 1961

Subject to a right (in gross) to convey water over part in favour of the (now) Central Hawke's Bay District Council created by Transfer 367568.1 - 23.7.1979 at 9.54 am

The easement created by Transfer 367568.1 is subject to Section 37 (1) (a) Counties Amendment Act 1961

Subject to a right (in gross) to convey electricity and telecommunications over part marked C on DP 565101 in favour of Centralines Limited created by Easement Instrument 12223211.1 - 20.8.2021 at 3:14 pm



Job No. 78-2

LAND DISTRICT: HAWKES BAY
 SURVEY BLK. & DIST. XIV WAIPIKURAU
 NZMS SHEET No. Sheet 1.

PLAN OF LOTS 1-4
 Formerly pt Lot 3 D.P. 13548 & Lots 2 & 3 D.P. 14192

LOCAL AUTHORITY: WAIPIKURAU DISTRICT
 Surveyed by: DAGG AND THORN
 Scale: 1:500 Date: SEPT. 1978

C. Easement Documents

190

N.Z. Stamp Duty Bill

316278.2 TE

Form B

-4-VII-75 44004 --DTY--*****1.00

Approved by the District Land Registrars: North Auckland 4069/1970, South Auckland S.487352/1970, Canterbury 803141, Gisborne 1970/5, Hawkes Bay 243016, Marlborough 60646, Nelson 128465, Otago 358294, Southland 1970/382, Taranaki 70/177580, Westland 38898.

MEMORANDUM OF TRANSFER

WHEREAS

THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WAIPUKURAU (hereinafter called "the Corporation")

N.Z. Stamp Duty Bill

24-VII-75 42942 --DTY--*****1.00

are registered as the proprietor of an estate in fee simple

subject however to such encumbrances liens and interests as are notified by memoranda

underwritten or endorsed hereon in all those pieces of land situated in the Land

Registration District of Hawke's Bay containing ~~2.5115~~ ^{2.5115} hectares ~~perches~~

be the same a little more or less Lots 1 to 8 (inclusive), Lots 29 to 33 (inclusive) and Lots 36 to 39 (inclusive) Deposited Plan 14192 being part Certificates of Title Volume F2 Folio 826 and Volume C1 Folio 1337 Hawke's Bay Registry

AND WHEREAS

The Corporation wishes to transfer and grant unto itself, its successors and assigns certain easements in and over certain portions of the land for the drainage of water and sewage for disposal thereof in such manner as the Corporation shall determine to the intent that such easements shall be easements in gross NOW THEREFORE pursuant to and in consideration of the premises the Corporation FIRST HEREBY TRANSFERS AND GRANTS unto itself as easements in gross the full free uninterrupted and unrestricted right liberty and privilege from time to time and at all times hereafter to drain discharge or convey sewage and other waste material and fluid in any quantities across and under those parts of Lots 4, 29 to 33 (inclusive) 36, 37 and 39 marked B on the said plan, those parts of Lot 37 marked E and C on the said plan and that part of Lot 38 marked D on the said plan together with the additional rights incidental thereto set out in clause 5 of the Seventh Schedule to the Land Transfer Act 1952

29
30
31
32
33
34
35

AND SECONDLY HEREBY TRANSFERS AND GRANTS unto itself as easements in gross the full free uninterrupted and unrestricted right liberty and privilege from time to time and at all times hereafter to drain and discharge water (whether rain, tempest, spring, soakage or seepage water) in any quantities across and under those parts of Lots 1 to 8 (inclusive), Lot 37 and Lot 38 marked A on the said plan, those parts of Lots 4 and 38 marked D on the said plan and those parts of Lot 37 marked C and E on the said plan together with the additional rights incidental thereto set out in clause 5 of the Seventh Schedule to the Land Transfer Act 1952.

1
2
3
4
5
6
7
8

4
37
38

IN CONSIDERATION of the sum of

paid to _____ by _____

~~the receipt of which sum~~ hereby acknowledge ~~DO~~ HEREBY TRANSFER to the said

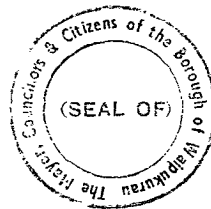
all _____ estate and interest in the said piece _____ of land

IN WITNESS WHEREOF these presents have been executed this 21 day of July 1975

SIGNED by the said

in the presence of

THE COMMON SEAL of the BODY CORPORATE called THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WAIPUKURAU as Grantor was hereunto affixed pursuant to a resolution of the Waipukurau Borough Council passed at a meeting of the said Council held on the 21st day of July 1975, in the presence of:

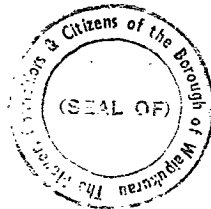


..... *A. M. M. M. M.*
..... *Shiacki*

THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WAIPUKURAU accept the within written transfer of easements in gross.

DATED this 21st day of July 1975.

THE COMMON SEAL of the BODY CORPORATE called THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WAIPUKURAU was hereunto affixed pursuant to a resolution of the Waipukurau Borough Council passed at a meeting of the said Council held on the 21st day of July 1975, in the presence of:



..... *A. M. M. M. M.*
..... *Shiacki* 3

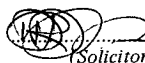
LTS

NO.


TRANSFER

of LAND

Correct for the purposes of the Land Transfer Act


(Solicitor for) the Transferee.

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.


Solicitor for the Transferor

THE MAYOR COUNCILLORS AND CITIZENS
OF THE BOROUGH OF WAIPUKURAU.....Transferor

THE MAYOR COUNCILLORS AND CITIZENS
OF THE BOROUGH OF WAIPUKURAU.....Transferee

528060.1 Variation of terms of within Easement -
17.5.1990 at 11.06a.m.


A.L.R.

Particulars entered in the Register-book

Vol. Folio

the

at o'clock

District Land Registrar
Assistant of the District of Hawke's Bay

~~The statements referred to herein when created will be subject to section 351E (a) of the Municipal Corporations Act 1954.~~

ACTR

LAND & DEEDS
Nature: Transfer
Firm:
Date:
Time:
Fee: \$:
Abstract No.

Grant & Bonisch
2020

P.N. GRANT & BONISCH,
SOLICITORS,
WAIPUKURAU.



316278.2
01/1337
DISTRICT LAND REGISTRAR
NAPIER, NO. 3
11/10/90

367568.1 TE

APPROVED BY THE DISTRICT LAND REGISTRAR, HAWKE'S BAY. No. 330191.
NEW ZEALAND

40.94

MEMORANDUM OF TRANSFER

WHEREAS the CENTRAL HAWKE'S BAY ELECTRIC POWER BOARD a body corporate duly incorporated in accordance with the provisions of the Electric Power Boards Act 1925 (hereinafter called "the Grantor")

(hereinafter called the Transferor) being registered as proprietor of an estate as set out in the schedule below subject to such interests as are therein notified.

SCHEDULE

Estate: in fee simple

29JUN79 8942 CPT *****\$0.40

NEW ZEALAND STAMP DUTY NAS

Land Registry: Hawke's Bay

LAND: ALL THAT parcel of land containing 2584 square metres more or less situate in Block XIV Waipukurau Survey District being Lot 3 on Deposited Plan 15794 and being all the land in Certificate of Title Volume H3 Folio 556 (Hawke's Bay Registry) SUBJECT TO Sewage Easement in Gross created by Transfer 316278.2; Section 37(1)(c) of the Counties Amendment Act 1961

NOW THEREFORE IN CONSIDERATION of the sum of One Dollar (\$1-00) paid to it by the Body Corporate called THE WAIPUKURAU DISTRICT COUNCIL (hereinafter with its successors and assigns called "the Council") (the receipt of which sum is hereby acknowledged) HEREBY TRANSFERS AND GRANTS to the said Council an Easement in Gross forever the full and free rights and liberties:-

- (a) To convey ~~stormwater and surface~~ water through that portion of Lot 3 marked with the letter 'A' on Deposited Plan 15794 by means of pipes and ~~drains~~.
- (b) From time to time to inspect repair cleanse dig up alter enlarge renew or replace the said ~~drains and~~ waterpipes.
- (c) From ~~time to time to~~ dig construct and lay pipes ~~drains~~ through the servient land along the line 'A' for the purpose.
- (d) ~~To drain, discharge or convey sewage and other waste material and fluids in any quantity along the course over that part of Lot 3 on the said Deposited Plan No. 15794~~

W

~~marked with the letter 'A'.~~

(e) To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes.

(f) Where no such line of pipes exists, to lay, place, and maintain or to have laid placed and maintained, a line of pipes of sufficient internal diameter and of suitable material for the purpose under the surface of the servient land and along the said line 'A' for the purpose.

(g) In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted and unrestricted right, liberty and privilege for the Council its tenants, servants agents and workmen with any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose, to enter upon the servient land and to remain there for any reasonable time for the purpose of laying, inspecting cleansing repairing maintaining and renewing the pipe line or any part thereof and of opening up the soil of the servient land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land of the Council and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.

(h) For the purposes aforesaid by the Council's agents, servants, workmen and employees with or without vehicles to enter upon the servient land at all times and generally to do and to perform all such acts and things as may be necessary or convenient for the full and proper exercise and enjoyment of the rights and privileges hereby granted.

IN WITNESS whereof these presents have been executed the *22nd* day of *June* One thousand nine hundred and seventy-nine (1979).

THE COMMON SEAL of CENTRAL
HAWKE'S BAY ELECTRIC POWER
BOARD was hereunto affixed
in the presence of:-

G. G. Wilson
.....
R. Lambert
.....



MEMORANDUM OF TRANSFER

I HEREBY Certify that this transaction is exempt from the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952 AND Correct for the purposes of the Land Transfer Act.

C.H.B. ELECTRIC POWER BOARD Transferor/s.

WAIPUKURAU DISTRICT COUNCIL Transferee/s.

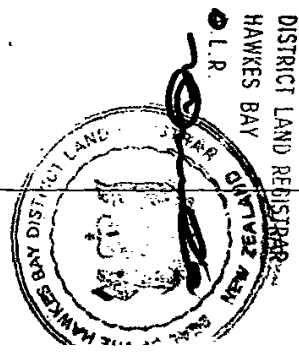
Solicitor for Transferee.

~~367568.1 Transfer Grant of Right to Convey water in gross over part within land in favour of the Waipukurau District Council 23.7.1979 at 9.54am (Subject to Section 37(1)(a) of the Counties Amendment Act 1961).~~

The within easement is subject to section 37(1)(a) of the Counties Amendment Act 1961

Lee Mackie

LEE, MACKIE, HARKER & MCKAY
SOLICITORS
WAIPUKURAU



JUL 23 9 54 AM '79

H3/556



367568.1



View Instrument Details

Instrument No 12223211.1
Status Registered
Date & Time Lodged 20 August 2021 15:14
Lodged By Whitworth, Cheryl Margaret
Instrument Type Easement Instrument



Affected Records of Title	Land District
HBH3/556	Hawkes Bay

Annexure Schedule Contains 3 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Jacqueline Antoinette Gray as Grantor Representative on 18/08/2021 02:40 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Jacqueline Antoinette Gray as Grantee Representative on 18/08/2021 02:40 PM

***** End of Report *****

Easement instrument to grant easement or profit à prendre

(Section 109 Land Transfer Act 2017)

Grantor

CENTRALINES LIMITED

Grantee

CENTRALINES LIMITED

Grant of Easement or Profit à prendre

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A
required

Continue in additional Annexure Schedule, if

Purpose of Easement, or <i>profit</i>	Shown reference) (plan	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey electricity and Right to convey telecommunications	C On DP 565101	Lot 3 DP 15794 (HBH3/556)	In gross

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **[varied] [negatived] [added to] or [substituted]** by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule 1]

Annexure Schedule 1

Page of Pages

Insert instrument type

Easement

Dated:

Continue in additional Annexure Schedule, if required

EASEMENT RIGHTS AND POWERS (INCLUDING TERMS COVENANTS AND CONDITIONS)

The rights and powers implied in the above easements are those prescribed by the Fifth Schedule to the Land Transfer Regulations 2018 ("the Fifth Schedule") but modified as set out below. Where the modifications and the Fifth Schedule are in conflict the modifications must prevail.

Modifications

1. The term "invitee" shall include any wholly owned subsidiary of the Grantee.
2. In exercising the right of entry to carry out any work on any easement facility within the easement area, the Grantee will (except in an emergency) give the Grantor 48 hours prior notice before entering onto the Burdened Land.
3. (a) The Grantor must not place any buildings erections or fences on the easement area or plant or suffer or allow to grow any tree or shrub on or near the easement area that may interfere with any easement facility and will not do or omit to do or allow or suffer any things which may interfere in any way with the Grantee's rights herein.
 (b) Where in the sole opinion of the Grantee any tree or shrub, whether in or near the easement area, is causing or is likely to cause interference with any easement facility or access to it, the Grantor must at the request of the Grantee remove or trim back the offending tree or shrub, and the provisions of Clause 13 of the Fifth Schedule will apply.
4. Nothing in this easement compels the Grantee to convey electricity or telecommunications through the easement area, and the Grantee may discontinue and recommence such usage at will.
5. Nothing in this easement restricts limits abrogates or abridges any rights powers or remedies vested in the Grantee by any statute or regulation or statutory rule.
6. The Grantor and Grantee agree that all wires, cables (containing wire or other media conducting materials), ducts, surface boxes, towers, poles, transformers, switching gear and other equipment within the easement area associated with this easement are the property of the Grantee.
7. The Grantor shall be responsible for the cost of any repair or replacement of any easement facility (including all wires, cables (containing wire or other media conducting materials), ducts, surface boxes, towers, poles, transformers, switching gear and other equipment within the easement area) on the Burdened Land that is necessary because of any act or omission by the Grantor (which includes agents, employees, contractors, subcontractors and invitees of the Grantor).

D. Survey Plan

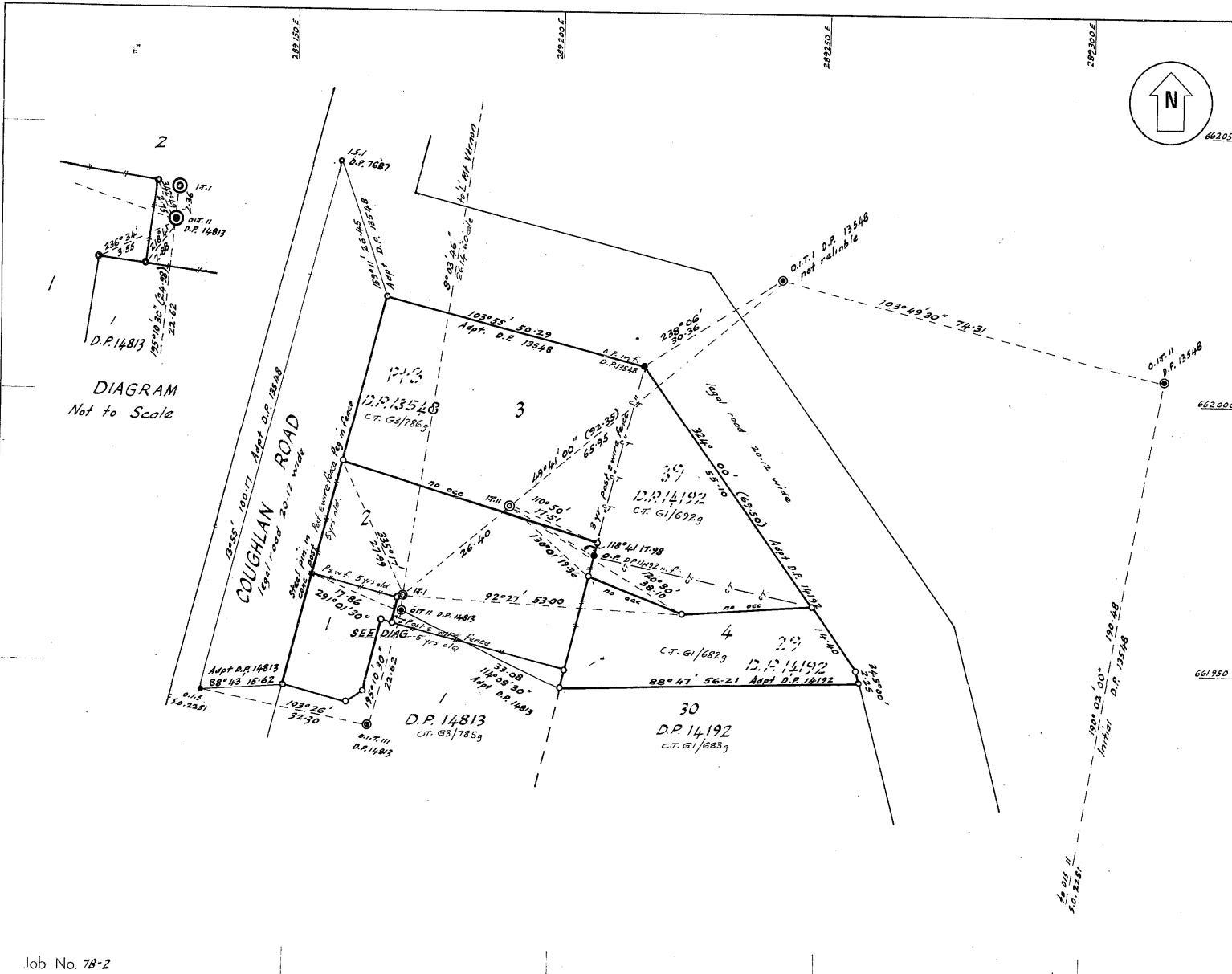


DIAGRAM
Not to Scale

Approvals	Mark	Co-ordinates
D.P. 14813	D.P. 14813	661 960.06N 289 170.95E
17.1		661 962.40N 289 171.28E
17.11		661 979.49N 289 151.41E
D.P. 11 D.P. 13548		661 004.43N 289 331.88E

Coordinates are in terms of
Geodetic Datum 1949
"A" Hawke's Bay
700,000 metres N
390,000 metres E

Total Area
Comprised in CTS G3/786 g (all)
G1/682 g (all) G1/692 g (all)

I, Andrew Christopher Peterson Dagg of Napier
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction; that both plan and Survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1966
Dated at Napier this 4th day
of September 1978 Signature *A.C. Dagg*
Field Book 1269 p. 18-20 Traverse Book 90 p. 15-15
Reference Plans D.P.s 13548, 14192, 14813, 50.2251

Examined *L. Wright* Correct *P. Lynch*
Approved as to Survey
17/11/1978
W. H. H. H. H.
Chief Surveyor

Deposited
17/11/1978
HAWKE'S BAY DISTRICT COUNCIL
15794
February 1979
District Land Registrar

Job No. 78-2
LAND DISTRICT HAWKE'S BAY
SURVEY BK. & DIST. XIV WAIPUKURAU
NZMS SHEET N^o Sheet 1.

PLAN OF LOTS 1-4
formerly P^t Lot 3 DP 13548 & Lots 29 & 39 D.P. 14192

LOCAL AUTHORITY WAIPUKURAU DISTRICT.
Surveyed by DAGG AND THORN
Scale 1/500 Date SEPT 1978

1:1 Drawing "See also" General Department of Lands and Survey, Wellington

E. Desktop Geotech Report

DESKTOP STUDY AT

**22 COUGHLAN ROAD, WAIPUKURAU
HAWKES BAY**

CLIENT:

CENTRAL HAWKES BAY DISTRICT COUNCIL

ATTENTION: LISA HARRISON

CONTENTS

1	OVERVIEW	3
1.1	UNDERSTANDING OF THE PROJECT	3
1.2	SCOPE OF WORK	3
2	SITE DESCRIPTION	4
3	DESKTOP STUDY	4
3.1	PUBLISHED GEOLOGY	4
3.2	HAWKES BAY REGIONAL COUNCIL WELL DATABASE	5
3.3	HISTORICAL AERIAL IMAGES (RETROLENS)	6
3.4	GEO HAZARDS	6
3.4.1	Active Faults	6
3.4.2	Liquefaction Susceptibility	6
3.4.3	Ground Shaking	7
3.4.4	Flood Risk	7
3.4.5	Landslide Risk	7
3.4.6	Coastal Hazards	7
3.4.7	Tsunami Risk	7
3.5	ANTHROPOGENIC HAZARDS	7
3.5.1	Historical Buildings	7
3.5.2	Infrastructure Services	8
3.5.3	Buried landfill/ Unsuitable Material	8
3.6	SUMMARY OF GEOHAZARDS	8
4	DESKTOP STUDY SUMMARY	9
4.1	ANTICIPATED GROUND CONDITIONS	9
4.2	GROUNDWATER	9
5	FURTHER GEOTECHNICAL INPUT	9
6	LIMITATIONS	10
7	CLOSURE	10

APPENDICES

APPENDIX A: HBRC WELL DATABASE	11
APPENDIX B: GEOHAZARDS.....	12
APPENDIX C: ANTHROPOGENIC HAZARDS	13

1 OVERVIEW

Central Hawkes Bay District Council (CHBDC) engaged Resource Development Consultants Ltd (RDCL) to undertake a preliminary desktop assessment at 22 Coughlan Road, Waipukurau.

1.1 UNDERSTANDING OF THE PROJECT

The client is looking to purchase the property for future use and requires a desktop assessment to guide the purchase.

This assessment is a desktop study only using information from open-source data and professional judgement with no site-specific testing for ground truthing.

The assessment should be used as a guide only and should not be relied upon for financial decision making.

This assessment is based on the assumption the future development will comprise single or double storey lightweight building loads with light weight roof and cladding in accordance with NZS3604:2011.

1.2 SCOPE OF WORK

Work was undertaken in general accordance with RDCL proposal 210795, dated 17 November 2021.

2 SITE DESCRIPTION

The site is located on the corner of Coughlan Road and Acklin Street on the western side of Waipukurau ~250m south of the Tukituki River. The neighbouring properties consist of a commercial Pet Food factory directly to the north, an electrical substation to the west and a garden store and vehicle scrapyard to the south.

Aerial photos indicate remnant stream channels formed from the meandering Tukituki River prior to the stopbank.

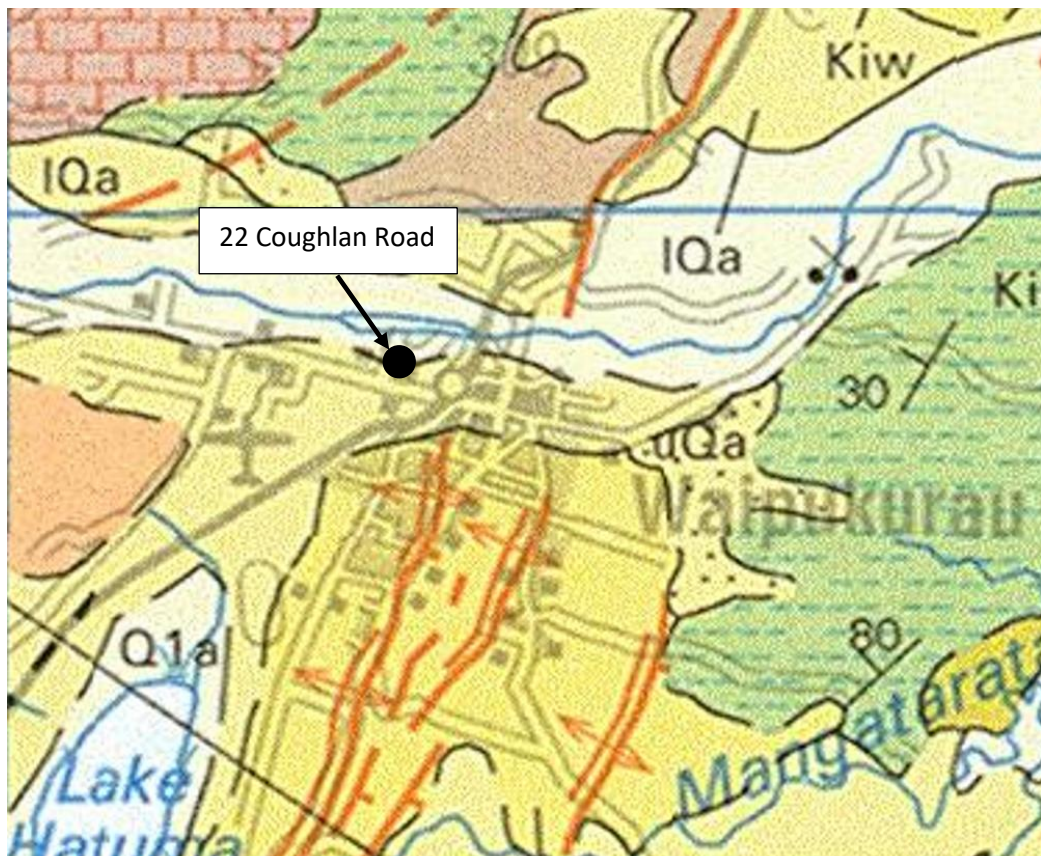
3 DESKTOP STUDY

3.1 PUBLISHED GEOLOGY

Regional geological maps (GNS Science, 2018, Version 3.2.0.13) indicate the site is underlain by:

- Middle - Late Pleistocene River deposits, typically comprising:
 - Moderately weathered undifferentiated poorly sorted loess covered alluvial gravel.

IMAGE 1: GNS (2011) 1:250,000 GEOLOGY OF HAWKES BAY



3.2 HAWKES BAY REGIONAL COUNCIL WELL DATABASE

The HBRC well database was reviewed and identified several wells between ~125m & 400m of the site (Appendix A):

- Well ID 17193, located ~200m to the East:
 - Topsoil from surface to 1m bgl;
 - Grey Gravel with sand to 5.0m bgl;
 - Grey SILT to >6.0m bgl;
 - Groundwater Level -1m
- Well ID 15043, located ~125m to the North;
 - Groundwater Level -3m
 - Well depth 3.7m.
- Well ID 17194, located ~200m to the North;
 - Brown/Grey Sand with SILT to 2.0m bgl;
 - Grey Gravel with sand to 3.0m bgl;
 - Brown/ SILT with clay to 4m.
 - Groundwater Level -1m
- Well ID 17195, located ~200m to the North;
 - Grey Gravel with sand to 3.0m bgl;
 - Brown/Grey SILT to >4.0m bgl;
 - Groundwater Level -2m
- Well ID 15042, located ~400m to the South;
 - Groundwater Level -2m
 - Well depth 2.9m.

3.3 HISTORICAL AERIAL IMAGES (RETROLENS)

A review of historical aerial imagery indicates:

- 1943: Landuse farmland, The Tukituki stopbank has not been built, evidence of remnant gravel beds.
- 1949: Landuse farmland, Coughlan Rd observed a building at 16 Coughlan Rd within the vehicle scrapyards was evident. An apparent drain can be observed running south to north toward Tukituki River (Future water easement?).
- 1962: Further development in Coughlan Road, overhead transmission lines evident, drainage ditch observed running from building at 16 Coughlan Road toward River.
- 1982 to 86: Pet Food Factory operating, Acklin Road developed, House on 20 Coughlan Road, 22 Coughlan (The site) boundaries developed, no buildings observed.

3.4 GEO HAZARDS

The following geohazards have been identified (Appendix B).

3.4.1 ACTIVE FAULTS

Based on the online HBEMP (Hawkes Bay Emergency Management Group, 2021) Portal:

- No known Active Faults are anticipated on this site.
- The Waipukurau Fault Zone is located ~750m to the east on the eastern side of the Railway Line. The Fault details are:
 - Reverse Fault;
 - Recurrence Interval III (>3,500 to <=5,000 years)
 - Last event Holocene.

3.4.2 LIQUEFACTION SUSCEPTIBILITY

The site is not considered at risk of liquefaction induced land damage, based on:

- Published regional geology maps and HBRC well database indicating gravels to ~5m depth.

3.4.3 GROUND SHAKING

A review of the HBEMP indicates that the site is:

- Low to medium Susceptibility to shaking (Compact alluvial sand, silt and gravel).

3.4.4 FLOOD RISK

A review of the Hawke's Bay Emergency Management Group Hazard Portal indicates that the site is outside the study area. The Tukituki River is located ~250m north of the site and protected by HBRC managed stopbank systems. The flood risk is considered low.

3.4.5 LANDSLIDE RISK

The site is near level and expected to be not applicable (N/A) to landslide risk.

3.4.6 COASTAL HAZARDS

Not Applicable.

3.4.7 TSUNAMI RISK

Not Applicable.

3.5 ANTHROPOGENIC HAZARDS

The following Anthropogenic Hazards have been identified (Appendix C).

3.5.1 HISTORICAL BUILDINGS

CHBDC has provided evidence from council records that indicate there was a Pole factory onsite and therefore risk of historical remnants (buried foundations, concrete) etc may be encountered. The evidence includes:

- 1981: Floor Plan of existing pole Factory
- 1983 Building Permit for repairs to Pole Factory;
- 1993 Application for building permit for alterations for fire damaged material for 30m² pole factory.

3.5.2 INFRASTRUCTURE SERVICES

The site is affected by services including (Appendix X):

- Buried Power Cables from the nearby Transformer (Traversing west to east along the northern and southern boundary);
- Transformer southwestern corner;
- Overhead power lines (eastern boundary);
- Water easement Traversing south to north (western boundary);
- Sewage easement traversing north to south (eastern boundary).

3.5.3 BURIED LANDFILL/ UNSUITABLE MATERIAL

There is a moderate risk that the site includes some buried landfill or unsuitable material on the basis the land was used as a pole factory.

3.6 SUMMARY OF GEOHAZARDS**TABLE 1: GEOHAZARD SUMMARY**

Hazards	Risk to Site
Geological Hazards	
Geology (Gravels)	Low
Geohazards	
Active Faults	Low
Liquefaction Susceptibility	Low
Ground Shaking	Low-medium
Landslide Risk	N/A
Flood Risk	Low
Coastal Hazards	N/A
Tsunami Risk	N/A
Anthropogenic Hazards	
Building Foundations	Moderate
Service Infrastructure	High
Landfill/ Non-Engineered Fill	Moderate

4 DESKTOP STUDY SUMMARY

Based on the desktop study we consider the site to be suitable for future development (Pending a geotechnical site investigation) provided the following recommendations are considered:

- Future building footprints should consider existing buried power services and easements for water and sewage;
- There is a moderate risk that historical foundations or buried landfill/ non-Engineered fill may be encountered during excavation. If encountered, the affected area beneath the foundations should be excavated and ground reinstated with suitable backfill.

4.1 ANTICIPATED GROUND CONDITIONS

We anticipate the natural soils (pending site testing) should comprise gravels with sand and silt lenses on this site. These soils should be suitable ground bearing for typical foundations in accordance with NZS3604:2011 loads, provided site testing confirms liquefaction susceptibility.

4.2 GROUNDWATER

We anticipate groundwater to be within 1m to 3m at this site and to be hydraulically connected to the river.

5 FURTHER GEOTECHNICAL INPUT

the purpose of submitting for building consent we recommend specific geotechnical site testing be undertaken to confirm subsoil conditions, depth to bearing capacity and liquefaction susceptibility.

Future geotechnical testing may include;

- Hydro-Vac extraction to limit damage near services;
- Test Pit excavation to confirm shallow subsoils and depth to ground water;
- CPT testing to verify the risk of liquefaction risk.

6 LIMITATIONS

- This report has been prepared for the particular purpose outlined in the project scope and no responsibility is accepted for the use of any part in other contexts or for any other purpose.
- Ground conditions assessed in this report are inferred from published sources. Variations from the interpreted conditions may occur, and special conditions relating to the site may not have been revealed by this desktop study, and which are therefore not taken into account. No warranty is included either expressed or implied that the actual conditions will conform to the interpretation contained in this report.
- No responsibility is accepted by Resource Development Consultants Ltd for inaccuracies in data supplied by others. Where data has been supplied by others, it has been assumed that this information is correct.
- Groundwater conditions can vary with season or due to other events. Any comments on groundwater conditions are based on observation at the time.
- This report is provided for sole use by the client and is confidential to the client and Central Hawke's Bay District Council (CHBDC) and their professional advisors. No responsibility whatsoever for the contents of this report shall be accepted for any person other than the client.

7 CLOSURE

We trust this meets your current needs. Should you wish to discuss any aspect of the contents of this document please contact undersigned on 06 877-1652.

Sincerely,



T Bunny
BSc Geol; PGDip Eng Geol
Snr Engineering Geologist



CA Wylie
MSc, MIPENZ; CPEng
Principal

APPENDIX A: HBRC WELL DATABASE

Hawkes Bay Regional Council Well Database Plan



IDENTIFICATION

WQ Site:
Easting: 1903027.333
Northing: 5567179.446
Method: Hand-held GPS

Address: 6 Harris St, Waipukurau

WELL INFORMATION

Drill date: 11/08/2021
Driller: Pro-Drill Auckland Limited
Casing Diameter (mm): 100
Bore Depth (m): 5.8
Well Depth (m):
Screen top (m): 2
Screen bottom (m): 3
Open hole top (m):
Open hole bottom (m):

Water level access: Unknown

Aquifer Information

Initial Water Level -1
Aquifer Condition
Aquifer Lithology

Bore Log (m)

Lithology	brown/grey SILT
From Depth	0
To Depth	1
Lithology	grey GRAVEL with sand
From Depth	1
To Depth	2
Lithology	grey GRAVEL with sand
From Depth	2
To Depth	2
Lithology	grey GRAVEL with sand
From Depth	2
To Depth	3
Lithology	brown/grey GRAVEL with sand/silt
From Depth	3
To Depth	5
Lithology	grey SILT
From Depth	5
To Depth	6

IDENTIFICATION

WQ Site:
Easting: 1903118.385
Northing: 5567284.534
Method: Hand-held GPS

Address: 6 Harris St, Waipukurau

WELL INFORMATION

Drill date: 11/08/2021
Driller: Pro-Drill Auckland Limited
Casing Diameter (mm): 100
Bore Depth (m): 4.5
Well Depth (m):
Screen top (m): 2
Screen bottom (m): 3
Open hole top (m):
Open hole bottom (m):

Water level access: Unknown

Aquifer Information

Initial Water Level -1
Aquifer Condition
Aquifer Lithology

Bore Log (m)

Lithology brown SILT with gravel/sand
From Depth 0
To Depth 1

Lithology brown/grey SAND with silt
From Depth 1
To Depth 1

Lithology grey SILT
From Depth 1
To Depth 2

Lithology grey GRAVEL with sand
From Depth 2
To Depth 3

Lithology brown SILT with clay
From Depth 3
To Depth 4

IDENTIFICATION

WQ Site:
Easting: 1903118.382
Northing: 5567308.551
Method: Hand-held GPS

Address: 6 Harris St, Waipukurau

WELL INFORMATION

Drill date: 11/08/2021
Driller: Pro-Drill Auckland Limited
Casing Diameter (mm): 100
Bore Depth (m): 4.5
Well Depth (m):
Screen top (m): 1.7
Screen bottom (m): 2.7
Open hole top (m):
Open hole bottom (m):

Water level access: Unknown

Aquifer Information

Initial Water Level -2
Aquifer Condition
Aquifer Lithology

Bore Log (m)

Lithology brown SAND with silt
From Depth 0
To Depth 0

Lithology brown/grey GRAVEL with silt
From Depth 0
To Depth 1

Lithology brown/grey GRAVEL with sand/silt
From Depth 1
To Depth 2

Lithology grey GRAVEL with sand/silt (Cobbles)
From Depth 2
To Depth 3

Lithology grey GRAVEL with sand
From Depth 3
To Depth 3

Lithology brown SILT with clay
From Depth 3
To Depth 4

Lithology grey SILT with clay

IDENTIFICATION

WQ Site:
Easting: 1902934.297
Northing: 5566948.267
Method: Hand-held GPS

Address: TAKAPAU RD, WAIPUKURAU

WELL INFORMATION

Drill date:
Driller: Unknown
Casing Diameter (mm): 1150
Bore Depth (m)
Well Depth (m): 2.9
Screen top (m):
Screen bottom (m):
Open hole top (m):
Open hole bottom (m):

Water level access: Yes

Aquifer Information

Initial Water Level -2
Aquifer Condition
Aquifer Lithology

IDENTIFICATION

WQ Site:
Easting: 1902932.252
Northing: 5567279.505
Method: Hand-held GPS

Address: COUGHLAN ST,
WAIPUKURAU

WELL INFORMATION

Drill date:
Driller: Unknown
Casing Diameter (mm): 1600
Bore Depth (m)
Well Depth (m): 3.7
Screen top (m):

Screen bottom (m):
Open hole top (m):
Open hole bottom (m):

Water level access: Yes

Bore Consents

Consent Id	WP180688T
Consent Type	Ground-water consent
Use One	Animal Processing
Use Two	Water Supply Cooling Water

Aquifer Information

Initial Water Level	-3
Aquifer Condition	
Aquifer Lithology	

APPENDIX B: GEOHAZARDS

**22 COUGHLAN RD,CENTRAL HB
LOT 3 DP 15794**

1088000127

This report summarises the known hazards intersecting this property, based on research reports commissioned to assess regional risk – these are summarised below. The hazard assessment methodologies, information compilation and presentation techniques used for these assessments include certain qualifications and limitations on the use, noting:

- a) The hazard information provided is based on the best information available at the time of the studies and was supplied under specific contract arrangements including financial and time constraints.
- b) The hazard information may be liable to change or review if new information is made available.
- c) Councils and other organisations may hold more detailed hazard information than provided here. This Natural Hazard Property Report is not a substitute for a Land Information Memorandum (LIM).
- d) The precision and accuracy of the data varies, therefore it is important that you obtain expert advice to help to interpret the information.

The hazard maps in this report are based on the following referenced research reports. Online HBRC Natural Hazards Report Database contains a register of the hazard research reports and publications from either the Council or external organisations and this database may contain other pertinent information related to this area. Go to www.hbrc.govt.nz and search #hazards:

The referenced reports are:

- (i) Earthquake Fault lines
 - Earthquake hazards in Hawke's Bay Initial assessment
 - Earthquake hazard analysis - Stage 1. Recurrence of large earthquakes determined from geological and seismological studies in the Hawke's Bay area
 - Active Fault Mapping and Fault Avoidance Zones for Central Hawkes Bay District: 2013 Update Active Fault Mapping and Fault Avoidance Zones for Hastings District and environs
 - Fault Avoidance Zone Mapping for Wairoa District, Napier City and surrounds
- (ii) Earthquake Liquefaction
 - Assessment of liquefaction risk in the Hawke's Bay: Volume 1: The liquefaction hazard model
 - Assessment of liquefaction risk in the Hawke's Bay: Appendices for Volume 1
- (iii) Earthquake Amplification
 - Hawke's Bay Regional Council earthquake hazard analysis program, Stage III : evaluation of ground shaking amplification potential Volume 1
 - Hawke's Bay Regional Council earthquake hazard analysis program, Stage III : evaluation of ground shaking amplification potential Volume 2: Appendices
- (iv) Tsunami Inundation Extents
 - Hawkes Bay Tsunami Inundation by Attenuation Rule
 - Review of Tsunami Hazard in New Zealand
- (v) Flooding Extents
 - Wairoa River Flood Hazard Study
 - TeNgaru Catchment Flood Hazard Study
 - Waipatiki Catchment Flood Hazard Analysis
 - Kopuawhara Opoutama Flood Hazard Analysis
- (vi) Coastal Hazard
 - Regional Coastal Environmental Plan
 - Clifton to Tangoio Coastal Hazards Strategy 2120 - Coastal Hazard Assessment
 - Clifton to Tangoio Coastal Hazards Strategy 2120 - Coastal Risk Assessment
 - Other Coastal Hazard Reports
 - Cliff Hazard Zone Delineation
- (vii) Landslide Risk

- Roll out of Erosion Models for Regional Councils: Landcare Research Limited
- Earthquake-Induced Landslide Forecast and Hazard Assessment, Hawke's Bay Region.
- Earthquake-Induced Landslide Forecast and Hazard Assessment, Bluff Hill, Napier.

(viii) Quaternary Geology

- Hawke's Bay Regional Council earthquake hazard analysis program, Stage III : evaluation of ground shaking amplification potential Volume 2: Appendices

(ix) Wairoa River Bank Stability Zones

- Wairoa River Bank Stability Assessment

Online Mapping Conditions of Use

1. Use of these maps is subject to these disclaimers and exclusions. By using these maps the user is signifying his or her agreement to be bound by these exclusions and disclaimers.
2. Hawke's Bay Regional Council's Hazard maps have been compiled on behalf of HB CDEM Group using the best information available to the council. The maps indicate the extent of the hazard from analysis of information only. They do not necessarily reflect the greatest extent of the hazard suffered in the past, or likely to be suffered in the future.
3. The hazard information provided does not imply any actual level of damage to any particular structure, utility service or other infrastructure.
4. These maps should not be relied upon as the sole basis for making any decision in relation to potential risk.
5. The hazard information provided is regional in scope and cannot be substituted for a site-specific investigation. A suitably qualified and experienced practitioner should be engaged if a site specific investigation is required.
6. Hawke's Bay Regional Council makes no representations, warranties or undertakings about any of the information in these maps and/or electronic files including, without limitation, their accuracy, completeness, quality or fitness for any particular purpose.
7. The Hawke's Bay Regional Council shall not be liable for any loss or damage arising out of, or in connection with, the use of the information contained in these maps and/or electronic files.
8. Hawke's Bay Regional Council reserves the right to change the content and/or presentation of any of the information contained in these maps at its sole discretion, including these notes and disclaimer.
9. These disclaimers and exclusions shall be governed by, and construed in accordance with, the laws of New Zealand. If any provision of these disclaimers and exclusions is unlawful, void or for any reason unenforceable, that provision shall be deemed severable and shall not affect the validity and enforceability of the remaining provisions.

Amplification

This amplification map shows areas susceptible to ground shaking in an earthquake. Most of the damage during an earthquake is caused by ground shaking. Seismic waves, travelling through the earth at different speeds and amplitudes because of a fault rupture, cause the ground to vibrate and shake in an earthquake. The intensity of ground shaking at any location is affected by the magnitude of the earthquake, proximity to the source of the earthquake, and the geological material underneath that location. Larger earthquakes generally produce greater shaking and shaking is usually more intense nearer the source of the earthquake.

Different frequencies of shaking also affect buildings differently - in general, low frequency motions affect taller buildings more, while high frequencies affect shorter buildings. The type of material underlying the site can have a great effect on the nature and intensity of the shaking. Sites underlain by hard, stiff material such as bedrock or old compacted sediments usually experience much less shaking than sites located on young, loosely consolidated sediment, which tends to amplify shaking.

What can you do?

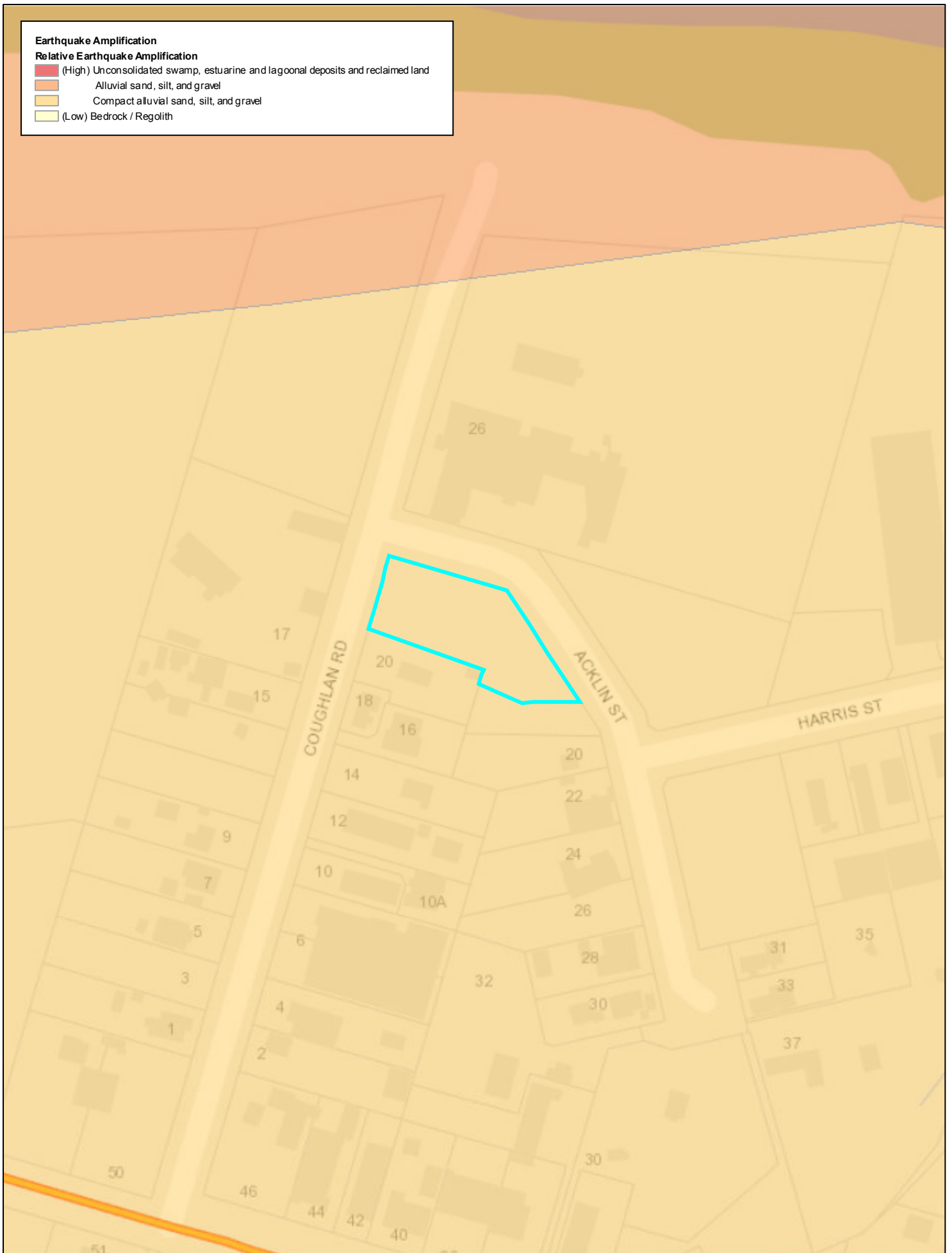
Most people in Hawke's Bay will survive a large earthquake with some loss, but some people will be severely affected. If you are developing land in a susceptible area, it is recommended owners/developers obtain expert advice from a qualified and experienced geotechnical engineer before progressing plans.

On a property already developed, the easiest way to mitigate earthquake risk is to ensure your insurance sum-insured is sufficient to rebuild with heavier duty foundations in the event of total loss (noting this could be fire or flood - not just earthquake).

Earthquake Amplification

Relative Earthquake Amplification

- (High) Unconsolidated swamp, estuarine and lagoonal deposits and reclaimed land
- Alluvial sand, silt, and gravel
- Compact alluvial sand, silt, and gravel
- (Low) Bedrock / Regolith



Earthquake Amplification

The information displayed is schematic only and serves as a guide. It has been compiled from Hawke's Bay Regional Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information obtained from Land and Information New Zealand (LINZ). Creative Commons Attribution 4.0 International License

CROWN COPYRIGHT RESERVED. Copyright Hawke's Bay Regional Council



**HAWKE'S BAY
EMERGENCY MANAGEMENT GROUP**

1:2,000

Thursday, November 18, 2021

N



Original Sheet Size 210x297mm

Flooding

The map shows general details about flooding patterns and areas at risk. There are 3 coloured zones; Blue (flood risk areas), cream (low risk areas) and cross-hatch blue (areas not included in the flood study and which may or may not be susceptible to flooding).

Flood extents shown in the maps are regional in scale, and not meant to show specific flooding details on each property. The specific line drawn to delineate the zones should be assumed to have a buffer ranging from approximately 5 m in steep areas, up to approximately 50 m in flat areas. There may be exceptions to this estimate. The scale to use the mapping should be limited to approximately 1:20,000. There are instances where using the data at a smaller scale is possible, however, caution should be used in the interpretation of the specific location of the flood zone edge.

In the Central Hawke's Bay District Council area, an interim solution of flood hazard mapping has been implemented using a contour based approach which identifies rivers, streams, drains and overland flow paths as flood risk areas.

In other areas, maps have been produced using computer models using verification with actual events where possible. Flood modelling is based on 100 year return period events (1% annual exceedance probability) for river flood risk areas, and 50 year return period events (2% annual exceedance probability) for floodplain flood risk areas. The effects of climate change have not been included in this flood modelling.

Not all floodable areas have been mapped. There may be overland flow paths and floodable areas that are not able to be delineated due to limited resolution of the base contours, and there may be areas at risk from flooding that have not been examined due to lack of contour information.

Urban pipe networks and flooding on the street network in the urban areas have not been considered in the flood modelling. Urban areas show flood risk areas that are the result of the capacity of open drains being exceeded. In some flood risk areas, houses and other structures may be elevated above the ground, and would be considered not floodable. These cases are not identified in this flood modelling.

These maps should not be relied upon as the sole basis for making any decision in relation to potential flood risk. Independent advice should be obtained where appropriate.

Contact the Hawke's Bay Regional Council Engineering Department if further information is required with regards to a specific property.

Flooding vs. Ponding

Major flooding happens when the capacity of a stream or drain is exceeded. Small scale, localised ponding may occur in areas where water cannot get to the stream through the normal paths of overland flow when the streams are not in flood. The flood hazard study does not consider this type of localised ponding in detail.

Learn more about our flood risks <https://www.hbemergency.govt.nz/hazards/storms-and-floods/>

What can you do?

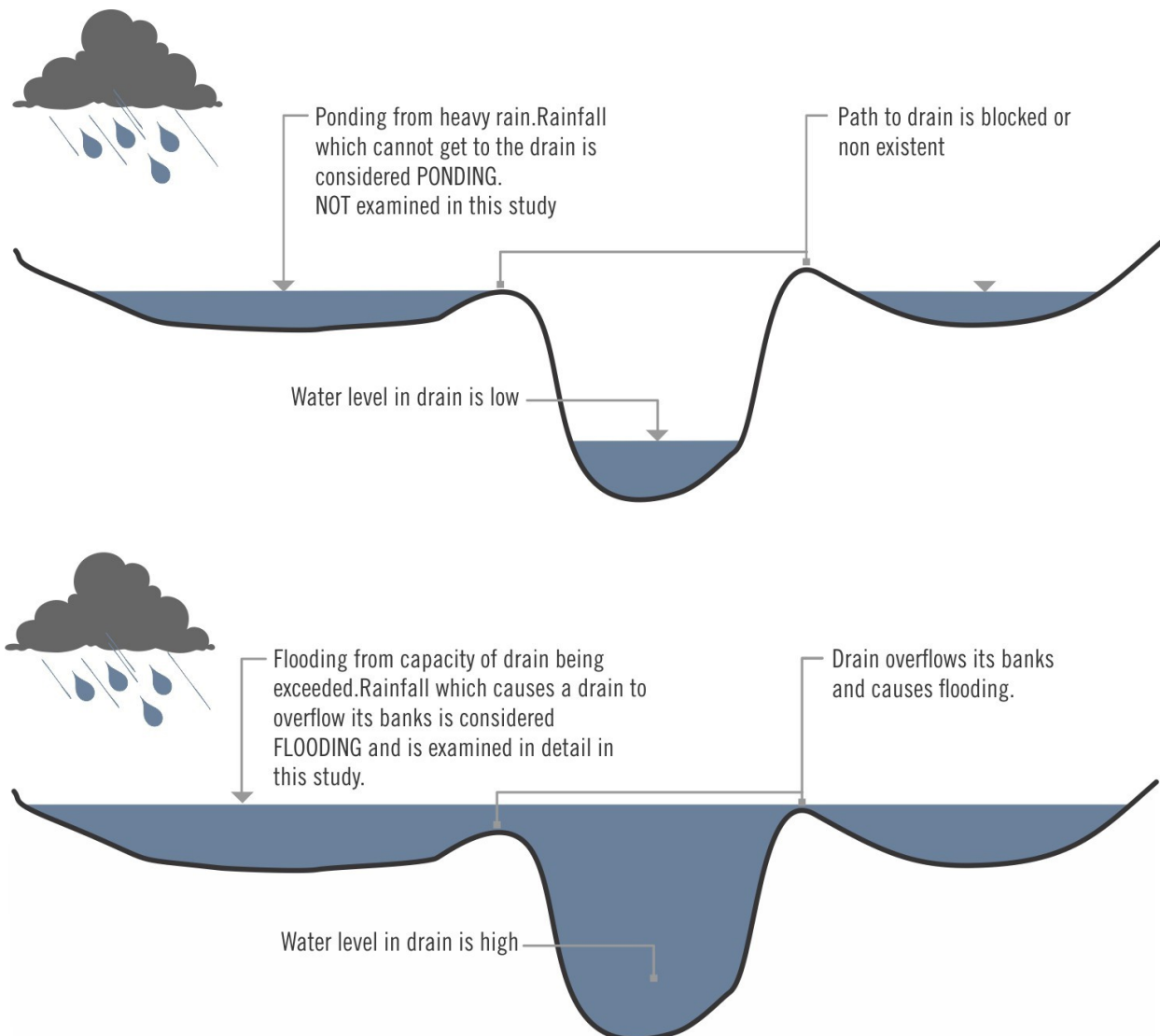
If you are thinking about buying a property which is subject to flooding:

1. Get a Land Information Memorandum (LIM) report from the city or district council.




2. Find out about the history of the area. Ask local people who have lived in the area for a long time about events in the past.
3. Check out your potential purchase during a storm.
4. Be aware a resource consent may be required for any new building or additions or extensions to existing buildings on the property.

If you already own a property at risk from flooding, then:

- a. Organise a household emergency plan and be prepared to evacuate quickly if necessary.
- b. Check the weather forecast regularly as severe weather watches and warning are issued by the MetService and are available via email alerts.
- c. If a flood is imminent, lift valuable household items and chemicals as high above the floor as possible. Consider using sandbags to protect your home.



Flood Risk Areas

-  Flood risk areas
-  Low risk areas
-  Not in study area



**HAWKE'S BAY
EMERGENCY MANAGEMENT GROUP**

Flooding

The information displayed is schematic only and serves as a guide. It has been compiled from Hawke's Bay Regional Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information obtained from Land Information New Zealand (LINZ). Creative Commons Attribution 4.0 International License

CROWN COPYRIGHT RESERVED. Copyright Hawke's Bay Regional Council

N



1:2,000

Thursday, November 18, 2021

Original Sheet Size 210x297mm

APPENDIX C: ANTHROPOGENIC HAZARDS

LOCAL AUTHORITY: C.H.B DISTRICT COUNCIL
 ZONING: BUSINESS 2
 TOTAL AREA: 2584m²
 COMPRISED IN R.T.: HBH3/556
 REGISTERED OWNERS: CENTRALINES LIMITED

LEGEND:

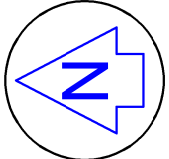
- ABUTTAL BOUNDARY
- PROPERTY BOUNDARY
- LEGAL ROAD
- EASEMENT BOUNDARY
- POWER LINE
- POWER POLE

THE SURVEYING COMPANY
 Suite 3, 11.5e Avenue Road East, Hastings, 4122
 (06) 878 6349 | www.surveying.net.nz

CLIENT: **CENTRALINES LIMITED**

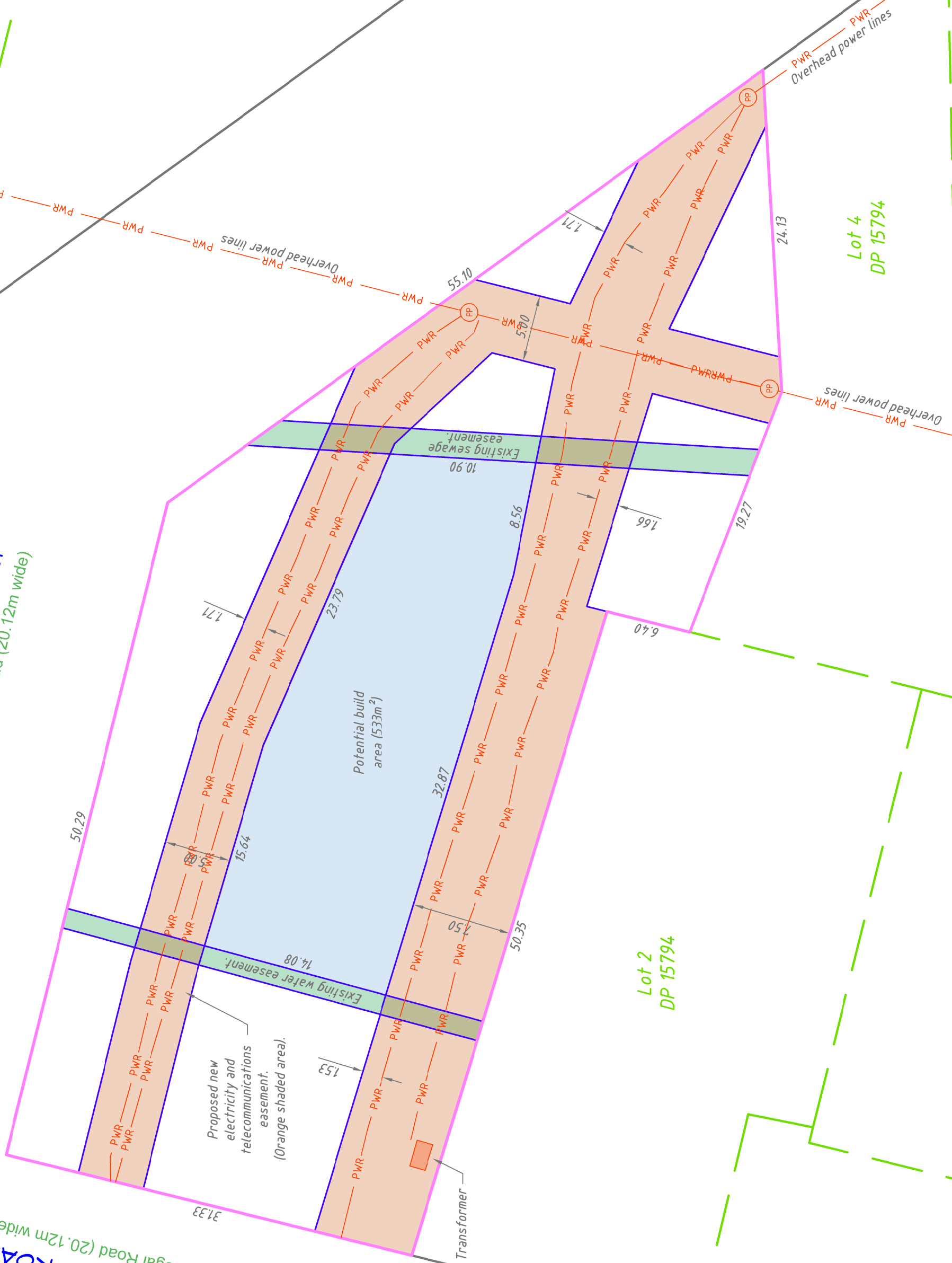
PROJECT:
**PROPOSED EASEMENTS OVER
 LOT 3 DP 15794**

PLAN TYPE:	PROPOSED EASEMENT PLAN		
SCALE AT A3:	DRAWN:	CHECKED:	
1 : 300	WH	NW	
DATE:	DRAWING NUMBER:	SHEET:	
JUL 2021	202437-BDY-01	01 of 01	



ACKLIN STREET
 Legal Road (20.12m wide)

COUGHLIN ROAD
 Legal Road (20.12m wide)



Lot 2
 DP 15794

Lot 4
 DP 15794

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled.* No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be, and, in general, if you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying it.* A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may

perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old*.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration*. Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists*.



Telephone: 301/565-2733

e-mail: info@geoprofessional.org www.geoprofessional.org

F. Land Information Memorandum

Due to size of the file, the LIM will need to be requested by emailing nikki.whelpton@chbdc.govt.nz