



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

OPEN MARKET TENDER

FOR THE LEASE OF

**18,938 SQUARE METRES OF VACANT GENERAL RURAL
ZONED LAND**

Situated at

82 Ongaonga Road, Waipawa, Central Hawke's Bay

Tender Opens 19 August 2024

TENDER CLOSE

At 4.00 pm on 16 September 2024

Tender Name: Leasing 82 Ongaonga 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- 9

ATTACHMENTS

- A. Tender Form: Council's Preferred Lease Agreement Document including Terms and Conditions (*due to size of the file, the Tender Form and Further Terms are separately available for download from the Council Website Link*)
- B. Expression of Interest Form
- C. Record of Titles HBL1/1184 and HBL4/177

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

Lease of 18,938 Square Metres Vacant General Rural zoned site

82 Ongaonga Road, Waipawa

1. Background

Central Hawke's Bay District Council (Council) seeks Tenders for the Lease of 18,938m² of vacant land zoned "General Rural Zone" and located on the fringe of Waipawa at 82 Ongaonga Road, Waipawa (Property).

The Council is considering leasing the Property to a suitable Tenant via an Open Tender.

The Property is located on the south side of the Waipawa River, with road frontage onto Ongaonga Road and backing onto the Waipawa river along the north boundary. The Property is approximately three minutes' drive from the small Central Hawke's Bay town of Waipawa, less than 1km to the intersection with State Highway 2, and 40 minutes south of Hastings.

This document provides some basic information about the Property and the preferred Terms and Conditions of the Lease agreement, and we strongly encourage any potential Lessee to do their own due diligence.

This document also provides the process to be followed by parties who wish to tender for the Property.

2. Details of The Property

Site Description

The Property is of naturally sloping contour which has been retained to provide a functional terraced site and its northern boundary adjoins the Waipawa River. The Property has the following positive features:

- Dual access off Ongaonga Road
- Located on the fringe of Waipawa, near State Highway
- General Rural Zoning
- Land area of 18,938m²

Aerial photo of The Property (shown in Yellow):



The Property is a vacant site with a total land area of 18,938m² more or less, and contained within two Records of Title HBL1/1184 and HBL4/177. Copies of the titles are attached.

Ref	Property Description	Record of Title	Area m ²	Tenure
1	Section 74 Block XI Waipukurau Survey District	HBL1/1184	9383 square metres more or less	Freehold
2	Part Section 6 Block XI Waipukurau Survey District	HBL4/177	9555 square metres more or less	Freehold
Total area to be leased			18,938m²	

Zoning and Land Use Consent

The land is zoned General Rural Zone under the Council's Proposed District Plan.

The objectives of the Proposed Central Hawkes Bay District Plan are to ensure that properties are used for primary production activities and ancillary activities.

The predominant character of the General Rural Zone should be maintained which includes; low-density built form, with open space and few structures, a predominance of rural and

land-based primary production activities and associated buildings such as barns and sheds, existing rural communities and community activities, such as rural halls, reserves and educational facilities, landscape within which the natural environment (including farming and forest landscapes) predominates. Environmental contrast and clear distinction between town and country (including a general lack of urban infrastructure, such as street lighting, solid fences and footpaths).

Permitted activities within the zone include residential activities, seasonal workers accommodation, primary production activities (including ancillary buildings and structures, but excluding mining and quarrying), post-harvest facilities, agricultural aviation movements ancillary to primary production activities, new, or expansion of existing, rural airstrips and/or helicopter landing areas, home businesses, visitor accommodation plus some additional specific activities. In addition, permitted activities need to comply with the zone's rules and performance standards.

Flood Hazard (Flood Risk Areas)

The Property adjoins the Waipawa river. The lower terrace of the property is identified as being within the Hawke's Bay Regional Council fifty-year flooding extent area.





The property is identified as 'Verified HAIL - Suitable for Land Use - Natural State' on the Hawkes Bay Regional Council's contaminated or potentially contaminated site register. The previous and current use of the site is also a use listed on the Ministry of Environment's Hazardous Activities and Industries List (HAIL) and therefore the Property is on the HAIL list.

Existing Buildings Excluded From The Lease Area

The building improvements comprise a control room/office, a filling unit, main outbuilding garage and a pump shed. All the above-mentioned improvements will be excluded from the Lease. There are also concrete storage bins which would be available as part of the lease.

3. The Waipawa Locality

Waipawa is a rural servicing township in inland Hawke's Bay on the southern bank of the Waipawa River in Central Hawke's Bay. Containing a small range of shopping and commercial services. Waipawa was established in the 1860s, with a population of 2,400 as at 2023.

Waipawa is located approximately 45km south of Hastings where a larger range of Commercial and Industrial services can be sourced.

4. The Lease Process

The Property is being offered for Lease by a Council run Open Tender. All interested Parties must complete the required Tender documents attached to this Document and return to Council by 4pm on 16 September 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 lease agreement 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/ Tender process:

- Commencement of Advertising/ Marketing 19 August 2024
- **Closing Date for Receipt of Tender Documents 4pm 16 September 2024**
- Evaluation and Ranking Period Finish 17 September 2024
- Ranked List Compiled 19 September 2024
- **Engage with Top Ranked Party 19 September 2024**
- Negotiate with preferred Tenderer and Inform Unsuccessful Parties of Outcome 27 September 2024

Inspecting the Property

To ensure robust Health and Safety protocols, inspection of the Property will be available by way of two "Open Days" on the Property. All interested parties will be able to view the Property on the below dates and times. Sign in and out will be required.

- Wednesday 28 August 2024 from 11am – 1pm
- Wednesday 4 September 2024 from 11am - 1pm

Access onto the Property outside the open days is only by request and agreed through Nikki Whelpton, Property Manager at Council - Email: nikki.whelpton@chbdc.govt.nz

Documentation to be Used to Submit a Tender

Council has developed a preferred lease agreement for the leasing of the Property. It is important that parties complete each item on the expression of interest form 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 – 82 Ongaonga Road, Waipawa

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

Respondents will be emailed to confirm receipt of their tender by 5pm on 17 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 Lease of 82 Ongaonga Road, Waipawa
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 Lease Agreement Document including Terms and Conditions (*due to size of the file, the Tender Form and Further Terms are separately available for download from the Council Website Link*)
- B. Expression of Interest Form
- C. Record of Titles HBL1/1184 and HBL4/177

A. Tender Form:

Council's Preferred Lease Agreement including Terms and Conditions

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

B. Expression of Interest Form



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

Form to be completed by potential Lessee and returned to nikki.whelpton@chbdc.govt.nz

Lessee's name/ Company	
Contact details	
GST registered?	Yes / No
If yes, please provide GST number	GST number:
Lessee's solicitor's details	
Address of Property to be Leased	82 Ongaonga Road, Waipawa
Legal description of Property	Section 74 Block XI Waipukurau Survey District, Record of Title HBL1/1184 Part Section 6 Block XI Waipukurau Survey District, Record of Title HBL4/177
Proposed lease Price (Per year)	\$ plus GST per annum
Lessee to pay outgoing	Yes / No
Your proposed Commencement date	
Any specific terms or conditions that you require as part of the offer?	
Details on your proposed use of the Property. Note: Council has key objectives for the future use of this land which will be evaluated against the details provided by Lessees on the proposed use. Note: Lessee will need to complete their own due diligence and seek any relevant consents required for the proposed use.	



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

Track record – do you have experience in using the Property for the proposed use? Please provide brief details.	
Attachments - Template Lease agreement, Further Terms, Schedules. Please acknowledge these are acceptable.	Yes / No
Other	

C. Record of Titles HBL1/1184 and HBL4/177



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




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **HBL1/1184**
Land Registration District **Hawkes Bay**
Date Issued 26 July 1985

Prior References
HBPR120/124

Estate Fee Simple
Area 9383 square metres more or less
Legal Description Section 74 Block XI Waipukurau Survey
District

Original Registered Owners
The Waipawa County Council

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

12368993.1 Departmental dealing correcting registered owner to Waipawa County Council - 3.2.2022 at 7:00 am

Reference:
Certificate No. 451122.1
P.R. Vol. 120 Folio 124(a11).
Transfer No.



REGISTER

No. L1/1184

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th. day of July one thousand nine hundred and eighty-five under the seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY being a Certificate in lieu of Grant, **WITNESSETH** that THE WAIPAWA COUNTY COUNCIL

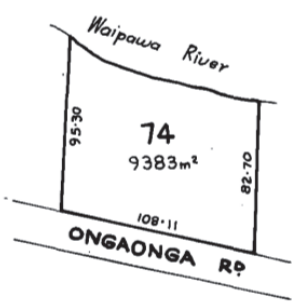
is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, which said land was originally acquired by the abovenamed

as from the 6th. day of May one thousand nine hundred and eighty-five under Section 124A of the Land Act 1948 that is to say: All that parcel of land containing 9383 square metres more or less being Section 74 Block XI Waipukurau Survey District



Subject to the reservations and conditions imposed by Section 8 of the Mining Act 1971 and Section 5 of the Coal Mines Act 1979.

[Signature]
D.L.R.



S.O. 8570
Scale 1 inch =
2/0.

No. L1/1184

CERTIFICATE OF TITLE



5,000/12/70-89010 W



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

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **HBL4/177**
Land Registration District **Hawkes Bay**
Date Issued 23 March 1987

Prior References
HBL3/827

Estate Fee Simple
Area 9555 square metres more or less
Legal Description Part Section 6 Block XI Waipukurau
Survey District

Original Registered Owners
The Waipawa District Council

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

12369849.1 Departmental dealing correcting registered owner to Waipawa District Council - 4.2.2022 at 7:00 am

References
Prior C/T L3/827(balance).
Transfer No.
N/C. Order No. 474249.3

Land and Deeds 69



REGISTER

No. L4 / 177

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

SC

This Certificate dated the 23rd. day of March one thousand nine hundred and eighty-seven under the seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY

WITNESSETH that THE WAIPAWA DISTRICT COUNCIL

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 9555 square metres more or less being part Section 6 Block XI Waipukurau Survey District

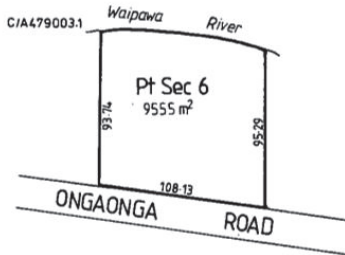
Subject to the reservations and conditions imposed by Section 8 of the Mining Act 1977 and Section 5 of the Coal Mines Act 1979



A.L.R.

479003.1 Change of Appellation whereby the adjoining Crown Land Reserved from Sale under Section 58 Land Act 1948 is now known as Section 81 Block XI Waipukurau Survey District - 1.7.1987 at 2p.m.

A.L.R.



Measurements are Metric
E.C. 75

No. L4 / 177

CERTIFICATE OF TITLE No. /

35797C-50,000/5/85MK

