

PREPURCHASE REPORT

Date: **16 March 2026** Project No. **CH00749**

To: **Fiet Family Trust**

Subject: **Lot 32 Eskridge Drive, Eskdale, Napier**

From: **Mason Reed**

1.0 GENERAL

This letter presents the results of a site specific geotechnical investigation undertaken for the site at Lot 32 Eskridge Drive, Eskdale, Napier.

The site is generally located to the east of Eskridge Drive. The proposed building site is generally located on the crest of a moderately sloping (east-trending) ridge.

2.0 RESULTS OF VISUAL APPRAISAL

A visual appraisal of the site was undertaken by a Fraser Thomas engineering geologist on 25 February 2021.

The site was surveyed using a tape and clinometer to produce representative cross sections for slope stability appraisal purposes.

The site is generally located to the east of Eskridge Drive.

The proposed building site is generally located on the crest of a moderately sloping (east-trending) ridge. The side slopes associated with the east trending ridge are generally moderate to steeply sloping. The north-facing side slopes generally slope at slope angles ranging between approximately 10° to the horizontal and 55° to the horizontal. The south-facing side slopes generally slope at slope angles ranging between approximately 20° to the horizontal and 60° to the horizontal.

The side slopes at the site are generally grassed, and vegetated with occasional trees and shrubs. Signs of surficial soil creep were observed on the side slopes. It appears that the north-facing and south-facing side slopes have been subject to past slope instability, which has likely caused the regression of the surficial soils on these slopes, and has resulted the observed steeper slope profile in these areas (35° to 38°). During the visual appraisal, smaller scarps and slips were observed on the north-facing and south-facing side slopes, with larger gully features situated on the north-facing slope. These various gulleys appeared to have several areas of well-developed poplar trees planted within the valleys, suggesting that the slope instability in these areas is a long term issue.

It appears that some previous cut and fill earthworks have been undertaken at the site, in order to create a level building platform. The existing excavations slopes associated with this work are up to approximately 6.0 m in vertical height, and slope at approximately 25° to the horizontal. It is understood that some “fill” has been placed on the northern part of the flat platform.

3.0 RESULTS OF HAND AUGERED BOREHOLE INVESTIGATION

The field investigation comprised a visual appraisal, three hand augered boreholes, numbered H1, H2, H3, H4, H5 and H6. Dynamic Cone Penetrometer (DCP) tests were also undertaken beyond the base of Boreholes H1, H2 and H3.

The borehole logs indicate that the site is generally underlain by a surficial layer of residual soils, which are inferred to be weathering products of the underlying mudstone, inferred to be of the Petane Formation of Late Pliocene age.

It appears that some previous cut and fill earthworks have been undertaken at the site, in order to create a level building platform. It is understood that material has been placed along some areas of the crest of the north facing ridge side slopes, as fill material.

A surficial layer of material, inferred to be fill associated with previous earthworks at the site, was encountered at the location of Borehole H7. The fill material generally appeared to comprise silts intermixed with topsoil and gravels. The fill was generally encountered to a depth of approximately 0.5 m below the existing ground surface, at the location of Borehole H7. It is noted that this fill material was not encountered at the location of Borehole H3, which was also undertaken adjacent to the crest of the north facing slope.

A surficial layer of material, inferred to be fill associated with previous earthworks at the site, was also encountered at the location of Borehole H5. The fill material generally appeared to comprise silts intermixed with topsoil and gravels. The fill was generally encountered to a depth of approximately 0.6 m below the existing ground surface, at the location of Borehole H5. This material appears to be sidecast material, associated with the earthworks onsite.

4.0 LIMITATIONS ON BUILDING CONSTRUCTION

Based on the results of the site appraisal and borehole investigation, and on the basis of ground conditions existing at the time of the investigation reported herein, a "Recommended Building Line Limitation" (RBLL) and a "Recommended Building Restriction Line" (RBRL), have been determined for the proposed building site. The approximate location and extent of the RBLL and the RBRL, as they affect the proposed building site, are shown on the marked up site plan appended to this letter.

The "Recommended Building Restriction Line" (RBRL), is located adjacent to the crest of the steep side slopes at the site. It is recommended that no residential construction be undertaken downslope of this line.

The "Recommended Building Line Limitation" shown on the site plan represents, in our opinion, the limit up to which residential buildings can be constructed in accordance with the requirements of NZS 3604:2011, New Zealand Standard, Timber Framed Buildings.

In layman's terms, we have determined zones where conventional shallow foundations will be suitable (blue area), and a zone where you will need to have piled foundations (orange area).

5.0 COMMENTS FOR POTENTIAL PURCHASERS

Any potential purchaser would need to be aware that a detailed geotechnical investigation report would need to be prepared, in support of an application for building consent, for any proposed new dwelling at the subject site. We can provide geotechnical services to any potential purchaser and a price to provide the required geotechnical report, specific to the purchaser's proposed building development.

**Letter prepared by:
FRASER THOMAS LTD.**



B ALVES
Engineering Geologist

Letter reviewed and approved by:



M V REED
Director
Chartered Professional Engineer

Marked up site plans

