

LAND INFORMATION MEMORANDUM

3 Meeanee Quay, Westshore, Napier



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

Application Details

Applicant:	Mint Realty
Phone Number:	021 980 545
LIM Number:	L260196
Application Date:	28/04/26
Issue Date:	14/05/26

Property Information

Property Address:	3 Meeanee Quay, Westshore, Napier
Legal Description:	LOT 2 DP 9812 LOT 1 DP 12769
Area (hectares):	0.0829

Valuation Information

Valuation Number:	0985029802	
Valuation Details:	Capital Value:	\$9,950,000.00
	Land Value:	\$1,440,000.00
	Improvements Value:	\$8,510,000.00
Note: These values are intended for rating purposes		

Document information

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of sections 44A to 44D of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold in relation to the property that is required by LGOIMA to be included on LIMs or that Napier City Council (Council or NCC), at its discretion, considers appropriate to include on a LIM. Each heading or "clause" in this LIM corresponds to a part of sections 44A to 44B of LGOIMA.

Sections 1 to 8 of this LIM contain all information known to the Council that must be included under sections 44A(2) and 44B of LGOIMA. Any other information concerning the land that the Council considers, at its discretion, to be relevant is included pursuant to s 44A(3) of LGOIMA at section 9 of this LIM. If there are no comments or information provided in these sections, this means that the Council does not hold information on the property that corresponds to that part of sections 44A or 44B.

The information included in this LIM is based on a search of Council records, only and there may be other information relating to the land which is held by the Council that is not required to be included (this additional may be contained on the property file) or information unknown to the Council.

Please note that other agencies may also hold information relevant to the property or administer legislation relevant to the use of the land, for example, the Hawke's Bay Regional Council (HBRC), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand. In addition, the applicant should check the Record of Title for the property as it may contain additional obligations relating to the land.

The Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM, and our records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

The Council does not provide interpretation or advice on how to interpret or use information contained in this LIM. If this is required, the applicant should seek appropriate and independent professional advice.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

The text and attachments of this LIM should be considered together.

Property file service

This LIM does not contain all information held on a property file. Customers may request property files by visiting the property file page at website or calling the Council's Customer Call Centre on (06) 835 7579.

To enable the Council to measure the accuracy of this LIM based on our current records, we ask that you advise us if you find, or are aware of, any information which you consider to be incorrect or missing.

Please telephone the Customer Call Centre on (06) 835 7579 or info@napier.govt.nz.

1. Natural Hazards

Section 44A(2)(a) and section 44B of LGOIMA. This section contains information about natural hazards.



For enquiries, please contact the Council at info@napier.govt.nz

Note - The Council is aware that there may be additional information relating to potential hazards on the CDEMG Hazard Information Portal at <https://www.hbemergency.govt.nz/hazards/hazards-in-hawkes-bay/>.

Note - If part of this site is identified as being within a potential hazard area, sections 71 - 74 of the Building Act 2004 may apply if consent is sought to undertake building work on the property. We recommend that you seek advice on the potential application and effect of those sections of the Act.

Note - The Toka Tū Ake EQC Natural Hazards Portal contains information relating to natural hazard risk and how these might impact properties. It also contains information relating to EQC claims relating to land and/or buildings. The portal may contain information relevant to this property and the Council recommends that you visit the Portal and review the information relevant to this property and the surrounding area. The Portal can be accessed at <https://www.naturalhazardsportal.govt.nz/s/>.

a) Natural hazard information sourced from the Napier Operative District Plan (21 November 2011)

i) Coastal Hazard Area

This property is not identified as being in the Coastal Hazard Area in the Napier Operative District Plan.

ii) River Hazard Area

This property is not identified as being in the River Hazard Area in the Napier Operative District Plan.

Natural hazard information sourced from the Napier Proposed District Plan Decisions Version 2025

i) Coastal Environment

This property is not identified as being in the Coastal Environment in the Napier Proposed District Plan Decisions Version 2025.

b) Natural hazard information relating to the Building Act 2004

ii) Natural hazards notices (section 73 of the Building Act 2004, section 36(2) of the Building Act 1991) or section 641A of the Local Government Act 1974)

No information known to the Council.

iii) Notices or signs under section 133BT of the Building Act 2004

No information known to the Council.

c) All other natural hazard information relating to the land

i) Seismic hazards (including liquefaction)

Liquefaction

The Council holds information on liquefaction risk in the district, contained in an October 2017 report for the Hawke's Bay Regional Council by GNS Science.

According to the report, this property is located within an area indicated as Liquefaction possible (medium liquefaction vulnerability)

Name of the person or entity that commissioned the report	Hawke's Bay Regional Council
Purpose of the report	Re-evaluate the liquefaction hazard across the region as described in Dellow et al (1999) and to evaluate the consequential risk posed by liquefaction
Scope of the report	Napier City and Hastings District Council parts of the Heretaunga Plains, Central Hawke's Bay and Wairoa
Where or how to access the report	https://www.hbemergency.govt.nz/assets/Research-Reports-and-Hazard-Info-Portal/CR-2015-186.pdf
Title of the report	Assessment of liquefaction risk in the Hawke's Bay Volume 1: The liquefaction hazard model & Assessment of liquefaction risk in the Hawke's Bay Volume 2: Appendices for Volume 1
Date of the report	October 2017

Name of the person or entity that prepared the report	Institute of Geological and Nuclear Sciences Limited (GNS Science)
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ii) Tsunami risk

HBRC Tsunami Inundation

Name of the person or entity that commissioned the report	Hawke's Bay Regional Council
Purpose of the report	To produce tsunami hazard maps that are appropriate to use for land use planning in the region
Scope of the report	Napier/Hastings Coastline
Where or how to access the report	https://cms.hbrc.govt.nz/assets/Uploads/CR2022-58-Level-3-Tsunami-Modelling-for-Hawkes-Bay-FINAL.pdf
Title of the report	Level 3 Tsunami Modelling in Hawkes Bay Final Report 2022/58
Date of the report	June 2022
Name of the person or entity that prepared the report	Institute of Geological and Nuclear Sciences Limited (GNS Science)

iii) Erosion

No information known to the Council.

iv) Landslide

No information known to the Council.

v) Subsidence

No information known to the Council.

vi) Flood hazards

Coastal inundation

In 2023 three Hawke's Bay councils (Hastings District, Napier City and Hawke's Bay Region) commissioned Tonkin + Taylor Limited to investigate coastal inundation hazards between Tangoio and Clifton through to the year 2100.

The Tonkin + Taylor report is titled Coastal Inundation: Tangoio to Clifton and is available under the 'Resources' tab at www.hbcoast.co.nz. Maps indicating the areas subject to inundation in the modelled timeframe and the extent of the impact / inundation level can be accessed via the Hawke's Bay Hazard Information Portal: <https://www.hbemergency.govt.nz/hazards/hazards-in-hawkes-bay/>.

The land subject to this LIM has been identified in the Tonkin + Taylor report as being either within, or close to, an area that is at risk of coastal inundation within the modelled timeframe. The modelling and maps will be used by Napier City Council when processing applications for building consents under the Building Act 2004.

You are advised to seek your own independent advice from a suitably qualified person as to the potential implications of this coastal inundation hazard modelling for this property. Further information on coastal hazards risk probability, including the modelled risk applicable to this property, can be accessed via the Hawke's Bay Hazard Information Portal: <https://www.hbemergency.govt.nz/hazards/hazards-in-hawkes-bay/> and at www.hbcoast.co.nz, or by contacting Hawke's Bay Regional Council directly.

Name of the person or entity that commissioned the report	Hawke's Bay Regional Council (HBRC), Hastings District Council (HDC) and Napier City Council (NCC)
Purpose of the report	To investigate coastal inundation hazards between Tangoio and Clifton for the purpose of assessing building consent applications
Scope of the report	Coast between Tangoio and Clifton
Where or how to access the report	Coastal Inundation: Tangoio to Clifton
Title of the report	Tangoio to Clifton
Date of the report	November 2023
Name of the person or entity that prepared the report	Tonkin & Taylor Limited

vii) Wind, drought, and / or fire

Wind Zone: High (see attached map).

viii) Volcanic and geothermal activity

No information known to the Council.

2. Other special features and characteristics of the land

Section 44A(2)(aa) of LGOIMA. This is information about other special features or characteristics of the land that are known to the Council but that not apparent from a district plan under the Resource Management Act 1991. It includes information about the likely presence of hazardous contaminants (if any).



For enquiries, please contact the Council at info@napier.govt.nz

This information should not be regarded as a full analysis of the site features of this land as there may be features that the Council is unaware, and therefore has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose, including development.

a) Site contamination

No site contamination data is available in the Council's regulatory records.

b) Soil

i) Un-Engineered Fill

No information known to the Council.

ii) Ground bearing capacity

Napier soil generally does not have the 300KPA ground bearing required by the NZ Building Code.

No information known to the Council.

iii) Engineered Earthworks

No information known to the Council.

c) Any other special features or characteristics

No information known to the Council.

3. Three Waters



For enquiries, please contact the Council at info@napier.govt.nz

a) Private and public stormwater and sewerage drains

Section 44A(2)(b) of LGOIMA. This section includes information about private and public stormwater and sewerage drains and sewer and water services as shown in the Council's records.

A copy of the Council's records relating to services to the property are **attached**. The Council recommends that the applicant also obtains and reviews the record of title and deposited plan for the property to verify the existence or absence of easements.

i) Stormwater

The property is connected to Council's reticulated stormwater system.

ii) Sewerage

This property is connected to Council's reticulated sewerage system.

iii) Private Drain

The Council does not currently have any information that there is a private drain located on this property.

iv) Council Main

The Council does not currently have any information that there is a council main located on this property.

b) Drinking Water Supply

Section 44A(2)(bb) of LGOIMA. This section includes information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

i) Water Supply

The property is supplied with drinking water from the Council's reticulated network. There are no conditions relating to the provision of drinking water.

ii) Council Main

The Council does not currently have any information that there is a council water main located on this property.

iii) Exemption notified by Taumata Arowai under the Water Services Act 2021

No such exemptions are known to the Council.

c) Trade waste

No records held.

Note: If you wish to discuss the Trade Waste activity, please contact our Environmental Solutions Team on 06 835 7579 or tradewaste@napier.govt.nz.

d) Private Site Services

See attached plan (D) with information Council holds on private 3 waters services.

Note these are indicative only and the actual locations may vary from what is shown.

4. Rates and Levies

Sections 44A(2)(c), (ca) and (cb) of LGOIMA. This section includes information on any rates owing in relation to the land.



For enquiries, please email the Council's rates team at info@napier.govt.nz

a) Government Valuation

Land	\$1,440,000.00
Improvements	\$8,510,000.00
Capital Value	\$9,950,000.00

b) Annual rates

Current Rates Year	2025 to 2026
Annual Rates	\$ 8,600.90
Instalment Amount	\$ 2150.22
Current Year – Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/05/26
Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.	

c) Water charges/metering

Water is Metered	No
WT	None
Allowance	300 Cubic Metres Allowable Per Year ¹
Usage last year	No further information has been located by the Council
Usage year to date	No further information has been located by the Council
Last reading	No further information has been located by the Council
Outstanding Balance	\$ 0.00

¹ Included in rates. Any takes beyond this will incur additional charges.

d) Targeted rates

The land concerned is not located in a project area that is subject to a targeted rates order under the Urban Development Act 2020.

e) Levy orders under the Infrastructure Funding and Financing Act 2020

The land is not connected to a levy area that is subject to a levy order under the Infrastructure Funding and Financing Act 2020.

5. Building Consents



For enquiries, please email the Council's Building Team at info@napier.govt.nz

a) Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) of LGOIMA. This section contains information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council (whether under the Building Act 1991, the Building Act 2004, or any other Act).

The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

Please note that prior to the Building Act 1991, councils were not required to maintain full records of building permits issued under the earlier building legislation and code compliance certificate did not exist. While the Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. The Council does not accept responsibility for any omission.

It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

If the land is part of a cross-lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

i) Building Consents / Permits and Code Compliance Certificates

Consent	Description	Date granted	CCC date	Attachments
Permit 5848	Residence and two flats	24-12-1964	N/A	See 'E'
Permit 6326	Garage	26-07-1965	N/A	See 'E'
BC220440	New 4x Bedroom Dwelling, Swimming Pool and Pool Shed	24-08-2022	15-02-2025	See 'E'

If there are any building consents issued for this property, the Council recommends that you check those consents on the property file for full details.

ii) Certificates, including certificates of acceptance and section 37 certificates

There are no certificates on the Council's files.

iii) Notices

There are no notices on the Council's files.

iv) Compliance schedules and building warrants of fitness

The Council has no record of a compliance schedule for any building on this property. If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule and building warrant of fitness.

v) Orders

There are no orders on the Council's files.

vi) Requisitions

There are no requisitions on the Council's files.

vii) Residential pools and barriers

There is a registered swimming pool or spa pool at this property. All swimming pools and spa pools must have a barrier that complies with the Building Act 2004. The following table identifies any failed inspections and/or known issues with the pool barrier. Copies of the inspection records can be requested.

Inspection date	Reason for failure/issue identified
11/03/2025	Pass: Pool Fence Complies

b) Information relating to non-consented small stand-alone dwellings

Section 44A(2)(daa) of LGOIMA. This section includes information relating to non-consented small stand-alone dwellings.

There are no applications for project information memorandum for building work in connection with a non-consented small stand-alone dwelling on the Council's files.

c) Information provided under section 362T(2) of the Building Act 2004

Section 44A(2)(da) of LGOIMA. This section includes information required to be provided to a territorial authority on completion of residential building work under section 362T(2) of the Building Act 2004.

There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

d) Certificates issued by a building certifier

Section 44A(2)(e) of LGOIMA. This section includes information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

There are no certificates issued by a building certifier on the Council's files.

e) Weathertightness claims

Section 44A(2)(ea) of LGOIMA. This section includes information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

6. Information relating to the use of the land, including resource consents, licences, and other notices impacting the property

Section 44A(2)(f) of LGOIMA. This section contains information relating to the use to which the land may be put and conditions attached to that use under the Resource Management Act 1991 and other legislation.

a) District Plan



For enquiries, please contact the Council at info@napier.govt.nz

Those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site-specific limitations recorded

below, general restrictions that apply across the district may be relevant to the development of this property.

The Council is currently working with two sets of planning provisions: the Operative District Plan (2011) and the Proposed District Plan Decisions Version 2025. This means that you need to look at both the Operative and Proposed Plan, and that both plans may be relevant to resource consenting.

The planning information provided below is not exhaustive and reference to the Operative and Proposed District Plans, and any notified proposed changes or variations to those plans, is recommended.

Operative District Plan

Zone	The property is located within the Northern Residential Zone under the Operative District Plan. The status of any existing or proposed activities may be determined with reference to the District Plan and any planning or resource consents that may apply. Some rules are affected by uses and features on neighbouring or surrounding land, and it is recommended that you review the Plan in detail or seek independent professional advice.
Overlays	Urban Limit
Designations or notations	N/A

Proposed District Plan

Zone	The property is located within the General Residential Zone under the Proposed District Plan Decisions Version 2025. The status of any existing or proposed activities may be determined with reference to the District Plan and any planning or resource consents that may apply. Some rules are affected by uses and features on neighbouring or surrounding land, and it is recommended that you review the Plan in detail or seek independent professional advice.
Overlays	Bird Strike Management Area Urban Limit Liquefaction (Medium) Area of Interest (Mana Ahuriri)
Designations or notations	N/A

b) Resource consents (including subdivision consents)

RM#	Description	Date Granted	Attachments
RM220036	Dwelling - Yards & Earthworks	04/05/2022	See 'F' and 'G'.

Note: If there are any land use resource consents issued for this property, the Council recommends that you check the attached resource consents. There may be conditions attached to those resource consents for the property that are still required to be complied with.

The applicant should also satisfy themselves as to whether all conditions of resource consents for this property have been met.

c) Resource consents on contiguous property

RM#	Address	Description	Decision date
N/A	N/A	N/A	N/A

The above are resource consents that have been granted on directly adjoining and adjacent properties. The decisions and plans have not been attached to this LIM, however a copy can be obtained by requesting the relevant property file.

d) Regional plans or bylaw

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulates land use and activities on this site. Please direct enquiries to Hawke's Bay Regional Council.

e) Information concerning caveats, bonds, encumbrances, consent notices and covenants

For any information concerning caveats, bonds, encumbrances, consent notices or covenants, please refer to the Record of Title for this property and seek independent advice.

f) Land transport requirements



For enquiries, please contact the Council at info@napier.govt.nz

Any vegetation overhanging the footpath/road reserve boundary is to be maintained by the property owner.

The site is adjacent to Meeanee Quay, which is a designated Arterial Road – attached 'H'.

Access off state highways is subject to Waka Kotahi NZ Transport Agency requirements. Please contact Waka Kotahi NZ Transport Agency for further information.

g) Licences



For enquiries, please email info@napier.govt.nz

There are no current licences recorded for this property.

h) Other notices, requisitions, or orders

No information known to the Council.

i) Financial and / or development contributions



For enquiries, please contact the Council at info@napier.govt.nz

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, the Council can recover outstanding amount(s) from a subsequent owner of the land.

No information known to the Council.

7. Other land and building classifications

Section 44A(2)(g) of LGOIMA. This section contains information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.



For enquiries, please contact the Council at info@napier.govt.nz

No information known to the Council

8. Network utility information

Section 44A(2)(h) of LGOIMA. This section contains information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.



For enquiries, please contact the Council at info@napier.govt.nz

No information known to the Council

9. Discretionary information

Section 44A(3) of LGOIMA. This section contains information concerning the land that the Council has, at its discretion, decided to include on the LIM as information that may be relevant.



For enquiries, please contact the Council at info@napier.govt.nz

10. Attachment Schedule

Land Information Memorandum

3 MEEANEE QUAY, WESTSHORE, NAPIER

REF	DEPARTMENT	DESCRIPTION	NO. OF PAGES
A	P	Site Specific Maps	14
B	P	Record of Title	02
C	P	Hawke's Bay Hazard Report	11
D	DI	Drainage Plan/Private Site Services	02
E	BI	Building Consents/Permits/Code Compliance	11
F	P	RM220036 Decision and Report	16
G	P	RM220036 Plans	11
H	P	Road Hierarchy Advice Note	01

Department Key

P = Planning
I = Infrastructure
DI = Drainage Inspector
BI = Building Inspector
HI = Environmental Health Inspector



A

Property Map (1/3 Meeanee Quay)

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Neighbourhood Map (1/3 Meeanee Quay)

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28/04/2026 12:41 PM

Original Sheet Size: A4

NZGD 2000 New Zealand

Transverse Mercator

Scale: 1:5,000

0 40 80m

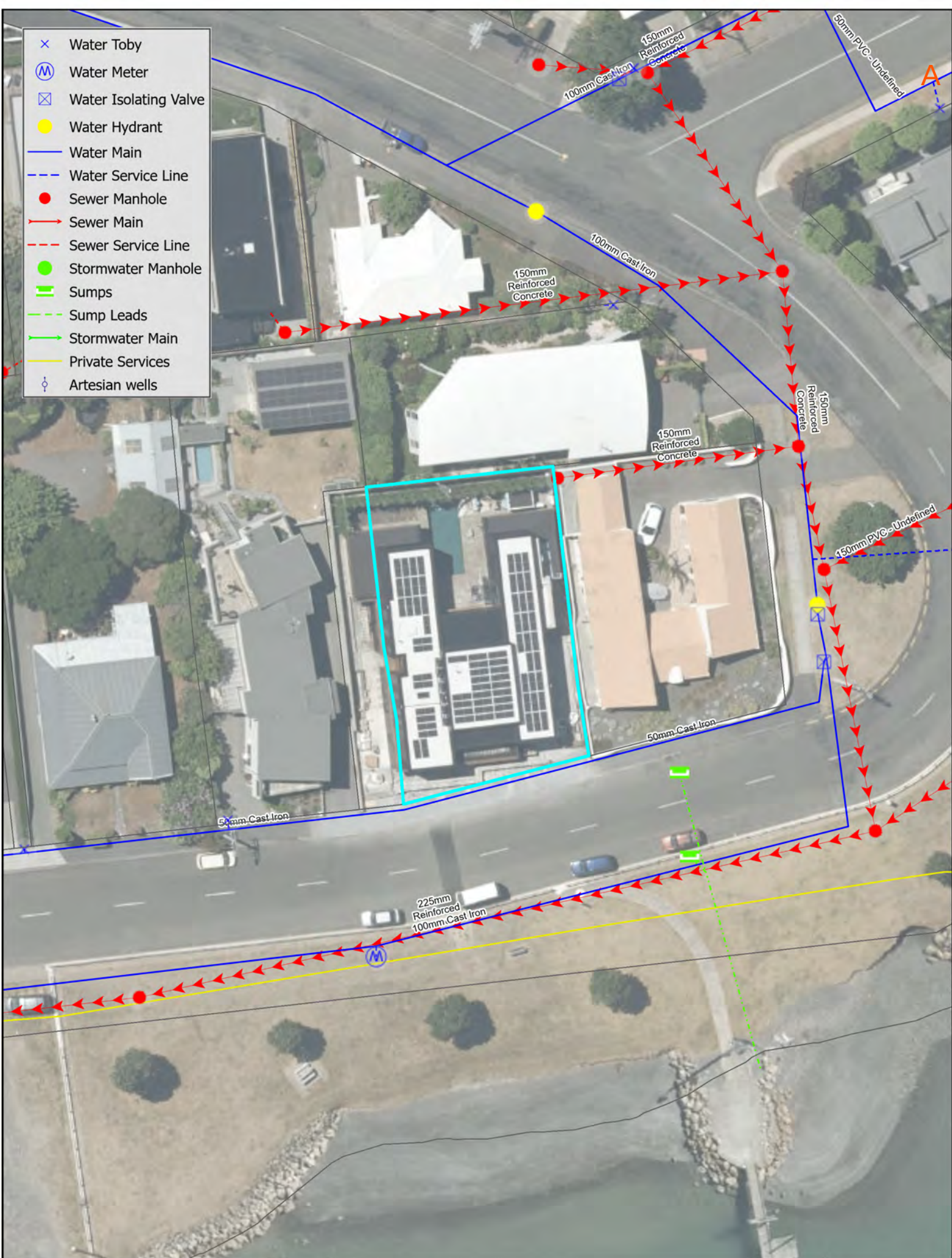




Contours Map (1/3 Meeanee Quay)

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- × Water Toby
- Ⓜ Water Meter
- ⊠ Water Isolating Valve
- Water Hydrant
- Water Main
- - - Water Service Line
- Sewer Manhole
- Sewer Main
- - - Sewer Service Line
- Stormwater Manhole
- Sumps
- - - Sump Leads
- Stormwater Main
- Private Services
- Ⓜ Artesian wells



Utilities Plan Map (1/3 Meeanee Quay)

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This plan is **SCHEMATIC ONLY**

Actual position of services should be determined on site

Northern
Residential

Northern
Residential

Foreshore
Reserve

Boat harbour

Legend - Operative District Plan 2011 Map



A

General
Residential
Zone

General
Residential
Zone

Open Space
Zone

Open Space
Zone

Boat
Harbour
Zone

Legend - Part Operative District Plan 2025 Map

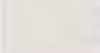
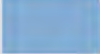




Hazard Map (1/3 Meeanee Quay)

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Legend - Hazard Map

	Site Investigation Reports
	Coastal Hazard Zone
	Coastal Environment
	Coastal Hazard Strategy 2120 - Highly Unlikely
	Sea Spray Zone
	River Hazard
	Section 36 BA91 / Section 73 BA04 Lodged
	Napier Flood 2020 Extent
	Cyclone Gabrielle Flood Extent
	Unengineered Fill Hazard
	Potentially Contaminated Sites
	Contaminated Sites
	Remediated Sites
	Engineering
	Mass Movement
	Significant Hazardous Facility Risk Management

Wind Hazard 2011

- Extra High
- Very High
- High
- Medium
- Low

A

Wind Zone Map (1/3 Meeanee Quay)

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Parcels

Parcel ID	4229620
Legal Description	Lot 2 DP 9812

Site Investigation Reports

No site investigation reports found

Coastal Hazard Zone

Outside coastal hazard zone

Refer to HBRC: [Coastal Hazard Zone](#)

Coastal Environment

Outside coastal environment

Refer to HBRC: [Coastal Environment](#)

Coastal Hazard Strategy 2120 - Highly Unlikely

Outside coastal hazard strategy 2120 - highly unlikely zone

Refer to: [Clifton to Tangoio Coastal Hazard Strategy 2120](#)

Sea Spray Zone

Seaspray	Property is within Sea Spray Zone
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River Hazard

The information display is schematic only and serves as a guide. It has been compiled from Napier City Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

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Outside river hazard zone

Note: The effects of rising river levels cannot be as easily managed in this area. Where areas are identified within the River Hazard zone, they are at risk from fast moving floodwaters during extreme weather events. Refer to chapter 62 of the Operative District Plan (2011).

Section36 BA91 / Section73 BA04 Lodged

No Section 36 BA91 / Section 73 BA04 Lodged found

Napier Flood 2020 Extent

Outside recorded Napier Flood 2020 Extent

Cyclone Gabrielle Flood Extent

Outside recorded Cyclone Gabrielle Flood Extent

Unengineered Fill Hazard

Outside unengineered fill hazard zone

Potentially Contaminated Sites

No potentially contaminated sites found

Contaminated Sites

No contaminated sites found

Remediated Sites

No remediated sites found

Engineering Hazard

Outside engineering hazard zone

Mass Movement

Outside mass movement zone

Significant Hazardous Facility Risk Management

Outside significant hazardous facility risk management zone

For properties in close proximity to a Major Hazard Facility (Napier fuel terminals), a Quantitative Risk Assessment (QRA) (titled 'Quantitative Risk Assessment Napier BP and Z Terminals Cumulative QRA Results') for those terminals has identified that the property is subject to a level of risk as set out in Figure 3.1: Cumulative individual fatality risk contour (Current Case) on page 16 of the report. Further information on the QRA and to access a copy of this report can be found in the Property File.

Note: In the absence of any NZ risk acceptance criteria the following criteria were adopted in the QRA: Australian New South Wales Department of Planning and Environment Hazardous Industry Planning Advisory Paper No4.

Wind Hazard

Classification	High
Wind Speed	Maximum ultimate wind speed limit of 44m/s



Property Map (3 Meeanee Quay)

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Neighbourhood Map (3 Meeanee Quay)

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28/04/2026 12:50 PM

Original Sheet Size: A4

NZGD 2000 New Zealand

Transverse Mercator

Scale: 1:5,000

0 40 80m

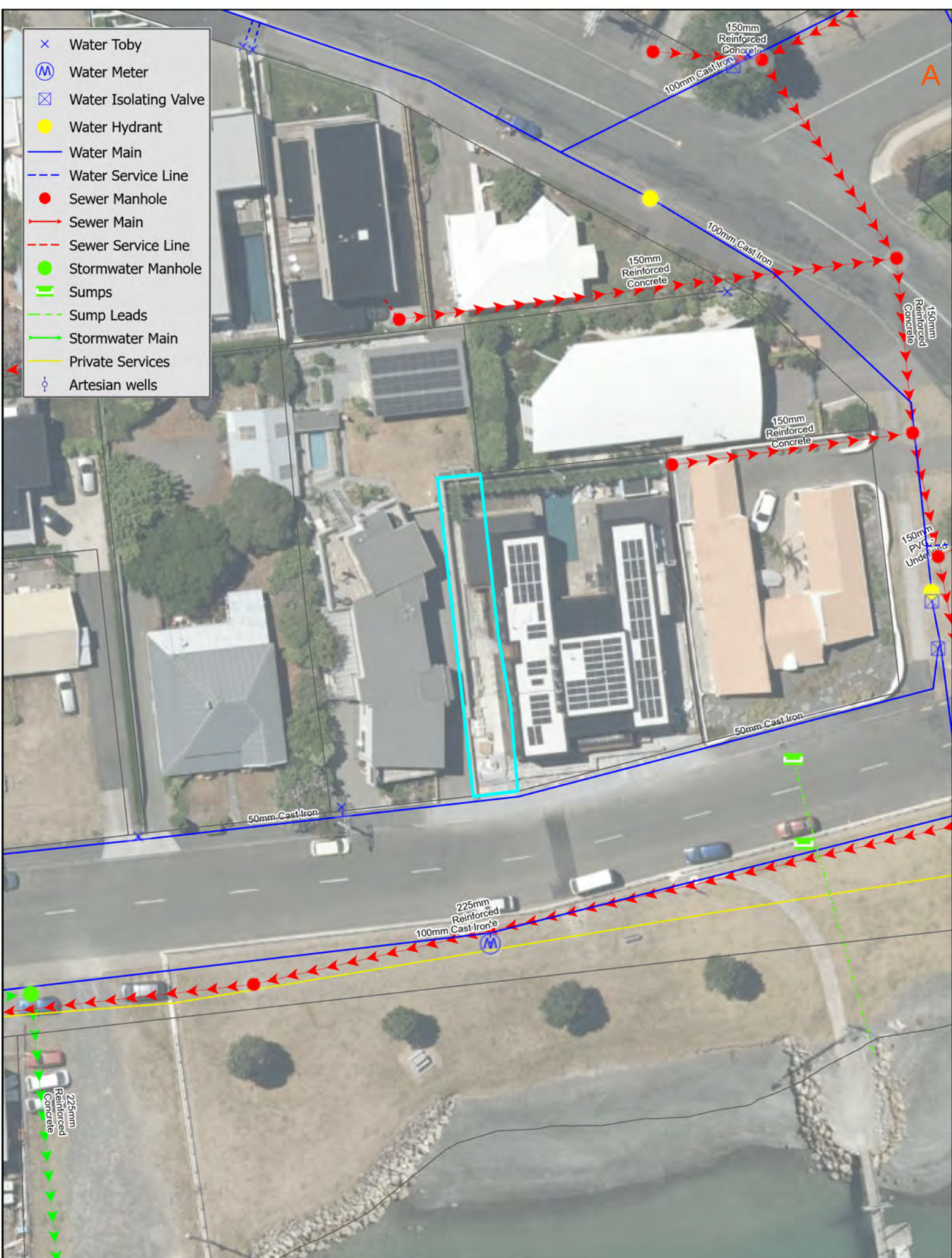




Contours Map (3 Meeanee Quay)

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- ✕ Water Toby
- Ⓜ Water Meter
- ⊠ Water Isolating Valve
- Water Hydrant
- Water Main
- - - Water Service Line
- Sewer Manhole
- Sewer Main
- - - Sewer Service Line
- Stormwater Manhole
- Sumps
- - - Sump Leads
- Stormwater Main
- Private Services
- Ⓜ Artesian wells



Utilities Plan Map (3 Meeanee Quay)

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This plan is **SCHEMATIC ONLY**
 Actual position of services should be determined on site

A

Northern
Residential

Northern
Residential

Foreshore
Reserve

Boat harbour

Marine
Industrial



Legend - Operative District Plan 2011 Map



A

General
Residential
Zone

General
Residential
Zone

Open Space
Zone

Open Space
Zone

Boat
Harbour
Zone

Part Operative District Plan 2025 Map (3 Meeanee Quay)

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Legend - Part Operative District Plan 2025 Map



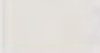
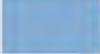
A



Hazard Map (3 Meeanee Quay)

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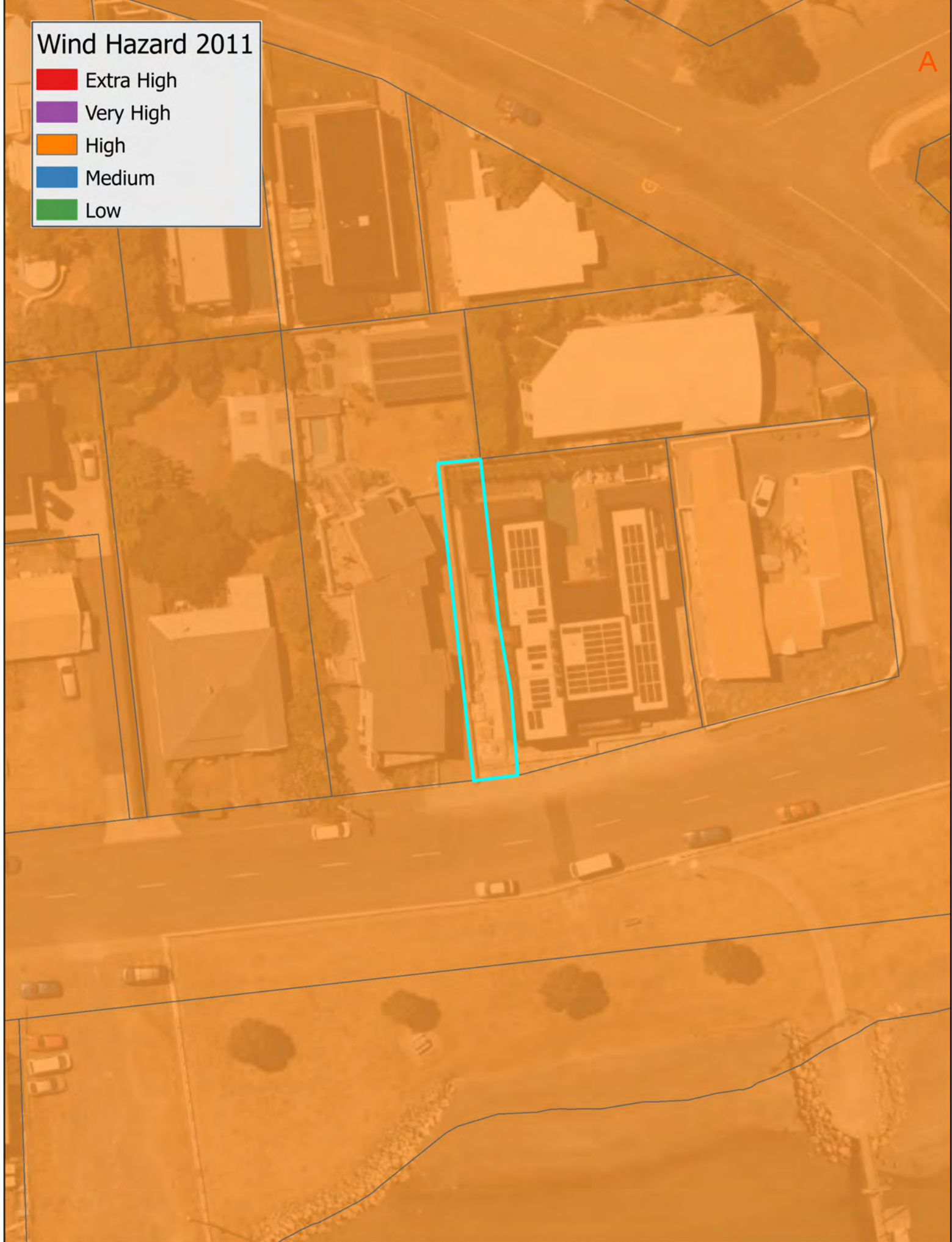
Legend - Hazard Map

	Site Investigation Reports
	Coastal Hazard Zone
	Coastal Environment
	Coastal Hazard Strategy 2120 - Highly Unlikely
	Sea Spray Zone
	River Hazard
	Section 36 BA91 / Section 73 BA04 Lodged
	Napier Flood 2020 Extent
	Cyclone Gabrielle Flood Extent
	Unengineered Fill Hazard
	Potentially Contaminated Sites
	Contaminated Sites
	Remediated Sites
	Engineering
	Mass Movement
	Significant Hazardous Facility Risk Management

Wind Hazard 2011

- Extra High
- Very High
- High
- Medium
- Low

A



Wind Zone Map (3 Meeanee Quay)

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Parcels

Parcel ID	4213796
Legal Description	Lot 1 DP 12769

Site Investigation Reports

No site investigation reports found

Coastal Hazard Zone

Outside coastal hazard zone

Refer to HBRC: [Coastal Hazard Zone](#)

Coastal Environment

Outside coastal environment

Refer to HBRC: [Coastal Environment](#)

Coastal Hazard Strategy 2120 - Highly Unlikely

Area	HB13A
------	-------

Refer to: [Clifton to Tangoio Coastal Hazard Strategy 2120](#)

Sea Spray Zone

Seaspray	Property is within Sea Spray Zone
----------	-----------------------------------

River Hazard

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Outside river hazard zone

Note: The effects of rising river levels cannot be as easily managed in this area. Where areas are identified within the River Hazard zone, they are at risk from fast moving floodwaters during extreme weather events. Refer to chapter 62 of the Operative District Plan (2011).

Section36 BA91 / Section73 BA04 Lodged

No Section 36 BA91 / Section 73 BA04 Lodged found

Napier Flood 2020 Extent

Outside recorded Napier Flood 2020 Extent

Cyclone Gabrielle Flood Extent

Outside recorded Cyclone Gabrielle Flood Extent

Unengineered Fill Hazard

Outside unengineered fill hazard zone

Potentially Contaminated Sites

No potentially contaminated sites found

Contaminated Sites

No contaminated sites found

Remediated Sites

No remediated sites found

Engineering Hazard

Outside engineering hazard zone

Mass Movement

Outside mass movement zone

Significant Hazardous Facility Risk Management

Outside significant hazardous facility risk management zone

For properties in close proximity to a Major Hazard Facility (Napier fuel terminals), a Quantitative Risk Assessment (QRA) (titled 'Quantitative Risk Assessment Napier BP and Z Terminals Cumulative QRA Results') for those terminals has identified that the property is subject to a level of risk as set out in Figure 3.1: Cumulative individual fatality risk contour (Current Case) on page 16 of the report. Further information on the QRA and to access a copy of this report can be found in the Property File.

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Wind Hazard

Classification	High
Wind Speed	Maximum ultimate wind speed limit of 44m/s



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **HBD4/1345**
Land Registration District **Hawkes Bay**
Date Issued 15 November 1971

Prior References

HB172/37 HB80/163

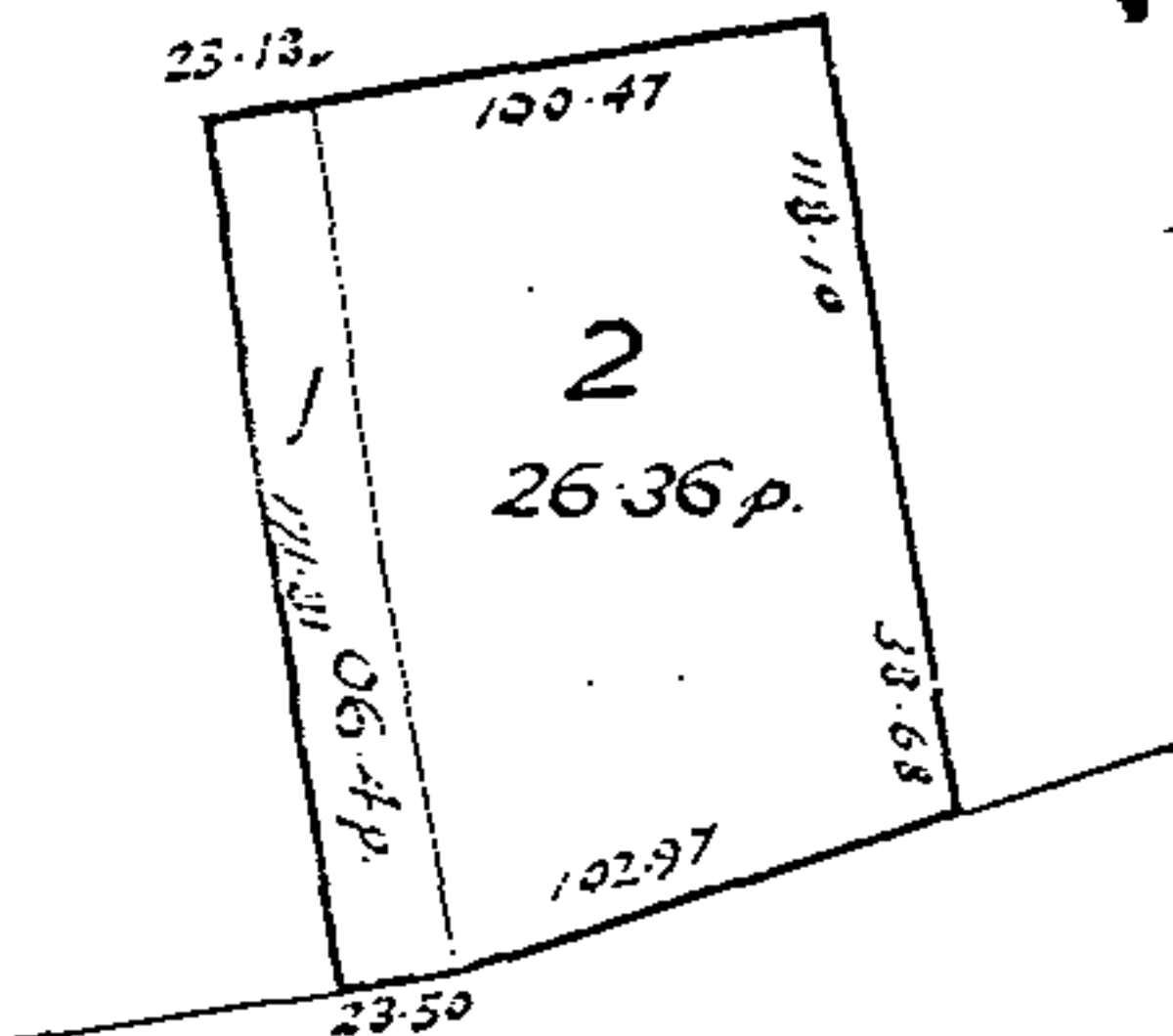
Estate Fee Simple
Area 829 square metres more or less
Legal Description Lot 1 Deposited Plan 12769 and Lot 2
Deposited Plan 9812

Registered Owners

Darren John Diack and Asha Molly Mason

Interests

Subject to Section 351D (3) Municipal Corporations Act 1954



MEEANEE QUAY

T-1-1 1-1-1 22 70

**3 Meeanee Quay, Napier District
Lot 2 DP 9812 Lot 1 DP 12769
0985029802**

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:

1. 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

2. 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

3. 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

4. Tsunami Inundation Extents

- ☐ Hawkes Bay Tsunami Inundation by Attenuation Rule
- ☐ Review of Tsunami Hazard in New Zealand
- ☐ CR2022-58 Level 3 Tsunami Modelling for Hawke's Bay_FINAL

5. Flooding Extents

- ☐ Wairoa River Flood Hazard Study
- ☐ TeNgaru Catchment Flood Hazard Study
- ☐ Waipatiki Catchment Flood Hazard Analysis
- ☐ Kopuawhara Opoutama Flood Hazard Analysis

6. 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
- ☐ Coastal Hazard Zone in Napier District Plan

7. Landslides & Erosion

- SedNetNZ modelling of sediment sources and loads in the Northern Hawke's Bay region, March 2017, Landcare Research New Zealand Limited, HBRC Report #5001 [[URL link](#)]
- SedNetNZ modelling to evaluate and quantify sediment sources from the Tukituki Catchment, Hawke's Bay, March 2017, Landcare Research New Zealand Limited, HBRC Report #5002 [[URL link](#)]
- SedNetNZ to estimate sediment sources from the TANK, South Coast, and Porangahau catchments, June 2017, Landcare Research New Zealand Limited, HBRC Report #5003 [[URL link](#)]
- 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.

8. Quaternary Geology

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

9. Wairoa River Bank Stability Zones

- Wairoa River Bank Stability Assessment

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2. Hawke's Bay Regional Council's Hazard maps use 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. Additional information for specific hazards may be available from sources external to the Hazard Portal via links provided on Hazard pages.
6. 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.
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New Zealand Active Faults Database

11. The active fault data displayed here are from the New Zealand Active Faults Database (Database), prepared by the Institute of Geological and Nuclear Sciences Limited (GNS Science). The Database includes two sets of active faults (1:250,000 scale and higher resolution) and Fault Avoidance Zones. If the Fault Avoidance Zones are used to assist future land use planning, this



Hazards Report

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29/04/2026

C

should be done in accordance to the Ministry for the Environment 'Planning for Development on or Close to Active Faults' (Kerr et al. 2003).

12. GNS Science does not warrant or represent that the Database is accurate, complete or fit for any particular purpose. GNS Science shall not be liable to any person who uses or relies on the Database, on any ground for any loss, damage or expense arising from such use or reliance. It is made available here for non-commercial use only. GNS Science must be acknowledged as the source of the Database in any publication or other public disclosure where you use the Database.

LIQUEFACTION

Low (cream) means there might be 'none to minor' liquefaction for 500 year earthquake shaking (typically larger than magnitude 6), medium (orange) means there might be 'minor' to moderate damage, and 'high' (brown) might be moderate to severe damage.

In Wairoa District, Central Hawke's Bay District and the wider Hastings District (outside the Heretaunga Plains) due to the limited data available to assess vulnerabilities, buffer zones have been added to liquefaction hazard areas. The width of this buffer zone is 500 m (+/- 250 m) and allows for the differences between the accuracy of lines on a geological map at a scale of 1:250 000 (+/- 250m) and the greater accuracy of property boundaries on cadastral maps to be reconciled. If a property is located wholly or partially within the buffer zone this indicates that there is uncertainty about the level of liquefaction hazard. Site specific assessments (ranging from visual inspection through to ground investigations) will be needed to determine the level of liquefaction hazard. If a buffer zone boundary line falls across a property it should initially be treated as being part of the higher hazard class when interpreting the map.

Liquefaction occurs when waterlogged sediments are agitated by an earthquake. As a result, the soil behaves like a liquid, has an inability to support weight and can flow down very gentle slopes. This condition is usually temporary, but buildings can sink and underground pipes may rise to the surface. When the shaking stops, groundwater is squeezed out of the ground causing flooding, leaving areas covered in mud.

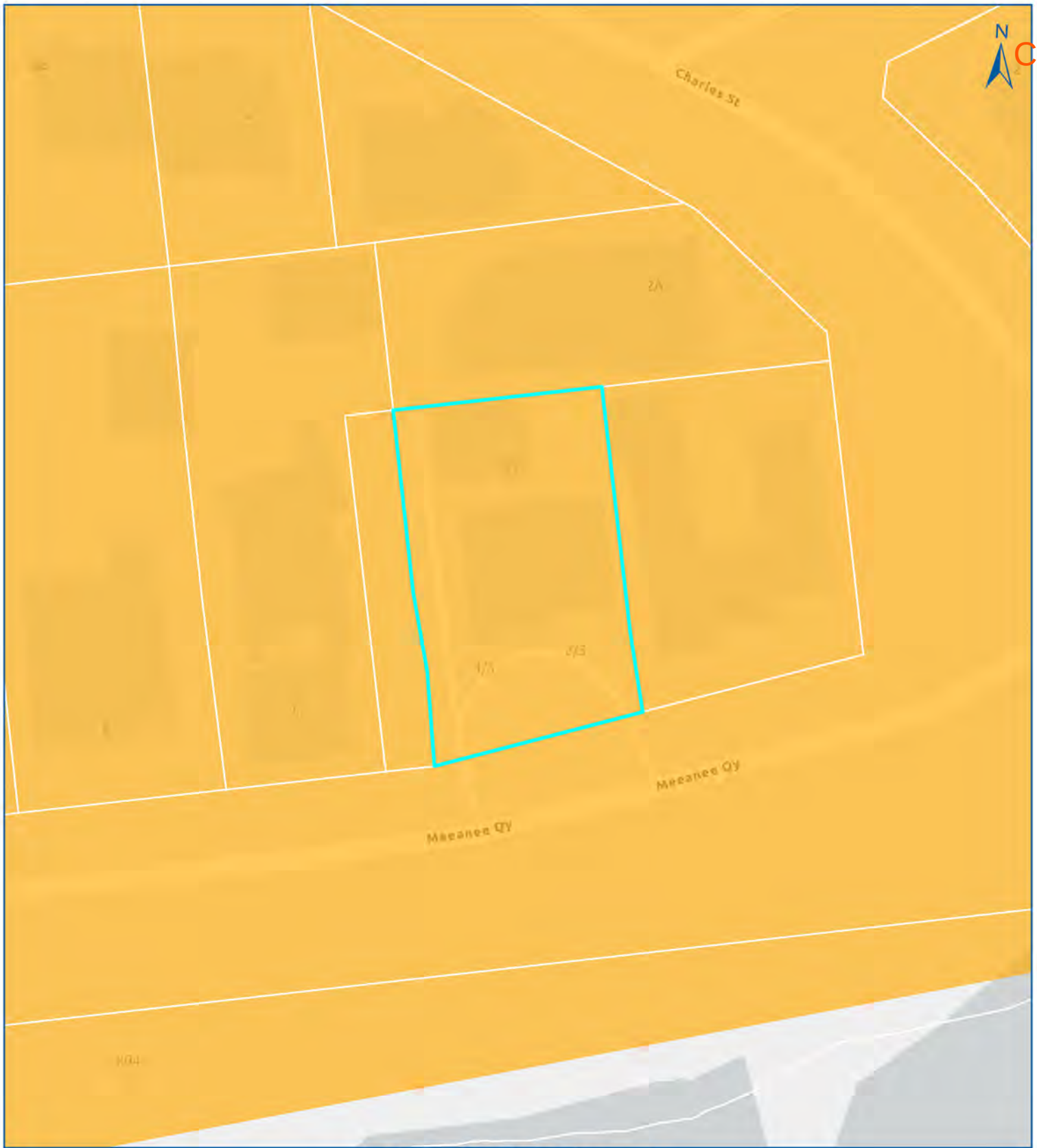
Liquefaction effects have been reported in the Hawke's Bay region during four historical earthquakes since 1840 at Modified Mercalli (MM) shaking intensities between MM7 and MM10, including in 1931. Low-lying areas in the region, especially these near the coast, and reclaimed land are particularly susceptible.

What can you do?

If building, it is recommended you reference the Ministry of Business, Innovation & Employment (MBIE) and the Ministry for the Environment document "Planning and engineering guidance for potentially liquefaction-prone land" and if necessary obtain expert advice from a qualified and experienced geotechnical engineer.

Important to note that having land included in a particular zone does not unequivocally mean that the land is "good", "medium" or "bad." The maps indicate what is a strong possibility across those areas. The best areas (cream) have a very low probability of having a liquefaction problem, but there may still be some localised places where the hazard exists. The only sure way of showing whether a specific site has low or high vulnerability is a site specific geotechnical investigation.

On a property already developed, there are options to mitigate the risk of liquefaction, but the easiest way to mitigate liquefaction 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).



Liquefaction Hazard

LEGEND

Heretaunga Plains Liquefaction Hazard Vulnerability

- Liquefaction damage is unlikely
- Liquefaction damage is possible - Medium liquefaction vulnerability
- Liquefaction damage is possible - High liquefaction vulnerability

CHBDC HDC WDC Liquefaction Severity

- Liquefaction damage is possible - High liquefaction vulnerability
- Uncertainty - level of liquefaction. Treated as high until assessed otherwise

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Date: 4/29/2026

Reference Systems:
NZTM | NZVD2016



**HAWKE'S BAY
EMERGENCY MANAGEMENT**

GROUP

AMPLIFICATION

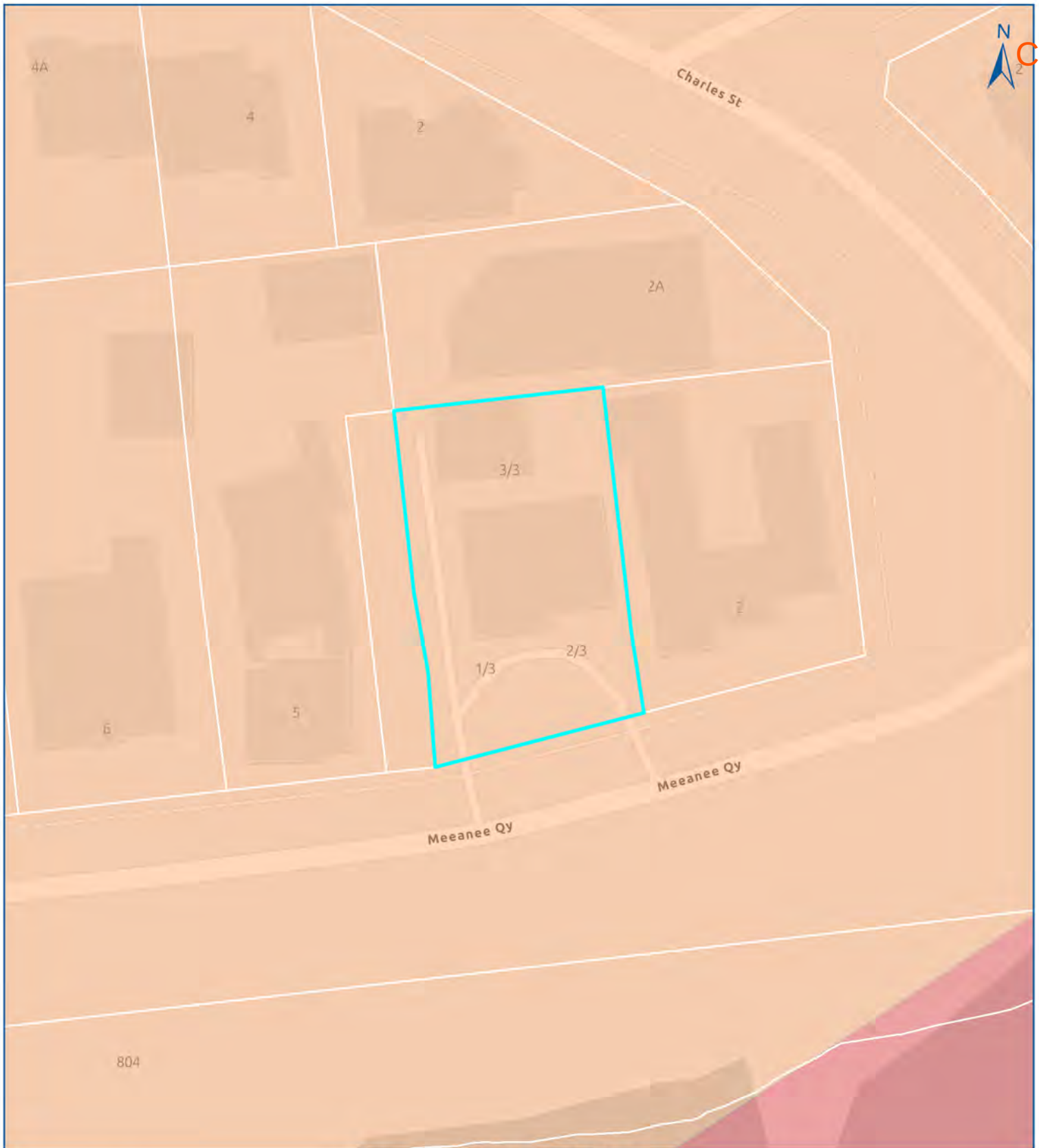
This amplification map shows areas susceptible to ground shaking in an earthquake. Most of the damage during an earthquake is caused by ground shaking. Seismic waves, travelling through the earth at different speeds and amplitudes because of a fault rupture, cause the ground to vibrate and shake in an 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

LEGEND

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

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0 0 0.01 0.01
kilometres

Date: 4/29/2026

Reference Systems:
NZTM | NZVD2016



**HAWKE'S BAY
EMERGENCY MANAGEMENT**

GROUP

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).

The maps have been produced using computer models using verification with actual events where possible. Flood extents shown in the maps are not meant to show specific flooding details on each property.

These maps should not be relied upon as the sole basis for making any decision in relation to potential flood risk. If further information is required with regards to a specific property, contact:

Napier City Council urban areas (incl. Bay View, Westshore, Ahuriri): info@Napier.govt.nz

Hastings District Council urban areas: customerservice@hdc.govt.nz

Central Hawke's Bay District Council urban areas (Waipawa, Waipukurau): customerservice@chbdc.govt.nz

All rural areas and Wairoa District Council urban areas: Hawke's Bay Regional Council: Engineering.Enquiries@hbrc.govt.nz

In the Napier City Council area, that Council has provided modelling results that consider the pipe and street network (pluvial flood model) and its interaction with the open drain network and pumping stations. The results from this assessment are shown for flooding that has a depth of 100mm or more and an area exceeding 100m². Details of this modelling can be found in the following link to Napier City Council Flood Information web page: <https://www.napier.govt.nz/our-council/natural-hazards/flooding>.

Flood modelling is based on 100-year return period events (1% annual exceedance probability) for major river flood risk areas, and 50-year return period events (2% annual exceedance probability) for urban and floodplain flood risk areas.

The effects of climate change have not been included in this flood modelling, apart from climate adjusted rainfall (RCP8.5, year 2100) in the Napier urban areas.

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.

Fluvial vs. Pluvial Flooding

Fluvial flooding happens when the capacity of a river, stream or drain is exceeded, and the water spills on to the adjacent floodplain. Pluvial flooding is associated with heavy localised rainfall which causes ponding to occur in areas where water cannot get to the stream through the normal paths of overland flow, regardless of whether the streams are in flood. The rural flood hazard studies do not consider pluvial type of localised ponding in detail.

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

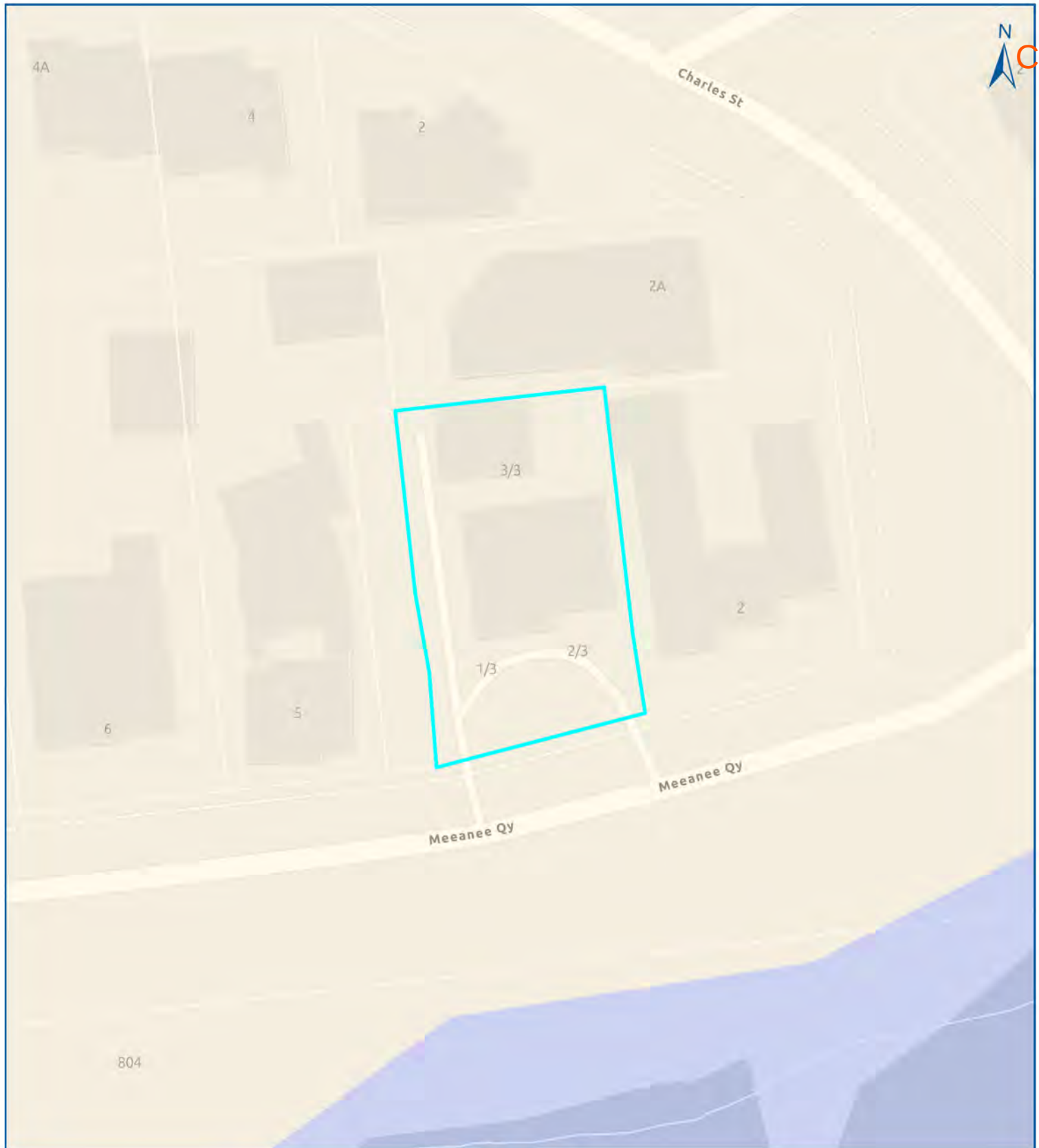
What can you do?

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, or are near a flood zone, then:

1. Organise a household emergency plan and be prepared to evacuate quickly if necessary.
2. Check the weather forecast regularly as severe weather watches and warning are issued by the MetService and are available via email alerts.
3. 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.



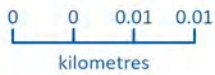
Flooding

LEGEND

Flood Risk Areas

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

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Date: 4/29/2026
 Scale: 1:500 @ A4
 Reference Systems:
 NZTM | NZVD2016



**HAWKE'S BAY
 EMERGENCY MANAGEMENT**

GROUP

COASTAL HAZARDS

Hawke's Bay Region has over 350km of open coast and estuary shoreline. This ranges from rocky shores and cliffs to dunes, sandy beaches and gravel beaches. Our shoreline does not stay in one place. It changes position in response to storms, large waves and high tides. Landward movement of the shoreline - coastal erosion - is usually in response to these natural processes. Such changes in shorelines are typically only a problem when property, infrastructure or other human assets have been built too close to the shore and become threatened.

Coastal hazards include [tsunami](#), storm erosion and storm flooding. The present-day extent and likelihood of various coastal hazard risks are expected to increase as a result of climate change projections of increased storm intensities and a rise in sea level of around one metre in the next 100 years.

The Regional Coastal Environment Plan identifies Coastal Hazard Zones ('CHZs') to assist HBRC and communities make informed decisions about managing risks associated with coastal erosion and coastal flooding. The Regional Coastal Environment Plan contains three key objectives regarding coastal hazards:

- Risks posed by coastal hazards to people and property are avoided or mitigated.
- To avoid new and further inappropriate development in areas identified as being currently at risk of coastal erosion or inundation (i.e.: those areas within Coastal Hazard Zone 1).
- To avoid new and further inappropriate development in areas identified as being at risk of coastal erosion or inundation during the next 100 years (i.e.: those areas within Coastal Hazard Zone 2 or Coastal Hazard Zone 3), taking into account the risk associated with global sea level rise and the level of protection afforded by natural coastal features and lawfully established coastal protection structures.

Coastal hazard zones identified in the Regional Coastal Environment Plan are:

- Coastal Hazard Zone 1 (CHZ1) which represents land assessed as being subject to storm erosion, short-term fluctuations and dune instability and includes river mouth and stream mouth areas susceptible to both erosion and inundation due to additional hydraulic forcing of river or estuary systems. For the purposes of this Plan, it extends a distance of 200m seaward from its inland boundary.
- Coastal Hazard Zone 2 (CHZ2) which represents land assessed as being potentially at risk up to 2100 due to long term rates of coastal erosion and at some locations, may also include areas assessed as being potentially at risk of sea water inundation in a 1 in 50 year combined tide and storm surge event. It includes allowance for sea level rise, but does not include land within Coastal Hazard Zone 1 or Coastal Hazard Zone 3.
- Coastal Hazard Zone 3 (CHZ3) represents an area of land assessed as being potentially at risk of sea water inundation in a 1 in 50 year combined tide and storm surge event, and includes allowance for sea level rise, but does not include land within Coastal Hazard Zone 1 or Coastal Hazard Zone 2.
- Transition Hazard Zone represents an area of land assessed as being within CHZ1 or CHZ2 and also potentially at risk of cliff shore erosion processes.

Sea water inundation referred to in CHZs 1-3 do not relate to tsunami events. That is a separate risk assessment.

REPORTS TO INFORM CHZs

The Regional Coastal Environmental Plan's CHZs have been based on a number of earlier technical assessments of coastal erosion and inundation. Many of those reports can be viewed on the HBRC's website: www.hbrc.govt.nz (keyword #hbcoast) [Coastal Hazards](#)

What can you do?

If you are thinking about buying a house near the coast you can reduce the risk of purchasing a property that may be affected by coastal erosion or flooding by:

1. Getting a Land Information Memorandum (LIM) report from the city or district council.
2. Finding out about the history of the area. Ask local people who have lived in the area for a long time about how the shoreline has changed and how much erosion has happened in the past.
3. Checking out your potential purchase during a storm or when the tide is running high.

4. Thinking about how the location of the shoreline may change over the next few decades, based on past changes and possible future accelerated change due to sea level rise.
5. Assessing whether there is room to relocate the buildings on your property further landward on your section if erosion threatens it, and check the council's consent requirements for relocating.
6. Being aware that building seawalls to protect your property is rarely an effective long-term solution. It may be difficult to gain resource consent to build a new seawall because seawalls can worsen the erosion effects on your neighbours.
7. Being aware a resource consent may be required from the Regional Council for any new building or additions or extensions to existing buildings on the property.
8. Being aware that the coastal hazard zone is an assessment of areas at risk of erosion or flooding in the future based on data and knowledge currently available about sea level rise and climate change.
9. Being aware that the Clifton to Tangoio Coastal Hazards Strategy is currently reviewing coastal hazards risks along that stretch of coastline to ensure the most accurate and up to date data and science are being used and this Strategy may result in changes to the coastline and coastal planning responses. Visit www.hbcoast.co.nz to find out more information about work underway to manage coastal hazards along this coastline now and for the future.
10. Being aware that if the councils do implement actions such as beach re-nourishment or building a seawall, then owners of nearby properties are very likely to be charged for their fair share of the costs of those works and the ongoing maintenance.

If you already own a coastal property, then get some advice.

Check the information reports on coastal hazard studies and management options. However, there are no magic solutions, and ultimately retreating back from the coast may be the only cost-effective option if erosion continues. The traditional 'solution' to such coastal erosion problems is to build a seawall to 'hold' or 'advance the line'. Such actions unfortunately are rarely the most effective option in the long-term, often being only effective for a few years, and can lead to a false sense of security and further development behind the seawall. Seawalls can also exacerbate erosion along adjacent sections of coast.

Plan a retreat. Determine whether there is scope to relocate the buildings on your property, either further landward on your section, or to another location. This should be a particular consideration when planning to re-develop, upgrade or extend the property. Despite the up-front costs, on severely eroding coasts, relocation can often be the most cost-effective and appropriate solution in the longer-term. Relocating your dwelling may require a permit from the city or district council.

Get some advice. Check with the regional council about possible resource consent requirements if you are thinking of doing building work or earthworks on your property within a coastal hazard zone. Also check with the city or district council about building permit requirements and possible limitations of subdividing properties.

Engage. Talk to the regional council or district / city council about the Clifton to Tangoio Coastal Hazards Strategy and engage in strategy development, particularly the design, timing and costs of preferred options for local action. Find out more here www.hbcoast.co.nz.

CLIFTON TO TANGOIO COASTAL HAZARDS STRATEGY 2120

A review of the existing hazards information for the most populated stretch of the Hawke's Bay coastline is currently underway through the Clifton to Tangoio Coastal Hazards Strategy 2120. As an initial outcome, this Strategy has produced updated hazard information using recent sea level rise projections and refined methodology.

The following hazards have been mapped:

- Coastal Erosion
 - Now shown as a series of probabilistic lines indicating the likelihood of coastal erosion occurring in present day, 2065 and 2120
- Coastal Inundation
 - Now shown as areas of permanent inundation (caused by sea level rise and tides) and extreme inundation (caused by extreme storm events, sea level rise and tides) in present day, 2065 and 2120
- Tsunami
 - A revision of the previous tsunami mapping carried out by Hawke's Bay Regional Council showing a 100 year, 200 year and 2000 year return period. This review has confirmed the existing mapping.

The technical report underpinning this mapping can be accessed via the source report link below

[Clifton to Tangoio Coastal Hazards Strategy 2120 - Coastal Hazard Assessment](#)

In considering this new information on coastal hazards, an assessment has been prepared to consider the overall risk that each hazard presents. This risk assessment has been calculated in terms of losses and likelihood. Risk has been calculated based on human, economic, social/ cultural and environmental losses for each hazard. The risk assessment report can be accessed via the Source report link below

[Clifton to Tangoio Coastal Hazards Strategy 2120 - Coastal Risk Assessment](#)

This new information on hazards and risks will be utilised in subsequent stages of the Strategy to develop responses to coastal hazards between Clifton and Tangoio. This may involve physical responses to mitigate risks and a review of the current Regional Coastal Environment Plan and Napier District Plan Coastal Hazard Zones and the rules that apply to them. While no new rules or regulations are proposed at this stage, be aware that this hazards information:

- may be used by councils to inform decisions on development proposals such as building permits or subdivisions etc;
- must be reflected on Land Information Memorandums (as is the case for a wide range of information about hazards known to city and district councils);
- may be used by other businesses and organisations (e.g. insurance companies) in their own business decisions.

For further information about the Clifton to Tangoio Coastal Hazards Strategy 2120, visit www.hbcoast.co.nz

Clifton to Tangoio Coastal Inundation Modelling (2023)

Coastal inundation is the flooding of low-lying coastal land with seawater during tidal storms. This can happen when extreme weather events lead to storm surges, causing elevated wave crest height. Coastal inundation is likely to increase through future sea level rise and coastal subsidence.

This modelling was commissioned jointly by Napier City, Hastings District, and Hawke's Bay Regional Councils to inform the setting of building floor heights in areas at risk from coastal inundation.

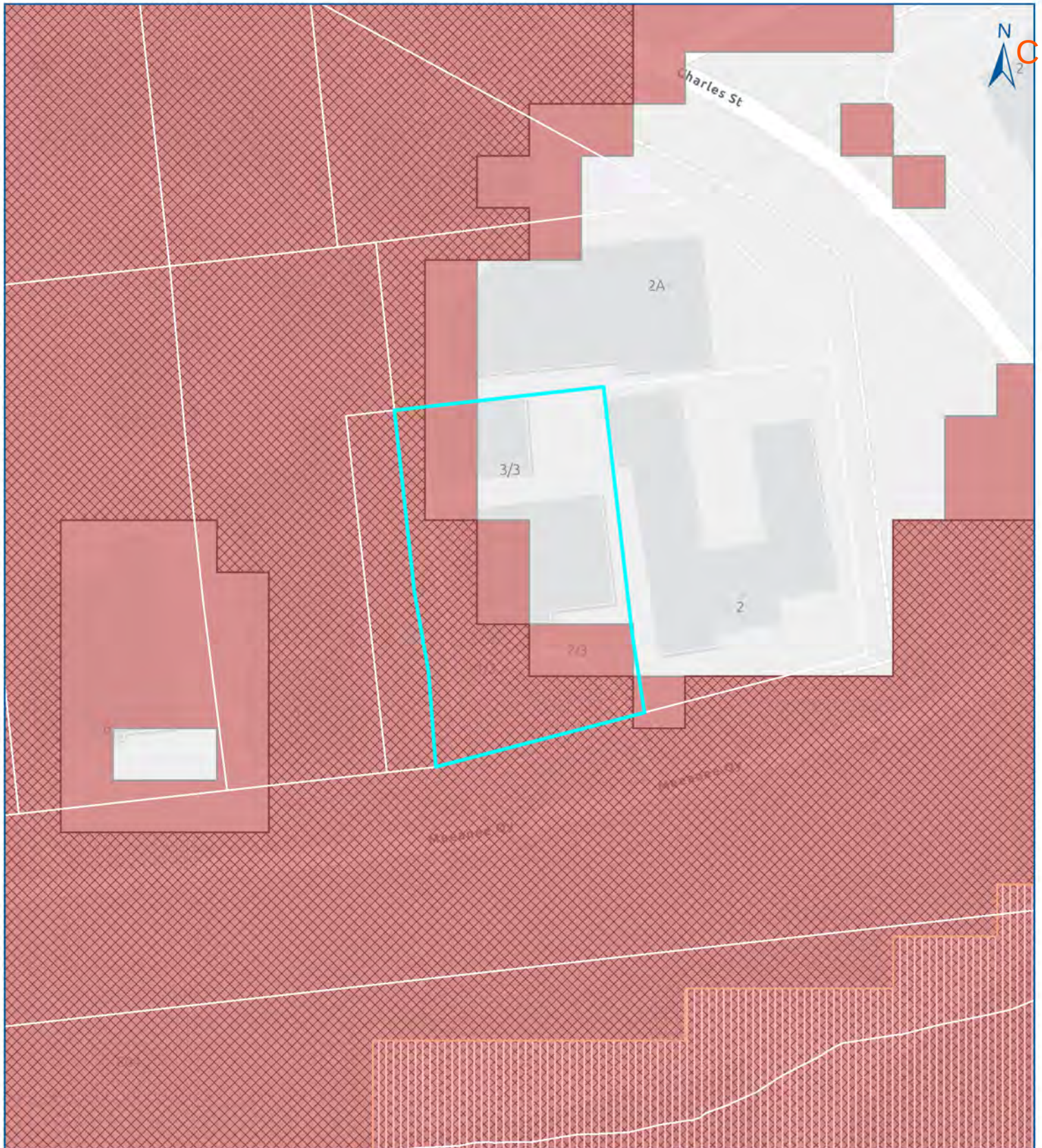
The modelling presents three inundation scenarios:

- Coastal Inundation at 2020 – 2% AEP
- Coastal Inundation at 2100 – 2% AEP
- Coastal Inundation at 2100 – 1% AEP

AEP (annual exceedance probability) means the percentage chance of a coastal inundation event occurring in any given year. For example, for a 1% AEP there is a 1% chance of a coastal inundation event occurring in any year.

The modelling is based off a 'worst case' sea level rise scenario and includes vertical land movement data which sees most of the Hawke's Bay coast subside over the next 75 years. The modelling does not include current mitigations such as pumps or future mitigations such as increases to the beach crest height.

The Hawke's Bay Hazard Portal provides the extent of the inundation while this [mapping](#) provides both the extent and depth information. Depths of inundation at the end of the seven-hour tidal period are provided by colour. Please refer to legend for a depth guide in metres.



Coastal Inundation Extent

LEGEND

(CLIFTON TO TANGOIO COASTAL INUNDATION MODEL 2023)

Coastal Inundation Extent

- Coastal Inundation Extent at 2020 2% AEP
- Coastal Inundation Extent at 2100 2% AEP
- Coastal Inundation Extent at 2100 1% AEP

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0 0 0.01 0.01
kilometres

Date: 4/29/2026

Reference Systems:
NZTM | NZVD2016



**HAWKE'S BAY
EMERGENCY MANAGEMENT GROUP**



Coastal Erosion Extent - 2120

LEGEND

(CLIFTON TO TANGOIO COASTAL HAZARDS STRATEGY 2120)

Coastal Erosion Extent

- Likely - 66%
- Possible - 33%
- Very Unlikely - 5%
- Highly Unlikely - 1%

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0 0 0.01 0.01
kilometres

Date: 4/29/2026

Reference Systems:
NZTM | NZVD2016



**HAWKE'S BAY
EMERGENCY MANAGEMENT**

GROUP

TSUNAMI INUNDATION

Tsunami is a significant risk for the East Coast of New Zealand. This is mainly due to the presence of the Hikurangi subduction zone - New Zealand's largest fault – approximately 100km offshore and 15km beneath our feet. However, we are also at risk of tsunami from around the Pacific Ocean basin.

The map shows the expected inundation from a worst-case (near-source) scenario. In this scenario, the tsunami will likely be preceded by a magnitude 9 earthquake and has an annual percentage probability of 0.04% (a 2,500-year return period).

For the region between Rāngaiika (approximately 3km SW of the Cape Kidnapper's Gannet colony) and the mouth of the Aropaoanui River (approximately 3km NE of Tangoio), the map shows the extent and depth of inundation in a GNS 2022 report that used 2020-21 level 3 LiDAR data for modelling purposes. Outside that area, the map shows the extent, but not the depth, of inundation from the 2014 model.

In the event of a **Long or Strong Earthquake, Get Gone** from the inundation areas shown on the map. There will **not** be sufficient time to issue an official warning ahead of the tsunami as the first wave could appear as soon as fifteen minutes after the earthquake stops.

Risks in inundation areas include destruction of homes, businesses and infrastructure along with injuries and loss of life. There may be environmental devastation followed by slow recovery.

Tsunami evacuation zones for the region based on inundation models can be found at:

<https://www.hbemergency.govt.nz/hazards/tsunami/>

Smaller and/or more distant earthquakes can also create tsunami that affect Hawke's Bay. There will be time to analyse any tsunami created by these earthquakes and official warnings and instructions will be issued. It is important that you follow these instructions to stay safe.

You won't feel these smaller and/or distant earthquakes, but they can still create tsunami and the inundation from those tsunami can be found at: <https://experience.arcgis.com/experience/f39da961a3e84cc5bc237ff4c3fddeb8/>

What can you do?

Most people in Hawke's Bay can survive a large tsunami if they self-evacuate in time. If you are developing land in a susceptible area, it is recommended you check the tsunami inundation and evacuation zones beforehand.

Know which route(s) you can take to evacuate from a tsunami evacuation zone. If you feel a long or strong earthquake, drop, cover and hold for the earthquake, then self-evacuate to a safe location - by foot or bike; driving is not recommended. The first wave may arrive within 15 minutes; leave immediately as every step counts. Go as fast as you can.

Remember, in the event of a tsunami the first wave may not be the biggest. If you are already living in a tsunami evacuation zone, the easiest way to mitigate your asset losses is to ensure your house, contents and property are sufficiently insured in the event of total loss.



Tsunami Inundation Extent

LEGEND

Tsunami Inundation Extent

-  Maximum Tsunami Inundation based on 2014 Modelling
-  0.04% probability p.a (2500yr return period) at 2022 MHWS

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0 0 0.01 0.01
kilometres

Date: 4/29/2026
Scale: 1:500 @ A4
Reference Systems:
NZTM | NZVD2016



**HAWKE'S BAY
EMERGENCY MANAGEMENT GROUP**

D

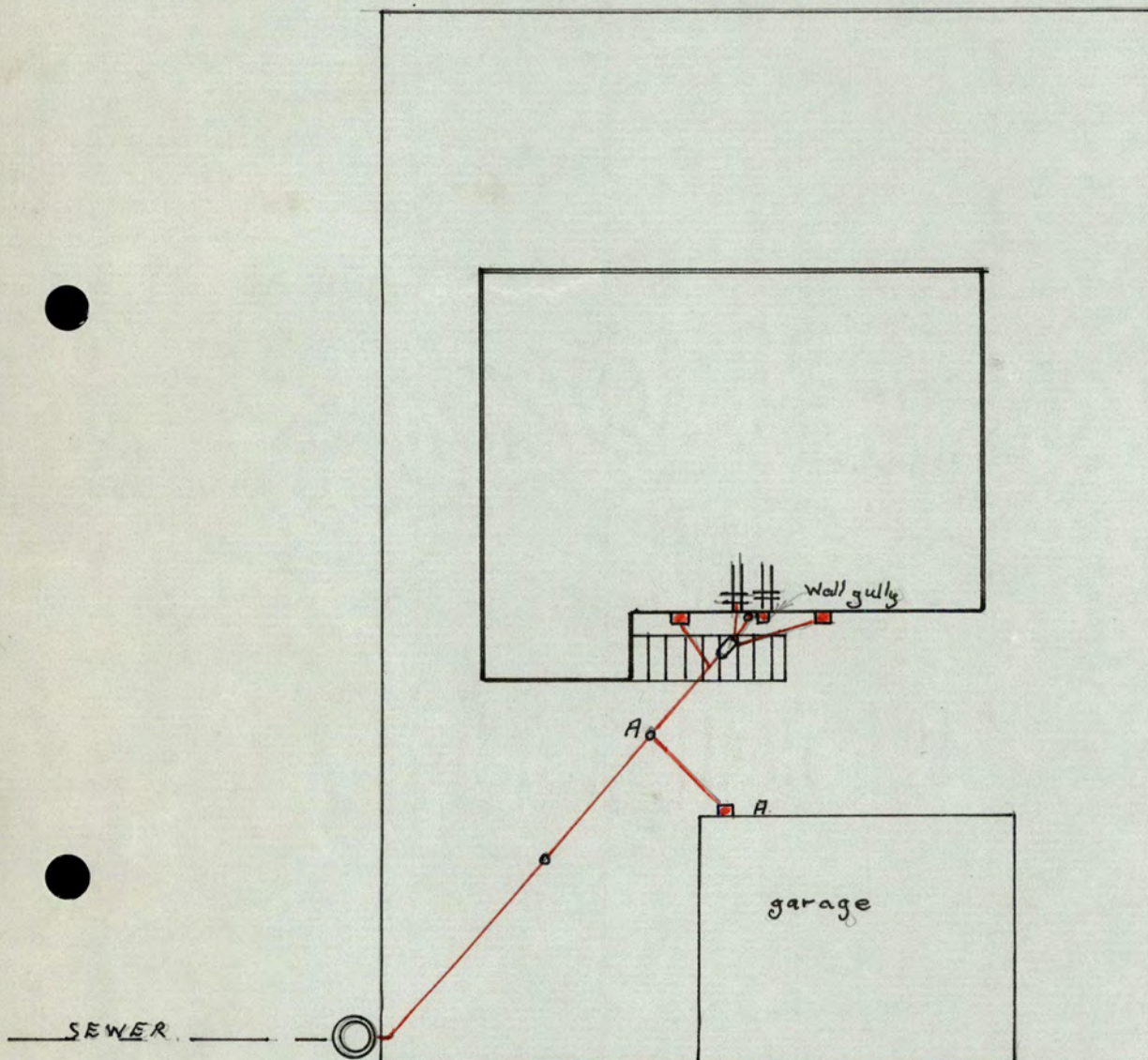
CITY OF NAPIER



DRAINAGE BLOCK PLAN

62-02-003

Scale: 16 feet to an inch
MEEHNEE QUAY



OWNER A. THOMAS

STREET NO 3 MEEHNEE QUAY

SECTION 2 LOT 2 D.P. No. 9812 DRAINLAYER G. SCHOFIELD 27-8-65 KCB.
✓ 2 41 12769 SEWER Conn. F. LONG 29-11-66 KCB.
A.A. GULLY D. COPAS 28-6-77 KCB.

AS-BUILT DRAINAGE PLAN

Scale 1:200

SEWER: ———
STORMWATER: - - -
WATER: ———

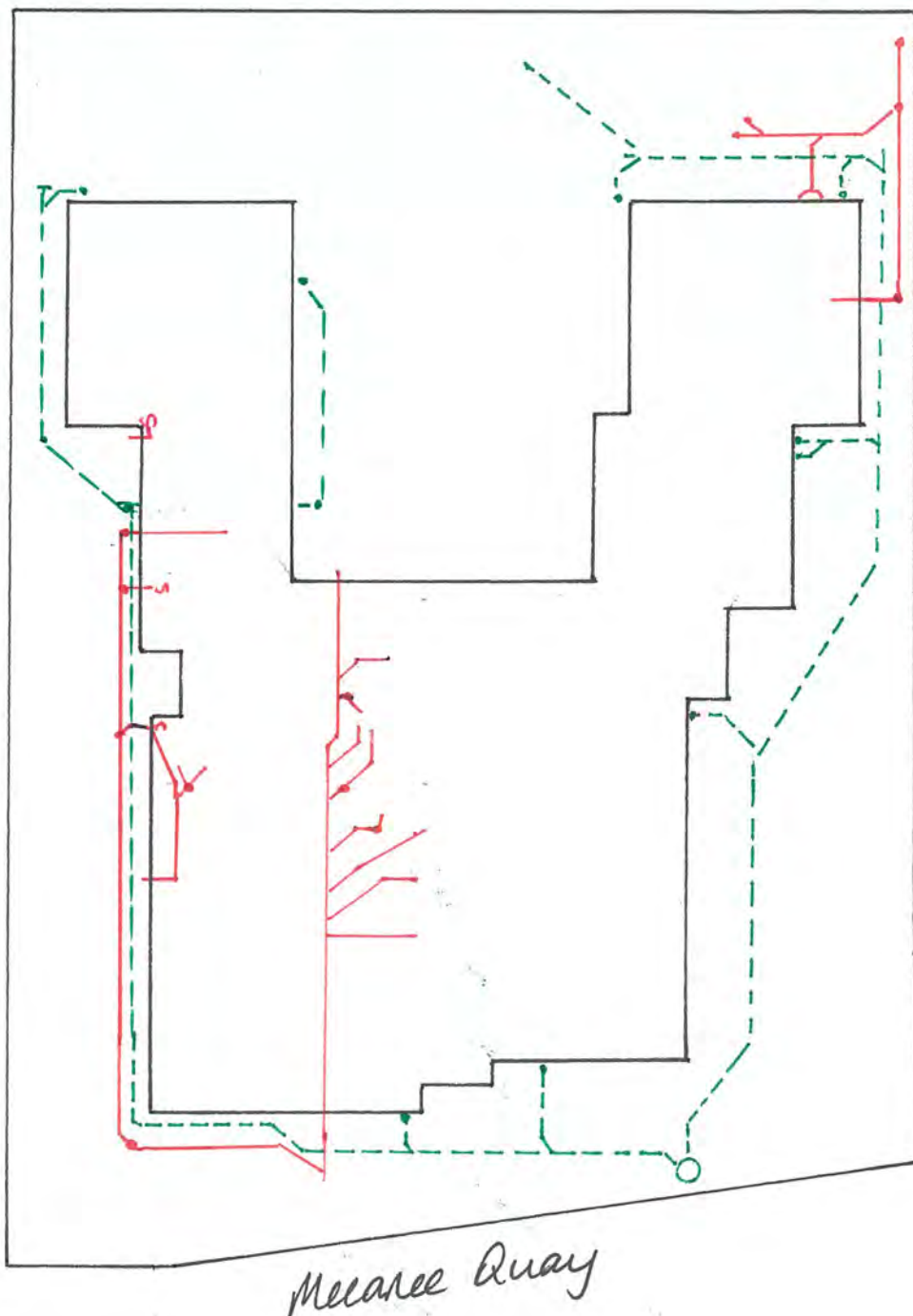
D

PLANNING DEPARTMENT

DATE 17/11/22 Sub floor

BUILDING CONSENTS OFFICER

MASTER



OWNER Diack DRAINLAYER Gemco
ADDRESS 3 Melanee Quay PLUMBER _____
Lot No. 2 DP No. 9812 ALTERATIONS _____



NAPIER
CITY COUNCIL
Te Kaitiaki o Ahuriri

PROPERTY KEY 004159

As-built Drainage Plan
A4 Portrait v4:19/5/2016



BUILDING APPLICATION FORM

To the CITY ENGINEER,

Date 18/11/64 196

I hereby apply for permission to erect, alter, repair a residence and two flats

according to locality plan and detailed plans, elevations, cross-sections, computations and specifications of buildings deposited herewith in duplicate.

Name of owner: Cedric William Hudson Alexander

Address: 629 b Alexander Mechanics Quay Westshore

Situation: (House No. and Street)

Lot No. 2 D.P. 9812 Frontage: 67' 4" (Feet)

Average Depth 112' Area: roads perches

PARTICULARS OF BUILDING:

Foundations Reinforced concrete

Floors concrete slab

Walls Timber

Roof 24 G.G. Iron

Area of ground floor 966

square feet. Top floor 1470

Area of outbuildings 504

square feet.

ESTIMATED VALUE:

Building £ 7,500

Plumbing and Drainage £ 575

TOTAL £ 7,575

Building Permit Fee £ 22 : - : -

Plumbing & Drainage Permit Fee £ 4 : - : - (1017)

Footpath Crossing Deposit £ 10 : - : - (414)

Builders Licence Fee £ - : - : -

Water Connection Fee 3/4" £ 7 : - : - CHARGE

Sewer Connection Fee £ : : : }

Storm Water Connection Fee £ : : : } no Fee.

Open Formed Footpath Deposit £ 2 : - : - Deposit. (145)

TOTAL £ 45 : - : -

Proposed purposes for which every part of building is to be used or occupied, describing separately each part intended for use or occupation for separate purposes.

Top floor to be used as owners residence bottom floor two self-contained flats.

Nature of ground on which building is to be placed and of subjacent strata. Shingle & sand.

General beach material

And I do hereby agree to abide by all the provisions of the Napier City Council By-laws governing and regulating all matters the subject of the foregoing.

NOTE: Where the work involves any drainage or sanitary plumbing work a separate permit for this work must be obtained at the same time.

Owner/Builder: C.W.H. Alexander

Address: 629 b Alexander

FOR GENERAL COMMENT ONLY.

OFFICE USE ONLY

Date Received Permit No. 5848 Date 24-12-64 Receipt No. 1336

Town Planner Distances are reg on site plan. - Approved - 24/12/64 E.P.H.

Building Inspector Plans uplifted with individual comments for officers on 30/11/64. Building Permit Approved subject to completion of information before 29th 1965. E.P.H.

Health Inspector approved subject to plumbing being carried out in accordance with PWD Regs J. E.P.H. 24/12/64.

Permit No. 101

E

CITY OF NAPIER
CITY ENGINEER'S DEPARTMENT

Notice of Intention to do Sanitary Plumbing or Drainage work, and Application for Permit.

To the HEALTH INSPECTOR, City Council Offices, Napier.

I GIVE YOU NOTICE that I intend to carry out SANITARY ^{Drainage} Plumbing Work as under, and hereby make Application for the necessary Permit.

Premises situated at No. *Mearns Quay Westshore* Section No. *Lot 2*

Owner, M. *W H Alexander* Address *2 Rly & Alexander Chambers*

Specification of Work *General plumbing drainage and septic tank*

Value of work including materials:

(a) Plumbing *425* *Member Name - Schofield Plumbing Co.*

(b) Drainage *150* *Drainage Name -*

Total *575* Fee herewith £

Date *18/11/64* (Signed) *W H Alexander*

The omission or neglect to forward the above notice may lead to the cancellation of the License.



NAPIER CITY COUNCIL

1074 E

BUILDING APPLICATION FORM

To the CITY ENGINEER,

Date 15/7/65 196

I hereby apply for permission to erect, alter, repair Garage

26.7.65

according to locality plan and detailed plans, elevations, cross-sections, computations and specifications of buildings deposited herewith in duplicate.

Name of owner: C.W.H. Alexander

Address: 3 (3rd) McEneaney Quay

Situation: Westshore (House No. and Street)

Lot No. 2 D.P. 9812 Frontage: 66' (Feet)

Average Depth Area: roads perches

PARTICULARS OF BUILDING:

Foundations Concrete Floors Concrete

Walls Timber + Stucco Roof Metal deck or similar

Area of ground floor 530 square feet. Top floor

Area of outbuildings 530 square feet.

ESTIMATED VALUE:

Building £ 500

Plumbing and Drainage £

TOTAL £ 500

Building Permit Fee £ 2 : 10 : -

Plumbing & Drainage Permit Fee £ : : -

Footpath Crossing Deposit £ : : -

Builders Licence Fee £ : : -

Water Connection Fee £ : : -

Sewer Connection Fee £ : : -

Storm Water Connection Fee £ : : -

Open Formed Footpath Deposit £ : : -

TOTAL £ 3 : 5 : -

Proposed purposes for which every part of building is to be used or occupied, describing separately each part intended for use or occupation for separate purposes.

Non residential Garages only for cars to residents or flats

Nature of ground on which building is to be placed and of subjacent strata. Shingle

And I do hereby agree to abide by all the provisions of the Napier City Council By-laws governing and regulating all matters the subject of the foregoing.

NOTE: Where the work involves any drainage or sanitary plumbing work a separate permit for this work must be obtained at the same time.

Owner/Builder: R & C Alexander Reg Master Builders

Address: Rustin St. Onekawa

E 64/5848

OFFICE USE ONLY

Date Received 16.7.65 Permit No. 6326 Date 26.7.65 Receipt No. 2139

Town Planner Sitting approved. Over 450 sq ft so bond required.

Adjoining owners consent required to build on boundary.

Building Inspector More information required. See 1630. Effroned subject to this.

and amendments on plan and legal Bond provided at effroned. 26-7-65

Health Inspector Approved.



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

E

Form 5

Building consent - BC220440

Section 51, Building Act 2004

The building

Street address of building:	3 Meeanee Quay Westshore Napier 4110
Legal description of land where building is located:	LOT 2 DP 9812
Building name:	
Location of building within site/block number:	3 Meeanee Quay Westshore Napier 4110
Level/unit number:	0

The owner

Name of owner:	Darren and Stephen Diack
Contact person:	
Mailing address:	3 Meeanee Quay Westshore Napier 4110
Street address/registered office:	
Phone number:	Landline: 06 873 8756 Mobile: 027 444 6233
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	darren.diack@gemcogroup.com
Website:	No information provided
First point of contact for communications with the building consent authority:	
Sara Heuser (Architecture HDT Hawkes Bay Limited); Mailing Address: PO Box 12192 Ahuriri Napier 4144; Phone: 06 833 7334; Email: sara@hdt-hb.co.nz	

Building work

The following building work is authorised by this building consent:

New 4 x bedroom dwelling, swimming pool, pool shed

This building consent is issued under section 51 of the Building Act 2004. This building consent does not

relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

- Kotahi Engineering Studio:
 - Foundation and slab reinforcing, prior to concrete casting
 - Precast panel pre-fabrication inspection
 - Steelwork erection
 - Timber frame pre and post-line
 - Retaining blockwork structures
 - Others as deemed necessary
- Geotech Engineer:
 - Subgrade prior to placing reinforcing (as requested by Kotahi)
- CREATE Ltd:
 - Concrete pre-pour observation of the Peterbeams, including strands, stirrups, and end details (a

producer statement PS4 will be issued upon satisfactory construction monitoring and receipt of contractor's Producer Statement PS3).

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records, please forward these to 220440@napier.abcs.co.nz referencing the building consent number.

Inspections

The following inspections are required:

- Siting and Site Scrape Inspection
- Pool Prepour
- Floor Slab
- Concrete / Tilt panel / Steel frame
- Deck / Roof membrane
- Preline Plumbing
- Post Line
- P+D final
- Prepour
- Wastepipes
- Framing / Pre-wrap
- Post Wrap / Cavity
- Pre-plaster
- Preline Building
- Drainage
- Building Final

If required, ring the inspection line on 8351545 to make your inspection bookings.

Documents required

Prepour

- Ground Bearing Certification - 250 KPa ULS
- B1: Foundations - Construction Monitoring Records And PS4

Floor Slab

- B1: Slab - Construction Monitoring Records And PS4
- B1: Mid-floor Slab - Construction Monitoring Records And PS4

Concrete / Tilt panel / Steel frame

- PS3 Concrete Manufacturer Precast Concrete Wall Panels
- PS4 Precast Concrete Wall Panels - Design Engineer
- B1: Tilt Panel - Construction Monitoring Records And PS4
- B1: Portal Frame - Construction Monitoring Records And PS4

Preline Building

- D2: Lift etc. Commissioning & Construction Monitoring records

Building Final

- Registered Engineers Certificate For: -Lift Pit Loadings - Loads Imposed Into The Building Structure From The Guide Rail

- Lift: Copy Of The Proposed Maintenance Schedule
- PS4 Issued By The Lift Inspector
- Certificate Of Compliance Producer Statement Construction Review
- D2: Lift etc. Commissioning & Construction Monitoring records
- G9: Energy works certificate

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes

Signature: Sarah Pryor

Position: Building Consents Officer

On behalf of: Napier City Council

Issue Date: 24 August 2022

Advice notes

Section 92 (2A) - Code Compliance Certificate Application - Restricted Building Work: An application for Code Compliance Certificate is required to be applied for within 24 months of the Building Consent issued date, please complete this within the AlphaOne system.

As the building work involves restricted building work, all licensed building practitioners who carry out or supervise restricted building work under this consent must on completion of the work provide the Owner and the Territorial Authority (Napier City Council) with a record of work, in the prescribed form (Form 6A), detailing what restricted building work has been carried out or supervised.

In accordance with S92 of the Building Act records of work must be included with the application for Code Compliance Certificate.

The records of building work may be submitted via the customer portal as follows:

Sign in;

Search for the appropriate project in My Applications;

Go to the Action menu by the application progress bar and select Upload Documents;

On the Miscellaneous document select attach file and upload your document.

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Electrical Energy Works Certificate: The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

Ground Bearing: Confirmation of suitability of ground bearing conditions to support imposed loads will be required at time of inspection and before commencement of pouring of any concrete.

Design Engineer: Council reserves the right to call on the project design engineer, at any time to inspect the fabrication and construction of the structure, referenced on the design drawings, to verify that the structure meets the relevant regulatory performance requirements and publicised standards. The design engineer will, following satisfactory inspection (including remedial actions and re-inspection), provide copies of the site inspection / instruction(s) and verify that the works have been completed / installed correctly.

Plaster Systems: Written verification and supporting documentation to confirm the exterior plaster cladding system has been completed in accordance with the building consent should be supplied to the owner to submit with their documentation for code compliance certificate application.

Structural steel: Please provide the steel mill accreditation and steel fabricators certification for all structural

steel in accordance with NZS 5131 at the time of installation.

Smoke alarms: Compliant and operating smoke alarms with hush facility shall be installed within 3 metres of every bedroom and on every level of the dwelling.

Commissioning Certificates: Installation and commissioning test certificates shall be provided to the owner to submit with their documentation for code compliance certificate application, for the following systems:

- Fire sprinkler system
- Fire alarm system
- Emergency lighting
- Voice communication system
- Smoke control system
- Fire hydrant system
- Lift shaft pressurization
- Backflow prevention device
- Lift installation
- Air conditioning system

Note: relevant certificates of compliance for safety systems shall be signed by an accredited inspection body competent to inspect to the relevant cited standards.

Waterproofing System Verification: As most internal water proofing systems rely on installation of multiple coats the Building Consent Authority will not undertake inspection of these. Verification will be required from the installer of the internal tanking systems to certify that the system has been installed in accordance with the building consent and manufacturer specifications.

Producer statement: A producer statement (PS3) construction must be provided upon completion of the building work and prior to the issue of the code compliance certificate.

Swimming Pool Register: The swimming pool that was identified by the applicant when completing the the application form is recorded on the council swimming pool register. The owner has a statutory obligation to ensure that the pool is fenced in accordance with Building (Pools) Amendment Act 2016 and with New Zealand Building Code Clause F9 to prevent young children from gaining direct access to the pool.

Pool Water Discharge - Urban: Pool water and filter backwash is permitted to a Council sewer system. For pool water discharge, the Council's Assets department shall be notified at least 48 hours prior to the pool being emptied to confirm that the timing is acceptable to the Council.



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

E

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 3 Meeanee Quay, Westshore, Napier 4110
Legal description of land where building is located: LOT 2 DP 9812
Building name: N/A
Location of building within site/block number: 3 Meeanee Quay
Westshore
Napier 4110
Level/unit number: 0
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling with 8 occupants
Year first constructed: 2022

The owner

Name of owner: Darren and Stephen Diack
Contact person: Darren and Stephen Diack
Mailing address: 3 Meeanee Quay, Westshore, Napier
Street address/registered office: N/A
Phone number: Landline: 06 873 8756 Mobile: 027 444 6233
Daytime: Landline: 06 873 8756 Mobile: 027 444 6233
After hours: Landline: 06 873 8756 Mobile: 027 444 6233
Facsimile number: No information provided
Email address: darren.diack@gemcogroup.com
Website: No information provided
First point of contact for communications with the council/building consent authority:
Sara Heuser (Architecture HDT Hawkes Bay Limited); Mailing Address: PO Box 12192
Ahuriri
Napier 4144; Phone: 06 833 7334; Email: sara@hdt-hb.co.nz

Building work

Building consent number: BC220440
Description: New 4 x bedroom dwelling, swimming pool, pool shed

Amendment 1: General adjustments to details.
See accompanying cover letter.

Amendment 2: General adjustments to details
See accompanying cover letter

Amendment 3: Add Steam room and outdoor shower.
General updates to P&D.

Amendment 4: WC added to gym, change steam
room ceiling lining

Napier City Council

Issued by:

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

Signature: Jay Sewell

Position: Senior Building Consents Officer Inspections

On behalf of: Napier City Council

Date: 12 February 2025

Report for an application for resource consent under the Resource Management Act 1991



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

Restricted Discretionary Activity Single Dwelling – Yards and Earthworks

1. Application description

Application number(s):	RM220036
Applicant:	Darren & Stephen Diack
Site address:	1/3, 2/3 & 3/3 Meeanee Quay
Legal description:	Lot 2 DP 9812
Site area:	829m ²
Napier Operative District Plan	
Zoning:	Northern Residential
Overlays, controls, special features, designations, etc:	Sea Spray Zone High Amplification Potential High Wind Zone

2. Locality Plan



Source: Napier City Council IntraMaps

3. The proposal, site and locality description

Proposal

Resource consent is required for the construction of a new single dwelling unit on Lot 2 DP 9812 1/3 Meeanee Quay. The proposed dwelling will have a gross floor area of 585m² which includes an internal triple garage, 4 bedrooms with ensuites, two open plan living areas, a gym and a pool area. There will be a 26m² deck overlooking the marina, and a 26m² deck overlooking the pool area. The proposed dwelling is unable to comply rule 7.20 of the Northern Residential – Yards and rule 52A.12 Extent of Earthworks.

Site and surrounding environment description

Sara Heuser of Architecture HDT has provided a description of the proposal and subject site on pages 5 of the Assessment of Environmental Effects (AEE) titled: Assessment of Environmental Effects for the Proposed Diack House. Dated 5 April 2022.

The site currently has a 1970's era two storey building containing three flats, and a detached garage, which are all to be removed. There are currently two vehicles crossing from the street. The surrounding properties are from a broad range of eras, with an even mix of single level and double level residential dwellings, with a mixture of hip and gable roofing styles and a variety of wall cladding materials.

Having undertaken a site visit on 11 April 2022, I concur with that description of the proposal and the site and have no further comment.

4. Background

Specialist Input

The proposal has been reviewed and assessed by the Development and Standards Team who are able to support the application because:

- The proposed dwelling can be serviced with the existing council infrastructure.
- Access provisions will allow for safe ingress and egress to and from the site.

To ensure the application mitigates any effects on Council's infrastructure, the efficiency and safety of the transport network, the functionality and maintenance of Council's reserves and the health and safety arising from environmental health factors, conditions have been imposed.

Geotechnical Investigation Report

A geological investigation of the site has found that the site is underlain with approximately 1.0 – 1.5m of fill, which is recommended to be either removed, or re-engineered to provide a consistent building platform for the new building. Advice from a geological engineer has led the applicant to decide to remove the unsuitable fill, and then backfill as needed with new hard fill, or re-engineered fill.

5. Reasons for the application

The operative plan provisions

In assessing an application for resource consent, the relevant provisions requiring consideration are those provisions of the NCCDP(OP) that are not subject to appeal and are operative (including treated as operative under s86F of the RMA);

- the relevant provisions of any relevant plan that remain operative as a consequence of the appeals against certain provisions of the NCCDP (OP); and
- the relevant provisions of a plan change to the NCCDP (OP) (including a private plan adopted by the Council) or a variation to a plan change to the NCCDP (OP) where the relevant provisions have legal effect.

The task of identifying the relevant provisions as described above requires individual analysis of the provisions of the NCCDP(OP) and the relevant appeals, within the context of the specific resource consent application.

In this instance:

- The proposal involves Land Use. Under rule 7.16 of the NCCDP(OP), use or development of land that does not comply with all relevant conditions requires resource consent as a Restricted Discretionary Activity.

Resource consent is required for the following reasons:

Land use consent (s9) RM220036

Napier City Operative District Plan

Northern Residential 7.16 Land Uses Not Complying With Conditions

1. Any subdivision, use or development of land referred to in Rules 7.2 to 7.15 that does not comply with all of the relevant conditions in the Northern Residential Zone activity table and condition table is a restricted discretionary activity, unless stated by a rule elsewhere in this Chapter.

Northern Residential 7.20 Yards

1. The following yard conditions shall apply to all land uses:

- a. Front Yards

- i. Any part of a building must not be erected closer than 3 metres to the road boundary, except that:
 - Eaves, fascias, gutters, down pipes, chimneys and flues may encroach on the front yard by a distance of up to 1 metre measured horizontally.
 - Any part of a garage/carport must not be erected closer than 5m to the road boundary, so as to provide a vehicle standing bay. (Refer to Rule 61.16).

- b. Other Yards

- i. Any part of a building (including eaves and guttering) must not be erected closer than 1 metre to a side or rear site boundary.
 - Provided that where this is the only condition infringement and the written approval of the adjacent landowner(s) is provided at building consent stage, a resource consent application will not be necessary.
- ii. Any part of a building, fence or permanently fixed structure must not be erected closer than 6 metres from the top of the bank of any watercourse or open drain.

A part of the garage will encroach the 5 metre front yard setback.

District Wide 52A.12 Extent of Earthworks

Zone	Volume	Criteria (for any 12 month period).
All Residential Zones	100m ³	Per hectare of site

As removal of fill and refill is required as per the geotechnical report, there is proposed to be 375m³ of cut and 7m³ of fill. The volumes of earthworks are in excess of the 50m³ limit.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011).

The site has had a long history of residential occupation and use with no identified contamination issues noted on Councils records. The site is very unlikely to have been used for a HAIL activity and thus the provisions of the NES-CS do not require any further consideration in this respect.

The reasons for consent are considered together as a restricted discretionary activity overall.

6. Public notification assessment (sections 95A, 95C-95D)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not exclusively involve one or more of the activities described in s95A(5)(b).

Step 3: if not precluded by step 2, public notification required in certain circumstances

The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Only those effects that relate to matters that are within the council's discretion under the rules are considered in this assessment. These matters are:

- The existing streetscape and protection from road frontage domination.
- The outlook and privacy of adjacent and adjacent properties.
- The effects of shading of adjacent properties.
- The effects on amenity values of the neighbourhood.
- The effects on the maintenance and enhancement of watercourses and open drains.
- The matters identified in the second column of the Earthworks activity table and/or condition table.
- The cumulative effect of non-compliance with more than one condition.
- The matters set out in Chapter 1.6.5.
- The assessment criteria in Chapter 52A.22 of this Plan where applicable.

No other effects have been taken into account in this assessment.

Adverse effects assessment (sections 95A(8)(b) and 95D)

The consultant has provided, in accordance with schedule 4 of the RMA, an assessment of adverse environmental effects in such detail as corresponds with the scale and significance of the effects that the activities may have on the environment. This can be found on pages 7-10 of the AEE.

I concur with this assessment.

The AEE concludes that:

- In relation to the non-compliance with yards and earthworks, an assessment of adverse effects, as well as mitigation measures have been provided.
- The proposal is not considered to be out of context or inconsistent with the existing character of the surrounding Westshore area. The overall scale and scope of the proposed earthworks is not substantial, and the extent of the removal and replacement of fill for the purposes of site stability is not significant, or out of character for the Northern Residential zone.
- The conditions not complied with will have either no, or less than minor effects on the surrounding neighbourhood, or the privacy and amenity of the subject site or any adjacent sites.

Overall, I agree with the AEE and conclude that the minor non-compliance with yards and earthworks will not result in adverse effects considered to be any more than minor.

Step 4: Public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary realm to suggest that public notification should occur.

Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
- Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

7. Limited notification assessment (sections 95B, 95E-95G)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: Certain affected protected customary rights groups must be notified

There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).

In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). Within the Napier region the following statutory acknowledgements are relevant:

In this instance, the proposal is not on or adjacent to and will not affect land that is subject to a statutory acknowledgement (applicable settlement area), and will not result in adversely affected persons in this regard.

Step 2: If not required by step 1, limited notification precluded in certain circumstances

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

Step 3: If not precluded by step 2, certain other affected persons must be notified

As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded;
- the adverse effects on those persons who have provided their written approval must be disregarded; and
- as a restricted discretionary activity, only those effects that fall within the matters of discretion restricted under the plan can be considered. These matters are listed in the public notification assessment section of this report.

Adversely affected persons assessment (sections 95B(8) and 95E)

The consultant has provided in accordance with schedule 4 of the RMA, an assessment of adversely affected persons in such detail as corresponds with the scale and significance of the effects that the activities may have on persons in the surrounding environment.

The AEE concludes that:

- As there are no infringements imposing on any bordering boundaries, there are not considered to be any adversely affected persons in relation to this proposal.

Overall, I agree with the AEE and conclude that any effect on adjacent and adjoining properties is less than minor and therefore can be disregarded.

Step 4: further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or

- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B(10) and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Limited notification conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than those specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

8. Notification determination

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed non-notified.



Ellen Gowan
Resource Consent Planner
City Strategy

Date: 4 May 2022

Decision on an application for resource consent under the Resource Management Act 1991

Restricted Discretionary Activity Single Dwelling – Yards and Earthworks

Application number(s): RM220036
Applicant: Darren & Stephen Diack
Site address: 1/3 Meeanee Quay
Legal description: Lot 2 DP 9812
Proposal:

Resource consent is required to construct a new dwelling that does not comply with conditions of the zone.

Resource consent is required for the following reasons:

Land use consent (s9) RM220036

Napier City Operative District Plan

Northern Residential 7.16 Land Uses Not Complying With Conditions

1. Any subdivision, use or development of land referred to in Rules 7.2 to 7.15 that does not comply with all of the relevant conditions in the Northern Residential Zone activity table and condition table is a restricted discretionary activity, unless stated by a rule elsewhere in this Chapter.

Northern Residential 7.20 Yards

1. The following yard conditions shall apply to all land uses:
 - a. Front Yards
 - i. Any part of a building must not be erected closer than 3 metres to the road boundary, except that:
 - Eaves, fascias, gutters, down pipes, chimneys and flues may encroach on the front yard by a distance of up to 1 metre measured horizontally.
 - Any part of a garage/carport must not be erected closer than 5m to the road boundary, so as to provide a vehicle standing bay. (Refer to Rule 61.16).
 - b. Other Yards
 - i. Any part of a building (including eaves and guttering) must not be erected closer than 1 metre to a side or rear site boundary.

- Provided that where this is the only condition infringement and the written approval of the adjacent landowner(s) is provided at building consent stage, a resource consent application will not be necessary.

ii. Any part of a building, fence or permanently fixed structure must not be erected close than 6 metres from the top of the bank of any watercourse or open drain.

District Wide 52A.12 Extent of Earthworks

Zone	Volume	Criteria (for any 12 month period).
All Residential Zones	100m ³	Per hectare of site

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011).

The site has had a long history of residential occupation and use with no identified contamination issues noted on Councils records. The site is very unlikely to have been used for a HAIL activity and thus the provisions of the NES-CS do not require any further consideration in this respect.

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104C and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:
 - The existing streetscape and protection from road frontage domination.
 - The outlook and privacy of adjacent and adjacent properties.
 - The effects of shading of adjacent properties.
 - The effects on amenity values of the neighbourhood.
 - The effects on the maintenance and enhancement of watercourses and open drains.
 - The matters identified in the second column of the Earthworks activity table and/or condition table.
 - The cumulative effect of non-compliance with more than one condition.
 - The matters set out in Chapter 1.6.5.
 - The assessment criteria in Chapter 52A.22 of this Plan where applicable.

2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:

- a. *Front Yard Setback:*

There will be no effect on the outlook and privacy of any adjacent properties. The positioning of the dwelling has been designed to mitigate any adverse effects on the surrounding environment. There is no side or rear yard infringements as the dwelling will not be positioned closer than 1 metre to the site boundaries. The entrance to the garage faces the eastern boundary, with parking and manoeuvring provided. It is considered that any effect of the front yard intrusion will be less than minor.

- b. *Earthworks:*

The reason for the proposed earth works is for necessary site stability. Upon completion of the dwelling, the site will be backfilled with topsoil, levelled and landscaped which in turn will visually improve the existing site. The earthworks will ensure that the site is suitable for development and is considered to have a less than minor effect on adjacent and adjoining properties, as well as the surrounding environment.

- c. The proposal will not have any adverse effects on the adjacent or wider environment that are considered more than minor. Except for yards and earthworks, the proposal fully complies with the relevant District Plan rules and conditions. As effects will be less than minor, no persons are considered adversely affected by the proposal
 - d. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment and/or within the relevant matters of discretion
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular the proposal is consistent with the objectives and policies of the residential zone, which seeks to enable residential intensification in a manner which does not detract from the character and amenity of the residential environment.
 - Objective 4.2 and Policy 4.21 are satisfied in that the proposal will enable residential development to meet the diverse housing needs of the City's residents without compromising the amenity and character of the area.
 - Objective 4.3 and associated policies are achieved in that residential development will be provided in appropriate areas suitable for development.
 - Objective 4.5 and associated policies are satisfied in that the proposed development will continue to maintain and enhance the quality and amenity of the surrounding area and wider residential zone.
4. As a restricted discretionary activity, the other matters that can be considered under s104(1)(c) of the RMA must relate to the matters of discretion restricted under the plan. In this case, there are no other matters that can be considered under s104(1)(c).
5. In the context of this restricted discretionary activity application for land use, where the relevant objectives and policies and other relevant provisions in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant

planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

6. Overall, the proposal is considered to generate effects that are consistent with the character and amenity of the surrounding residential environment and are considered to be less than minor.

Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. This consent shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent RM220036.

- Application Form and Assessment of Environmental Effects prepared by Sara Heuser, dated 5 April 2022.

Report title and reference	Author	Rev	Dated
Assessment for Environmental Effects	Sara Heuser	N/A	05/04/2022

Drawing title and reference	Author	Rev	Dated
Existing Site Plan	Architecture HDT	0	08/03/2022
Proposed Site Plan	Architecture HDT	0	08/03/2022
Proposed Ground Floor Plan	Architecture HDT	1	05/04/2022
Proposed First Floor Plan	Architecture HDT	0	08/03/2022
Elevations	Architecture HDT	0	08/03/2022
Elevations	Architecture HDT	0	08/03/2022

Other additional information	Author	Rev	Dated
Geotechnical Investigation Report	Richard Zhang - Initia Geotechnical Specialists	P-000846 Rev A	July 2020

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$166.00 (hourly rate) inclusive of GST, plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

4. The proposal is for a single dwelling only. This will be monitored as per consent compliance monitoring.
5. All engineering works and designs shall be in accordance with the Napier City Council Code of Practice or to the satisfaction of the Director of Infrastructure or nominee.
6. All works within the road corridor shall be managed by a contractor operating under a current CAR (Corridor Access Request), made through the www.beforeudig.co.nz website and appropriate traffic management. The Corridor Access Request shall be approved by the Road Controlling Authority prior to construction works commencing onsite.
7. Where not already available, telecommunications reticulation (including ducting for computer media), underground electrical, and where applicable, gas services shall be provided to all lots. The Consent Holder shall obtain a completion certificate from each network operator for electricity, telephone and, where applicable, gas services.
8. Any services relocations shall be at the expense of the Consent Holder.
9. Any damage to existing vehicle crossings, footpath and berm as a result of any works within the property shall be repaired at the consent holder's expense.
10. All new vehicle crossings must be designed and formed in accordance with the Napier City Council – Code of Practice. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing.
11. All stormwater is to be controlled in terms of the Code of Practice for Subdivision and Land Development and E1 of the Building Code.
12. All new roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained.
13. Stormwater from the proposed development shall drain into kerb and channel in the road.
14. Existing wastewater connection shall be used.
15. Existing water connection shall be re accessed before re use.
16. Any earthworks should be meeting the requirements of the 'Erosion and Sediment Control Guide for Land Disturbing Activities the Auckland Region' (GD 005) for construction.
17. Sediment-laden water should not be allowed to leave from this site.

Advice notes

1. *That the following procedures (Accidental Discovery Protocol) shall be followed in the event that Koiwi, archaeological features or Taonga are discovered or are suspected to have been unearthed during earthworks or construction phase of site development:*
 - a. *Earthworks should cease immediately in the vicinity of the discovery. It is important that any remains or artefacts are left undisturbed or in-situ once discovered. If it is unclear whether the find is Koiwi, archaeological features or Taonga, the consent holder shall consult a Heritage New Zealand Pouhere Taonga (HNZPT) archaeologist.*
 - b. *The site supervisor/consent holder/agent shall take steps immediately to secure the area so that Koiwi or Taonga remain untouched and site access is restricted.*
 - c. *The site supervisor/consent holder/agent shall ensure that consumption of food and/or drink and/or smoking in the immediate area of the discovery is restricted.*
 - d. *The site supervisor/consent holder/agent will notify the New Zealand Police (in the event of the discovery of Koiwi/skeletal remains only), Heritage New Zealand and*
 - i. *Ngāti Parau - Chad Tareha chadtareha24@gmail.com and/or*
 - ii. *Mana Ahuriri - Joinella Maihi-Carroll joinellamc@gmail.com and/or*
 - iii. *Maungaharuru-Tangitū Trust - Hayley Lawrence hayley@tangoio.maori.nz and/or*
 - iv. *Te Taiwhenua o Te Whanganui a Orutu - Tania Eden taniaeden@xtra.co.nz*
 - e. *Activities on the site will remain on-hold until the Police (in the case of Koiwi), the Kaumatua (or other representative advised by the relevant Māori organisation) and Heritage New Zealand have given approval for works to recommence.*
 - f. *In the case of discovering Koiwi, site access should be restricted to all parties until Police are satisfied the remains are not of forensic relevance.*
 - g. *The site supervisor/consent holder/agent shall ensure that Kaumatua (or other representative advised by the relevant Māori organisation) have the opportunity to undertake Karakia or other cultural ceremonies and activities at the site as may be considered appropriate.*
 - h. *The consent holder shall ensure that no information regarding discoveries of Māori origin is released to the media except as authorised by the relevant Māori organisation/s.*
2. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
3. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s resource consents and compliance officers unless otherwise specified.*
4. *For more information on the resource consent process with Napier City Council see the council’s website: <https://www.napier.govt.nz/> . General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: <https://www.mfe.govt.nz/rma> .*

5. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
6. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

Delegated decision maker:

Name: Luke Johnson

Title: Team Leader Planning and Compliance
City Strategy

Signed:

Date: 4 May 2022

Resource Consent Notice of Works Starting

Please email this form to planning@napier.govt.nz at least 5 days prior to work starting on your development.

Alternatively deliver to:

Customer Services Dunvegan House Ground Floor 215 Hastings Street Napier South
Or

Mail to:

Attention: Resource Consent Team

Private Bag 6010

Napier 4142

New Zealand

Site address:	
Resource consent number:	Associated building consent:
Expected start date of work:	Expected duration of work:

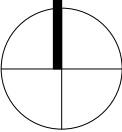
Primary contact	Name	Ph No.	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
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Once you have been contacted by the Resource Consent/Compliance Officer, all correspondence should be sent directly to them.

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent/Compliance Officer on 06 835 7579 or via <https://www.napier.govt.nz/> to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.



NORTH

Site Locale Plan RC
1 : 2000

Resource Consent Sheet List		
Sheet #	Sheet Name	Rev #
RC.01	COVER SHEET	R0
RC.02	SITE PLAN - EXISTING	R0
RC.03	SITE PLAN - PROPOSED	R0
RC.04	GROUND FLOOR PLAN - PROPOSED	R1
RC.05	FIRST FLOOR PLAN - PROPOSED	R0
RC.08	SECTIONS	R0
RC.09	SECTIONS	R0
RC.10	ELEVATIONS	R0
RC.11	ELEVATIONS	R0

NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT
RM: 220036
Location: 1/3 Meeanee Quay
Legal Description: Lot 2 DP 9812
BC: N/A

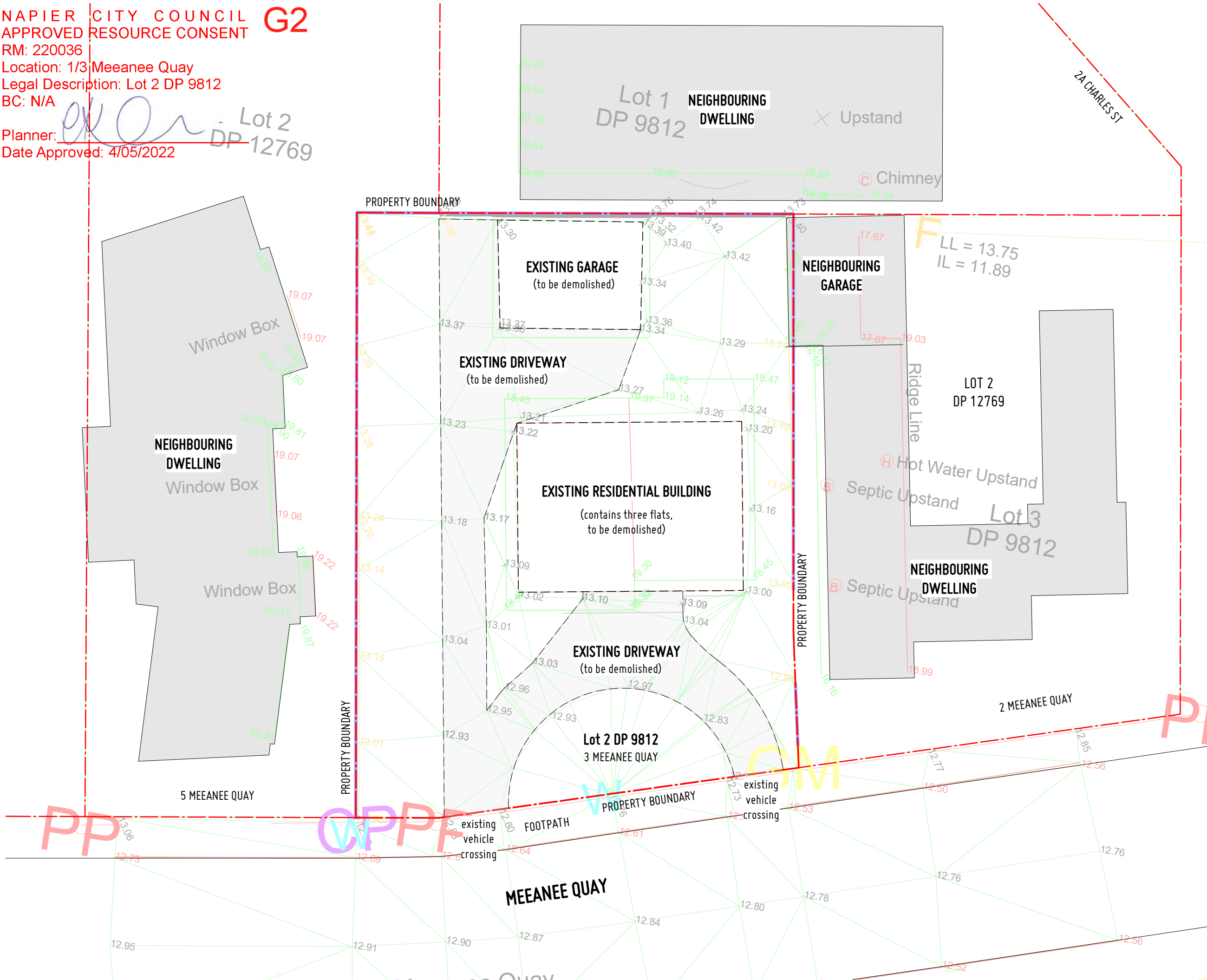
Planner: 
Date Approved: 4/05/2022

DIACK HOUSE
3 Meeanee Quay, Westshore, Napier
for Darren Diack

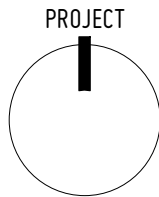
Job No. 21021
RESOURCE CONSENT



NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT **G2**
RM: 220036
Location: 1/3 Meeanee Quay
Legal Description: Lot 2 DP 9812
BC: N/A
Planner: 
Date Approved: 4/05/2022



- NOTES:
1. Do not scale off this drawing. Use figured dimensions only.
 2. Contractor to verify all dimensions and details on site before commencing work.
 3. Contractor to report any discrepancy for interpretation prior to affected work proceeding.



REVISIONS:		
REV	DATE	AMENDMENT
RO	08.03.2022	Issued for RC



DIACK HOUSE

3 Meeanee Quay, Westshore, Napier
for Darren Diack

RESOURCE CONSENT

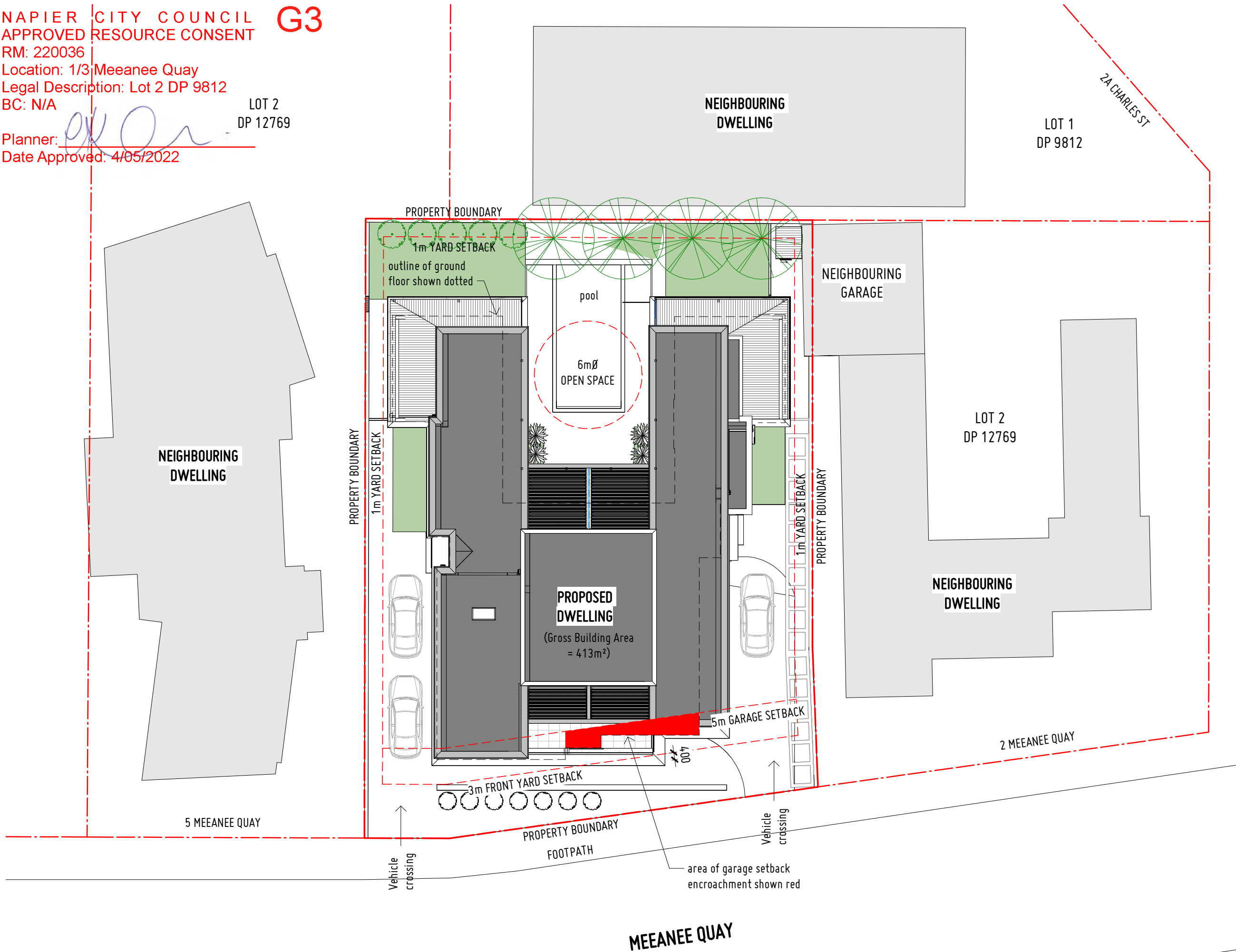
SITE PLAN - EXISTING

Scale (A3) 1 : 200	Job No. 21021
Drawing No.	Revision No.

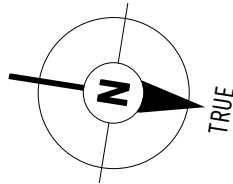
RC.02 **RO**

Plotted : 6/04/2022 12:30:56 a.m.

NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT
RM: 220036
Location: 1/3 Meeanee Quay
Legal Description: Lot 2 DP 9812
BC: N/A
Planner: 
Date Approved: 4/05/2022



- NOTES:
1. Do not scale off this drawing. Use figured dimensions only.
 2. Contractor to verify all dimensions and details on site before commencing work.
 3. Contractor to report any discrepancy for interpretation prior to affected work proceeding.



REVISIONS:		
REV	DATE	AMENDMENT
R0	08.03.2022	Issued for RC



DIACK HOUSE

3 Meeanee Quay, Westshore, Napier
for Darren Diack

RESOURCE CONSENT

SITE PLAN - PROPOSED

Scale (A3) 1 : 200	Job No. 21021
Drawing No.	Revision No.

RC.03 R0

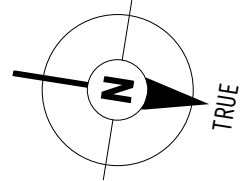
Plotted : 6/04/2022 12:30:59 a.m.

NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT
RM: 220036
Location: 1/3 Meeanee Quay
Legal Description: Lot 2 DP 9812
BC: N/A

Planner: *[Signature]*
Date Approved: 4/05/2022



NOTES:
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REVISIONS:		
REV	DATE	AMENDMENT
R0	08.03.2022	Issued for RC
R1	05.04.2022	kitchen deleted



DIACK HOUSE
3 Meeanee Quay, Westshore, Napier
for Darren Diack

RESOURCE CONSENT

GROUND FLOOR PLAN - PROPOSED

Scale (A3) 1 : 100 Job No. 21021
Drawing No. Revision No.
RC.04 R1
Plotted : 6/04/2022 12:31:00 a.m.

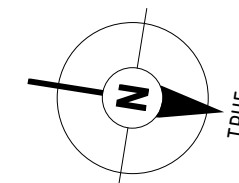
GFA = 323m²
Open Space = 343m²
Landscaped Area = 171m²

NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT
RM: 220036
Location: 1/3 Meeanee Quay
Legal Description: Lot 2 DP 9812
BC: N/A

Planner: 
Date Approved: 4/05/2022

NOTES:

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REVISIONS:

REV	DATE	AMENDMENT
R0	08.03.2022	Issued for RC



DIACK HOUSE

3 Meeanee Quay, Westshore, Napier
for Darren Diack

RESOURCE CONSENT

FIRST FLOOR PLAN - PROPOSED

Scale (A3) 1 : 100

Job No. 21021

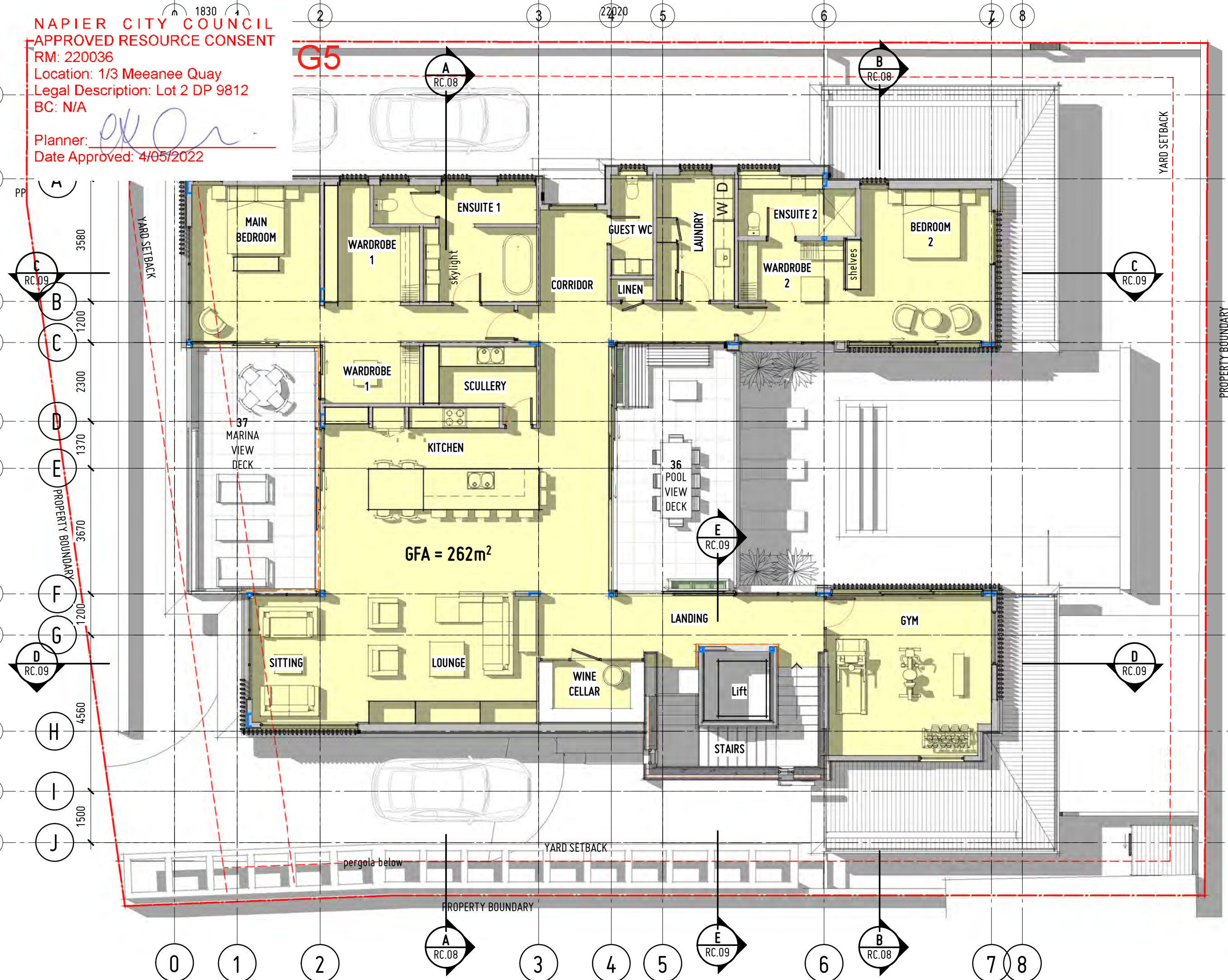
Drawing No.

Revision No.

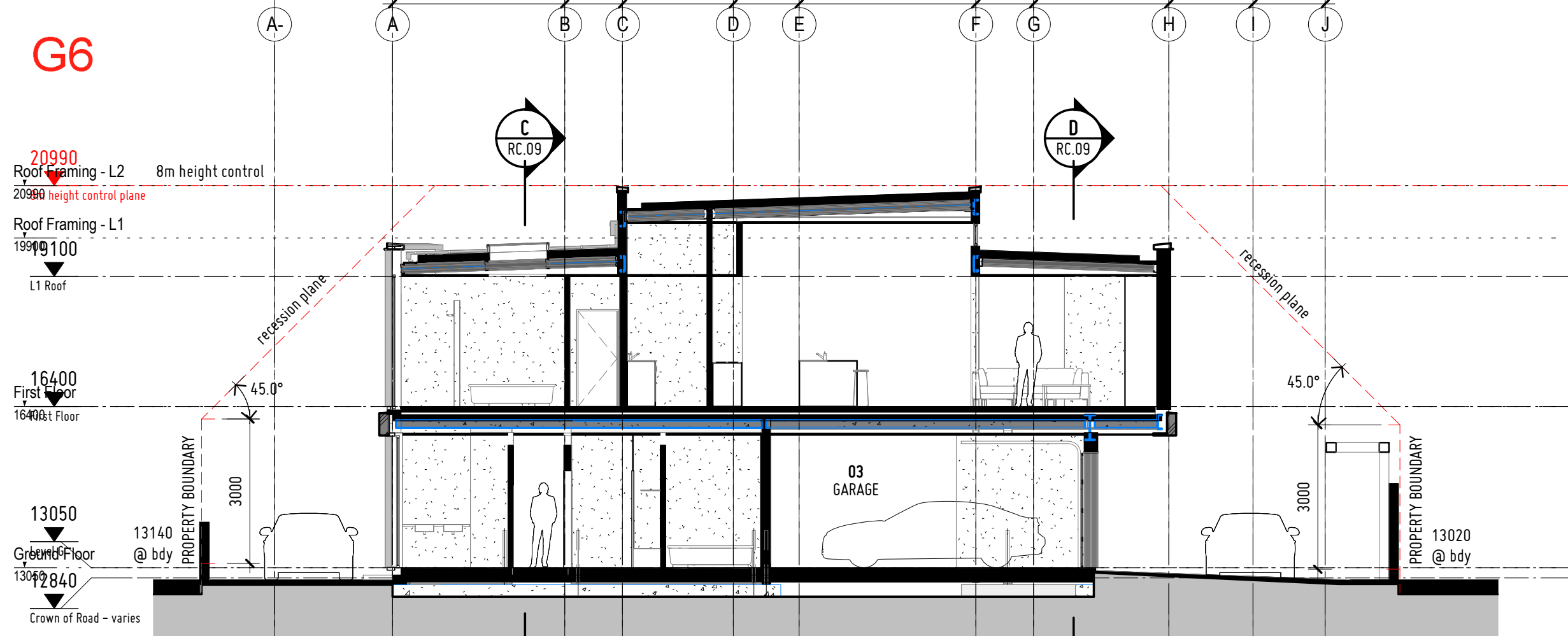
RC.05

R0

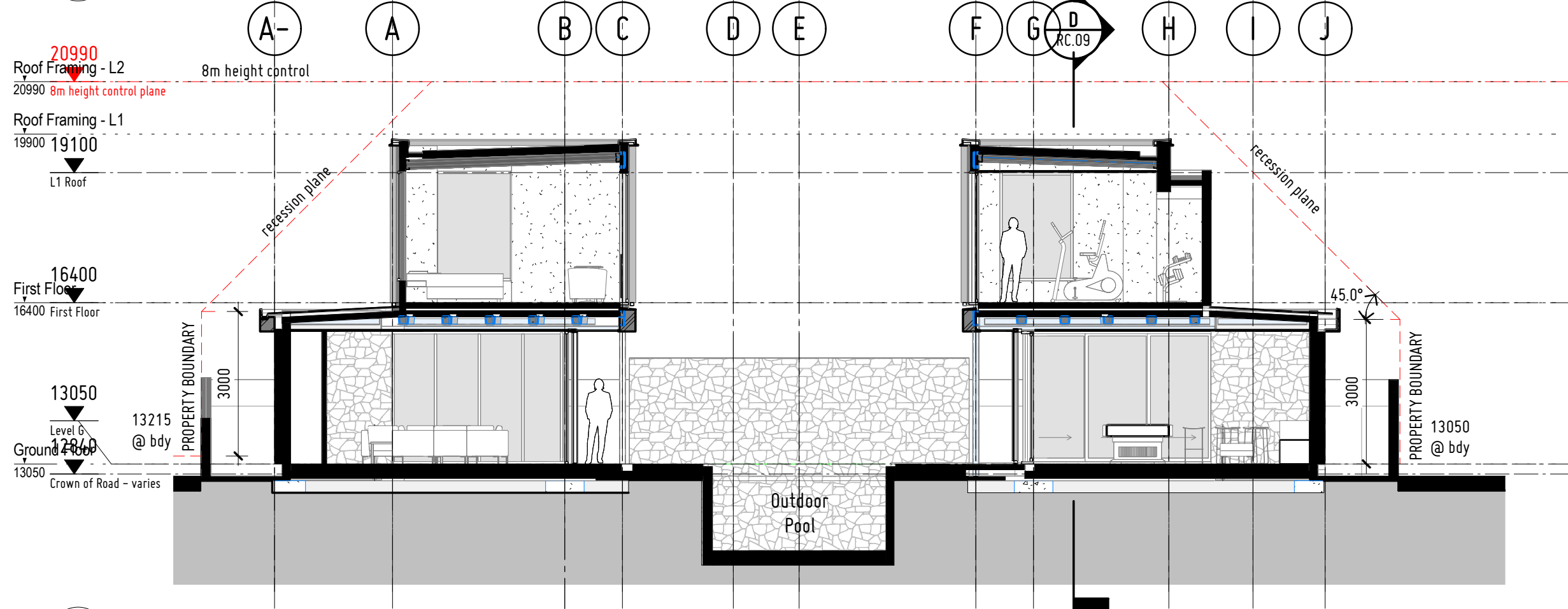
Plotted : 6/04/2022 12:31:02 a.m.



G6



A Section A - RC
RC.04 1 : 100



B Section B - RC
RC.04 1 : 100

- NOTES:
1. Do not scale off this drawing. Use figured dimensions only.
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REVISIONS:		
REV	DATE	AMENDMENT
R0	08.03.2022	Issued for RC

NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT
RM: 220036
Location: 1/3 Meeanee Quay
Legal Description: Lot 2 DP 9812
BC: N/A
Planner: *[Signature]*
Date Approved: 4/05/2022



DIACK HOUSE
3 Meeanee Quay, Westshore, Napier
for Darren Diack

RESOURCE CONSENT

SECTIONS

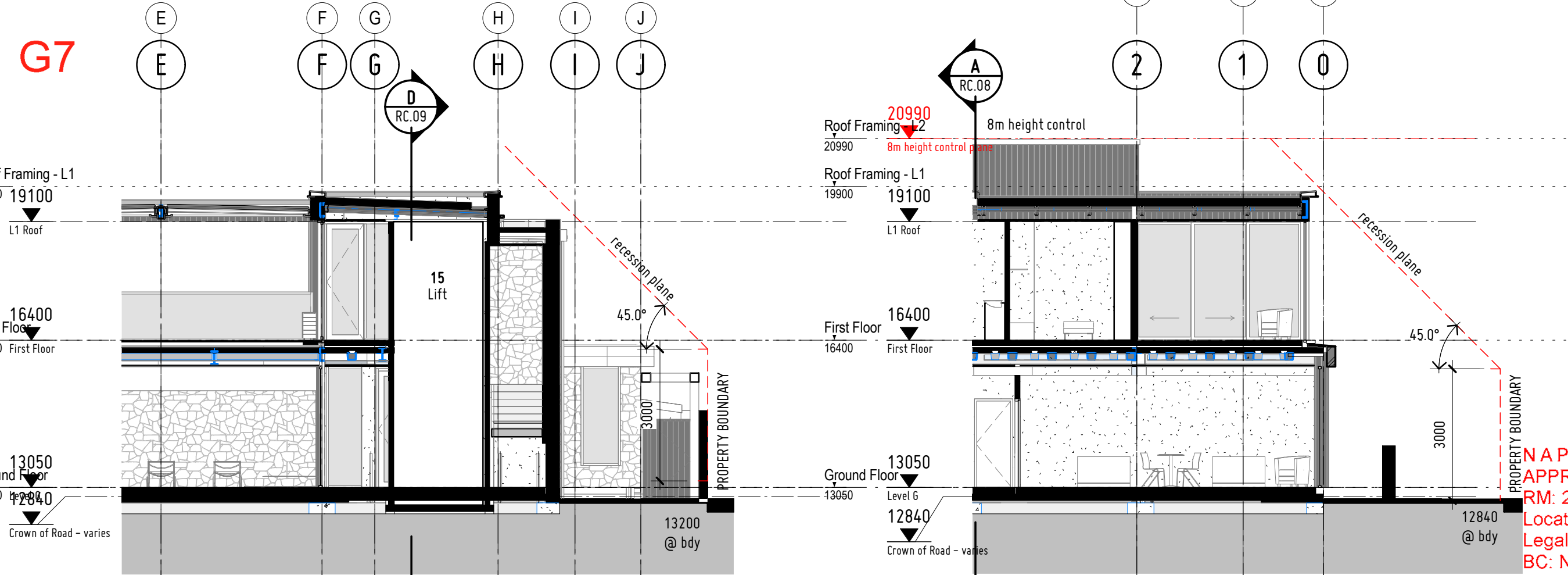
Scale (A3) 1 : 100 Job No. 21021

Drawing No. Revision No.

RC.08 **R0**

Plotted : 6/04/2022 12:31:03 a.m.

G7



- NOTES:
1. Do not scale off this drawing. Use figured dimensions only.
 2. Contractor to verify all dimensions and details on site before commencing work.
 3. Contractor to report any discrepancy for interpretation prior to affected work proceeding.

REVISIONS:

REV	DATE	AMENDMENT
RO	08.03.2022	Issued for RC

NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT
RM: 220036
Location: 1/3 Meeanee Quay
Legal Description: Lot 2 DP 9812
BC: N/A

Planner: 
Date Approved: 4/05/2022



DIACK HOUSE
3 Meeanee Quay, Westshore, Napier
for Darren Diack

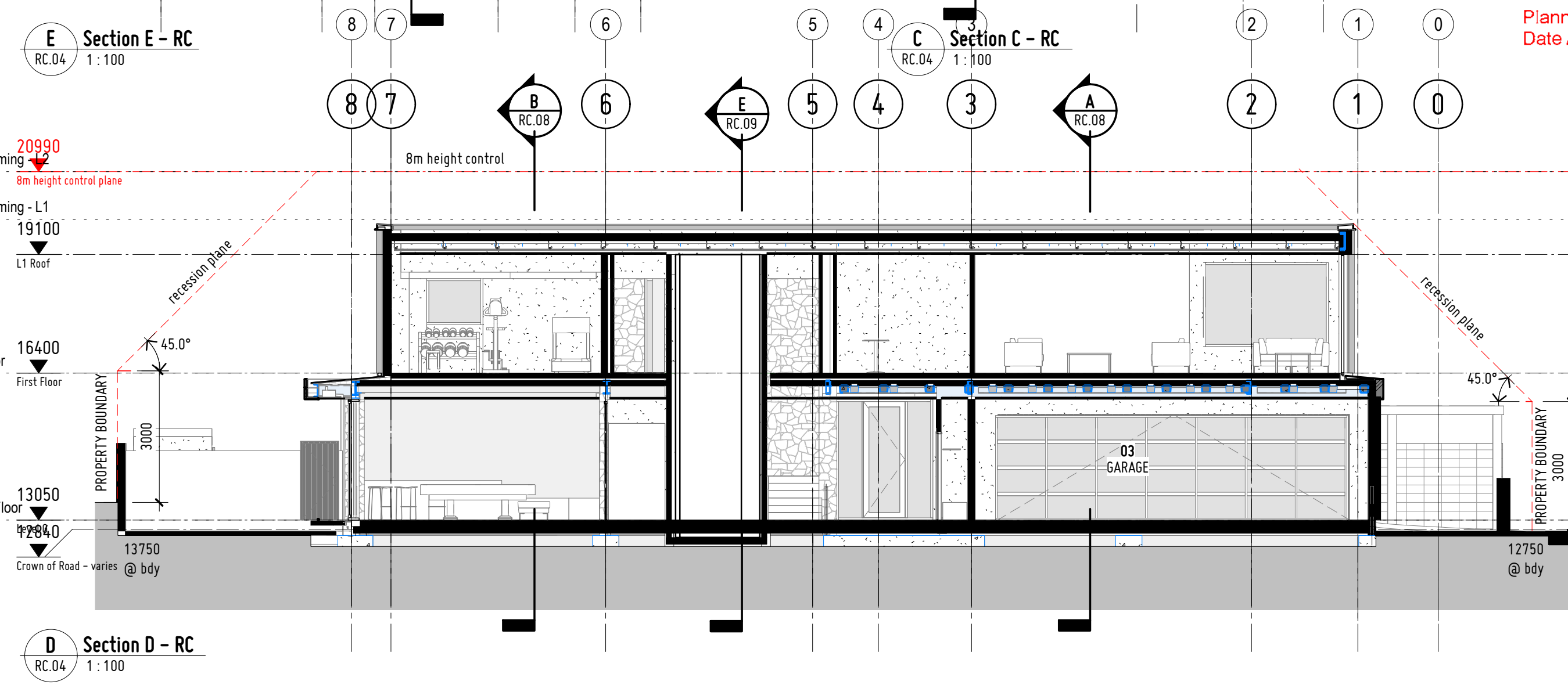
RESOURCE CONSENT

SECTIONS

Scale (A3) 1 : 100 Job No. 21021
Drawing No. Revision No.

RC.09 **RO**

Plotted : 6/04/2022 12:31:05 a.m.



8m height control

recession plane

45.0°

PROPERTY BOUNDARY

3000

recession plane

45.0°

PROPERTY BOUNDARY

3000

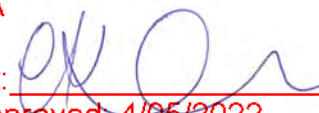
NOTES:

1. Do not scale off this drawing. Use figured dimensions only.
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REVISIONS:

REV	DATE	AMENDMENT
RO	08.03.2022	Issued for RC

NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT
 RM: 220036
 Location: 1/3 Meeanee Quay
 Legal Description: Lot 2 DP 9812
 BC: N/A

Planner: 
 Date Approved: 4/05/2022



DIACK HOUSE

1/3 Meeanee Quay, Westshore, Napier
 for Darren Diack

RESOURCE CONSENT

ELEVATIONS

Scale (A3) 1 : 100 Job No. 21021

Drawing No. Revision No.

RC.10 **RO**

Plotted : 6/04/2022 12:31:09 a.m.

West Elevation RC

1 : 100

8m height control

recession plane

45.0°

PROPERTY BOUNDARY

3000

recession plane

45.0°

PROPERTY BOUNDARY

3000

13730
 @ bdy

East Elevation RC

1 : 100

0

1

2

A
RC.08

3

4

5

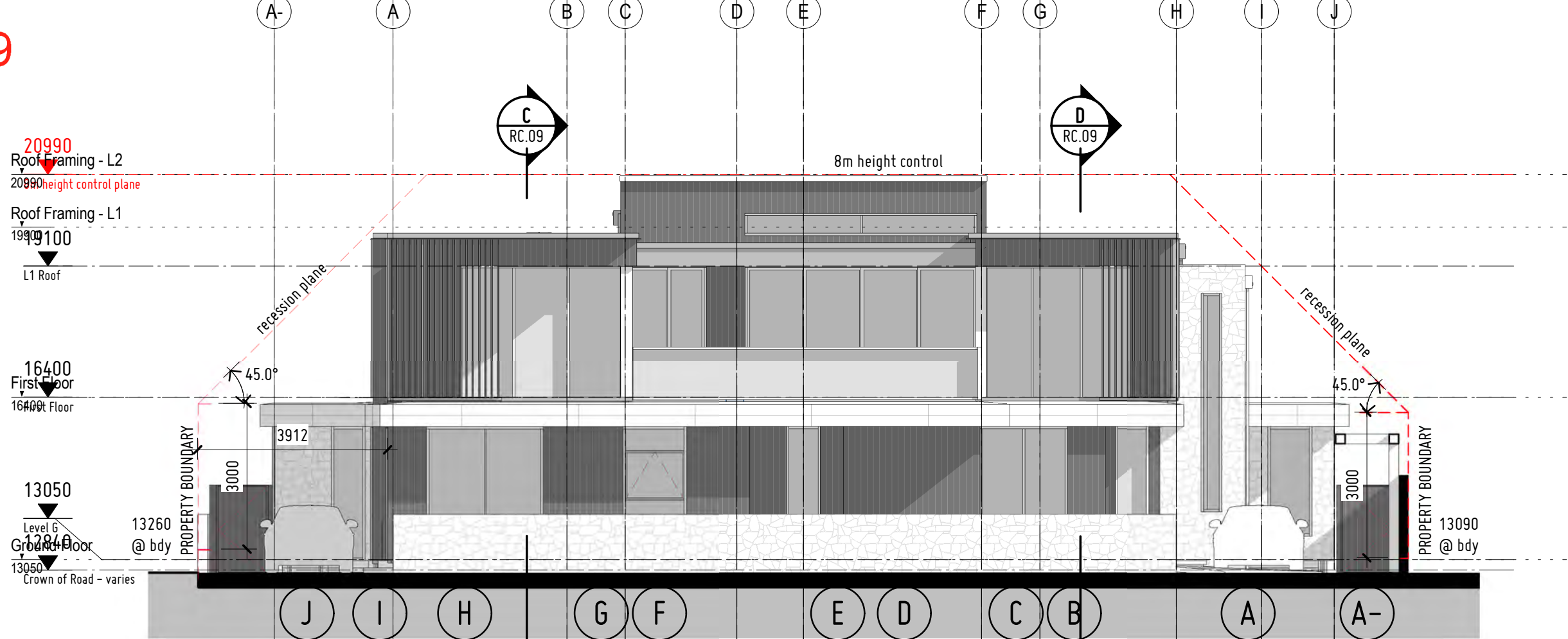
E
RC.09

6

B
RC.08

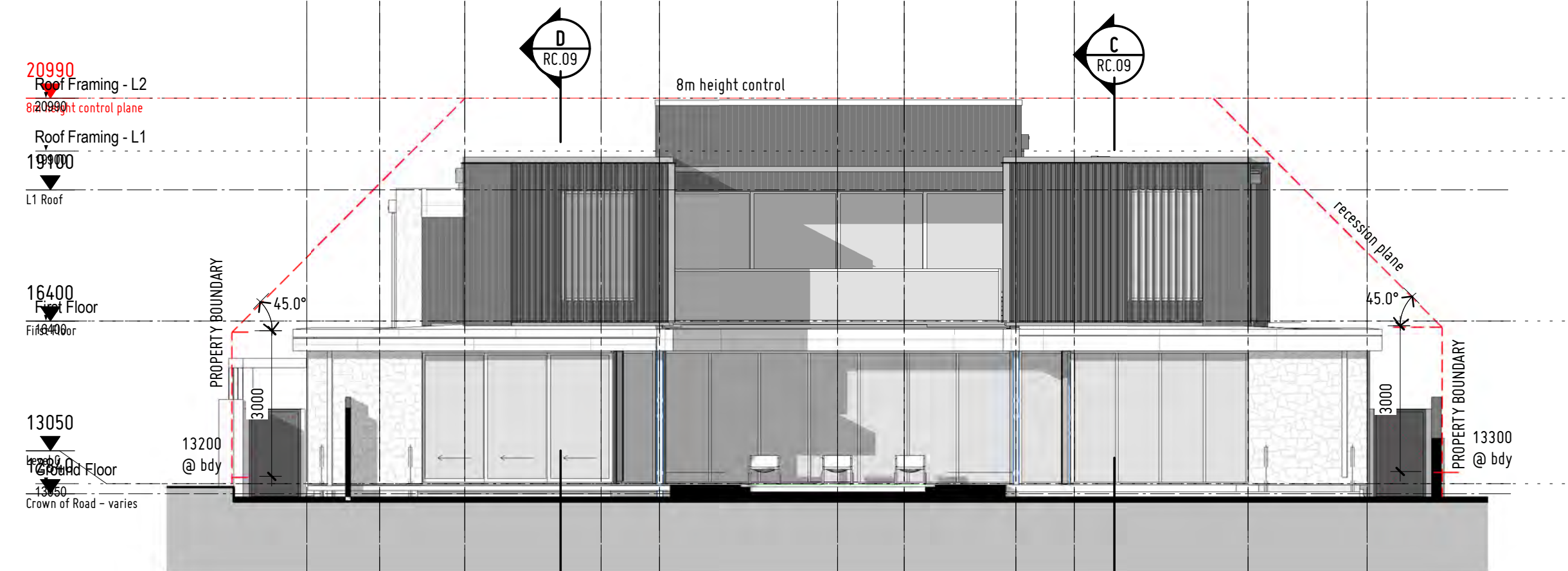
7

8



South Elevation (Streetfront) RC

1 : 100



North Elevation RC

1 : 100

- NOTES:
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REVISIONS:		
REV	DATE	AMENDMENT
R0	08.03.2022	Issued for RC

NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT
RM: 220036
Location: 1/3 Meeanee Quay
Legal Description: Lot 2 DP 9812
BC: N/A

Planner: 
Date Approved: 4/05/2022



DIACK HOUSE

3 Meeanee Quay, Westshore, Napier
for Darren Diack

RESOURCE CONSENT

ELEVATIONS

Scale (A3)	1 : 100	Job No.	21021
Drawing No.		Revision No.	

RC.11 R0



G10

NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT
RM: 220036
Location: 1/3 Meeanee Quay
Legal Description: Lot 2 DP 9812
BC: N/A

Planner: 
Date Approved: 4/05/2022



DRAWING TO BE PRINTED IN COLOUR



DIACK HOUSE

S2002267

EXISTING SITE PLAN

Scale: 1:200 & A3

A MK 08/03/2022 RC

kotahi

C1.0

A

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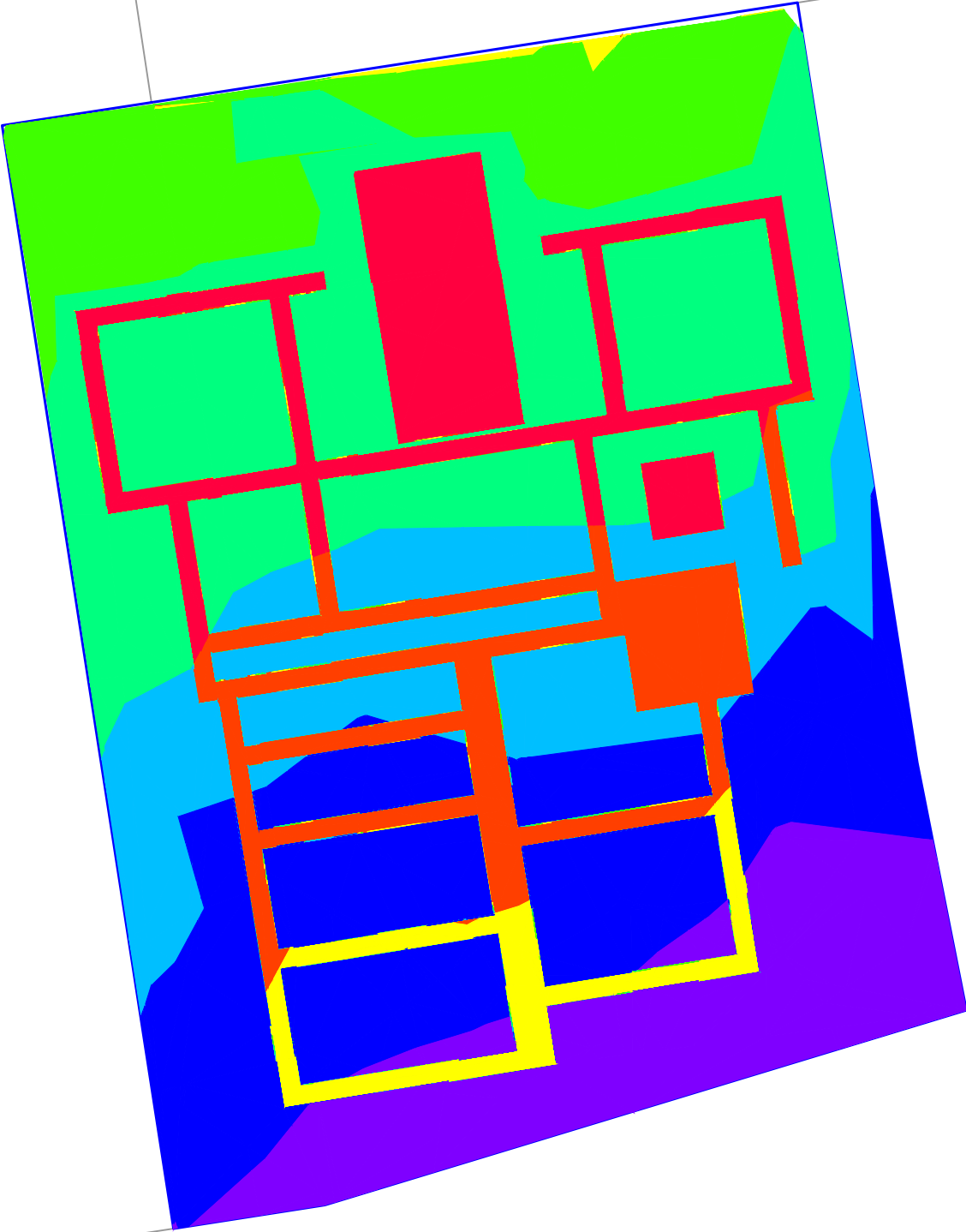
AI ORIGINAL



G11

NAPIER CITY COUNCIL
APPROVED RESOURCE CONSENT
RM: 220036
Location: 1/3 Meeanee Quay
Legal Description: Lot 2 DP 9812
BC: N/A

Planner: 
Date Approved: 4/05/2022



Surface Analysis: Elevation Ranges					
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	Area (m2)	Volume (m3)
1	Red	-2.065	-1.100	80.045	35.141
2	Orange	-1.100	-0.900	65.228	23.847
3	Yellow	-0.900	-0.700	25.451	31.980
4	Green	-0.700	-0.500	94.238	38.789
5	Light Blue	-0.500	-0.300	200.153	70.513
6	Dark Blue	-0.300	-0.200	104.154	51.876
7	Purple	-0.200	0.000	162.777	130.219
8	Light Purple	0.000	0.300	94.082	7.265

Cut Volume : 375 m³
Fill Volume : 7 m³

ROAD HIERARCHY LIM INFORMATION

Please note: Appendix 22 of the District Plan provides classification of the Napier City Roding Hierarchy.

Arterial Road

Means a **road** providing interconnections between major sectors of a large area and a link with external areas and which distributes traffic from the motorway and major City links. Traffic volumes are typically greater than 7,000 vehicles per day on urban roads with a significant number of heavy vehicles.

Principle Road

Means a **road** providing access to **Arterial Roads** and motorways and having a dominant through vehicular movement. Traffic volumes are typically 3,000 to 7,000 per day on urban roads.

Collector Road

Means a **road** providing circulation between and within local areas and links to primary roads. Traffic volumes are typically less than 3,000 vehicles per day on urban roads

Local Road

Means a **road** providing access to adjacent residential, industrial, or commercial areas and typical traffic volumes are less than 1,000 vehicles per day on urban roads.

Contact our Customer Services Team for assistance:

info@napier.govt.nz

06 835 7579



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri