



LAND. PEOPLE. WATER.

Preliminary Site Investigation (PSI)
751 and 787 Kaipara Coast Highway,
Kaukapakapa

For Riverview Properties Limited

July 2021

REPORT INFORMATION AND QUALITY CONTROL

Prepared for:	Riverview Properties Limited C/- Burnette O'Connor The Planning Collective Limited
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EXECUTIVE SUMMARY

4Sight Consulting Ltd (4Sight) has been engaged by Riverview Properties Limited (the Client) to undertake an additional Preliminary Site Investigation (PSI) at 751 and 787 Kaipara Coast Highway, Kaukapakapa, Auckland (the Site) to support its future rezoning from Countryside Living to Residential-Rural and Coastal Settlement under the proposed Private Plan Change (PPC).

This additional PSI should be read in conjunction with the PSI completed by 4Sight in 2016 (4Sight, September 2016). The purpose of this PSI is to assess if any change has occurred in the risk profile of the Site since 2016 in order to determine if there are any potential implications for the proposed change in land use, subdivision and soil disturbance under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) (MfE, 2011) and the Contaminated Land Rules of the Auckland Unitary Plan – Operative in Part (AUP:OP). The key findings of this PSI are:

Site Investigation

- Based on a review of the available background information for the Site, there was evidence to suggest that an activity or industry listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL) has been, or is more likely than not to have been, undertaken on the Site. Specifically, HAIL Item (A.10) at 751 Kaipara Coast Hwy – *Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds* and HAIL Item (F.8) at 787 Kaipara Coast Hwy – *Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances*. Therefore, consideration of the NESCS was required;
- The above activities relate to historical HAIL identified during the initial PSI. No new activities or industries detailed in the HAIL have occurred at the Site since the initial PSI in 2016 that would warrant further investigation; and
- A Site inspection in April 2021 identified that the property at 751 Kaipara Coast Hwy remains in use for rural residential purposes, however, the property at 787 Kaipara Coast Hwy has been developed. A new access road into 787 Kaipara Coast Highway has been constructed at the location of the former gravel turnaround area, the old barn has been upgraded by the owner to a residential accessory building, and landscaping around the Site structures has been completed.

Conclusions and Recommendations

- Based on the results of this PSI, it is considered highly unlikely that the Site poses a risk to human health or the environment in light of the proposed re-zoning of the Site from Countryside Living to Residential-Rural and Coastal Settlement under the Private Plan Change (PPC); and
- If any future subdivision, change of land use or soil disturbance is proposed at 751 Kaipara Coast Hwy, further consideration to the NESCS and the AUP:OP will be required to support the necessary consenting requirements.

This investigation and associated reporting has been carried out and reviewed by a SQEP in accordance with the requirements of the NESCS.

1 INTRODUCTION

4Sight Consulting Ltd (4Sight) has been engaged by Riverview Properties Limited (the Client) to undertake an additional Preliminary Site Investigation (PSI) at 751 and 787 Kaipara Coast Highway, Kaukapakapa, Auckland (the Site) to support its future rezoning from Countryside Living to Residential-Rural and Coastal Settlement under the proposed Private Plan Change (PPC).

This additional PSI should be read in conjunction with the PSI completed by 4Sight in 2016 (4Sight, September 2016). The purpose of this PSI is to assess if any change has occurred in the risk profile of the Site since 2016 in order to determine if there are any potential implications for the proposed change in land use, subdivision and soil disturbance under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) (MfE,2011) and the Contaminated Land Rules of the Auckland Unitary Plan – Operative in Part (AUP:OP).

Consideration of the NESCS is required for the activities of subdivision, change of land use and soil disturbance on pieces of land that have been subject to any activities or industries listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL). Specifically, land covered in the NESCS is defined in regulation 5(7) as:

A piece of land that is described by one of the following:

- a) *An activity or industry described in the HAIL is being undertaken on it;*
- b) *An activity or industry described in the HAIL has been undertaken on it; or*
- c) *It is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.*

This PSI report has been prepared in general accordance with Ministry for Environment (MfE) Contaminated Land Management Guidelines No.1 Reporting on Contaminated Sites in New Zealand (2011) (CLMG No. 1).

1.1 Scope of Works

The scope of this PSI has included the following:

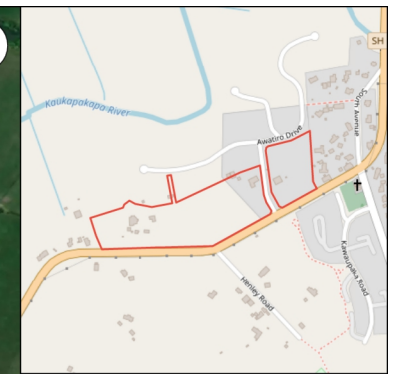
- A review of selected publicly available information for the Site, including council files, aerial photographs and previous environmental investigation reports to confirm whether any activities or industries on the HAIL are, have been, or might have been undertaken on the Site;
- Site inspection to visually assess the presence of activities or industries listed on the HAIL or evidence of potential contamination; and
- An overall assessment of the applicability of the NESCS and the AUP:OP.

2 SITE DETAILS

The Site is located in Kaukapakapa in the Auckland Region, and details of the Site are provided in Table 1. The Site location plan is shown in Figure 1.

Table 1: Address and Site Information

Site Address	Legal Description	Certificate of Title	Area
751 Kaipara Coast Highway, Kaukapakapa, Auckland 0871	LOT 36 DP 523159	831729	1.2728 ha
787 Kaipara Coast Highway, Kaukapakapa, Auckland 0871	LOT 1 DP 523159, LOT 2 DP 523159	831696	4.3704 ha



Legend

- Site Boundary
- Site Boundary

751 Kaipara Coast Hwy

787 Kaipara Coast Hwy



© Mapbox
4SIGHT
 CONSULTING
 Produced by Evalu8.earth

Title: Site Location Plan

Client: Riverview Properties Limited		Figure No: 1 Size: A4
Project: 751 and 787 Kaipara Coast Highway, Kaukapakapa	Drawn: AB	
Date: 08-04-2021	Checked: NM	Version: 1.0
Proj No: 9226	Scale: 1:6054	

2.1 Land Use – Current and Proposed

The Site is zoned as ‘Rural – Countryside Living Zone’ under the Auckland Unitary Plan – Operative in Part (AUP:OP). It is understood that following a proposed private plan change, the Site will be re-zoned ‘Residential – Rural and Coastal Settlement Zone’ under the AUP:OP.

3 SITE HISTORY

To understand the history of the Site and particularly the nature and location of any potentially contaminating activities, a review of publicly available information for the Site was undertaken. This included searches of:

- Selected historical aerial photographs available through Retrolens and Auckland Council (AC) Geomaps;
- A property file search of AC records;
- An AC Contaminated Site Enquiry;
- An AC Closed Land Fill Enquiry; and
- Hazardous Substances and Incidents report provided by the Environmental Protection Agency (EPA); and
- Review existing PSI completed by 4Sight (September 2016).

3.1 Aerial Photographs

Historical aerial photographs were sourced from Retrolens®, AC Geomaps viewer and Google® Earth™. Selected historical aerials are provided in Appendix A, and details of all aerials are described in Table 2.

Table 2: Aerial Photograph Review

Year	Reference	Observations
1940	Retrolens (black & white, earliest available image)	<p>751 Kaipara Coast Hwy: A residential dwelling can be seen near the centre of the Site. The Site makes up part of a wider rural property that is covered in grass and in use for grazing livestock.</p> <p>787 Kaipara Coast Hwy: A shed can be seen in the north-western portion of the Site. A larger shed can be observed in the far eastern portion of the Site.</p> <p>Off-site: The surrounding land is vacant, grassed and in use for rural purposes. The Kaukapakapa River can be observed to the north of the Site. Residential dwellings can be seen to the east of the Site and a property to the south-east of the Site appears to be in use for industrial purposes (storage of items).</p>
1966 and 1979	Retrolens (black & white)	<p>751 Kaipara Coast Hwy: The Site remains relatively unchanged from the 1940 photograph.</p> <p>787 Kaipara Coast Hwy: The Site remains relatively unchanged from the 1940 photograph, however a residential dwelling has been constructed along the southern boundary of the Site and further smaller Site structures have been constructed in the far eastern portion of the Site.</p> <p>Offsite: The surrounding land remains relatively unchanged from the 1940 photograph. Further residential intensification can be seen to the south-east of the Site.</p>
1988	Retrolens (black & white)	<p>751 Kaipara Coast Hwy: The Site remains relatively unchanged from the previous historical aerial photographs. However, a smaller Site building can be immediately adjacent the dwelling to its south-west.</p>

Year	Reference	Observations
		<p>787 Kaipara Coast Hwy: The Site remains relatively unchanged from the 1940 photograph, however a residential dwelling has been constructed along the southern boundary of the Site and further smaller Site structures have been constructed in the far eastern portion of the Site.</p> <p>Off-site: The land to the South of the Site is in use for horticultural land use as uniform cropping can be observed. The remainder of the land to the north-west and east remains relatively unchanged.</p>
1999	AC Geomaps (Colour)	<p>751 Kaipara Coast Hwy: Further Site buildings can be seen around the residential dwelling. A large Site structure has been constructed along the southern boundary (poly-greenhouse).</p> <p>787 Kaipara Coast Hwy: The residential dwelling situated along the southern boundary has been removed from Site. A residential dwelling has been constructed in the eastern portion of the Site, and two large Site structures are visible to the east of the dwelling.</p> <p>Off-site: It is unclear as to whether the horticultural activities on the land to the south of the Site have ceased. The surrounding land is predominantly covered in grass and in use for rural purposes.</p>
2003	AC Geomaps (Colour)	<p>751 Kaipara Coast Hwy: The Site remains relatively unchanged from the 1999 photograph, however the poly-greenhouse situated along the southern boundary has been removed.</p> <p>787 Kaipara Coast Hwy: The Site remains relatively unchanged from the 1999 photograph, however a further residential dwelling is under construction along the northern boundary and a turnaround area has been constructed in the far eastern area of the Site (likely for the truck stop).</p> <p>Off-site: The surrounding land remains relatively unchanged from the 1999 photograph.</p>
2006 and 2017	AC Geomaps (Colour)	<p>751 Kaipara Coast Hwy: The Site remains relatively unchanged from the 2003 photograph.</p> <p>787 Kaipara Coast Hwy: The Site remains relatively unchanged from the 2003 photograph.</p> <p>Off-site: The surrounding land remains relatively unchanged from the 2003 photograph. A manmade pond can be seen to the north of 751 Kaipara Coast Hwy in the 2006 photograph but appears to have been infilled in the 2017 photograph. Residential intensification can be seen to the far east of the Site in the 2017 photograph.</p>
2020	Google® Earth™ (colour)	<p>751 Kaipara Coast Hwy: The Site remains relatively unchanged from the 2006 and 2017 photographs.</p> <p>787 Kaipara Coast Hwy: A road extends into the Site from the southern boundary, separating a dwelling and larger building in the eastern portion of the Site. The road links to a newly created subdivision to the north of the Site. The western portion of the Site remains grassed and vacant.</p> <p>Off-site: The land to the north of the Site is now in use for residential purposes.</p>

3.2 Council Records

3.2.1 Property File Review

An AC Property file was requested for the Site. The property file was received on 6 April 2021 and it contained several building and resource consents, and other general property information. Information considered relevant to this PSI is provided in Table 3. It has been determined that the activities of relevance to this investigation are a HAIL Checklist for 787 Kaipara Coast Highway which did not identify any HAIL activities or industries to be occurring on 787 Kaipara Coast Highway. Furthermore, an Auckland Council Subdivision and Landuse Resource Consent for a three-stage subdivision of 751 and 787 Kaipara Coast Highway dated 10 March 2017 is considered relevant.

Table 3: Property File Information 751 and 787 Kaipara Coast Highway

Activity	File Reference Number / Consent ID	Date
Subdivision of 751 and 787 Kaipara Coast Highway, Kaukapakapa.	BUN20459764	10 March 2017
Increase the maximum building coverage. 751 and 787 Kaipara Coast Highway, Kaukapakapa.	LUC60305756	8 May 2018

3.2.2 Contaminated Sites Enquiry

AC holds records of properties where certain HAIL activities that are considered likely to cause land contamination are known to be occurring, may have occurred, or have occurred in the past.

A search of the HAIL Register, maintained by the Contaminated Sites team at AC, was requested for the Site. The search results indicate that the Site has possibly been subject to the following activities that fall within the HAIL:

- HAIL Item (A.10) – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds; and
- HAIL Item (F.8) – Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances.

Auckland Council records indicate there was previously a truck depot/yard in the eastern portion of 787 Kaipara Coast Highway, and a former covered cropping area in the south eastern area of 751 Kaipara Coast Highway. AC contaminated sites enquiry states that *"arsenic, copper and lead were found in exceedance of respective background concentrations at 751 Kaipara Coast Highway, with arsenic above NESCS Soil Contaminant Standards (SCS) rural residential land use in one sample. However, this area was considered production land and therefore no further action was required"*. Elevated lead above the NESCS SCS for rural residential land use was identified at 787 Kaipara Coast Highway. These were found to be below the proposed access road into the subdivision and therefore was considered to not pose a risk to human health.

A spreadsheet provided as part of the contaminated sites enquiry identified that a bore was constructed at 787 Kaipara Coast Highway to enable groundwater to be extracted for stock and domestic supply.

The contaminated sites enquiry response can be found in Appendix B.

3.2.3 Closed Landfill Enquiry

An AC closed landfill enquiry was requested for the Site. The closed landfill enquiry was received on 8 April 2021. The enquiry did not identify anything of relevance to the Site or near the Site.

The closed landfill enquiry response is presented in Appendix C.

3.2.4 Hazardous Substances and Incidents Reports

The Environmental Protection Agency (EPA) maintained a list of reported hazardous substance incidents over the period July 2006 – December 2011. A review of the EPA register over this period, accessed March 2021, identified no incidents at the Site or within 500 meters of the Site.

3.3 Previous Environmental Investigations

3.3.1 Preliminary Site Investigation with Limited Soil Sampling (4Sight, September 2016).

The majority of the Site was being used for livestock grazing, with a yard located on the southern boundary of 787 Kaipara Coast Hwy which was being used for truck parking, truck washing, and basic maintenance activities. The area in the south western corner of 751 Kaipara Coast Hwy was occupied by two residential dwellings and a small wood workshop. 751 Kaipara Coast Hwy has historically been used for dairy farming activities. In addition, a small poly-greenhouse was temporarily erected along the southern boundary.

A total of twelve shallow soil samples were collected from six locations across the Site to investigate sub-surface soils beneath and adjacent to the truck depot and the former covered cropping area (poly-greenhouse). Sub-surface soils in each soil sample location were generally consistent and there were no obvious sign of contamination in the form of odours, discolouration or landfill material.

Surface soil from four locations at 787 Kaipara Coast Hwy were submitted for laboratory analysis. Analytical results indicated that the concentrations of selected heavy metals in shallow soils were generally within typical background levels for non-volcanic soils. A single sample reported lead concentrations above the NESCS SCS for rural residential land use (25% produce scenario). Concentrations of total petroleum hydrocarbons (TPH) were below laboratory detection limits at the four sample locations.

Surface soils from two sample locations within the poly-greenhouse at 751 Kaipara Coast Hwy were submitted for laboratory analysis. Analytical results indicated that the concentrations of arsenic, copper and lead at one location exceeded typical background levels for non-volcanic soils. The concentration of arsenic at this sample location was reported above the NESCS SCS for rural residential land use (25% produce scenario) and residential (10% produce).

4 SITE INVESTIGATION

4.1 Site Inspection

Photos of the Site taken during the visit by 4Sight staff on 1 April 2021 are presented in Appendix D.

The following observations were made during the Site visit:

- The property at 751 Kaipara Coast Highway appeared to remain in its current use for residential purposes. The Site inspection was conducted from the roadside;
- A new access road into 787 Kaipara Coast Highway has been constructed at the location of the former gravel turnaround area;
- The property at 787 Kaipara Coast Highway had been re-developed, the old barn has been upgraded by the owner to a residential accessory building;
- Landscaping around the Site structures and new roading at 787 Kaipara Coast Highway has been completed; and
- Housekeeping across the Site is generally tidy, with no visible signs of contamination such as oil or grease on the ground surface, no stressed or dying vegetation and no evidence of current or historical above/underground storage tanks, sumps, pits or lagoons.

5 DISCUSSION

The purpose of this PSI is to assess if any change has occurred in the risk profile of the Site since 2016 in order to determine if there are any potential implications for the proposed re-zoning of the Site from Countryside Living to Residential-Rural and Coastal Settlement under the Private Plan Change (PPC) under the NESCS and AUP:OP.

Based on a review of the available background information requested for the Site, there was potential for contaminants to be present in soils at 751 Kaipara Coast Highway associated with HAIL Item (A.10) – *Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds* and HAIL Item (F.8) – *Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances* at 787 Kaipara Coast Highway. The AC contaminated sites enquiry appeared to detail the findings of the 2016 PSI noting that their records indicate that there was previously a truck depot/yard in the eastern portion of 787 Kaipara Coast Highway, and a former covered cropping area in the south eastern area of 751 Kaipara Coast Highway. These activities relate to historical HAIL identified during the initial PSI (4Sight, September 2016). No new activities or industries detailed in the HAIL have occurred since the initial PSI.

Soil sampling undertaken as part of the initial PSI (4Sight, 2016) identified concentrations of arsenic in one sample collected from 751 Kaipara Coast Hwy within the area of the former poly-greenhouse at concentrations above the NESCS for rural residential land use. The existing residences and location of the former poly-greenhouse are not subject to development as part of the proposed PPC and will remain as a lifestyle block. The former poly-greenhouse location is currently a vacant and grassed. In addition, the concentration of lead in a single sample collected from the truck stop area at 787 Kaipara Coast Hwy was above the NESCS SCS for rural residential living. The location of this sample has now been covered by an access road into the Site.

6 CONCLUSIONS

4Sight has been engaged by Riverview Properties Limited (the Client) to undertake an additional PSI at 751 and 787 Kaipara Coast Highway, Kaukapakapa, Auckland (the Site) to support its future rezoning from Countryside Living to Residential-Rural and Coastal Settlement under the proposed Private Plan Change (PPC).

This additional PSI should be read in conjunction with the PSI completed by 4Sight in 2016 (4Sight, September 2016). The purpose of this PSI is to assess if any change has occurred in the risk profile of the Site since 2016 in order to determine if there are any potential implications for the proposed change in land use, subdivision and soil disturbance under the NESCS and the Contaminated Land Rules of the AUP:OP. The key findings of this PSI are:

Site Investigation

- Based on a review of the available background information for the Site, there was evidence to suggest that an activity or industry listed on MfE HAIL has been, or is more likely than not to have been, undertaken on the Site. Specifically, HAIL Item (A.10) at 751 Kaipara Coast Hwy – *Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds* and HAIL Item (F.8) at 787 Kaipara Coast Hwy – *Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances*. Therefore, consideration of the NESCS was required.
- The above activities relate to historical HAIL identified during the initial PSI. No new activities or industries detailed in the HAIL have occurred at the Site since the initial PSI in 2016 that would warrant further investigation; and
- A Site inspection in April 2021 identified that the property at 751 Kaipara Coast Hwy remains in use for rural residential purposes, however, the property at 787 Kaipara Coast Hwy has been developed. A new access road into 787 Kaipara Coast Highway has been constructed at the location of the former gravel turnaround area, the old barn has been upgraded by the owner to a residential accessory building, and landscaping around the Site structures has been completed.

Conclusions and Recommendations

- Based on the results of this PSI, it is considered highly unlikely that the Site poses a risk to human health or the environment in light of the proposed re-zoning of the Site from Countryside Living to Residential-Rural and Coastal Settlement under the Private Plan Change (PPC); and
- If any future subdivision, change of land use or soil disturbance is proposed at 751 Kaipara Coast Hwy, further consideration to the NESCS and the AUP:OP will be required to support the necessary consenting requirements.

This investigation and associated reporting has been carried out and reviewed by a SQEP in accordance with the requirements of the NESCS.

REFERENCES

4Sight Consulting Limited (September, 2016). *Preliminary Site Investigation with Limited Soil Sampling, 751 & 787 Kaipara Coast Highway v2.0*.

Environmental Protection Agency [EPA]. 2011. *Hazardous Substance Incidents Reports*. Retrieved from <http://www.epa.govt.nz/about-us/monitoring/Pages/HS-incident-reports-archive.aspx>, accessed March 2021.

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Ministry for the Environment. 2011. *Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health*. Ministry for the Environment, Wellington, New Zealand.

Ministry for the Environment. 2011. *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*. Ministry for the Environment, Wellington, New Zealand.

Retrolens. 2020. Retrieved from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0, accessed March 2021.

LIMITATIONS

This document does not include any assessment or consideration of potential health and safety issues under the Health and Safety at Work Act 2015. 4Sight Consulting has relied upon information provided by the Client and other third parties to prepare this document, some of which has not been fully verified by 4Sight Consulting. This document may be transmitted, reproduced or disseminated only in its entirety.

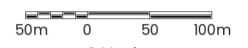
From a technical perspective, the subsurface environment at any site may present substantial uncertainty. It is a heterogeneous, complex environment, in which small subsurface features or changes in geologic conditions can have substantial impacts on water, vapour and chemical movement. 4Sight Consulting's professional opinions are based on its professional judgement, experience, and training. These opinions are also based upon data derived from the testing and analysis described in this document. It is possible that additional testing and analysis might produce different results and/or different opinions. This document was prepared based on information provided by others. Should additional information become available, this report should be updated according

Appendix A:

Historical Aerial Photography



- Legend**
- Site Boundary
 - Site Boundary
 - 1940 Historical Aerial Photograph



© Mapbox
4SIGHT
 CONSULTING
 Produced by **Evalu8.earth**

Title: 1940 Historical Aerial Photograph		
Client: Riverview Properties Limited		Figure No: 2 Size: A4
Project: 751 and 787 Kaipara Coast Highway, Kaukapakapa	Drawn: AB	
Date: 08-04-2021	Checked: NM	Version: 1.0
Proj No: 9226	Scale: 1:6054	



Legend

- Site Boundary
- Site Boundary
- 1979 Historical Aerial Photograph

10m 0 10 20 30 40 50m
 © Mapbox
4SIGHT
 CONSULTING
 Produced by **Evalu8.earth**

Title: 1979 Historical Aerial Photograph		
Client: Riverview Properties Limited		Figure No: 3 Size: A4
Project: 751 and 787 Kaipara Coast Highway, Kaukapakapa	Drawn: AB	
Date: 08-04-2021	Checked: NM	
Proj No: 9226	Scale: 1:3173	Version: 1.0



Legend

- Site Boundary
- Site Boundary
- 1999 Historical Aerial Photograph

10m 0 10 20 30 40 50m

© Mapbox



Produced by Evalu8.earth

Title: 1999 Historical Aerial Photograph

Client: Riverview Properties Limited		Figure No: 4 Size: A4
Project: 751 and 787 Kaipara Coast Highway, Kaukapakapa	Drawn: AB	
Date: 08-04-2021	Checked: NM	Version: 1.0
Proj No: 9226	Scale: 1:3173	



Legend

- Site Boundary
- Site Boundary
- 2003 Historical Photograph



10m 0 10 20 30 40 50m
 © Mapbox
4SIGHT
 CONSULTING
 Produced by Evalu8.earth

Title: 2003 Historical Photograph

Client: Riverview Properties Limited		Figure No: 5 Size: A4
Project: 751 and 787 Kaipara Coast Highway, Kaukapakapa	Drawn: AB	
Date: 08-04-2021	Checked: NM	
Proj No: 9226	Scale: 1:1015	Version: 1.0



- Legend**
- Site Boundary
 - Site Boundary
 - 2006 Historical Photograph

10m 0 10 20 30 40 50m
© Mapbox

4SIGHT
CONSULTING
Produced by Evalu8.earth

Title: 2006 Historical Photograph		
Client: Riverview Properties Limited		Figure No: 6 Size: A4
Project: 751 and 787 Kaipara Coast Highway, Kaukapakapa	Drawn: AB	
Date: 08-04-2021	Checked: NM	Version: 1.0
Proj No: 9226	Scale: 1:2490	



- Legend**
- Site Boundary
 - Site Boundary
 - 2017 Historical Photograph



10m 0 10 20 30 40 50m
© Mapbox

4SIGHT
CONSULTING
Produced by Evalu8.earth

Title: 2017 Historical Photograph		
Client: Riverview Properties Limited		Figure No: 7 Size: A4
Project: 751 and 787 Kaipara Coast Highway, Kaukapakapa	Drawn: AB	
Date: 08-04-2021	Checked: NM	Version: 1.0
Proj No: 9226	Scale: 1:1015	



Legend

- Site Boundary
- Site Boundary

10m0 10 20 30 4050m

© Mapbox



Produced by Evalu8.earth

Title: 2020 Historical Photograph

Client: Riverview Properties Limited

Project: 751 and 787
Kaipara Coast Highway,
Kaukapakapa

Drawn:
AB

Figure
No: **8**

Date: 08-04-2021

Checked:
NM

Size: A4

Proj No: 9226

Scale:
1:1015

Version:
1.0

Appendix B:

Contaminated Sites Enquiry

26 March 2021

4Sight Consulting Limited
201 Victoria Street West
AUCKLAND 1010
Attention: Andrew Barr

Dear Andrew

Site Contamination Enquiry – 751 & 787 Kaipara Coast Highway, Kaukapakapa

This letter is in response to your enquiry requesting available site contamination information within Auckland Council records for the above site. Please note this report does not constitute a site investigation report; such reports are required to be prepared by a (third-party) Suitably Qualified and Experienced Practitioner.

The following details are based on information available to the Contamination, Air & Noise Team in the Resource Consent Department. The details provided may be from former regional council information, as well as property information held by the former district/city councils. For completeness the relevant property file should also be requested to obtain all historical records and reports via 09 3010101 or online at:

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>.

1. Hazardous Activities and Industries List (HAIL) Information

This list published by the Ministry for the Environment (MfE) comprises activities and industries that are considered likely to cause land contamination as a result of hazardous substance use, storage, and/or disposal.

Council's records indicate this site has possibly been subject to the following activities that fall within the HAIL:

- HAIL Item (A.10) – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds.
- HAIL Item (F.8) – Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances.

Records indicate there was previously a truck depot/yard in the eastern portion of 787 Kaipara Coast Highway, and a former covered cropping area in the south eastern area of 751 Kaipara Coast Highway.

Arsenic, lead and copper were found in exceedance of background concentrations at 751, with arsenic above NES:CS rural residential land use in one sample. However, this area was considered production land and therefore no further action was required.

Elevated lead concentrations were identified at 787. These were found to be below the proposed access road into the subdivision and therefore was considered to not pose a risk to human health.

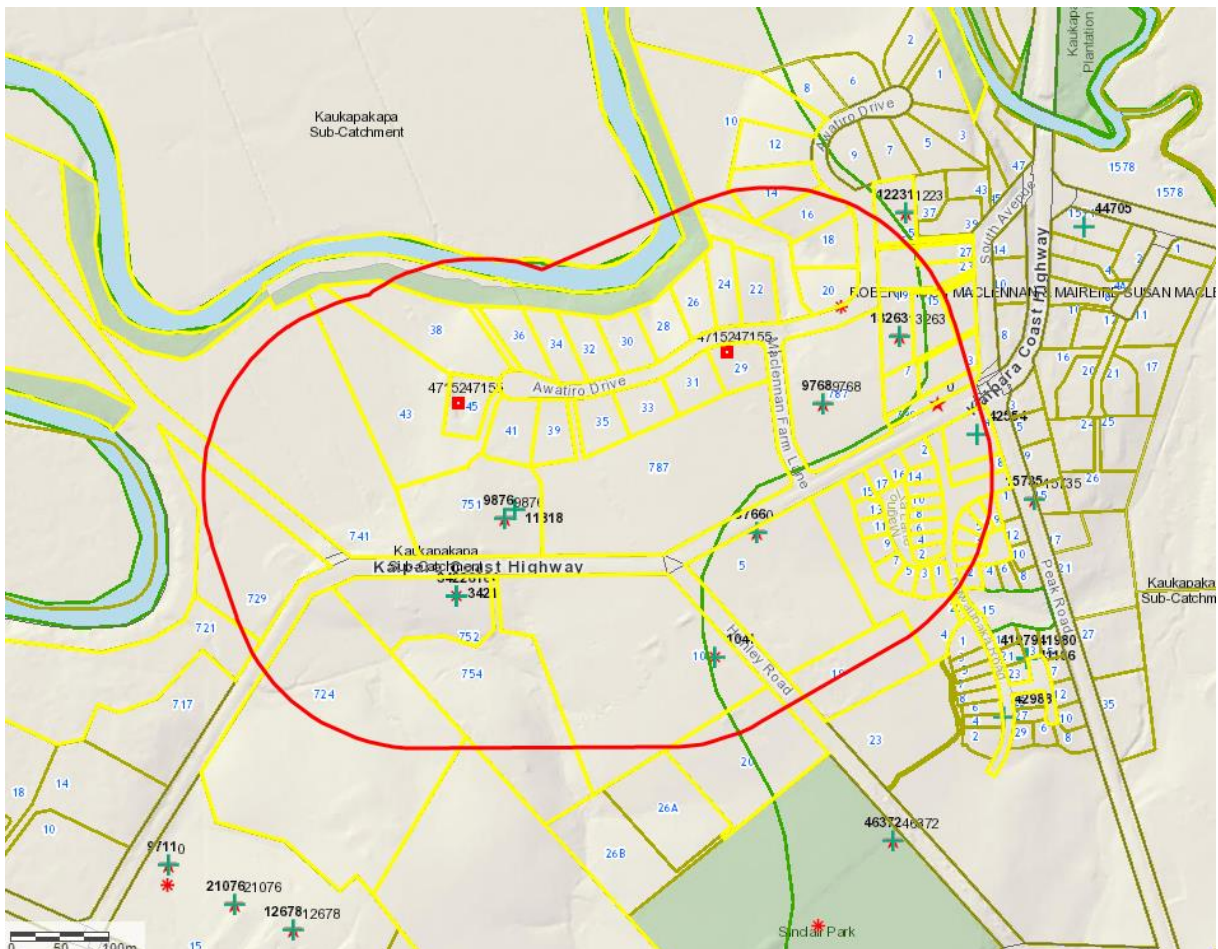
Please note:

- *If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Paints used on external parts of properties up until the mid-1970's routinely contained lead, a poison and a persistent environmental pollutant. You are advised to ensure that soils affected by old, peeling or flaking paint are assessed in relation to the proposed use of the property, including high risk use by young children.*

2. Consents and Incidents Information (200m radius of the selected site)

The Council database was searched for records of the following activities within approximately 200 metres of the site:

- Pollution Incidents (including air discharges, oil or diesel spills)
- Bores
- Contaminated site and air discharges, and industrial trade process consents
- Closed Landfills
- Air quality permitted activities



Legend:

All Consents +	Closed Landfill (Auckland Council owned) □
All Applications ■	Closed Landfill (Privately owned) ■
All Permitted Activities *	
All Bores ★	

Relevant details of any consents are appended to this letter (Attachment A). Please refer to the column titled 'Property Address' on the spreadsheet to aid in identifying corresponding data on the map.

While the Auckland Council has carried out the above search using its best practical endeavours, it does not warrant its completeness or accuracy and disclaims any responsibility or liability in respect of the information. If you or any other person wishes to act or to rely on this information, or make any financial commitment based upon it, it is recommended that you seek appropriate technical and/or professional advice.

If you wish to clarify anything in this letter that relates to this site, please contact contaminatedsites@aucklandcouncil.govt.nz. Any follow up requests for information on other sites must go through the online order process.

Should you wish to request any of the files referenced above and/or listed in the attached spreadsheet for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure the files will be available).

Please note Auckland Council cost recovers officer's time for all site enquiries. As such an invoice for \$128 for the time involved in this enquiry will follow shortly.

Yours Sincerely,

**Contamination, Air and Noise Team
Specialist Unit | Resource Consents
Auckland Council**

Appendix C:

Closed Land Fill Enquiry

Andrew Barr

From: Beau Worthington <beau.worthington@aucklandcouncil.govt.nz> on behalf of closedlandfills <closedlandfills@aklc.govt.nz>
Sent: Thursday, 8 April 2021 1:25 PM
To: Andrew Barr
Subject: RE: Closed Landfill Enquiry

Hi Andrew,

There are no fill activities at or near your subject site.

The Closed Landfill Management team (CLFM) generally only holds information on closed landfills owned and/or managed by Auckland Council. This search does not include closed landfills that are privately owned, or that are managed by other council controlled organisations, such as Watercare or Regional Facilities Auckland.

Other contamination information in the area may be available in property files, LIM reports, or by making a contaminated sites enquiry. Instructions for doing so are in the council website.

Please contact closedlandfills@aklc.govt.nz if you require any further information.

Ngā mihi | Kind regards

**Beau Worthington | Graduate Engineer
Engineering & Technical Services Unit
Infrastructure & Environmental Services**

Mobile: 021958696

Email: beau.worthington@aucklandcouncil.govt.nz

Auckland Council, Level 6, Auckland House, 135 Albert Street, Auckland 1010

Visit our website: www.aucklandcouncil.govt.nz

From: Andrew Barr <andrewb@4sight.co.nz>
Sent: Thursday, 8 April 2021 12:18 pm
To: Beau Worthington <beau.worthington@aucklandcouncil.govt.nz>; closedlandfills <closedlandfills@aklc.govt.nz>
Subject: FW: Closed Landfill Enquiry

Hi Beau,

Any chance you could look at this enquiry for me?, I haven't received a reply from 22 March.

Cheers,

Andrew Barr

Land and Water Quality Consultant

Mobile: 021 716 416

[4Sight.Consulting](http://www.4sightconsulting.co.nz)

4SIGHT COVID-19 RESPONSE PLAN

From: Andrew Barr
Sent: Monday, 22 March 2021 10:42 AM
To: closedlandfills <closedlandfills@aklc.govt.nz>
Subject: Closed Landfill Enquiry

Hi there,

Can you please advise if Council has information regarding any fill activities at or near the site below.
751 and 787 KAIPARA COAST HIGHWAY KAUKAPAKAPA 0871.



[Andrew Barr](#)

Land and Water Quality Consultant

Mobile: 021 716 416

4SIGHT
CONSULTING

4SIGHT COVID-19 RESPONSE PLAN

201 Victoria Street West, Auckland Central 1010
PO Box 911 310, Victoria St West, Auckland 1142

[4Sight.Consulting](#) [LinkedIn](#)

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Appendix D:

Site Insepction Photographs



Photo 1: New access road into the Site at 787 Kaipara Coast



Photo 2: New access road into the Site at 787 Kaipara Coast



Photo 3: Site structure at 787 Kaipara Coast Hwy, eastern area.



Photo 4: Site structure at 787 Kaipara Coast Hwy, eastern area.



Photo 5: Site structure at 787 Kaipara Coast Hwy, eastern area.



Photo 6: Site structure at 787 Kaipara Coast Hwy, eastern area.



Photo 7: Site structure at 787 Kaipara Coast Hwy, eastern area.



Photo 8: Site structures at 787 Kaipara Coast Hwy, eastern area.



Photo 9: Eastern area of 787 Kaipara Coast Hwy



Photo 10: Eastern area of 787 Kaipara Coast Hwy. Gravel area.



Photo 11: Residential dwelling at 787 Kaipara Coast Hwy



Photo 12: Residential dwelling at 787 Kaipara Coast Hwy



Photo 13: Grassed area between 751 and 787 Kaipara Coast Hwy



Photo 14: New landscaping and berm area at 787 Kaipara Coast Hwy.

