



LAND. PEOPLE. WATER.

278 CLEVEDON-KAWAKAWA ROAD




Prepared for Stratford Properties Ltd

Preliminary Site Investigation

April 2020

REPORT INFORMATION AND QUALITY CONTROL

Prepared for:	Stratford Properties Ltd
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SUITABLY QUALIFIED AND EXPERIENCED PRACTITIONER (SQEP) STATEMENT OF QUALIFICATIONS

**James Blackwell CEnvP SC
(Reviewer):**

James is an EIANZ Certified Environmental Practitioner – Site Contamination specialist (CEnvP SC), and a Principal Land & Water Quality Consultant with 13 years environmental consultancy experience, specialising in contaminated land assessment, management and remediation of a range of contaminants in soil, groundwater and as soil vapour.

He has a broad range of experience in contaminated land management, including; landfill monitoring, assessment and redevelopment; environmental due diligence; hydrogeological investigation; air pollution modelling and control; environmental impact assessment; and human health and environmental risk assessment.

**Nigel Mather
(Approver):**

Nigel is a Principal Land and Water Quality Consultant and has been an environment and health and safety professional for 16 years. He has a broad range of environmental management and risk assessment experience, including contaminated land assessment and remediation, environmental due diligence and risk assessment (transactional and advisory services), and HSE management systems implementation and auditing.

EXECUTIVE SUMMARY

4Sight Consulting Ltd (4Sight) has been engaged by Stratford Properties Ltd ('the client') to undertake a Preliminary Site Investigation (PSI) at 278 Clevedon-Kawakawa Road, Clevedon (herein referred to as 'the site'). This investigation included reviewing the site's history and field observations.

The key findings of this PSI are:

- The site occupies an area of approximately 520,000 m² of rural land of relatively level topography in Clevedon in the Auckland region and is currently subject to a Private Plan Change for re-zoning from Rural Coastal to Rural Countryside Living under the Auckland Unitary Plan: Operative in Part (AUP: OP). Given the limited countryside living development opportunities at the site due to the extent of flooding constraints, and the nature of the clustered countryside living subdivision and development that is provided for by the Rural – Countryside Living Zone and the Clevedon Sub Precinct C provisions, only a portion of the site is proposed to be redeveloped;
- The portion of the site proposed for Rural-Countryside Living includes a naturally raised area of land (approximately 41,060 m²) as well as a relatively level area (approximately 13,550 m²) in the south-western portion of the site (collectively the 'Piece of Land'). The remaining area of the site will continue to be in use as rural production land;
- During site visits by 4Sight staff, no buildings or structures and no visible signs of contamination were identified within the Piece of Land;
- A review of historical aerial images identified the site has been in use as rural land in pasture, comprised of multiple paddocks from at least the 1960's - present. Small, singular farm buildings have been present on the site's western boundary and south-eastern corner during this time. There has been no evidence of significant land disturbance or presence of structures within the Piece of Land during this time;
- Several small-scale farm sheds are present in the western portion of the site, outside of the Piece of Land, constructed of corrugated iron and timber, with the cladding of one shed constructed of potential ACM in deteriorating condition. It is noted that the Private Plan Change will include the amalgamation of the area in which these sheds are located with the neighbouring property; and
- Property files and a Site Contamination Enquiry obtained from AC, as well as a search of the AC Contaminated Land and Closed Landfills Databases did not identify any potentially contaminating activities that are currently or have historically occurred on the site (including the Piece of Land). No hazardous substances incidences have occurred on the site or any surrounding properties according to a review of information maintained by the Environmental Protection Agency (EPA).

Based on the findings of this investigation the following recommendations have been made:

- Based on observations during the site visit and review of background material, it is considered there is no record of HAIL activities that are currently or have previously been undertaken on the Piece of Land. In addition, the remainder of the site will continue to be used as production land. On this basis, the NESCS is not applicable to the proposed subdivision, change of land use and soil disturbance associated with the residential development of the site;
- Soils within the Piece of Land have not been subject to HAIL activities, and as such it is considered highly unlikely that contaminants in soil would pose a risk to human health. If soils are to be excavated they are suitable for reuse on the site from a human health risk perspective. If soils are to be disposed of off-site, they would likely be considered as cleanfill, however this should be confirmed through analysis and confirmation with the disposal facility prior to removal from the site; and
- There is the potential for asbestos in shallow soils associated with the use of asbestos containing building materials in buildings at the site, outside of the Piece of Land. The NESCS is not applicable to the remainder of the site, outside of the Piece of Land, as long as it continues to be in use as production land. However, should removal of this building be required, an asbestos survey of the building should be undertaken and, should ACM be confirmed, the removal/demolition should be managed in accordance with the Health and Safety at Work (Asbestos) Regulations 2016, and the WorkSafe New Zealand Approved Code of Practice for the Management and Removal of Asbestos.

- This investigation and associated reporting have been carried out, supervised and revised by suitably qualified and experienced practitioners (SQEP) in accordance with the NESCS.

1 INTRODUCTION

4Sight Consulting Ltd (4Sight) has been engaged by Stratford Properties Ltd (or ‘the client’) to undertake a Preliminary Site Investigation (PSI) at 278 Clevedon-Kawakawa Road, Clevedon (herein referred to as ‘the site’).

The site is currently subject to a Private Plan Change to be re-zoned from Rural Coastal to Rural Countryside Living under the Auckland Unitary Plan: Operative in Part (AUP: OP). Given the limited countryside living development opportunities at the site due to the extent of flooding constraints, only a portion of the site (the Piece of Land) is proposed to be redeveloped.

The purpose of this investigation is to determine whether activities listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL) have historically been or are currently being undertaken on the site.

Consideration of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is required for the activities of subdivision on pieces of land that have been subject to any activities or industries listed on the 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;*
- c) It is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.*

1.1 Scope of Works

The purpose of this PSI is to first confirm the nature and extent of historic activities at the site, determine the likely presence of potential contamination in shallow soil associated with historic activities undertaken at the site through review of selected publicly available information, and to determine the applicability of the NESCS to the proposed subdivision and change of land use.

The scope of this PSI has included the following:

- A review of selected publicly available information for the site, including council files and aerial photographs to confirm whether or not 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.

2 SITE DETAILS

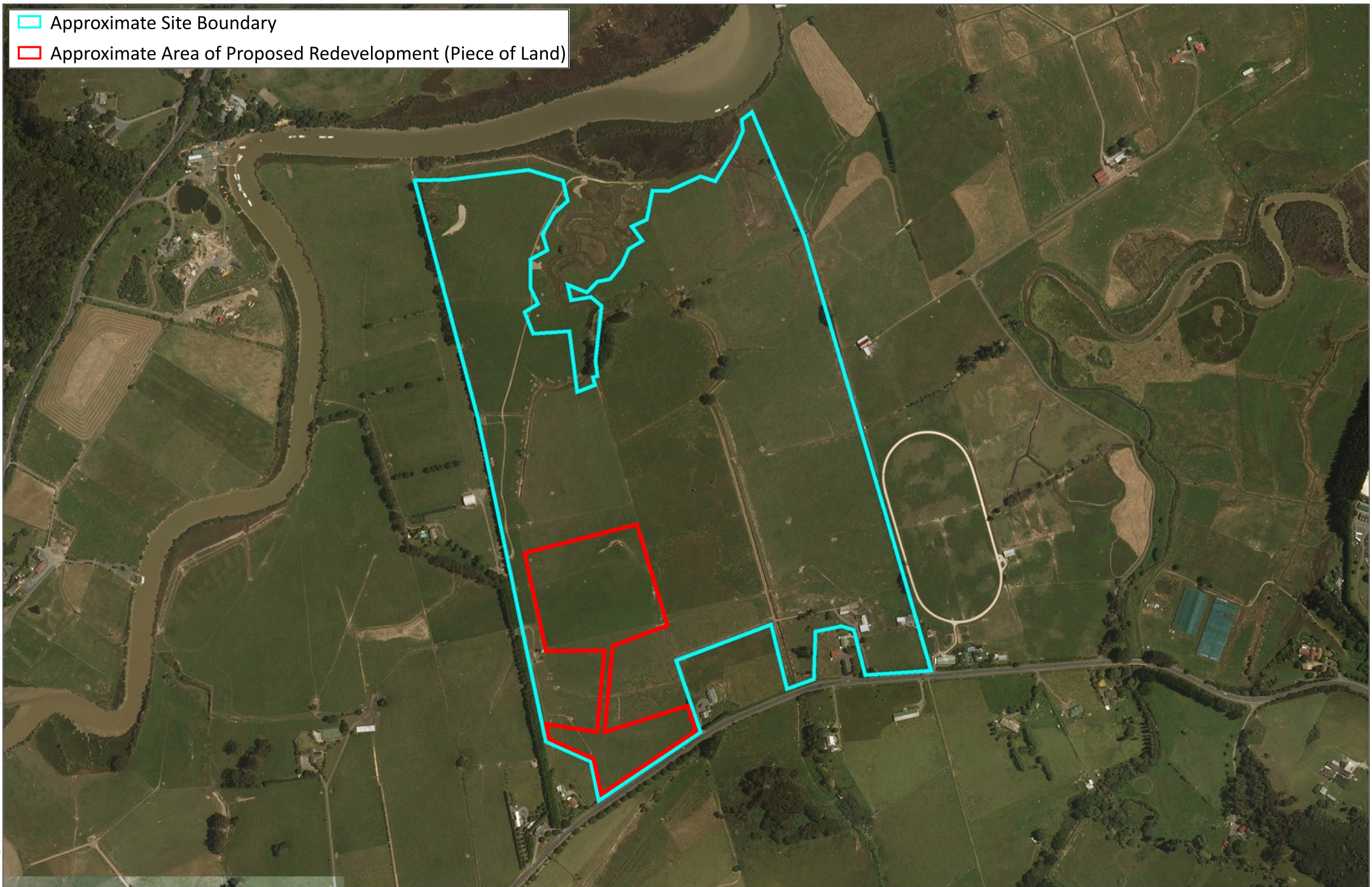
The site is located in Clevedon in the Auckland Region, and details of the site are provided in Table 1 below. The site is zoned as Rural Coastal Zone under the Auckland Unitary Plan: Operative in Part (AUP: OP) and is currently a rural property in pasture with some additions such as farm sheds and stock yards. The site is proposed to undergo a Private Plan Change to be re-zoned to Rural – Countryside Living.

The site is legally described as LOT 1 DP 146882 and comprises an area of approximately 520,000 m² of rural land. It is understood that only a portion of the site is subject to the proposed redevelopment, including a raised natural hill area of approximately 41,060 m² in the south-western portion of the site and a relatively level area of approximately 13,550 m² adjacent to the site’s southern boundary (collectively herein referred to as the ‘Piece of Land’).

The proposed redevelopment, limited to within the Piece of Land, will include the addition of twelve new residential dwellings within the existing Lot (LOT 1 DP 146882) as well as a shared accessway, with access to Clevedon-Kawakawa Road. The remainder of the site will continue to be in use as rural production land. Preliminary plans detailing the proposed redevelopment of the site are presented in Appendix A.

The site location and location of the proposed redevelopment within the site are shown in Figure 1.

- Approximate Site Boundary
- Approximate Area of Proposed Redevelopment (Piece of Land)

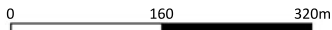


Aerial imagery sourced from Auckland Council GeoMaps GIS viewer.

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Scale 1:8,000 @ A4



AA4755 - 278 Clevedon-Kawakawa Rd PSI

Figure 1: Site Location Plan

Figure prepared for Stratford Properties Ltd by 4Sight Consulting.

Date: 10/05/2019

Version: 1.0

Drawn: Sam Hendrikse

Checked: Shannen Barns

Approved: Nigel Mather



Table 1: Address and Site Information

Address	Legal Description	CT Number	Area
278 Clevedon-Kawakawa Road, Clevedon, Auckland 2585	LOT 1 DP 146882	NA87C/391	<ul style="list-style-type: none"> ▪ The site: Approximately 520,000 m² ▪ The Piece of Land: Approximately 54,610 m²

2.1 Geology

The Institute of Geological and Nuclear Sciences (GNS) 1:250,000 online geological map shows the regional geology consists of two lithologies.

Middle Pleistocene – Late Pleistocene river and hill slope deposits (OIS5+-OIS2) are present along the site’s southern boundary, adjacent to Clevedon-Kawakawa Road, and extend to a distance of approximately 200 – 300 m within the site, comprising both the south-western and south-eastern portions of the site. These rocks are described as predominantly pumiceous sand, silt, mud and clay, with interbedded gravel and peat. The remainder of the site is comprised of Holocene River Deposits (OIS1). These rocks are described as sand, silt mud and clay with local gravel and peat beds. The geological contact between these two lithologies runs through southern portion of the site.

The closest surface water body flows through the centre of the site, parallel to the orientation of the site’s eastern and western boundaries. The stream is unnamed with a river number of 85050 in the AC Geomaps database. The stream feeds into the Wairoa river directly north of the site, which drains into the Hauraki Gulf near Kauri Bay approximately 4 km north west of the site.

3 SITE HISTORY

To understand the history of the site and particularly the nature and location of any potentially contaminating activities, a review of selected publicly available information for the site was undertaken.

This included searches of the following:

- Property File Report provided by Auckland Council (AC);
- Site Contamination Enquiry provided by AC;
- Contaminated Land Database and Closed Landfill searches through AC;
- Hazardous Substances and Incidents Report provided by the Environmental Protection Agency (EPA);
- Selected historic aerial photographs readily available through Retrolens®, AC Geomaps and Google Earth Pro®; and
- Information obtained by communication with the client, landowner and current users of the site.

3.1 Council Records

3.1.1 Property File Review

The property file for 278 Clevedon-Kawakawa Road, Clevedon was requested and provided to 4Sight on 1 May 2019 by AC and selected excerpts from the file are provided in Appendix B. The following information of relevance to this investigation was obtained from the file:

- Building Permit (Permit No. J29788), dated November 1991, to erect a relocated dwelling including additions and a new carport at 278 Clevedon-Kawakawa Road, Clevedon (LOT 1 DP 146882).

Review of the property file did not identify records of any potentially contaminating activities that have historically occurred on the site.

3.1.2 Site Contamination Enquiry

The Site Contamination Enquiry provides information on records held by AC for landfills, bores, air discharge consents, industrial and trade process consents, contaminated site discharge consents and environmental incidents at the site and within a 200 m radius of the property.

A response from AC was received on 7 May 2019 and is presented in Appendix C. The response identified the following:

- No pollution incident files regarding spills/contamination were found for the above site; and
- The records reviewed as part of the Site Contamination Enquiry search do not identify individual horticultural sites in the region. However, the records state that there is a possibility that horticultural activities may have occurred at the site in the past.

Other than the reference to potential horticultural activities at the site, the site contamination enquiry did not identify any other potentially contaminating activities at the site.

3.1.3 Contaminated Land Database and Closed Landfill Search

A search of the Contaminated Land Database, maintained within AC's Environmental Health Unit of the Licensing and Compliance Services department, was requested and received on 13 May 2019. A search of the AC Closed Landfill Database was also requested and received on 17 April 2019. Copies of these responses are presented in Appendix D.

AC stated the following information of relevance to this investigation:

- There is no contamination information held within AC records for the site; and
- The site is not on AC's list of council owned or managed closed landfills, however, private landfilling is still possible.

No other information of relevance to this investigation was obtained from the Contaminated Land Database and Closed Landfill Search.

3.1.4 Hazardous Substances and Incidents Report

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 2 May 2019, identified no incidents within 500 m of the site.

3.2 Historical Aerial Photographs

Historical aerial photographs were sourced from Retrolens[®], AC Geomaps and Google Earth Pro[®]. These can be found in Appendix E and are described in Table 2 below:

Table 2: Aerial Photograph Review

Year	Reference	Observations
1960	Retrolens (black & white, earliest available image)	<p>The site is rural land in pasture, comprised of multiple paddocks with some trees present along fence lines. Three small buildings are present at the site's western boundary, with two in the site's south-western portion and the other in the site's north-western portion. Three single buildings are also present in the south-eastern corner of the site.</p> <p>A large river is present directly north and west of the site, with a smaller stream in the site's northern portion feeding into it.</p> <p>The main road of the area runs adjacent to the site's southern boundary. Land use surrounding the site is rural. Rural residential dwellings are present directly adjacent to both the south-eastern and south-western corners of the site, as well as the centre of the site's eastern boundary.</p>
1972	Retrolens (black & white)	<p>Land use at the site remains as rural. Additional buildings have been erected in the south-eastern corner of the site, including a long rectangular building presumed to be a farm shed or barn.</p> <p>Land use surrounding the site remains as rural with some rural residential properties. A large oval-shaped track presumed to be a horse racing track is present adjacent to the site's south-eastern boundary.</p>
1988	Retrolens (black & white)	<p>The site and surrounding area remain largely unchanged from 1972 aerial imagery.</p>
2003-2004	AC Geomaps (colour)	<p>Land use at the site remains as rural and the site remains largely unchanged from 1988 aerial imagery. A single residential dwelling is now present east of the farm buildings within the south-eastern corner of the site.</p> <p>Land use surrounding the site continues to be rural and rural residential.</p>
2010-2011	AC Geomaps (colour)	<p>Land use at the site continues to be rural and the site remains largely unchanged from 2003-2004 aerial imagery. The stream in the northern portion of the site looks to flow into dug out channels in the north west and the centre of the site. An un-paved vehicle track is now present in the north-western portion of the site. A small, oval-shaped patch of bare land is present in the north-western corner of the site, otherwise the site remains in pasture. The rectangular shed/barn in the south-eastern corner of the site is no longer present.</p> <p>Land use surrounding the site continues to be rural and rural residential.</p>
2013	Google Earth Pro (colour, most recent image available)	<p>The site and surrounding land remain largely unchanged from 2010-2011 aerial imagery.</p>

3.3 Landowner Information

During site visits by 4Sight staff on Wednesday 17 April 2019 and Friday 13 March 2020, informal discussions were undertaken with the landowner as to their knowledge of current and past activities on the site. To the landowner's knowledge, the site has historically been used for agricultural purposes and no potentially contaminating activities are currently or have previously occurred at the site during their time of ownership.

As the site has historically been used for agricultural purposes, there is the potential for superphosphate soil fertilisers to have been applied on the site. However, on the basis that the proposed development is for residential land use (as opposed to the more sensitive rural residential land use), residual cadmium in soils from repeated historic fertiliser applications is highly unlikely to present a risk to human health.

4 SITE INVESTIGATION

4.1 Site Walkover

Site visits were undertaken on Wednesday 17 April 2019 and Friday 13 March 2020 by 4Sight staff. The site visits involved a walkover discussion with the landowner to identify current features at the site. Photos of the site are presented in Appendix F. The following observations were made during the site visit:

4.1.1 The Site

- Land use at the site is rural, with the majority of the site in pasture and comprised of multiple paddocks. Minor areas of vegetation are also present, specifically planted trees adjacent to the vehicle accessway along the site's western boundary and some smaller patches of riparian vegetation adjacent to the watercourse in the northern portion of the site;
- There are several buildings located on the site, primarily farm sheds and structures used to store farming materials, including the following:
 - A single shed, constructed of corrugated iron, directly south west of the area subject to redevelopment;
 - A three walled, open shed directly south of the shed mentioned above, currently being used to store firewood. The shed has a corrugated iron roof and is otherwise constructed of timber with some potential asbestos containing material (ACM) cladding on the eastern and western exteriors of the building. Sections of the potential ACM cladding on the western exterior of the building are broken. The building rests on a concrete slab which also extends to the north and west of the building. Adjacent to the southern side of the building are pieces of disused corrugated iron, timber and fencing wire;
 - A small shed, constructed of corrugated iron and timber, housing a water pump south of the above buildings in the eastern side of the vehicle accessway along the site's western boundary;
 - A single shed, constructed of corrugated iron and timber, in the north-western portion of site adjacent to the site's western boundary. Adjacent to the eastern and western sides of this building are miscellaneous materials, including disused concrete, a single steel farm gate and a rusted drum/pipe;
 - A single shed, constructed of steel, south east of the building mentioned directly above. Adjacent to the eastern side of the building are a number of disused pieces of plastic pipe. Adjacent to the south-eastern side of the building is a small pile of stone aggregate;
 - Steel cattle yards are present in the south-eastern portion of the site. Adjoined to the southern extent of the stock yards are corrugated iron sheds. An additional concrete building with corrugated iron roofing is located north of the stock yards and is likely used for agricultural purposes; and
 - A single residential dwelling is present in the south-eastern corner of the site.
- A vehicle accessway runs along the perimeter of the site along the western and northern boundary as well as through the centre of the site in a north-south alignment adjacent to the watercourse;
- A dug out/straightened drainage channel is present in the southern portion of the site. The channel is currently dry and links to the watercourse which flows through the centre of the site;

- Four mounds of bulk lime were present in the western portion of the site. These had been delivered to the site and were due to be spread on site. They had been spread at the time of the second site visit;
- A number of tree branches are piled in the centre of the paddock in the north-western portion of the site, adjacent to the western boundary. No evidence of previous burning activities was observed;
- There was no evidence of significant historic land disturbance activities such as uneven ground or bare earth, or former structures at the site;
- The site is generally tidy, with minimal rubbish or disused equipment visible. There is no visual evidence of contamination such as oil or grease, no areas of significant stressed or dying vegetation and no evidence of current or historical above/underground storage tanks, sumps, pits or lagoons; and
- Land surrounding the site is comprised of rural and rural residential land. Significant surroundings include a wetland area and stream directly north of the site which connects to the watercourse located on the site, a large white barn adjacent to western boundary with stacked hay bales and farming equipment present, and a single rural residential property located in the centre of the southern boundary of the site.

4.1.2 The Piece of Land

- The area of the site subject to redevelopment is currently in pasture and consists of a natural raised hill which spans across multiple paddocks, as well as a flat area of paddock adjacent to the southern boundary of the site. No buildings or structures and no visible signs of contamination are currently present within these areas.

5 CONCLUSIONS

4Sight Consulting Ltd (4Sight) has been engaged by Stratford Properties Ltd (or 'the client') to undertake a Preliminary Site Investigation (PSI) at 278 Clevedon-Kawakawa Road, Clevedon (the site). This investigation included reviewing the site's history and field observations.

The key findings of this PSI are:

- The site occupies an area of approximately 520,000 m² of rural land of relatively level topography in Clevedon in the Auckland region and is currently subject to a Private Plan Change to be re-zoned from Rural Coastal to Rural Countryside Living under the Auckland Unitary Plan: Operative in Part (AUP: OP). Given the limited countryside living development opportunities at the site due to the extent of flooding constraints, only a portion of the site is proposed to be redeveloped;
- Proposed redevelopment of the site includes the addition of multiple new residential dwellings on a naturally raised area of land (approximately 41,060 m²) as well as a relatively level area (approximately 13,550 m²) in the south-western portion of the site (collectively the 'Piece of Land'). The remaining area of the site will continue to be in use as rural production land;
- During site visits by 4Sight staff, no buildings or structures and no visible signs of contamination were identified within the Piece of Land;
- A review of historical aerial images identified the site has been in use as rural land in pasture, comprised of multiple paddocks from at least the 1960's - present. Small, singular farm buildings have been present on the site's western boundary and south-eastern corner during this time. There has been no evidence of significant land disturbance or presence of structures within the Piece of Land during this time;
- The site is currently vacant rural land of relatively level topography with an area of naturally raised land in the site's south-western portion. The site is in pasture with a watercourse flowing in a north-south orientation through the site's centre with dug out, straightened channels in the site's southern half. The Piece of Land currently comprises a natural raised hill area with a grassed ground cover which spans across multiple paddocks, as well as a relatively level paddock in the south-western corner of the site;
- Several small-scale farm sheds are present in the western portion of the site, outside of the Piece of Land, constructed of corrugated iron and timber, with the cladding of one shed constructed of potential ACM in deteriorating condition. It is noted that the proposed development of the site will include the amalgamation of the area in which these sheds are located with the neighbouring property. Stock yards, farm sheds and a residential dwelling are also present in the south-eastern corner of the site;

- Property files and a Site Contamination Enquiry obtained from AC, as well as a search of the AC Contaminated Land and Closed Landfills Databases did not identify any potentially contaminating activities that are currently or have historically occurred on the site; and
- No hazardous substances incidences have occurred on the site or any surrounding properties according to a review of information maintained by the Environmental Protection Agency (EPA).

Based on the findings of this investigation the following recommendations have been made:

- Based on observations during the site visit and review of background material, it is considered there is no record of HAIL activities that are currently or have previously been undertaken on the Piece of Land. In addition, the remainder of the site will continue to be used as production land. On this basis, the NESCS is not applicable to the proposed subdivision, change of land use and soil disturbance associated with the residential development of the site;
- Soils within the Piece of Land have not been subject to HAIL activities, and as such it is considered highly unlikely that contaminants in soil would pose a risk to human health. If soils are to be excavated they are suitable for reuse on the site from a human health risk perspective. If soils are to be disposed of off-site, they would likely be considered as cleanfill, however this should be confirmed through analysis and confirmation with the disposal facility prior to removal from the site; and
- There is the potential for asbestos in shallow soils associated with the use of asbestos containing building materials in buildings at the site, outside of the Piece of Land. The NESCS is not applicable to the remainder of the site, outside of the Piece of Land, as long as it continues to be in use as production land. However, should removal of this building be required, an asbestos survey of the building should be undertaken and, should ACM be confirmed, the removal/demolition should be managed in accordance with the Health and Safety at Work (Asbestos) Regulations 2016, and the WorkSafe New Zealand Approved Code of Practice for the Management and Removal of Asbestos.

This investigation and associated reporting have been carried out, supervised and revised by suitably qualified and experienced practitioners (SQEP) in accordance with the NESCS.

REFERENCES

- Auckland Council Geomaps. (2017). Retrieved from <https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html>. Accessed April 2019.
- 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 December 2018.
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- 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.

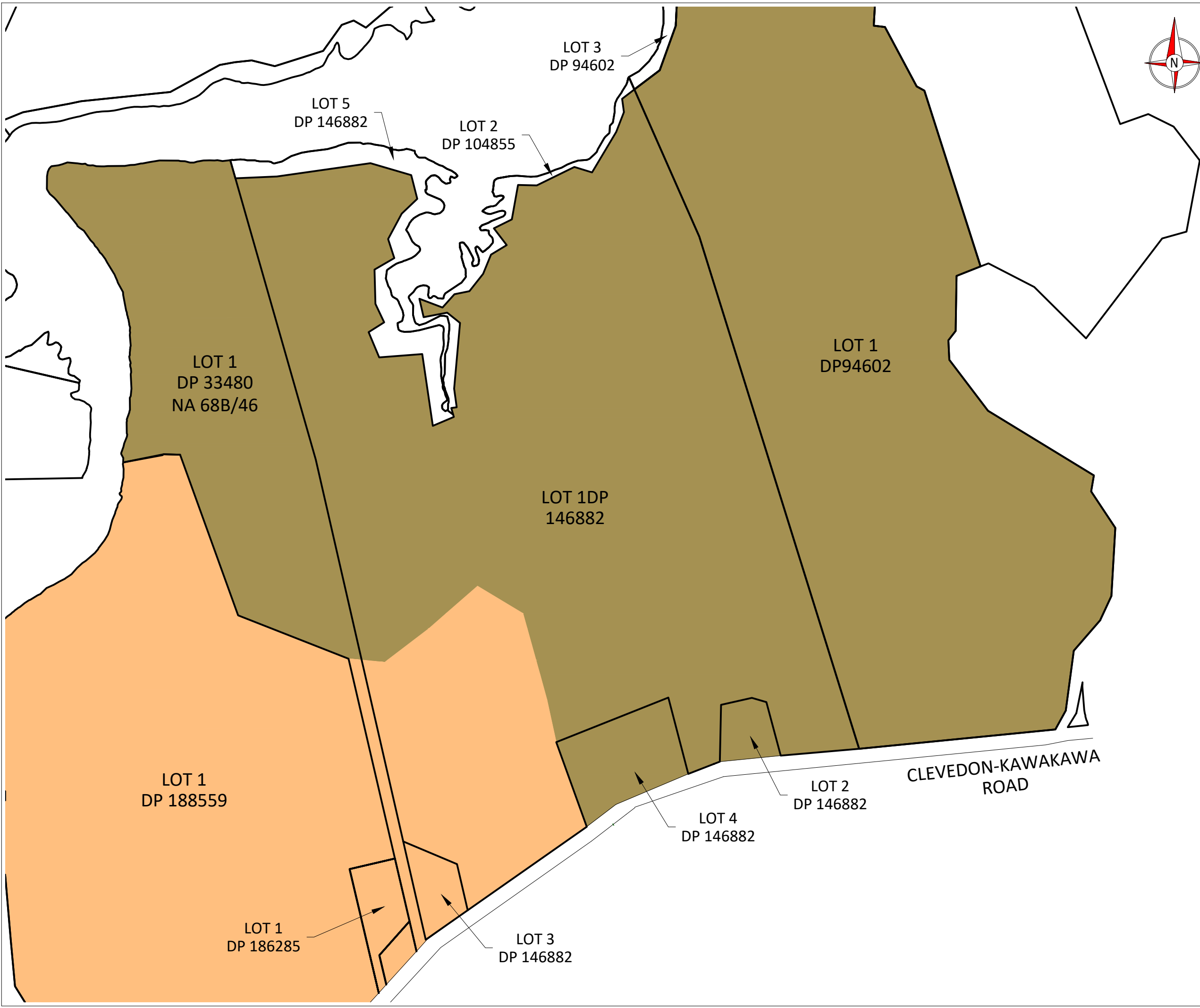
LIMITATIONS

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 accordingly.

Appendix A:

Preliminary Development Plans



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- LEGEND:**
- RURAL - RURAL COASTAL
 - RURAL - COUNTRYSIDE LIVING

CAD AND PRODUCTION BY:



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 Ph 0800 SURVEY
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DRAWING TITLE:
PROPOSED REZONING

CLIENT NAME:
STRATFORD PROPERTIES LIMITED

CLIENT DETAILS:
272&278 CLEVEDON-KAWAKAWA ROAD CLEVEDON

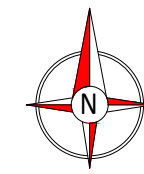
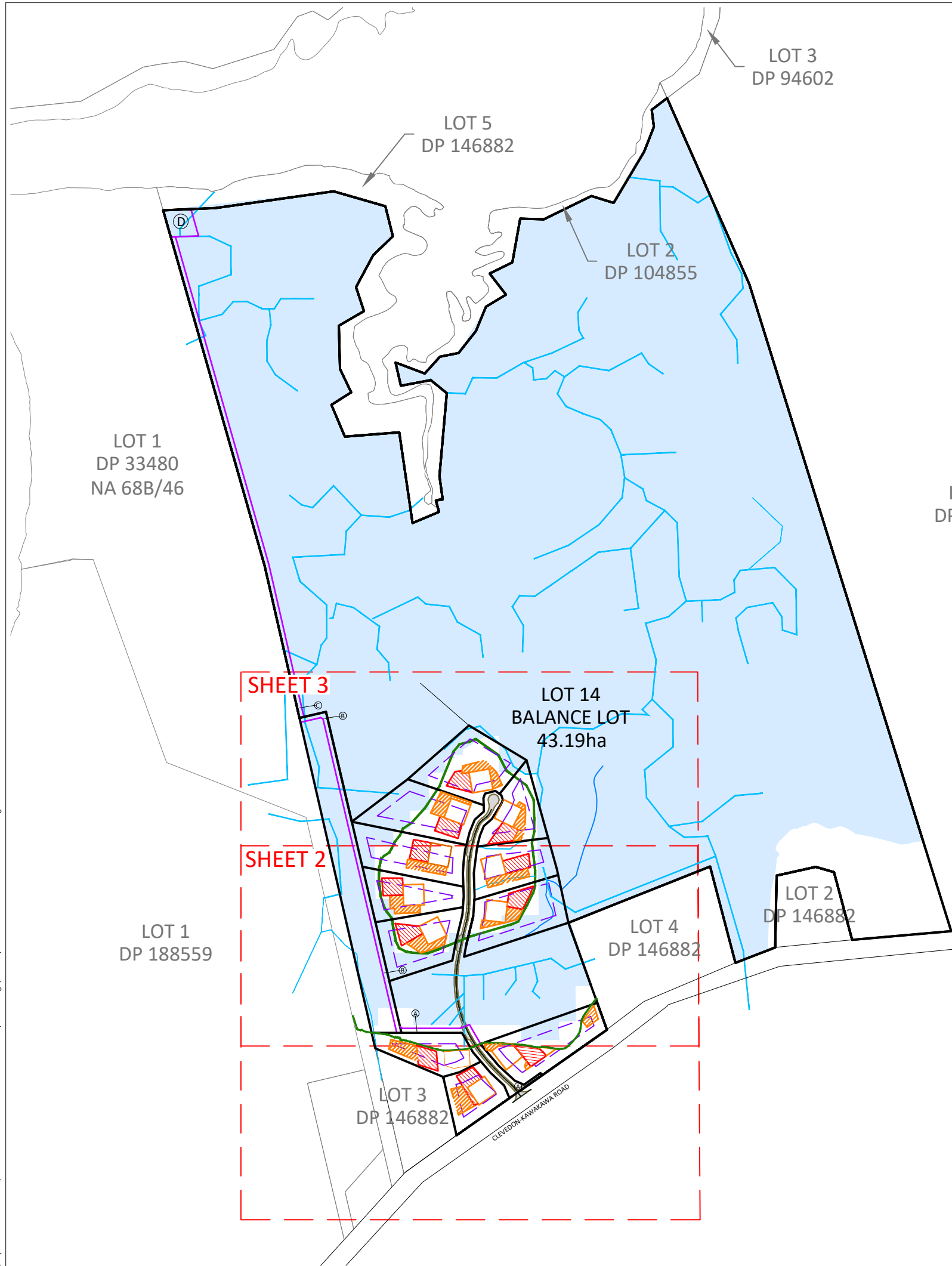
CONCEPT

REV.	DESCRIPTION	BY	DATE
A	ORIGINAL ISSUE	DS	17/07/19
B	AMENDMENTS	DS	02/10/19

SURVEYED	PG	19/12/18
DESIGNED		
DRAWN	DS	02/10/19
APPROVED	TG	02/10/19

SCALE (A3) 1:5000
 0 50 100 150 200 250m

DRAWING REFERENCE	REV
117536-160	B



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NOTES:

1. COORDINATES ARE IN TERMS OF MOUNT EDEN CIRCUIT, GEODETIC 2000.
ORIGIN: CE43 AE2M
mN 788335.92
mE 425775.36
2. LEVELS ARE IN TERMS OF AUCKLAND VERTICAL DATUM 1946.
ORIGIN OF LEVELS:
CE43 (GEOCODE AE2M)
RL: 17.27m
3. CONTOUR INTERVAL
- MAJOR 1.00m
- MINOR 0.50m
4. FOR RESOURCE CONSENT PURPOSES ONLY.
5. AREAS AND MEASUREMENTS ARE SUBJECT TO SURVEY.

LEGEND:

- WW PRIMARY DISPOSAL AREA
- WW RESERVE DISPOSAL AREA
- BUILDING PLATFORM
- EASEMENT
- 12.0m SETBACK
- OVERLAND FLOW PATH
- GIS FLOOD PLAIN
- 4.4m FLOOD LEVEL

CAD AND PRODUCTION BY:

LANDS & SURVEY
SURVEYING | PLANNING | ENGINEERING
Auckland | Whangarei | Christchurch | Wanaka
Ph 0800 SURVEY
www.landsandsurvey.co.nz

DRAWING TITLE:

PROPOSED SUBDIVISION OF LOT 1 DP 146882 SCHEME PLAN - SHEET 1/3

CLIENT NAME:

STRATFORD PROPERTIES LIMITED

CLIENT DETAILS:

276&278 CLEVEDON-KAWAKAWA ROAD CLEVEDON

RESOURCE CONSENT

REV.	DESCRIPTION	BY	DATE
A	ORIGINAL ISSUE	RC	15/05/19
B	BDYS ADJUSTED AND NEW AREAS	RW	29/05/19
C	BDYS ADJUSTED AND NEW AREAS	RW	04/06/19
D	PRIMARY DISPOSAL AMENDED	RW	02/10/19
E	LOT 2 AREAS AMENDED	RW	09/10/19
SURVEYED		PG	19/12/18
DESIGNED			
DRAWN		RW	15/05/19
APPROVED		PL	15/05/19

SCALE (A3) 1:5000



DRAWING REFERENCE

117536-150

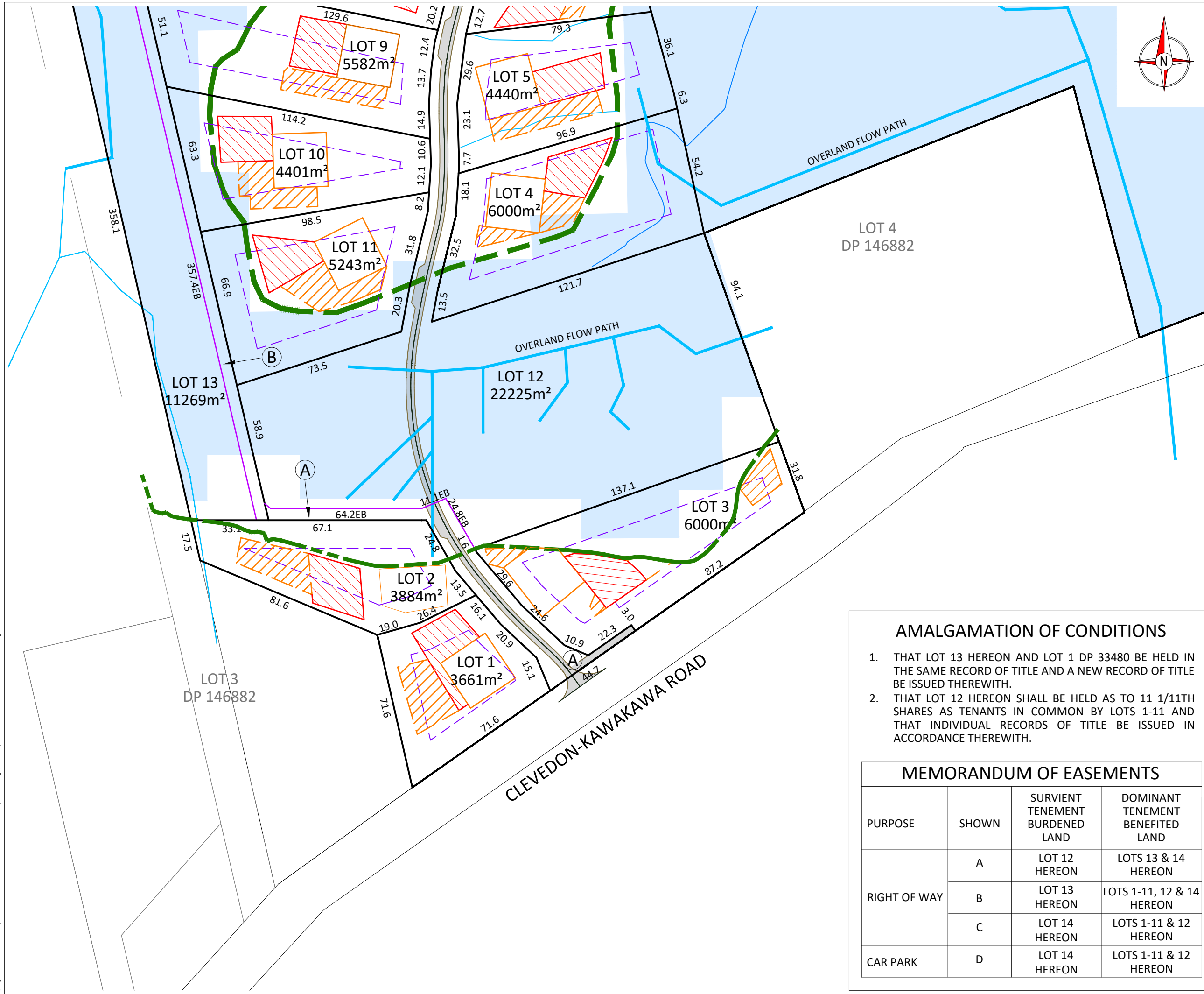
REV E

AMALGAMATION OF CONDITIONS

1. THAT LOT 13 HEREON AND LOT 1 DP 33480 BE HELD IN THE SAME RECORD OF TITLE AND A NEW RECORD OF TITLE BE ISSUED THEREWITH.
2. THAT LOT 12 HEREON SHALL BE HELD AS TO 11 1/11TH SHARES AS TENANTS IN COMMON BY LOTS 1-11 AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SURVIENT TENEMENT BURDENED LAND	DOMINANT TENEMENT BENEFITED LAND
RIGHT OF WAY	A	LOT 12 HEREON	LOTS 13 & 14 HEREON
	B	LOT 13 HEREON	LOTS 1-11, 12 & 14 HEREON
	C	LOT 14 HEREON	LOTS 1-11 & 12 HEREON
CAR PARK	D	LOT 14 HEREON	LOTS 1-11 & 12 HEREON



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- WW RESERVE DISPOSAL AREA
- BUILDING PLATFORM
- EASEMENT
- 12.0m SETBACK
- OVERLAND FLOW PATH
- GIS FLOOD PLAIN
- 4.4m FLOOD LEVEL

CAD AND PRODUCTION BY:



DRAWING TITLE:

PROPOSED SUBDIVISION OF LOT 1 DP 146882 SCHEME PLAN - SHEET 2/3

CLIENT NAME:

STRATFORD PROPERTIES LIMITED

CLIENT DETAILS:

276&278 CLEVEDON-KAWAKAWA ROAD CLEVEDON

- AMALGAMATION OF CONDITIONS**
- THAT LOT 13 HEREON AND LOT 1 DP 33480 BE HELD IN THE SAME RECORD OF TITLE AND A NEW RECORD OF TITLE BE ISSUED THEREWITH.
 - THAT LOT 12 HEREON SHALL BE HELD AS TO 11 1/11TH SHARES AS TENANTS IN COMMON BY LOTS 1-11 AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SURVIENT TENEMENT BURDENED LAND	DOMINANT TENEMENT BENEFITED LAND
RIGHT OF WAY	A	LOT 12 HEREON	LOTS 13 & 14 HEREON
	B	LOT 13 HEREON	LOTS 1-11, 12 & 14 HEREON
	C	LOT 14 HEREON	LOTS 1-11 & 12 HEREON
CAR PARK	D	LOT 14 HEREON	LOTS 1-11 & 12 HEREON

RESOURCE CONSENT

REV.	DESCRIPTION	BY	DATE
A	ORIGINAL ISSUE	RC	15.05.19
B	BDrys ADJUSTED AND NEW AREAS	RW	29/05/19
C	BDRY AND AREAS AMENDED	RW	04/06/19
D	PRIMARY DISPOSAL AMENDED	RW	02/10/19
E	LOT 2 AREA AMENDED	RW	09/10/19
SURVEYED		PG	19/12/18
DESIGNED			
DRAWN		RW	15/05/19
APPROVED		TG	15/05/19

SCALE (A3) 1:1500
0 15 30 45 60 75m

DRAWING REFERENCE 117536-151 REV E



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CAD AND PRODUCTION BY:

LANDS & SURVEY
SURVEYING | PLANNING | ENGINEERING
Auckland | Whangarei | Christchurch | Wanaka
Ph 0800 SURVEY
www.landsandsurvey.co.nz

DRAWING TITLE:

**PROPOSED SUBDIVISION OF
LOT 1 DP 146882
SCHEME PLAN - SHEET 3/3**

CLIENT NAME:

**STRATFORD PROPERTIES
LIMITED**

CLIENT DETAILS:

**276&278 CLEVEDON-KAWAKAWA ROAD
CLEVEDON**

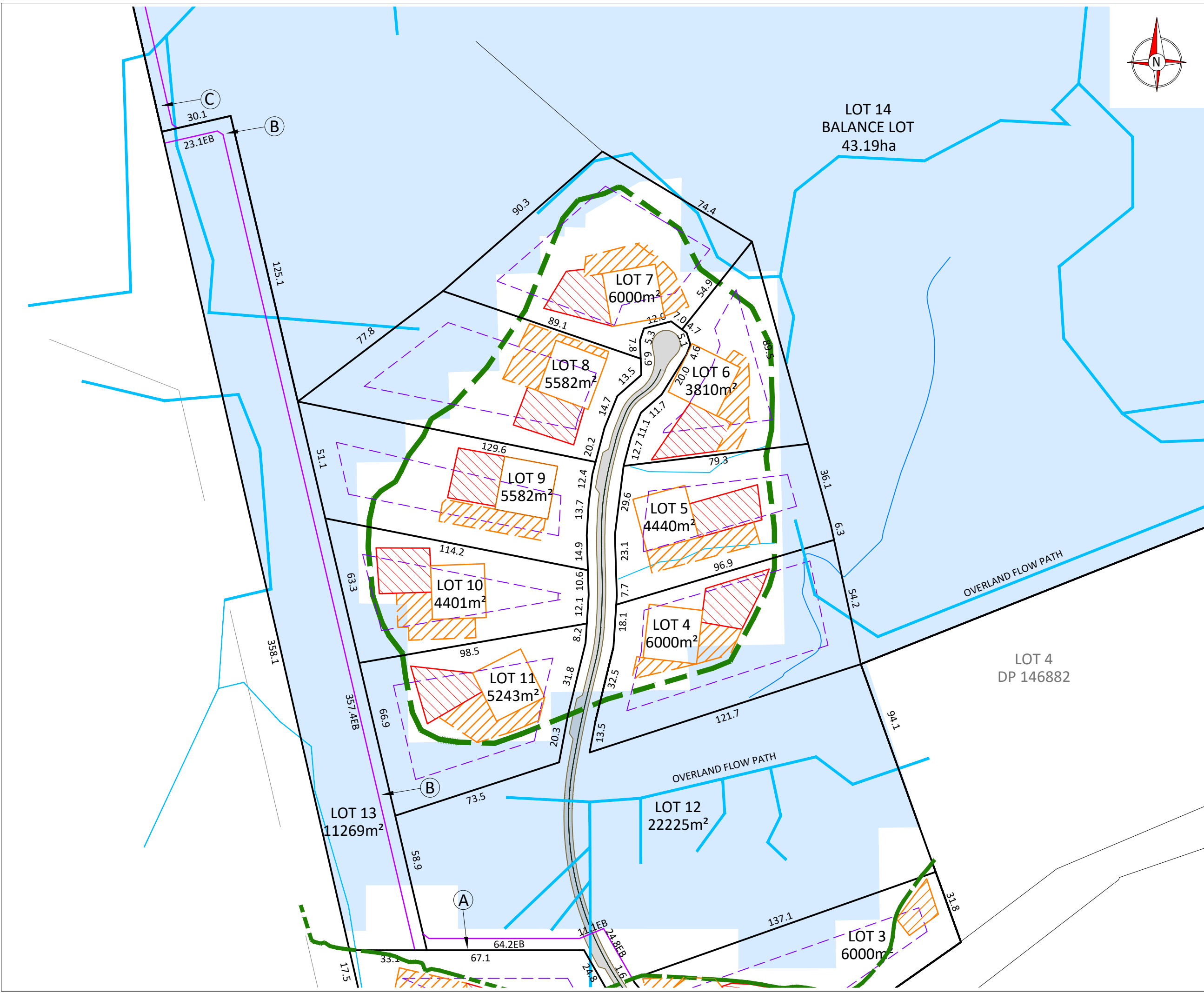
RESOURCE CONSENT

REV.	DESCRIPTION	BY	DATE
A	ORIGINAL ISSUE	RC	15/05/19
B	BDYRS ADJUSTED AND NEW AREAS	RW	29/05/19
C	BDYR AND AREAS ADJUSTED	RW	04/06/19
D	PRIMARY DISPOSAL AMENDED	RW	02/10/19
E	LOT 2 AREAS AMENDED	RW	09/10/19
SURVEYED		PG	19/12/18
DESIGNED			
DRAWN		RW	15/05/19
APPROVED		PL	15/05/19

SCALE (A3) 1:1500
0 15 30 45 60 75m

DRAWING REFERENCE 117536-152 REV E

T:\Projects\117500 - 117599\117536 - 272 and 278 Clevedon-Kawakawa Rd\3.0 Drawings\3.1 CAD\117536-152-SCHEME PLAN - REV E.dwg



Appendix B:

Property File

Application for BUILDING PERMIT
CITY OF MANASSAS
1212 Courtyard
7 E 607 701
6145503
Rt. 28, Clarksburg, Maryland

APPROVED FOR PERMIT

NO.	FUNCTION	DATE	BY	INITIALS	REMARKS
1	PLUMBING REVIEW	8/10	12/1	12/1	
2	ELECTRICAL REVIEW	8/10	12/1	12/1	
3	MECHANICAL REVIEW	8/10	12/1	12/1	
4	ENGINEER REVIEW	8/10	12/1	12/1	
5	PERMITS SECTION	8/10	12/1	12/1	
6	INSURANCE REVIEW	8/10	12/1	12/1	
7	PUBLIC WORKS ENGINEER	8/10	12/1	12/1	
8	PLUMBING ENGINEER	8/10	12/1	12/1	
9	ELECTRICAL ENGINEER	8/10	12/1	12/1	
10	MECHANICAL ENGINEER	8/10	12/1	12/1	
11	ENGINEER REVIEW	8/10	12/1	12/1	
12	PERMITS SECTION	8/10	12/1	12/1	

NOTICE TO HOLDER OF PERMIT FOR BUILDING PERMIT PROCEEDERS CHECK LIST
MAY BE OPENED UPON RECEIPT OF INSPECTION REPORT AND APPROVED FOR PERMIT

1. All work shall conform to the provisions of the applicable codes and ordinances of the City of Manassas, Virginia.

NO.	FUNCTION	DATE	BY	INITIALS	REMARKS
1	PLUMBING REVIEW	8/10	12/1	12/1	
2	ELECTRICAL REVIEW	8/10	12/1	12/1	
3	MECHANICAL REVIEW	8/10	12/1	12/1	
4	ENGINEER REVIEW	8/10	12/1	12/1	
5	PERMITS SECTION	8/10	12/1	12/1	
6	INSURANCE REVIEW	8/10	12/1	12/1	
7	PUBLIC WORKS ENGINEER	8/10	12/1	12/1	
8	PLUMBING ENGINEER	8/10	12/1	12/1	
9	ELECTRICAL ENGINEER	8/10	12/1	12/1	
10	MECHANICAL ENGINEER	8/10	12/1	12/1	
11	ENGINEER REVIEW	8/10	12/1	12/1	
12	PERMITS SECTION	8/10	12/1	12/1	

BUILDING PERMIT APPLICATION
MANASSAS City Council

APPLICANT TO OBTAIN: Remodel existing 1st floor

PROJECT NUMBER: 208 Courtyard Ct. 607 701 PROJECT VALUE: 80,000

OWNER: James H. & Barbara A. Smith ADDRESS: 208 Courtyard Ct. Manassas, VA 20108

DATE: 8/10/91

PROJECT DESCRIPTION: Remodel existing 1st floor

PERMIT TYPE: Remodel

APPROVED FOR PERMIT: 8/10/91 BY: 12/1

PERMIT FEE: 120.00

ISSUE DATE: 8/10/91

EXPIRES: 8/10/92

PERMITS SECTION

NO.	FUNCTION	DATE	BY	INITIALS	REMARKS
1	PLUMBING REVIEW	8/10	12/1	12/1	
2	ELECTRICAL REVIEW	8/10	12/1	12/1	
3	MECHANICAL REVIEW	8/10	12/1	12/1	
4	ENGINEER REVIEW	8/10	12/1	12/1	
5	PERMITS SECTION	8/10	12/1	12/1	
6	INSURANCE REVIEW	8/10	12/1	12/1	
7	PUBLIC WORKS ENGINEER	8/10	12/1	12/1	
8	PLUMBING ENGINEER	8/10	12/1	12/1	
9	ELECTRICAL ENGINEER	8/10	12/1	12/1	
10	MECHANICAL ENGINEER	8/10	12/1	12/1	
11	ENGINEER REVIEW	8/10	12/1	12/1	
12	PERMITS SECTION	8/10	12/1	12/1	

3016-278

DATE: 8/10/91

PROJECT NUMBER: 208 Courtyard Ct. 607 701

PROJECT VALUE: 80,000

OWNER: James H. & Barbara A. Smith

ADDRESS: 208 Courtyard Ct. Manassas, VA 20108

DATE: 8/10/91

PROJECT DESCRIPTION: Remodel existing 1st floor

PERMIT TYPE: Remodel

APPROVED FOR PERMIT: 8/10/91 BY: 12/1

PERMIT FEE: 120.00

ISSUE DATE: 8/10/91

EXPIRES: 8/10/92

APPROVAL FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

APPLICANT: James H. & Barbara A. Smith

PROJECT NUMBER: 208 Courtyard Ct. 607 701

PROJECT VALUE: 80,000

OWNER: James H. & Barbara A. Smith

ADDRESS: 208 Courtyard Ct. Manassas, VA 20108

DATE: 8/10/91

PROJECT DESCRIPTION: Remodel existing 1st floor

PERMIT TYPE: Remodel

APPROVED FOR PERMIT: 8/10/91 BY: 12/1

PERMIT FEE: 120.00

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PERMIT TYPE: Remodel

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PERMIT FEE: 120.00

ISSUE DATE: 8/10/91

EXPIRES: 8/10/92

Attention: M. Sullivan

USA TECHNICAL SERVICES

FOR: James H. & Barbara A. Smith

PROJECT NUMBER: 208 Courtyard Ct. 607 701

PROJECT VALUE: 80,000

OWNER: James H. & Barbara A. Smith

ADDRESS: 208 Courtyard Ct. Manassas, VA 20108

DATE: 8/10/91

PROJECT DESCRIPTION: Remodel existing 1st floor

PERMIT TYPE: Remodel

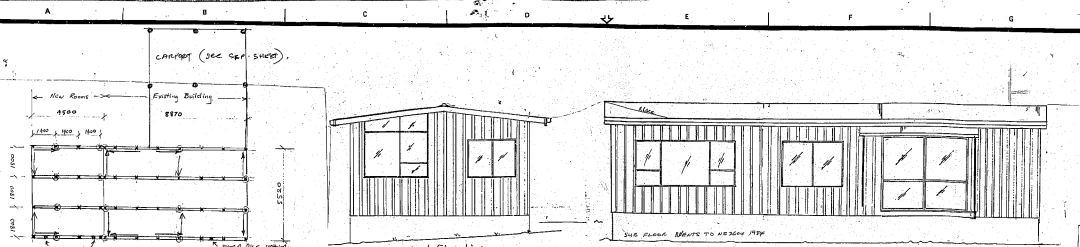
APPROVED FOR PERMIT: 8/10/91 BY: 12/1

PERMIT FEE: 120.00

ISSUE DATE: 8/10/91

EXPIRES: 8/10/92

3015 278



FOUNDATION DETAILS 1:100 (Section)

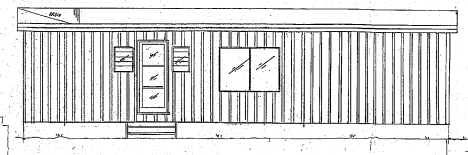
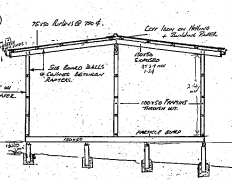
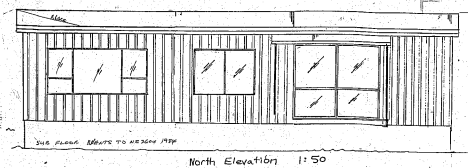
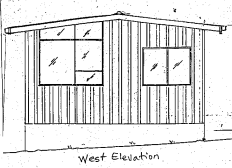
1. Existing pile (400 x 125th deep once getting 1425x125 timber pile)

2. New pile (400 x 125th)

3. Subsoil Brace (100x75 Timber fixed with 12 # bolts)

4. Beams 100 x 75 timber

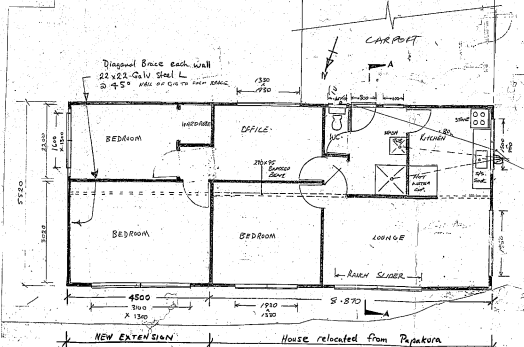
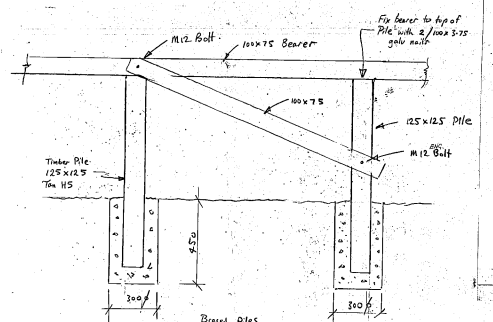
5. Posts 100 x 75 @ 2' 6"



CITY OF MANIKAU
APPROVED
19 NOV 1951
STRUCTURAL
PLUMBING & DRAINAGE
INSPECTOR

IMPORTANT

NO ALPHABETIC OR NUMERIC TO DIMENSIONS TO BE USED UNLESS SPECIFICALLY NOTED ON THIS SPACE
ALL PLUMBING & DRAINAGE WORK SHALL COMPLY WITH THE DRAINAGE & PLUMBING REGULATIONS 1970
SEE THE COMPLETION OF THE WORKED BY PLUMBING & DRAINAGE INSPECTOR



CARPORT BEEN
STRAIGHT AWAY EX. EXISTING
PARTIAL BENCH FLOORING
ROOFING 2x12 7/8" RAFTERS
900 E. EXPOSED
FLOOR FINISHING 100% EXPOSED
ALL FRAMING 100% IN WALLS
FLOOR JOIST 150 x 250 @ 600
BEAMS 100 x 75 TO
ALUMINUM JOINTS
INTERIOR LINING GRANITE BOND
BULL HEADINGS SUITE
SHOWER AREA E.C.A.

CITY OF MANIKAU
APPROVED
19 NOV 1951
BUILDING INSPECTION
SUPERVISOR

Construction to comply with
N.Z.S. 3604.

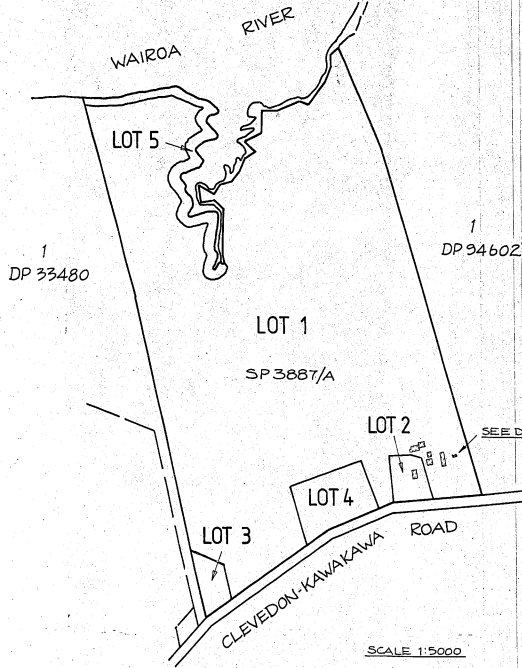
ISSUE	DATE	AMENDMENT	BY	CHKD	APPR	DATE

HOUSE FOR P. CHAMBERLIN
LOT 1 SP 3987/A
CLEVEDON KAWAKAWA ROAD

ORIGINAL SCALE AT CONTRACT No.

DRAWING No. ISSUE

MICROFILMED ON
6 JUN 1951
REF
3015 1278



SCALE 1:5000

CITY OF MANUKAU
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 THE APPROVAL OF THIS PROPOSAL

278 *Clevedon - Kawakawa*

has been received subject to the provisions of the Resource Management Act and District Council Agreement On 12th October 1991. The City Council has granted its consent to the issue of this Resource Consent under the Resource Management Act 1977 and the Resource Consent Act 1991 and the proposed plan.

Date: 18/11/91 Checked by: *John*

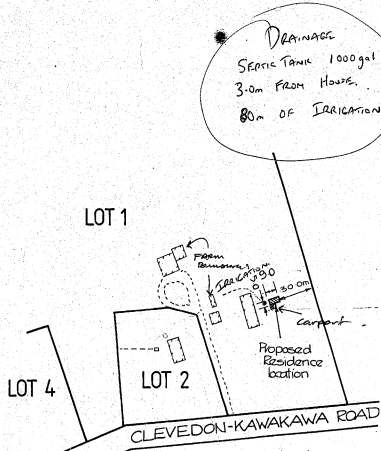
This consent is subject to the conditions set out in the Resource Consent and the Resource Consent Act 1991.

Development is restricted to the purposes of the Resource Consent and the Resource Consent Act 1991.

Date: 18/11/91 Checked by: *John*

This plan is subject to the provisions of the Resource Management Act and District Council Agreement On 12th October 1991. The City Council has granted its consent to the issue of this Resource Consent under the Resource Management Act 1977 and the Resource Consent Act 1991 and the proposed plan.

M. J. Horgan
 Director of Planning



SCALE 1:2000

DIAGRAM

CITY OF MANUKAU APPROVED
 19 NOV 1991
 PLUMBING & DRAINAGE INSPECTOR

CITY OF MANUKAU APPROVED
 19 NOV 1991
 BUILDING INSPECTOR
R.D. Henderson

NO. AVAILMENTS		DATE	BY	FOR	REVISION				
DRAWN DATE 28/6/92				COVER DATE		REVISED INFORMATION DATE			
HARRISON GRIERSON CONSULTANTS LTD HG					PROJECT: P. CHAMBERLIN CLEVEDON				
CITY ENGINEERS SURVEYS SECTION					TITLE: PLAN OF PROPOSED HOUSE LOCATION				
DRAWN				CHECKED		DRAWING NO. 23-4815			
APPROVED				APPROVED		SHEET 2 OF 2			
SCALE A.E.				SCALE AS SHOWN		1:2000			

Appendix C:

Site Contamination Enquiry

29th April 2019

4Sight Consulting Limited
201 Victoria Street West
Auckland
Attention: Shannen Barns

Dear Shannen

Site Contamination Enquiry – 278 Clevedon Kawakawa Road, Clevedon

This letter is in response to your enquiry requesting available site contamination information for the above site. The following details are based on information available from the former Auckland Regional Council records system and information currently held by the Auckland Council Natural Resources and Specialist Input Unit. The details provided below exclude any property information held by the former district/city councils.

No pollution incident files regarding spills/contamination were found for the above site. The general catchment file and site visit file for the catchment 801-830 were not searched. These files contain pollution incidents where the source of pollution was not traced to a particular site, site visits where no follow-up correspondence was required and some information from archived files.

If the above site is coastal or beside a river, it is possible that historic, unconsented reclamation may have occurred. The Auckland Council Specialists Unit Coastal Team may be able to provide further information.

The records reviewed as part of this Site Contamination Enquiry search do not identify individual horticultural sites in the region. However, there is a possibility that horticultural activities may have occurred at the site. The local Auckland Council customer service centre, specific to the area of the site may be able to provide relevant information where former horticultural sites have been mapped.

If you are concerned that a historic land use (such as filling) may have caused the underlying soils to become contaminated, it is recommended that you obtain an independent environmental assessment of the site. Staff from the Auckland Council Earthworks and Contaminated Land Team can provide advice on the results of any evaluation in terms of site remediation and/or potential consent requirements.

The former Auckland Regional Council and current databases were searched for records of **closed landfills, bores, air discharge, industrial and trade process consents, contaminated site discharge consents, and environmental assessments** within approximately 200 metres of the site. No consents were identified.

The details provided are in accordance with the obligation to make information publicly available upon request. While the Auckland Council has carried out the 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.

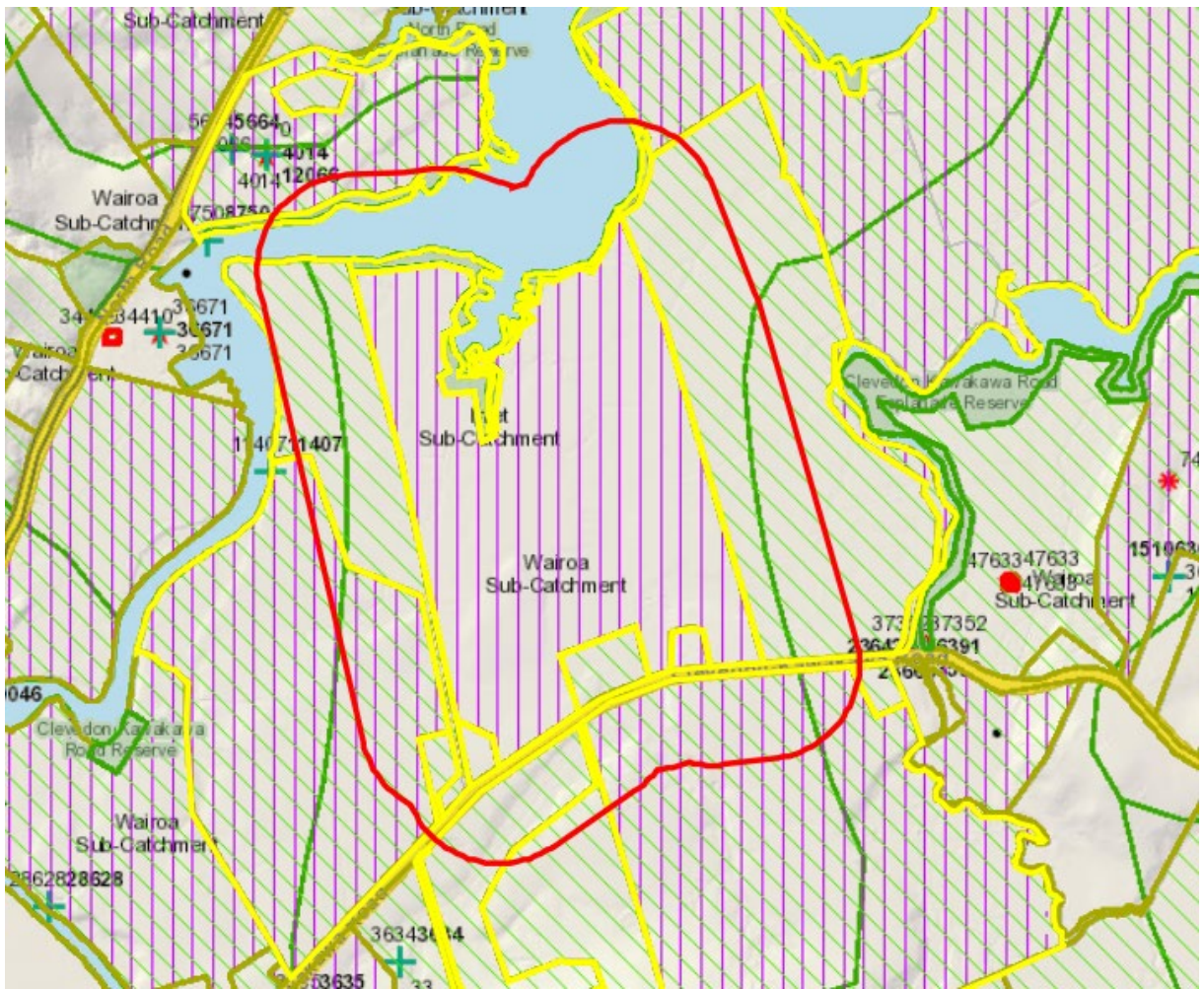
In addition, further site specific pollution incidents may be held at the area office below. It is recommended that you contact the local customer service centre of the Auckland Council, specific to the site being investigated: Ground Floor, Kotuku House, 4 Osterley Way, Manukau Central, as they also may hold files with further relevant information.

I trust that this answers your query. If you wish to discuss the matter further, please contact **Andrew Kalbarczyk** on 301 0101. Should you wish to request any of the files listed above 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 files will be available).

Please note: the Auckland Council cost recovers officer's time for all site enquiries. A basic enquiry takes approximately 1 - 2.5 hours to search the files and databases in which information is held. As such an invoice for the time involved in this enquiry will follow shortly.

Yours sincerely

Pp. EM
Jared Osman
**Team Leader – Contaminated Air, Noise
Specialist Unit | Resource Consents**



Appendix D:

Contaminated Land Database and Closed Landfil Search

Samantha Waters

From: Claire Lacina <claire.lacina@aucklandcouncil.govt.nz>
Sent: Monday, 13 May 2019 1:30 PM
To: Shannen Barns
Subject: RE: Contaminated Database Search 278 Clevedon-Kawakawa Road

Hi Shannen,

This email is in response to your recent enquiry requesting available site contamination information held within the Environmental Health Unit of the Licensing and Compliance Services Department (LCS).

There is no contamination information held within our records for the site 278 Clevedon Kawakawa Road, Clevedon.

Please note that only council's soil contamination records within the LCS department and GIS map have been checked. There may be other soil contamination information held within:

1. A Contaminated Sites Enquiry report, which contains the following information only:

(A search area of radius 200m is applied by default)

- Pollution Incidents (incl. air discharges, oil or diesel spills)
- Bores
- Contaminated site, air discharge and industrial trade process consents
- Closed Landfills (council- owned closed landfill sites only)
- Air quality permitted activities

How to apply for a Contaminated Sites Enquiry Response: DO NOT apply for this as part of a Property File request. Please follow this link --> <https://www.aucklandcouncil.govt.nz/building-and-consents/types-resource-consents/earthworks/Pages/order-site-contamination-enquiry-report.aspx>

Please take note of the following when applying:

- Apply under the Company Name if request is on behalf of the company.
- Legal Description(s) of the physical site(s) is/are stated clearly. This is to ensure accurate representation of data.
- Enter preferred Postal Address or PO Box instead of physical address of company.
- Contact Person: Please enter your full name, including e-mail address.

2. Property File for viewing reports or all relevant information relating to the property -Requested from the local service centre, by phone, 09 3010101.

Please note:

If you are demolishing any building that may have asbestos containing materials (ACM) in it:

1. *You have obligations under the relevant regulations 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.*
2. *Work may have to be carried out under the control of the person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
3. *If any ACM is found, removal or demolition will have to meet the requirements of the Health and Safety at Work (Asbestos) Regulations 2016.*
4. *Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.*

If ACM is found on site following the demolition or removal of the existing buildings, you may be required to remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance a further consent application may be required.

Paints used on external parts of properties up until the mid-1970's routinely contained lead, a poison and a persistent environmental pollutant. Older paints dating from before 1945 often contained extremely high levels of lead. Dust and flakes from painted surfaces in poor condition are a major cause of lead poisoning in both adults and children. 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. Very sensitive uses such as residential with young children, childcare centres, play areas or recreational land should be considered as high risk. In services or working environments other regulatory requirements may require risk assessment and mitigation.

Ngā mihi,
Claire

**Claire Lacina | Technical Officer – Contamination, Air & Noise
Specialist Input | Resource Consents**

Ph 09 3522621 (Int 465621) | Mob 021 718 038
Auckland Council, Level 2, 35 Graham Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz

From: Shannen Barns <shannenb@4sight.co.nz>
Sent: Monday, 13 May 2019 12:36 PM
To: RECContamination <reccontamination@aklc.govt.nz>; Claire Lacina <claire.lacina@aucklandcouncil.govt.nz>
Subject: Contaminated Database Search 278 Clevedon-Kawakawa Road

Hi Claire

Apologies for the late notice but I was wondering how quickly you could do a search of the contaminated land database for the following property:

- 278 Clevedon-Kawakawa Road (legal description LOT 1 DP 146882)

We are undertaking a PSI under a short timeframe and ideally need this search completed today. I'm assuming there's no record of HAIL activities on the property as it has always been rural farm land and the Site Contamination Enquiry did not return anything, so I'm assuming your search wouldn't take too long 😊

Thank you and sorry again for the short notice!

Shannen Barns

Environmental Consultant

Mobile: 027 748 3438

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

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Samantha Waters

From: Lorraine Hamilton <lorraine.hamilton@aucklandcouncil.govt.nz> on behalf of closedlandfills <closedlandfills@aklc.govt.nz>
Sent: Wednesday, 17 April 2019 3:37 PM
To: Shannen Barns
Subject: RE: Closed Landfill Search - 278 Clevedon Kawakawa Road

Hi Shannen,

The site is not on our list of council owned or managed closed landfills, however, private landfilling is still possible.

I recommend checking the property file, the LIM report and complete a contamination enquiry through here:

How to apply for a Contaminated Sites Enquiry Response:

To apply online follow this link --> <https://www.aucklandcouncil.govt.nz/building-and-consents/types-resource-consents/earthworks/Pages/order-site-contamination-enquiry-report.aspx>

Please take note of the following:-

Apply under the Company Name if request is on behalf of the company.

Legal Description(s) of the physical site(s) is/are stated clearly. This is to ensure accurate representation of data.

When applying online, please enter preferred Postal Address or PO Box instead of physical address of company.

HAIL, Soil Contamination and impact on Human Health:

The Ministry for the Environment has put together a [Hazardous Activities and Industries List](#) to help identify sites where the soil may be contaminated.

If you want to enquire about soil contamination or to enquire on whether we may have record of HAIL activity at a site, email recontamination@aucklandcouncil.govt.nz

[More information can be found on our website](#)

Kind regards,

Lorraine Hamilton | Closed Landfill Management Specialist
Engineering & Technical Services Unit
Infrastructure & Environmental Services Department

Mobile 021 838 943

Auckland Council, Level 2 North, Bledisloe House, 24 Wellesley St, Auckland Central, Auckland 1010
Visit our website: www.aucklandcouncil.govt.nz

From: Shannen Barns [mailto:shannenb@4sight.co.nz]
Sent: Monday, 15 April 2019 3:40 p.m.

To: closedlandfills

Subject: Closed Landfill Search - 278 Clevedon Kawakawa Road

Hi there

I am undertaking a Preliminary Site Investigation at the following site:

- Address: 278 Clevedon Kawakawa Road, Clevedon, 2585
- Legal Description: LOT 1 DP 146882
- CT Number: NA87C/391
- Area: 52 ha

Do you hold any information on contamination issues or closed landfill evidence at the site, or any historical reports?

Many thanks,

Shannen Barns

Environmental Consultant

Mobile: 027 748 3438



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

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Appendix E:

Historical Aerial Photographs

Approximate Site Boundary

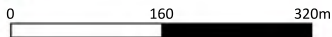


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Scale 1:8,000 @ A4



AA4755 - 278 Clevedon-Kawakawa Rd PSI

Aerial Photograph of the Site Taken in 1960

Figure prepared for Stratford Properties Ltd by 4Sight Consulting.

Date: 09/05/2019

Version: 1.0

Drawn: Sam Hendrikse

Checked: Shannen Barns

Approved: Nigel Mather

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Approximate Site Boundary

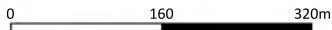


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AA4755 - 278 Clevedon-Kawakawa Rd PSI

Aerial Photograph of the Site Taken in 1972

Figure prepared for Stratford Properties Ltd by 4Sight Consulting.

Date: 09/05/2019

Version: 1.0

Drawn: Sam Hendrikse

Checked: Shannen Barns

Approved: Nigel Mather

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Approximate Site Boundary

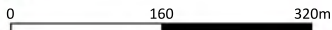


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AA4755 - 278 Clevedon-Kawakawa Rd PSI

Aerial Photograph of the Site Taken in 1988

Figure prepared for Stratford Properties Ltd by 4Sight Consulting.

Date: 09/05/2019

Version: 1.0

Drawn: Sam Hendrikse

Checked: Shannen Barns

Approved: Nigel Mather

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Approximate Site Boundary

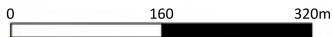


Aerial imagery sourced from Auckland Council GeoMaps GIS viewer.

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AA4755 - 278 Clevedon-Kawakawa Rd PSI

Aerial Photograph of the Site Taken in 2003-2004

Figure prepared for Stratford Properties Ltd by 4Sight Consulting.

Date: 09/05/2019

Version: 1.0

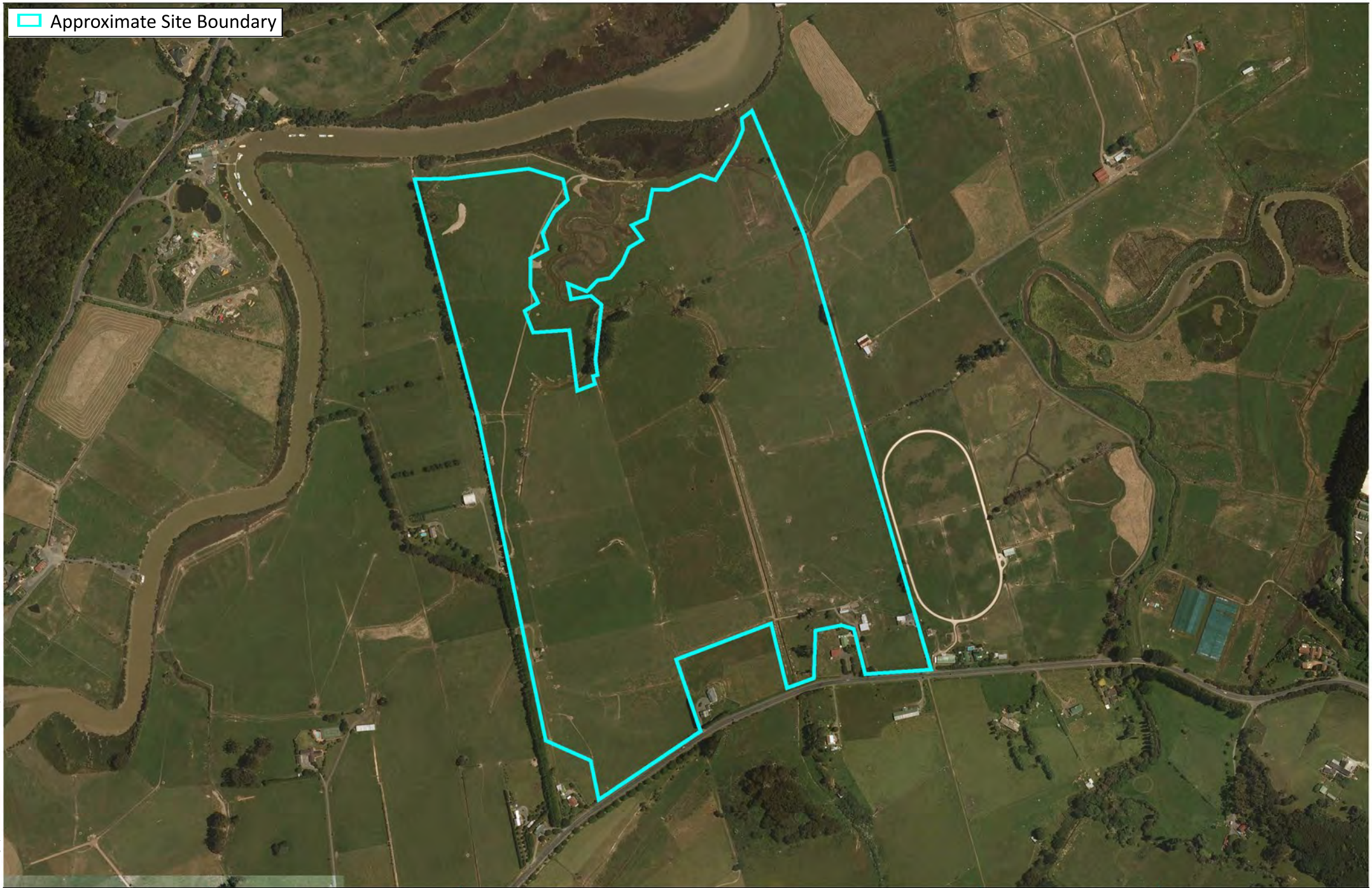
Drawn: Sam Hendrikse

Checked: Shannen Barns

Approved: Nigel Mather

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Approximate Site Boundary

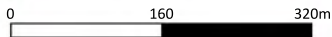


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AA4755 - 278 Clevedon-Kawakawa Rd PSI

Aerial Photograph of the Site Taken in 2010-2011

Figure prepared for Stratford Properties Ltd by 4Sight Consulting.

Date: 09/05/2019

Version: 1.0

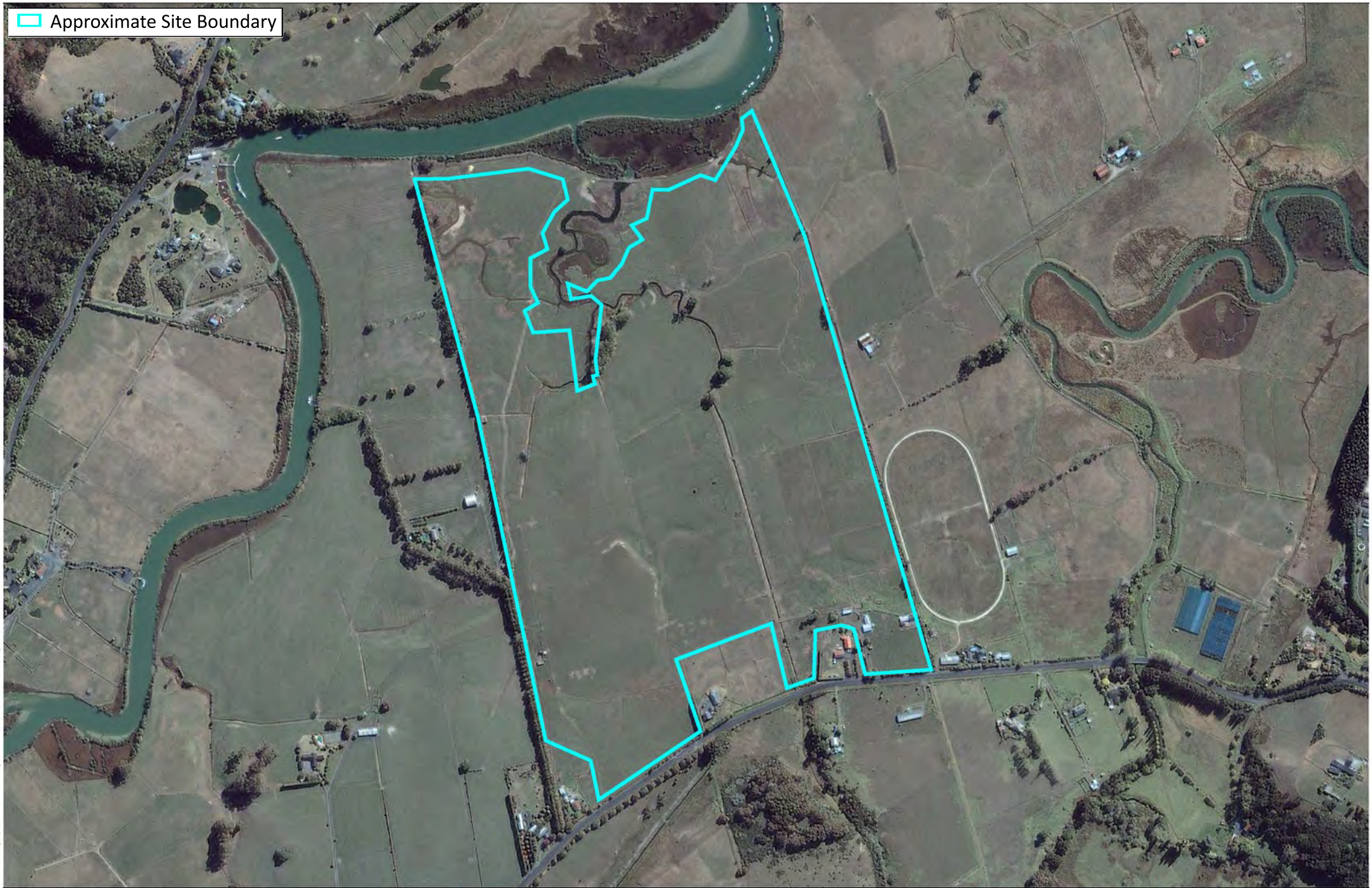
Drawn: Sam Hendrikse

Checked: Shannen Barns

Approved: Nigel Mather



Approximate Site Boundary

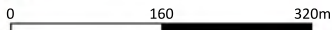


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AA4755 - 278 Clevedon-Kawakawa Rd PSI

Satellite Photograph of the Site Taken in 2013

Figure prepared for Stratford Properties Ltd by 4Sight Consulting.

Date: 09/05/2019

Version: 1.0

Drawn: Sam Hendrikse

Checked: Shannen Barns

Approved: Nigel Mather



Appendix F:

Photolog



Photo 1: Eastern portion of the Piece of Land. Photo taken facing east.



Photo 2: Western portion of the Piece of Land. Photo taken facing west.



Photo 3: Northern portion of the Piece of Land. Photo taken facing south.



Photo 4: Southwestern portion of the Piece of Land. Photo taken facing north east.



Photo 5: Southern extent of the site, comprising the southern portion of the Piece of Land/area proposed as the shared accessway. Photo taken facing south.



Photo 6: Southern extent of the site, comprising the southern portion of the Piece of Land/area proposed as the shared accessway. Photo taken facing south east towards dwelling of 294 Clevedon-Kawakawa Road.



Photo 7: Facing north west towards large white barn directly west of the site.



Photo 8: Pile of branches in north-western portion of the site. Photo taken facing north west.



Photo 9: Shed constructed of corrugated iron and timber building materials in north-western portion of the site. Photo taken facing north.



Photo 10: Eastern side of shed pictured in Photo 9. Disused concrete, steel farm gate and rusted drum/pipe present. Photo taken facing north.



Photo 11: Corrugated iron at the eastern exterior of the shed pictured in Photo 9.



Photo 12: Northern exterior of the shed pictured in Photo 9.



Photo 13: Stacked hay bales, small corrugated iron shed and white barn directly west of the site. Fence line represents western boundary of the site. Photo taken facing south west.



Photo 14: Shed in south western portion of site adjacent to current accessway. Cladding of building is constructed of potential ACM. Photo taken facing south east.



Photo 15: Contents of shed pictured in Photo 14 upon secondary site visit - pieces of timber, garage doors.



Photo 16: Area of proposed shared accessway. Photo taken facing south.



Photo 17: Western extent of the Piece of Land, including area proposed for the shared accessway. Photo taken facing south.



Photo 18: View from the centre of the raised area (Piece of Land), facing north west towards white barn.



Photo 19: Close up of exterior of building in south-western portion of the site, showing potential ACM.



Photo 20: Disused corrugated iron, timber and wire adjacent to southern side of building constructed of potential ACM, as pictured in Photo 12.



Photo 21: Pump shed in south-western portion of the site adjacent to current accessway.



Photo 22: Additional building in south-western portion of the site, directly north east of the building which contains potential ACM. Photo taken facing north east.



Photo 23: South-western boundary of the site represented by tree line in the left of photo. Photo taken facing north towards green pump shed pictured in Photo 15.



Photo 24: Dug out channel in southern portion of the site. Photo taken facing east.



Photo 25: Current residential dwelling in south-eastern portion of the site. Photo taken facing north.



Photo 26: Stock yards present in south-eastern portion of the site. Photo taken facing west.



Photo 27: Building associated with stock yards in south-eastern portion of the site. Photo taken facing south west.



Photo 28: Closer view of building associated with stock yards in south-eastern portion of the site.



Photo 29: South-western area of the site, comprising the Piece of Land. Photo taken facing east with dwelling of 294 Clevedon-Kawakawa Road in distance.



Photo 30: Watercourse in the central north-western portion of the site. Photo taken facing north west.



Photo 31: Concrete building with corrugated iron roofing located within the paddock directly north of the stock yards in the south-eastern corner of the site. Photo taken facing north west.



Photo 32: Watercourse adjacent to vehicle access in the centre of the site. Photo taken facing west.



Photo 33: Green steel shed/disused pipes in the western portion of the site, south east of the large white barn. Photo taken facing west.



Photo 34: Southern side of building pictured in Photo 27, adjacent to a small pile of stone aggregate. Photo taken facing north west.



Photo 35: Covered mounds in western portion of the site, contents of which are bulk lime (as confirmed by the landowner). Photo taken facing east.



Photo 36: Distant view towards area of former mounds, taken during secondary site visit. No mounds were observed and no impact to surface soils was observed.

