



Contaminated Land Section 92 Response – 278 Clevedon-Kawakawa Road

Number	Category of Information	Specific Request	Reasons for Request	4Sight Response
C1	Scope of analysis	Please provide further information on the potential for contamination on the properties at 272 and 274 Clevedon Kawakawa Road, initially in the form of a Preliminary Site Investigation.	Part of the properties at 272 and 274 Clevedon Kawakawa Road appear to be part of the plan change request area. However, there does not appear to be contamination related information within the Preliminary Site Investigation (PSI) for the parts of the plan change area that fall within these properties.	The land subject to the Private Plan Change (PPC) (the site) incorporates the properties at 272 and 274 Clevedon Kawakawa Road. 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. This area is referred to as the Piece of Land in the PSI report and is located at 278 Clevedon Kawakawa Road. On the basis that the remaining area of the site will remain in production land this has been excluded from the assessment.
C2	Existing structures	Please provide further information on the potential for soil contamination arising from the demolition of farm buildings identified by the PSI.	Historical aerial photographs taken in 1960 and 1972 appear to identify a number of small farm buildings. Please provide further information on the potential for soil contamination by lead (lead from paint) and/or asbestos resulting from deterioration and/or demolition of these buildings. Please identify the areas of potential soil contamination on an appropriate site plan.	These small farm buildings (to the east) are outside of the Piece of Land. As the land on which these buildings are located is within land remaining as production land, this is not subject to this investigation or the provisions of the NESCS.

C3	Uncertified fill	Please provide further information on the potential for uncertified filling to have been carried out on the plan change request area. Please show the extent of any uncertified filling on an appropriate site plan.	The PSI does not address the potential for uncertified fill and where this may be located on the PPC land.	Using multiple lines of evidence (review of historic aerial imagery, onsite observations, discussion with the land manager) did not identify any areas of actual or potential filling at the site or Piece of Land.
C4	Horticulture	Please provide further information on the potential for horticultural activities to have been carried out on the plan change area prior to 1960.	The Council Site Contamination Enquiry notes the possibility of historical horticultural activities having been carried out on the plan change request area. The earliest aerial photograph reviewed in the PSI is dated 1960. Further analysis is required to determine the presence of horticulture prior to 1960 and any residual risk of contamination as a result.	<p>No aerial imagery prior to 1960 for the site is readily available (either through Retrolens or through AC Geomaps).</p> <p>Imagery of the wider area from 1940 identifies the surrounding area as rural, with no obvious indications of horticultural activity.</p> <p>There has been no evidence of horticultural activity on the Piece of Land.</p>
C5	Farm dumps	Please provide further information on the potential for historical farm dumps to exist on the plan change request area. Please identify any farm dumps on a suitable site plan and provide information on the potential for contamination from those dumps.	Corrugated iron, timber and fencing wire were observed near an existing shed. Further information is required to understand the potential contamination related to this material and any other farm dumps on the PPC land.	<p>Using multiple lines of evidence (review of historic aerial imagery, onsite observations, discussion with the land manager) did not identify any areas of actual or potential filling at the site or Piece of Land.</p> <p>A site visit conducted in March 2020 confirmed the corrugated iron and timber pieces had been placed on the ground surface (not associated with dumping/landfill activities), their extent was limited to the area immediately adjacent to the sheds located at the site, and that this was consistent with typical storage of used equipment/materials on an</p>

				operational farm. There was no evidence of farm materials being stored on the Piece of Land.
C6	Mounds	Please provide further information on the contents of the four mounds covered by white sheeting on the western part of the site.	During the site walkover four mounds, covered by white sheeting, were observed on the western part of the site. Please provide further information on the contents of the mounds and the potential for contamination from the mounds.	The mounds of material are no longer present on the site and no impact to surface soils was observed (remnants of the material or staining). When interviewed, the landowner identified the contents of the mounds to be bulk lime that had been delivered to the Site and was due to be spread across the property the following day. The area where the mounds were once present is outside of the Piece of Land.