

Preliminary Site Investigation Report

Site:

301 & 303 Buckland Road,
Pukekohe

Client:

Peterex Properties Ltd and Pukekohe Limited
c/- Scott Wilkinson Planning

Date of report:

04th October 2021

Report reference:

137010721

Prepared and certified by:

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Executive Summary

The owners of 301 Buckland Road, Pukekohe (Peterex Properties Limited) and 303 Buckland Road, Pukekohe (Pukekohe Limited) propose a private plan change (pursuant to Part 2 of the First Schedule of the Resource Management Act 1991) to change the zoning of both sites from Future Urban Zone to Business – General Business Zone (BGBZ) under the Auckland Unitary Plan – Operative in Part (AUP). Both parcels of land have been subject to previous contaminated land investigations.

Environmental Management Solutions Ltd (EMS) have considered the future development of this land in the context of the Auckland Unitary Plan and under Regulations 5(4) and 5(6) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES), being soil disturbance and change in land use, respectively. These are activities to which the standard applies where an activity that can be found on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) has occurred, is occurring, or is likely to have occurred. These activities relate to land uses that store, use or dispose of contaminants and because of this, can, but do not necessarily, lead to site contamination.

The land at 301 Buckland Road, Pukekohe was subject to a Preliminary Site Investigation (PSI) prepared by Geosciences Ltd in November 2018. This PSI identified that the site was predominantly pastoral historically but did also identify the potential for several activities that can be found on the Ministry for the Environment Hazardous Activities and Industries List to have occurred. HAIL activities identified included HAIL A10 due to the potential for horticultural activities to have occurred on the south eastern portion of the property between 1942 and 1960, although historical aerial photography was inconclusive; HAIL H in relation to the potential migration of contaminants from neighboring market gardens and HAIL I in relation to uncertified fill stockpiled on the site and in the vicinity of a former building footprint, and due to the potential for lead based paint to have leached into the soil immediately surrounding an existing villa on the site. Subsequently, Geosciences undertook a Detailed Site Investigation in January 2019 to determine if these activities had adversely affected soils on the site. Of the sixteen soil samples collected on the site in relation to these identified land uses, only one sample breached the NES Soil Contaminant Standards for a commercial land use scenario and this sample was collected from imported soil (~10m³) stockpiled on the site. This soil will be removed to landfill in accordance with an approved Remedial Action Plan. In addition, a composite sample collected from the area directly adjoining the villa on site exceeded permitted activity (PA) soil acceptance criteria for Lead as set out in Table E30.6.1.4.1 of the Auckland Unitary Plan (AUP) but did not exceed NES Soil Contaminant Standards for a commercial land use. Levels detected were not significantly above the AUP PA criteria. Contamination of this nature is generally shallow, being limited to surface soils, and localized to within a 3m halo surrounding the building footprint. On this basis, it is considered that dilution through mixing of surface soils in this location to reduce levels below AUP thresholds is a viable option for contaminant reduction, noting that soils already meet NES Soil Contaminant Standards for the intended land use. Alternatively, a low volume of surface soils

surrounding the villa could also be removed off-site to landfill. Validation will occur post-remediation on the site.

EMS was engaged to undertake a Preliminary Site Investigation of the land at 303 Buckland Road, Pukekohe in September 2020 to determine whether the land has been, is likely to have been, or is being, adversely affected by land use activities that can be found on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) and accordingly, whether undertaking any proposed future development is likely to pose a risk to human health. A review of historic aerial photography and property records, coupled with a site history interview confirmed that the site has historically always been used for low intensity pastoral grazing for sheep, cattle and horses. The property remains in pastoral grazing with a concrete block and iron constructed stable building and a brick and concrete residential dwelling located in the center of the site. An accessway connects these to Buckland Road in the north. No superphosphate fertiliser has been applied to the land in conjunction with this land use, no chemicals have been used or stored on the property, nor were any burn piles, farm dumps or fuel storage areas located on the site. The Preliminary Site Investigation did not verify any HAIL activities on the land at 303 Buckland Road, Pukekohe and concluded that soils on the site are highly unlikely to have been adversely affected by past land use activities. In the absence of a HAIL activity, it was considered that the NES does not apply to any future proposal on this site.

Overall, it is considered that both properties are suitable for the intended plan change and change of use. There are no contamination issues identified within any report prepared, that would pose any major constraints on, or inhibit, this proposal.

1 Introduction

1.1 Background

The applicants propose a private plan change (pursuant to Part 2 of the First Schedule of the Resource Management Act 1991) to change the zoning of the sites at 301 Buckland Road, Pukekohe (Pt lot 1, DP 3363) and 303 Buckland Road, Pukekohe (Lot 1, DP 64805) from Future Urban Zone to Business – General Business Zone (BGBZ) under the Auckland Unitary Plan – Operative in Part (AUP). Both parcels of land have been subject to previous contaminated land investigations. Please refer to **Appendix 1** for a copy of the Records of Title.

The sites are located at the boundary of the current light industrial area off Manukau Road and directly opposite Pukekohe Park race track.

301 Buckland Road

This site was originally part of a larger holding that encompassed land across the road, which is now part of Pukekohe Park Racetrack. A native timber constructed dwelling is situated on the southern boundary and has been present prior to 1942. This dwelling will be demolished to accommodate the proposed development. The site is currently leased for low intensity pastoral grazing of livestock and horses.

The land at 301 Buckland Road, Pukekohe was subject to a Preliminary Site Investigation (PSI) prepared by Geosciences Ltd in November 2018. This PSI identified that the site was predominantly pastoral historically but did also identify the potential for several activities that can be found on the Ministry for the Environment Hazardous Activities and Industries List to have occurred. A copy of this PSI report is provided as **Attachment 1**.

As a result, Geosciences Ltd undertook a Detailed Site Investigation in January 2019 to determine if these activities had adversely affected soils on the site. Of the sixteen soil samples collected on the site in relation to these identified land uses, only one sample breached the NES Soil Contaminant Standards for a commercial land use scenario and this sample was collected from imported soil (~10m³) stockpiled on the site. This soil will be removed to landfill in accordance with an approved Remedial Action Plan.

In addition, a composite sample collected from the area directly adjoining the villa on site exceeded permitted activity (PA) soil acceptance criteria for Lead as set out in Table E30.6.1.4.1 of the Auckland Unitary Plan (AUP) but did not exceed NES Soil Contaminant Standards for a commercial land use. Levels detected were not significantly above the AUP permitted activity criteria. Contamination of this nature is generally shallow, being limited to surface soils, and localized to within a 3m halo surrounding the building footprint. On this basis, it is considered that dilution through mixing of

surface soils in this location to reduce levels below AUP thresholds is a viable option for contaminant reduction, noting that soils already meet NES Soil Contaminant Standards for the intended land use. A copy of this DSI report is provided as **Attachment 2**.

303 Buckland Road

The site was part of a larger holding that was subdivided off in 1971 to create the current lot. A dwelling and stables were built in 1971 and are still present with the addition of a swimming pool in 2013 to the west of the dwelling.

EMS was engaged to undertake a Preliminary Site Investigation of the land at 303 Buckland Road, Pukekohe in September 2020. A review of historic aerial photography and property records, coupled with a site history interview confirmed that the site has historically always been used for low intensity pastoral grazing for sheep, cattle and horses. The Preliminary Site Investigation did not verify any HAIL activities on the land at 303 Buckland Road, Pukekohe and concluded that soils on the site are highly unlikely to have been adversely affected by past land use activities. In the absence of a HAIL activity, it was considered that the NES does not apply to any future proposal on this site. A copy of this PSI report is provided as **Attachment 3**.

1.2 Objectives of the Investigation and Scope of Work

Environmental Management Solutions Ltd (EMS) was engaged by Scott Wilkinson Planning (on behalf of the applicants) to consider the future development of this land in the context of the Auckland Unitary Plan and under Regulations 5(4) and 5(6) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES), being soil disturbance and change in land use respectively.

This report will provide a comprehensive account of site history and identify sources and levels of contaminants on the land, if any. The report will also provide advice surrounding NES requirements for future development of this site, if applicable.

The scope of work included:

- Reviewing available historical aerial photography for the site (dating back to 1942)
- Reviewing all available Auckland Council records for the site
- Reviewing Records of Title
- Reviewing Auckland Council Resource Users Group records to ensure there are no pollution incidents on record for the site
- Reviewing Auckland Council Selected Land Use Register records
- Landowner interview
- Site walkover
- Report preparation summarizing findings

1.3 Report Preparation

This report has been prepared in general accordance with the requirements of the current edition of the Ministry for the Environment Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand.

The person undertaking this investigation, preparing and certifying this report is a qualified environmental scientist with over 15 years' experience working in the field of contaminated land investigation, remediation and management. She holds a Bachelor's Degree in Science from Auckland University (2004) and specialises in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS). She spent two terms as an elected member of the WasteMINZ National Contaminated Land Sector Group Steering Committee, was a member of the NES Working Group, a member of the reference group selected for the review of the Ministry for the Environment Contaminated Land Management Guideline No. 5. and sat on the focus group in Wellington that was responsible for the NESCS reforms, yet to be implemented. She is a member of the Australasian Land and Groundwater Association (ALGA) and WasteMINZ. In addition, she holds contracts with, and undertakes review work for, Waipa and Waikato District Councils. These are both long standing and on-going contracts.

The person undertaking this investigation and certifying this report is a suitably qualified and experienced practitioner as defined in the User's Guide for the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES).

2 Site Description

2.1 Site Identification

Table 1: Site Identification

Street Address	301 Buckland Road, Pukekohe
Legal Description	Pt Lot 1, DP 3363 – NA56A/559
Site Owner	Peterex Properties Ltd
Site Area (ha)	4.3639 ha
AUP Zoning	Future Urban Zone

Street Address	303 Buckland Road, Pukekohe
Legal Description	Lot 1, DP 64805 – NA21A/288
Site Owner	Pukekohe Limited
Site Area (ha)	3.5038 ha
AUP Zoning	Future Urban Zone

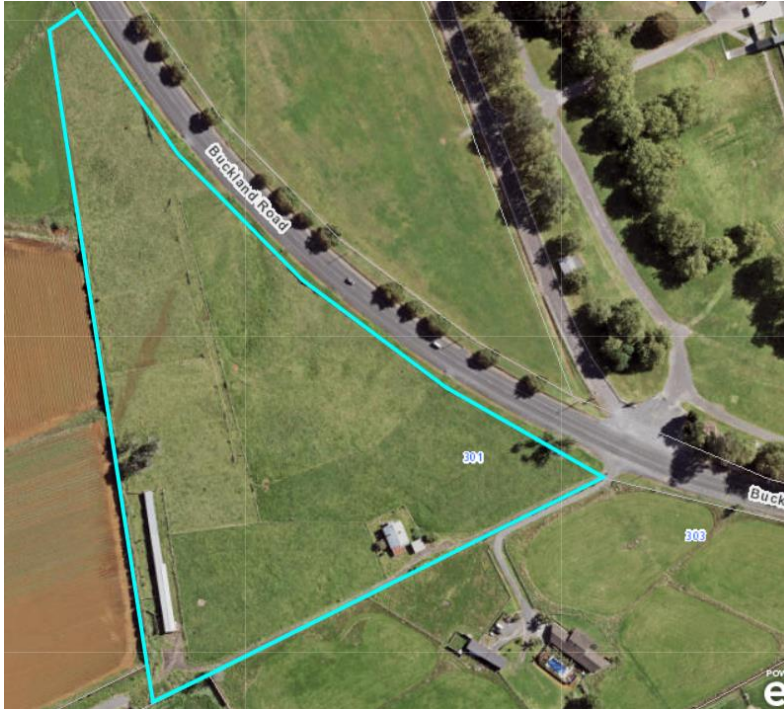
Location of the sites and aerial photographs are presented in Figure 1 and 2 below. Please refer to **Appendix 1** for a copy of the Records of Title and to **Appendix 2** for a copy of the Site Plans.



Figure 1: Location of Site

Image courtesy of Google Maps 2018

301 Buckland Road, Pukekohe



303 Buckland Road, Pukekohe



Figure 2: Aerial Photographs of Sites

Image courtesy of Auckland Council GIS Maps 2021

2.2 Site Condition and Surrounding Environment

The sites remain in vacant pastoral use with the exception of an existing residential dwelling on each site and stable buildings. The site at 301 Buckland Road has a moderate slope south east to north west and 303 Buckland Road slopes gently towards the north east. No surface water features were identified on the sites.

The sites have previously been visited during the preparation of the Preliminary Site Investigation reports and remain as they were during those investigations. Additional site visits could not be undertaken due to Covid restrictions at this time, however, existing PSI, DSI and RAP reports have been reviewed, all historic and recent aerials have been assessed and a comprehensive interview regarding land uses has been conducted. It is very clear that the development area has and continues to remain in low intensity pastoral use. The writer of this report feels confident that visiting the sites on this occasion is not necessary to certify this report and has done so accordingly.

The surrounding land uses include market gardening to the west, Pukekohe Park race track to the east and low intensity pastoral to the south.

2.3 Geology

2.3.1 Published Geology

The published geology for the area indicates that the majority of the site is underlain by Quaternary basalt of the Kerikeri Group, consisting of basalt lava, scoria cones, volcanic breccia, ash, lapilli and lithic tuff. The eastern tip of the site is underlain by a localised deposit of Late Quaternary alluvium and colluvium.

Geology for the area indicates the site is underlain by basalt lava of the South Auckland Volcanic Field (Edbrooke, SW, 2001).

2.3.2 Site Geological Information

A Geotechnical Investigation Report was completed by Lander Geotechnical, dated 23 July 2018, reference *J000858* for the site at 301 Buckland Road (for a copy of this report, please see **Attachment 4**). This investigation encountered fill material in four boreholes to depths of between 100mm and 600mm, consisting of brown and orange/brown clayey silt. The investigation was unable to determine whether this was placed fill or locally derived material disturbed from historic farming activities on the site, noting that the description of fill was consistent with natural material on site. In addition, minor gravel inclusions were encountered in two boreholes near Buckland Road. This material was considered and screened within the Geosciences Detailed Site Investigation report.

2.4 Hydrogeology and Hydrology

301 Buckland Road

An overland flow path is identified on the centre of the site to Buckland Road, in the north east (see *Figure 3* below). Surface water flow is expected to be via sheet flow in a south west to north east direction off the site. No groundwater bores exist on site.

Figure 3 Hydrology Map – 301 Buckland Road

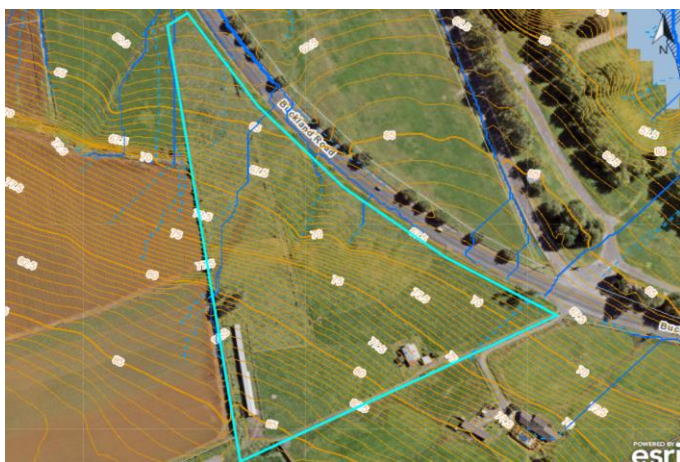


Image courtesy of Auckland Council GIS Maps

303 Buckland Road

An overland flow path is identified as running from the centre of the site to Buckland Road in the north east (see *Figure 4* below). Surface water flow is expected to be via sheet flow in a south west to north east direction off the site. No groundwater bores exist on site.

Figure 4 Hydrology Map – 303 Buckland Road



Image courtesy of Auckland Council GIS Maps

It is noted that the Geotechnical Investigation Report completed by Lander Geotechnical (dated 23 July 2018, reference *J000858*) for the site at 301 Buckland Road confirmed standing groundwater levels of between 2.5m and 4.2m were recorded in hand auger boreholes. Machine boreholes recorded groundwater levels of between 3.0m and 4.73m.

3 Site History

3.1 Site Ownership and Uses

301 Buckland Road

1905 – Owner James O’Connor, Farmer – part of a larger holding situated on both sides of Buckland Road

1909 – Transferred to James Reidy, Farmer

1968 – Transfer to W. Reidy and G. Flynn

1965 – Transfer half of holding to Franklin Racing Club

1984 – Transfer to D. W Spencer and D. T Alexander

1986 – Transfer 1/3 share to D. J Swney

1997 – Transfer to R. J and J. S Good

2000 – Transfer to Raceway Development Limited

30.5.2016 – Transfer to Yao and Hao Holdings Ltd

1.7.2016 – Transfer to Peterex Properties (current owner)

303 Buckland Road

The site was part of a larger holding owned by James Reidy prior to 1922, which was then subdivided into 2 properties in 1971.

1911 – Owned by Joseph & Isabella Harper - Farmers

1925 - Transferred to Messers Martin & Hollis – Farmers

1954 – Transferred to K J Biddick

1956 – Transfer to W & G Pulman

1965 – Transfer to R & M Townsend

1971 - Transfer to Dundee Farm Ltd

2010 – Purchased by Andrew & Wendy Johnston

2019 – Property purchased by Pukekohe Limited (current owner)

3.2 Council Records

3.2.1 Unitary Authority

301 Buckland Road, Pukekohe

Contaminated land Report:

Jared Osmon from the Contamination, Air and Noise team of Auckland Council prepared a Contaminated Land report dated 7th of November 2018. This report was considered in the PSI undertaken by Geosciences Ltd in November 2018 and stated that no information was held on their records to suggest this site has been subject to HAIL activities. Please see **Appendix 3** for copy of this Contaminated Land report.

Since the time that this report was prepared, Geosciences have undertaken both a Preliminary Site Investigation (PSI) and a Detailed Site Investigation (DSI) (in January 2019) to determine if the HAIL A10, HAIL H and HAIL I activities identified by the PSI had adversely affected soils on the site. The DSI report was prepared in order to support a resource consent application for the construction and operation of a warehouse and distribution centre for a Trade Supplier (refer BUN6033 3645). While this resource consent was granted in September 2019, it has not been given effect to, noting that the applicant is proceeding with a private plan change at this time. The DSI outlined remedial actions required in relation to a small (~10m³) stockpile of arsenic impacted soil on the site that required remediation in accordance with an approved Remedial Action Plan, also provided to support the application.

In light of this additional information, a new Site Contamination Enquiry report was requested from Auckland Council, this report is also provided in Appendix 3.

The Site Contamination Enquiry report dated 27th September 2021 identified unverified HAIL A10 associated with former market gardening activities on the site and unverified HAIL G5 associated with Uncertified fill on the site, referred to under HAIL I in the Geosciences Detailed Site Investigation. Both HAIL activities have been addressed in the previous Geosciences Detailed Site Investigation.

Building Permits:

Permit #	Date	Applicant	Description of works
No permit	Pre-1942		Native timber constructed villa.
D69052	1969	D F Cameron	Shed. Building permit references corrugated iron roof and fibrolite or weatherboard walls.
Receipt number 17402	1969	D F Cameron	Construct stables and barn. No description of materials.
BUN60333645 (LUC60325312,SUB60333646 and DIS60340705)	2019	Franklin Plumbing & Bathroomware	Resource consent to construct and operate a purpose-built warehouse and distribution centre for a Trade Supplier. Not yet given effect to.

303 Buckland Road

Contaminated land Report:

The Contamination, Air and Noise team of Auckland Council prepared a Contaminated Land report on the 20th of September 2020. This report stated that no information was held on their records to suggest this site has been subject to HAIL activities. A copy of this report is provided in **Appendix 3**.

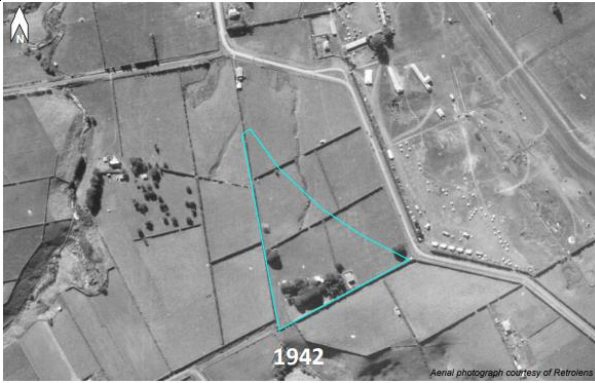


Building Permits:





Permit #	Date	Applicant	Description of works
-	1971	R & M Townsend	Build new residence (concrete/brick & tile)
C49358	1971	R & M Townsend	Construct stables and barn (concrete block and iron)
#14524	2013	Andrew & Wendy Johnston	Installation of in-ground fibreglass swimming pool
BCO10287256	2019	Jason & Michelle Woodyard	Installation of a solid fuel heater
BUN60368560 (LUC60368561 and BYX70018718)	2021	Pukekohe Limited	Resource consent approval authorising the use of up to 4,320m ² of site (within the northern portion of the site) for an industrial service storage yard for a 10-year period. Installation of one freestanding sign. Not yet given effect to.





No other records of note were identified on council records.




Please refer to **Appendix 4** for a copy of the relevant supporting documents from Council records as identified above.

3.3 Historical Aerial Photography Review



301 Buckland Road			
Date	Aerial Image	Observations	Image courtesy
1942		<p>This is the earlier photograph of the site, when it formed part of a larger property encompassing what is now part of the Pukekohe Park on the eastern side of Buckland Road. The fields on site are in a larger configuration with shelterbelts defining their boundaries and livestock identifiable in the south eastern field. The residential dwelling currently on site is already present in this image as well as shed like structures located under the trees to the west of the house. A gully runs from south to north across the central field. The surrounding land contains a mix of pasture and horticulture to the north, south, and west, and the Pukekohe Park raceway to the east.</p>	Retrolens.
1961		<p>The site appears in the same configuration as the 1942 image. However, the neighbouring fields to the west are being used for horticulture. The south eastern field on the site has a different appearance to the other fields, but it is not clear whether it is being used for horticulture or whether the grass has been mechanically cut as feed for the grazing livestock.</p>	Retrolens.
1975		<p>The 1975 aerial image is of very low quality but appears to be very similar to the 1978 image. By 1975, the stables in the south western corner of the site have been constructed, and the large field configuration across the site removed. Smaller paddocks containing livestock are clearly visible across the site in the 1978 image. It appears that the northern end of the site is being</p>	Retrolens.





1978	 <p>1978</p> <p><small>Aerial photograph courtesy of Retrolens.</small></p>	prepared for the new road layout of Buckland Road.	Retrolens.
1981	 <p>1981</p> <p><small>Aerial photograph courtesy of Retrolens.</small></p>	By 1981 construction on Buckland Road has been completed, defining the current property boundary.	Retrolens.
1988	 <p>1988</p> <p><small>Aerial photograph courtesy of Retrolens.</small></p>	The quality of the 1988 image is relatively low, and as such no significant differences with the 1981 image were noted.	Retrolens.
2001	 <p>2001</p> <p><small>Aerial photograph courtesy of Auckland Council GIS.</small></p>	The first colour image of the site, the 2001 image shows changes to the south western section of the site. The shed and trees west of the house have been removed to form a large paddock while the stables have been extended to include livestock pens on the northern end. The garage and shed adjacent to the house have also been removed, and a carport installed. The small pens in front of the stables have been removed and replaced with a training circle for horses. The rest of the site remains unchanged.	Auckland Council GeoMaps.





2003	 <p>2003</p> <p><small>Aerial photograph courtesy of Retrolens</small></p>	No significant changes are visible since 2001.	Retrolens.
2006	 <p>2006</p> <p><small>Aerial photograph courtesy of Auckland Council GIS</small></p>	No significant changes are visible since 2003.	Auckland Council GeoMaps.
2008	 <p>2008</p> <p><small>Aerial photograph courtesy of Auckland Council GIS</small></p>	The site appears disused in the 2008 image, with the fields fallow, no livestock visible, and the livestock sheds appearing in apparent disrepair.	Auckland Council GeoMaps.
2009	 <p>2009</p> <p><small>Aerial photograph courtesy of Google Earth</small></p>	By 2009 the site appears to be once again used for pasture while wrapped bales are visible in the northern and southern paddocks, along with livestock. The horse training circle appears to have been grassed over.	Google Earth.



2015	 <p style="text-align: center;">2015</p> <p style="text-align: right; font-size: small;">Aerial photograph courtesy of Google Earth</p>	No significant changes are noted since the 2009 image.	Google Earth.
2017	 <p style="text-align: center;">2017</p> <p style="text-align: right; font-size: small;">Aerial photograph courtesy of Auckland Council GIS</p>	A band of material can clearly be seen extending from the corner of the southern horticultural field on the neighbouring property in a north easterly direction along an overland flow path on the site. This material is clearly visible in the Auckland Council aerial photograph, and two satellite images from Google Earth in April 2017 demonstrating sedimentation runoff from the neighbouring property.	Auckland Council GeoMaps
2018	 <p style="text-align: center;">2018</p> <p style="text-align: right; font-size: small;">Aerial photograph courtesy of Google Earth</p>	The plume of material visible in the 2017 image is no longer visible in the 2018 satellite image from Google Earth. The site appears otherwise unchanged.	Google Earth.

2021		Site remains unchanged since the 2018 image.	Google Earth.
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303 Buckland Road			
Date	Aerial Image	Observations	Image courtesy
1942		Site appears pastoral with no structures evident except a small building in the centre of the site. The property is bounded by large hedges.	Retrolens 2020.
1961		Site appears as it did in 1942, however the structure in the centre of the site appears to have been removed. The surrounding land appears to be pastoral.	Retrolens 2020.

1975		<p>Two structures have been constructed in the location of the existing dwelling and stables. An accessway connects these with the road in the north east. The remainder of the land appears to be pastoral.</p>	Retrolens 2020.
1978		<p>Site appears generally as it did in 1975.</p>	Retrolens 2020.
1981		<p>Site appears generally as it did in 1978.</p>	Retrolens 2020.
1988		<p>Site remains pastoral land. Structures still present in the centre of the site. The majority of the surrounding land is pastoral.</p>	Retrolens 2020.

2001		Structures remain apparent in the centre of the site. The majority of the site appears to be pastoral.	Auckland Council GeoMaps 2020.
2006		Site remains pastoral as it did in 2001.	Auckland Council GeoMaps 2020.
2008		Site appears as it did in 2006.	Auckland Council GeoMaps 2020.
2011		Site appears as it did in 2008.	Auckland Council GeoMaps 2020.

2017		The majority of the site appears to be pastoral Structures still present in the centre of the site.	Auckland Council GeoMaps 2020.
2021		Site remains unchanged since 2017 image.	Google Maps 2021

3.4 Landowner Interview

301 Buckland Road

An interview was conducted with Steve Smith director of Peterex Properties in September 2021. He confirmed that they purchased the property in 2016 and that the land was at the time, and has continued to remain in, low intensity pastoral grazing. Steve was not aware of any fuel or chemical storage on the property. He advised that all potentially contaminating activities had been identified and investigated by Geosciences in their 2019 Preliminary and Detailed Site Investigations of the property, but that he was not aware of any particular activities that would have led to site contamination. He said that the site stables were of concrete block construction with wooden doors. They currently lease the land to a tenant who runs a few head of stock on the property.

303 Buckland Road

An interview with Jason Woodyard, the current owner, was conducted by Kelly Deihl of EMS. Mr Woodyard confirmed that the land has always been used for low intensity pastoral grazing. The stable building on site was constructed in 1971 from iron sheets with a concrete foundation. Mr Woodyard confirmed that his family reside in the dwelling. The dwelling is of brick and plaster construction and stands on a concrete foundation also. Mr Woodyard was not aware of any fuel storage chemical storage or landfilling activities on the property.

4 Site Characterisation

4.1 Potential for Contamination

HAIL Activity	Contaminants of Concern	Comments
<i>HAIL A10: Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds.</i>	Heavy Metals and Organochlorine Pesticides (OCPs) within surface soils (0-15cm) associated with historic horticultural activities undertaken on the site between 1942 and 1960.	It was apparent from historical aerial photographs that the site had been used for horticultural activities historically.
<i>HAIL H: Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment.</i>	Heavy Metals and Organochlorine Pesticides (OCPs) within surface soils (0-15cm) associated with historic market gardening activities undertaken on adjoining sites to the west.	It was apparent from historical aerial photographs that the sites adjoining the western boundary had been used for market gardening activities historically.
<i>HAIL I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.</i>	Heavy Metals and polycyclic aromatic hydrocarbons (PAH's) which relates to the uncertified fill stockpile located on the site at 301 Buckland Road, Pukekohe. Also, the potential for release of lead from the use of leaded paint on aged buildings.	Imported soil (~10m ³) stockpiled on the site to be removed to landfill in accordance with an approved Remedial Action Plan. Aged buildings on the site, and formerly on the site, may have released lead into surrounding soils from the use of leaded paint.

4.2 Preliminary Conceptual Site Model

Potential Source	Contaminants of Concern	Potential Pathway	Potential Receptors	Comments
<i>HAIL A10: Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds.</i>	Heavy Metals and Organochlorine Pesticides (OCPs) within surface soils (0-15cm) associated with historic horticultural activities undertaken on the site.	Dermal absorption of contaminants, inhalation of contaminated dust, consumption of produce grown in contaminated soil.	Humans working or residing on the land, earthworks contractors.	PATHWAY INCOMPLETE. ALL CONTAMINANT CONCENTRATIONS MEET RELEVANT SOIL CONTAMINANT STANDARDS AND CLEANFILL ACCEPTANCE CRITERIA.
<i>HAIL H: Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment.</i>	Heavy Metals and Organochlorine Pesticides (OCPs) within surface soils (0-15cm) associated with historic market gardening activities undertaken on adjoining sites to the west.	Dermal absorption of contaminants, inhalation of contaminated dust, consumption of produce grown in contaminated soil.	Humans working or residing on the land, earthworks contractors.	PATHWAY INCOMPLETE. ALL CONTAMINANT CONCENTRATIONS MEET RELEVANT SOIL CONTAMINANT STANDARDS AND CLEANFILL ACCEPTANCE CRITERIA.
<i>HAIL I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.</i>	Heavy Metals and polycyclic aromatic hydrocarbons (PAH's) - uncertified fill stockpile located on the site at 301 Buckland Road, Pukekohe. Lead - from the use of leaded paint on aged buildings.	Dermal absorption of contaminants, inhalation of contaminated dust, consumption of produce grown in contaminated soil. Ingestion is the primary pathway for exposure for lead. Approximately 10-70% is absorbed by the body (50% in children and ~10% for adults). Inhalation is the second major pathway of lead	Humans working or residing on the land, earthworks contractors.	PATHWAY COMPLETE. Imported soil (~10m ³) stockpiled on the site will require removal to landfill in accordance with the approved Remedial Action Plan. Lead concentrations surrounding villa at 301 Buckland Road, Buckland meet the relevant NES soil contaminant standard, however, dilution through mixing of surface

		<p>exposure; however, unlike ingestion, almost all inhaled lead is absorbed into the body. Dermal lead absorption is not found to be a significant route of exposure¹, noting the predominant form of lead is inorganic.</p>		<p>soils in the 3m halo around the villa may be required to meet AUP PA criteria.</p>
--	--	---	--	---

5 Regulatory Assessment

Consideration of the future development of this land in the context of the Auckland Unitary Plan and under Regulations 5(4) and 5(6) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES), being soil disturbance and change in land use respectively, has been undertaken.

Geosciences Ltd undertook a Detailed Site Investigation in January 2019 to determine if the HAIL activities identified by the PSI in November 2018 (undertaken by Geosciences Ltd) had adversely affected soils on the site at 301 Buckland Road, Pukekohe. These activities included HAIL A10 due to the potential for horticultural activities to have occurred on the south eastern portion of the property between 1942 and 1960, although historical aerial photography was inconclusive; HAIL H in relation to the potential migration of contaminants from neighboring market gardens and HAIL I in relation to uncertified fill stockpiled on the site and in the vicinity of a former building footprint, and due to the potential for lead based paint to have leached into the soil immediately surrounding an existing villa on the site.

Of the sixteen soil samples collected on the site in relation to these identified land uses, only one sample breached the NES Soil Contaminant Standards for Arsenic under a commercial land use scenario and this sample was collected from imported soil (~10m³) stockpiled on the site. This soil will be removed to landfill in accordance with an approved Remedial Action Plan. In addition, a composite sample collected from the area directly adjoining the villa on site exceeded permitted activity (PA) soil acceptance criteria for Lead as set out in Table E30.6.1.4.1 of the Auckland Unitary Plan (AUP) but did not exceed NES Soil Contaminant Standards for a commercial land use. Levels detected were not significantly above the AUP PA criteria. Contamination of this nature is generally

¹ World Health Organisation and Pan American Health Organisation, 2021

shallow, being limited to surface soils, and localized to within a 3m halo surrounding the building footprint. Dilution through mixing of surface soils in this location to reduce levels below AUP thresholds is a viable option for contaminant reduction as is the removal of a low volume of surface soils surrounding the villa off-site to landfill. Validation will occur post-remediation on the site.

The Preliminary Site Investigation did not verify any HAIL activities on the land at 303 Buckland Road, Pukekohe and concluded that soils on the site are highly unlikely to have been adversely affected by past land use activities. In the absence of a HAIL activity, it was considered that the NES does not apply to any future development on this site.

6 Conclusions

Overall, it is considered that both properties are suitable for the intended plan change and change of use. There are no contamination issues identified within any report prepared, that would pose any major constraints on, or inhibit, this proposal.

Any future development or removal of existing structures containing ACM will require an Asbestos Demolition Survey, prepared by, and are to be removed by, a suitably licensed asbestos contractor.

Disclaimer:

This report has been prepared for the benefit of the client with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

Findings and recommendations contained within this report are based on a review of existing information and the writer of the report takes no responsibility for any inaccuracies in information supplied by a third party.

Report prepared and certified by:



Kelly Deihl

Principal Scientist




Appendix 1: Records of Title

REGISTER
(Page B)

NEW ZEALAND.

Reference: Vol. 110, folio 1145
Transfer No. 3310



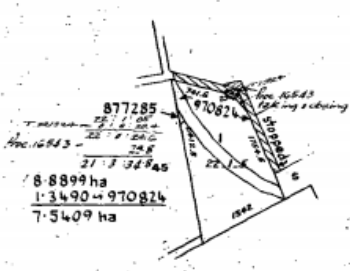
Register-book
Vol. 127, folio 194

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eighteenth day of June, one thousand nine hundred and five, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, doth attest that James O'Connor of Auckland in the Provincial District of Auckland (farmer) is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered thereby, be the several admeasurements a little more or less, that is to say: All that parcel of land containing fourteen acres (22) more or less (as per plan deposited in the Registry Office at Auckland under No. 16543, which said parcel of land is part of allotment 211 (partly four) and 212 (partly four) in the Parish of Puketapu

Edwin Sampson
(District Land Registrar)

PLAN 100207 LODGED
4 8 83



877285
7911 20
70824
22 1 8
1882

8-8899 ha
1-3490 = 970824
7-5409 ha

Scale - 10 Chains to 1 inch.
E.R.F.

Transfer No. 119561 James O'Connor to James Reidy of Puketapu. Farmer produced the 5th March 1909 at 2.21 PM. 1/10 Holloway feet for 15 days. No outgoings No. 331665. James Reidy to James O'Connor produced the 11th March 1909 at 1.15 PM. 1/10 Holloway feet for 15 days. Transfer No. 1324 James Reidy to the Mayor, Councillors and Burgesses of the Borough of Puketapu of part of within land contained and on plan hereon for a public street produced the 25th March 1909 at 11.35 AM. 10 1/2

Mortgage 251566 of 1000 at James Reidy to the Bank of New Zealand produced the 9th March 1908 at 11.45 AM. 10 1/2 at 10 AM.

Proclamation 16543 proclaiming part of 1100 342 34 sheet - Subd. 23-12-1938 Part 2-12-97. M. M. M. M. M.

METRIC AREA IS 9.0169 ha
9.0169 ha

NET EQUIVALENT METRIC AREA IS 8.8899 ha
8.8899 ha

OVER



REGISTER

Z.94025 Transmission of the residue to William Reidy, George Flynn both of Pakihiko market gardeners and Blainy Cross of Mt Eden Library proprietor, as executors entered 2-7-1968 at 11.35 o'clock

Z.17860 Transmission to William Reidy and George Flynn above named as survivors entered 15-8-1963 at 1.45 o'clock

A81275 Transfer of the residue to the Franklin Racing Club Incorporated. Produced 2-6-1965 at 2.55 o'clock

Assn [unclear] [unclear] [unclear]

A.81275 Mortgage to William Reidy and George Flynn above named of 2-7-1968 at 2.26 o'clock

A111491 Transmission of MORTGAGE A81275 to William Reidy as survivor entered 22-10-1965 at 1.46 o'clock

A111492 Transfer of MORTGAGE A81275 to William Reidy above named and John Joseph Flynn entered 22-10-1965 at 1.47 o'clock

A225884 Transfer of A81275 to the Roman Catholic Diocese of Auckland entered 7-6-1967 at 10.00 o'clock

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952. L. G. Staman D.L.S.

105750 Mortgage to the National Bank of New Zealand entered 3-7-1972 at 1.40 o'clock

018128.2 Mortgage to the residue to The Australasian Temperance and General Mutual Life Assurance Society Limited entered 5.10.1972 at 11.56 o'clock

046654.1 Mortgage to the National Bank of New Zealand Limited entered 3-7-1972 at 11.59 o'clock

[unclear] [unclear] [unclear] for A.L.R.

ABSTRACT NO. 106582-25/7/1975 The Australasian Temperance and General Mutual Life Assurance Society Limited has changed its name to T-T-B-G MUTUAL LIFE SOCIETY

577288.1 Variation of Mortgage 018128.2 - 26.3.1979 at 11.27 o'clock

762464.1 Compensation Certificate by Ministry of Works and Development - 10.3.1980 at 10.36 o'clock

916173.1 Caveat by DONALD FRANCIS CAMERON and NANCY RAE CAMERON entered 28.5.1980 at 2.42 o'clock

857728.1 CAVEAT BY DONALD FRANCIS CAMERON AND NANCY RAE CAMERON entered 16.6.1980 at 2.38 o'clock

CERTIFICATE OF TITLE

970824.2 Gazette Notice taking part (1.3490 square metres) for road and part (532 square metres) for the use convenience and enjoyment of a road from and after 5.3.1981 - 23.3.1981 at 11.15 o'clock

977285.1 Sec. 99 Cancelled as to part being Allot 119, Parish of Pakihiko and new C.T. 7.4.1981 Issued: - 49C/270.

B.247444.1 Certificate of Compliance under 306(1)(f)(1) Local Government Act 1974 (affects Plan 100207) - 16.12.1983 at 9.12 o'clock

[unclear] [unclear] [unclear] issued 5/6/88



B247444.2)

O.N.C.T.) Cancelled as to part in terms of lot
16/12/1983)2 Plan 100207 and a new title issued-

~~56B/240~~ 54C/889.

new
A.L.R.

B.322023.4 Transfer of the residue to
David Winston Spencer and Donald Thomas
Alexander both of Pukekohe, veterinary
surgeons as tenants in common in equal
shares - 22.8.1984 at 1.35 o/c
Cancelled and new C.T. issued: 56A/559

J. Oliver
A.L.R.
CANCELLED
DUPLICATE DESTROYED



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier NA56A/559
Land Registration District North Auckland
Date Issued 22 August 1984

Prior References
NA127/194

Estate Fee Simple
Area 4.3639 hectares more or less
Legal Description Part Lot 1 Deposited Plan 3363

Registered Owners
Peterex Properties Limited

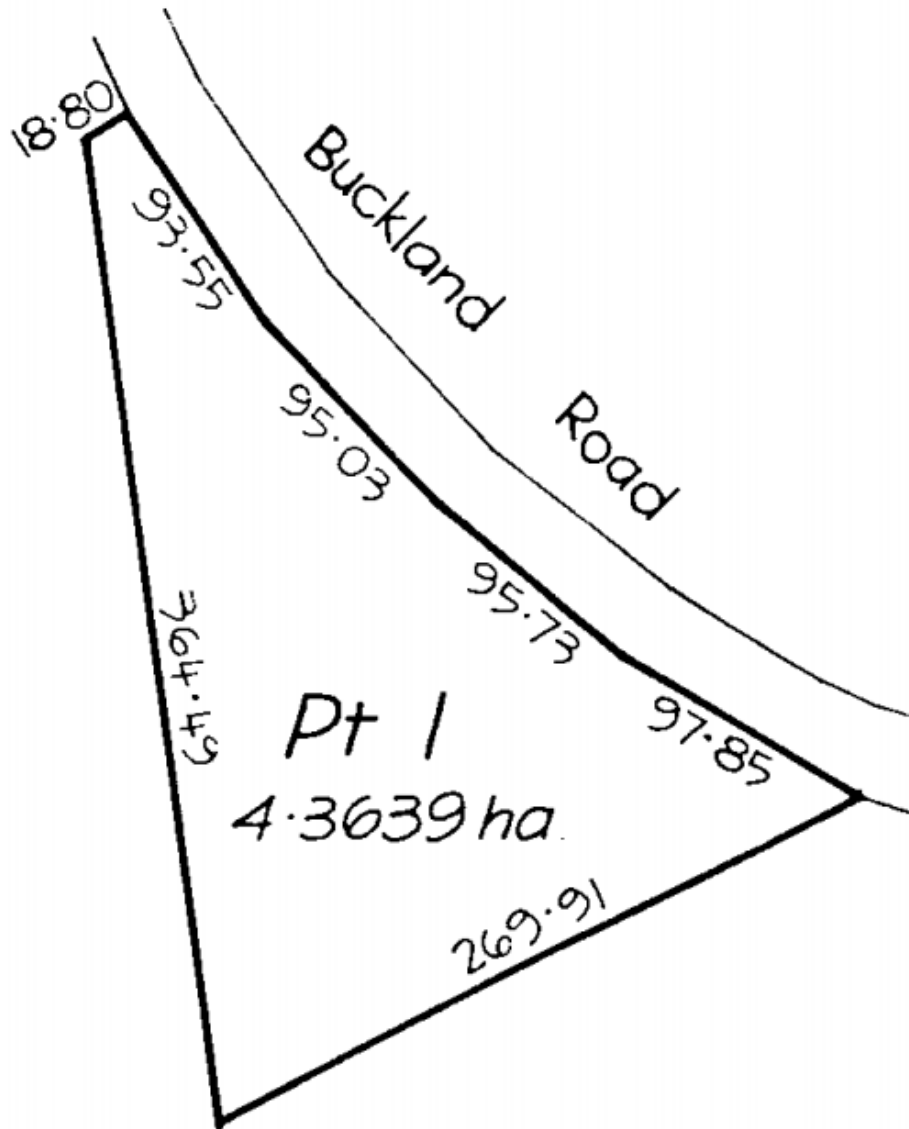
Interests

762464.1 Compensation Certificate by The Ministry of Works and Development - 10.3.1980 at 10.36 am



Identifier

NA56A/559





REGISTER

NEW ZEALAND.

[Form B.

Reference: Vol. 124, folio 173 Transfer No. 81161 Vol. 128, folio 117



Register-book, Vol. 497, folio 252

197/252

Amalgamation CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Eleventh day of September, one thousand nine hundred and twelve, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, witnesses that Joseph Harper, Auckland, in the provincial district of Auckland, Farmer, and Isabella Harper, his wife, are seized as tenants in common in equal shares

in seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon burdened, to the several admeasurements a little more or less, that is to say: All that parcel of land containing twenty three acres and seven roods, more or less being part of the land on a plan deposited in the Land Registry office at Auckland under No. 1207 and part of Lot 125 (five) on plan deposited as aforesaid under No. 1262 which said parcel of land is portion of allotments 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, and 90 of the parish of Pukekohe



District Land Registrar

Mortgage 1207/1211 Joseph Harper and Isabella Harper to the above named Isabella Harper, as trustee after independent valuation of the property at 100 p.c. of part of within produced

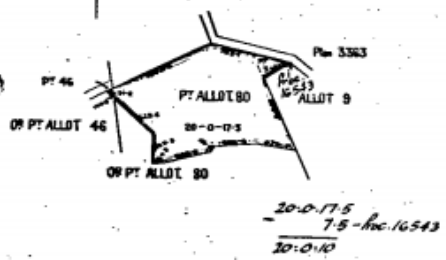
Transfer 1212/1211 Isabella Harper and Joseph Harper to Francis Bayly, head of Maunabo Farm, produced the 14th February 1912 at 11.45 am

Transmission No. 12884 of above land to William Head portion of Maunabo Farm and William Head of Auckland agent, produced 1/12/12 at 11.50 am

Transfer 12889 William Head portion and William Head of Auckland by the said William Head, Kellie and Ruth Grace head of P. Kellie and Ruth Grace, produced 1/12/12 at 11.51 am

Transfer 12890 William Head portion and Ruth Grace head to the said Ruth Grace and Francis John Williams of Maunabo Farm, produced 1/12/12 at 10.55 am

METRIC AREA IS 8.1379 ha 8.1379 ha



Scale 10 Chains to an inch

4749 141

OVER



REGISTER

197/252

*Economiser 27282 36 Right Fly King
and Amanda Shelly Kohn both of Pukekohe
admitted as entitled - Federal copies at 10:55
C.R. Dainton A.R.*

*Transfer 567346 to registered mortgage
to David John Biddick of Pukekohe
former. Produced 10/1/57 at 10:55 a/c*

*Mortgage 422217 to the Bank of New Zealand
to Colin Francis Dainton of Pukekohe
James Dainton in equal shares. Produced 10/1/57
at 10:20 a/c*

*Mortgage 406176 to the Bank of New Zealand
Biddick to the Bank of New Zealand
Zealand. Produced 12/12/56 at 12:20 a/c*

*Transfer 675527 to Robert William
Sulman of Pukekohe trainer and
Gwenyth Mary Sulman his
wife. Produced 5/7/56 at 3 a/c*

*Mortgage 656740 to Albert Charles Palmer
Produced 27/10/57 at 10:57 a/c*

*Production 15523 producing part lot 5 Plan 5363
on street - dated 23-12-1955 at 2-12 of*

*Variation of Terms of Mortgage 656740
Produced 19/2/1957 at 10:40 o'clock*

*Variation of Terms of Mortgage 446740
Produced 31/2/1957 at 11:13 o'clock*

*Variation of Terms of Mortgage 66760
Produced 25/5/57 at 12:35 o'clock*

*Variation of Terms of Mortgage 446740
Produced 26/2/1963 at 12:20 o'clock*

*1960. Transfer of the residue to James
Lee Dawson, of Pukekohe Farmer
and Ethel Leung Dawson, his wife,
as tenants in common in equal shares.
Produced 12/8/1960 at 11:20 a/c*

*1960. Transfer of the residue to Robert
William Sulman and Gwenyth Mary
Sulman. Produced 12/8/1960 at 11:22 a/c*

*1960. Mortgage of Mortgage 456801
to Edna Mary Sulman and Alfred
Melville Adams. Produced 12/12/1960 at
1:35 a/c*

A559836 CANCELLED AND
CERTIFICATE OF TITLE
ISSUED VOL. 21A P. 288
Lot 1 & 2 P. 64805
14/6/1971
Soulbridge A.R. 4849

A559837 Transfer of the residue
to Dundee Farm Limited and
new C.T. issued 14.6.1971 at 11:20 a/c.

21A/289 Soulbridge
A.R.

~~Cancelled~~

197/252

CERTIFICATE OF TITLE

Vol. , folio

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.

L. G. Stroman D.L.R.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**
Search Copy



R. W. Muir
Registrar-General
of Land



Identifier NA21A/288
Land Registration District North Auckland
Date Issued 14 June 1971

Prior References
NA197/252

Estate Fee Simple
Area 3.5038 hectares more or less
Legal Description Lot 1 Deposited Plan 64805

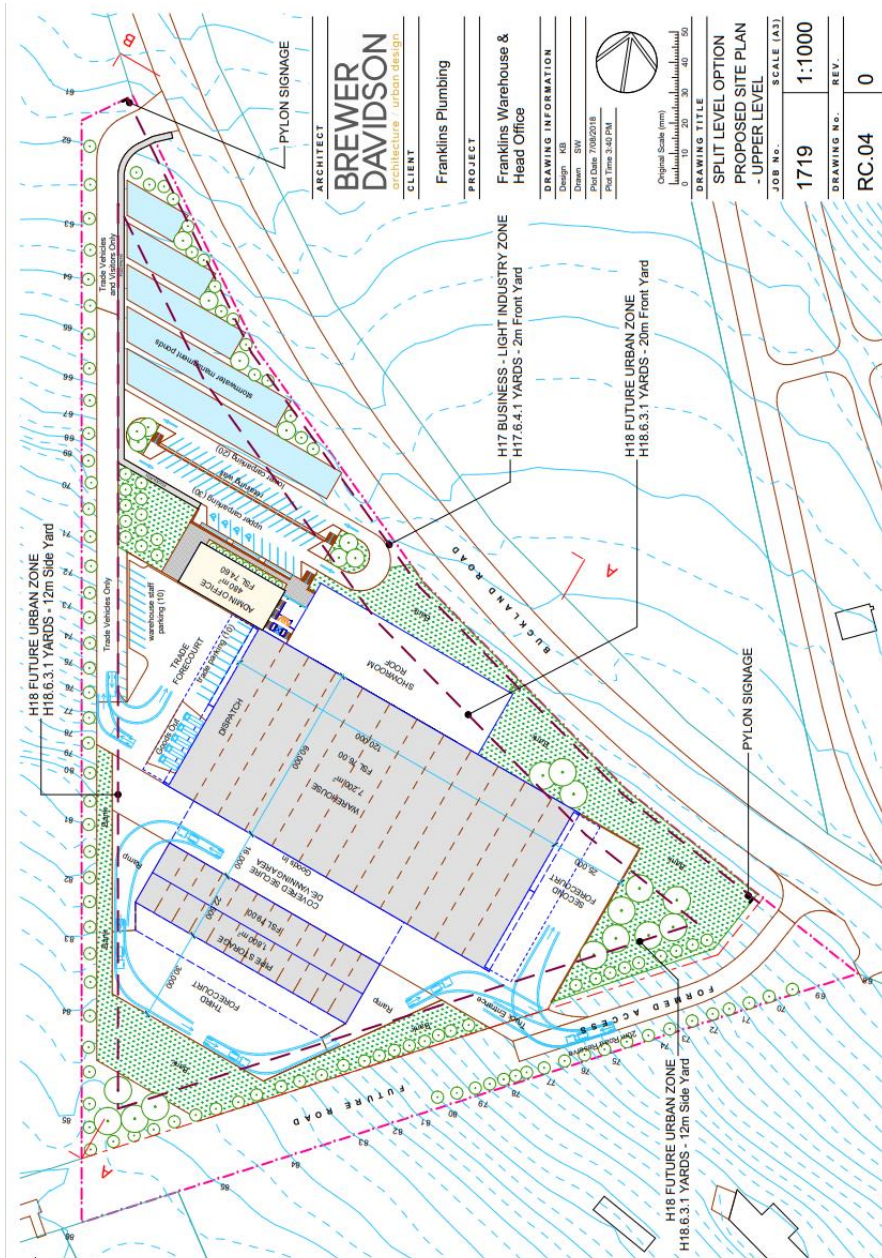
Registered Owners
Pukekohe Limited

Interests
11393567.3 Mortgage to ASB Bank Limited - 2.4.2019 at 3:41 pm

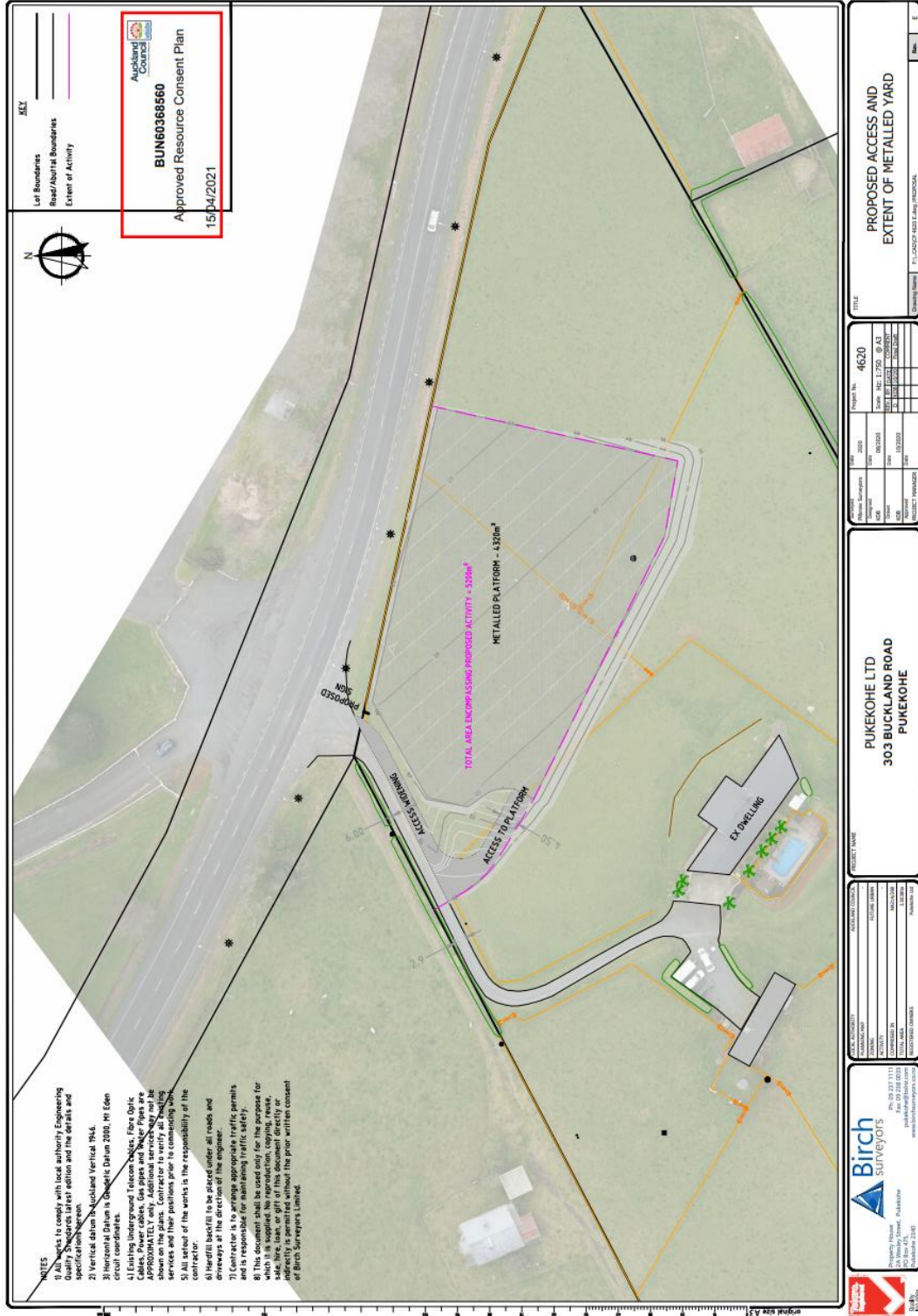


Appendix 2: Site Plan

301 Buckland Road



303 Buckland Road



Appendix 3: Contaminated Land Reports



7 November 2018

Geosciences Limited Auckland
PO Box 35366
Browns Bay
Auckland 0753

Attention: Chris Davies

Dear Chris

Site Contamination Enquiry – 301 Buckland Road, Buckland

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



2 September 2020

Environmental Management Solutions Ltd
143 Bollard Road
TUAKAU 2121

Attention: Samantha Van Ryn

Dear Samantha

Site Contamination Enquiry – 303 Buckland Road, Buckland

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.

There is no information held within our records to suggest this site has been subject to HAIL activities.

However, due to the age of the stables (permit issued in 1971) and therefore possibly the age of the dwelling, the potential for asbestos and/or lead paint may need to be considered.

Please note:

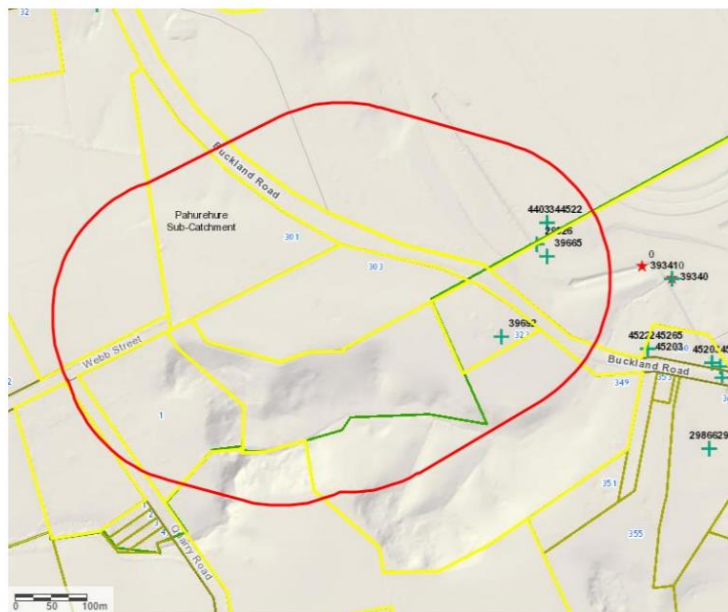
- *If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence 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:

Private Bag 92300, Victoria Street West, Auckland 1142 | aucklandcouncil.govt.nz | Ph 09 301 0101

- 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.



27 September 2021

Environmental Management Solutions
143 Bollard Road
TUAKAU 2121

Attention: Kelly Deihl

Dear Kelly

Site Contamination Enquiry – 301 Buckland Road, Buckland

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, glasshouses, or spray sheds.
- HAIL Item (G.5) – Waste disposal to land (excluding where biosolids have been used as soil conditioners) – Uncertified fill

Council's records indicate the site 301 Buckland Road, Buckland, has been subject to historical horticultural activity, placement of uncertified fill, buried rubble associated with a former building, and historical use of lead-based paint.

Sampling was undertaken on site in 2019 which showed concentrations of arsenic in uncertified fill to the west of the dwelling in exceedance of the NES:CS and AUP(OP) guidelines. Concentrations of lead were identified above AUP(OP) criteria in the halo of the dwelling. Heavy metals were present above background in areas of uncertified fill along the southern boundary. The site was to be remediated as part of the development.

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.*

Private Bag 92300, Victoria Street West, Auckland 1142 | aucklandcouncil.govt.nz | Ph 09 301 0101



- *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

No relevant records were identified.

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 4: Supporting Council Documents

301 Buckland Road

● PUKEKOHE BOROUGH COUNCIL

Application for Building Permit

For Office Use

Application No. _____

Permit No. _____

Date of Permit _____

The BOROUGH ENGINEER,
PUKEKOHE BOROUGH COUNCIL.

Date 23-6- 1969.

Sir,

I hereby apply for permission to Erect frames.
(Nature of work)

at Wena St. for R. Cameron
(House No. and Street) (Owner)

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

Particulars of Land:

No. on Valuation Roll 388/598 Lot No. PT 1
Section No. _____ D.P. No. 8466

Length of Boundaries:

Front _____ Back _____
Sides _____ Area _____

Particulars of Building:

Foundations _____ Walls _____
Roof _____ Floor _____
Area of ground floor 2400 sq. ft. Area of outbuildings _____ sq. ft.

Estimated Value:

	Estimated Value	Fees
Building	\$ _____	_____
Plumbing	\$ _____	_____
Drainage	\$ <u>200</u>	<u>2</u>
TOTAL	\$ <u>8000</u>	<u>20</u>

Water Connection \$ _____
Footpath Deposit \$ _____
TOTAL \$ 22

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) _____

Nature of ground on which building is to be placed and of the adjacent strata _____

Yours faithfully,

Per _____

R. Cameron Owner.
T. Dean Builder.
25 Queen St. Pukekohe NZ.
(Builder's Address)

For Schedule of Fees See Back

FOR OFFICE USE ONLY	Receipt No.	Date		Receipt No.	Date
Building	<u>17402</u>	<u>23-6-69</u>	Water Connection		
Plumbing & Drainage	<u>7402</u>	<u>23-6-69</u>	Footpath Deposit		

PBC 301/500/4/69



PUKEKOHE BOROUGH COUNCIL
Application for Building Permit

For Office Use
Application No. _____
Permit No. D069012
Date of Permit 24.12.69

The BOROUGH ENGINEER,
PUKEKOHE BOROUGH COUNCIL.

Date _____ 19__

Sir,
I hereby apply for permission to a 12x10 shed
(Nature of work)
at Webb Rd for MR. D.F. Cameron
(House No. and Street) (Owner)

R.D. 2, Pukekohe
according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith, in duplicate.

Particulars of Land:

No. on Valuation Roll 388/623 Lot No. 1
Section No. _____ D.P. No. 8466

Length of Boundaries:

Front _____ Back _____
Sides _____ Area _____

Particulars of Building:

Foundations 8x8x8 Walls 70 260
Roof corr. iron Floor T.S. 4x1
Area of ground floor _____ sq. ft. Area of outbuildings 140 sq. ft.

Estimated Value:

Building	£ _____	Fees	_____
Plumbing	£ _____		_____
Drainage	£ _____		_____
TOTAL	<u>8300</u>		<u>2</u>
		Water Connection	£ _____
		Footpath Deposit	£ _____
		TOTAL	<u>82</u>

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) ponies

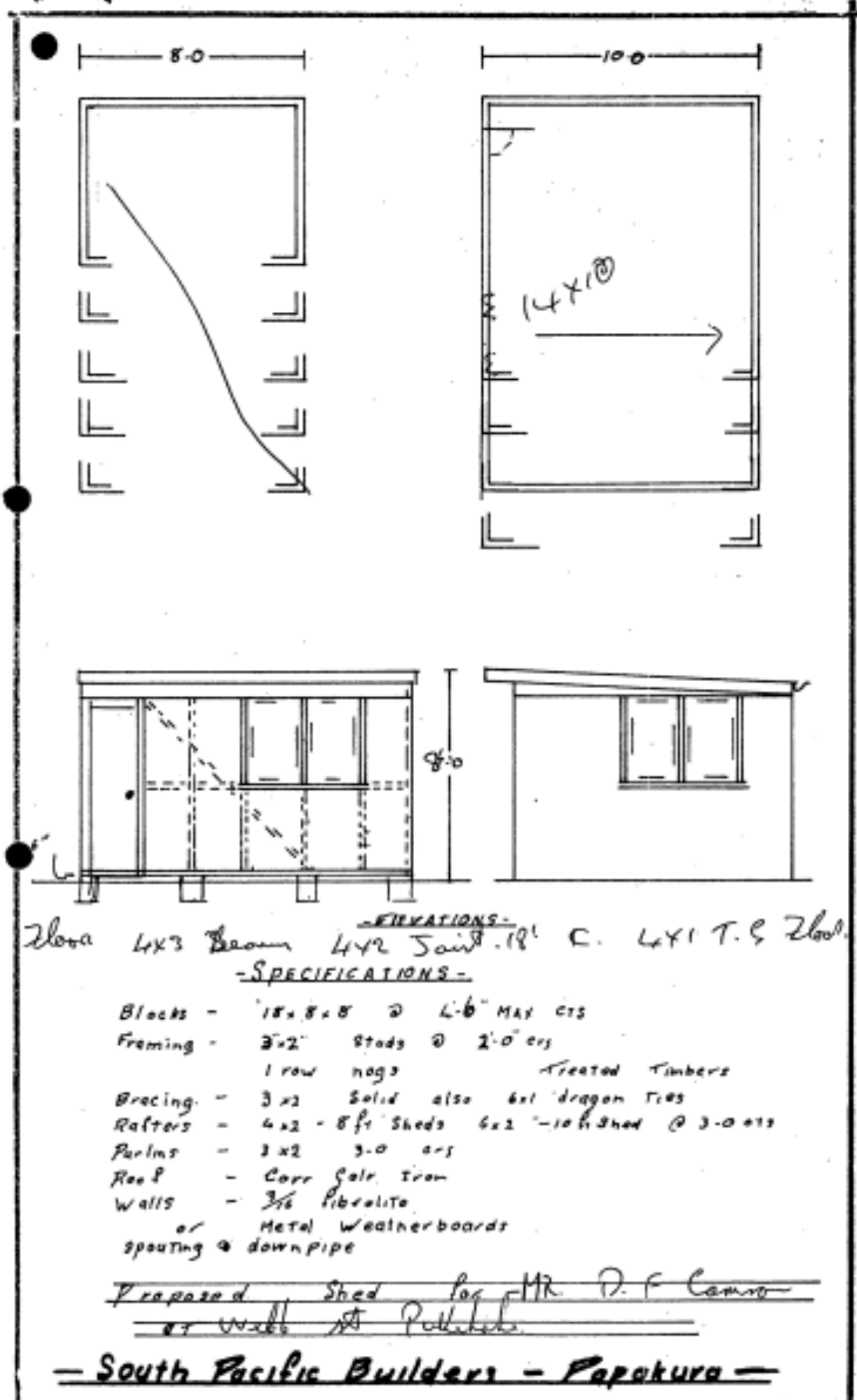
Nature of ground on which building is to be placed and of the adjacent strata _____

Yours faithfully,

For M. L. THOMPSON LTD
(SOUTH PACIFIC BUILDERS 1967) Owner.
P.O. Box 16 Builder.
Pukekohe
(Builder's Address)

For Schedule of Fees See Back P.H. 82555

FOR OFFICE USE ONLY	Receipt No.	Date		Receipt No.	Date
Building	<u>23081</u>	<u>24.12.69</u>	Water Connection		
Plumbing & Drainage			Footpath Deposit		





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



Discretionary activity

Application numbers:	BUN60333645 (LUC60325312, DIS60340705)	SUB60333646,	and
Applicant:	Franklin Plumbing and Bathroomware		
Site address:	301 Buckland Road, Pukekohe		
Legal description:	Pt Lot 1 DP 3363		
Site area:	4.3602 ha		

Auckland Unitary Plan (Operative in part)

Zoning and precinct:	Future Urban Zone
Overlays, controls, special features, designations, etc:	Natural Resources: High-Use Aquifer Management Areas Overlay (rp) - Pukekohe Kaawa Aquifer Natural Resources: High-Use Aquifer Management Areas Overlay (rp) - Pukekohe Central Volcanic Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay (rp) - Franklin Volcanic Aquifer

Proposal:

To construct and operate a purpose-built warehouse and distribution centre for a Trade Supplier at 301 Buckland Road, Pukekohe.

The resource consents required are:

Land use consents (s9) – LUC60325312

Auckland Unitary Plan (Operative in part)

Regional Land Use

Chapter E11 – Land Disturbance (Regional)

- Earthworks over an area greater than 2,500m² are proposed, where the land has a slope equal to or great than 10 degrees, and the subject site is outside the Sediment Control Area. Consent is therefore required as a **restricted discretionary activity** in accordance with E11.4.1 (A8).

District land use

Chapter E12 – Land Disturbance (District)

- Earthworks of a volume of approximately 31,785m³ of cut and approximately 42,086m³ of fill across approximately 4.36ha are proposed and consent is therefore



required in accordance with E12.4.1 as **restricted discretionary activities** for earthworks greater than 2,500m² (A6) and 2,500m³ (A10).

Chapter E23 – Signs

- Comprehensive development signage is proposed in association with the development. Consent is therefore required as a **restricted discretionary activity** in accordance in E23.4.1. (A53)

Chapter E27 – Infrastructure

- The proposal involves accessory parking and access that does not meet the following parking and access standards and is a **restricted discretionary activity** under rule E27.4.1(A2).
 - The southern vehicle crossing is 12m, infringing the 7m maximum pursuant to E27.6.4.3.2 (T156); and
 - As the proposal involves a new vehicle crossing for a change of activity, in accordance with E27.6.4.1 (2) and (3), Vehicle Access Restrictions apply and vehicle crossings must not be constructed or used to provide vehicle access across that part of a site boundary which access an arterial road.

Chapter E36 – Natural hazards and flooding

- The proposal involves the diversion of overland flow paths, as such consent is required for a **restricted discretionary activity** in accordance with E36.4.1 (A41);
- The proposed building is located within an overland flow, as such consent is required for a **restricted discretionary activity** in accordance with E36.4.1 (A42);

Chapter H18 – Future Urban Zone

- The proposed activity meets the AUP:OP definition for a Trade Supplier. As Trade Suppliers are not specifically provided for within the Future Urban Zone, in accordance with C1.7, consent is required as a **discretionary activity**.
- New buildings in the Future Urban Zone require consent for the same activity status as the land use activity that the new building is designed to accommodate. As such, consent is required as a **discretionary activity** in accordance with H18.4.1 (A2);
- The new building infringes the following standards of H18.6 and is a **restricted discretionary activity** under rule C.1.9(2):
 - The maximum building height standard (H18.6.2) of 15m is infringed by a maximum of 2.6m; and
 - The yard standard (H18.6.3) is infringed with respect to the 20m front yard, but a maximum of 16m.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (“NES CS”)

- A detailed site investigation has been provided, and the soil contamination exceeds the applicable standard in the regulations for arsenic concentrations. Consent is required as a **restricted discretionary activity** in accordance with regulation 10 of the NES:CS.



Subdivision Consent (s11) – SUB60333646

Auckland Unitary Plan – Operative in Part (AUP OP)

- The proposal includes the subdivision of the site to provide for the vesting of land to form an extension to Webb Street. Within the Future Urban Zone, subdivision for road realignment requires consent as a **discretionary activity** in accordance with E39.4.3 (A28).

Discharge permits (s15) – DIS60340705

Auckland Unitary Plan – Operative in Part (AUP OP)

Regional Land Use

Chapter E8 – Stormwater Discharge and Diversion

- Impervious surfaces of approximately 2.1ha are proposed. Impervious surfaces of greater than 5,000m² require consent as a **discretionary activity** in accordance with E8.4.1 (A10).

Chapter E9 – Stormwater quality - High contaminant generating car parks and high use roads

- The proposal includes the construction of a carpark and accessways of approximately 9,600m², which are defined as a "high contaminant generating car park". As the high contaminant generating car park will be greater than 5,000m² consent is required as a **controlled activity** in accordance with E9.4.1 (A6).

Decision

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

Acting under delegated authority, under sections 104, 104B, 105, 106 and 107 and Part 2 of the RMA, the resource consents is **GRANTED**.



303 Buckland Road

PUKEKOHE BOROUGH COUNCIL
Application for Building Permit

For Office Use
Application No. _____
Permit No. _____
Date of Permit _____

The BOROUGH ENGINEER,
PUKEKOHE BOROUGH COUNCIL.

Date 26 January 19 71

Sir, I hereby apply for permission to build New Residence
(Nature of work)

at Pukekohe for Mr Mrs R & M Townsend
(House No. and Street) (Owner)

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

Particulars of Land:

No. on Valuation Roll 288/599 Lot No. R 80
Section No. _____ D.P. No. _____

Length of Boundaries:

Front _____ Back _____
Sides _____ Area _____

Particulars of Building:

Foundations Reinforced Concrete Walls ext/Stone and Brick
Roof Monier Tile Floor Concrete
Area of ground floor 2670 sq. ft. Area of outbuildings --- sq. ft.

Estimated Value:

Building £ 26,050 - 30
Plumbing £ 11,114 - 80
Drainage £ 380 - 00
TOTAL £ 27,545 - 00

Fees
12-00 (Govt)
72-00
81-00
4-00
£ 400-50 98.00

Water Connection £ in
Footpath Deposit £ N A
TOTAL £

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Private Residence

Nature of ground on which building is to be placed and of the adjacent strata _____

Yours faithfully,

Per [Signature] Owner.

UDY & PETERS LTD. Builder.

10 Dominion Rd. Luskhan
(Builder's Address)

For Schedule of Fees See Back

FOR OFFICE USE ONLY	Receipt No.	Date		Receipt No.	Date
Building	32498	28-1-71	Water Connection		
Plumbing & Drainage	"		Footpath Deposit		



PUKEKOHE BOROUGH COUNCIL
Application for Building Permit

For Office Use
Application No. _____
Permit No. CO49358
Date of Permit 6-4-71

The BOROUGH ENGINEER,
PUKEKOHE BOROUGH COUNCIL.

Date 30 March 19 71

Sir,
I hereby apply for permission to Erect Stables & Barn
(Nature of work)

at Buckland Hl - Pukekohe for E.M. & J.R. Lowman
(House No. and Street) (Owner)

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

Particulars of Land:

No. on Valuation Roll _____ Lot No. _____
Section No. _____ D.P. No. _____

Length of Boundaries:

Front _____ Back _____
Sides _____ Area _____

Particulars of Building:

Foundations Concrete (Reinforced) Walls 5" Concrete Block
Roof Base Iron Floor Concrete & Subsoil
Area of ground floor 1040 sq. ft. 0A Area of outbuildings _____ sq. ft.

Estimated Value:

		Fees
Building	\$ 3,200.00	\$ 16.00
Plumbing	£	
Drainage	£	
TOTAL	\$ 3,200.00	2.00
	<u>Old Levy</u>	
	Water Connection	£ in
	Footpath Deposit	£ 18.00
	TOTAL	\$ 16.00

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Hay Barn, Horse Trailer tent, etc for private house housing.

Nature of ground on which building is to be placed and of the adjacent strata _____

Yours faithfully,
Per G. G. Giddy
Owner.
UDY & PETERS LTD. Builder.
10 Dominion Rd Teaehau
(Builder's Address)

For Schedule of Fees See Back

FOR OFFICE USE ONLY	Receipt No.	Date		Receipt No.	Date
Building	33289	1-4-71	Water Connection		
Plumbing & Drainage			Footpath Deposit		



Decision on an Application for a Resource Consent under the Resource Management Act 1991



Application Number:	R/LUC/2013/5017
Applicant's Name:	Andrew Johnston
Site Address:	1702 Buckland Road, Pukekohe
Legal Description:	Lot 1 DP 64805
Proposal:	Earthworks exceeding 1.5m depth to install a swimming pool
Activity Status:	Restricted Discretionary activity

Resource consent is required for the following reasons:

Auckland Council District Plan (Franklin Section)

- As the proposed earthworks with depth of cut up to 2m exceeds the maximum 1.5m depth of cut set out in Rule 15.5.2.3 for the Rural zone, the proposal must be assessed under Rule 15.5.2 (ii) as a Restricted Discretionary Activity.

Overall the application is a **Restricted Discretionary activity**

Acting under delegated authority, under sections 104, 104C, this application is **GRANTED**.

Reasons for decision

Under section 113 of the RMA the reasons for this decision are:

- In terms of section 104(1)(a) of the Resource Management Act 1991 the proposal has been considered in terms of the matters to which Council has restricted its discretion under Rule 15.5.2 and is considered to have less than minor effects.
- The proposal is a Permitted Activity pursuant to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health as there is no concern of contamination of the location of the proposed earthworks.
- In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal is consistent with the relevant policy statements and plans or proposed plans, including the relevant objectives, policies and assessment criteria of the Auckland Council District Plan (Franklin Section). In addition, in terms of Section 86A(2) of the Resource Management Act, the proposal is not in conflict with the Objectives and Policies of the Proposed Auckland Unitary Plan (PAUP) as they relate to activities in the Future Urban zone.
- The proposal is consistent with Part 2 of the RMA as there will be less than minor effects on the surrounding environment and the proposed earthworks will provide for the site to be utilised as intended by the District Plan.

From: [Tommy Lai](#)
To: [Stephen Havill; "Jasonwoodyard@hotmail.com"](#)
Subject: BUN60368560 Advice of Decision - 303 Buckland Road, Pukekohe
Date: Thursday, 15 April 2021 10:19:00 AM
Attachments: [BUN60368560 Approved Plans.pdf](#)
[BUN60368560 Decision.pdf](#)

Morning Stephen and Jason

Trust you are well, please find the attached resource consent decision referenced BUN60368560 for 303 Buckland Road, Pukekohe.

Resource consent application – Advice of decision

Application number(s):	BUN60368560 (Council Reference) LUC60368561 (s9 land use consent) BYX70018719 (signage bylaw exemption)
Applicant:	Pukekohe Limited
Address:	303 Buckland Road, Pukekohe
Proposed activity(s):	To authorise the use of up to 4,320m ² of the land at 303 Buckland Road, Pukekohe (including construction and upgrade of access) as an industrial service storage yard for a period of 10 years. To install a free standing sign measuring 2.3m x 1.2m installed on a 1m support structure (3.3m total height) adjacent to the entrance of the site is proposed.

Following an assessment of your application under the Resource Management Act 1991 (the RMA), a decision has been made to **grant** your application, subject to conditions of consent.

Please take the time to read and understand the conditions of consent. Council officers will undertake inspections of your project to check compliance with this resource consent. For your reference, a copy of the decision is attached. It outlines the basis for the decision and the conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us within 15 working days of receiving this decision. You can find further information about how to make an objection on our website at www.aucklandcouncil.govt.nz (select "Consents, building and renovation projects", then "Resource consents", then "Receive our decision on your resource consent application" and finally "Resource consent appeals and objections").

You can also file an appeal with the Environment Court within 15 working days of receiving this decision.

Information on the appeal process can be found on the Environment Court website <https://www.environmentcourt.govt.nz/>.

Ngā Mihi | Kind regards

Tommy Lai | Team Leader – Resource Consents South (Pukekohe)

DDI: 021 719 596

Level 3, Kotuku House, 4 Osterley Way, Manukau Central

Visit our website: www.aucklandcouncil.govt.nz