

1/05/2023

Attention: Richard & Dianne Kidd

Hounslow Holdings Limited
22 Catherine Street
Henderson

Ref: 20230033

Dear Mr & Ms Kidd,

PRELIMINARY SITE INVESTIGATION REPORT ADDENDUM: 151B RAUTAWHIRI ROAD, HELENSVILLE

1. Introduction

Hounslow Holdings Limited (the client) proposes to undertake a private plan change of the southern portion of the property located at 151B Rautawhiri Road in the wider Auckland suburb of Helensville (the site). The proposed change will involve rezoning the southern portion of the property from the current Rural - Countryside Living and Future Urban Zones to Residential – Single Residential House Zone, to enable future residential development.

A site plan is provided as Figure 1 presented in Appendix A. The proposed zone change plan is presented as Appendix B.

Soil & Rock Consultants (Soil & Rock) has previously conducted a Preliminary Site Investigation (PSI) of the parent property and the eastern neighbouring property, detailed in the report entitled '*Preliminary Site Investigation (PSI), 151 and 177 Rautawhiri Road, Helensville, Soil Contamination Assessment*', dated September 2013¹. The report concluded that no potential Hazardous Activities and Industries List² (HAIL) activities were identified at 151B Rautawhiri Road, and therefore any future works were not covered by the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*³ (NESCS).

The purpose of this report was to determine whether or not an activity or industry listed on the HAIL² has occurred on the site, and to determine the resource consent requirements under the NESCS and the contaminated land rules of the Auckland Unitary Plan (Operative in Part) (AUP (OP))⁴, in the context of the proposed plan change.

¹ Soil & Rock Consultants, 2013. *Preliminary Site Investigation (PSI), 151 and 177 Rautawhiri Road, Helensville, Soil Contamination Assessment, September*.

² MfE, 2011b. *Hazardous Activities and Industries List (HAIL)*, Ministry for the Environment, Wellington, New Zealand, October.

³ *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*. SR 2011/261.

⁴ Auckland Council, 2016. *Auckland Unitary Plan (Operative in Part)*.

2. Site Identification

The site is limited to the southern portion of the property at 151B Rautawhiri Road, Helensville that subject to the proposed zone change, which is bordered on all sides by rural residential development. It is noted that the land to the south is largely undeveloped. The site identification details are presented in Table 1 below.

Table 1: Site Identification Details

Legal Description	LOT 2 DP 523000
Property Area	23.885 hectares (ha)
Approximate Site Area	10.5293 ha
Proposed District Plan Zone	Residential – Single House Zone

3. Site History

3.1. Preliminary Site Investigation (Soil & Rock, 2013)

As part of a previous proposed scheme change to 151 & 177 Rautawhiri Road, Soil and Rock Consultants (Soil & Rock) completed a PSI for the two properties, as detailed in the report entitled '*Preliminary Site Investigation (PSI), 151 and 177 Rautawhiri Road, Helensville, Soil Contamination Assessment*', dated September 2013¹. It is noted that, at the time of the report, 151 Rautawhiri Road comprised the current 151B Rautawhiri Road property and an additional portion of land to the east (now subdivided into multiple properties along Rautawhiri Road, Kanono Way, Urumaraki Avenue, Porokaiwhiri Avenue, Awa Avenue and Panui Avenue). The PSI included a desktop site history review and a site walkover. In brief, the following relevant information was noted:

- The two properties, including the subject site, were predominantly undeveloped and vegetated. The following regarding 151 Rautawhiri Road was observed during the site walkover:
 - The property was covered in grass and scrub, with mature trees in the western portion of the property;
 - No site structures or signs of development were observed; and
 - No signs of spills, or the presence of chemicals or hazardous substances were noted at the property.
- Surrounding site uses were rural residential land to the west, pine plantation to the south, and rural (bush/pastoral) land use to the east.
- Several waterways, including perennial and intermittent streams were present across 151 Rautawhiri Road.
- A review of limited historical aerial photography (2006 – 2010 for 151 Rautawhiri Road) was conducted, and noted the following:
 - The property was mostly covered in vegetation and undeveloped, with the exception of two sheds (2006-2010); and
 - Horticultural activity (orchards) was identified on 177 Rautawhiri Road, but not 151 Rautawhiri Road.
- Review of the Certificate of Title (CoT) identified Hounslow Holdings Limited as the original proprietors, with land covenant transferred on 2007.
- Review of CoT, property file and Contaminated Sites Enquiry (CSE) did not identify any indicators of potential HAIL activities.
- Report concluded that no potential HAIL activities were identified at 151 Rautawhiri Road and therefore future development activities were therefore not covered by the NESCS.
- It is noted that horticultural and waste disposal to land activities (HAIL categories A10 & G5) were identified on 177 Rautawhiri road.

It is noted that while reference was made to the property files, copies were not included within the report.

3.2. Geotechnical Report (Soil & Rock, 2013)

As part of a previous proposed scheme change to 151 & 177 Rautawhiri Road, Soil & Rock completed a PSI geotechnical investigation for the two properties, as detailed in the report entitled '*Geotechnical Investigation for Proposed Scheme Change, 151 and 177 Rautawhiri Road, Helensville*', dated September 2013⁵. It is noted that, at the time of the report, 151 Rautawhiri Road comprised the current 151B Rautawhiri Road property and an additional portion of land to the east. In brief, the following relevant information was noted:

- The investigation comprised a site walkover and completion of 15 hand augers to maximum depths ranging between 2.2 & 5.0 mbgl. It is noted that eight of these locations were established across 151B Rautawhiri Road, with three of these being within the subject site.
- Subsurface soil conditions generally described as:
 - Topsoil, dark brown silt with some clay and/or sand to a depth of 0.2 in most locations.
 - Topsoil was underlain by natural soils, being weathered soils of the Cornwallis Formation and/or Helensville Conglomerate.
 - Groundwater was encountered within most hand auger locations.
 - Fill materials were not encountered during the investigation.

3.3. Aerial Photography

A review of selected available historical aerial photographs (1940 – 2022) was performed as part of this PSI Addendum. The historical site use and development, as evident from these photographs and based on the information contained within the property file, is summarised as follows:

- **1940-1950:** The site forms part of a larger parent property which appears to be vacant and undeveloped. Shelterbelts are present in the northern portion of the property, which appears to be pastoral in use. Horticultural activity (pip and stone orchards) are apparent on the neighbouring property to the east. A suspected access track extends through the southern end of the site, and vegetation clearance in the southern portion of the property is evident from 1950.
- **1968-2022:** Further vegetation clearance is now apparent across the majority of the subject site, which now appears in use as paddocks, and a former shed is evident in the centre of the subject site. The horticultural activity on the neighbouring property to the east appears to have ceased. Further residential development is evident to the east and west from 2010, with high-density development apparent to the northeast from 2017. It is noted that the earthworks associated with the adjacent development encroaches into the northernmost end of the site. No further significant changes to the site or surrounding area are noted.

The available historical photographs are presented in Appendix D.

3.4. Auckland Council Contaminated Sites Enquiry

The CSE included within the Soil & Rock PSI was reviewed as part of this PSI Addendum. The CSE did not list any potentially contaminating activities that area or may have occurred at the property.

3.5. Historical Record of Title

The historical record of title included within the Soil & Rock PSI was reviewed as part of this PSI Addendum.

No owners or interest listed against 151 Rautawhiri Road indicate the potential for HAIL activities on that property.

⁵ Soil & Rock Consultants, 2013. *Geotechnical Investigation for Proposed Scheme Change, 151 and 177 Rautawhiri Road, Helensville, September*.

4. Site Inspection

As part of this report, a brief site walkover was completed on the 14th of March 2023. The following is a descriptive summary of the site features existing at the time of the walkover:

- The site was accessed from the south via a service road off Wishart Road
- The site was vacant and covered in long grass and scrub, with dense vegetation along several streams located in the western portion of the site, with varying topography.
- The remnants of a former shed were located in the centre of the subject site. The building materials consisted of timber and unpainted metal, and no signs of potentially hazardous substances (e.g. containers, asbestos, staining) were noted.
- A small area in the north-eastern corner appeared to have been cut to level.
- A medium soil stockpile was located northwest of the levelled area. The material generally comprised light grey to yellow/brown silty clay materials, and no signs of anthropogenic materials or signs of contamination were noted. This material was likely associated with the levelled area.
- The site was surrounded by wire fencing along all sides.
- Earthworks and construction work associated with the adjacent residential development were occurring on the land immediately north of the site.

It is noted that, based on the desktop review and site inspection, the levelled area and soil stockpile identified in the northern portion of the site are likely associated with the large-scale residential development occurring to the north and north-east of the site.

No staining or odours that could indicate spillage of potentially hazardous substances, or hazardous materials, including potential asbestos-containing materials on the site were noted during the inspection.

The topography of the site was undulating, with a general downward slope towards the north. Auckland Council GeoMaps (GIS viewer) indicates that site levels varied between Relative Level (RL) 95.25 metres (m) and RL 25.25 m.

Site photographs are presented in Appendix C, and site features are depicted in Figure 1, presented in Appendix A.

5. Conceptual Site Model

A conceptual site model is defined as a system diagram or table that identifies contaminant sources, exposure pathways and potential receptors located along those pathways. Exposure pathways and receptors are to be identified for current and future users of the site, as appropriate.

The site, located in the southern portion of the parent property (151B Rautawhiri Road), is currently vacant and undeveloped. The client proposes to rezone the subject site from the current Rural – Countryside Living and Future Urban Zones to Residential – Single Residential House Zone to enable future residential development.

The proposed rezoning will not result in a change to a more sensitive land use (current rural residential land use (25% produce) to residential land use (10% produce)); however, subdivision and soil disturbance may be required as part of future development. In order to enable future subdivision and soil disturbance. The relevant activities as defined by the NESCS are therefore soil disturbance and subdivision.

Review of the site history, including the PSI report¹, determined the subject site and parent property have remained undeveloped, with the exception of a small shed in the centre of the subject site. No potential HAIL activities were identified at the parent property and was therefore not covered by the NESCS.

In addition, the site walkover confirmed that the site remains vacant and undeveloped, and no signs of potential contamination were noted. During the inspection, one soil stockpile was identified in the northern portion of the site. However, it was considered natural material sourced from the site or neighbouring property that was generated during the residential development of the neighbouring land to the north and north-east of the site.

Based on the information available, there is no reason to suspect that the stockpiled material contained elevated levels of contaminants, and further investigation of the stockpile was therefore not considered necessary.

Based on the above, it is considered that there are no sources of potential contamination at the site, and therefore, the risk of soil contamination to site receptors is low.

6. Risk Assessment

6.1. Human Health Risk

The qualitative assessment of the risk to human health is based on the potential for soil contamination to exist at levels that may exceed the Soil Contaminant Standards (SCS), and other appropriate guideline values with the reported soil concentrations from the site investigation. SCSs and other guideline values for residential land use (10% produce) apply for the site.

The guideline values for this scenario consider the three main contaminant pathways relevant for humans – inhalation and ingestions of soil, ingestion of produce, and dermal contact. In terms of the NESCS a risk to human health is considered likely if the potential for contamination exists, and a contaminant pathway is complete or partially complete.

Following a review of the available information, no potentially contaminated activities have been identified at the subject site.

Based on the findings of this report, there is no evidence to suggest that an activity or industry described in the HAIL has been undertaken on the site. Therefore, in accordance with Regulation 5(7), the site is not considered to be land covered, and the regulations of the NESCS therefore do not apply to the site.

6.2. Environmental Risk

The assessment of environmental risk is based on comparison of permitted activity soil acceptance criteria established in Table E30.6.1.4.1 of the AUP (OP) which are considered for an assessment of potential environmental risks.

The purpose of the AUP (OP) as it relates to contaminated land is to address the effects of the discharge of contaminants from contaminated land or land containing elevated levels of contaminants into air, or into water, or onto or into land pursuant to Section 15 of the Resource Management Act 1991.

Based on the findings of this report, there is no evidence to indicate that potentially contaminating activities have occurred at the site. The contaminated land rules of the AUP (OP) therefore do not apply.

7. Conclusions

The following conclusions regarding risks to human health and the environment from site soil relative to the proposed development are based on the findings of this investigation:

- Review of site history and site walkover determined that the subject site has remained vacant and undeveloped since at least 1940;
- Based on a review of the available information, no potentially contaminated activities have been identified at the subject site;
- Based on the findings of this report, there is no evidence to indicate that potentially contaminating activities have occurred at the site. Therefore, in accordance with Regulation 5(7), the site is not considered to be land covered, and the regulations of the NESCS therefore do not apply to the site;
- The contaminated land rules of the AUP (OP) do not apply; and
- In the context of the proposed plan change, there are no restrictions or additional requirements relating to soil contamination at the site.

Please do not hesitate to contact me if you have any questions.

Kind Regards,

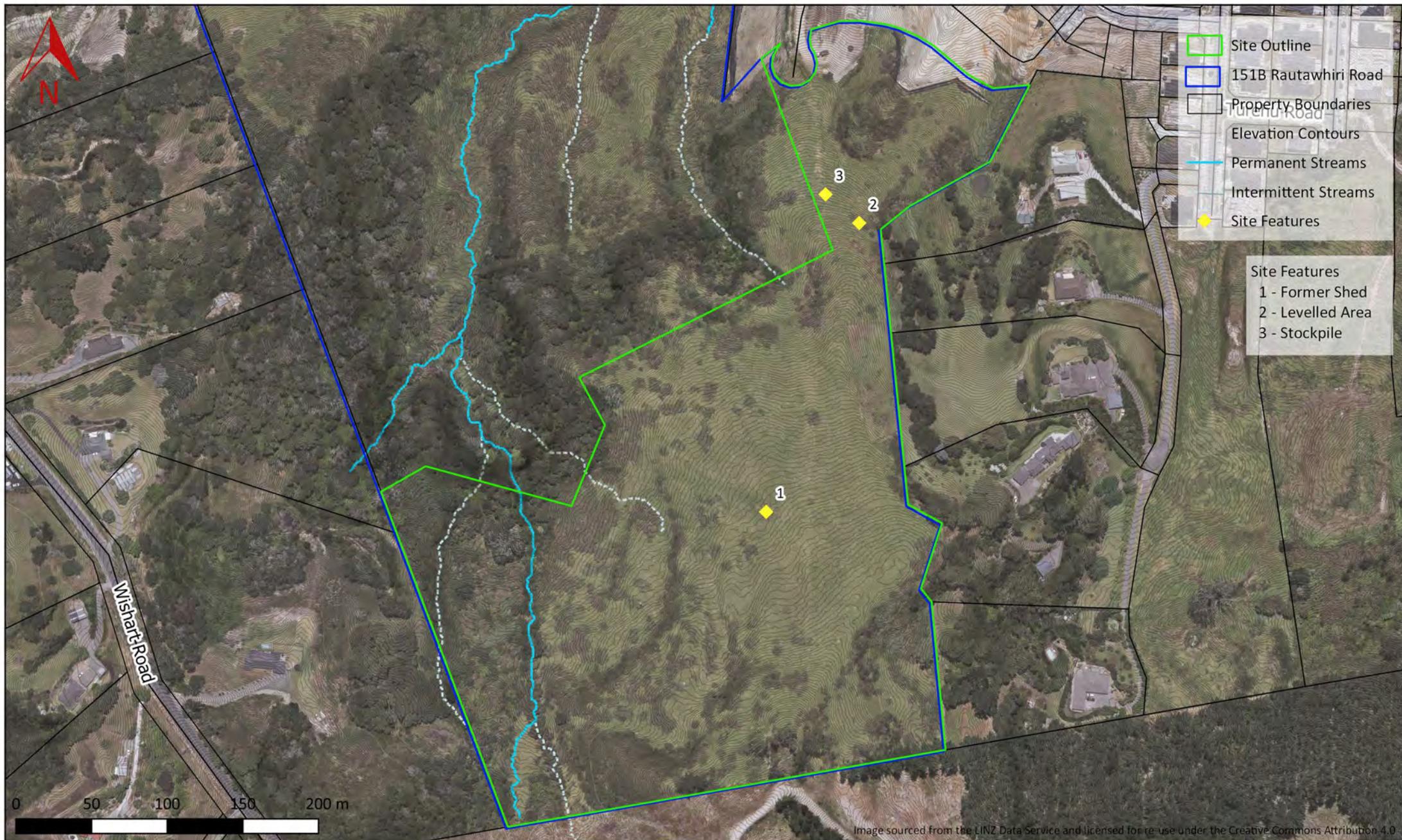


Liz Clarke
Intermediate Environmental Scientist
Thomas Consultants Limited



Sam Woolley
Team Leader – Soils & Ecology
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APPENDIX A: FIGURE



- Site Outline
- 151B Rautawhiri Road
- Property Boundaries
- Elevation Contours
- Permanent Streams
- Intermittent Streams
- ◆ Site Features

- Site Features**
- 1 - Former Shed
 - 2 - Levelled Area
 - 3 - Stockpile

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Drawing Title:

**PSI Addendum
 Figure 1: Site Plan**

Project Address: **151B Rautawhiri Road
 Helensville**

Client Name: **Hounslow Holdings Limited**

Paper Size: A4	Date Created: 19/04/23
Job Number: 20230033	Drawing Number: F01-01

APPENDIX B: SCHEME PLAN



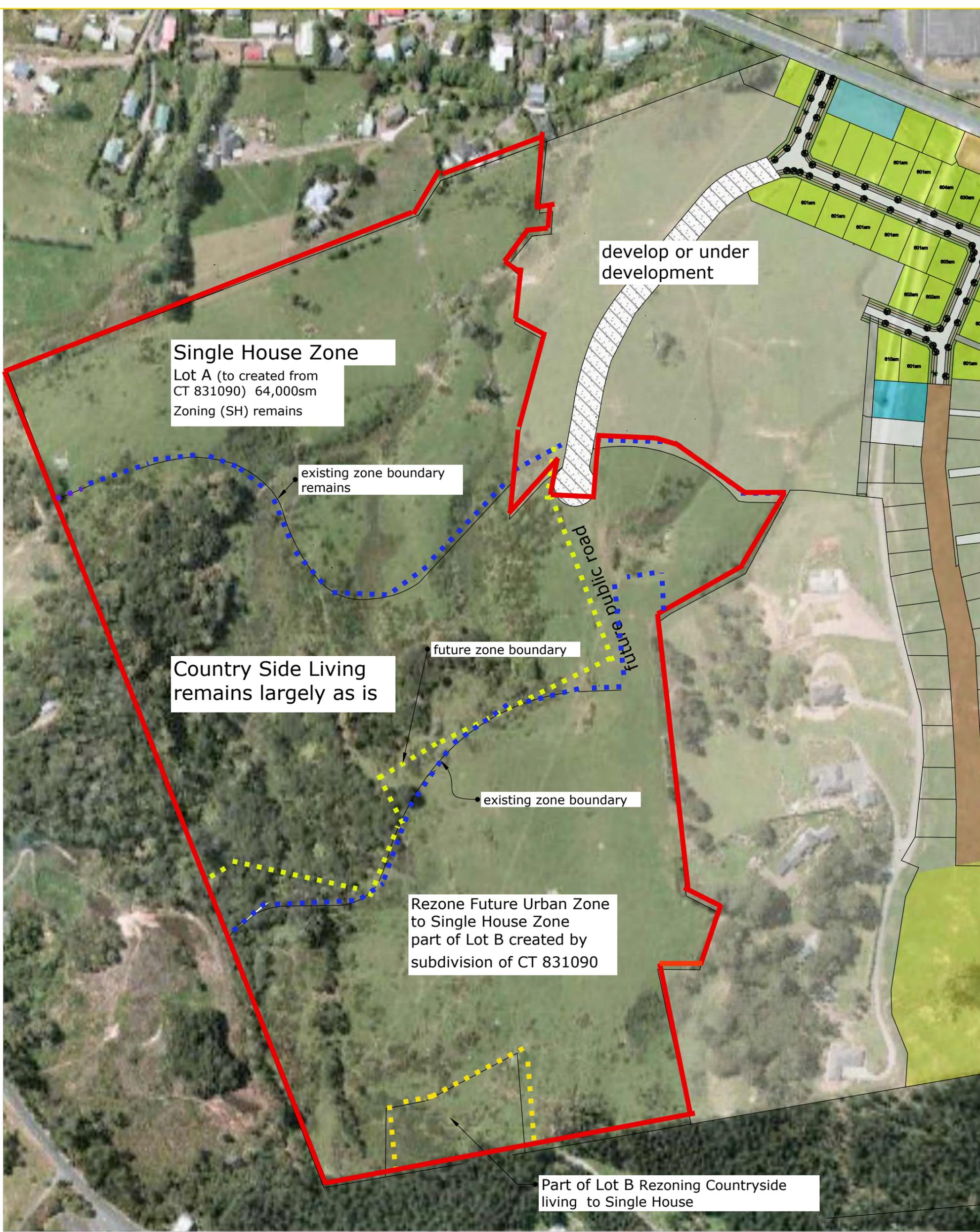
1.9km from Commercial Centre

900m from secondary school

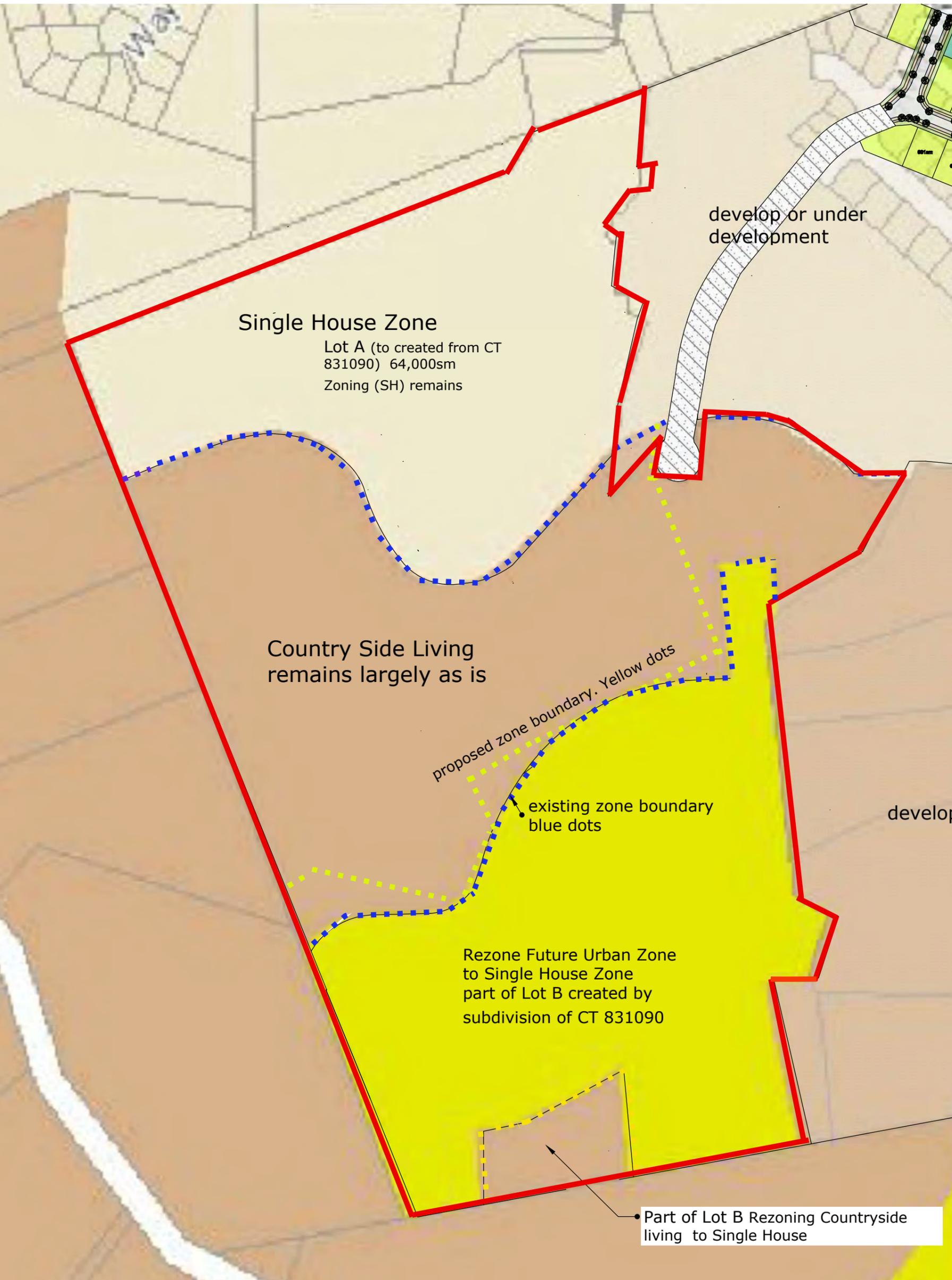
the site

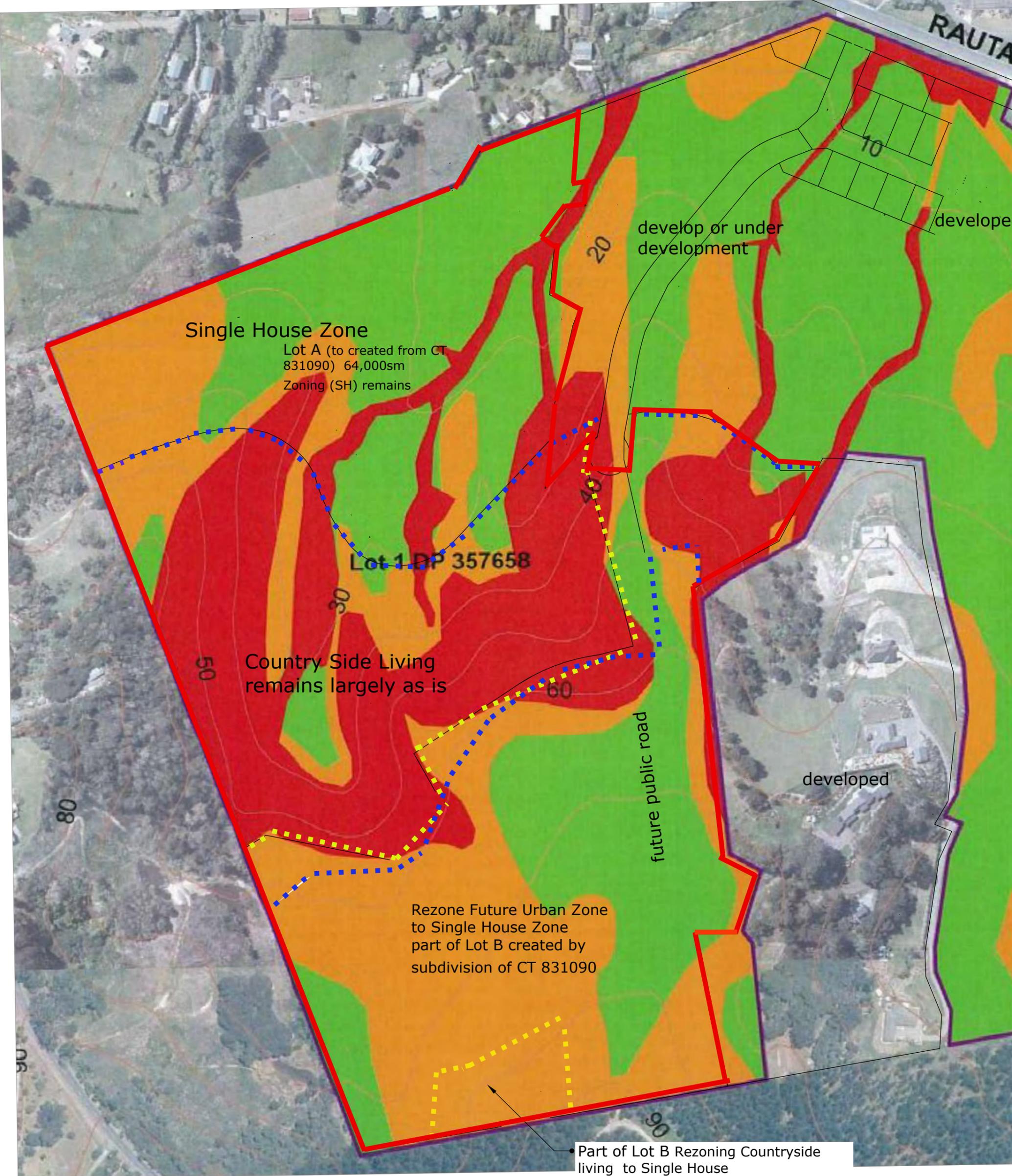
Zone boundary sought

rezone this area to Residential Single House



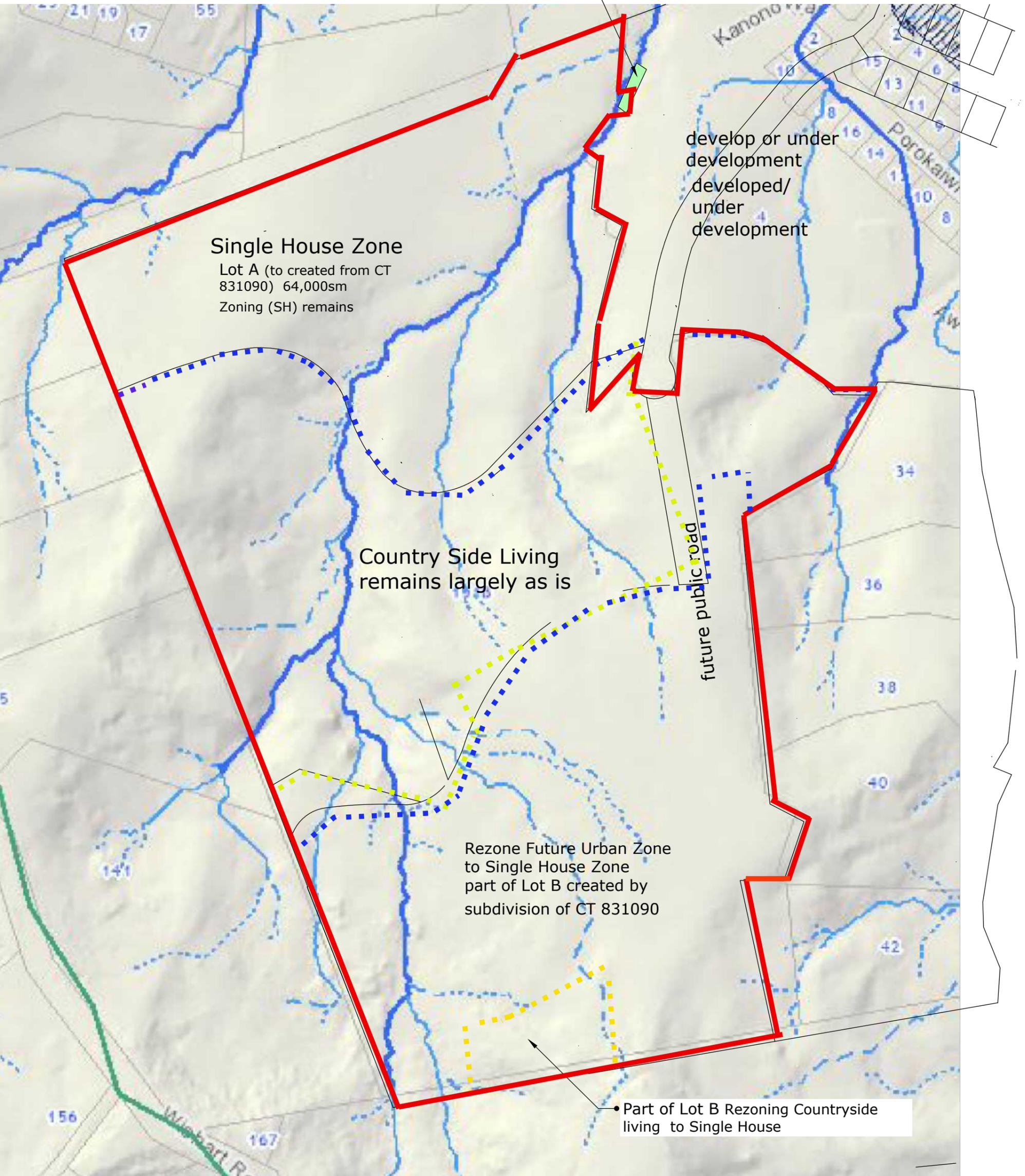




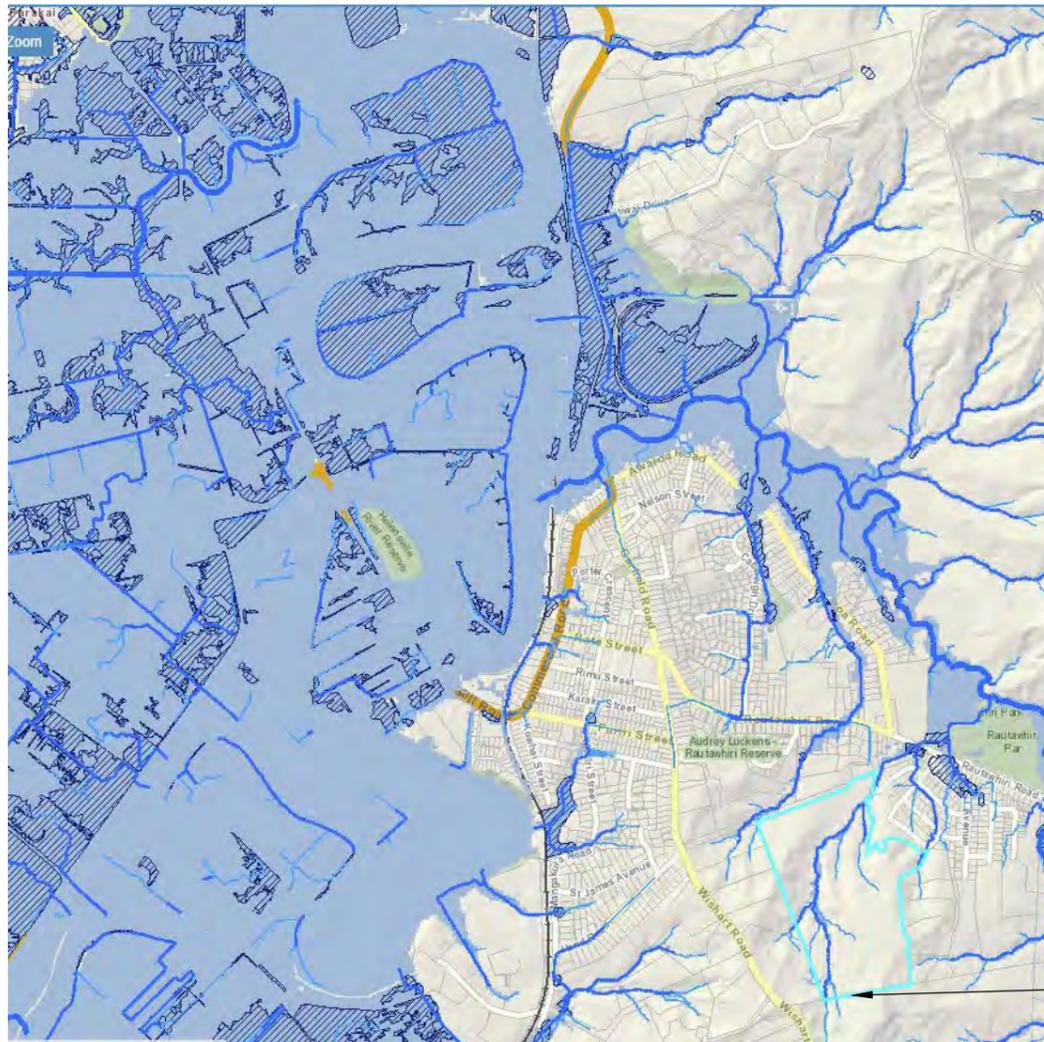


From Soil & Rock Report

surveyed location of NES wetlands



Also Refer Morphum Report



the site. Not subject to flooding



APPENDIX C: SITE PHOTOGRAPHS



Photograph 1: View of southern portion of the site, facing west.



Photograph 2: View of vegetation and stream in south-western site corner, facing northwest.



Photograph 3: View of south-western portion of the site, facing north.



Photograph 4: View of central southern portion of the site, facing northeast.



Photograph 5: View of central portion of the site, facing north.



Photograph 6: View of remnants of former shed, facing north.



Photograph 7: View of central portion of the site and former shed (centre), facing southeast.



Photograph 8: View of the eastern portion of the site, facing north.



Photograph 9: View of the cleared area in the north-eastern portion of the site, facing west.



Photograph 10: View of the northern portion of the site, facing west.



Photograph 11: View of the stockpile, facing northwest.

APPENDIX D: AERIAL PHOTOGRAPHS



1940 Aerial Photograph



1950 Aerial Photograph



1968 Aerial Photograph



1980 Aerial Photograph



1988 Aerial Photograph



1996 Aerial Photograph



2001 Aerial Photograph



2010 Aerial Photograph



2017 Aerial Photograph



2022 Aerial Photograph