



## Preliminary Site Investigation

57 & 57A Schnapper Rock Road,  
Schnapper Rock

KBS Design Group Limited

Project Number: SCON0156

9 August 2021

## Document Control & Approval

<b>Property Address:</b>	57 & 57A Schnapper Rock Road, Schnapper Rock	
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	<b>Signature</b> 	<b>Date</b> 09/08/2021

## Version History

Version Number	Prepared By	Description	Date
1.0	H. Kim	Final Preliminary Site Investigation Report	15/01/2021
1.1	H. Kim	Revised Preliminary Site Investigation Report with updated site address	09/08/2021

Disclaimer: Thomas Consultants Ltd (TCL) have prepared this report for the use of KBS Design Group Limited in accordance with the usual care and thoroughness of the consulting profession. It is prepared in accordance with the scope of work and for the purpose outlined in the scope of works dated 14/12/2020. This report was prepared in December 2020 to January 2021 and revised in August 2021 and is based on the information obtained and conditions encountered at that time. TCL disclaims responsibility for any changes that may have occurred after this time. This report should be read in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice. Legal advice can only be given by qualified legal practitioners. The electronic version of this report is the latest revision. It is the responsibility of the individual to ensure that any paper material is the current revision. The printed version of this report is uncontrolled.

This report has been prepared by competent individuals and reviewed and certified by a 'Suitably Qualified Experienced Practitioner' as required by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations.

## Glossary of Terms

ACM	Asbestos Containing Material
AUP (OP)	Auckland Unitary Plan (Operative in Part)
CLMG	Contaminated Land Management Guideline
DSI	Detailed Site Investigation
HAIL	Hazardous Activities and Industries List
LINZ	Land Information New Zealand
mbgl	metres below ground level
MfE	Ministry for the Environment
NESCS	<i>Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011</i>
PSI	Preliminary Site Investigation
RL	Relative Level
SCSs	Soil Contaminant Standards

## Executive Summary

KBS Design Group Limited (the client) proposes a plan change to rezone the properties located at 57 & 57A Schnapper Rock Road in the Auckland suburb of Schnapper Rock. The property at 57A Schnapper Rock Road is designated to Watercare Services Limited (Watercare) and is excluded from the proposal. The site is therefore limited to the property at 57 Schnapper Rock Road, which is currently vacant. It is proposed that the existing zoning of 'Residential – Large Lot Zone' will be rezoned to accommodate single and multi-housing suburban lots, with a portion of the site set aside for ecological purposes.

The proposed plan change will enable future subdivision and development of the property. In the context of the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (NESCS), the land use will change to a combination of residential (10% produce) and recreational land use.

Due to the proposed change of land use, a Preliminary Site Investigation (PSI) was carried out to determine whether or not an activity or industry listed on the Hazardous Activities and Industries List (HAIL; Ministry for the Environment [MfE], 2011b) has occurred on the site, and to determine the consenting requirements under the NESCS and the contaminated land rules of the Auckland Unitary Plan (Operative in Part) (AUP (OP)).

Thomas Consultants has conducted a PSI of the site in accordance with *Contaminated Land Management Guidelines No. 1, Reporting on Contaminated Sites in New Zealand* (CLMG No. 1; MfE, 2011a).

An initial desktop study, including a review of the Auckland Council Property File, the Auckland Council Contaminated Sites Enquiry, the Land Information New Zealand (LINZ) Historical Record of Title, the available geotechnical investigation report and the available historical aerial photographs (1940 to 2019), was undertaken to determine the current site layout, and previous uses of the site and surrounding areas, and the potential for the site to contain soil contamination as a result of historical site use.

The review of the available historical aerial photographs identified a number of former site structures on the site, however, as they are relatively small structures and as these areas have largely been reworked/disturbed, the potential risk of ground contamination associated with the use of lead-based paint on these historical structures is considered sufficiently low.

A site walkover and inspection were undertaken on 15 December 2020. During the site walkover, fragments of potential asbestos containing material (ACM) were identified in a localised area to the northwest of the Watercare site. However, based on the small number of suspected ACM fragments observed, it is considered unlikely that the underlying soils had been impacted. It is therefore recommended that the fragments of suspected ACM are hand-picked and disposed of appropriately prior to any soil disturbance in this area of the site.

Based on our desk top study and site inspection, it is considered unlikely that an activity or industry described in the HAIL, is currently being undertaken, or is likely to have previously been undertaken, at the site. Therefore, in accordance with Regulation 5(7), the regulations of the NESCS do not apply to the site.

Based on our desk top study and site inspection, it is considered unlikely that significant contamination is present at the site. Therefore, the contaminated land rules of the AUP (OP) do not apply to the site.

No further investigation of this site is judged to be necessary.



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## 1. Introduction

KBS Design Group Limited (the client) proposes a plan change to rezone the properties located at 57 & 57A Schnapper Rock Road in the Auckland suburb of Schnapper Rock. These properties are legally described as SECT 2 SO 555200 and SECT 1 SO 555200, respectively, and total approximately 4.9891 hectares (ha) in area.

The property at 57A Schnapper Rock Road is designated to Watercare Services Limited (Watercare) and is excluded from the proposal. The site is therefore limited to the property at 57 Schnapper Rock Road, which is currently vacant, being an area of approximately 3.9896 ha. It is proposed that the existing zoning of 'Residential – Large Lot Zone' will be rezoned to accommodate single and multi-housing suburban lots, with a portion of the site set aside for ecological purposes.

The proposed plan change will enable future subdivision and development of the property. In the context of the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS)*, the land use will change to a combination of residential (10% produce) and recreational land use. The site location map and site plan are included as Figures 1 and 2A, respectively, presented in Appendix A.

Due to the proposed change of land use, a Preliminary Site Investigation (PSI) was carried out to determine whether or not an activity or industry listed on the Hazardous Activities and Industries List (HAIL; Ministry for the Environment [MfE], 2011b) has occurred on the site, and to determine the consenting requirements under the NESCS and the contaminated land rules of the Auckland Unitary Plan (Operative in Part) (AUP (OP)).

Thomas Consultants has conducted this PSI of the site in accordance with *Contaminated Land Management Guidelines No. 1, Reporting on Contaminated Sites in New Zealand (CLMG No.1; MfE, 2011a)*.

### 1.1 General Objectives

The main objective of this PSI was to determine whether or not an activity or industry listed on the HAIL (MfE, 2011b) has occurred on the site, in accordance with CLMG No. 1 (MfE, 2011a), and to assess the potential risk to human health and the environment from any potentially contaminating activities identified on, or in the vicinity of, the site, in relation to the proposed development.

A secondary objective was to determine the resource consent requirements under the NESCS and the contaminated land rules of the AUP (OP), and to make recommendations concerning the need for any further investigation at the site given the proposed land use and potential environmental impact.

### 1.2 Scope of Works

The following scope of work was undertaken:

- An initial desktop study to determine the current site layout and previous uses of the site and surrounding areas, the potential for the site to contain soil contamination as a result of historical site uses
- Development of a conceptual site model for the site based on the initial desktop study
- Conduct a site walkover to identify any current sources of soil contamination
- Conduct a site inspection to assess the site for evidence of potential contamination
- Conduct a qualitative assessment of the potential risks to human health and environmental receptors
- Preparation of a PSI report, including conclusions and recommendations.

### 1.3 Limitations

This PSI report has been prepared solely for the benefit of our client, KBS Design Group Limited, and is suitable as supporting information for consent application with Auckland Council. Liability is not accepted by Thomas Consultants in terms of its use by any other person or alternative interpretations of established standards and guidelines by regulatory authorities. Use of this report by the client or third parties shall be at their own risk and extracts from this report may only be published with the permission of Thomas Consultants.

## 2. Site Description

### 2.1 Site Location

The site is limited to the property at 57 Schnapper Rock Road, Schnapper Rock, with the property at 57A Schnapper Rock Road occupied by the Watercare designated site. The subject site is bordered to the northwest and north by Schnapper Rock Road, beyond which are residential properties, to the northeast by the Watercare site, beyond which are residential properties, to the southeast by properties undergoing residential development, and to the southwest by residential properties. The site identification details are presented in Table 1 below.

Table 1: Site Identification Details

Property Address	57 & 57A Schnapper Rock Road, Schnapper Rock
Legal Description	SECT 2 SO 555200 & SECT 1 SO 555200
Property Area	4.9891 ha
Site Area	3.9896 ha
AUP (OP) Zoning	Residential – Large Lot Zone

### 2.2 Current Site Layout

Relevant site features were identified during the site walkover performed on 15 December 2020 and are depicted on Figure 2A, presented in Appendix A, and the site photographs, presented in Appendix C. The following is a descriptive summary of the site features existing at the time of the walkover:

- The site was accessed from the northwest via Schnapper Rock Road
- The site was grassed and vacant. The site was densely vegetated along the south-western boundary
- Two watercourses were evident. One watercourse was located in the western portion sloping towards the south-eastern boundary of site, and one in the southern portion sloping towards the south-western boundary of site
- The northeast portion of the site was fenced off leading to the Watercare site (57A Schnapper Rock Road)
- Soil disturbance was evident adjacent to the northwest and southwest of the Watercare site. The vegetation had been cleared; clay exposed and track marks evident. A small number of fragments of suspected asbestos containing material (ACM) were observed at the surface within a localised area to the northwest of the fencing.

Based on the small number of suspected ACM fragments observed, it is considered unlikely that the underlying soils had been impacted. It is therefore recommended that these fragments are hand-picked and disposed of appropriately.

No staining or odours that could indicate spillage of potential hazardous substances on the site were noted during the inspection.

The topography of the site was relatively flat in the northern portion of the site, which then sloped downward towards the south in the western and southern portion of the site. Auckland Council GeoMaps (GIS viewer) indicates that site levels varied between Relative Level (RL) 83.0 metres (m) and RL 50.5 m.

### 2.3 Current Site Use

The site was grassed and vacant at the time of the site walkover and inspection.

### 2.4 Surrounding Site Uses

The property at 57A Schnapper Rock Road was fenced off and in use as a storage yard by civil engineering contractor – Pipeline & Civil, for the reservoir construction for Watercare within this area. The adjacent and surrounding properties to the northwest, northeast and southwest are residential. The adjacent property to the

southeast is currently undergoing earthworks for future residential development. Schnapper Rock Reserve is located approximately 200 m to the northwest of the site.

## **2.5 Geology and Hydrology**

### **2.5.1 Geology**

The online 1:250 K Geology map, produced by the Institute of Geological & Nuclear Sciences, describes the underlying geology at the site as “Alternating sandstone and mudstone with variable volcanic content and interbedded volcanoclastic grits”. For the purposes of this investigation, this underlying geology is considered to be non-volcanic.

### **2.5.2 Hydrology**

Site contours provided in the online Auckland Council GeoMaps (GIS viewer) indicate that both groundwater and surface water from the site would flow in a southerly direction, entering the watercourses located in the western and southern portions of the site. The water flows into the Te Wharau Creek, located approximately 570 m southwest of the site, and eventually discharges into the Waitemata Harbour.

### 3. Site History

The PSI was conducted to assess whether any activities on the HAIL have or may have occurred on the site. A review of the Auckland Council Property File, the Auckland Council Contaminated Sites Enquiry, the Land Information New Zealand (LINZ) Historical Record of Title, the available geotechnical report, and the available historical aerial photographs (1940 to 2019), was performed as part of this PSI.

#### 3.1 Auckland Council Property File

Following review of the Auckland Council Property File, the following relevant consents and approvals for the site were noted:

- 1985 – C43258: Construction of Schnapper Rock Road pumping station
- 1985 – TP2640: Application to construct ski slope (application withdrawn)
- 2019 – LUC60328130, WAT60326072, DIS60329706 and DIS60329707: Resource Consent granted for construction and operation of reservoir at 53 and 55 Schnapper Rock Road.

It should be noted that no information regarding any former site structures were available in the Property File.

#### 3.2 Auckland Council Contaminated Sites Enquiry

Information contained in the Auckland Council Contaminated Sites Enquiry shows that the property has been investigated in the past as part of the proposed reservoir development. The results of the investigation indicated that no HAIL activities were identified. During this investigation, limited soil sampling was undertaken, with concentrations of cadmium, copper and lead identified above the cleanfill criteria in two of the four samples analysed. The report concluded that the topsoil material was not suitable for classification as cleanfill, however the natural soils below this were considered cleanfill material.

It should be noted that the cited report, or full reference, were not provided in the Enquiry. In addition, this information was not included in the Property File.

The results of the Auckland Council Contaminated Sites Enquiry have also identified a number of nearby applications, consents and pollution incidents within the 200 m radius.

Two incidents of sewage overflow were recorded for the site at 17 Kyle Road in 2008 and 2009. However, the identified incidents are not considered likely to pose a potential risk of ground contamination at the site, as any discharges from this area are likely toward the northeast and away from the subject site. In addition, another incident of sewage overflow was recorded at the site 22 Albany Highway, however the site is approximately 180 m east of the site, and any discharges are likely toward the south. Therefore, the potential risk associated with these areas are considered to be sufficiently low.

There was no evidence provided in the Auckland Council Contaminated Sites Enquiry that potentially contaminating activities have occurred on the site or adjacent properties.

The Auckland Council Contaminated Sites Enquiry is presented in full as Appendix D.

#### 3.3 Historical Certificate of Title

Following review of the LINZ Historical Record of Title, no owners or interest listed against the property indicate the potential for HAIL activities on the property.

The LINZ Historical Record of Title is presented in full as Appendix E.

#### 3.4 Geotechnical Investigation Report

As part of a pre-purchase investigation for the proposed development, KGA Geotechnical Group Limited (KGA) prepared the report titled '*Geotechnical Pre-purchase Investigation Report, Proposed Residential Subdivision, 53 Schnapper Rock Road, Schnapper Rock*', dated November 2020 (KGA, 2020).

In brief, the following were noted:

- A total of eight hand augers were completed to a depth of up to 5.0 m below ground level (mbgl)
- Fill materials were encountered in four boreholes (AH1-AH4) down to 0.5 m depth, located in the northern and eastern portion of the site. The fill generally comprised of clayey silt and silt with varying amounts of gravel and organics
- Groundwater was measured at depths of between 0.0 m and 0.8 mbgl.

Based on the bore logs provided, the description of fill materials is similar to the underlying natural soils and as the fill materials were only encountered at shallow depths, these materials are considered reworked site sourced materials.

### 3.5 Aerial Photography

A review of selected available historical aerial photographs (1940 – 2019) was performed as part of the PSI. The historical site use and development, as evident from these photographs, is summarised as follows:

- **1940:** The site appears rural in use and forms part of a larger parent property. Shed (1) can be observed on the northeast boundary of the site. A dwelling and shed (2) is apparent to the northeast of the site within the larger parent property. The watercourses in the west and southern portion of the site are apparent and the surrounding areas appear densely vegetated. Schnapper Rock Road is evident to the northwest and northeast
- **1950:** Shed (3) is evident near the central-northern boundary of the site. Most of the vegetation has been cleared and additional shelterbelts are evident in the southern portion of the site. An extension to the southern end of the dwelling in the parent property to the northeast is evident. Shed (4) and a small domestic orchard can be observed immediately south of the dwelling in the parent property
- **1963 – 1968:** An implement shed can be observed from 1963, located on the central-eastern boundary of the site, extending into the parent property. Shed (5) to the southeast and shed (6) to the southwest of the dwelling can be observed in the parent property. Residential development can be observed further east.
- **1970 – 1973:** Shed (7) and shed (8) can be observed near the central-northern boundary of the site from 1970. Residential development is evident in the surrounding properties
- **1981:** All shelterbelts and most vegetation has been cleared from the site. A number of smaller sheds in the parent property to the northeast are no longer evident. Schnapper Rock Road to the north of the site has been altered to its existing form. A small-scale market garden can be observed on the property further northeast beyond Schnapper Rock Road
- **1988 – 2006:** The implement shed is no longer evident, and the Schnapper Rock Road pumping station can be observed to the northeast of the site in the parent property from 1988. The market gardens on the property to the northeast are no longer evident from 1996. Residential development can be observed to the northwest of the site from 2006
- **2008 – 2010:** Shed (9) can be observed to the south of the dwelling on the parent property to the northeast from 2008
- **2015 – 2017:** The dwelling and all shed structures on the site and parent property are no longer evident from 2015
- **2019:** A yard is evident on the parent property to the northeast. As part of the yard, a garage like structure is located on the site, bordering the northwest boundary of the yard. A section of the yard also extends onto the site in the central portion of the site.

Although former site structures have been identified at the site, as they are relatively small structures and as these areas have largely been reworked/disturbed, the potential risk of ground contamination associated with the use of lead-based paint on these historical structures is considered sufficiently low. A site plan showing the historical layout of the site structures identified on the subject site are shown on Figure 2B, presented in Appendix A. The available historical photographs are presented in Appendix F.



## 4. Risk Assessment

### 4.1 Introduction

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 is currently vacant. The proposed plan change will result in a change in land use to a combination of residential (10% produce) and recreational land use, and enable future development of the site. The relevant activity as defined by the NESCS is therefore change in land use.

### 4.2 Potential for Contamination

Review of the site history has not identified any sources of significant contamination at the site. In addition, an activity or industry described in the HAIL, is not currently being undertaken, and has likely not been previously undertaken, at the site.

However, it is recommended that the fragments of suspected ACM are hand-picked and disposed of appropriately prior to any soil disturbance in this area of the site.

### 4.3 Discussion

#### 4.3.1 Human Health Risk

The assessment of the risk to human health is based on comparison of the soil contaminant standards (SCSs) 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, ingestion of soil, and dermal contact. In terms of the NESCS, a risk to human health is considered likely if an SCS, or other guideline value, is exceeded and no remediation or mitigation is undertaken for the affected area/contaminant source.

Based on our desk top study and site inspection, it is considered unlikely that an activity or industry described in the HAIL, is currently being undertaken, or is likely to have previously been undertaken, at the site. Therefore, in accordance with Regulation 5(7), the regulations of the NESCS do not apply to the site.

#### 4.3.2 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).

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 our desk top study and site inspection, it is considered unlikely that significant quantities of contamination are present at the site. Therefore, the contaminated land rules of the AUP (OP) do not apply to the site.

## 5. Conclusions and Recommendations

Thomas Consultants has performed a PSI in general conformance with CLMG No. 1 (MfE, 2011a), for the proposed change in land use at 57 & 57A Schnapper Rock Road, Schnapper Rock. Thomas' conclusions and recommendations are summarised below.

An initial desktop study, including a review of the Auckland Council Property File, the Auckland Council Contaminated Sites Enquiry, the Land Information New Zealand (LINZ) Historical Record of Title, the available geotechnical investigation report and the available historical aerial photographs (1940 to 2019), was undertaken to determine the current site layout, and previous uses of the site and surrounding areas, and the potential for the site to contain soil contamination as a result of historical site use.

The review of the available historical aerial photographs identified a number of former site structures on the site, however, as they are relatively small structures and as these areas have largely been reworked/disturbed, the potential risk of ground contamination associated with the use of lead-based paint on these historical structures is considered sufficiently low.

A site walkover and inspection were undertaken on 15 December 2020. During the site walkover, fragments of potential ACM were identified in a localised area to the northwest of the Watercare site. However, based on the small number of suspected ACM fragments observed, it is considered unlikely that the underlying soils had been impacted. It is therefore recommended that the fragments of suspected ACM are hand-picked and disposed of appropriately prior to any soil disturbance in this area of the site.

Based on our desk top study and site inspection, it is considered unlikely that an activity or industry described in the HAIL, is currently being undertaken, or is likely to have previously been undertaken, at the site. Therefore, in accordance with Regulation 5(7), the regulations of the NESCS do not apply to the site.

Based on our desk top study and site inspection, it is considered unlikely that significant quantities of contamination are present at the site. Therefore, the contaminated land rules of the AUP (OP) do not apply to the site.

No further investigation of this site is judged to be necessary.

## 6. References

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

KGA Geotechnical Group Limited, 2020, *Geotechnical Pre-purchase Investigation Report, Proposed Residential Subdivision, 53 Schnapper Rock Road, Schnapper Rock*, November.

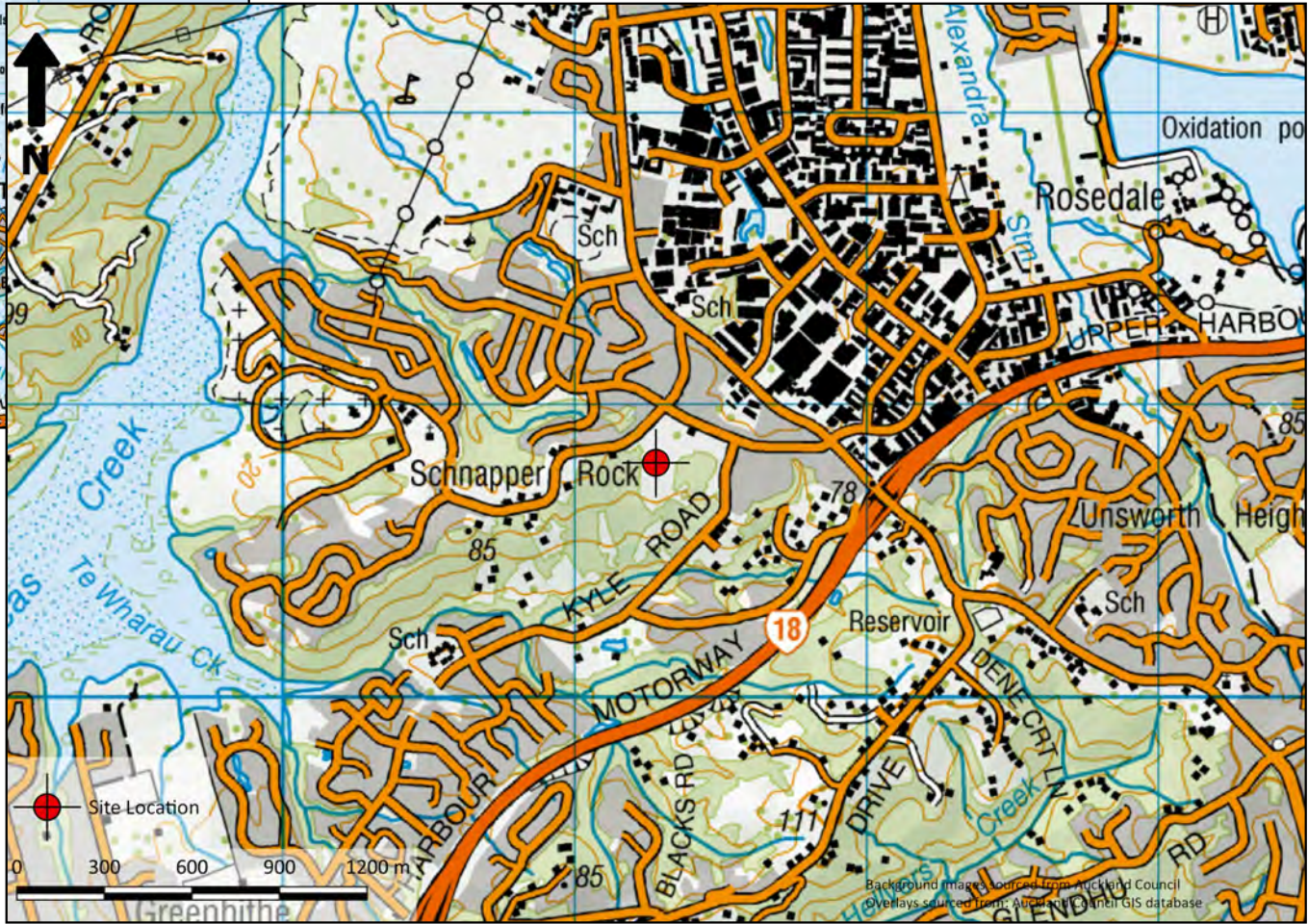
Ministry for the Environment (MfE), 2011a. *Contaminated Land Management Guidelines No. 1, Reporting on Contaminated Sites in New Zealand*, ME 1071, October.

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

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

## Appendix A: Figures





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Drawing Title:

Preliminary Site Investigation  
 Figure 1: Site Location

Project Address:  
 57 & 57A Schnapper Rock Road  
 Schnapper Rock

Client Name:  
 KBS Design Group Limited

Paper Size:  
 A4

Job Number:  
 SCON0156

Date Created:  
 06/08/21

Drawing Number:  
 F01-01





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Drawing Title:

**Preliminary Site Investigation  
 Figure 2A: Site Plan**

Project Address:  
**57 & 57A Schnapper Rock Road  
 Schnapper Rock**

Client Name:  
**KBS Design Group Limited**

Paper Size:  
**A4**

Job Number:  
**SCON0156**

Date Created:  
**06/08/21**

Drawing Number:  
**F02A-01**





- Site Outline
- Property Boundaries
- ◆ Historical Site Features
- Building Footprint

- Historical Site Features**
- 1 - Shed (1) (ca. 1940)
  - 2 - Dwelling (ca. 1940)
  - 3 - Shed (2) (ca. 1940)
  - 4 - Shed (3) (ca. 1950)
  - 5 - Shed (4) (ca. 1950)
  - 6 - Shed (5) (ca. 1963)
  - 7 - Shed (6) (ca. 1963)
  - 8 - Implement Shed (ca. 1963)
  - 9 - Shed (7) (ca. 1970)
  - 10 - Shed (8) (ca. 1970)
  - 11 - Shed (9) (ca. 2008)



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Drawing Title:

**Preliminary Site Investigation  
 Figure 2B: Historical Site Plan**

Project Address:  
**57 & 57A Schnapper Rock Road  
 Schnapper Rock**

Client Name:  
**KBS Design Group Limited**

Paper Size:  
**A4**

Job Number:  
**SCON0156**

Date Created:  
**06/08/21**

Drawing Number:  
**F02B-01**

## Appendix B: Development Plan

# PROPOSED ZONING PLAN

## KEY:

-  Proposed Mixed Housing Suburban Zone
-  Proposed Single House Zone
-  Future Public Road (part of a future resource consent proposal)
-  Existing Significant Ecological Area (SEA - to be retained)
-  Future Riparian Margin (part of a future resource consent proposal)



### Note:

This site layout is conceptual only, and is subject to further investigations into Planning, Survey, Ecological and Engineering feasibility and may be derived from inaccurate source information. This is also subject to necessary approval from Auckland Council, Auckland Transport and Watercare.

## 53 SCHNAPPER ROCK ROAD, ALBANY

Project: Schnapper Rock Road Dev 2020  
 Date: 14 December 2020  
 Status: Drfat  
 Scale: 1:2000 @ A3



This document and design remain the property of Kingstone Property Limited. No liability shall be accepted for unauthorised use. This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.

## Appendix C: Site Photographs





Photograph 1: View of northern portion of site, facing north.



Photograph 2: View of northwest portion of site leading down to western watercourse, facing southwest.





Photograph 3: View along southwest boundary of site, facing southeast.



Photograph 4: View of southern portion of site leading down to southern watercourse, facing south.





Photograph 5: View of southeast boundary of site, facing northeast.



Photograph 6: View of central portion of site, facing north.





Photograph 7: View of soil disturbance area to the southwest of fenced area, facing northwest.



Photograph 8: View of soil disturbance area to the southwest of fenced area, facing east.





Photograph 9: View of soil disturbance area to the northwest of fenced area, facing southeast.



Photograph 10: View of soil disturbance area to the northwest of fenced area, facing north.





Photograph 11: View of fragment of potential ACM identified within soil disturbance area to the northwest of fenced area.

## Appendix D: Auckland Council Contaminated Sites Enquiry

15 December 2020

**Thomas Consultants**  
2/4 Henderson Valley Road  
**AUCKLAND 0612**  
**Attention: Hae-Na Kim**

Dear Hae-Na

**Site Contamination Enquiry – 53 Schnapper Rock Road, Schnapper Rock**

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.

Records indicate the site 53 Schnapper Rock Road, Schnapper Rock, was investigated as part of the reservoir development. While no HAIL activities were identified, limited soil sampling was undertaken. Cadmium, copper, and lead were identified above cleanfill criteria in two of the four samples. It was therefore concluded that the topsoil material was not suitable for classification as cleanfill. The natural soils below this were considered cleanfill material.

**Please note:**

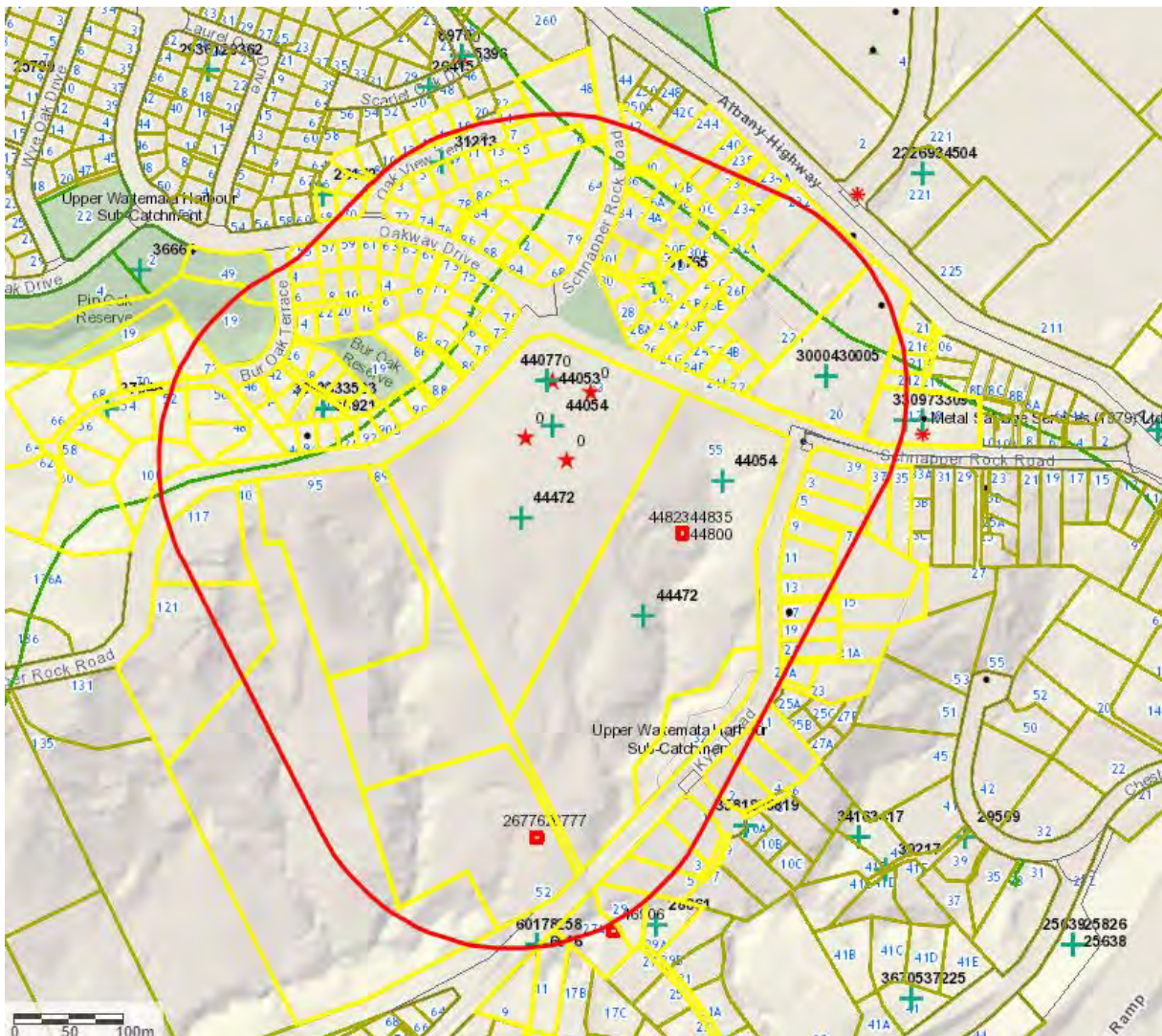
- *If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence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



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

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

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



### Legend:

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

Relevant details of any pollution incidents and 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](mailto: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 E: LINZ Historical Record of Title



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



  
R. W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

**Identifier** **584919**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 November 2012

**Prior References**

NA52/147

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**Estate** Fee Simple  
**Area** 4.9891 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 455035

**Original Registered Owners**

Watercare Services Limited

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**Interests**

C480523.2 CAVEAT BY THE AUCKLAND REGIONAL COUNCIL - 14.5.1993 AT 1.57 PM

## Appendix F: Aerial Photographs





1940 Aerial Photograph



1950 Aerial Photograph



1963 Aerial Photograph



1968 Aerial Photograph





1970 Aerial Photograph



1973 Aerial Photograph





1981 Aerial Photograph



1988 Aerial Photograph





1996 Aerial Photograph



2001 Aerial Photograph





2006 Aerial Photograph



2008 Aerial Photograph





2010 Aerial Photograph



2015 Aerial Photograph





2017 Aerial Photograph



2019 Aerial Photograph