

Preliminary Site Investigation

303 Buckland Road,
Buckland, Pukekohe

Client:

Pukekohe Limited

Date of report:

29 September 2020

Report reference:

111010820

Prepared by:

Kelly Deihl, Principal Scientist

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Version Control:

Date	Version	Reason
29 September 2020	1	To protect human health in relation to elevated contaminant levels in soil

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Executive Summary

The applicant, Pukekohe Limited, proposes to develop the land at 303 Buckland Road, Pukekohe, being Lot 1 DP 64805 (please see **Appendix 1** for Certificate of Title). The land is zoned future urban, however, no proposal has been created at this time and as such, this investigation has been requested to determine the suitability of the land for any future development.

We have considered the future development of this land in the context of Regulations 5(4), 5(5) 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, subdivision and change in land use, respectively. These are all 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.

Environmental Management Solutions Ltd (EMS) was engaged to undertake a Preliminary Site Investigation 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, coupled with a site history interview have confirmed that the site has historically 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 centre of the site. An accessway connects these to Buckland Road in the north. The current owner, Jason Woodyard, has confirmed that no superphosphate fertiliser had been applied to the land, and no chemicals have been used or stored on the property, nor are there any farm dump or fuel storage areas.

A Contaminated Sites Enquiry was prepared by the Contamination, Air and Noise Team at Auckland Council on the 2nd of September 2020 (please see **Appendix 2** for full report). The report stated that no information suggesting that this site has been subject to a HAIL activity was held within Council records. However it was identified that due to the age of the stables, (building permit issued in 1971) and also the dwelling, the potential for Asbestos Containing Material and lead paint to have been used within construction would need to be considered. The stables are of block and iron construction surrounded by metal to the north and are in very good condition (refer Image 1 below). As such, these are not considered to meet the classification of a HAIL activity. The dwelling is constructed of brick and concrete plaster over brick, with a tile roof. Buildings at this stage are to be retained through any future development, however, should development require removal of buildings then an Asbestos Demolition Survey is to be carried out by a suitably licensed asbestos removal practitioner prior to removal and any recommendations of this report shall be followed by the developer.

This Preliminary Site Investigation did not verify any HAIL activities on this land and concludes 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 is considered that the NES does not apply to any future proposal.

1 Introduction

1.1 Background

The applicant, Pukekohe Limited, proposes to develop the land at 303 Buckland Road, Pukekohe, being Lot 1 DP 64805 (please see **Appendix 1** for Certificate of Title). The property is primarily pastoral grazing land but also contains a stable building constructed of iron and concrete block and a residential dwelling constructed of brick and concrete. There is a swimming pool located to the south-west of the dwelling.

A review of historic aerial photography and a site history interview determined that the site has historically been used for low intensity pastoral grazing for sheep, cattle and horses. The current owner, Jason Woodyard confirmed that no superphosphate fertiliser had been applied to the land, and no chemicals were stored or used on the property. No farm dumps or fuel storage have occurred on this property.

1.2 Objectives and Scope of Work

Environmental Management Solutions Ltd (EMS) was engaged by Pukekohe Limited to undertake a Preliminary Site Investigation for future site development, to determine whether the land at 303 Buckland Road, Pukekohe, 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 future development of the land is likely to pose a risk to human health.

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

Scope of work included:

- Reviewing all available historical aerial photography for the site (dating back to 1942)
- Reviewing all available Auckland Council records for the site
- Reviewing Certificate(s) of Title
- Landowner Interview
- Site walkover
- Report preparation summarising 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 certifying this report is a qualified environmental scientist with over 14 years' experience working in the field of contaminated land investigation, remediation and management. She holds a Bachelor's Degree in Science from the University of Auckland (2004) and specialises in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations

2011 (NES). 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 NES 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.

2 Site Information

2.1 Site Identification

Street Address	303 Buckland Road, Buckland
Legal Description	Lot 1 DP 64805 CFR:
CFR	NA 21A/288
Site Owner	Pukekohe Limited
Site Area (ha)	3.5038 ha
Zoning	Future Urban Zone

Location of the site is presented in Figure 1 and Figure 2 below. Please refer to **Appendix 1** for Certificate of Title.



Figure 1: Location of site

Image courtesy of Google Maps 2020



Figure 2: Aerial photograph of site

Image courtesy of Auckland Council GeoMaps 2020

2.2 Site Condition

The topography of the site is gently sloping towards the north east. A residential dwelling constructed of brick and concrete is located in the centre of the site and an accessway connects it with Buckland Road in the north east. There is also a fibreglass swimming pool located to the south-west of the dwelling. A stable building constructed of iron with a concrete foundation is located to the west of the residential dwelling. The remainder of the land is currently pastoral land used for low intensity grazing for sheep, cattle and horses.

2.3 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.

2.4 Hydrogeology

An overland flow path runs from 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: Site contours





Image courtesy of Auckland Council 2020.

3 Site History

3.1 Historical Aerial Photography Review

Date	Aerial Image	Observations	Image courtesy
1942		<p>Site appears pastoral with a small building in the centre of the site. The property is bounded by large hedges.</p>	Retrolens 2020.
1961		<p>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.</p>	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		Site appears generally as it did in 1975.	Retrolens 2020.
1981		Site appears generally as it did in 1978.	Retrolens 2020.
1988		Site remains pastoral land. Structures still present in the centre of the site. The majority of the surrounding land is pastoral.	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		<p>Site remains pastoral as it did in 2001. No change to the structures on the site.</p>	<p>Auckland Council GeoMaps 2020.</p>
2008		<p>Site appears as it did in 2006.</p>	<p>Auckland Council GeoMaps 2020.</p>
2011		<p>Site appears as it did in 2008.</p>	<p>Auckland Council GeoMaps 2020.</p>
2017		<p>The majority of the site appears to be pastoral. Structures still present in the centre of the site. A swimming pool is apparent to the south-west of the dwelling.</p>	<p>Auckland Council GeoMaps 2020.</p>

3.2 Auckland Council Records

Contaminated Sites Inquiry:

A Contaminated Sites Inquiry was prepared by the Contamination, Air and Noise Team at Auckland Council on the 2nd of September 2020 (please see **Appendix 2** for full report). The report stated that no information suggesting that this site has been subject to a HAIL activity was held within Council records. However it was identified that due to the age of the stables, (building permit issued in 1971) and also the dwelling, the potential for Asbestos Containing Material and lead paint to have been used within construction would need to be considered. The stables are of block and iron construction in good condition, with metalled drive to the north/north east, and the dwelling is brick and concrete over block. Neither are considered through this assessment to be considered HAIL activities and are at this stage, to be retained through any future development. However, should future development require the removal of buildings then an Asbestos Demolition Survey should be carried out by a suitably licensed asbestos removal practitioner prior to removal and any recommendations of this report shall be followed by the developer.

Please see **Appendix 2** for full Contaminated Sites Inquiry.

Property Files:

Building Permits			
Permit #	Date	Applicant	Description of works
-	1922	James Ready	New dwelling (currently on neighbouring property)
-	1971	R & M Townsend	Build new residence (concrete/Brick & tile)
C49358	1971	R & M Townsend	Construct stables and barn
#14524	11 Dec 2013	Andrew & Wendy Johnston	Installation of inground fibreglass swimming pool
BCO10287256	2019	Jason & Michelle Woodyard	Installation of a solid fuel heater to manufacturer's specifications

Certificate of Title:

1975- Property was purchased by Andrew and Wendy Johnston.

2019- Property purchased by Pukekohe Limited.

There are no other restrictions or limitations on the Certificates of Title.

Please see **Appendix 1** for Certificates of Title.

No other records of note were found on Council records or on the Certificate of Title.

3.3 Landowner Interview

An interview with Jason Woodyard, the current owner, was conducted by Kelly Deihl of Environmental Management Solutions. He confirmed that the land has always been used for low intensity pastoral grazing. The stable building on site was constructed in 1971 from iron and concrete block (refer image below). Mr Woodyard confirmed that his family reside in the dwelling. The dwelling is constructed of brick and concrete over block and stands on a concrete foundation. Mr Woodyard was not aware of any fuel or chemical storage or farm dumps on the property.



Image 1: Stable block

4 Site Characterisation Summary

4.1 Potential for Contamination

This investigation has verified no HAIL activities on this property.

Council records indicated the potential for Asbestos Containing Material and leaded paint to have been used within the buildings on site. The buildings are of block and iron construction and brick with concrete over block construction. Both are in good condition. It is considered that neither meet the criteria of a HAIL activity.

5 Regulatory Assessment

Under the provisions the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES) soil disturbance, subdivision and a change in land use 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, is likely to have, or is, occurring on a site and because of this, undertaking the proposed activity is reasonably likely to harm human health.

The potential for Asbestos Containing Material to have been used within the construction of the dwelling and stable building was identified, however these structures are of brick and block construction, respectively and are to be retained through this development. Any future development of these will require an Asbestos Demolition Survey to be carried out by a suitably licensed asbestos contractor, prior to removal.

Regulation 8(4) of the NES sets out the permitted activity standards for subdividing or changing the use of a piece of land, therefore an assessment against this regulation is relevant and is set out below:

8(4) Subdividing land or changing the use of the piece of land is a permitted activity while the following requirements are met:	<i>Comments:</i>
(a) A preliminary site investigation of the land or piece of the land must exist:	Refer to this PSI prepared by Environmental Management Solutions.
(b) The report on the preliminary site investigation must state that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land:	This PSI did not verify any HAIL activities on this land and confirmed 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, the NES therefore does not apply to this proposal.
(c) The report must be accompanied by a relevant site plan to which the report is referenced:	While no surveying associated with this proposed land use has been carried out to date (therefore no site plan showing proposed lot layout is available at the time of this report completion), this PSI has considered the development of the entire site and an aerial plan of the property has been provided. It is noted that the existing buildings on the site are to be retained with it being recommended that any future development of these buildings will require an Asbestos Demolition Survey.
(d) The consent authority must have the report and the plan.	This report will be sent into Auckland Council as part of any future application for development on the site for review.

6 Conclusions

This Preliminary Site Investigation did not verify any HAIL activities on this land and confirmed that the soils on site are highly unlikely to have been adversely affected by past land use activities. In the absence of a HAIL activity, the NES does not apply to any future development of this land.

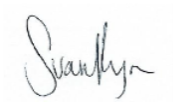
Should removal of buildings be proposed in the future, then prior to removal, an Asbestos Demolition Survey shall be prepared by a suitably licensed asbestos contractor and recommendations of this survey shall be followed by the developer.

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 by:



Samantha van Ryn

Environmental Scientist

Report certified by:



Kelly Deihl

Principal Scientist

Appendix 1: Certificate of Title



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Register Number: **NA21A/288**
 Land Registration District: **North Auckland**
 Date Issued: **14 June 1971**

For Reference
 A193,257

Date Fee Simple
Area 3,5038 hectares more or less
Legal Description Lot 1 Deposited Plan 64805
Proprietors
 Andrew James Johnston and Wendy Patricia Johnston

Interests



**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: Auckland Council Contaminated Sites Enquiry



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:

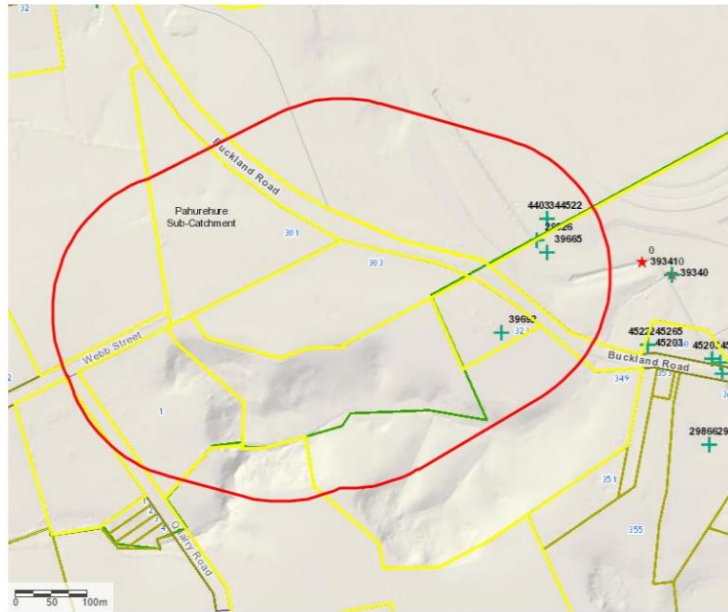
- *If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence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

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**