

PRELIMINARY SITE INVESTIGATION
RUAKAKA SERVICE CENTRE
RUAKAKA

For the Attention of:

Ruakaka Developments Limited

C/- Ballu Khan

Reference: FES 1359.001 March 2020





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Executive Summary

Focus Environmental Services Limited was contracted by Ruakaka Developments Limited to carry out a Preliminary Site Investigation of the property of the Ruakaka Service Centre, Ruakaka.

This investigation was completed to provide information on potential contamination at the site as a result of historical and/or current land uses, and may be used to support an application to develop the site.

This Preliminary Site Investigation has been prepared in general accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No.5 (Ministry for the Environment, 2011).

The history of the site was researched by Focus Environmental Services personnel, which involved a review of the available historical aerial photographs of the site, a review of the Whangarei District Council property file, a contaminated sites enquiry to Whangarei District Council and a review of a geotechnical investigation supplied by the client. During the review of the available information any potentially contaminating activities or land uses were identified.

During the review of the available information it was noted that the site contains potentially uncertified fill materials. Additionally, due to the age of the current and historic site buildings, there was potential for ground contamination associated with the use and maintenance of lead-based paint and demolition of structures constructed using Potentially Asbestos Containing Material (PACM). Furthermore, historical horticultural activities occurred on the neighbouring property to the north-west of the site, therefore agrichemicals may have drifted and impacted the subject site.

Following the desk top assessment, the site was visited and a site inspection and walk over was carried out. The site was inspected by Focus Environmental Services Limited personnel on the 11 of March 2020. During the site inspection, any potentially contaminating activities or land uses were identified.

During the site walkover and inspection, PACM fragments were observed in the soil profile surrounding the dwelling and the two sheds. Additionally, two potentially historical buildings and a potential spray race were also identified at the site.

The information obtained of the sites history and from the site inspection and walk over was assessed to determine if any potential hazardous activities listed on the Hazardous Activities and Industries List (HAIL) had occurred on site as a result of past or current land use.

Based on the results of this preliminary site investigation, it is considered that an activity described in the HAIL has been, or is currently being, carried out on the piece of land.

It is therefore considered that the regulations of The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 need to be considered and consents under these regulations may be triggered by future development of the site.

Prior to the development of the site, a detailed site investigation is recommended. The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the consenting requirements for these areas of the site.

Submitted by,



David O'Reilly
Principal Environmental Consultant
Focus Environmental Services Limited

1.0 Scope

- 1.1 This report has been prepared at the request of Ruakaka Developments Limited (“the Client”) in terms of the Focus Environmental Services Agreement (“Agreement”).
- 1.2 The following report is based on:
 - *Information provided by the client;*
 - *The report titled ‘Preliminary Geotechnical Investigation Report Corner of SH1 and Port Marsden Highway (SH15A) Ruakaka’ dated August 2019 and prepared by ENGEEO Limited;*
 - *A review of historical aerial photographs available for the site;*
 - *A search of the Whangarei District Council Property File;*
 - *A search of the Whangarei District Council Contaminated Sites Database; and*
 - *A site walkover and inspection.*
- 1.3 We have not independently verified the information provided to us by the Client or its completeness. We do not express an opinion on the accuracy or the reliability of such information.
- 1.4 No warranties are given, intended or implied.
- 1.5 Opinion, inferences, assumptions and interpretations made in this report should not be construed as legal opinion.
- 1.6 Where an assessment is given in this report, the Client must also rely upon their own judgement, knowledge and assessment of the subject of this report before undertaking any action.
- 1.7 This report must not be used in any other context or for any other purpose other than that for which it has been prepared without the prior written consent of Focus Environmental Services.
- 1.8 This report is strictly confidential and intended for the sole use of the Client and shall not be disclosed without the prior written consent of Focus Environmental Services.

2.0 Site Identification

The Ruakaka Service Centre area consists of four properties of approximately 17.86 ha across State Highway 1 and Port Marsden Highway, Ruakaka as shown in Figure 1 attached. The legal descriptions of the sites are outlined in Table 1 below. The Ruakaka Service Centre is located at national grid reference 1729143mE and 6027496mN.

Table 1: Site Identification Details

Physical Address	Legal Description	Area (ha)
0 Port Marsden Highway	Part Lot 2 DP 185432	4.018
2581 State Highway 1	Part Lot 1 DP 185432	3.757
0 Port Marsden Highway	Part Lot 3 DP 185432	3.672
0 State Highway 1	Part Lot 4 DP 185432	2.683

The site is irregular in shape and is zoned 'Countryside Living' under the Whangarei District Council (WDC) District Plan.

The current proposal relates to the proposed development of the Ruakaka Service Centre, comprised of restaurants, retail, service stations and associated parking. The proposed scheme plan is presented as Appendix A.

3.0 Site Topography

The property of the Ruakaka Service Centre has a predominantly flat landscape. With a steep slope surrounding the stream in the western portion of the site.

4.0 Geology and Hydrology

Published geological maps¹ indicate the site is underlain with alluvial deposits of the Tauranga Group. A description of the underlying geologies is presented in Table 2 below.

Table 2: Geology of Ruakaka Service Centre

Key name	OIS1 (Holocene) river deposits
Simple name	Holocene river deposits
Main rock name	Mud
Description	Unconsolidated to poorly consolidated mud, sand, gravel and peat deposits of alluvial, colluvial and lacustrine origins
Subsidiary rocks	Sand gravel peat
Key group	Holocene sediments
Stratigraphic lexicon name	Tauranga Group
Absolute age (min)	0.0 million years
Absolute age (max)	0.014 million years
Rock group	mudstone
Rock class	Clastic sediment

No groundwater investigation was completed as part of this investigation.

The nearest surface water body to the site is an unnamed tributary of the Ruakaka River is located in the northern portion of the site.

¹ Geology of the Auckland Area (Institute of Geological & Nuclear Sciences 1:25,000 geological map 3, 2011)

5.0 Regulatory Framework

5.1 The National Environmental Standard

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES) came into effect on the 1st of January 2012 and supersedes any District Plan rules that related to contaminated land. Any Regional Plan rules relating to contaminated land are still applicable.

In brief, the objective of the NES is to ensure that land affected by contaminants is identified and assessed and, if necessary, remediated or managed to protect human health. The NES only applies to the activities: removing or replacing all, or part of, a fuel storage system; sampling the soil; disturbing the soil; subdividing the land; and changing the land use, and where an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being, has been, or is more likely than not to have been undertaken on the piece of land.

The NES also contains reference to the soil contaminant standards for human health (SCS_(health)), for a variety of land use scenarios along with reference to best practice reporting documents.

The Ministry for the Environment HAIL is presented as Appendix B.

6.0 Site History

The history of the site was researched by Focus Environmental Services personnel, which involved a review of the available historical aerial photographs of the site, a review of the Whangarei District Council property file, a contaminated sites enquiry to Whangarei District Council and a review of the historical Certificate of Title.

6.1 Historical Aerial Photographs

Descriptions of the historical aerial photographs for the subject site are presented in Table 3 below.

The historical site photographs are presented in Appendix C.

Table 3: Historical Photographs: Ruakaka Service Centre, Ruakaka

Date	Description
1961	The 1961 historical photograph shows the subject site in use for rural purposes and covered in pasture. A driveway can be seen leading from State Highway 1 to a dwelling, garage and historical building (1) in the south-western area of the site. A race then leads north of this area to historical building (2) and three historical sheds located in the northern paddock. The race extends to the west where a Shed (2) and concrete stock holding area can be observed. An unnamed stream can be seen running adjacent to the Shed. State Highway 1 can be seen to the west of the site and State Highway 15A to the east of the site. The surrounding properties appear in use for rural purposes.
1979 & 1985	The 1979 and 1985 historical photographs are of poor resolution but show the subject site remaining in use for rural purposes and covered in pasture. It appears that historical building (2) and the three historical sheds have been removed. The rest of the site appears unchanged. The surrounding properties remain in use for rural purposes with a residential property observed to the north-east of the site.
2004	The 2004 historical photograph show the subject site remaining in use for rural purposes and dominated in pasture. Hay baling can be observed in the south-eastern corner of the site. Historical Building (1) appears to have been removed, whilst all other site buildings appear unchanged. The surrounding properties appear in use for a combination of rural and residential land use.
2014 & 2019	The 2014 and 2019 historical photographs show the subject site generally as it appeared during the site walk over and inspection. The southern boundary has been altered from the 2004 photograph, with a roundabout installed removing a section of the site area. The site remains in use for rural purposes and covered in pasture. Shed (1) can be observed to the south-east of Shed (2). An unnamed stream can be observed running adjacent to the two sheds. State Highway 1 can be seen to the west of the site and State Highway 15A to the east of the site. The surrounding properties appear in use for rural and residential purposes.

Due to the age of the site buildings it is considered likely that lead-based paints and/or asbestos containing materials may have been utilised on the current or historic buildings identified at the site.

6.2 Previous Investigations

There are no previous environmental investigations relating to soil or groundwater contamination associated with the sites of the Ruakaka Service Centre on file with Whangarei District Council.

The report titled '*Preliminary Geotechnical Investigation Report Corner of SH1 and Port Marsden Highway (SH15A)*' dated August 2019 and prepared by ENGEO Limited was made available during this investigation. In brief, eight hand auger boreholes were completed across the site to depths between 2.7m and 4.3m. Nine testpits were also completed to depths between 3.1m and 4.5m. Undocumented fill was encountered at hand auger locations HA01, HA02, HA05, HA07 and HA08. The fill extended to a maximum depth of 0.5m bgl and consisted mostly of firm to hard material with intermixed brown and orange clay/silt with trace sand. The fill was considered to likely be associated with historical agriculture.

6.3 Whangarei District Council Property File Search

The results of the council search showed one consent relating to the site at Ruakaka Service Centre, Ruakaka. The relevant details of the Property File search are presented in Table 4 below.

Table 4: Relevant Property File Information: Ruakaka Service Centre, Ruakaka

Proposed Activity	Applicant	Reference	Date
Alter designation of State Highway 1 and install roundabout.	Transit New Zealand	PO32784.RQ	9/11/2005

The above noted consent involved Transit New Zealand acquiring land area from the subject site, and therefore altered the property boundaries of the subject site to the current observed boundaries.

No consents were held on file with Northland Regional Council for the subject site.

6.4 Whangarei District Council Site Contamination Enquiry

The Whangarei District Council site contamination enquiry noted that Lot 2 DP 310034 had been utilised for market gardening in the 1990's. This property immediately joins the subject site to the north-west and therefore agrichemicals may have drifted and impacted the subject site.

The Whangarei District Council Site Contamination Enquiry is presented in Appendix D.

6.5 Onsite Interview

An interview with the current owner/occupier of the site was not possible during the site walk over and inspection as the property was vacant.

7.0 Site Walkover and Inspection

The site inspection and walk over was carried out by Focus Environmental Services Limited personnel on the 11th of March 2020. The site inspection was carried out during a period of relatively fine weather.

The site was accessed from State Highway 1 via a gravel driveway in the south-western portion of the site. The driveway led to a residential area consisting of a dwelling, garage and building platform.

The small concrete building platform from a potential historical building was situated to the west of the driveway. Bricks were present in the vicinity of the building platform but no visual or olfactory evidence of contamination was observed.

The single storey dwelling was constructed of painted weatherboard on the southern, eastern and western sides and Potentially Asbestos Containing Material (PACM) cladding on the northern side. The PACM was in a deteriorated condition with some fragments visible within the soil profile. The soffits appeared to be constructed of wood and the roof was made of iron. An extension to the dwelling was observed on the western extent of the dwelling and was constructed of painted PACM cladding which appeared in good condition.

A concrete water tank was observed to the north of the dwelling. No visual or olfactory signs of contamination were observed around the water tank.

An unpainted tin garage was located to the north of the dwelling. The shed was concrete lined and in use for general household storage. A single panel of corrugated PACM cladding was observed on the western extent of the garage and appeared in good condition. No visual or olfactory evidence of contamination was observed in or around the garage.

Areas of filling were identified in the pastures surrounding the dwelling, garage and building platform. No visual evidence of contamination was observed within the areas of filling.

An overgrown gravel race led from the residential area of the site to the utility area of the site consisting of two sheds, a potential spray race and a potential historical building in the western portion of the site.

A potential historical building was observed to the north of the race. The historical building consisted of a concrete and cinderblock base with hardstand observed within it. No visual evidence of contamination was observed around this area.

Shed (1) constructed of unpainted metal was situated in the western portion of the site. The shed was locked, unlined and appeared in use as a pump shed. No visual evidence of contamination was observed around shed (1).

Shed (2) was adjacent to shed (1) and was constructed of unpainted tin. The shed was concrete lined and in use for hay storage. No visual evidence of contamination was observed within shed (2).

A concrete water tank on a raised concrete platform was observed adjoining the southern extent of shed (2). Visible fragments of PACM was observed within the soil profile surrounding the concrete platform.

To the west of shed (2), a potential spray race, stock loading ramp and concreted stock yard was observed. No visual or olfactory evidence of contamination was observed within this area of the site.

A stream was located to the west of the utility buildings and was overgrown with vegetation. A wooden bridge across the stream was also observed. No visual evidence of contamination was observed in or around the stream.

The rest of the site was covered in pasture. Multiple concrete water troughs were observed throughout the site. No visual or olfactory evidence of contamination was observed around the water troughs.

The site inspection photographs are presented as Appendix E.

8.0 Surrounding Environment

The surrounding environment appeared to be predominantly rural residential in use with large portions of the neighbouring properties covered in pasture.

At the time of the site walkover and inspection no activities or land uses described in the HAIL were observed on the properties that bordered the subject site.

The surrounding environment is presented as Figure 3.

9.0 Potentially Contaminating Activities or Land Uses

Following a review of the history and the available information relating to the site of the Ruakaka Service Centre, the following potential contaminating land uses and/or activities have been identified:

- Potentially uncertified fill material;
- Potential ground contamination associated with the use and maintenance of lead-based paint;
- Potential ground contamination associated with demolition activities of Potentially Asbestos Containing Material;
- Spray drift of agrichemicals from horticultural practices on neighbouring site; and
- A potential spray race.

10.0 Conceptual Model of Exposure Pathways

The assessment provided in Table 5 below expands on the potential sources of contamination identified within the area of the proposed development (as identified above) and exposure pathways and was based on the potential effects of the change of land use and soil disturbance activities on human health and the environment associated with the proposed development of a commercial service centre.

Table 5: Conceptual Site Model: Ruakaka Service Centre, Ruakaka

Potential Source	Potential Pathways	Potential Receptors	Assessment
Contaminated Soil	Dermal Contact with Contaminated Soils	Human Health - Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Ingestion of Contaminated Soils	Human Health - Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Inhalation of Vapours/Fibres	Human Health - Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Surface Water Run-off	Ecological Receptors - Unnamed Tributary Ruakaka River	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Migration of Groundwater	Ecological Receptors - Unnamed Tributary Ruakaka River	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.

11.0 Regulatory Requirements

11.1 The National Environmental Standard

Potentially contaminating activities and/or land uses were identified across the site; therefore, it is considered that consent under the regulations of the NES may be triggered by future development of the site.

Prior to the development of the site a detailed site investigation is recommended. The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the consenting requirements for these areas of the site.

12.0 Conclusions and Recommendations

The Preliminary Site Investigation has been prepared in general accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No.5 (Ministry for the Environment, 2011).

The history of the site was researched by Focus Environmental Services personnel, which involved a review of the available historical aerial photographs of the site, a review of the Whangarei District Council property file, a contaminated sites enquiry to Whangarei District Council and a review of a geotechnical investigation provided by the client. During the review of the available information any potentially contaminating activities or land uses were identified.

During the review of the available information it was noted that the site contains potentially uncertified fill materials. Additionally, due to the age of the current and historic site buildings, there was potential for ground contamination associated with the use and maintenance of lead-based paint and demolition of Potentially Asbestos Containing Material (PACM). Furthermore, historical horticultural activities occurred on the neighbouring property to the north-west of the site, therefore agrichemicals may have drifted and impacted the subject site.

Following the desk top assessment, the site was visited and a site inspection and walk over was carried out. The site was inspected by Focus Environmental Services Limited personnel on the 11 of March 2020. During the site inspection, any potentially contaminating activities or land uses were identified.

During the site walkover and inspection, PACM fragments were observed in the soil profile surrounding the dwelling and the two sheds. Additionally, two potential historical buildings and a potential spray race were also identified at the site.

The information obtained of the sites history and from the site inspection and walk over was assessed to determine if any potential hazardous activities listed on the Hazardous Activities and Industries List (HAIL) had occurred on site as a result of past or current land use.

Based on the results of this preliminary site investigation, it is considered that an activity described in the HAIL has been, or is currently being, carried out on the piece of land.

It is therefore considered that the regulations of The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 need to be considered and consents under these regulations may be triggered by future development of the site.

Prior to the development of the site, a detailed site investigation is recommended. The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the consenting requirements for these areas of the site.

Figures

Figure 1 - Site Location Plan

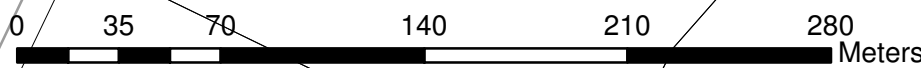
Figure 2 - Site Features Plan

Figure 3 - Neighbouring Environment



Legend


- Area of Proposed Development
- Site Location




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Ruakaka Developments Limited
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Figure 1: Site Location Plan
 Preliminary Site Investigation



1359.001

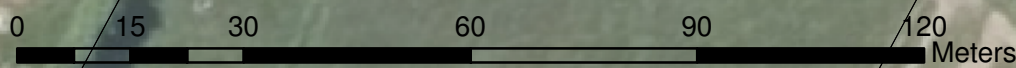
Drawing Number: 1359.001.01
Drawn By: PS
Checked By: DO'R
Date: 11/03/2020



Legend

- Site Features
- Area of Proposed Development
- Site Location


Site Feature	Description
1	Gravel Driveway
2	Building Platform
3	Dwelling
4	Dwelling Extension
5	Water Tank
6	Garage
7	Areas of Filling
8	Gravel Race
9	Historical Building
10	Shed (1)
11	Shed (2)
12	Raised Water Tank
13	PACM Observed in Soil
14	Potential Spray Race
15	Wooden Bridge
16	Stream




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Figure 2: Site Features Plan
 Preliminary Site Investigation



1359.001

Drawing Number: 1359.001.02
Drawn By: PS
Checked By: DO'R
Date: 11/03/2020



Legend

- Area of Proposed Development
- Site Location


0 45 90 180 270 360 Meters



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Figure 3: Surrounding Environment
 Preliminary Site Investigation

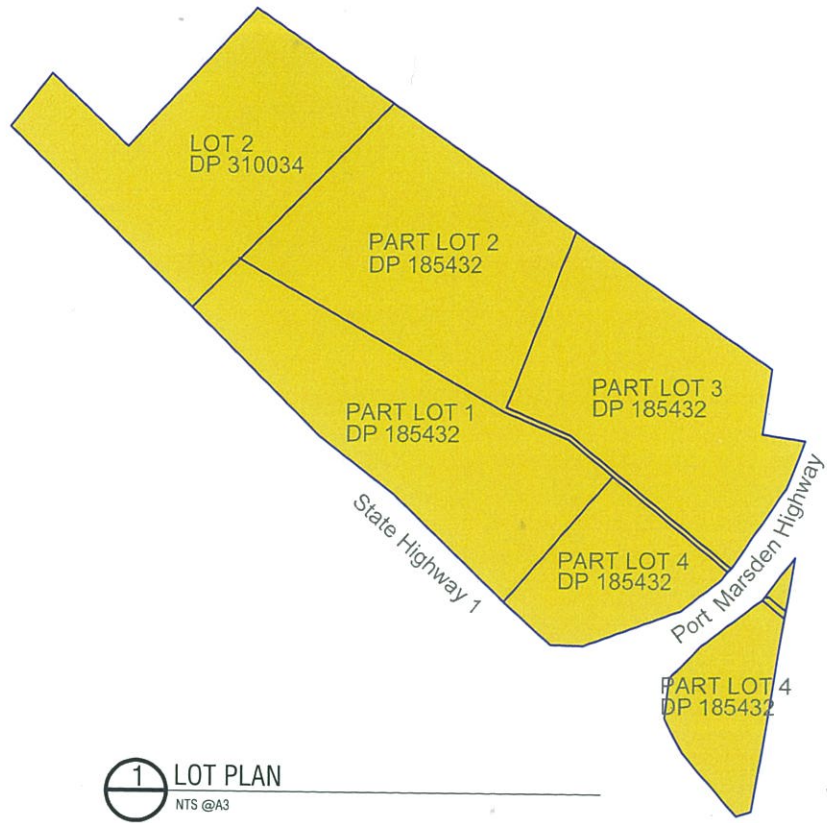


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Drawing Number: 1359.001.03
Drawn By: PS
Checked By: DO'R
Date: 11/03/2020

Appendices

Appendix A – Proposed Scheme Plan



1 LOT PLAN
NTS @A3



2 SITE PLAN - OVERALL
1:1500@A1 / 1:3000 @A3



3 SITE LOCATION PLAN
NTS @A3

Rev.	Date	Description	Iss.	Appr.	Keyplan
A	13.12.19	RC			

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Project
RUAKAKA SERVICE CENTRE
2581 State Highway 1
Ruakaka, Northland
Project Number
917004

Status
RESOURCE CONSENT
Date Plotted: 13.12.2019 at 16:11
Date Issued: DATE.13.12.20
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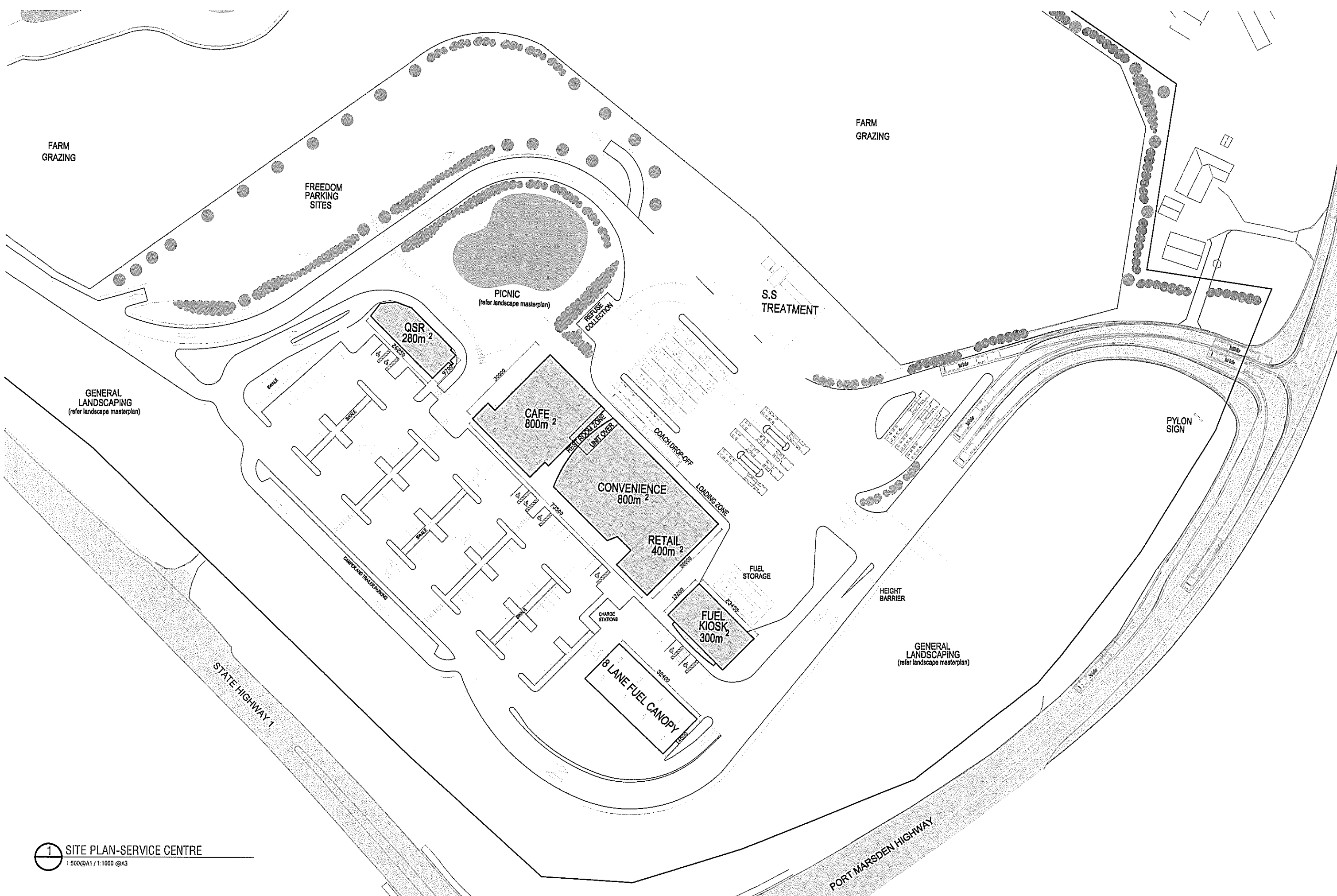


Drawing Title
**PROPOSED SERVICE CENTRE
SITE LAYOUT
CONCEPT**
Drawing Number
A-RC-170321-01

Revision
A

BUCHAN

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1 SITE PLAN-SERVICE CENTRE
1:500@A1 / 1:1000 @A3

Rev.	Date	Description	Iss.	Appr.	Keyplan
A	13.12.19	RC	-	-	-

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Project
RUAKAKA SERVICE CENTRE
2581 State Highway 1
Ruakaka, Northland
Project Number
917004

Status
RESOURCE CONSENT
Date Plotted: 13.12.2019 at 16:28
Date Issued: DATE.04.12.20
Scale: 1:1000@A3



Drawing Title
**PROPOSED SERVICE CENTRE
SITE LAYOUT
CONCEPT**
Drawing Number
A-RC-170321-02

Revision
A

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Hazardous Activities and Industries List (HAIL)

October 2011

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
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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 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

Appendix C - Historical Site Photographs

Historical Aerial Photographs

Ruakaka Service Centre Ruakaka

by Focus Environmental Services Limited

1961 Historical Photograph



Source: NZ Aerial Mapping

1979 Historical Photograph



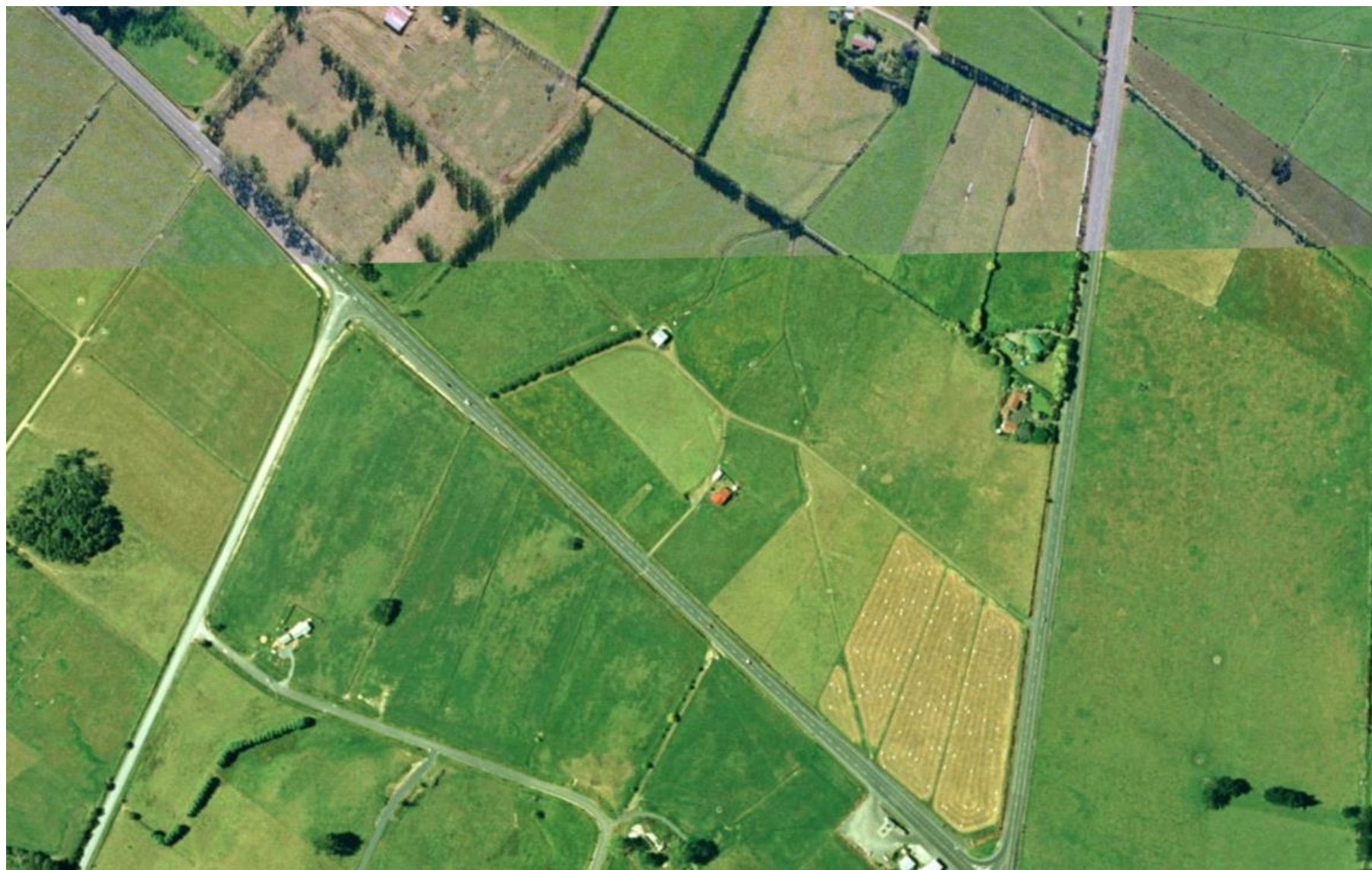
Source: NZ Aerial Mapping

1985 Historical Photograph



Source: NZ Aerial Mapping

2004 Historical Photograph



Source: Land Information New Zealand

2014 Historical Photograph



Source: Land Information New Zealand

2017 Historical Photograph



Source: Google Earth

Report of the outcome of a "Potentially Contaminated Site" Property search under Section 6 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Application No: PCS190098

Vincent Luke Pettinger
8 Greydene Place
Takapuna
Auckland 0622

Date report compiled: 27/06/2019

Property Search Details:

Address: 2581 State Highway 1
Whangarei 0171

Legal Description: Part LOT 1-4 DP 185432, Lot 2 DP 310034
PID NO: 540, 106719, 102849, 102848, 102847

The search undertaken on Council records for this property has identified the following current or previous activities in the area of the site that are included on the current version of the Hazardous Activities and Industries List (HAIL) issued by the Ministry for the Environment. Further information is given below:

HAIL reference	Detail
A-10	Lot 2 DP 310034. Market Garden
	COU.SD83.1849- Scheme Plan identifying Orchard located partial on Lot 2 DP 310034
	Aerial photograph – City and Coastal BW 98-99

DISCLAIMER

This Report has been prepared for the purposes of Section 6 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and contains all information known to the Whangarei District Council to be relevant to the land as described. It is based on a search of Council records only and there may be other information relating to the land which is unknown to Council. The Council has not undertaken any inspection of the land or any building on it for the purposes of preparing this report.

Signed



Whitney Peat |

Building Control - Contractor



Hazardous Activities and Industries List (HAIL)

October 2011

A

Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B

Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordnances production, storage and use

1. Explosive or ordnance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities

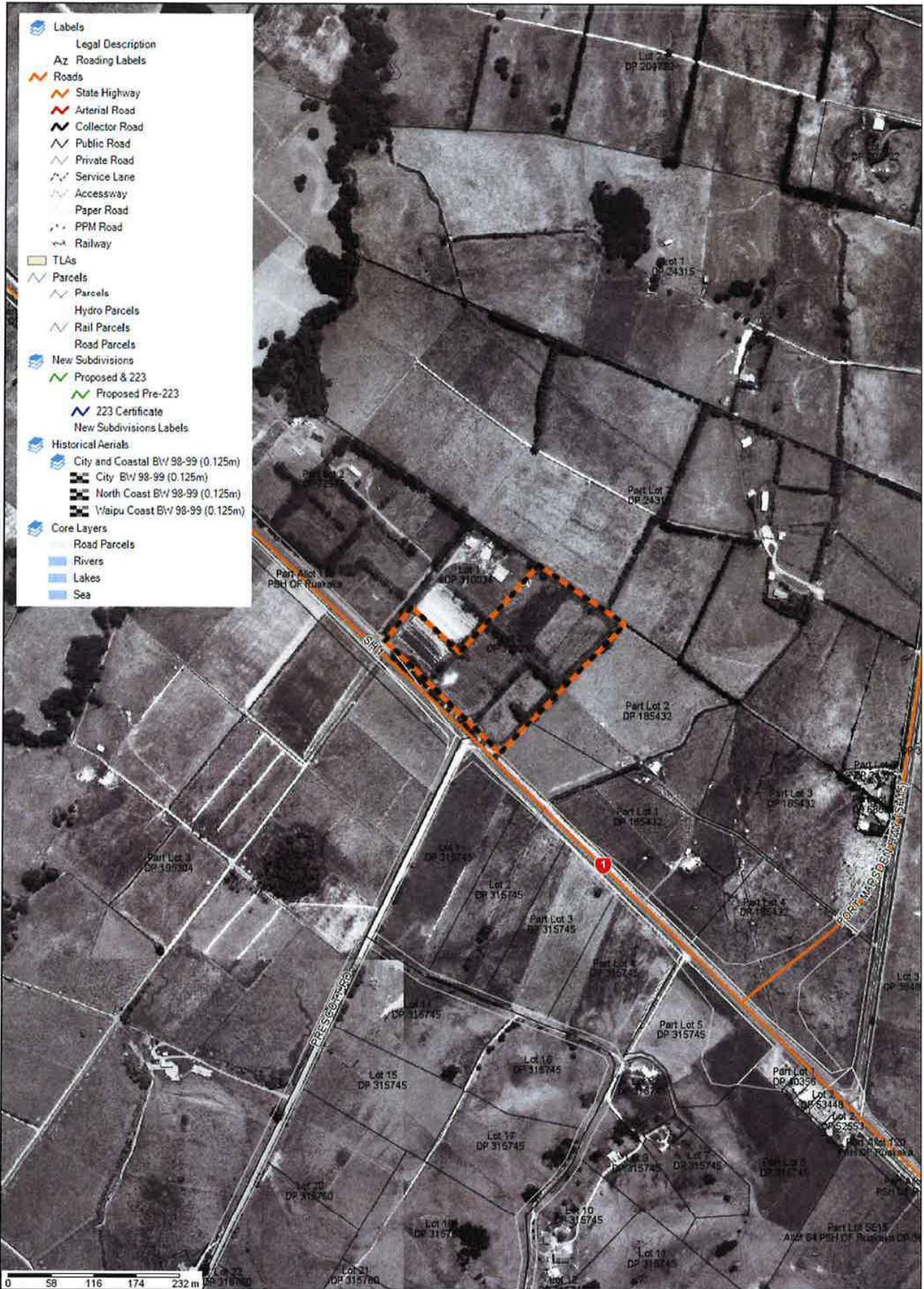
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WHANGAREI COUNTY COUNCIL - SUBDIVISION APPLICATION

copy

1, JAMES PETER BENSON OF RUAKAKA, SAY AS FOLLOWS:

1. MY WIFE AND I ARE THE OWNERS OF THE PROPERTY TO BE SUBDIVIDED.
2. THE GROWING CAPACITY OF THE PROPERTY WAS OUTLINED IN A PREVIOUS REQUEST FOR PLANNING CONSENT. (ENCLOSED)
3. THE 13 ACRES TO BE SUBDIVIDED CONTAINS THE GRAPES, 40 APPLE TREES AND 900 BOYSENBERRIES.
4. THE BALANCE OF LAND CONTAINS:
 - 2,000 DAFFODILS
 - 1,000 CALLAS LILLIES
 - 25 TAMARILLOS
 - 240 FEIJOA
 - 110 PLUM, PEACH, APPLE AND NECTARINE TREES
 - 2,800 CITRUS TREES
 - 75 KIWI FRUIT
5. DUE TO THE SLOW GROWING OF THE SHELTER BELTS, GOOD PRODUCTION HAS NOT BEEN ACHIEVED FROM THE CITRUS, TAMARILLO OR KIWI FRUIT. THE BALANCE OF THE TREES AND PLANTS PRODUCE SATISFACTORILY.
6. THE PRODUCE THAT HAS COME OFF THE PROPERTY, HAS HAD TO BE SOLD THROUGH SMITTY'S INDUSTRIES LTD., AS OUR ROADSIDE STALL IS NOT FINISHED YET.
7. OUR CONCENTRATION ON BUILDING A HOUSE HAS DRAINED OUR RESERVES AND CANNOT COMPLETE CONSTRUCTION OF THE STALL UNTIL THE HOUSE IS COMPLETE.
8. WE INTEND PLANTING 20,000 STRAWBERRIES AGAIN THIS MAY, AND AFTER PREPARATION AND LABOUR COSTS, ANTICIPATE A RETURN OF 75¢ PER PLANT.
9. MY FAMILY AND I FEEL WE CAN ADEQUATELY WORK THE 17 ACRES, APPLYING MORE TIME AND CONCENTRATING ON WHAT HAS BEEN PLANTED. WE FEEL THAT BY CONCENTRATING OUR RESOURCES ON A SMALLER AREA, WE CAN PRODUCE AT A HIGHER RATE PER ACRE.
10. WE SUPPORT THE APPLICANT AND THE PURPOSE FOR WHICH IT IS INTENDED. THE ESTABLISHMENT OF SUCH A SERVICE IS BADLY NEEDED IN THE AREA, AND HAS BEEN DEMONSTRATED OVER THE PAST FEW YEARS BY A CONSTANT STREAM OF HORSE TRAINERS APPLYING TO CUT GRASS ON MY FARM DURING THE SUMMER MONTHS.

I, THEREFORE, RESPECTFULLY URGE THE COMMITTEE TO APPROVE THE SUBDIVISION.

J.P. AND K.L. BENSON

WILL I NEED A RESOURCE CONSENT?

If the NES regulations apply to your land, resource consent is not required providing certain requirements are met.

As a guide, the following examples are the types of things that need to be complied with:

- » demonstrating to your council that it is highly unlikely that there will be a risk to human health given the intended **subdivision or proposed new use** (note soil samples are not necessarily required for this)
- » ensuring earthworks do not expose people to contaminated soil and that all contaminated soil is taken to an approved facility when the activity involves **disturbing soil (earthworks)**
- » ensuring works associated with the **removal or replacing of an underground fuel storage system** have been done in accordance with the industry guideline.

If you cannot meet the requirements of a permitted activity you will need to apply for a resource consent. Your application must include a report of the results of a detailed site investigation, including the results of soil sampling.

FURTHER INFORMATION

For more detailed information visit the Ministry for the Environment website

<http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>

or email standards@mfe.govt.nz.

Your council's environmental health officer can provide more information if you wish to discuss the requirements of the NES.



National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

Information for landowners and developers



WHAT THE NES MEANS FOR LANDOWNERS AND DEVELOPERS

If you own land and want to subdivide or change the use of that land, you need to know about the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

An environmental standard (under the Resource Management Act 1991) came into force on 1 January 2012. This standard means that if your land is, or has been, used for a hazardous activity or industry and you want to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system, you will need to comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES). City and district councils, and unitary authorities, are responsible for checking compliance with the standard. Failing to comply with the NES may result in the council taking enforcement action against you. Five activities are controlled by the regulations in the NES if they are undertaken on specified 'at-risk' land. Depending on the level of exposure people may have to any contaminants present, the activity may be allowed as a permitted activity, or will require a resource consent. To find out if the regulations apply to you, first check if your land is specified, then check if the activity you want to do is one of the five activities.

IS MY LAND COVERED BY THE NES?

The regulations **apply** to your land if it is used, or has been used, or is more likely than not to have been used, for one of 53 specified hazardous activities or industries, such as petrol stations, orchards, sheep dips, engineering workshops, and mining. These activities and industries, listed on the Hazardous Activities and Industries List (HAIL), are considered likely to cause land contamination.

How do I find out if my land is HAIL land?

- » You can check the Hazardous Activities or Industries List (HAIL) on the Ministry for the Environment's website (www.mfe.govt.nz/hail) or visit your local council.
- » If you suspect a HAIL activity or industry has been carried out on your land you can ask the council for records they have about its land-use history. You could also seek information from past property owners or neighbours.
- » Alternatively, you can engage a suitably qualified and experienced practitioner to make a professional assessment of the likelihood of contamination. This person would undertake a preliminary site investigation to establish the land-use history.

IS MY ACTIVITY COVERED BY THE NES?

The regulations **apply** if your land is covered **and** you want to carry out any of the following activities:

- » remove or replace an underground fuel storage system or any of its parts
- » sample the soil to determine contamination
- » disturb the soil (earthworks)
- » subdivide the land (see exception below)
- » change the use of the land.

The regulations **do not apply** to:

- » existing uses (including consented activities before 1 January 2012) on HAIL land
- » subdivision of production land that does not stop being production land
- » sampling or disturbing soil on production land such as an orchard or market garden that is also HAIL land, unless the activity is near the house or involves removing or replacing a fuel storage system
- » land where a detailed site investigation exists and shows that contaminants in the soil are at or below background concentrations
- » changing the use of HAIL land to a use that is not reasonably likely to harm human health
- » land within your property that was not used for any purpose described on the HAIL. That is, the regulations only apply to the actual area that is HAIL land.

Appendix E - Site Inspection Photographs

Site Inspection Photographs

Ruakaka Service Centre Ruakaka

by Focus Environmental Services Limited



Gravel Driveway



Concrete Building Platform



Dwelling



PACM Cladding on Dwelling



PACM in Soil Adjacent to Dwelling



Dwelling Extension



Concrete Water Tank



Tin Garage with Single PACM Panel



Interior of Garage



Area of Filling



Area of Filling



Gravel Race



Historical Building



Shed (1)



Shed (2)



Interior of Shed (2)



Raised Concrete Water Tank



PACM in Soil Around Raised Water Tank



PACM in Soil Around Raised Water Tank



Potential Spray Race



Wooden Bridge



Stream



Grazing Paddocks



Grazing Paddocks