

Frequency Projects Limited
PO Box 56363
Dominion Road
Mt Eden
Auckland 1446

4 July 2014

Our Ref: 14179-B

Attention: Mr John Hemi

Dear Sir

PRELIMINARY SITE INVESTIGATION FOR DUE DILIGENCE PROPOSED EDUCATION FACILITY 181-191 WALTERS ROAD, TAKANINI

1.0 Introduction

It is understood the Ministry of Education proposes to develop the above rural properties for educational facilities. Given the proposed change in land use, Mr John Hemi of Frequency Projects Limited has commissioned Riley Consultants Ltd (RILEY) to carry out a preliminary site investigation (PSI) to assess the potential for contamination on-site for due diligence.

The PSI has been prepared in accordance with the Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand, Ministry for the Environment.

2.0 Proposed Development

Based on the provided information, we understand the proposed new school will comprise one or two-storey structures with an importance Level 3.

3.0 Site Description

The two sites are summarised below:

- 181 Walters Road, Lot 5 DP47595, 20,234m²;
- 191 Walters Road, Lot 6 DP 47595, 20,234m².

Both sites are rectangular in shape, situated on the southern side of Walters Road. Both properties have existing houses and ancillary buildings situated near the north-eastern corner of each property. The existing layout is shown on the attached site plan (RILEY Dwg: 14179-2).

The sites are bound by Walters Road to the north with lifestyle blocks beyond and on the southern, eastern, and western boundaries. North-west of the site is Bruce Pulman Park, which accommodates playing fields and netball courts. Also west of the site, beyond Grove Road and south of Walters Road, is land that has been used by the NZ Defense Force for more than 50 years.

4.0 Geology

From a review of the 1:250,000 Geological Map 3 of Auckland, together with our experience of the surrounding area, we infer that the site is underlain by Holocene Age muddy peat deposits of the Tauranga Group. The local landform indicates that the site is located within the Papakura lowlands, and hence, the thickness and areal extent of the organic soils may be significant.

5.0 Environmental Preliminary Site Investigation

To establish and identify any potential risk of soil contamination relating to past and current activities carried out on-site, in accordance with the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) 2011, and the Auckland Council (AC) Regional Air Land and Water Plan (ALWP), the study has been carried out as follows:

- Review historical aerial photos and carry out a site walkover to identify potential risk and hot spot areas for the proposed subdivision.
- Inspection of any identified risk areas (visiting any areas with cause for concern, such as storage sheds, farm buildings, and stockyard).
- Review of AC files (if available) to identify history of the site areas.

5.1 Site History

Both properties are owned independently by others. As discussed in Section 5.2, both are in grass apart from the existing houses and surrounding buildings. Historically, prior to development, the site was used for grazing purposes.

5.2 Site Walkover

A site walkover inspection of the two properties was carried out by RILEY on 3 June 2014 to identify potential contamination hotspot areas (i.e. storage area/sheds, spray disposal areas, and drainage and propagation areas).

181 Walters Road

The site is generally flat and in pasture with patches of overgrown blackberry. The site houses a chicken coup and stockyards in an area situated adjacent to the road and centrally on the northern boundary. The same paddock also appears to have a stockpile of rubbish. The existing dwelling is situated in the north-eastern portion of the site. Stored or observed within the house section were six large blue empty plastic drums; a bathtub trough; a decaying battery; a steel drum; a firepit; a white plastic drum, possibly containing water; general farm materials; and items associated with feeding horses or feeding stock.

191 Walters Road

The site is generally flat and in pasture. There is a rectangular area fenced with corrugated iron, which contains the existing dwelling situated in the north-eastern portion of the site. Centrally on the site is a galvanised steel animal holding pen. Reinforcement bars, tyres and rusted steel were observed in the front paddock.

The fenced house area has many sheds, overgrown blackberry, burning pits or open fire areas, and a chicken coup. There is a sheep drenching tunnel at the rear of the front yard, along with plastic buckets, building materials overgrown with vegetation, and horse troughs. A large shed to the south-west of the house was observed to be storing items such as trailers, boat engines, cars, motorbikes, and fuel tanks, as well as three full oil drums. Some of the buildings are dilapidated shade houses.

The current tenant mentioned that a previous tenant repaired vehicles in the back shed, leaving three full oil drums in the shed, west of the house. The current tenant has also carried out oil changes and repairs on-site. There were no signs of staining on the ground.

The current tenant also mentioned that a previous tenant (20 years ago) used one of the sheds for homekill and that broken glass and rubbish was surfacing to the ground within the fenced area behind the house.

5.3 Aerial Photo Search

As part of the investigation, historical aerial photographs have been reviewed in order to identify any potential sources of contamination on-site. A summary of the photographs obtained is provided below:

1959: Both properties are part of a larger land holding, and are in grass with shelter belt fence lines. There are no buildings or stockyards on either site.

1996: Both properties have the dwellings on the northern portions of each property. 191 Walters Road has additional poly houses and other buildings south of the dwelling. The fence line shelterbelts have been removed. 181 Walters Road has a small shed situated centrally on the northern boundary.

2006 to 2014: Land use and features generally remain the same. There is a stockyard or animal pen situated centrally on the northern boundary of 181 Walters Road.

5.4 Auckland Council Files

181 Walters Road

No Records

191 Walters Road

1978 Orchid shade house addition.

1969 Application to build a glass house for the cultivation of flowers.

1966 Building consent for dwelling.

6.0 NES Assessment

181 Walters Road

The findings of the PSI indicate unknown materials may have been stored within the house section area and that a detailed site investigation (DSI) should be carried out to confirm there is no risk to human health or areas that require remediation at the locations identified as hotspots.

191 Walters Road

The findings of the PSI indicate that horticultural and vehicle workshop activities have been carried out on part of the property at 191 Walters Road, on an ongoing basis since the 1970s.

It is recommended that a DSI be carried out to confirm there is no risk to human health or areas that require remediation.

7.0 ALWP Assessment

181 and 191 Walters Road

A DSI is required to confirm whether the ALWP permitted activity criteria are exceeded due to site observations or historical horticultural and vehicle work shop activities.

8.0 Limitation

This report has been prepared solely for the benefit of Frequency Projects Limited with respect to the brief and Auckland Council in processing the consent(s). The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Riley Consultants Ltd has performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No Guarantees are either expressed or implied.

Riley Consultants Ltd would be pleased to provide further services if need to Frequency Projects Limited and believes the project would benefit from such continuity.

If you have any queries, please contact the undersigned.

Yours faithfully

RILEY CONSULTANTS LTD

Prepared by:



Joanne McClean
Engineering Geologist

Reviewed and approved for issue:



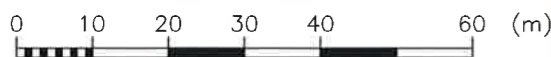
Rob Burden
Director

Enc: RILEY Dwg: 14179-2



SITE PLAN BASED ON AUCKLAND COUNCIL GIS INFORMATION AND IS APPROXIMATE ONLY

SCALE 1: 1000



DESIGN CHECKED		APPROVED FOR ISSUE:			P.O. BOX 100 253 N.S.M.C. AUCKLAND TEL. 09-4897872 FAX. 09-4897873	TITLE FREQUENCY PROJECTS LTD. 181 - 191 WALTERS ROAD, TAKANINI ENVIRONMENTAL INVESTIGATION - SITE PLAN	CADFILE 14179-2 SCALES (A3) 1:1,000		DRAWING No. 14179-2	REV. 0
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