Audrey Campbell-Frear

PRELIMINARY SITE INVESTIGATION (PSI)

482-484 Kerikeri Road

Project Reference: 25575
5 December 2023

DOCUMENT CONTROL

Version	Date	Comments
A	5/12/2023	Ready for issue.

Version	Issued For	Prepared By	Reviewed &Authorised By
A	Issued for Consent	 **Austen Heuvel** Environmental Scientist	 **James Gladwin** Environmental Group Manager *SQEP*

EXECUTIVE SUMMARY

A contamination preliminary site investigation (PSI) has been conducted for the site located at 482 – 484 Kerikeri Road, Kerikeri. LDE understands that the site is to undergo soil disturbance and change in land-use that do not meet the permitted activity conditions (Regulation 8) of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

This PSI is therefore required to identify if there are or were any current or historical land-use activities that could have caused soil contamination that is a risk to human health in order to determine if the NESCS applies to the land and whether further investigation is required to accompany the consent application for the proposed development.

Evidence from the PSI and site history review, indicates **HAIL A10:** '*Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds'*, **HAIL E1:** *'Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition',* and ***HAIL 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'* (lead from paint) are more likely than not to have occurred at the site

Based on the currently available information presented in this report LDE considers that the NESCS applies. This is because soil disturbance and change in land-use is covered by Regulations 5(4) & 5(6) and is in exceedance of the permitted activity conditions outlined in Regulation 8. The land is also covered by the NESCS because of HAIL activities that are more than likely to have been undertaken at the site. A detailed site investigation is therefore required to establish if soil contamination exceeds the applicable standard to determine if the site is a restricted discretionary or controlled consent under the NESCS. A resource consent will be required before groundworks can commence.

CONTENTS

1 INTRODUCTION

LDE has been engaged by Audrey Campbell-Frear to undertake a soil contamination Preliminary Site Investigation (PSI) for the site located at 482 – 484 Kerikeri Road, Kerikeri. LDE understands that the site is to undergo soil disturbance that do not meet the permitted activity conditions (Regulation 8) of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

This PSI is therefore required to identify if there are or were any current or historical land-use activities that could have caused soil contamination that is a risk to human health in order to determine if the NESCS applies to the land and whether further investigation is required to accompany the consent application for the proposed development.

This site investigation has been prepared in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2021. It has been managed by a suitably qualified and experienced practitioner (SQEP); carried out in general accordance with the Contaminated Land Management Guidelines No.1- Reporting on Contaminated Sites in New Zealand (revised 2021) and Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (revised 2021).

1.1 Investigation Objectives

The objectives of the investigation are to:

- Assess whether there has been (or there is more likely than not to have been) a potentially contaminating land use.
- Assess the nature and source of potential or likely contaminants.
- Identify the possible locations of contamination.
- Identify known or potential exposure pathways by which identified receptors could be exposed to the contaminants whilst undertaking the current or proposed future land use.
- Identify known or potential human and ecological receptors that could be exposed to contaminants.
- Assess if the project is covered by the NESCS Regulations.
- Determine if further investigation in the form of a Detailed Site Investigation (DSI) is required.

1.2 Site Identification

The site is located at 482-484 Kerikeri Road, Kerikeri approximately 2.3 kms to the south-west of Kerikeri town centre. The site is zoned Rural Production. The site comprises approximately 4.34 ha of land and is legally described as Lot 1 DP 154181 and Part Lot 6 DP 25904. Figure 1 and Table 1 show the site location and land parcel details, respectively.

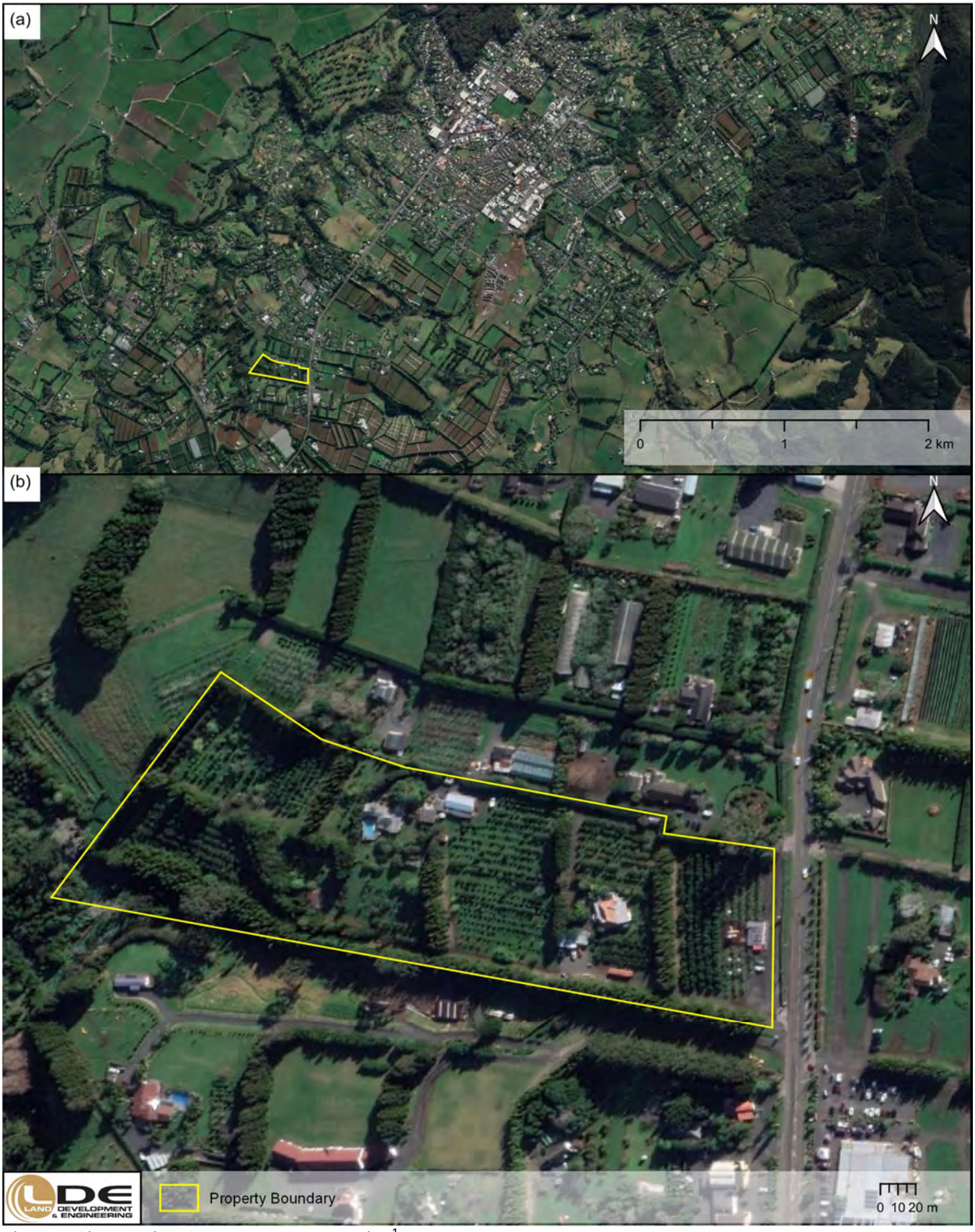

Figure 1. Site Location. Source: LINZ Data service [1].

[1]https://data.linz.govt.nz/ Retrieved November 2023.

Table 1. Site Details.

Detail	Description
Site Address	482-484 Kerikeri Road, Kerikeri
Legal Description	Lot 1 DP 154181 and Part Lot 6 DP 25904
Area	4.34 ha
Owners	Audrey Campbell-Frear
Proposed Site Use	Eco-community

2 SITE DESCRIPTION

The site is flat with some undulation and located in a rural area in Kerikeri.

2.1 Geology

The New Zealand Geology Web Map by GNS[2] Science identifies the site as being underlain by '*Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field'* described as *'Basalt lava, volcanic plugs and minor tuff.'*

S-Maps Online[3] are not available for this site, information on the site soils was therefore obtained from the Landcare Research Soils Map Viewer[4].

The Landcare Research Soils Map Viewer identifies the soils as Orthic Oxidic. These soils are a type of clayey soils that have formed as a result of weathering over extensive periods of time in volcanic ash or dark volcanic rock. They contain appreciable amounts of iron and aluminium oxides and have low reserves of potassium, magnesium, calcium and phosphorus. They are only known in the Auckland and Northland regions of New Zealand and cover less than 1% of the land area. They are one of the three soil groups under the Oxidic Soils order, along with Perch-gley Oxidic Soils and Nodular Oxidic Soils. Orthic Oxidic Soils are deep soils that do not have any prominent features such as waterlogging or iron oxide nodules. They are easy to dig and have fine structure and low plasticity.

[2] http://data.gns.cri.nz/geology/. Retrieved November 2023.
[3] https://smap.landcareresearch.co.nz/. Retrieved November 2023.
[4] Soils Map Viewer (landcareresearch.co.nz)

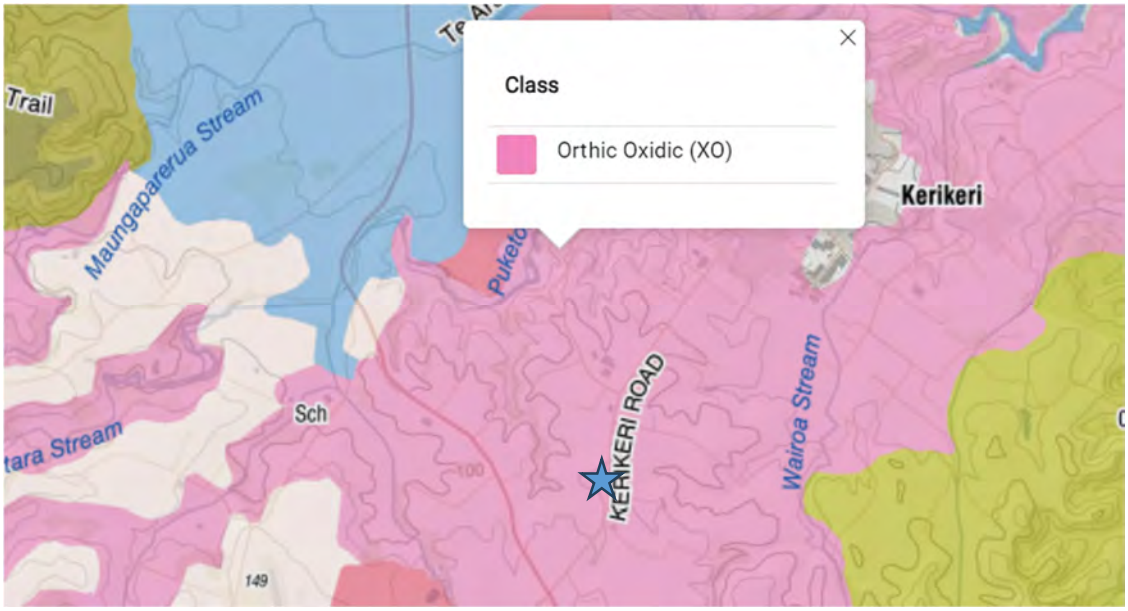

Figure 2. Soils map of the investigation area. Location designated by blue star.

2.1.1 Hydrology

The Puketotara Stream is the nearest body of water from the property and is located approximately 1.1km southeast of the property at its closest point. An unnamed tributary of the Wairoa Stream is also located approximately 1.3 km west of the site.

Figure 3. Topo map showing nearby waterbodies. Source LINZ / MapsPast[5].

[3] http://www.mapspast.org.nz/. Retrieved November 2023.

2.2 Site Layout and Current Site Uses

The site is predominantly vegetated with major and minor dwellings scattered throughout. The vegetation on site is made up of orchards consisting of fruit trees. There is also a playground and fruit shop along the eastern boundary of the site.

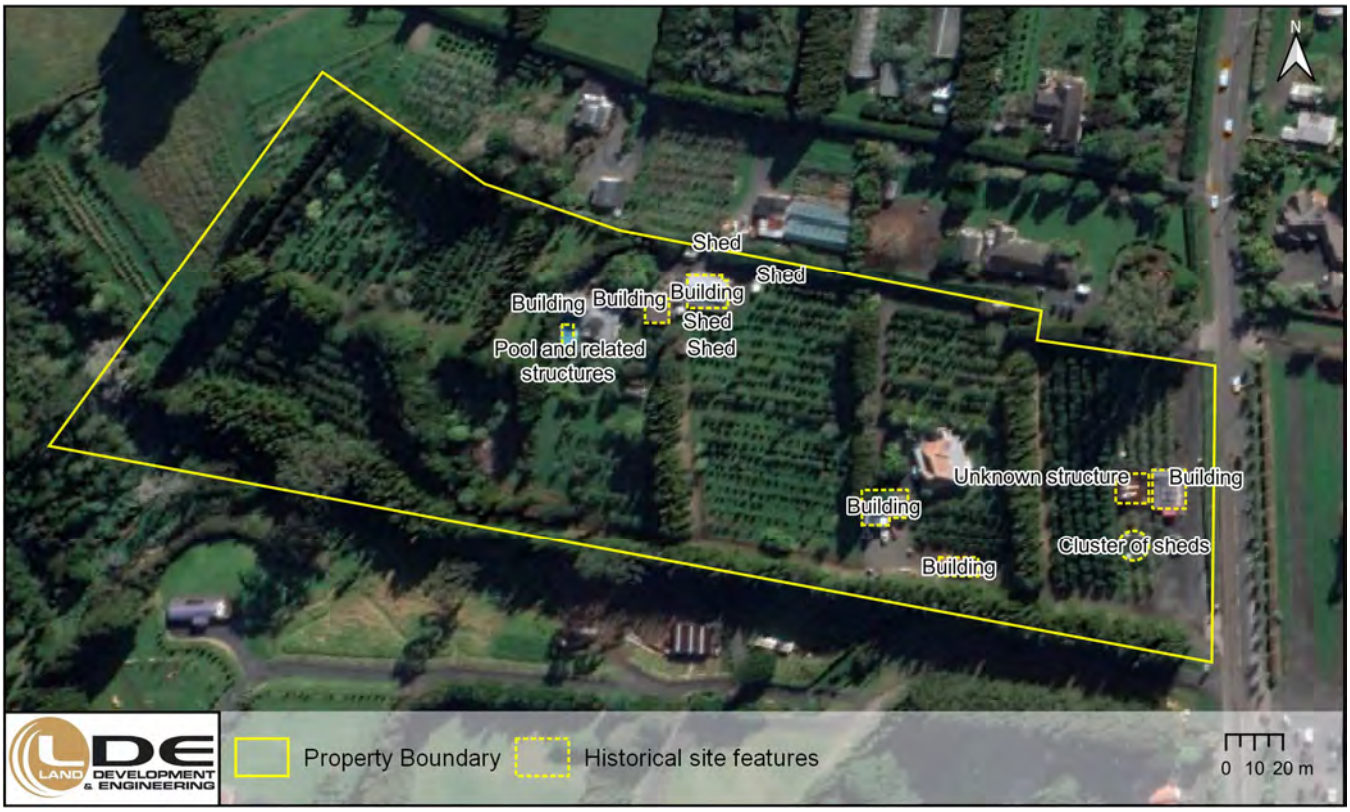

Figure 4. Annotated location map showing the current site layout. Source: LINZ Data service Maps[6].

Figure 5. Development plan (Source: supplied by client).

[4] https://data.linz.govt.nz/ Retrieved November 2023.

2.3 Surrounding Land Uses

Table 2 documents the surrounding land uses of the site.

Table 2. Surrounding Land Uses

Direction	Description
North	Rural property with orchards and horticultural activity.
East	Residential with commercial property with restaurants and large impervious surfaces (car parks) to the southeast.
South	Rural residential property.
West	Rural residential property with dense vegetation and stream.

2.4 Site Inspection

A walkover assessment was undertaken at the site on 15th of November 2023. The site is generally flat with some undulation.

Figure 6. Photo showing orchard and burn area in the foreground.

Figure 7. Possible stockpile on site.

Figure 8. Photo showing stockpile with concrete debris.

Figure 9. Photo showing orcharding.

Figure 10. Vegetation and fruit trees.

3 HISTORIC SITE USE

The following information was reviewed in order to establish the history of the site:

- Council Records
- Historical aerial photographs
- Existing Investigation Reports
- Site walkover/visual assessment

3.1 Existing Investigation Reports

3.1.1 Review of Recent LDE Geotechnical Investigation

Geotechnical testing was undertaken by LDE in November 2023. This included the soil logging of thirty hand augured holes located in the corners and centre of the proposed building footprints. The soil encountered was generally homogenous consisting of clayey SILT. No uncontrolled filling was identified in the augered holes.

3.2 Council Information

The following sections provide a summary of information held by the local councils. Please refer to Appendix A for a copy of the search of council records and property file records of note.

3.2.1 Far North District Council

The Search of Council Records was reviewed. A summary of the pertinent points are as follows:

482 Kerikeri Road

1967	Construction of shed
1972	Plans of addition to existing dwelling indicate use of ACM
1992	Subdivision of site

484 Kerikeri Road

1994	Construction of dwelling, packing sheds, toilet / shower block and camper van parking
2020	Construction of fruit shop / stall with a playground

3.3 Historical Aerial Imagery

Aerial images from 1953 to 2022 have been analysed as part of this investigation. A summary of our review of these images is as follows.

1953: The site contains large areas of orchard with a building.

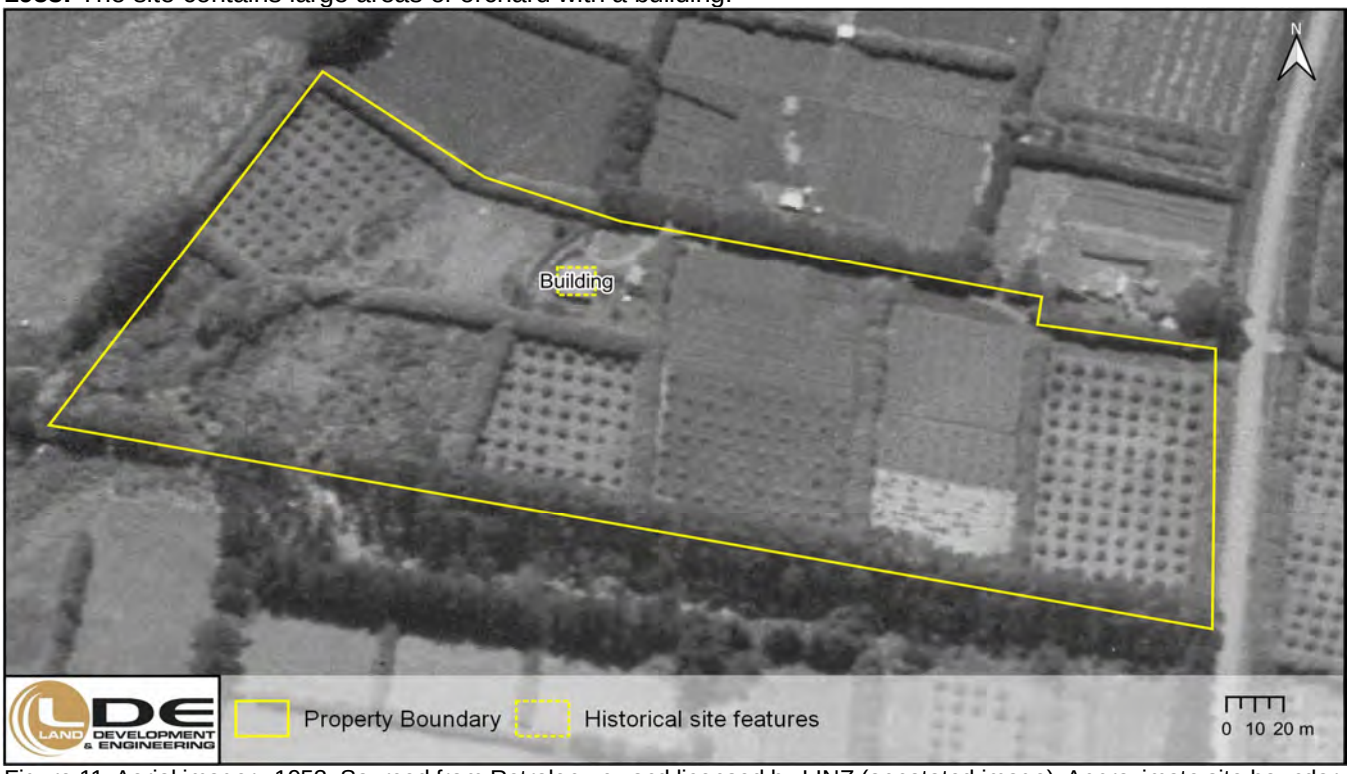

Figure 11. Aerial imagery 1953. Sourced from Retrolenz.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

1968: Orcharding still present throughout the site, additional buildings have been constructed.

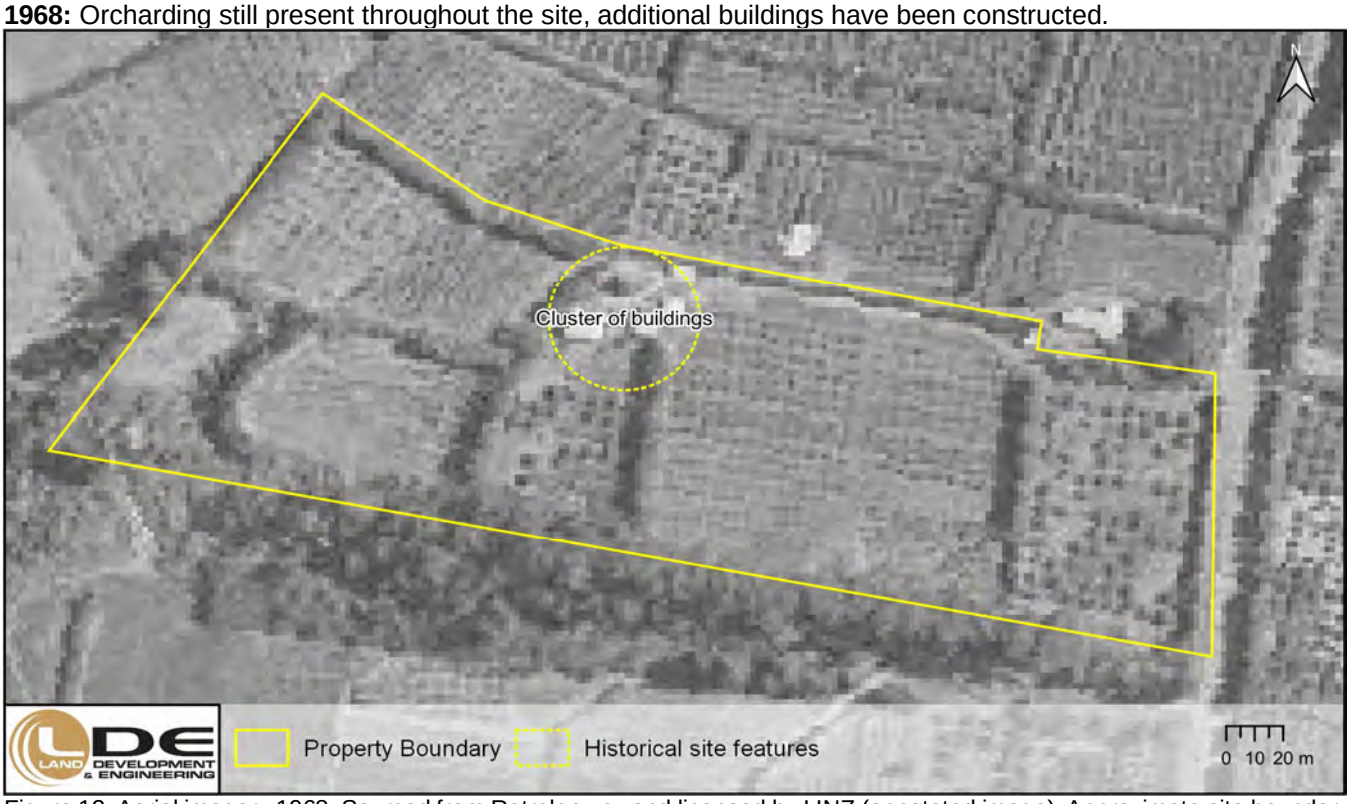

Figure 12. Aerial imagery 1968. Sourced from Retrolenz.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

1979: No significant change, however possible soil disturbance can be seen in the western area of the siteSay most likely due to horticultural activity.

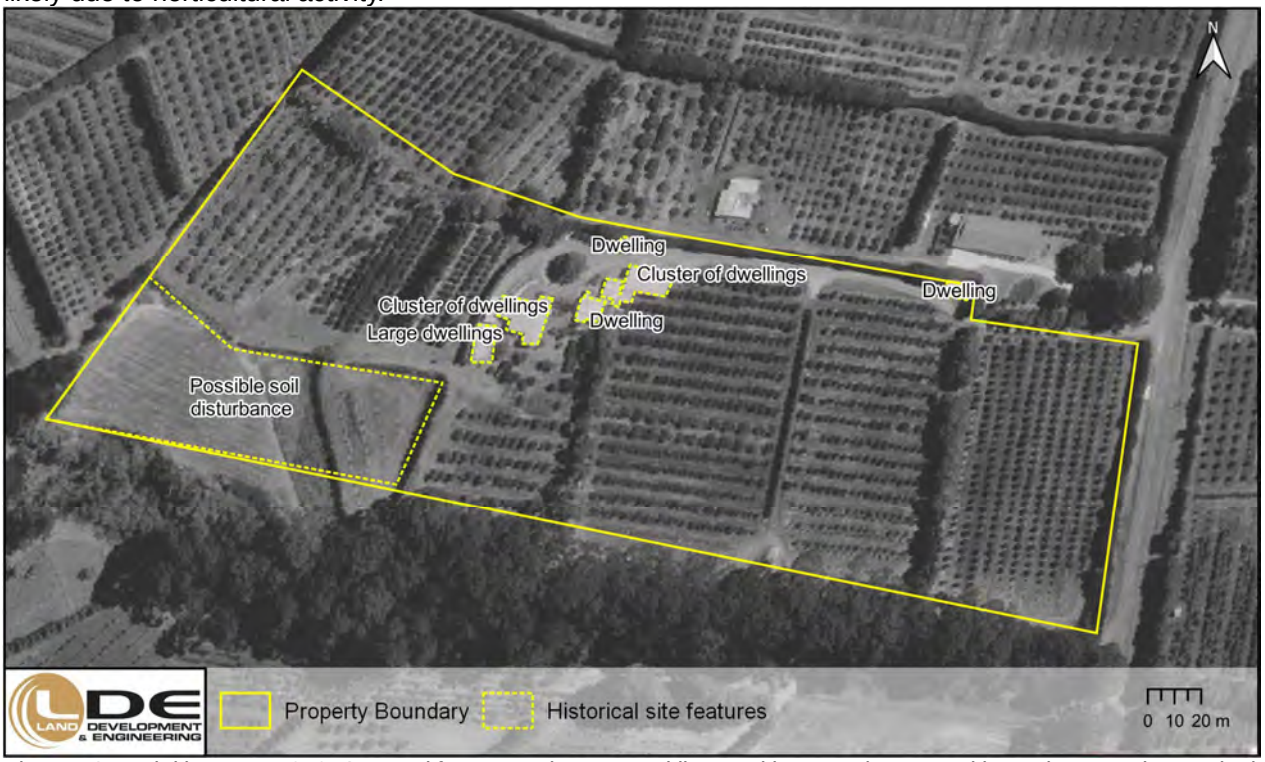

Figure 13. Aerial imagery 1979. Sourced from Retrolenz.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

2003: Orcharding is still present throughout the site, additional buildings have been constructed to the east.

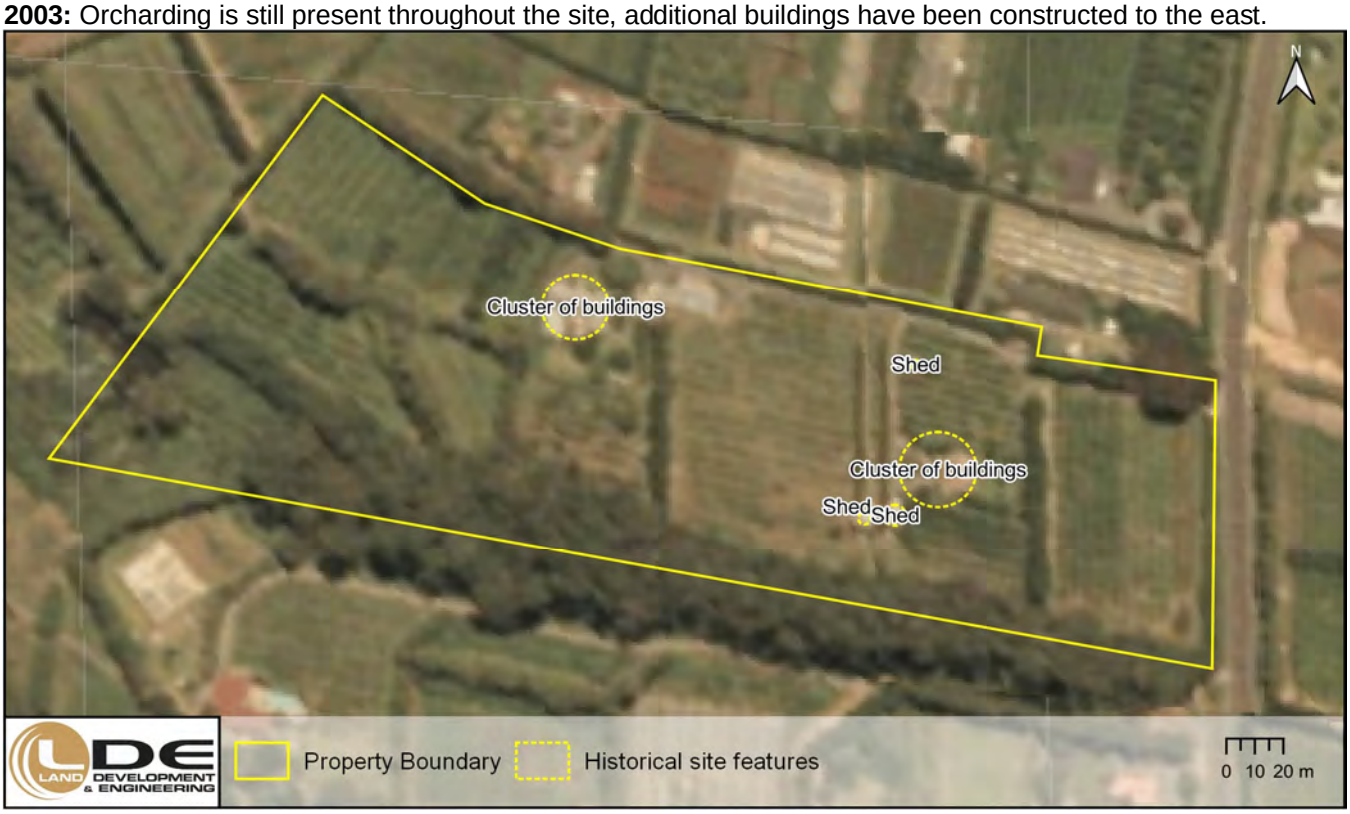

Figure 14. Aerial imagery 2003. Sourced from Retrolenz.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

2009: Orcharding is still present, further buildings and unknown structures have been constructed to the southeast.

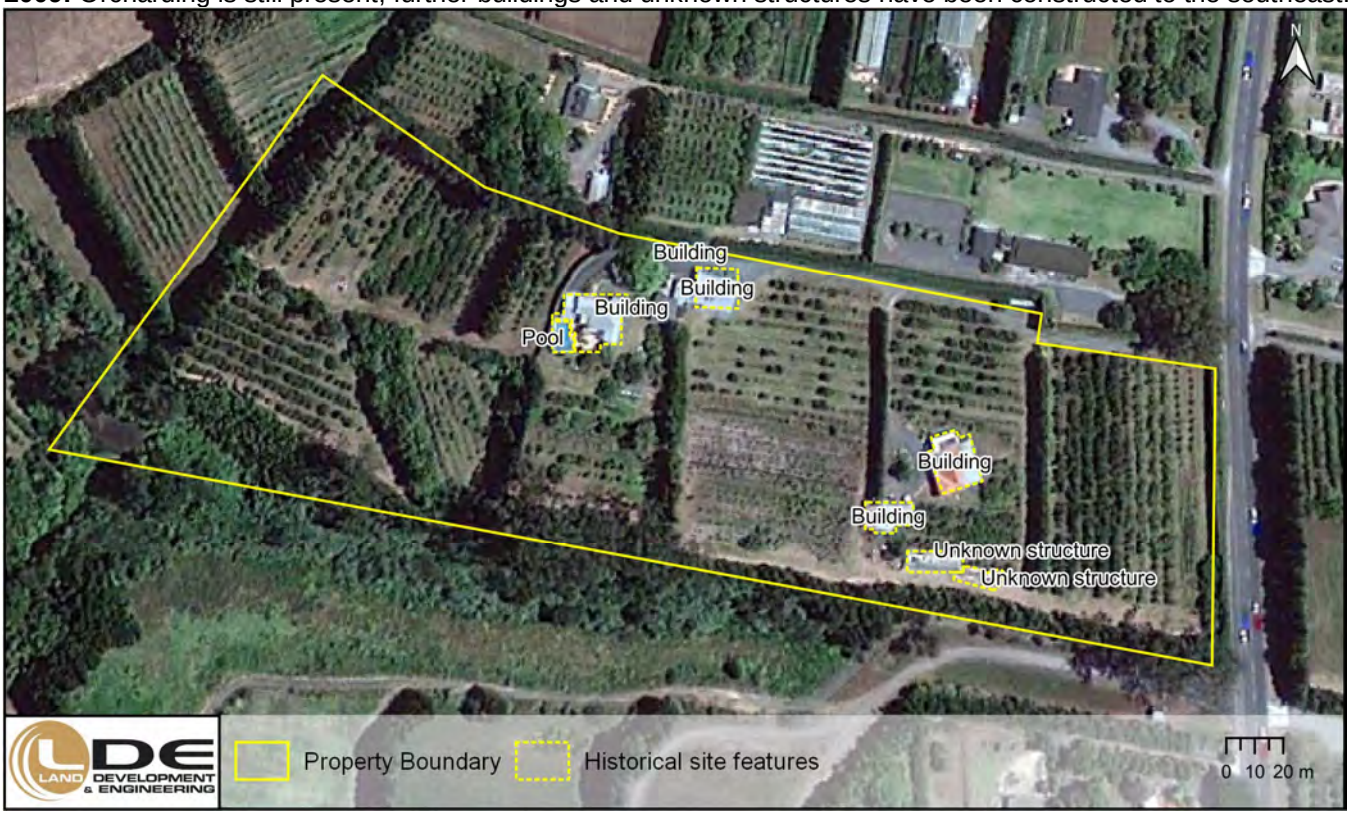

Figure 15. Aerial imagery 2009. Sourced from Retrolenz.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

2022: Orcharding is still present, additional buildings and impervious areas have been constructed along the eastern boundary.

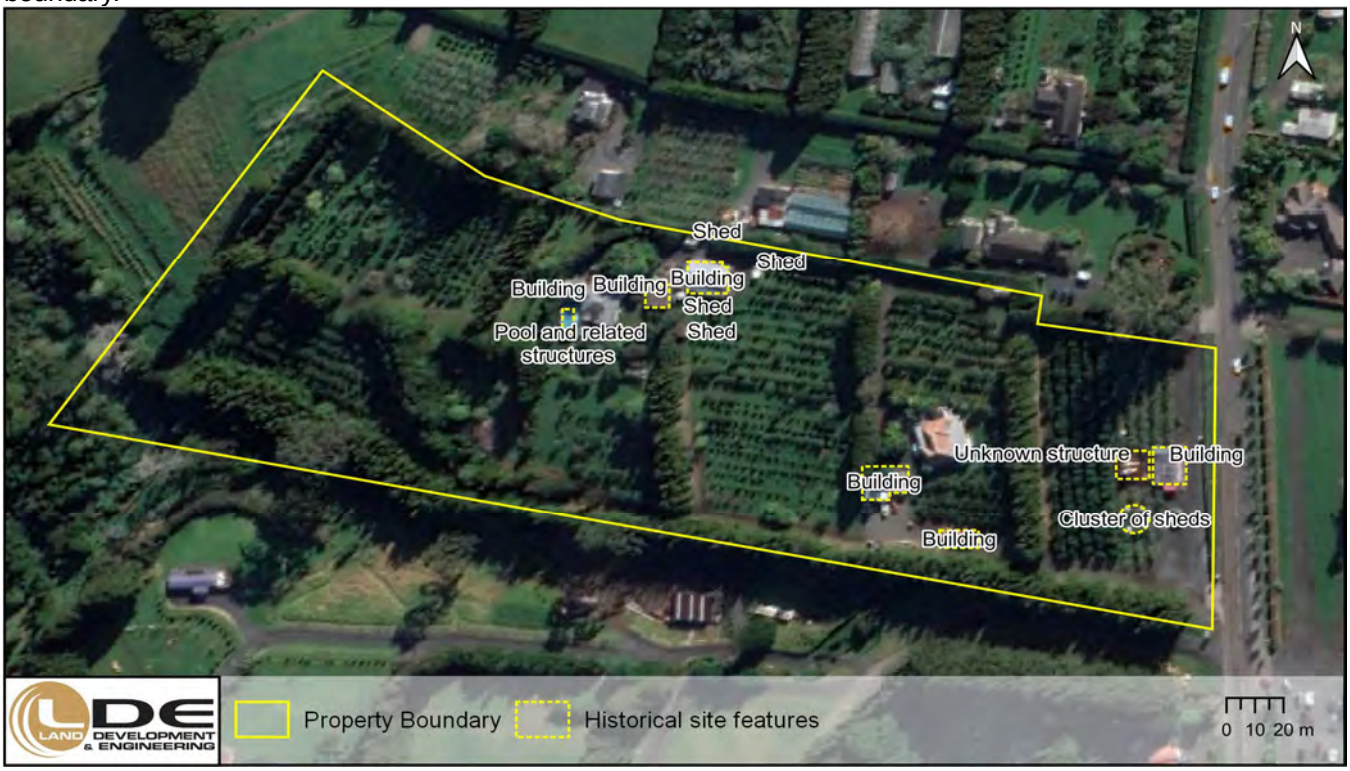

Figure 16. Aerial imagery 2022. Sourced from Retrolenz.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

4 RISK ASSESSMENT

This section uses a Conceptual Site Model (CSM) to assess the currently available information presented in this report to determine:

- whether there has been (or there is more likely than not to have been) a potentially contaminating land use.
- the nature and source of potential or likely contaminants.
- the possible locations of contamination.
- known or potential exposure pathways by which identified receptors could be exposed to the contaminants whilst undertaking the current or proposed future land use.
- known or potential human and ecological receptors that could be exposed to contaminants.

4.1 Conceptual Site Model

The preliminary site CSM is provided in Table 3 and Figure 17. A human health risk can only occur where there is a complete pathway between contaminant source and a receptor. Building floors and paved or sealed areas will largely or completely prevent contact with underlying soils and therefore, direct exposure pathways are or will be incomplete for such areas.

Table 3. Conceptual Site Model at the PSI stage.

HAIL, Potential Contaminants and Location	Receptors	Potential Pathways
A10 - Persistent pesticide use from likely orchard identified in the 1953 - 2023 dated aerial imagery.	Construction workers	Ingestion, inhalation, dermal contact.
	Future site users	Ingestion, inhalation, dermal contact.
	Workers at off-site soil disposal sites	Ingestion, inhalation, dermal contact.
	Ecological receptors	Discharges to air / water / land
E1 - Asbestos containing material (ACM) in the footprint of the existing building	Construction workers	Inhalation of dust (containing asbestos fibers)
	Future site users	Inhalation of dust (containing asbestos fibers)
	Workers at off-site soil disposal sites	Inhalation of dust (containing asbestos fibers) during placement at an offsite disposal site.
	Ecological receptors	Discharges to air / water / land.
		Inhalation of dust (containing asbestos fibers)
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. Lead from paint.	Construction workers	Ingestion, inhalation, dermal contact.
	Future site users	Ingestion, inhalation, dermal contact.

HAIL, Potential Contaminants and Location	Receptors	Potential Pathways
	Workers at off-site soil disposal sites	Ingestion, inhalation, dermal contact.
	Ecological receptors	Discharges to air / water / land

Figure 17. CSM plan showing areas of HAIL and potential areas of contamination.

As per Regulation 6 (3) it is considered that it is more likely than not an activity or industry described in the HAIL has been undertaken on the piece of land (HAIL A10, HAIL E1 and I). The likelihood that the soil is contaminated and is a risk to human health as a result of activity or industry occurring is considered to be highly likely. As per Regulation 8(4)(b), LDE considers that it is not highly unlikely that there will be a risk to human health if the activity is done to the piece of land.

5 Conclusion

Evidence from the PSI and site history review, indicates **HAIL A10:** '*Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds'*, **HAIL E1:** *'Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition',* and ***HAIL 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' (lead from paint) are* more likely than not to have occurred at the site.

Based on the currently available information presented in this report LDE considers that the NESCS applies. This is because soil disturbance is covered by Regulations 5(4) & 5(6) is in exceedance of the permitted activity conditions outlined in Regulation 8. The land is also covered by the NESCS because of HAIL activities that are more than likely to have been carried out at the site. A detailed site investigation is therefore required to establish if soil contamination exceeds the applicable standard and to determine if the site is restricted discretionary or controlled under the NESCS.

5.1 Preliminary Site Investigation Certifying Statement

The document signatories of LDE certify that:

1. this preliminary site investigation meets the requirements of the Resource Management (National Environmental Standard for assessing and managing contaminants in soil to protect human health) Regulations 2011 because it has been:
    a. done by a suitably qualified and experienced practitioner, and
    b. reported on in accordance with the current edition of Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand, and
    c. the report is certified by a suitably qualified and experienced practitioner.

For activities under Regulation 8(4) of the NESCS this preliminary site investigation concludes is not highly unlikely that there will be a risk to human health if the activity is done to the piece of land.

The activity to be undertaken as defined in Regulation 5(4) and 5(6) is described:

a. on page 3 of this preliminary site investigation.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) (SQEPs) who have done this investigation and have certified this report is included in Appendix B.

6 LIMITATIONS

This investigation presents a preliminary site investigations of the potential for ground contamination, prepared exclusively for Audrey Campbell-Frear and Far North District Council with respect to the particular brief given to us. Information, opinions, and recommendations contained in it cannot be used for any other purpose or by any other entity without our review and written consent. LDE Ltd accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

Opinions given in this report are based on a review of existing data, evidence gathered during a site walkover, anecdotal information, and specific soil sampling at discrete locations. There is still some possibility that contaminating activities have taken place or contamination at the site is in excess of that described in this report and we should be contacted immediately if the conditions are suspected to differ from that described.

APPENDIX A

SEARCH OF COUNCIL RECORDS / PROPERTY FILE RECORDS

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88
OF THE RESOURCE MANAGEMENT ACT 1991

APPLICATION FOR LAND USE CONSENT

TO : Far North District Council

I, DAVID HENRY & PATRICIA WAYNE POSTON {Full Name}

of KERIKERI ROAD) RD 3 KERIKERI NORTHLAND) {Address}

apply for a Resource Consent for the Land Use activity described below :

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows :

—

2. The location to which this application relates is :

{Street/Road Address} KERIKERI ROAD (TIGA ORCHARDS)

{Legal Description} LOT 6 D.P. 25904 & being part Old Land Claim

{Valuation Roll Number} Valuation Ref No 47041201 (BLKS I II KAWAKAWA No 3 SD)

A description of the activity to which the application relates is : *{Please attach plans}*

DEVELOPING OUR FRONT CITRUS BLOCK INTO A CAMPER VAN CARAVAN PARK. LEAVING MOST OF THE EXISTING CITRUS TREES & PARKING THE CAMPER VANS BETWEEN THE ROWS

4. The following additional resource consents are required in relation to this proposal and have/have not been applied for :

—

5. (Yes)/No I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act. *{If required}*

6. (Yes)/No I attach other information (if any), required to be included in the application by the District Plan or regulations.

7. ~~Yes~~/No Letters of consent from affected persons. *{Optional}* LETTER ENCLOSED. GIVING RIPARIAN

(Yes)/No Any other information. *{Please specify}* LETTER & PLAN ENCLOSED

The above information is true and complete to the best of my knowledge. I understand that Council is relying on this information in making its decision on the Resource Consent.

Dated : 7TH April 1994

Signature of Applicant or person authorised to to sign on behalf : P.W. Poston

Please print name : DAVID HENRY & PATRICIA WAYNE POSTON

Address for Service : KERIKERI ROAD) RD 3 KERIKERI TIGA ORCHARDS NEXT DOOR TO MAPLE ORCHARDS

Telephone Numbers : {Business} 407 6374 {Fax} — {Home} 407 6374

This application will not be received in accordance with the Resource Management Act unless accompanied by the minimum estimated charge. The minimum estimated charge is an assessment of the cost to process the application. Should the processing exceed that amount then Council will require an additional amount to be paid, based on actual and reasonable costs.

To assess this charge please indicate whether the above activity was a *Predominant Use, Controlled Use, Conditional Use or a Specified Departure under the former District Scheme. *{* Delete that which does not apply}*

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

The use of this form is **OPTIONAL**. It is to assist applicants to comply with § 88 (4) (b).

Applicant's name: DAVID HENRY & PATRICIA W. POSTON RC Number: _____

Name or brief description of the proposal: DEVELOPING OUR ROAD SIDE CITRUS BLOCK INTO A CAMPER VAN PARK

Please identify the actual or potential effects of the proposal by marking Y(es), N(o) or P(ossibly) in the second column and complete the third column. The remaining columns are for use by Council planning staff. Note that effects may be either adverse or positive.

Effects on the Environment	Yes/No Possible	Please explain those checked "yes" or "possibly". (See notes for example.)	Adverse/ Positive	Significant	Mitigation
I. Will the proposal: Have physical effects on:					
Terrain	No				
Vegetation (esp. indigenous plants)	No				
Existing uses or structures[1]	No				
Animals or their habitat	No				
Have visual effects on:					
Landscape	No				
Coastal character	No				
Community character	No				
Natural character	No				
Be located on or near a place or structure having:					
Aesthetic value	No				
Recreational value	No				
Scientific value	No				
Historic value	No				
Spiritual value	No				
Cultural value	No				

Effects on the Environment	Yes/No Possible	Please explain those checked "yes" or "possibly". (See notes for example.)	Adverse/ Positive	Significant	Mitigation
Other special value	No				
Discharge contaminants to:					
Air	No				
Land	No				
Water (ground, surface; marine, fresh)	Possible ~~No~~	SEPTIC TANK FOR TOILET BLOCK			
Emit noise	Possible	WE ARE ASKING COUNCIL FOR ANOTHER ROAD ENTRANCE WHICH IS	ADVERSE	No	WELL AWAY FROM ANY HOUSE.
Create or increase risks through:					
Natural hazards (eg: flood, instability)	No				
Hazardous substances	No				
Hazardous installations	No				
II. Will the proposal directly, or as a result of the above have:					
Social effects	No				
Economic effects	No				
Health effects	No				
Cultural effects	No				
Any other effects	No				

Notes: Eg: for the category "Vegetation" state "Clearance, 500 sq m". If there is insufficient room in the column to explain the effect or if there is more than one effect for a category, state "See attached" and provide the explanation on a separate page and attach to this form.

1. In addition to buildings, structures include roads, walkways, water, sewage or stormwater treatment or reticulation systems, or anything else built on land or attached to the bottom of a water body.

ref:1cklist5.doc

Far North District Council
Kerikeri office.

S H & P W Poston
s 9(2)(a)
[redacted]

7th April 94

Dear Sir/Madam,

We are asking Council to give their consideration for the attached proposal of a Campervan park on our Citrus orchard.

We are also asking Council to give their consideration for another entrance on to Kerikeri Road.

We asked our neighbours on one side for their consent for our Campervan park but it appears they will hold their consent until we make application and get approval for another entrance on the far side of the Citrus block and well away from any dwelling. The only building within Campervan engine noise is the "Kapiti Shop" on Kerikeri road and has no dwelling attached.

Thanking You

Yours faithfully

D H Poston

FAR NORTH DISTRICT COUNCIL

MEMORIAL AVENUE, KAIKOHE
TELEPHONE 0-9-401 2101

OFFICIAL RECEIPT

G.S.T. REG. No. 52-004-926

SERVICE CENTRES:-

KAIKOHE Ph 0-9-401 2101
KAITAIA Ph 0-9-408 1400
KERIKERI Ph 0-9-407 7033
RAWENE Ph 0-9-405 7829
KAEO Ph 0-9-405 0297
KAWAKAWA Ph 0-9-404 0371

NAME AND ADDRESS DETAILS	ASSESSMENT No. ACCOUNT No.	AMOUNT RECEIVED
DH & PW POSTOW KERIKERI Chq DH & PW POSTOW	011101501520490004	350.00

RC 470-412-1

RECEIPT No. 482264
DATE 7-Apr-94

AMOUNT TENDERED $0.00
CASH $350.00

CHANGE $0.00

OP:31/TT:220

MOORE SPEEDICARRIER

10am

13 April 1994

meeting with Mr Dave Postow at Kerikeri Service Centre

Discussed additional information that is required for application to be complete;

- written approvals
  (seems evident that these will not be forthcoming ∴ app^n will be a notified app^n) ⇐ discussed procedure - costs to be incurred etc.
- new site plan showing . . .
  - dimensions
  - position of power points
  - sign (size + info etc)
  - office for camping ground.
  - area for permanent caravans + #.
  - " " tents " "
- std of proposed entrance
- existing landscaping + proposed.

await this info. prior to notification.

Recd 13/04/94.

ON HOLD

S92

D H and P W Postow
s 9(2)(a)
s 9(2)(a)

13 April 1994

Far North District Council
Kerikeri Office
KERIKERI'

Dear Sir/Madam

My wife and I are asking Council for their approval for a campervan/ caravan park on our citrus orchard. At the same time we are asking council for permission for another entrance onto Kerikeri Road to ove[redacted]ome congestion and possible noise at our present entrance.

Our neighbours at the entrance and also our back neighbours say that part of their refusal to give their approval is they consider there will be congestion at the entrance. Our front neighbour has a road side stall alongside our entrance and the back neighbour and ourselves use it to get to our homes. We ourselves also sell fruit at the entrance at times.

We would like to run a budget campervan park. No TV rooms, no kitchen or laundry only showers and toilets. We feel there is a slot for this type of service for people who would stay overnight in Kerikeri if things were cheaper. Later we would like to provide a few fully equipped caravans which they could stay in instead of paying $60 per night for two people we could charge say $30 a night to stay in our caravans.

We think this is a novel idea. Kerikeri is the citrus centre of the north and for tourists to camp in a citrus orchard is rather unique.

We [redacted]uld park the campervans down the citrus rows and only remove the odd tree to give space and replant them somewhere else.

The neighbours on one side of us are all for the campervan park, but the neighbours on this side have other objections apart from the congestion at the entrance, they also fear the park will in time grow bigger and interfere with their privacy.

All we want to do is to supplement our orchard income of $12,000 Gross which we find impossible to live on.

Yours faithfully

D H POSTOW

9324

10/2 RPR:GDW

Mr Roebuck

18th January 1973

Mrs E. Welch,
s 9(2)(a)

Dear Madam,

re: DWELLING AT 71 PARORE STREET DARGAVILLE
FOR REMOVAL TO KERIKERI

We have received a report from the Dargaville Building Inspector. This report indicates that your proposal to remove a dwelling from Dargaville to Kerikeri would not be favourable for consideration by Council.

Yours faithfully,

R.P.R.

R.P. Roebuck,
BUILDING INSPECTOR.

COMMUNICATIONS TO BE
ADDRESSED TO "THE BOROUGH ENGINEER"

P.O. BOX 34, DARGAVILLE,
PHONE 1208

NORTHLAND, NEW ZEALAND.

Please Quote File No. 72/39

Office of the Borough Engineer

13 December, 1972,

Mr R.P. Roebuck,
Building Inspector,
Bay of Island County Council,
KAWAKAWA.

Dear Sir,

re: Dwelling at 71 Parore Street Dargaville for removal to KeriKeri
Lot 4 D.P. 39408 0:1:07·5p
IV $2900.00 UV $1400.00 CV $4300.00

As requested by Mrs E. Welch the owner of the above property I have made an inspection and submit the following comments for your consideration.

1. This dwelling of approximately 1130 sq ft could be about 70 years old having been a farm house originally and shifted to its present site about 20 years ago. There are two service areas for separate tenancies, but there is no fire wall separating them.
2. Sub floor timbers are native heart in sound condition but joist run in both directions suggesting the original structure has been added to more than once.
3. Stud height is 9'6" in the main part of the structure. The lean-to has a 7' stud to the back wall, this portion at present consisting of a single bedroom, back porch, and bathroom.
4. The weatherboards are rough sawn kauri and have been well painted over the years but some are showing quite large open shakes. There is a sign of rot at plinth line in a couple of places.
5. The roof framing and roofing appear to have been new when the building was last resited.
6. Most of the windows are double-hung these being supplemented with a few casements.
7. There is some sign of borer in the older inside finishing timbers.
8. Most of the ceilings and walls have been relined with modern finishings.
9. The service areas are not of modern design and there is very little cupboard space provided.

Cont'd...

Mr R.P. Roebuck 13 December, 1972.

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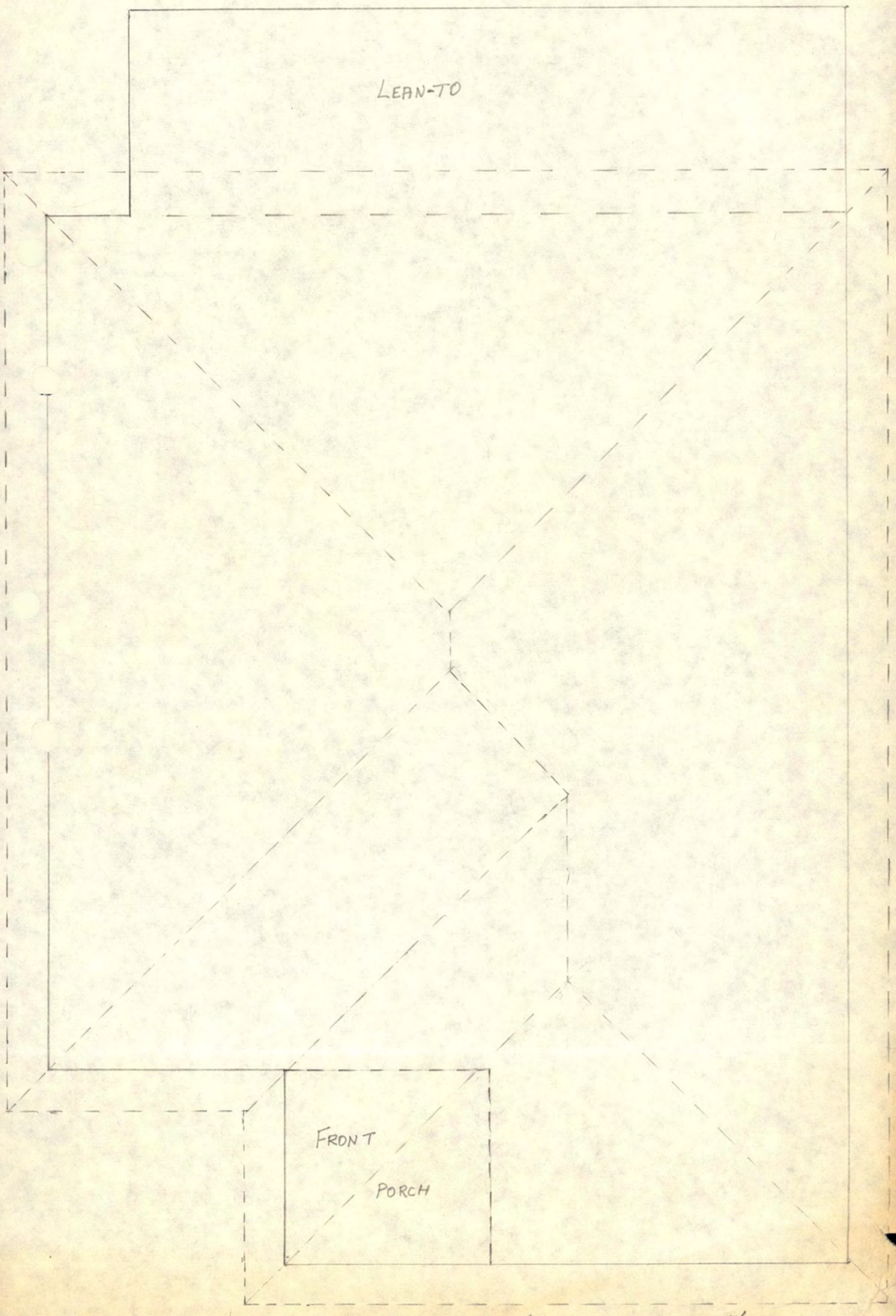
10. The laundry is a detached building.

11. The spouting to the main roof is due for replacement.

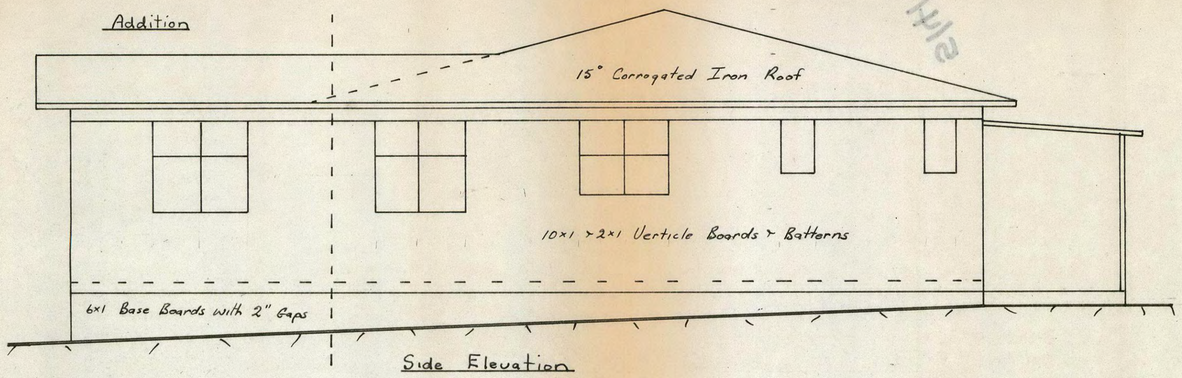
In conclusion it is the writers opinion that this aged but sound structure blends with others in its present situation, but could devalue others if resited among new dwellings, in a new subdivision. With substantial capital expenditure this could be overcome.

Yours faithfully,

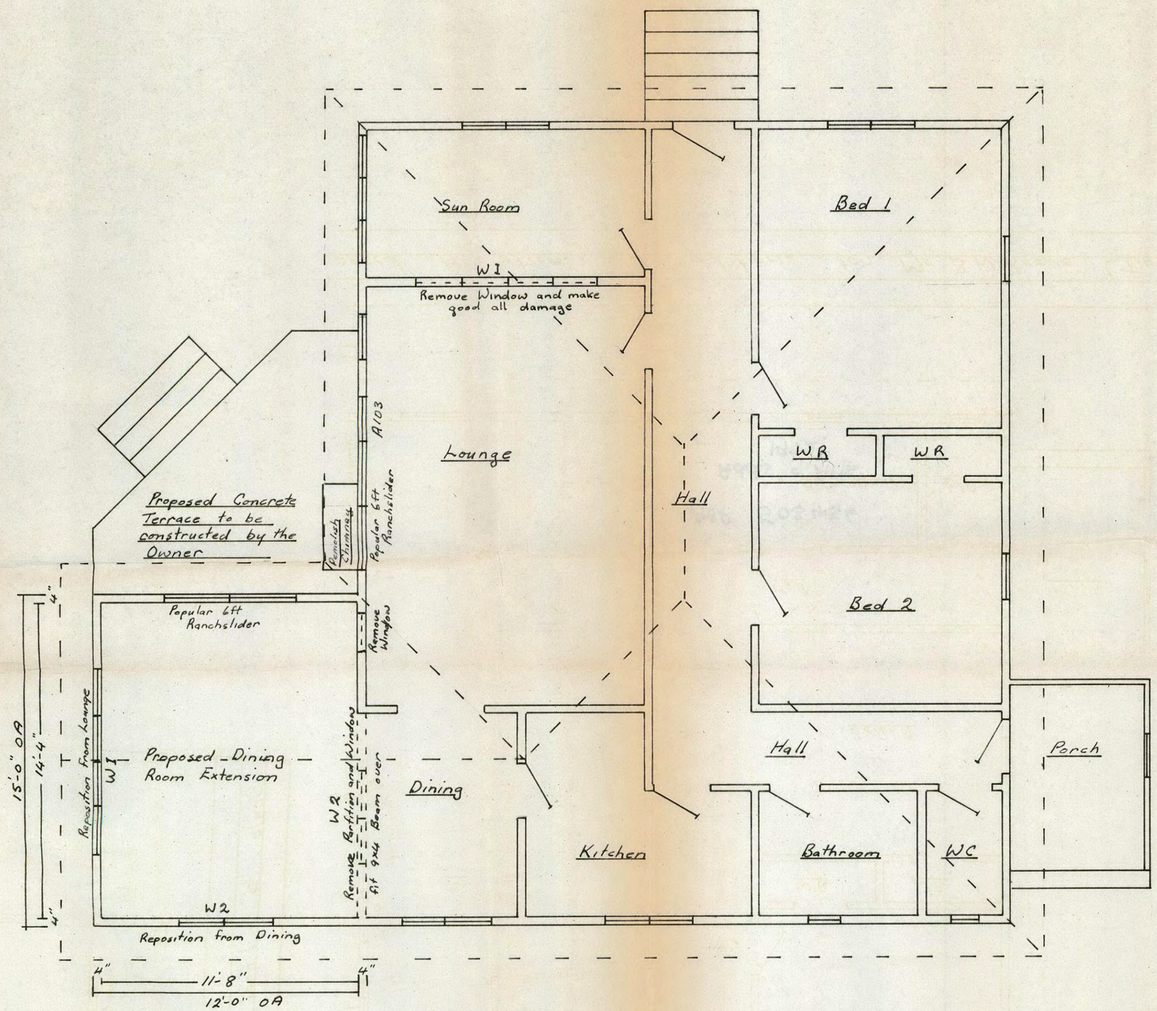
N. NEWBY,
BUILDING INSPECTOR.

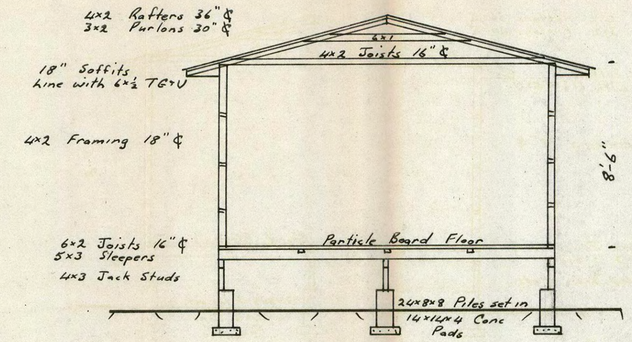


SCALE $\frac{1}{4}$" = 1' AREA 1138 □'



Side Elevation





Typical Cross Section

Notes

Contractor — to verify all dimensions on site

Finish — generally to match existing if possible

Demolishion — make good all damage with similar materials

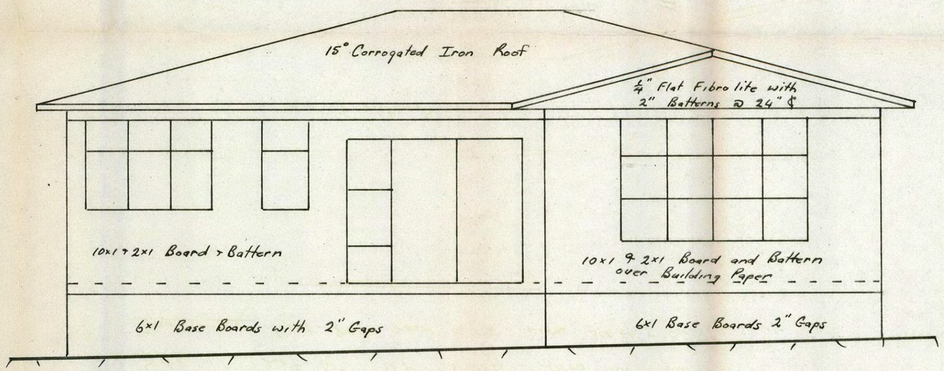
Joinery — Aluminium ex L J Fisher and existing

Site — Lot 6 D.P. 25904 Area 10-2-36

Bounderies — front 80ft rear 150ft Sides 300ft × 700 ft

APPROVED PERMIT NO
COUNTY ENGINEERS OFFICE
BAY OF ISLANDS C. COUNCIL

Front Elevation



Scale ¼" = 1 Foot	Proposed Alterations and Additions for Mr B W Reeve (Tiga Farms Ltd) at Main Road Kerikeri	28-3-72	Designed × Drawn CJK Western Builders Auckland Ltd Ph 873750 - 863942

881000 mN

880900 mN

880800 mN

224300 mE

224400 mE

224500 mE

224600 mE

.1.
DP 39481

4.
DP 39771

.I.

.II.

Lot 1.
6918 m²

PT.6.
DP 25904

Kerikeri Road. (legal) (20.12 wide)

94.23 Bal CT

RIGHT OF WAY (A)

(B) * RIGHT TO CONVEY WATER
* RIGHT TO TRANSMIT ELECTRICITY
(3.00 wide)

(C) RIGHT TO CONVEY WATER.
(3.00 wide)

(D) * RIGHT TO TRANSMIT ELECTRICITY
(4.00 wide)

241° 08' 20"	59.71 EB		
282° 38' 00"	78.40 EB		
111° 56'	2.00 EB		
21° 56'	20.00 EB		
111° 56'	6.87 EB		
241° 08' 20"	56.12 EB		
282° 38' 00"	77.25 EB		
213° 42'	11.69		
239° 31'	21.09		
194° 22'	24.87		
(150.92)	55.27		
9° 52'	6.00 EB		
279° 52' 00"	95.65 EB		
7° 23'	10.44		
94° 54'	24.75		
(21.32)			
17° 05'	4.28 EB		
30° 33'	3.74		
99° 52' 00"	61.80 EB		
99° 52' 00"	60.89		
117° 05' 30"	35.48		
117° 05' 30"	35.57 EB		
277° 09' 30"	63.23		
97° 09' 30"	65.65		
97° 09' 30"	66.88 EB		
4.03 EB			
605 (10.08)	359° 37' 30"		
192° 53' 30"	37.31 (40.31)		
300 EB			
52.24 EB			
102° 41' 00"			
102° 41' 00"	51.60 EB		
356° 12'	24.27		
306 EB			
(3820) 0° 52' 30"	35.14		
99° 52' 30"	59.63		

Approvals

Registered Owners.

Approved pursuant to Section 223 of the Resource Management Act 1991 on the ..... day of ..... 1992 subject to the granting or reserving of the easements set out in the memorandum hereon
The common seal of the Far North District Council is affixed hereon in the presence of

.....
Authorised Officer
(under delegated authority)

Memorandum of Easements.

Purpose	Servient Tenement	Shown	Dominant Tenement
* RIGHT OF WAY	LOT .1. Hereon	(A)	PT.6. DP 25904.
* RIGHT TO CONVEY WATER. * RIGHT TO TRANSMIT ELECTRICITY	PT.6. DP 25904	(B)	LOT .1. Hereon
* RIGHT TO CONVEY WATER.	LOT.1. Hereon	(C)	PT.6. DP 25904
* RIGHT TO TRANSMIT ELECTRICITY.	PT.6. DP 25904	(D)	LOT.1. Hereon.

New CT Allocated
Lot .1. CT ...../.....

Total Area 6918 m²

Comprised in CT 689/128 (PT)

I, Robert John Donaldson
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Kerikeri this 29th day of October 1992 Signature R.J. Donaldson

Field Book ..... p. ..... Traverse Book ..... p. .....
Reference Plans .....
.....
Examined ..... Correct .....

Approved as to Survey

...../...../..... Chief Surveyor

Deposited this ..... day of ..... 19 .....

District Land Registrar

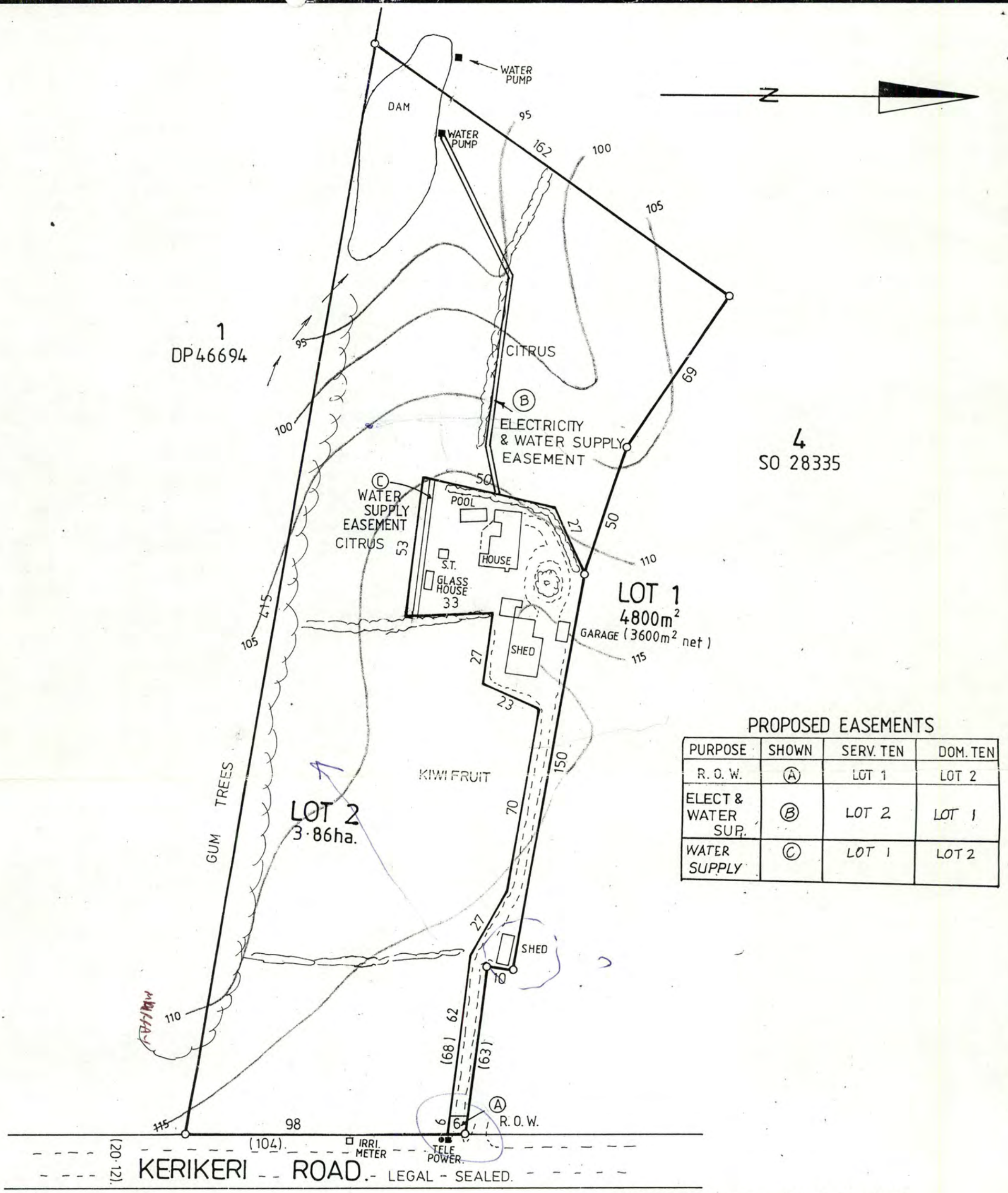
File 1843
Received
Instructions

LAND DISTRICT North Auckland
Survey Blk. & Dist. I & II, Kawakawa
NZMS 261 Sheet P05 Record Map No. 6.2

Plan of Lot .1. Being a Subdivision of Lot 6. DP 25904.

TERRITORIAL AUTHORITY Far North District
Surveyed by R.J. Donaldson & Assoc.
Scale 1: 1000 Date October 1992

Printed by Sterling Imports Ltd. Auckland, New Zealand.



PROPOSED EASEMENTS

PURPOSE	SHOWN	SERV. TEN	DOM. TEN
R. O. W.	Ⓐ	LOT 1	LOT 2
ELECT & WATER SUP.	Ⓑ	LOT 2	LOT 1
WATER SUPPLY	Ⓒ	LOT 1	LOT 2

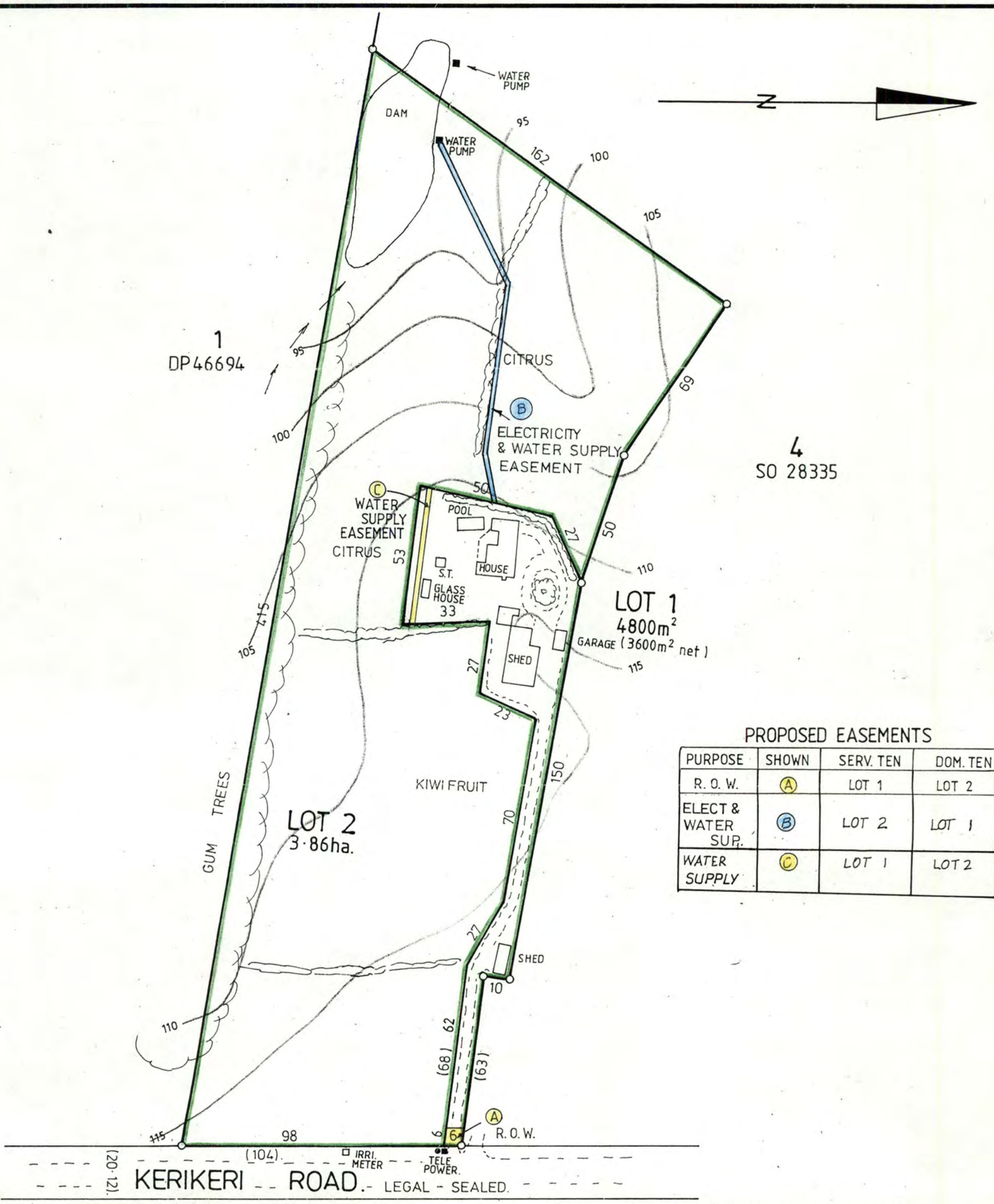
REGISTERED OWNER :- BW & JH REEVE
CONTAINED IN : CT. 689 / 128
TOTAL AREA : 4·34 ha.
ZONE : Rur. 1A

PROPOSED SUBDIVISION OF LOT 6 DP 25904.

NOTE : AREAS & MEASUREMENTS ARE SUBJECT TO SURVEY.

R. J. DONALDSON & ASSOC.
REGISTERED LAND & ENGINEERING SURVEYORS.
P. O. BOX 211 PHONE 0887 - 79 182.
KERIKERI FAX 0887 - 77366.
OFFICE : KERIKERI HOUSE KERIKERI ROAD KERIKERI.

LOCAL BODY. FAR NORTH DISTRICT COUNCIL.		
DRAWN S. MOSS	SCALE 1 : 1500	
TRACED S. MOSS	DATE MAY 1990.	FILE 1843.



PROPOSED EASEMENTS

PURPOSE	SHOWN	SERV. TEN	DOM. TEN
R. O. W.	A	LOT 1	LOT 2
ELECT & WATER SUP.	B	LOT 2	LOT 1
WATER SUPPLY	C	LOT 1	LOT 2

REGISTERED OWNER:- B W & J H REEVE
CONTAINED IN : CT. 689 / 128
TOTAL AREA : 4 · 34 ha.
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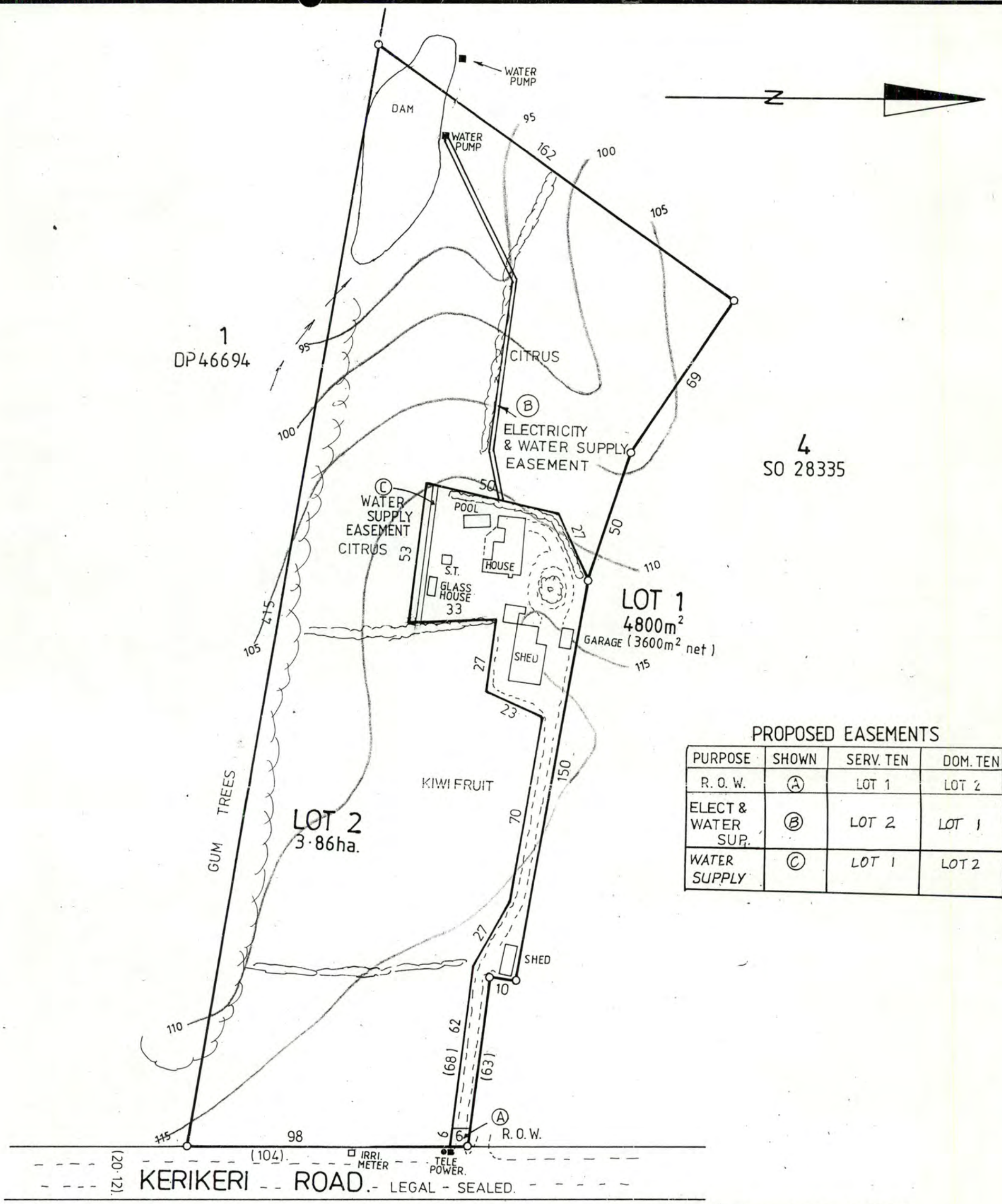

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REGISTERED OWNER :- B W & J H REEVE
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PROPOSED SUBDIVISION OF LOT 6 DP 25904.

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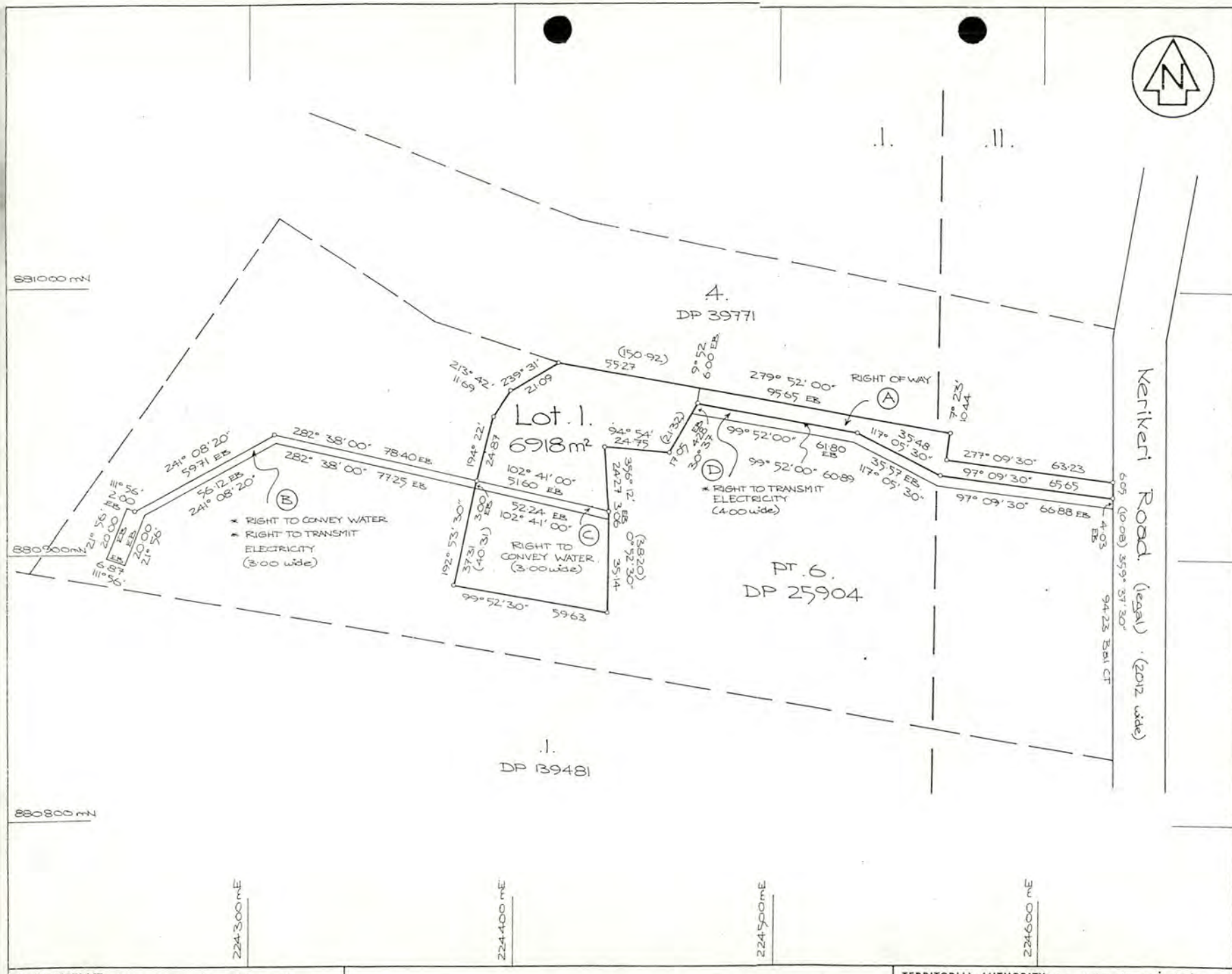

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Lot 1. CT ...../.....

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TERRITORIAL AUTHORITY Far North District
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Scale 1: 1000 Date October 1992

Printed by Sterling Imports Ltd. Auckland, New Zealand.

APPENDIX B

QUALIFICATIONS AND EXPERIENCE OF THE SQEPS

James Gladwin - BSc (Hons) Environmental Science, PgDip in Soil Science, CEnvP.

James is a Suitably Qualified and Experience Practitioners (SQEP). He has +15 years of experience in contaminated land covering a wide range of sites and contamination types, and as a result has an excellent understanding of the National Environmental Standards for Contaminated Land (NESCS) and the Contaminated Land Management Guidelines (CLMG).

James is a certified environmental practitioner (CEnvP) and has provided a wide range of contaminated land services to an array of clients. Key clients include the District and City Councils of the Bay of Plenty, the Bay of Plenty Regional Council, Christchurch City Council, Gisborne City Council, New Plymouth District Council and the NZ Transport Agency. He has been a panel member that provided technical review and guidance for the development of contaminated sites. He has also provided technical reviews for contaminated land investigations completed by third parties.

James worked on the Kopeopeo Canal Remediation Project, providing independent technical analysis for dioxin contamination in soils, sediment, water and air. He monitored and reported on the effectiveness of the dredge trial within resource consent requirements. This provided proof that the remediation methods were effective and practical so that the full-scale remediation of the canal could be completed. James continued to provide technical input through the remediation stage of the project.

APPENDIX C

QUALIFICATIONS AND EXPERIENCE OF THE SQEP(S)

James Gladwin - **BSc (Hons) Environmental Science, PgDip in Soil Science, CEnvP.**

James is a Suitably Qualified and Experience Practitioner (SQEP). With 15+ years of experience in contaminated land covering a wide range of sites and contamination types, James has an excellent understanding of the investigation and remediation of contaminated land in accordance with the National Environmental Standards for Contaminated Land (NESCS) and the Contaminated Land Management Guidelines (CLMG).

James is a certified environmental practitioner (CEnvP) and has provided a wide range of contaminated land services to an array of clients. Key clients include the District and City Councils of the Bay of Plenty, the Bay of Plenty Regional Council, Christchurch City Council, Gisborne City Council, New Plymouth District Council, and the NZ Transport Agency. He has been a panel member that provided technical review and guidance for the development of contaminated sites. He has also provided technical reviews for contaminated land investigations completed by third parties. James currently sits on the Bay of Plenty Regional Council Environmental Panel and is a permanent member of ALGA.

James worked on the Kopeopeo Canal Remediation Project, providing independent technical analysis for dioxin contamination in soils, sediment, water, and air. He monitored and reported on the effectiveness of the dredge trial within resource consent requirements. This provided proof that the remediation methods were effective and practical so that the full-scale remediation of the canal could be completed. James continued to provide technical input through the remediation stage of the project.

Jeff Davenport - BSc Biological Sciences.

Jeff is a Suitably Qualified and Experience Practitioner (SQEP). With 17+ years of experience in contaminated land covering a wide range of sites and contamination types, Jeff has an excellent understanding of the investigation and remediation of contaminated land in accordance with the National Environmental Standards for Contaminated Land (NESCS) and the Contaminated Land Management Guidelines (CLMG).

Coming from a background in both consulting and local government, Jeff has extensive experience in many aspects of contaminated land including soil and groundwater investigations, strategic remediation planning and implementation, and closed landfill management and monitoring.

Jeff has undertaken 3rd party reviews of PSI/DSI's for clients including Kainga Ora to identify potential constraints, opportunities, and risks as part of the strategic development phase used to inform the scope of future work. Recommendations included better investigation design and adopting a more bespoke approach to remediation of contaminated sites.

Working closely with regional councils, Jeff continues to help raise the profile and develop the contaminated land sector in both the Tairawhiti and Manawatu regions while also undertaking contaminated land investigations for local authorities including Auckland Council and high-profile hydrocarbon sites for Gisborne District Council.

Jeff currently sits on the Bay of Plenty Regional Council Environmental Panel and is a permanent member of ALGA and WasteMinz NZ affiliations.