

9 May 2018 (Revised 10 November 2021)

Maraetai Land Development  
C/- Neil Construction Limited  
PO Box 8751  
Symonds Street  
Auckland 1150

Ref: Ltr-1173/PSI/May18(Rev1)

Attention: David Page  
Land Manager

Dear David,

**RE: PRELIMINARY SITE INVESTIGATION OF 98-100 TOTARA ROAD, WHENUAPAI**

Geosciences Ltd (GSL), has conducted a preliminary site investigation (PSI) of the property located at 98-100 Totara Road, Whenuapai in accordance with GSL proposal ref: *Pro 1489/Apr18* dated 24 April 2018. The property is legally described as Lot 2 DP 81411, comprises an area of 11.61 Ha and is hereafter referred to as 'the site' in this report.

The primary purpose of this investigation is to assess the likelihood of any potential contamination issues being present on site, and the resulting applicability of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES).

## **1 BACKGROUND**

The site is currently a rural residential lot comprising of a residential dwelling in the northern corner of the site, while the remaining area of the site is vacant pasture utilised for the grazing of cattle. The landuse is consistent with the surrounding area, which has a mixture of rural and rural-residential properties nestled in and around the Whenuapai NZ Air Force base located approximately 1 km to the east of the site. GSL understands that the site has been identified for future residential development.

The *National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES)* (Ministry for the Environment (MfE), 2012) ensures that land affected by contaminants in soil is appropriately identified and assessed. When soil disturbance, change in landuse, or subdivision activities take place it should be, if necessary remediated or the contaminants contained to make the land safe for the intended landuse.

Under the NES, land is considered to be actually or potentially contaminated if an activity or industry on the MfE Hazardous Activities and Industries List (HAIL) has been, is, or is more likely than not to have been undertaken on the land under investigation. Consequently, any change in landuse, subdivision or development required a preliminary site investigation (PSI) of the land to determine whether or not any risk to human health exists as a result of any current or former activities that are occurring, or may have occurred, on that land.

GSL understands that the site has been secured by Maraetai Land Development with the intention of developing the land at some stage in the future. Maraetai Land Development engaged GSL to undertake a preliminary site investigation of the site to comment on the likely contamination risks associated with the property and determine whether or not the provisions of the NES are likely to apply to the site, or portions thereof.

## **2 SCOPE OF WORKS**

This preliminary site investigation, undertaken in general accordance with the MfE Contaminated Land Management Guidelines (CLMG) No. 1 - *“Reporting on Contaminated Sites in New Zealand”* and No 5 - *“Site Investigation and Analysis of Soils”* included:

- an historical appraisal of the site by a study of historic aerial photographs;
- a review of the current and historic certificates of title;
- a review of the property file held by Council;
- a visual site inspection and walkover of the property; and
- the preparation of this letter report to comment on the liabilities applicable under the National Environmental Standards (NES) regulations, and Auckland Unitary Plan (Operative in Part) (AUP(OP)) rules for the development of the site.

## **3 SITE HISTORY**

In order to establish the sites history, GSL conducted a desktop study of publicly available information, the findings of the study are detailed in the following sections.

### **3.1 RECORDS OF TITLE**

GSL has reviewed copies of the current and historic Records of Title for the aforementioned property, including any instruments on the title which detail relevant property information such as: current ownership, registered interests, easements, covenants, lease restrictions and transmissions, to determine if pre-existing consent notices or other restrictions / notifications which may be relevant to historic uses of or potential soil contamination are held against the property. No notes of interest were recorded on the titles. Copies of the certificates are attached in Appendix A.

### **3.2 HISTORIC AERIAL PHOTOGRAPHS**

Historic aerial photographs from 1940, 1950, 1963, 1972, 1980, and 1988 are available from the Retrolens website while images from 1996, 2006, 2008, 2010, 2015, and 2017 are available on the Auckland Council GEOMaps website (GIS). The findings of the historic aerial photograph review are summarised below, while copies of the aerial photographs have been attached in Appendix B.

- 1940-** The 1940 image is the first available image of the site and shows the full extent of the site  
**1950** as vacant pasture. The site is divided into paddocks with a narrow shelter belt along the western, southern, and eastern boundaries. The only discernible structure on the site is

a small shed to the north of the site's centre, the use of the shed is not apparent from the image.

There is little discernible development to the site in the 1950 image, aside from the shed in the centre having been removed.

**1963-1972** The 1963 image shows the site remaining vacant with no discernible structures noted on the area of the site. A portion of the site along the eastern boundary has been planted with trees which appear to be well established and mature by this time.

There are no discernible changes to the site in the 1972 image.

**1980-1988** The 1980 and 1988 images show the only development to the site being the removal of the trees noted in the eastern portion of the site, with the full area having been returned to pasture.

**1996-2017** The 1996 image is the first available colour image of the site and shows the only development to the site as being the construction of a residential dwelling and garage in the northernmost portion of the site. The remaining site area remains under pasture. There are no discernible developments to the site through the remaining images up to the 2017 plate. A small pen is present to the south of the dwelling, the proximity of the pen / race to the site boundary with Totara Road implies that the pen is a holding pen and loading race for livestock, the lay out of the race does not appear to be consistent with a spray race.

### **3.2.1 Summary of Aerial Photographs**

GSL has reviewed the available historic aerial images of the site and conclude that the site has remained predominantly vacant pasture for its discernible history. For a period between the 1950's and 1980s, the eastern portion of the site was densely vegetated before being cleared again for pasture use.

The current residential dwelling was constructed by 1996 in the northern most portion of the site. The aerial photographs show no distinct evidence for any activity or industry included on the MfE HAIL having been undertaken on the site. There are no structures present on the site which could be spray races, nor is there any evidence for horticultural activities having been undertaken on the site.

## **3.3 PROPERTY FILE**

GSL requested a copy of the property file from Auckland Council for review of historic activities. The property file contained plans and resource consent application documentation relating to the development of the site in 1994. The plans indicate that a house was relocated onto the property, a consent checklist indicated that the house was "at least 45 years old" clad with weatherboard and tiles onto timber joinery. Due to the age of the dwelling, GSL notes that the potential exists for lead based paints to have been used on the exterior of the building. While not explicitly included on the MfE HAIL, lead based paint can infiltrate the soil directly surrounding the dwelling at times when the exterior paint is in deteriorated condition, or when routine maintenance is undertaken, such as scraping or sanding. In addition, GSL considers that there is potential for asbestos containing materials

(ACM) to have been used in its construction which will require consideration under the Health and Safety at Work (Asbestos) Regulations 2016 should the house be identified for demolition.

Plans dated 1995, for the garage associated with the dwelling are also contained in the property file, these indicates that the garage is constructed using a timber frame, blockwork and clad in galvanised steel, with corrugated steel roofing. The plans indicate that the garage sits on a 100 mm thick concrete slab foundation.

Plans dated 1994 were also contained in the property file relating to the onsite effluent disposal systems. As Auckland Council have generally considered domestic effluent disposal systems and septic tanks to be encompassed by Items G.5 and G.6 of the MfE HAIL as waste disposal to land, consideration will be required with respect to their presence. A pump out report is held on file which identified a concrete tank of 4,500 l capacity and a drainage field trench in place, the location of the tank is shown on Figure 2.

### **3.4 SUMMARY OF DESKTOP INVESTIGATION**

GSL conducted a desktop study of publicly available information including a review of current and historic certificates of title, a review of historic aerial photographs, and a review of the property file held by Council. The desktop study has identified the following potential issues associated with the existing residential dwelling on site:

- Historic use of lead based paints;
- Potential presence of asbestos containing materials; and
- Presence of an onsite effluent disposal system.

No issues were identified that would encompass the wider areas of site beyond the house curtilage.

## **4 SITE INSPECTION AND WALKOVER**

GSL undertook a site inspection on 8 May 2018 at which time the weather was fine and clear, at the time of the inspection the site appears exactly as it does in the most recent aerial photographs, that is; largely vacant pasture laid out in paddocks for the grazing of cattle. The only structures on the full extent of the site are the dwelling noted in the aerial photographs and its associated garage.

The site is accessed by a sealed driveway off Totara Road in the northern corner of the site, the driveway leads to the dwelling from which point access to the paddocks is gained through a standard timber farm gate. Adjacent to the gate is a timber loading race as identified in the aerial imagery. GSL notes that the layout of the race is consistent with a loading bay only and there is no evidence present for the race having been utilised for spraying of livestock. Similarly, its position adjacent to the road suggests that it has solely been utilised for loading / unloading stock for transport.

The dwelling and garage are confirmed to be as described in the property file plans; that is the dwelling is primarily being constructed of timber frame and weatherboard construction, with tiled roofing while the garage is timber framed and clad in metal weatherboards. No visually obvious potential ACM products were identified from an inspection of the exterior surfaces of these structures.



The area south of the dwelling curtilage is entirely vacant and separated into paddocks by standard post and batten wire farm fencing in aged condition. With respect to the portion of the site identified as being vegetated during the 1960s and 1970s, a number of tree stumps remain within this portion of the site showing relatively uniform distribution. The size and density of the stumps still present on site when assessed against that portion of the site suggest that marginal land may have been converted to forestry for a time as a mechanism for making better use of that land.

In the eastern portion of the site a small creek runs in a northerly direction across the site. While GSL notes that the creek's genesis is within the Royal NZ Air Force Whenuapai Air Force Base, it is only a very small portion of the headwater above the site and appears to originate from a portion of the Air Force Base occupied by landscaped gardens adjacent to recreational centres / barracks / mess hall type buildings on site well removed from the high risk portions of the site associated with aircraft.

No evidence for any activity or industry included on the MfE HAIL having been, or currently being undertaken on the site was noted during the site inspection. Site photographs are included as Appendix D.

## **5 POTENTIAL FOR CONTAMINATION**

Following the completion of this investigation, GSL has identified the following source of potential contamination on site:

- Historic use of lead based paints on the residential house - encompassed under HAIL Item I where a risk to human or environmental health is present only;
- Possible utilisation of Asbestos Containing Materials within the construction of the house - HAIL Item E.1 only when in broken or degraded condition; and
- Presence of a septic tank and effluent disposal system associated with the residential house - HAIL Item G.5 / G.6.

An assessment of the likely extents and issues associated with each of these items is discussed in turn below based on GSL's extensive experience in similar situations.

### **5.1 LEAD BASED PAINT**

While the use of lead based paint was becoming more and more reduced in the 1950's, its use continued until the 1970's and as such could be present on the villa relocated to site despite its construction in 1955. GSL considers that soil immediately surrounding the dwelling could potentially have been impacted by lead based paints if the exterior paint on the dwelling had been in deteriorated condition, or at times when routine maintenance such as sanding, or scraping were undertaken without adequate ground protection in place.

The potential effects of lead based paint on the surrounding soil would be expected to be concentrated in the area surrounding the dwelling where paint chips, flakes, or dust had infiltrated the soil, lead can then leach out of the paint into the soil resulting in high concentrations in the soil. Those concentrations are generally limited to the immediate curtilage and rapidly attenuate with distance from the source (the dwelling), only impacting the surficial soils within that curtilage.

## 5.2 ASBESTOS CONTAINING MATERIALS IN BUILDINGS

ACM has been widely used in an array of building materials for an extensive period of New Zealand's building materials history. While its use was widely concluded by 1990, New Zealand legislation notes that its use cannot be ruled out on buildings constructed prior to 1 January 2000. As a result, the presence of asbestos within the building and garage cannot be ruled out.

With regards to ACM, the potential for soil contamination is only present if ACM is in deteriorated or broken condition. No broken or degraded ACM was identified during the site inspection suggesting that if ACM is present within the building, it is most likely in good condition.

As with lead based paint, ACM is only likely to impact soil immediately adjacent to the dwelling and as such are not considered to present a potential for gross soil contamination across the site as a whole.

With respect to the demolition of any building constructed prior to 1999 the *Health and Safety at Work (Asbestos) Regulations 2016*, demands a fully intrusive pre-demolition hazardous building materials survey to be undertaken before demolition works can commence. The survey must be conducted by a suitably WorkSafe NZ licensed asbestos assessor and will identify the location and extent of any hazardous building materials, specifically ACM. Should ACM be identified in the survey then asbestos removal works will be required prior to the demolition of the dwelling, the removal must be completed by an appropriately licensed asbestos removal contractor and under the controls of an asbestos removal control plan (to be provided by the appointed contractor). The hazardous building materials survey will form the basis of any asbestos removal control plan.

## 5.3 EFFLUENT DISPOSAL INFRASTRUCTURE

Domestic effluent disposal infrastructure is considered by Auckland Council to be encompassed under Items G.5 and G.6 of the MfE HAIL as waste disposal to land. Should the existing septic tank and disposal field require decommissioning and removal as part of the proposed future development, works in this area will need to address the requirement of the NES and Auckland Unitary Plan (Operative in Part) with respect to contamination regulations.

Effluent disposal fields are likely to result in small scale impacts limited to the topsoil horizon where the effluent liquor is dispersed. In GSL's experience, impacts are unlikely to extend beyond the boundaries of the disposal field and generally do not exceed 400 mm in depth meaning that a small, localised area will likely require remedial earthworks during decommissioning. Impacts are considered unlikely to be pervasive across a large area.

## 6 CONCLUSIONS

GSL has undertaken a preliminary site investigation, in general accordance with the MfE Contaminated Land Management Guidelines, of the property located at 98-100 Totara Road, Whenuapai. The primary purpose of this investigation is to assess the likelihood of any potential contamination issues being present on site, and if so, comment on their likely implications for future residential development.

This investigation has identified potential sources of contamination on site to be the discrete area surrounding the existing residential dwelling in the northern portion of the site. Due to the age of the dwelling which was relocated onto the site in the 1990s, GSL considers that the following potential

sources of contamination will require further investigation should any change in landuse, subdivision, or development works be proposed in that area:

- Historical use of lead based paints; and
- Potentially asbestos containing building materials utilised in the residential dwelling and garage on site.

Additionally, plans held within the property file identify the location of the onsite domestic waste water treatment systems (septic tank and effluent disposal field), which Auckland Council have considered to be encompassed by Items G.5 and G.6 on the MfE HAIL. GSL concludes that should any change in landuse, subdivision, or development of that portion of the land be proposed, then these small scale, localised points will require further investigation and likely require localised remedial works.

With regards to the wider site area, GSL did not identify any evidence for any potentially contaminating activity included on the MfE Hazardous Activities and Industries List having been undertaken on the site. GSL therefore concludes that the risk for actual or potential contamination on the site to be low, and concludes that with respect to the wider site area that any future change in landuse, subdivision, or development would be highly unlikely to result in a risk to human health or the environment.

## 6.1 NATIONAL ENVIRONMENTAL STANDARDS

As a result of the identification of potentially contaminating landuses within the residential footprint on site, any change in landuse, subdivision, or development of that area will be required to address the regulations of the NES. As there is no distinct evidence for any activity included on the MfE HAIL having occurred or being more likely than not to have occurred on the wider site area, the wider site area does not meet the definition of “*Land Covered*” under Regulation 5(7), as a result, the regulations of the NES are not applicable to the change in landuse, subdivision, or development of those areas.

With respect to the immediate area of the original dwelling, while the NES is applicable to the development of that portion of the site, GSL notes that the area and volume of impacted soils is likely to be extremely limited in the scale of the overall development. The disturbance of potentially lead impacted soil within the dwelling curtilage and the effluent disposal systems are likely to be well within the remit of a Permitted Activity under Regulation 8(3) of the NES. Regulation 8(3) allows for the disturbance and offsite disposal of soil on actually or potentially contaminated sites as a permitted activity while the following conditions are met:

- a) *“Controls to minimise the exposure of humans to mobilised contaminants must -*
  - i. *Be in place when the activity begins;*
  - ii. *Be effective while the activity is done;*
  - iii. *Be effective until the soil is reinstated to an erosion resistant state;*
- b) *The soil must be reinstated to an erosion resistant state within 1 month after serving the purpose for which the activity was done*
- c) *The volume of disturbance on soil must not be more than 25 m<sup>3</sup> per 500 m<sup>2</sup>;*
- d) *Soil must not be taken away in the course of the activity except that -*
  - i. *For the purpose of laboratory analysis, any amount of soil may be taken away as soil samples;*
  - ii. *For all other purposes combined, a maximum of 5 m<sup>3</sup> per 500 m<sup>2</sup> may be taken away per year.*

- e) *Soil taken away in the course of the activity must be disposed of at a facility licensed to receive soil of that kind;*
- f) *The duration of the activity must be no longer than two months;*
- g) *The integrity of a structure designed to contain contaminated soil must not be compromised."*

For a site of this size (11.61 Ha) Regulation 8(3) allows for the disturbance of up to 5,805 m<sup>3</sup> and the offsite disposal of up to 1,161 m<sup>3</sup> of soil, per year, as a permitted activity. It is likely that the required soil disturbance and offsite disposal of any actually or potentially impacted soil will fall within those volumes. The remediation of the effluent field and any actually or potentially impacted soil in the dwelling curtilage are considered highly likely to be encompassed by the above volumes, noting that Regulation 8(3) allows for the works to be encompassed by consecutive years, i.e. that should works extend over two days, that those days can be considered consecutive years and the volumes can be doubled.

A site management plan will likely be required to document the controls to be in place for the protection of human and environmental health for the duration of soil disturbance in those areas in order to meet the requirements of Regulation 8(3).

## 6.2 AUCKLAND UNITARY PLAN (OPERATIVE IN PART)

For the same reasons as the NES above, the majority of the site does not meet the Auckland Council definition of *"land containing elevated levels of contaminants"* and as such, the contaminated land rules of Chapter E.30 of the AUP(OP) will not apply to the proposed change in landuse, subdivision, and development of the site.

That said, the area of the residential dwelling and disposal field may meet that definition, and technically, the contaminated land rules of the Chapter E.30 may be applicable to soil disturbance in that area. That said, the AUP(OP) allows for the small scale disturbance of soil on actually or potentially contaminated land as a permitted activity under Rule E.30.6.1.2, which provides for small scale disturbance while the following conditions are met:

1. *"The volume of soil disturbed must not exceed:*
  - a. *200 m<sup>3</sup> per site; or*
  - b. *200 m<sup>3</sup> per project for sites or roads with multiple concurrent land disturbance projects, where the cumulative total volume of soil disturbance associated with each given project will be used when determining activity status; or*
  - c. *an average depth and width of 1 m for linear trenching by network utilities in the road or rail corridor. For the purposes of this rule the rail corridor does not include land more than 10 m from the rail tracks.*
2. *Prior to the activity commencing:*
  - a. *the Council must be advised of the activity in writing if the volumes of soil disturbed on land containing elevated levels of contaminants exceeds 25 m<sup>3</sup>, including details of the measures and controls to be implemented to minimise discharges of contaminants to the environment, and such controls are to be effective for duration of the activity and until the soil is reinstated to an erosion-resistant state; and*
  - b. *control on linear trenching must be implemented to manage discharges to the environment from trenches acting as migration pathways for contaminants;*
3. *Any discharge from land containing elevated levels of contaminants must not contain separate phase liquid contaminants including separate phase hydrocarbons.*
4. *The duration of the soil disturbance on a site must not exceed two months.*

5. *Any contaminated material removed from the site must be disposed of at a facility or site authorised to accept such materials."*

Where the disturbance of soil required to address the above potentially impacted areas can comply with the above conditions, GSL considers that the remediation of those areas can be undertaken as a permitted activity. Following the completion of those remedial works, the contaminated land rules of Chapter E.30 will no longer be applicable to the proposed development.

## 7 RECOMMENDATIONS

In order to address the requirements of the NES and Chapter E.30 of the AUP(OP) a site management plan will be required to document the controls to be in place for the protection of human and environmental health from the potential mobilisation of contaminants in soil during soil disturbance works.

Thank you for the opportunity to carry out this investigation. Should you have any queries regarding this report please do not hesitate to contact us on 09 475 0222.

Report prepared on behalf of  
GSL by:



David Wilkinson  
Environmental Scientist  
Geosciences Ltd

Report reviewed on behalf of  
GSL by:



Carl O'Brien  
General Manager  
Geosciences Ltd

Report authorised on behalf of  
GSL by:



Johan Faurie  
Principal  
Geosciences Ltd

## **Disclaimer**

This report is provided on the condition that Geosciences Ltd disclaims all liability to any person or entity other than the client and Auckland Council in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by any such person in reliance, whether in whole or in part, on the contents of this report. Furthermore, Geosciences Ltd disclaims all liability in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by the client, or any such person in reliance, whether in whole or any part of the contents of this report of all matters not stated in the brief outlined in our proposal and according to our general terms and conditions and special terms and conditions for contaminated sites.

## **Statement**

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 2011. It has been managed by a suitably qualified and experienced practitioner (SQEP); and reported on in accordance with the current edition of the Ministry for the Environment's *Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand*.

## 8 LIMITATIONS

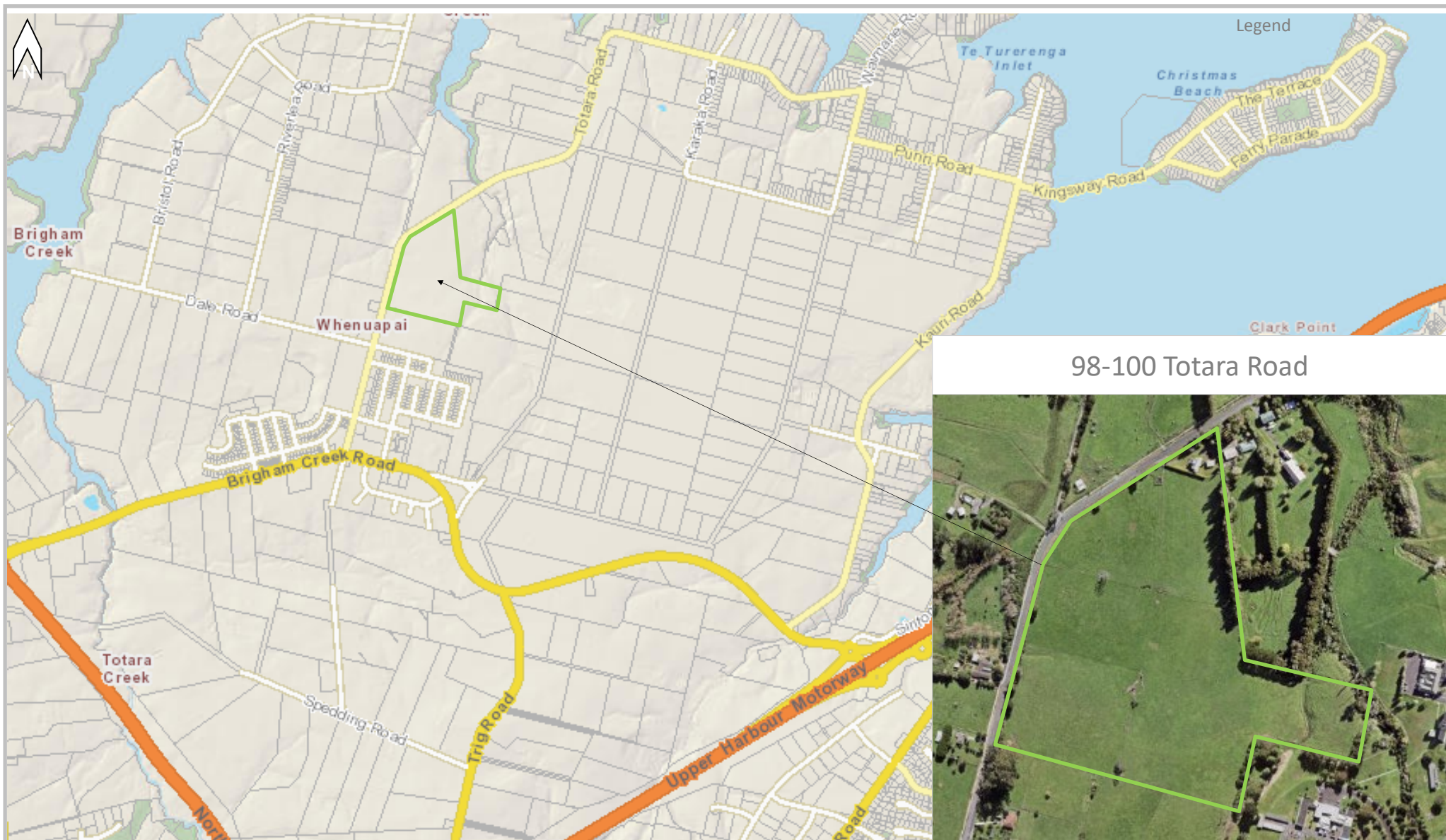
The conclusions and all information in this Report are given strictly in accordance with and subject to the following limitations and recommendations:

1. The assessment undertaken to form this conclusion is limited to the scope of work agreed between GSL and the client, or the client's agent as outlined in this Report. This report has been prepared for the sole benefit of the client and neither the whole nor any part of this report may be used or relied upon by any other party.
2. The investigations carried out for the purposes of the report have been undertaken, and the report has been prepared, in accordance with normal prudent practice and by reference to applicable environmental regulatory authority and industry standards, guidelines and assessment criteria in existence at the date of this report.
3. This report should be read in full and no excerpts are to be taken as representative of the findings. No responsibility is accepted by GSL for use of any part of this report in any other context.
4. This Report was prepared on the dates and times as referenced in the report and is based on the conditions encountered on the site and information reviewed during the time of preparation. GSL accepts no responsibility for any changes in site conditions or in the information reviewed that have occurred after this period of time.
5. Where this report indicates that information has been provided to GSL by third parties, GSL has made no independent verification of this information except as expressly stated in the report. GSL assumes no liability for any inaccuracies in or omissions to that information.
6. Given the limited Scope of Works, GSL has only assessed the potential for contamination resulting from past and current known uses of the site.
7. Environmental studies identify actual sub-surface conditions only at those points where samples are taken and when they are taken. Actual conditions between sampling locations may differ from those inferred. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from that predicted. Nothing can be done to prevent the unanticipated and GSL does not guarantee that contamination does not exist at the site.
8. Except as otherwise specifically stated in this report, GSL makes no warranty or representation as to the presence or otherwise of asbestos and/or asbestos containing materials ("ACM") on the site. If fill has been imported on to the site at any time, or if any buildings constructed prior to 1970 have been demolished on the site or materials from such buildings disposed of on the site, the site may contain asbestos or ACM.
9. Except as specifically stated in this report, no investigations have been undertaken into any off-site conditions, or whether any adjoining sites may have been impacted by contamination or other conditions originating from this site. The conclusion set out above is based solely on the information and findings contained in this report.
10. Except as specifically stated above, GSL makes no warranty, statement or representation of any kind concerning the suitability of the site for any purpose or the permissibility of any use, development or re-development of the site.
11. The investigation and remediation of contaminated sites is a field in which legislation and interpretation of legislation is changing rapidly. Our interpretation of the investigation findings should not be taken to be that of any other party. When approval from a statutory authority is required for a project, that approval should be directly sought by the client.
12. Use, development or re-development of the site for any purpose may require planning and other approvals and, in some cases, environmental regulatory authority and accredited site auditor approvals. GSL offers no opinion as to whether the current or proposed use has any or all approvals required, is operating in accordance with any approvals, the likelihood of obtaining any approvals, or the conditions and obligations which such approvals may impose, which may include the requirement for additional environmental works.
13. GSL makes no determination or recommendation regarding a decision to provide or not to provide financing with respect to the site. The on-going use of the site and/or planned use of the site for any different purpose may require the owner/user to manage and/or remediate site conditions, such as contamination and other conditions, including but not limited to conditions referred to in this report.
14. Except as required by law, no third party may use or rely on, this report unless otherwise agreed by GSL in writing. Where such agreement is provided, GSL will provide a letter of reliance to the agreed third party in the form required by GSL.
15. To the extent permitted by law, GSL expressly disclaims and excludes liability for any loss, damage, cost or expenses suffered by any third party relating to or resulting from the use of, or reliance on, any information contained in this Report. GSL does not admit that any action, liability, or claim may exist or be available to any third party.
16. Except as specifically stated in this section, GSL does not authorise the use of this report by any third party.

## FIGURES

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98-100 Totara Road





## APPENDIX A      CERTIFICATE OF TITLE

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

**Limited as to Parcels**

**Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA38B/84**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 August 1977

**Prior References**

NA767/239

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**Estate** Fee Simple  
**Area** 11.6100 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 81411

**Proprietors**

Lois Violet Harre and Roderick McCrae Harre

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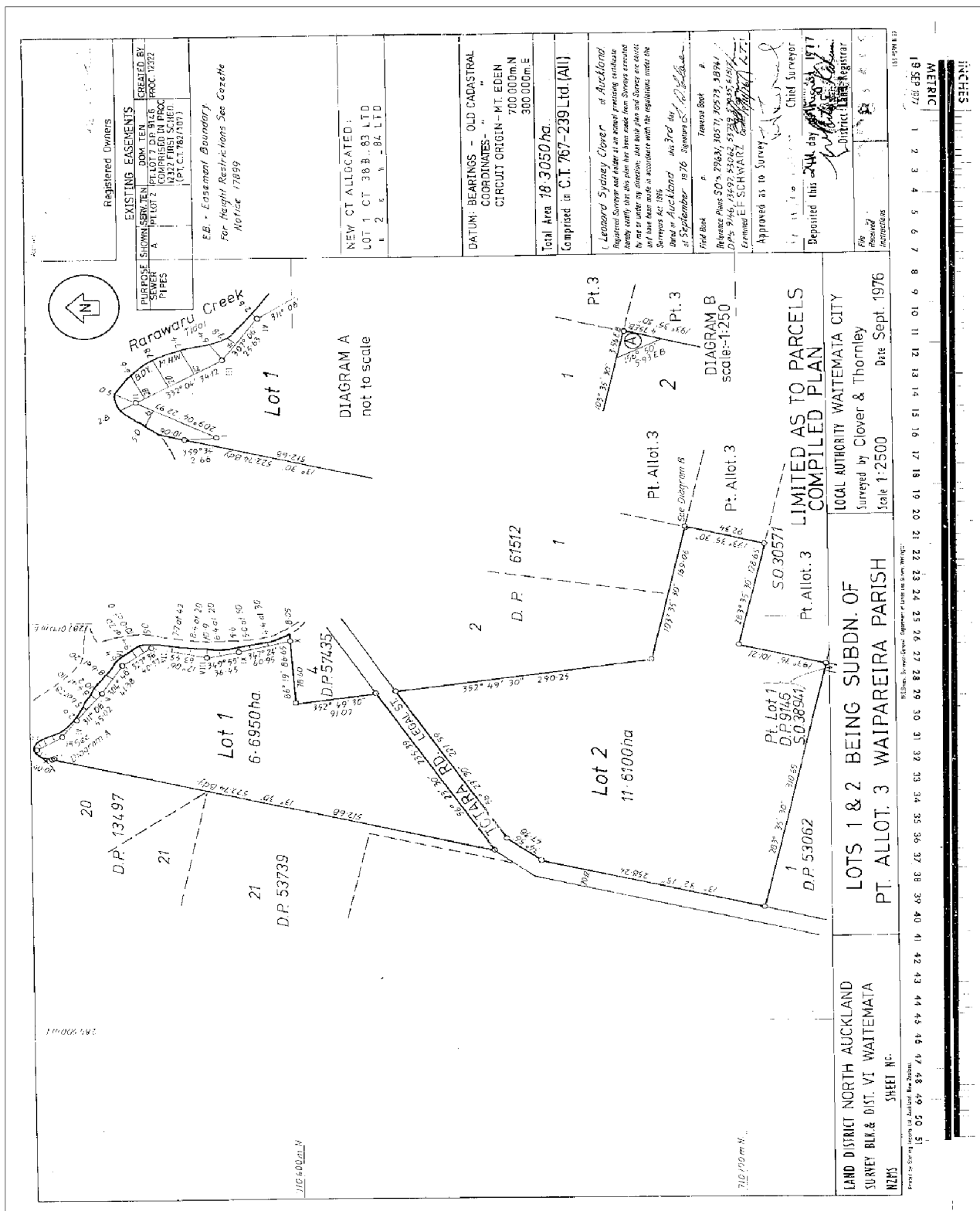
**Interests**

Subject to a drainage right over part marked A created by Proclamation 12322

K72265 Compensation Certificate by The Minister of Works - 26.8.1959 at 1.57 pm

17899 Gazette Notice declaring the within land subject to restrictions imposed by the within notice - 26.11.1960 at 2.54 pm







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

**Limited as to Parcels**

**Historical Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA38B/84**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 August 1977

**Prior References**

NA767/239

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**Estate** Fee Simple  
**Area** 11.6100 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 81411

**Original Proprietors**

Barrie Frederick Connell and Lloyd McCrae Harre

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**Interests**

Subject to a drainage right over part marked A created by Proclamation 12322

K72265 Compensation Certificate by The Minister of Works - 26.8.1959 at 1.57 pm

17899 Gazette Notice declaring the within land subject to restrictions imposed by the within notice - 26.11.1960 at 2.54 pm

7282097.1 Transmission to Lloyd McCrae Harre - 19.3.2007 at 9:00 am

7282097.2 Transfer to Lloyd McCrae Harre, Lynnette Joy Clark and Colin James Lucas - 19.3.2007 at 9:00 am

9569425.1 CAVEAT BY PAUL MAYNARD - 16.12.2014 at 3:40 pm

9395603.1 Transmission to Lynnette Joy Clark and Colin James Lucas as survivor(s) - 25.3.2015 at 3:32 pm

9395603.2 Transfer to Lois Violet Harre and Roderick McCrae Harre - 25.3.2015 at 3:32 pm

10023492.1 Lapse of Caveat 9569425.1 pursuant to Section 145A Land Transfer Act 1952 - produced 7.4.2015 at 3.25 pm and entered 28.4.2015 at 7.00 am

9936639.1 CAVEAT BY LYNNETTE JOY CLARK AND COLIN JAMES LUCAS - 15.4.2015 at 9:20 am

10423337.1 Withdrawal of Caveat 9936639.1 - 25.8.2016 at 9:54 am

## References

Prior C/T 767/239

Land and Deeds 69

Transfer No. Limited as to Parcels  
N/C. Order No. 368095:1**REGISTER**

No.

38B/84

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 24th day of August one thousand nine hundred and seventy seven under the seal of the District Land Registrar of the Land Registration District of North Auckland

**WITNESSETH** that JOYCE EMMA ANDERSON widow and VIOLET ELIZABETH JANET ANDERSON widow both of Whenuapai and JOHN COUGHLAN WILLIAMS of Auckland Solicitor (one half share jointly) and LOIS VIOLET HARRE of Whenuapai married woman are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 11.6100 hectares more or less being Lot 2 Deposited Plan 81411 and being part Allotment 3 Parish of Waipareira



*W. H. Kahim*  
Assistant Land Registrar

Interests at date of issue.

Subject to a drainage easement over the part herein marked A appurtenant to the pt Lot 7 Plan 9146 (C.T. 782/107) created by proc 12322

418984 Mortgage to Violet Elizabeth Janet Anderson *discharged 31/10/1979* at 2.56 o/c

172265 Compensation certificate by the Minister of Works - 26.8.1959 at 1.57 o/c

17899 Gazette Notice declaring the within land subject to restrictions imposed by the within notice - 26.11.1960 at 2.54 o/c

*W. H. Kahim*  
A.L.R.

718457.2 Transfer to Lois Violet Harre apovenamed - 3.2.1978 at 1.40 o/c

*W. H. Kahim*  
for A.L.R.

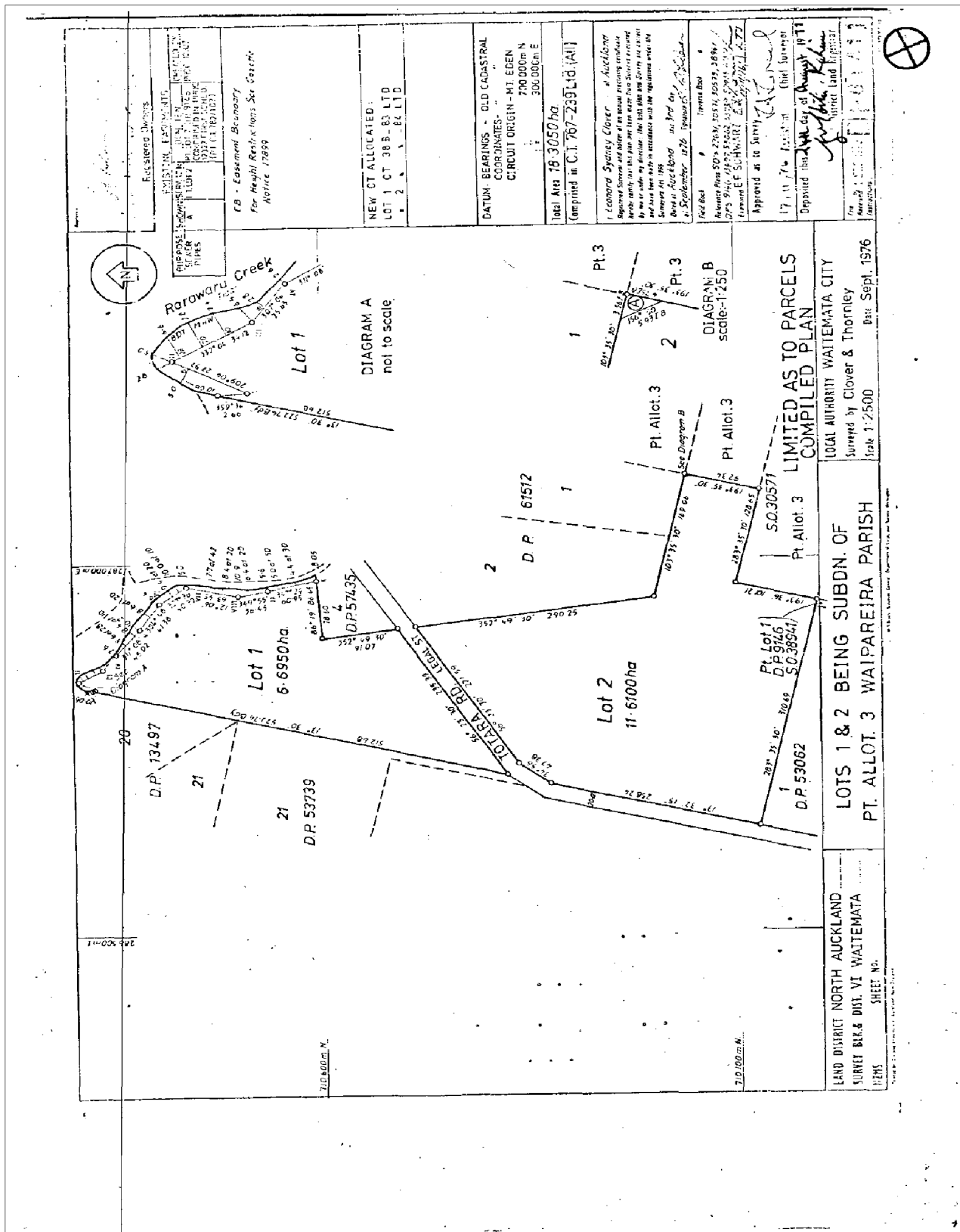
718457.3 Mortgage to Violet Elizabeth Janet Anderson - 3.2.1978 at 1.40 o/c

*W. H. Kahim*  
for A.L.R.

Measurements are Metric

No.

38B/84





## **APPENDIX B                      HISTORICAL AERIAL PHOTOGRAPHS**

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<b>Title:</b>	<b>Historic Aerial Photographs</b>	<b>Reference:</b> J1173
<b>Project name:</b>	98-100 Totara Road, Whenuapai	<b>Date:</b> 30/04/2018
<b>geosciences</b> <small>ENVIRONMENTAL</small>	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> DW
		<b>Approved:</b> COB



<b>Title:</b>	<b>Historic Aerial Photographs</b>	<b>Reference:</b> J1173
<b>Project name:</b>	98-100 Totara Road, Whenuapai	<b>Date:</b> 30/04/2018
<b>geosciences</b> ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> DW
		<b>Approved:</b> COB





<b>Title:</b>	<b>Historic Aerial Photographs</b>	<b>Reference:</b> J1173
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<b>geosciences</b> ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> DW
		<b>Approved:</b> COB



<b>Title:</b>	<b>Historic Aerial Photographs</b>	<b>Reference:</b> J1173
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		<b>Approved:</b> COB





<b>Title:</b>	<b>Historic Aerial Photographs</b>	<b>Reference:</b> J1173
<b>Project name:</b>	98-100 Totara Road, Whenuapai	<b>Date:</b> 30/04/2018
<b>geosciences</b> <small>ENVIRONMENTAL</small>	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> DW
		<b>Approved:</b> COB





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<b>geosciences</b> ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> DW
		<b>Approved:</b> COB

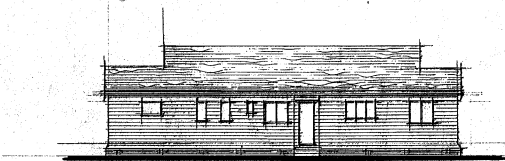
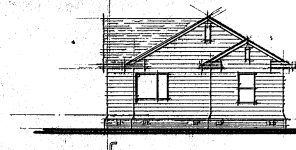
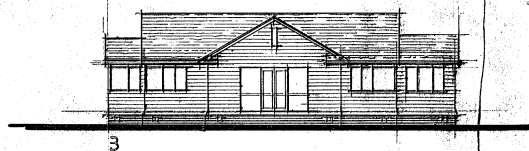
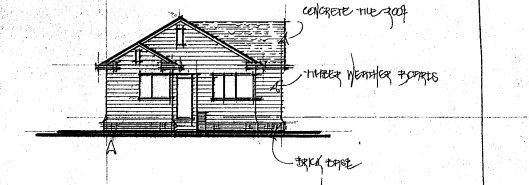
## APPENDIX C      PROPERTY FILE EXTRACTS

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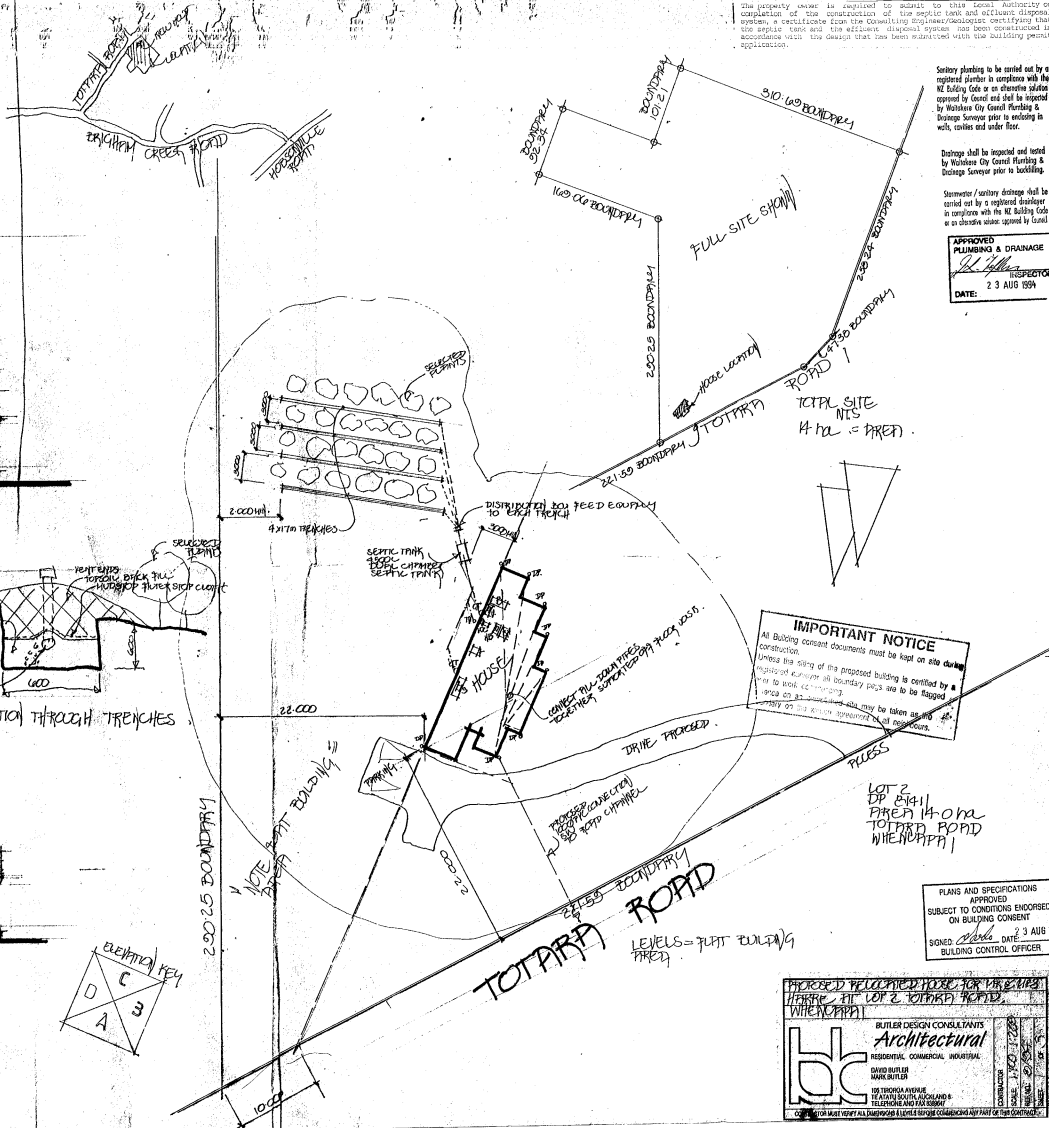
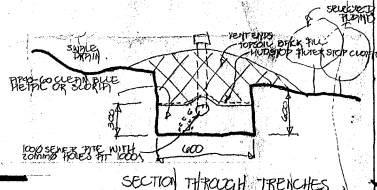




No section lines and levels are to be shown without prior approval of Council, Council Grants, Environment Protection Officer for advice



ELEVATIONS



The property owner is required to submit to the Council Authority on completion of the construction of the specific tank and effluent disposal system, a certificate from the Consulting Engineer/Geologist certifying that the specific tank and the effluent disposal system, has been constructed in accordance with the design that has been submitted with the building permit application.

Sanitary plumbing is to be installed in accordance with the NZ Building Code or an alternative solution approved by Council and shall be inspected by Waikato City Council Plumbing & Drainage Services prior to installing in walls, ceilings and under floor.

Drainage shall be inspected and noted by Waikato City Council Plumbing & Drainage Services prior to building.

Stormwater / Sanitary drainage shall be carried out by a registered plumber in accordance with the NZ Building Code or an alternative solution approved by Council.

APPROVED PLUMBING & DRAINAGE  
DATE: 23 AUG 1994

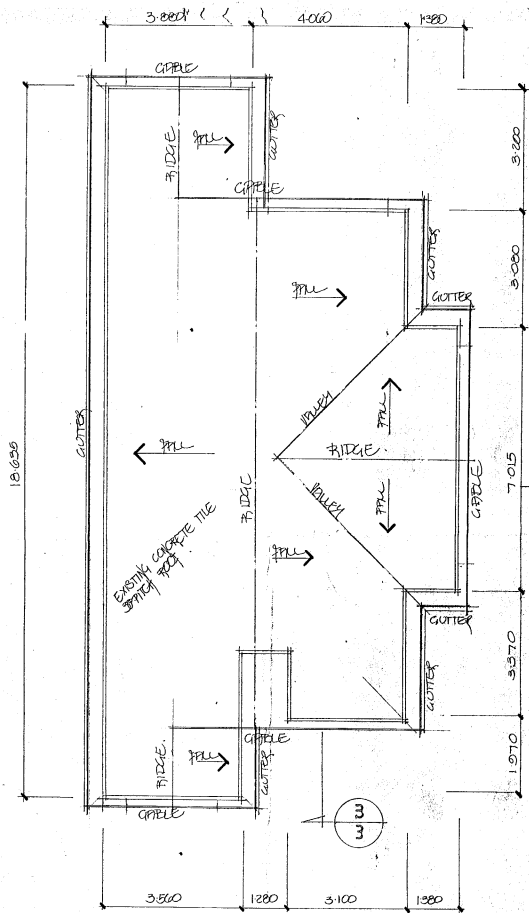
**IMPORTANT NOTICE**  
All Building consent documents must be kept on site during construction.  
Unless the siting of the proposed building is certified by a registered surveyor all boundary pick ups to be flagged prior to work commencing.  
Pick ups at all corners shall only be taken as per the surveyor's instructions.

PLANS AND SPECIFICATIONS  
APPROVED  
SUBJECT TO CONDITIONS ENDORSED  
ON BUILDING CONSENT  
SIGNED: [Signature] DATE: 23 AUG 1994  
BUILDING CONTROL OFFICER

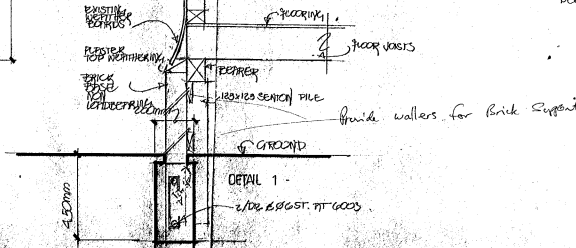
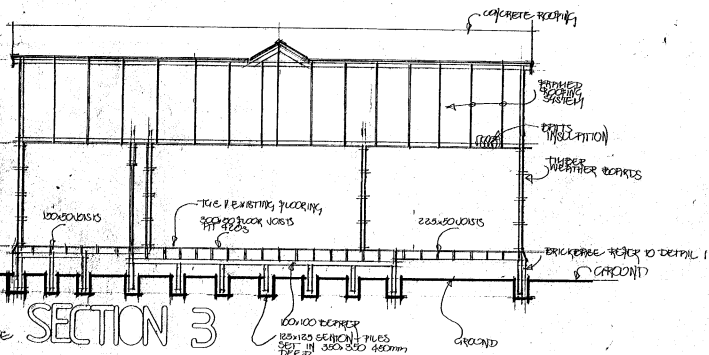
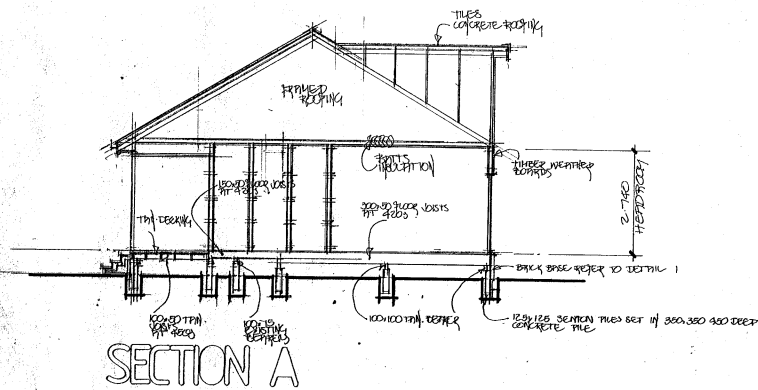
APPROVED FOR BUILDING PERMIT  
DATE: 23 AUG 1994  
BUILDING CONTROL OFFICER

DAVID BUTLER ARCHITECTURAL  
RESIDENTIAL, COMMERCIAL, INDUSTRIAL  
100 PIONEER AVENUE  
TEANAU, SOUTH AUCKLAND 6  
TELEPHONE 834 1111  
FAX 834 1112

bc



ROOF PLAN



PROPOSED RELOCATION OF EXISTING RESIDENCE	
NO. 2 - 1/2" x 1/2" x 1/2"	
SUBJECT TO CONDITIONS OF RELOCATION	
HARRIS COUNTY, TEXAS	
SIGNED 12/26/22	DATE 3/14/23
BUILDING CONTROL OFFICER	
DATE 2/24	SCALE 1/8" = 1'-0"
SHEET 3 OF 3	



# HAWTHORN-GEDDES

Civil & Structural

Registered Civil & Structural Engineers

138 Bank Street  
P.O. Box 1575  
Wangarei

Wangarei Ph (09) 438-  
Fax (09) 438-  
Workworth Ph (09) 425-  
Kaikohe Ph (09) 401-

JOB No: B0709 DATE: Aug 94

CLIENT: ROD HAREE

STRUCTURE: RELOCATED HOUSE

STRUCTURAL COMPONENTS: ON SITE EFFLUENT DISPOSAL DESIGN

N.Z.S.: APWB TB58

DESIGNER: BJ KROE CHECKED: \_\_\_\_\_

1. SITE LOT 2  
DP 81411  
14.00 ha  
TOTARA RD  
WHENUKAPAI

2. ASSUMPTIONS : 3 BEDROOM HOUSE  $\Rightarrow$  5 PEOPLE  
WATER TANK WATER SUPPLY 7 l/40l/P/DAY

BORE HOLE REVEALED GOOD TOPSOIL  
LAYER OVER A SANDY SILTY CLAY  
(CAT. 4 SUBSOILS)  
ALLOW 10mm / DAY LONG TERM  
SOAKAGE  
DESIGN FOR SHALLOW TRENCHES

3. DESIGN : TOTAL EFFLUENT LOADING  $\Rightarrow$  5 x 140  
= 700 l/DAY

TOTAL SOAKAGE AREA REQ'D =  $\frac{700}{10}$   
= 70 m<sup>2</sup>

TOTAL WETTED AREA = 0.25 + 0.25 + 0.6  
= 1.1 m<sup>2</sup>

TOTAL LENGTH OF TRENCH REQ'D  
= 64m

CONSTRUCT 4 x 17m LONG TRENCHES





Andreen 0223557608 today

Report Date05/07/2017 10:23 AM

Submitted By

Page 1

Work Order #411811

ActivitySSTPO3

SEWER SEPTIC TANK PUMP OUT 3YR

Misc ID19994367

Description

Address98 TOTARA RD

WHENUAPAI 0618

Position

Area

Sub-area

Map #

District

Location

Misc TypeUNKNOWN

STANDARD SEPTIC TANK

Colour

Usage Unit

Condition

Surface

Material

Model #

Length15.000

Height0

Serial #4050

Width0

Diameter0

Veigh0.00

Depth0.000

Avg Monthly Usage0.00

Elevation0.00

Total Usage0.00

OwnerPRVPRIVATE

Service StatusPVINPRIVATE LIVE

Parcel

Coord

Coord

Coord

Plan #

Budget #

Date Installed

Initiated By

Initiated Date05/07/2017

Scheduled01/08/2017 09:00

Assigned ToSTC

SEPTIC TANK CONTRACT

Service #

Due29/08/2017 09:00

Authorisation

Budget #

Crew

Maint Type

Priority

Problem

Project

Source

Group Proj #6819

Out of Service☐

Potential Service Request☐

Last Activity Completed01/08/2014

Last ActivitySSTPO3

SEWER SEPTIC TANK PUMP OUT 3YR

Crate



# Onsite Wastewater Management Effluent Disposal System Data Sheet

## PROPERTY INFORMATION

Property Address:

**98 TOTARA RD WHENUAPAI**

Property Type:

- ☒ Residential (small) ☒ Residential (large) ☐ Bach ☐ Public Facility  
☐ Other (Specify) ...

## UNIT ID

Work Order: **411811**

Pumpout Date: **14/8/15**

## PUMP OUT INFORMATION

- ☒ Routine ☐ Early ☐ Rescheduled ☐ Emergency  
☐ To Be Rescheduled Date Required ...

Comments

## ASSET DATA

Type	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Pre Treatment	<input type="checkbox"/> Grey Water	<input type="checkbox"/> Grease Trap
	<input type="checkbox"/> Long Drop	<input type="checkbox"/> Chamber	<input type="checkbox"/> Hi Tech	
	<input type="checkbox"/> Other (Specify) ...			
Size (litres)	<input type="checkbox"/> 2700	<input type="checkbox"/> 4050	<input checked="" type="checkbox"/> 4500	
	<input type="checkbox"/> Other (Specify) ...	litres		
Material	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Fibreglass	<input type="checkbox"/> Plastic(PE)	
Lid Depth	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Above Ground	<input type="checkbox"/> Ground Level	
	<input checked="" type="checkbox"/> Below Ground (Specify Depth) ...	<b>100</b>	mm	
Risers Required	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Details ...				
Effluent Filter	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Baffles	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sludge/Scum Depth	<input type="checkbox"/> Not Applicable	Measured With Sludgeometer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
		Scum Depth (mm) ...	<b>150</b>	Sludge Depth (mm) ... <b>200</b>
Hose Length	<input checked="" type="checkbox"/> ≤ 50m	<input type="checkbox"/> > 50m and ≤ 100 m	<input type="checkbox"/> > 100m	

## TANK CONDITION AND DEFECTS

Condition Good	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Details ...		
Defects Identified	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Root Intrusion <input type="checkbox"/> Broken Lid <input type="checkbox"/> Other
Details ...		

## COMPLETION

Lid Sealed	<input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments ...			
Cleanup Completed	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Details ...			

## GENERAL PUMPOUT COMMENTS (Notes on any other related issues).

Comments:



# Onsite Wastewater Management Effluent Disposal System Data Sheet



## DRAINAGE FIELD DATA

Field Found	<input type="checkbox"/> Not Applicable (Skip to General Inspection Comments below)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments ...			
Drainage Field Type	<input checked="" type="checkbox"/> Evapo Beds	<input type="checkbox"/> Dripper Line	<input checked="" type="checkbox"/> Trench
	<input type="checkbox"/> Raam Light	<input type="checkbox"/> Bore Holes	<input type="checkbox"/> Unknown
	<input type="checkbox"/> Other (Specify) ...		
Separate Grey Water System	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
All Pipes Into Gully Traps	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown

## DRAINAGE FIELD CONDITION

Drainage Field Suitable	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Details ...		
All Components Accessible For Maintenance (incl. risers, monitoring ports, distribution box)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments ...		
All Components in Good Condition	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Details ...		
Distribution Box	<input checked="" type="checkbox"/> Water Tight	<input type="checkbox"/> Ground Water Entry
		<input type="checkbox"/> Visual Leakage Out
Details ...		

## DRAINAGE FIELD DEFECTS

Defects Identified	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Effluent Surfacing	<input type="checkbox"/> Strong Odour	<input type="checkbox"/> Ponding
	<input type="checkbox"/> Evidence Of Vehicle Traffic or Livestock On Drainage Field	<input type="checkbox"/> Other		
Details ...				

## GENERAL INSPECTION COMMENTS (Notes on location of drainage field, soil type if known) ie in bush, paddock.

Comments	
Soil type: Sand	Loam
	Clay
Nature of site (is it pasture, bush, paddock or other – please describe):	Can
Is it boggy or overland flow:	No

## SITE INCIDENT (Note: Requires notification to Auckland Council Call Centre)

OSH Incident	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Details ...		
Contractor Damage	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Property
	<input type="checkbox"/> Truck	<input type="checkbox"/> Mushroom
	<input type="checkbox"/> Lid	<input type="checkbox"/> Other
Details ...		
Reinstatement Complete	<input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Yes
		<input type="checkbox"/> No
Comments ...		

## DAY WORKS (Note: Requires Engineer's Prior Approval)

Day Works	Hr ...	Min ...
Details ...		

## SIGNOFF

Pump Out and Inspection Undertaken By [Name] ...	Igor, Victor, Boris, Bane
--	---------------------------





DISCLAIMER:

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright: Auckland Council, Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Document Path: U:\COCHESTER\TWS\Q&P\TINING\GIS BAU\WCC Septic Tank Map Series\3 Workspace\2017 Septic Tank MapBook July17.mxd

## Septic Tank Locations

Aerial Imagery 2015-2016 Urban

19994367



## Parcel Boundaries



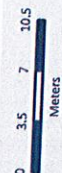
Private, Other



Septic Tank of Interest  
(Private, Other)



**Auckland  
Council**  
Te Kaurihera o Tāmaki Makaurau



Scale @ A4  
= 1:500

Date Printed:  
6/07/2017



## APPENDIX D      SITE PHOTOGRAPHS



**PLATE 1: LOADING BAY ADJACENT TO SITE ACCESS**



**PLATE 2: PASTURE AREA LOOKING SOUTH**



**PLATE 3: DWELLING AND GARAGE ON NORTHERN PORTION OF SITE**



**PLATE 4: EASTERN PORTION OF SITE, FORMERLY PLANTED WITH TREES**





**PLATE 5: CREEK RUNNING ACROSS EASTERN PORTION OF SITE**



**PLATE 6: CREEK RUNNING FROM AIRBASE ACROSS EASTERN PORTION OF SITE**





**PLATE 7: SOUTHERN PORTION OF SITE**



**PLATE 8: SITE VIEWED FROM THE SOUTHERN BOUNDARY LOOKING NORTH**



24 September 2019 (Revised 10 November 2021)

Maraetai Land Development  
C/- Neil Construction Limited  
PO Box 8751  
Symonds Street  
Auckland 1150

Ref: Ltr-1394/PSI/Sep17(Rev1)

Attention: David Page  
Land Manager

Dear David,

**RE: PRELIMINARY SITE INVESTIGATION OF 102 TOTARA ROAD, WHENUAPAI**

Geosciences Ltd (GSL), has conducted preliminary site investigation (PSI) of the property located at 102 Totara Road, Whenuapai in accordance with GSL proposal ref: *Pro 1855/Aug19* dated 06 August 2019. The property is legally described as Lot 1 DP 53062, comprises an area of 4.7551 Ha and is hereafter referred to as 'the site' in this report.

The primary purpose of this investigation is to assess the likelihood of any potential contamination issues being present on site, and the resulting applicability of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES).

## **1 BACKGROUND**

The site is currently a rural residential lot comprising of two residential dwellings; one located midway along the western boundary of the site and the other located on the southern boundary of the site. The landuse is consistent with the surrounding area, which has a mixture of rural and rural-residential properties nestled in and around the Whenuapai NZ Air Force directly the east of the site. GSL understands that the site has been identified for future residential development.

The *National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES)* (Ministry for the Environment (MfE), 2012) requires that land affected by contaminants in soil is appropriately identified and assessed. When soil disturbance, change in landuse, or subdivision activities take place it should be, if necessary remediated or the contaminants contained to make the land safe for the intended landuse.

Under the NES, land is considered to be actually or potentially contaminated if an activity or industry on the MfE Hazardous Activities and Industries List (HAIL) has been, is, or is more likely than not to have been undertaken on the land under investigation. Consequently, any change in landuse, subdivision or development required a preliminary site investigation (PSI) of the land to determine whether or not any risk to human health exists as a result of any current or former activities that are occurring, or may have occurred, on that land.

GSL understands that the site has been secured by Maraetai Land Development, with the intention of developing the land for residential landuse. Maraetai Land Development engaged GSL to undertake an investigation of the site to comment on the likely contamination risks associated with the property and determine whether or not the provisions of the NES are likely to apply to the site, or portions thereof.

## **2 SCOPE OF WORKS**

This preliminary site investigation, undertaken in general accordance with the MfE Contaminated Land Management Guidelines (CLMG) No. 1 - *“Reporting on Contaminated Sites in New Zealand”* and No 5 - *“Site Investigation and Analysis of Soils”* included:

- an historical appraisal of the site by a study of historic aerial photographs;
- a review of the current and historic certificates of title;
- a review of the property file held by Council;
- a visual site inspection and walkover of the property; and
- the preparation of this letter report to comment on the liabilities applicable under the National Environmental Standards (NES) regulations, and Auckland Unitary Plan (Operative in Part) (AUP(OP)) rules for the development of the site.

## **3 SITE HISTORY**

In order to establish the site history, GSL conducted a desktop study of publicly available information, the findings of the study are detailed in the following sections.

### **3.1 RECORDS OF TITLE**

GSL has reviewed copies of the current and historic Records of Title for the aforementioned property, including any instruments on the title which detail relevant property information such as: current ownership, registered interests, easements, covenants, lease restrictions and transmissions, to determine if pre-existing consent notices or other restrictions / notifications which may be relevant to historic uses of or potential soil contamination are held against the property. The titles indicate that the property was formed in 1964 under the Joint Family Homes Act 1964 and settled to Lois Violet Harre and Lloyd McCrae Harre, noting Mr McCrae occupation as a farmer. There are no other notes of interest on the titles. Copies of the certificates are attached in Appendix A.

### **3.2 HISTORIC AERIAL PHOTOGRAPHS**

Historic aerial photographs from 1940, 1950, 1963, 1972, 1980, and 1988 are available from the Retrolens website while images from 1996, 1999, 2000, 2003, 2006, 2008, 2010, 2015, and 2017 are available on the Auckland Council GEOMaps website (GIS). The most recent available image is held on Google Earth from April 2019. The findings of the historic aerial photograph review are summarised below, while copies of the aerial photographs have been attached in Appendix B.

- 1940** This is the first available image of the site. Currently the site is vacant apart from trees lining the north, east and western boundaries of the site.
- 1950-1963** The site is currently segregated down the centre by a thick shelter belt running approximately north-south across the site. In 1950 trees from the northwest corner of the site have been removed, by 1963 the remainder of trees on the norther boundary have also been removed. There are no other significant developments on site.
- 1972** By 1972 a residential dwelling has been erected on site, as well as a paved driveway accessing the site from Totara Road to the west. An area of domestic garden has been established to the south of the dwelling with some planting evident. The remainder of the site remains vacant pasture with no other significant developments.
- 1980-1988** The shelter belt previously segregating the site down the middle has been removed. To the south of the residential dwelling a shed has been erected, a second small shed with a small, fenced enclosure is noted in the approximate centre of the site adjacent to the remnants of the former shelter belt.
- Other than the construction of a second small shed in the approximate centre of the site's northern boundary, there is little discernible development to the site in the 1988 image.
- 1996** The 1996 image is the first available colour image of the site and while the image is of poor quality the colour confirms the site pastoral landuse. To the south of the residential dwelling the existing barn / shed has been extended to the south, while a small shed has been constructed in the southwest paddock, adjacent to the domestic gardens. In the southeast corner of the site, a stormwater culvert and channel is evident.
- 1999-2003** By 1999 a new residential dwelling has been erected along the southern boundary of the site. The small shed in the southwest paddock, noted in the previous image, has been removed. There are no other discernible developments to the site through the images from 2000, and 2003.
- 2006** The 2006 image is of much higher quality making the sites features easily discernible, the sites use remains predominantly pastoral with the two residential dwellings and barn in the southwest quadrant of the site. The small shed appears to be an animal shelter and pen first noted in the 1980 image appears to be a small animal enclosure or run. To the south of the main dwelling and barn a small apparent portacom type shed has been placed on the paddock, this is assumed to be a portable structure as it has been removed again by the 2008 image. A small domestic sized shadehouse has been constructed in the gardens to the southwest of the original dwelling.
- Other than the removal of the portacom there are no discernible developments to the site in the 2008 image.
- 2010-2019** The shed in the centre of the northern boundary appears to be undergoing demolition / removal at the time of the 2010 image, some building materials are piled to the south of the shed and only remnants of the structure remain along with a timber animal loading race. A small shed has been constructed in the garden of the recent residential dwelling; this is assumed to be a temporary structure as it is removed by the 2015 image.

Aside from the demolition and removal of the shelter and animal run north of the site centre there is little discernible development noted on site in the 2015 image. The 2017 image shows a port-a-com style shed located off the southwest corner of the barn to the south of the original dwelling. The stormwater flowpath appears to have been replanted between culverts on the southern boundary and the eastern boundary where it crosses into the adjacent airbase. The 2019 Google Earth image shows little discernible development to the site.

### **3.2.1 Summary of Aerial Photographs**

GSL has reviewed the available historic aerial images of the site and concluded that the site remained predominantly vacant pasture since at least 1940. Residential landuse is established by 1972, with a second residential dwelling being constructed by 1999. The aerial photographs show no distinct evidence for any activity or industry included on the MfE HAIL having been undertaken on the site. There are no structures present on the site which could be spray races, nor is there any evidence for horticultural activities or major earthworks having been undertaken on the site.

## **3.3 PROPERTY FILE**

GSL requested a copy of the property file from Auckland Council for review of historic activities. Copies of relevant historic plans, correspondence, permits, and consents have been attached in Appendix C. The following items of note were on the supplied file:

- 1963** A building permit application for the construction of a residential dwelling is held on file specifying “decromastic tiles” under roofing material, the bituminous glue utilised in some decromastic tiles has been known to contain asbestos fibres. Fibrous plaster ceilings are also noted in the specifications. Also specified in the building plans is the use of “white and red lead” paints and primers on exterior woodworking.
- 1979** Building application and permit for tractor shed.
- 1998** An application for the construction of minor dwelling located more than 20m from the existing dwelling is held on file. Plans included on the property file indicate the location of a domestic septic tank and effluent disposal trench and soakage system associated with the minor dwelling.

### **3.3.1 Summary of Property File**

GSL reviewed the property file held by Auckland Council for the site, noted on the specifications for the original dwelling are potentially asbestos containing materials (ACM) and lead based paints. When in broken or degraded condition, asbestos containing material is included on the MfE HAIL under Item E.1, similarly the impacts of lead based paints can be encompassed by Item I of the HAIL where a potential risk to human health or the environment is noted.

Drainage plans and pump-out-reports held in the property file indicate the presence of two onsite septic tanks and effluent disposal systems on the site. Auckland Council consider that domestic effluent disposal systems are encompassed by Item G.5 and G.6 of the MfE HAIL as waste disposal to land.



### **3.4 SUMMARY OF DESKTOP INVESTIGATION**

GSL conducted a desktop study of publicly available information including a review of current and historic certificates of title, a review of historic aerial photographs, and a review of the property file held by Council. The desktop study has identified the following potential issues associated with the existing residential dwelling on site:

- Historic use of lead based paints on the original dwelling and older sheds on site;
- Potential presence of asbestos containing materials within the original dwelling and sheds in the paddocks; and
- Presence of onsite effluent disposal systems.

## **4 SITE INSPECTION AND WALKOVER**

GSL undertook a site inspection on 19 September 2019 at which time the weather was fine and clear, at the time of the inspection the site appears exactly as it does in the most recent aerial photographs, that is; largely vacant pasture laid out in paddocks for the grazing of cattle. The only structures on the full extent of the site are the dwellings and barn noted in the aerial photographs.

The main dwelling on site is the original 1960s house, which is accessed directly off Totara Road along a concrete driveway in the southwest quadrant of the site, a second driveway is cut along the southern boundary of the site providing access to the more recent minor dwelling.

The dwelling itself is confirmed to be as described in the plans in the property file, being a timber framed brick clad dwelling on concrete blockwork foundations, with tiled roofing, the lower storey of the dwelling appears to be utilised as a second dwelling / granny flat under the main house. Between the Totara Road and the main dwelling is a large manicured lawn with a vegetable garden, fruit trees, and a small shadehouse housing grapevines to the south of the dwelling. North of the dwelling and ornamental gardens are three chicken houses with attached runs sited under a stand of large mature Australian Swamp Gum trees. The chicken sheds are constructed out of timber frames and clad with longrun iron roofing materials.

Off the southeast corner of the main dwelling is a large timber barn with various stockpiles of timber, including some treated decking timbers, and roofing materials to the west and north of the barn. The barn itself is utilised for storage of firewood, kindling and other timber products, all of which are situated on a concrete floor slab. A timber loading race and pen is constructed on the east end of the barn which provides gated access to the adjacent paddocks and remainder of the site. In the northwest corner of a small paddock north of the barn and east of the main dwelling the breather valve for the septic tank system was noted, no distinct visually obvious indication was noted for the tank overflow or soakage trenches was noted during the inspection.

The second, more recent dwelling is located on the southern site boundary and accessed along a separate driveway off Totara Road, the dwelling is maintained in excellent condition and clad with modern weatherboards, and corrugated iron roofing material. In the paddock to the west of the dwelling the septic tank system associated with the dwelling is noted, the system is an Oasis Clearwater system which appears to be a modern, high tech, multi chamber system.

The remaining site area is vacant pasture and laid out in paddocks, separated by electrified cattle fences, the paddocks are utilised for raising drystock. The only structures noted on the pastoral areas of the site are the remnants of the loading race associated with the former shed on the northern boundary. Residual tree stumps from the former large shelter belt are noted across the central portion of the site running in a north-south direction. There are no structures present on the eastern half of the site, the full extent of that portion of the site is vacant pasture, the only item of note is the stormwater channel in the southeast corner of the site which directs culverted stormwater from the adjacent subdivision across a small portion of the site and onto the airbase to the east, where it is re-culverted. There is minimal risk for any potential run off from the airbase impacting soil on the site, as the stormwater channel would intercept any potential runoff. Additionally, the portion of the airbase appears to be predominantly residential barracks, mess halls, and office type buildings, no high-risk activities associated with airports or airfields appear to be undertaken on that portion of the base.

With the exception of the identification of two effluent disposal systems onsite, no evidence for any activity or industry included on the MfE HAIL having been, or currently being undertaken on the site was noted during the site inspection. Site photographs are included as Appendix D.

## **5 POTENTIAL FOR CONTAMINATION**

Following the completion of this investigation, GSL has identified the following source of potential contamination on site:

- Historic use of lead based paints on the original 1960s residential dwelling and sheds adjacent to the northern site boundary;
- Possible utilisation of Asbestos Containing Materials within the construction of the original dwelling and sheds adjacent to the northern boundary; and
- Presence of two septic tanks and effluent disposal systems associated with the residential dwellings.

An assessment of the likely extents and issues associated with each of these items is discussed in turn below based on GSL' extensive experience in similar situations.

### **5.1 LEAD BASED PAINT**

While the use of lead based paint was becoming more and more reduced in the 1950's, its use continued until the 1970's. As lead paints are noted in the specification for the construction of the dwelling, noting the use of lead primers on exterior woodwork, GSL considers that the curtilage of the original dwelling has the potential to be impacted by the historic use of lead based paints.

GSL considers that soil immediately surrounding the original 1960's dwelling could potentially have been impacted by lead based paints if the exterior paint on the dwelling had been in deteriorated condition, or at times when routine maintenance such as sanding, or scraping were undertaken without adequate ground protection in place.

The potential effects of lead based paint on the surrounding soil would be expected to be concentrated in the area surrounding the dwelling where paint chips, flakes, or dust had infiltrated the soil, lead can then leach out of the paint into the soil resulting in elevated concentrations in the soil. Those

concentrations are generally limited to the immediate curtilage and rapidly attenuate with distance and depth from the source (the dwelling), only impacting the surficial soils within that curtilage. As the dwelling in question is primarily brick clad, and lead primers were noted for use on external woodwork only, and the lead content in 160s paints was significantly lower than pre-1940 paints, the potential for impacts to present a risk to human or environmental health is considered to be low.

## **5.2 ASBESTOS CONTAINING MATERIALS IN BUILDINGS**

ACM has been widely used in an array of building materials for an extensive period of New Zealand's building materials history. While its use was widely concluded by 1990, New Zealand legislation notes that its use cannot be ruled out on buildings constructed prior to 1 January 2000. As a result, the presence of asbestos within the buildings cannot be ruled out.

With regards to ACM, the potential for soil contamination is only present if ACM is in deteriorated or broken condition. No broken or degraded ACM was identified during the site inspection suggesting that if ACM is present within the building, it is most likely in good condition.

As with lead based paint, ACM is only likely to impact soil immediately adjacent to the original dwelling, and small sheds along the northern site boundary and as such are not considered to present a potential for gross soil contamination across the site as a whole.

With respect to the demolition of any building constructed prior to 1 January 2000 the *Health and Safety at Work (Asbestos) Regulations 2016*, demands a fully intrusive pre-demolition hazardous building materials survey to be undertaken before demolition works can commence. The survey must be conducted by a suitably WorkSafe NZ licensed asbestos assessor and will identify the location and extent of any hazardous building materials, specifically ACM. Should ACM be identified in the survey then asbestos removal works will be required prior to the demolition of the dwelling, the removal must be completed by an appropriately licensed asbestos removal contractor and under the controls of an asbestos removal control plan (to be provided by the appointed contractor. The hazardous building materials survey will form the basis of any asbestos removal control plan.

## **5.3 EFFLUENT DISPOSAL INFRASTRUCTURE**

Domestic effluent disposal infrastructure is considered by Auckland Council to be encompassed under Items G.5 and G.6 of the MfE HAIL as waste disposal to land. Should the existing septic tank and disposal field require decommissioning and removal as part of the proposed future development, works in this area will need to address the requirement of the NES and Auckland Unitary Plan (Operative in Part) with respect to contamination regulations.

Effluent disposal fields are likely to result in small scale impacts limited to the topsoil horizon where the effluent liquor is dispersed. In GSL's experience, impacts are unlikely to extend beyond the boundaries of the disposal field and generally do not exceed 400 mm in depth meaning that a small localised area will likely require remedial earthworks during decommissioning. Impacts are considered unlikely to be pervasive across a large area.

## 6 CONCLUSIONS

GSL has undertaken a preliminary site investigation, in general accordance with the MfE Contaminated Land Management Guidelines, of the property located at 102 Totara Road, Whenuapai. The primary purpose of this investigation is to assess the likelihood of any potential contamination issues being present on site, and if so, comment on the applicability of the regulations of the NES and Chapter E.30 of the AUP(OP).

This investigation has identified potential sources of contamination on site to be the discrete area surrounding the original 1960's residential dwelling and former shed locations along the norther site boundary. Due to the age of the original dwelling, which was constructed in 1969, GSL considers that the following potential sources of contamination will require further investigation should any change in landuse, subdivision, or development works be proposed in that area:

- Historical use of lead based paints; and
- Potentially asbestos containing building materials utilised in the residential dwellings and sheds on site.

Additionally, plans held within the property file identify the location of the onsite domestic wastewater treatment systems (septic tank and effluent disposal field) associated with the two residential dwellings, which Auckland Council have considered to be encompassed by Items G.5 and G.6 on the MfE HAIL. GSL concludes that should any change in landuse, subdivision, or development of that portion of the land be proposed, then these small scale, localised points will require further investigation and likely require localised remedial works.

With regards to the wider site area, outside of the commentary above, GSL did not identify any evidence for any potentially contaminating activity included on the MfE Hazardous Activities and Industries List having been undertaken on the site. GSL therefore concludes that the risk for actual or potential contamination on the site to be low and concludes that with respect to the wider site area that any future change in landuse, subdivision, or development would be highly unlikely to result in a risk to human health or the environment.

### 6.1 NATIONAL ENVIRONMENTAL STANDARDS

As a result of the identification of potentially contaminating landuses within the residential footprint on site, any change in landuse, subdivision, or development of that area will be required to address the regulations of the NES. As there is no distinct evidence for any activity included on the MfE HAIL having occurred or being more likely than not to have occurred on the wider site area, the wider site area does not meet the definition of "*Land Covered*" under Regulation 5(7), as a result, the regulations of the NES are not applicable to the change in landuse, subdivision, or development of those areas.

With respect to the immediate area of the original dwelling, while the NES is applicable to the development of that portion of the site, GSL notes that the area and volume of impacted soils is likely to be extremely limited in the scale of the overall development. The disturbance of potentially lead impacted soil within the dwelling curtilage and the effluent disposal systems are likely to be well within the remit of a Permitted Activity under Regulation 8(3) of the NES. Regulation 8(3) allows for the disturbance and offsite disposal of soil on actually or potentially contaminated sites as a permitted activity while the following conditions are met:



- a) *“Controls to minimise the exposure of humans to mobilised contaminants must -*
  - i. *Be in place when the activity begins;*
  - ii. *Be effective while the activity is done;*
  - iii. *Be effective until the soil is reinstated to an erosion resistant state;*
- b) *The soil must be reinstated to an erosion resistant state within 1 month after serving the purpose for which the activity was done*
- c) *The volume of disturbance on soil must not be more than 25 m<sup>3</sup> per 500 m<sup>2</sup>;*
- d) *Soil must not be taken away in the course of the activity except that -*
  - i. *For the purpose of laboratory analysis, any amount of soil may be taken away as soil samples;*
  - ii. *For all other purposes combined, a maximum of 5 m<sup>3</sup> per 500 m<sup>2</sup> may be taken away per year.*
- e) *Soil taken away in the course of the activity must be disposed of at a facility licensed to receive soil of that kind;*
- f) *The duration of the activity must be no longer than two months;*
- g) *The integrity of a structure designed to contain contaminated soil must not be compromised.”*

For a site of this size (4.7551 Ha) Regulation 8(3) allows for the disturbance of up to 2,377.55 m<sup>3</sup> and the offsite disposal of up to 475.51 m<sup>3</sup> of soil, per year, as a permitted activity. It is likely that the required soil disturbance and offsite disposal of any actually or potentially impacted soil will fall within those volumes.

A site management plan will likely be required to document the controls to be in place for the protection of human and environmental health for the duration of soil disturbance in those areas in order to meet the requirements of Regulation 8(3).

## 6.2 AUCKLAND UNITARY PLAN (OPERATIVE IN PART)

For the same reasons as the NES above, the majority of the site does not meet the Auckland Council definition of *“land containing elevated levels of contaminants”* and as such, the contaminated land rules of Chapter E.30 of the AUP(OP) will not apply to the proposed change in landuse, subdivision, and development of the site.

That said, the area of the residential dwelling and disposal field may meet that definition, and technically, the contaminated land rules of the Chapter E.30 may be applicable to soil disturbance in that area. That said, the AUP(OP) allows for the small scale disturbance of soil on actually or potentially contaminated land as a permitted activity under Rule E.30.6.1.2, which provides for small scale disturbance while the following conditions are met:

- 1. *“The volume of soil disturbed must not exceed:*
  - a. *200 m<sup>3</sup> per site; or*
  - b. *200 m<sup>3</sup> per project for sites or roads with multiple concurrent land disturbance projects, where the cumulative total volume of soil disturbance associated with each given project will be used when determining activity status; or*
  - c. *an average depth and width of 1 m for linear trenching by network utilities in the road or rail corridor. For the purposes of this rule the rail corridor does not include land more than 10 m from the rail tracks.*
- 2. *Prior to the activity commencing:*
  - a. *the Council must be advised of the activity in writing if the volumes of soil disturbed on land containing elevated levels of contaminants exceeds 25 m<sup>3</sup>, including details of the*

- measures and controls to be implemented to minimise discharges of contaminants to the environment, and such controls are to be effective for duration of the activity and until the soil is reinstated to an erosion-resistant state; and*
- b. control on linear trenching must be implemented to manage discharges to the environment from trenches acting as migration pathways for contaminants;*
3. *Any discharge from land containing elevated levels of contaminants must not contain separate phase liquid contaminants including separate phase hydrocarbons.*
  4. *The duration of the soil disturbance on a site must not exceed two months.*
  5. *Any contaminated material removed from the site must be disposed of at a facility or site authorised to accept such materials."*

Where the disturbance of soil required to address the above potentially impacted areas can comply with the above conditions, GSL considers that the remediation of those areas can be undertaken as a permitted activity. Following the completion of those remedial works, the contaminated land rules of Chapter E.30 will no longer be applicable to the proposed development.

## **7 RECOMMENDATIONS**

In order to address the requirements of the NES and Chapter E.30 of the AUP(OP) a site management plan will be required to document the controls to be in place for the protection of human and environmental health from the potential mobilisation of contaminants in soil during soil disturbance works.

Thank you for the opportunity to carry out this investigation. Should you have any queries regarding this report please do not hesitate to contact us on 09 475 0222.

Report prepared on behalf of  
GSL by:



David Wilkinson  
Environmental Scientist  
Geosciences Ltd

Report authorised on behalf of  
GSL by:



Carl O'Brien  
General Manager  
Geosciences Ltd

## **Disclaimer**

This report is provided on the condition that Geosciences Ltd disclaims all liability to any person or entity other than the client and Auckland Council in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by any such person in reliance, whether in whole or in part, on the contents of this report. Furthermore, Geosciences Ltd disclaims all liability in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by the client, or any such person in reliance, whether in whole or any part of the contents of this report of all matters not stated in the brief outlined in our proposal and according to our general terms and conditions and special terms and conditions for contaminated sites.

## **Statement**

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 2011. It has been managed by a suitably qualified and experienced practitioner (SQEP); and reported on in accordance with the current edition of the Ministry for the Environment's *Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand*.

## 8 LIMITATIONS

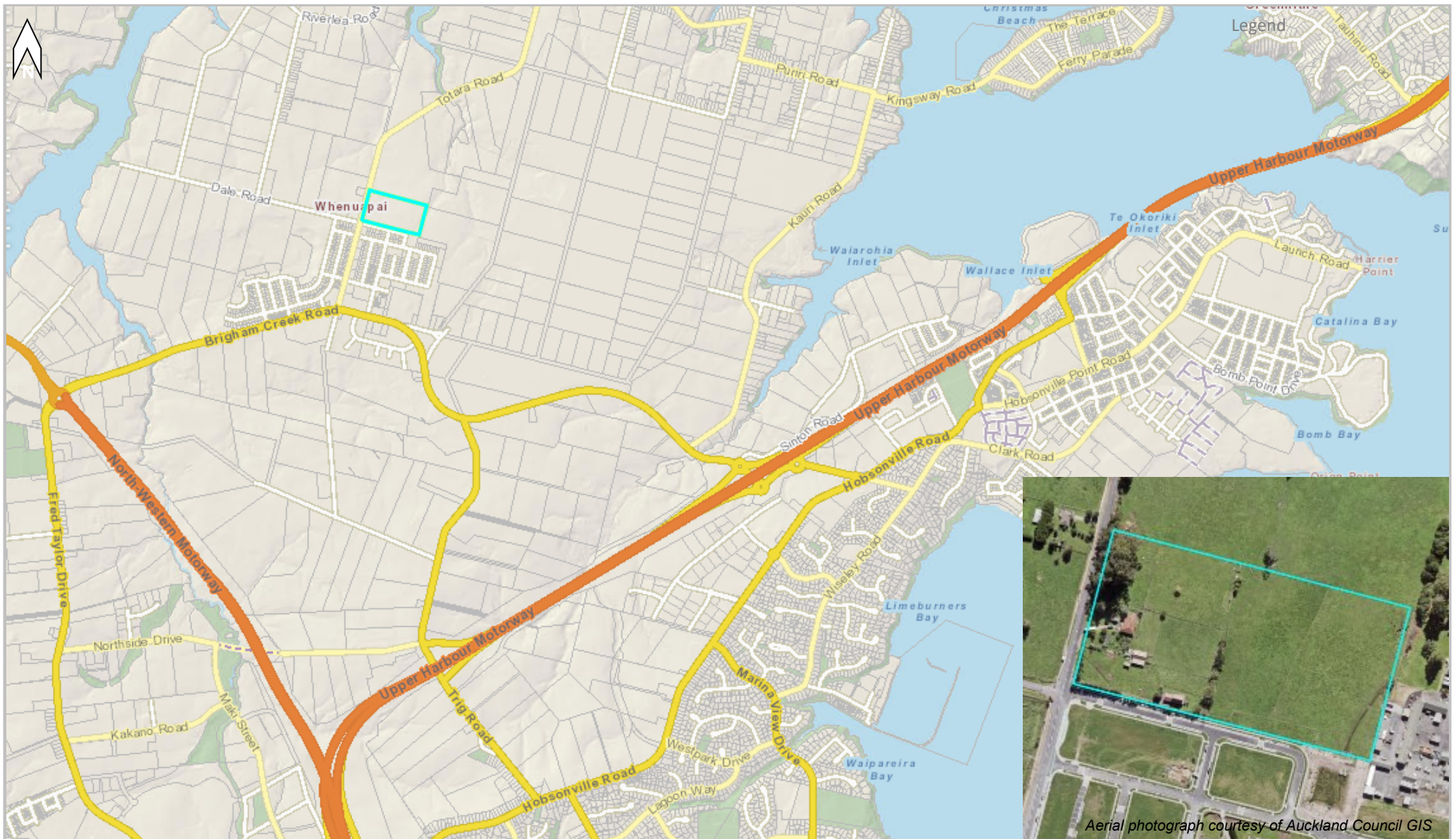
The conclusions and all information in this Report are given strictly in accordance with and subject to the following limitations and recommendations:

1. The assessment undertaken to form this conclusion is limited to the scope of work agreed between GSL and the client, or the client's agent as outlined in this Report. This report has been prepared for the sole benefit of the client and neither the whole nor any part of this report may be used or relied upon by any other party.
2. The investigations carried out for the purposes of the report have been undertaken, and the report has been prepared, in accordance with normal prudent practice and by reference to applicable environmental regulatory authority and industry standards, guidelines and assessment criteria in existence at the date of this report.
3. This report should be read in full and no excerpts are to be taken as representative of the findings. No responsibility is accepted by GSL for use of any part of this report in any other context.
4. This Report was prepared on the dates and times as referenced in the report and is based on the conditions encountered on the site and information reviewed during the time of preparation. GSL accepts no responsibility for any changes in site conditions or in the information reviewed that have occurred after this period of time.
5. Where this report indicates that information has been provided to GSL by third parties, GSL has made no independent verification of this information except as expressly stated in the report. GSL assumes no liability for any inaccuracies in or omissions to that information.
6. Given the limited Scope of Works, GSL has only assessed the potential for contamination resulting from past and current known uses of the site.
7. Environmental studies identify actual sub-surface conditions only at those points where samples are taken and when they are taken. Actual conditions between sampling locations may differ from those inferred. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from that predicted. Nothing can be done to prevent the unanticipated and GSL does not guarantee that contamination does not exist at the site.
8. Except as otherwise specifically stated in this report, GSL makes no warranty or representation as to the presence or otherwise of asbestos and/or asbestos containing materials ("ACM") on the site. If fill has been imported on to the site at any time, or if any buildings constructed prior to 1970 have been demolished on the site or materials from such buildings disposed of on the site, the site may contain asbestos or ACM.
9. Except as specifically stated in this report, no investigations have been undertaken into any off-site conditions, or whether any adjoining sites may have been impacted by contamination or other conditions originating from this site. The conclusion set out above is based solely on the information and findings contained in this report.
10. Except as specifically stated above, GSL makes no warranty, statement or representation of any kind concerning the suitability of the site for any purpose or the permissibility of any use, development or re-development of the site.
11. The investigation and remediation of contaminated sites is a field in which legislation and interpretation of legislation is changing rapidly. Our interpretation of the investigation findings should not be taken to be that of any other party. When approval from a statutory authority is required for a project, that approval should be directly sought by the client.
12. Use, development or re-development of the site for any purpose may require planning and other approvals and, in some cases, environmental regulatory authority and accredited site auditor approvals. GSL offers no opinion as to whether the current or proposed use has any or all approvals required, is operating in accordance with any approvals, the likelihood of obtaining any approvals, or the conditions and obligations which such approvals may impose, which may include the requirement for additional environmental works.
13. GSL makes no determination or recommendation regarding a decision to provide or not to provide financing with respect to the site. The on-going use of the site and/or planned use of the site for any different purpose may require the owner/user to manage and/or remediate site conditions, such as contamination and other conditions, including but not limited to conditions referred to in this report.
14. Except as required by law, no third party may use or rely on, this report unless otherwise agreed by GSL in writing. Where such agreement is provided, GSL will provide a letter of reliance to the agreed third party in the form required by GSL.
15. To the extent permitted by law, GSL expressly disclaims and excludes liability for any loss, damage, cost or expenses suffered by any third party relating to or resulting from the use of, or reliance on, any information contained in this Report. GSL does not admit that any action, liability, or claim may exist or be available to any third party.
16. Except as specifically stated in this section, GSL does not authorise the use of this report by any third party.



## FIGURES

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Aerial photograph courtesy of Auckland Council GIS

**geosciences** Ltd  
ENVIRONMENTAL

Level 1, 47 Clyde Road, Browns Bay, 0630  
Tel: (09) 475 0222

Title:

Figure 1—Site location

Project name:

102 Totara Road, Whenuapai, Auckland

Reference: J1394

Date: 19/09/2019

Drawn: KW

Approved: CB

## APPENDIX A      CERTIFICATE OF TITLE

---



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA4A/1477  
**Land Registration District** North Auckland  
**Date Issued** 29 July 1964

**Prior References**

NA1166/90

---

**Estate** Fee Simple  
**Area** 4.7551 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 53062

**Registered Owners**

Totara Gateway Trustee Limited as to a 1/2 share  
Roderick McCrae Harre and Andrea Elizabeth Flora Harre as to a 1/2 share

---

**Interests**

1 Acre = 4046m<sup>2</sup>  
1 Perch = 25.29m<sup>2</sup>  
1 Link = 2012 metres  
C.008888.1 the within 1  
in Lloyd McCrae Harre a  
as tenants in common in  
to Section 10 (1) (a) c  
Act 1964 - 27.6.1989 at

V1

1504.4

11 : 3 : 00

780.5

1503.4

782.0

Totara Rd.

Scale: 1 inch = 3 chains





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



  
R. W. Muir  
Registrar-General  
of Land

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

**Identifier** NA4A/1477  
**Land Registration District** North Auckland  
**Date Issued** 29 July 1964

**Prior References**

NA1166/90

---

**Estate** Fee Simple  
**Area** 4.7551 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 53062

**Original Registered Owners**

Lloyd McCrae Harre as to a 1/2 share  
Lois Violet Harre as to a 1/2 share

---

**Interests**

9177796.1 Transmission of a 1/2 share/interest Lloyd McCrae Harre to Lois Violet Harre as Executor - 10.9.2012 at 8:28 am  
10414652.1 Transfer of a 1/2 share/interest Lois Violet Harre to Totara Gateway Trustee Limited - 3.6.2016 at 2:23 pm  
11264700.1 Transmission of a 1/2 share/interest Lois Violet Harre as Executor to Roderick McCrae Harre as Executor, Andrea Elizabeth Flora Harre as Executor and Lisa Janine Roberts as Executor - 4.2.2019 at 4:12 pm  
11264700.2 Transfer of a 1/2 share/interest Roderick McCrae Harre as Executor, Andrea Elizabeth Flora Harre as Executor and Lisa Janine Roberts as Executor to Roderick McCrae Harre and Andrea Elizabeth Flora Harre - 4.2.2019 at 4:12 pm

Reference: 1166/90  
Prior C/T.

Transfer No. A 22681  
N/C. Order No.



Land and Deeds 69

REGISTER

No. 4A / 1477

# CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 29th day of July one thousand nine hundred and sixty-four under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that LOIS VIOLET HARRE wife of LLOYD McCRAE HARRE OF Whenuapai, farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 11 ACRES

3 ROADS more or less being Lot 1 Deposited Plan 53062 and being part Allotment 3 Parish of Waipareira.

610476.2 Settled under the Joint Family Homes Act 1964 on 28.08.1964 at 12.00 o'clock  
27.4.1976 at 12.00 o'clock

Assistant Land Registrar.

B.772623.1 Mortgage of the Western Connett - 20.1.1988 at 9.15 o'clock  
1847172.1



A.L.R.

Waitemata S.D.

METRIC AREA IS

4.7550ha

Conversion Factors:

1 Acre = 4046m<sup>2</sup>

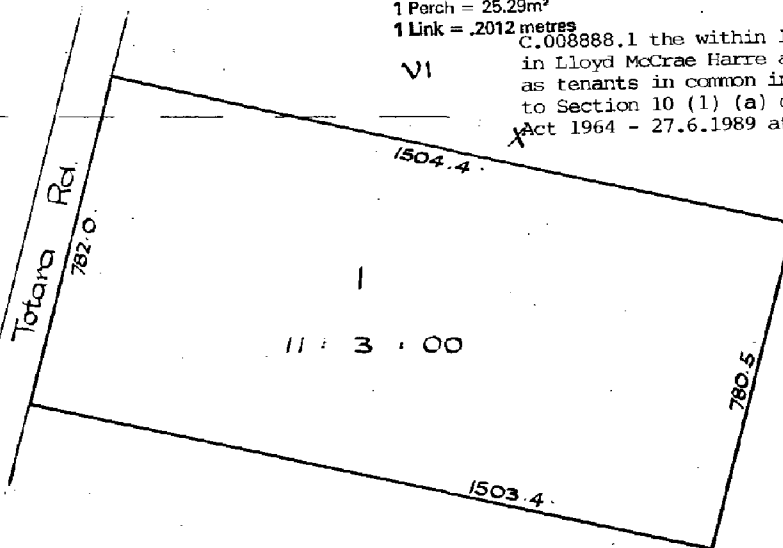
1 Perch = 25.29m<sup>2</sup>

1 Link = .2012 metres

VI

C.008888.1 the within land is now revested in Lloyd McCrae Harre and Lois Violet Harre as tenants in common in equal shares pursuant to Section 10 (1) (a) of the Joint Family Homes Act 1964 - 27.6.1989 at 9.00 o'clock

A.L.R.



Scale: 1 inch = 3 chains

Delt L.S. 8/11

Register copy for L. & D. 69, 71, 72

Identifier

NA4A/1477

C.667707.1 Mortgage to Trust Bank Auckland  
Limited - 19.10.1994 o/c

C 926736, 28

DISCHARGE


A.L.R.



## **APPENDIX B                      HISTORICAL AERIAL PHOTOGRAPHS**

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<b>Title:</b>	<b>Figure 1—Historic aerials</b>	<b>Reference:</b> J1394
<b>Project name:</b>	102 Totara Road, Whenuapai	<b>Date:</b> 17/09/2019
	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> KW
		<b>Approved:</b> CB



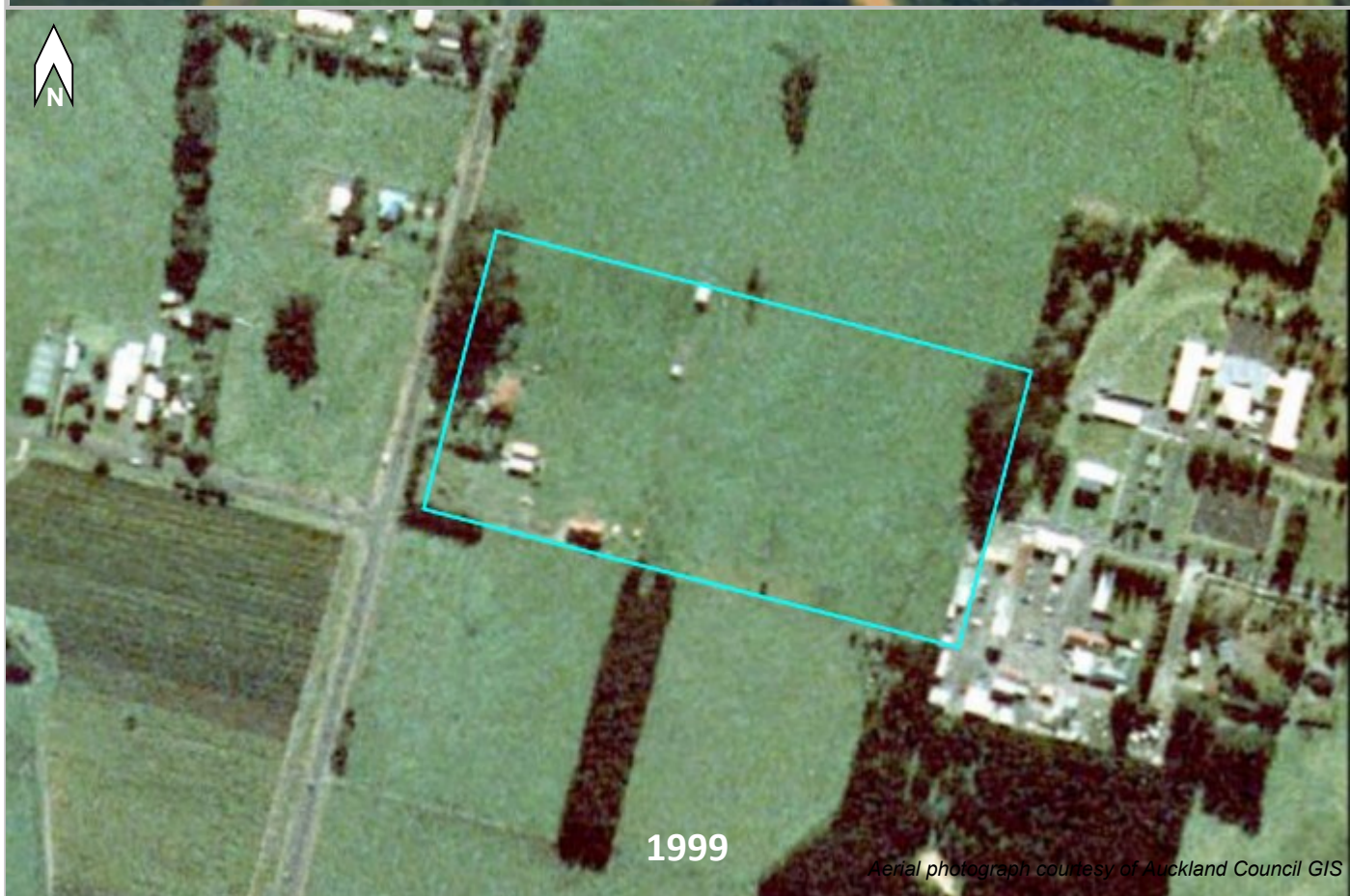
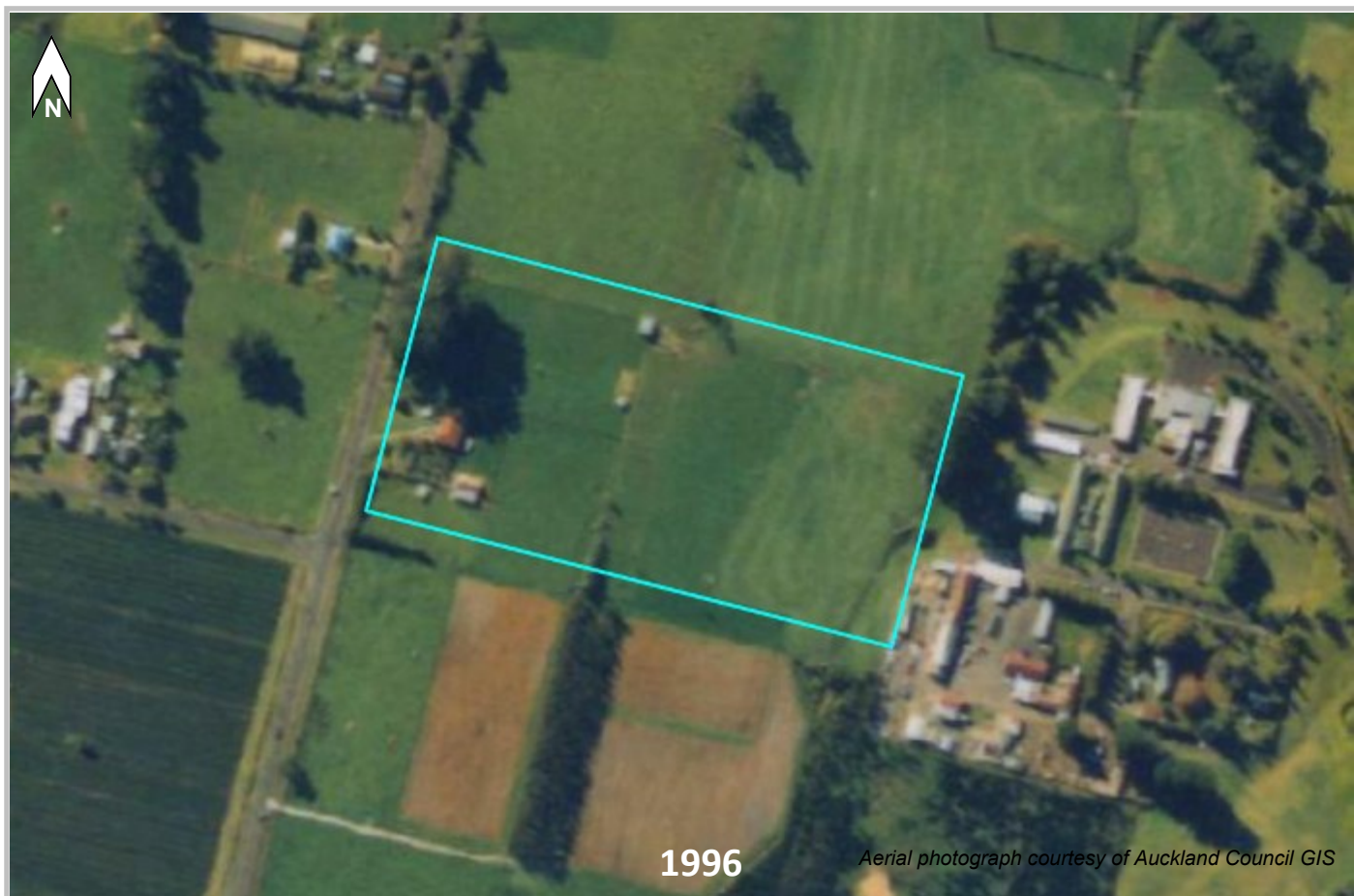


<b>Title:</b>	<b>Figure 1—Historic aerals</b>	<b>Reference:</b> J1394
<b>Project name:</b>	102 Totara Road, Whenuapai	<b>Date:</b> 17/09/2019
<b>geosciences</b> ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> KW
		<b>Approved:</b> CB



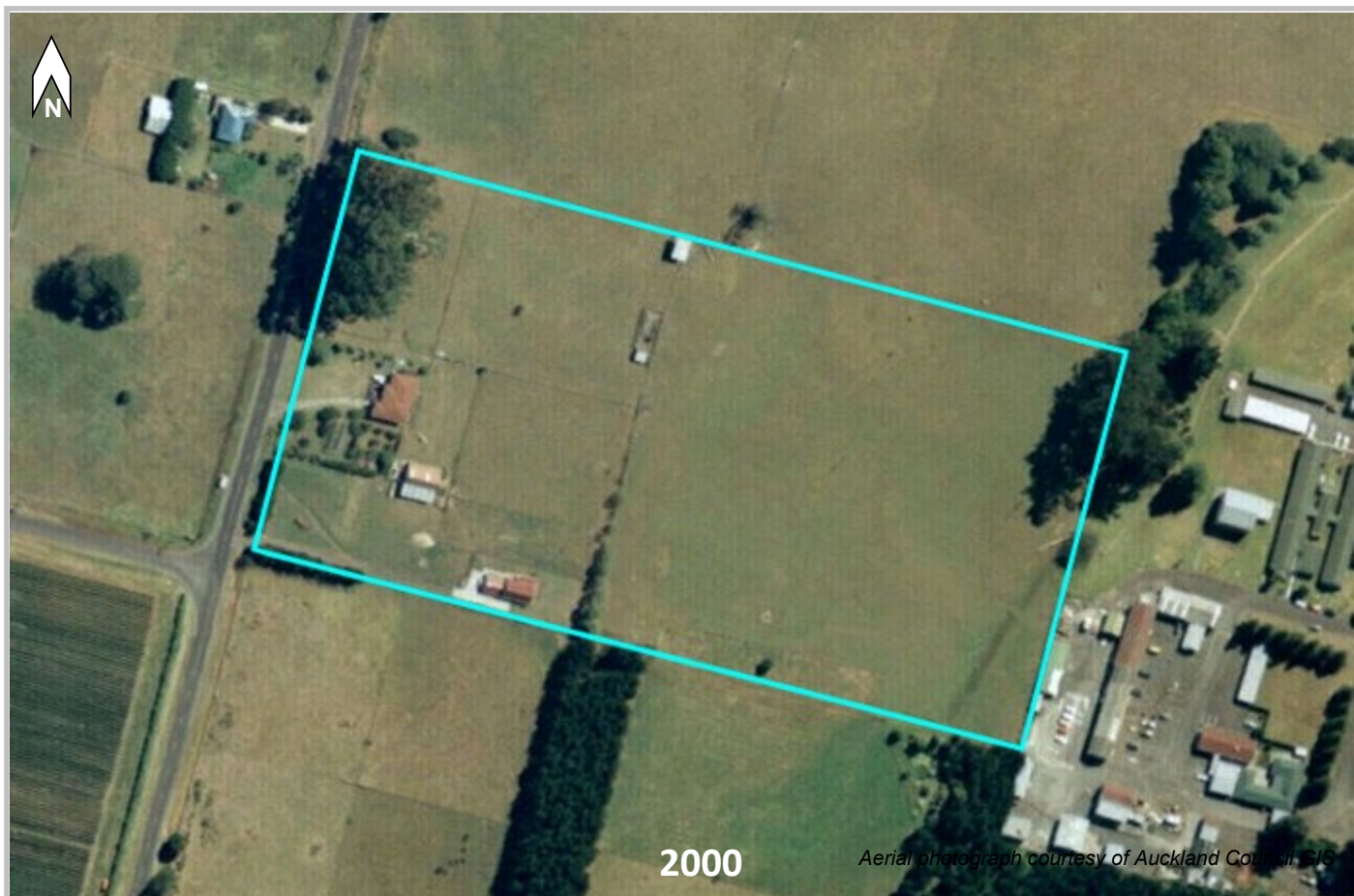
<b>Title:</b>	<b>Figure 1—Historic aerials</b>	<b>Reference:</b> J1394
<b>Project name:</b>	102 Totara Road, Whenuapai	<b>Date:</b> 17/09/2019
	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> KW
		<b>Approved:</b> CB





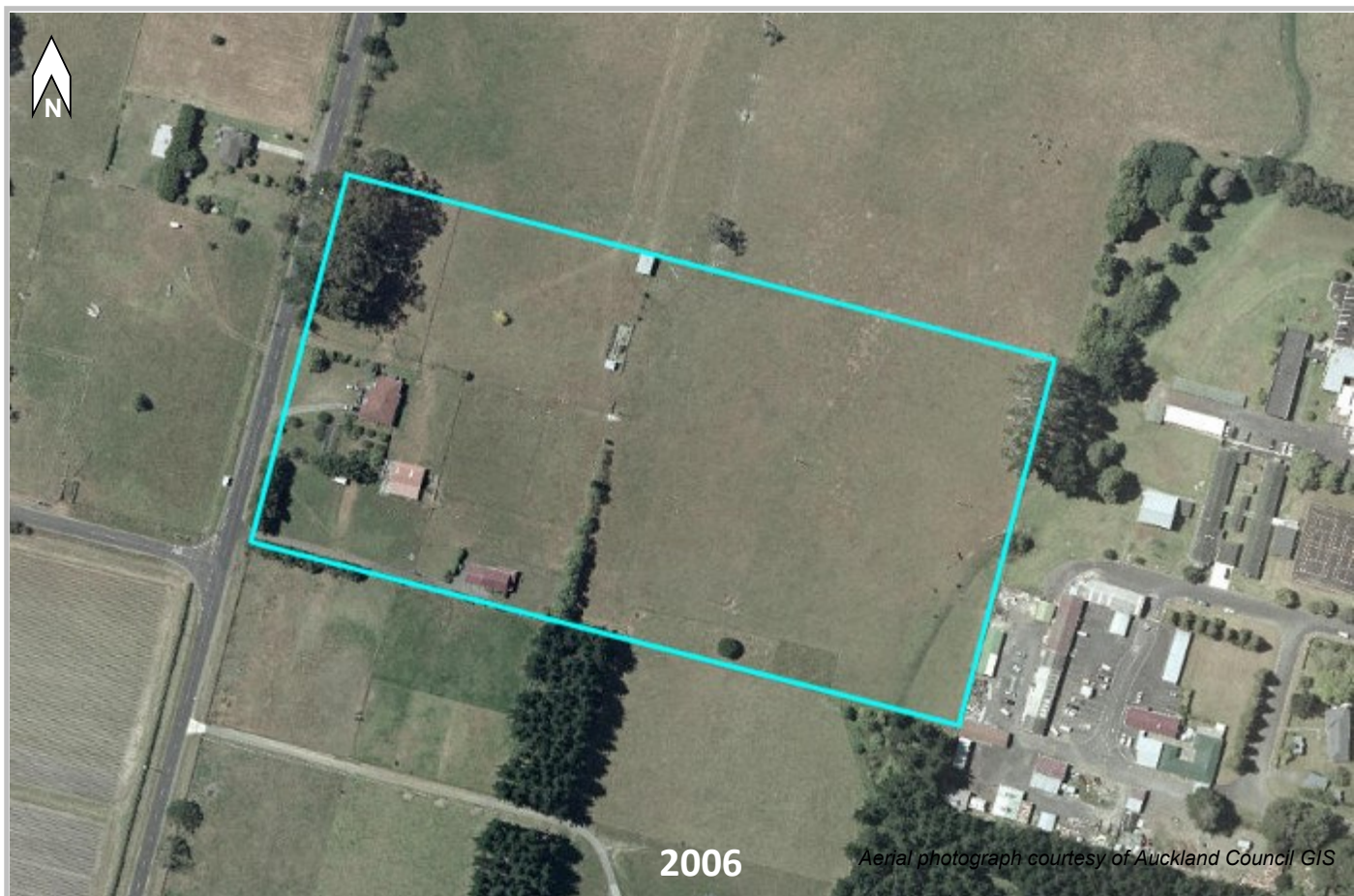
<b>Title:</b>	<b>Figure 1—Historic aerals</b>	<b>Reference:</b> J1394
<b>Project name:</b>	102 Totara Road, Whenuapai	<b>Date:</b> 17/09/2019
<b>geosciences</b> <small>and ENVIRONMENTAL</small>	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> KW
		<b>Approved:</b> CB





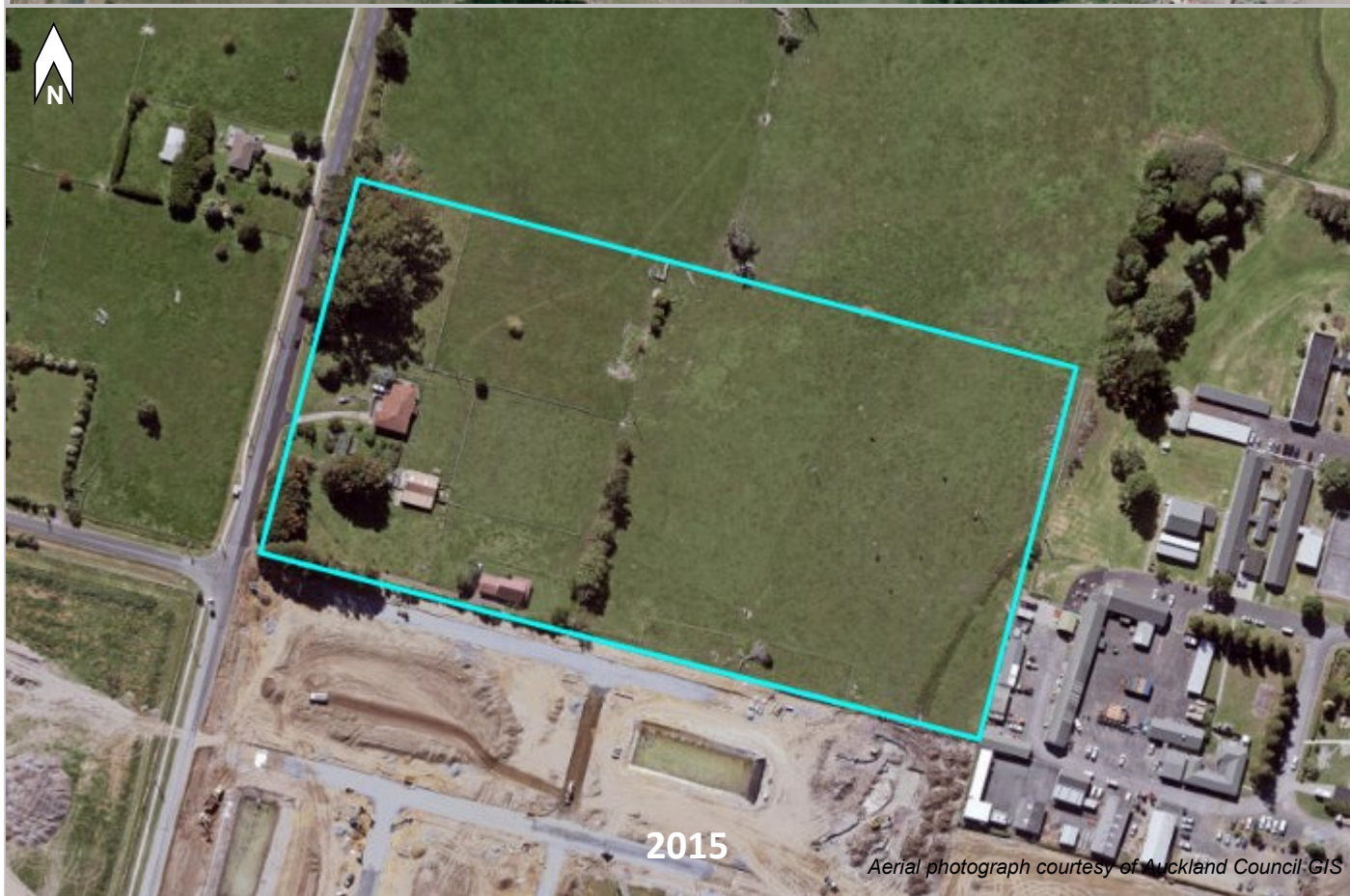
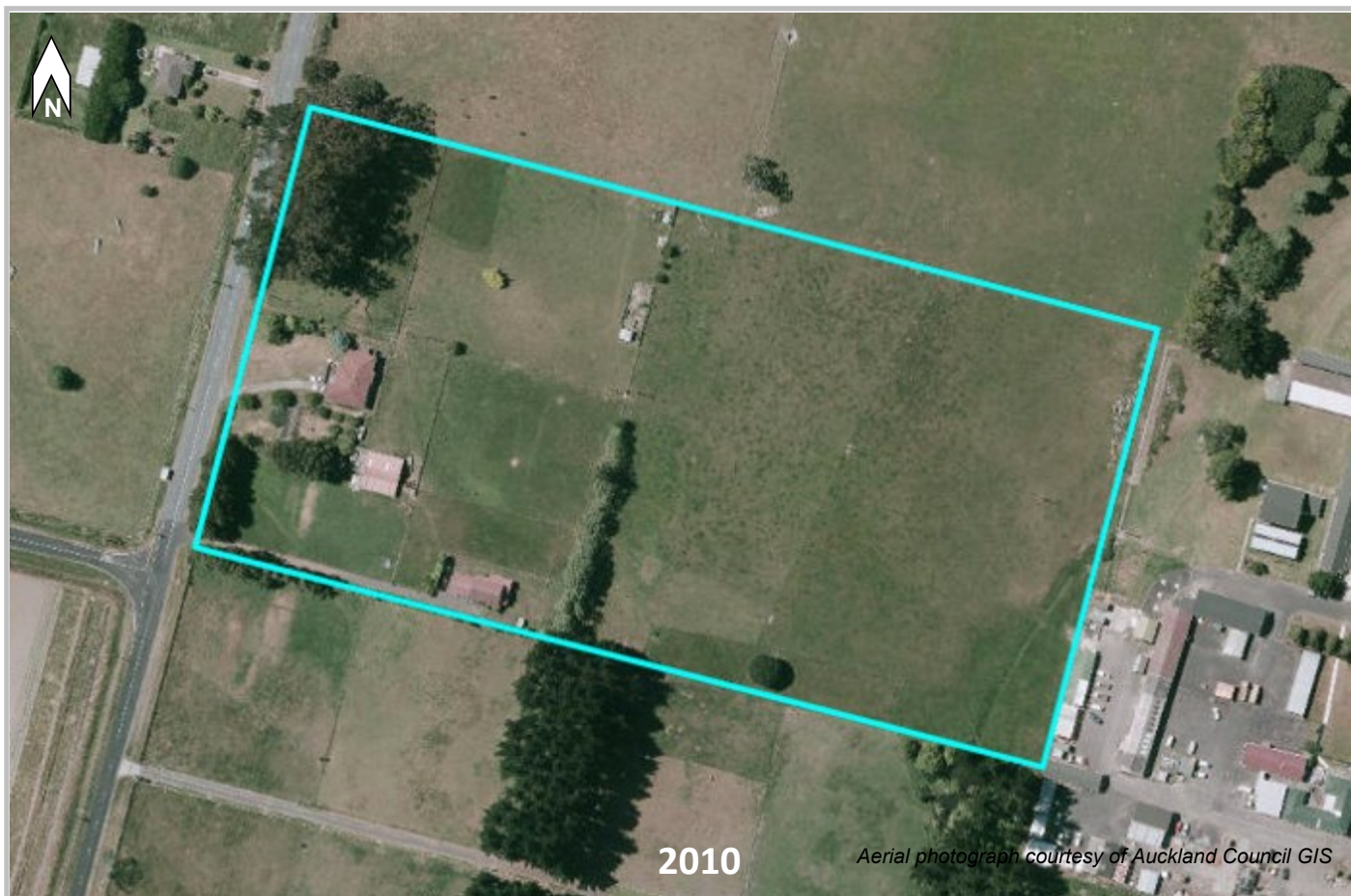
<b>Title:</b>	<b>Figure 1—Historic aerals</b>	<b>Reference:</b> J1394
<b>Project name:</b>	102 Totara Road, Whenuapai	<b>Date:</b> 17/09/2019
<b>geosciences</b> ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> KW
		<b>Approved:</b> CB





<b>Title:</b>	<b>Figure 1—Historic aerials</b>	<b>Reference:</b> J1394
<b>Project name:</b>	102 Totara Road, Whenuapai	<b>Date:</b> 17/09/2019
<b>geosciences</b> ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> KW
		<b>Approved:</b> CB





<b>Title:</b>	<b>Figure 1—Historic aerals</b>	<b>Reference:</b> J1394
<b>Project name:</b>	102 Totara Road, Whenuapai	<b>Date:</b> 17/09/2019
<b>geosciences</b> <small>ENVIRONMENTAL</small>	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> KW
		<b>Approved:</b> CB





*Aerial photograph courtesy of Auckland Council GIS*

<b>Title:</b>	<b>Figure 1—Historic aerals</b>	<b>Reference:</b> J1394
<b>Project name:</b>	102 Totara Road, Whenuapai	<b>Date:</b> 17/09/2019
<b>geosciences</b> <small>ENVIRONMENTAL</small>	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	<b>Drawn:</b> KW
		<b>Approved:</b> CB

## APPENDIX C      PROPERTY FILE EXTRACTS

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Riding **N** **take.**

# County of Waitemata

No 4172

Roll No. **327A / 204**

## BUILDING PERMIT

Date

**11.12.63.**

Owner of Section

**L.V. HARRE,**

Address

**No. 2. R.D., Kumeu.**

**This Permit**

is granted to the undermentioned person authorising the following building work on

Lot No. **1, D.P. 9146, Part of Allot. 3, Waipareira Parish.**

on ~~Western Boundary~~ **Te Atatu** Road

**Whenuapai**

in accordance with the plans lodged and

subject to the following conditions:

**10-12 Airport Road**

**Subject to the provisions of Sect. 22 (5) of the Counties Amendment Act, 1961.**

Nature of proposed work

**Dwelling.**

**Harre and Silcock,**

**222 Te Atatu Road,**

**TE ATATU.**

Value of work, £ **4,950**

Fee £ **18** : - : - Rec. No. **11061**

For the Waitemata County Council.

**L. L. JONES,**

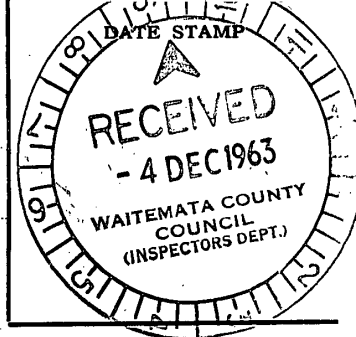
County Clerk.

per .....

County Building Inspector.



APPLICATION No. 800/13 PERMIT No. 4172  
VALUATION Roll No. 327A/204 DATE ISSUED 11.12.1963



## WAITEMATA COUNTY COUNCIL

P.O. BOX 5440 — NEWTON, AUCKLAND, C.2

# Application for a Building Permit

OWNER OF SECTION. NAME LOIS VIOLET HARRE PHONE No. 659  
(BLOCK CAPITALS) WHENUAPA

PRESENT POSTAL ADDRESS NO 2 RD KUMBU

BUILDER. NAME HARRE AND SILCOCK PHONE No. 4710 HND

POSTAL ADDRESS 222 Le Atatu Rd Henderson

(Note:—Permit will be posted to builder unless otherwise requested).

NATURE OF PROPOSED BUILDING WORK Construction of a Dwelling

VALUE OF WORK £ 4950 FEE £ 18 0 0 (See back page).

FULL LEGAL DESCRIPTION OF SECTION (as appears on either rate demand or title deeds).

LOT 1 DP 9146 PART OF ALLOT 3 Waipareira Parrish

NAME OF PREVIOUS OWNER OF SECTION JAMES NEIL ANDERSON AND LOIS VIOLET HARRE

AREA OF SECTION 10 Acre(s). Frontage 416 Feet.

ROAD NAME WESTERN BOUNDARY LOCALITY WHENUAPA

### FOR OFFICE USE ONLY

Footpath-Deposit	Refund
Fee / /	Amount / /
Recpt. / /	To / /
Paid By / /	Date / /
Date / /	

Remarks:

This is New lot  
100 DP 53062

15868

Permit issued subject to the following conditions:—

APPROVED BY CC Mennie BUILDING INSPECTOR 10/12/63 DATE

APPROVED BY CC Mennie DRAINAGE INSPECTOR 10/12/63 DATE

FEE £ 18 RECEIPT No. 11061 DATE 4.12.66

APPROVED
IN ACCORDANCE WITH TOWN PLANNING SCHEME
SIGNED <u>[Signature]</u>
DATE <u>5.12.63</u>

# SPECIFICATION

## FOUNDATIONS

If solid concrete. Size of footings 12" x 12" Walls \_\_\_\_\_ Reinforcing 4-1/2 MS Reos

~~2~~ concrete blocks. Size 16x8x8 VIBROPAK ~~16x8x8~~ Spacing \_\_\_\_\_

N.B.—All blocks must be at least 12" in to ground on a 12" x 12" x 4" concrete pad.

## FRAMING

	Size	Spacing	Span	Timber
Jack Studs			Along Runs.	
(Note: If base over 6ft. in height, Jack studs to be spaced at 20in. centres).				
Bearer Plates	<u>12x5 RSJ</u>	<u>Supported in centers with</u>	<u>ONE 10x10 pillars</u>	
Floor Joists	<u>9x2</u>	<u>14"</u>	<u>13'0"</u>	<u>TAN. PINUS</u>
Outer Studs	<u>4x2</u>	<u>18'</u>		" "
Inner Studs	<u>4x2 + 3x2</u>	<u>18'</u>		" "
Ceiling Joists	<u>4x2</u>	<u>18'</u>		" "
Bottom Plates. Size	<u>4x2 + 3x2</u>	Top Plates. Size	<u>4x2 + 3x2</u>	
Noggins. Size	<u>WALL THICKNESS</u>	Number of rows of noggins	<u>3</u>	

N.B.—Minimum stud height for dwellings is 8 feet.

## ROOF

Covering	<u>DECORATIVE TILES</u>	Ridges. Size	<u>9x1 TAN</u>	Purlins. Size	
Collar ties. Size	<u>6x1</u>	Sarking. Size	<u>—</u>	Under Purlins	<u>4x3</u>
	Size	Spacing	Span	Timber	
Rafters	<u>4x2</u>	<u>24"</u>		<u>TAN PINUS</u>	

## MISCELLANEOUS

Flooring. Size 4x1 TAG Exterior Sheathing BRICK VENEER

Inside lining G.I.B. BOARD + FIBER CEILING

Is any second hand material to be used in the proposed constructions? NO

N.B.—Top window trimmers must be checked  $\frac{1}{2}$ " or otherwise supported.

## SANITATION

Privy Type WC e.g. Water closet, chemical pan or night soil?

N.B.—If chemical pan or night soil pan, the privy building must be at least 15' away from any dwelling.

## DRAINAGE & PLUMBING

All drainage and plumbing must be carried out by registered tradesmen. If it is intended to install a septic tank, now or in the future, the site must be inspected by the Sanitary Inspector before building is commenced.

IT IS MOST IMPORTANT that buildings should not be occupied before complete plumbing and drainage systems have been installed and officially approved.

Signature of Applicant L. S. Harre

## SITE PLAN

### RESIDENTIAL SECTIONS

The site plan must be accurately drawn to the scale provided (16 feet to 1 inch).

### ALL OTHER SECTIONS

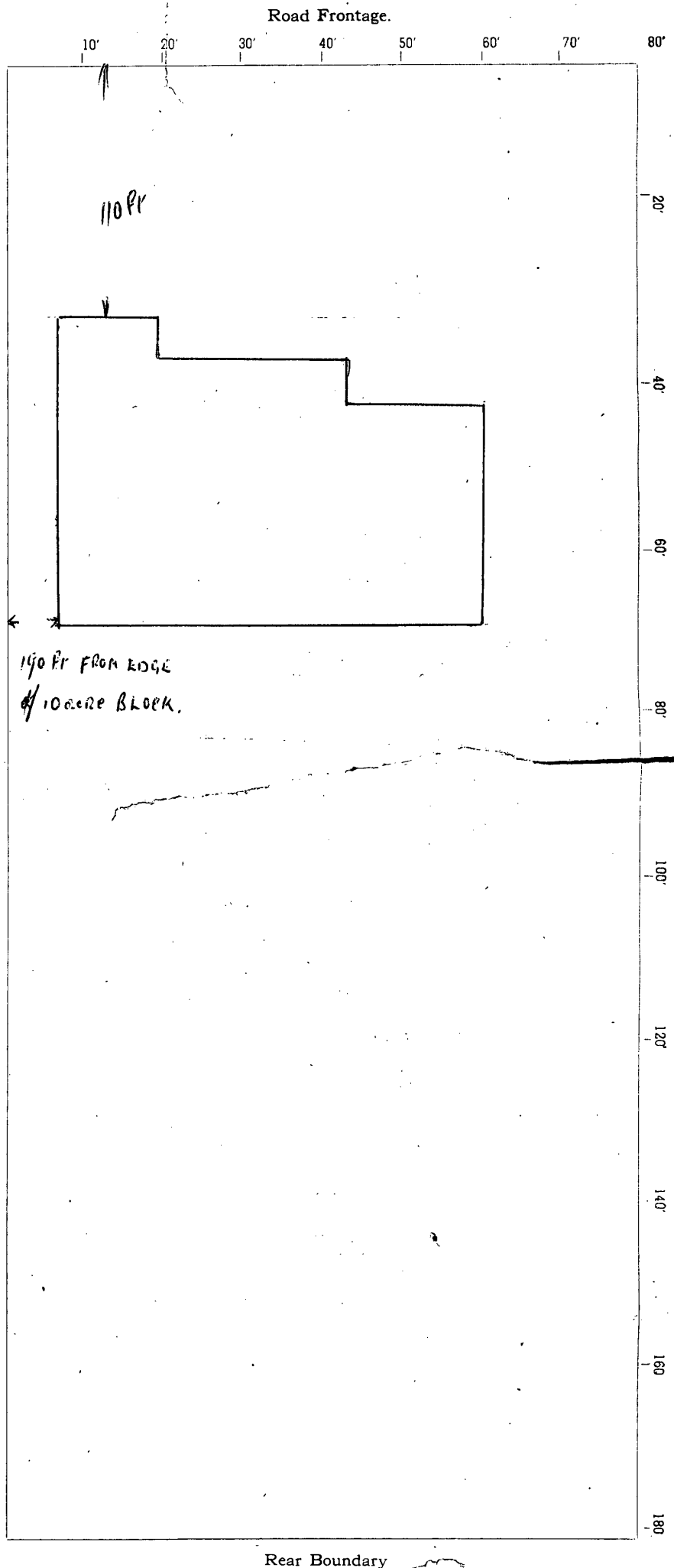
(including farms, etc.)

Please state scale used.

#### Note

1. This site plan must show the desired position of the proposed building and also ALL existing buildings.
2. Distances of each building from boundary lines must be clearly indicated.
3. No building shall be erected closer than 3 feet to a side boundary. This measurement is from the fascia board in the case of an overhanging roof.
4. Separate plans, drawn to scale (preferably  $\frac{1}{8}$ " or  $\frac{1}{4}$ " to 1'), must be submitted, showing a ground plan, and elevations of two sides. In cases of extensions to existing buildings, these plans should show the whole building, and the extension should be shaded or coloured.
5. Applications must be made in duplicate and two copies of the plan must be supplied if applying for a permit to erect a dwelling, bach or if any plumbing or drainage is to be installed.
6. Location plan must be completed.

PENCIL DRAWINGS WILL NOT BE ACCEPTED.



This and the succeeding pages form the specification referred to in our Agreement dated this .....day of.....1963.

EMPLOYER .....

CONTRACTOR .....

WITNESS .....

SPECIFICATION of work to be done and materials to be used in the erection of a Residence at West Boundary Rd., Whenuapai.

CONTRACT. This contract includes the supply and delivery of all materials, Labour, fittings, tools, plant etc. complete and necessary for the due and proper completion of the building as shown on the plans and herein specified in a thorough and workmanlike manner in strict accordance with the Local By-Laws and to the satisfaction of the Owner. No lower grade than O.B. timber shall be allowed in any part of the work. All timber to be treated as to get the best results for both seasoning and straightness. All joints to be properly scarfed and checked or otherwise jointed in an approved manner and everything securely nailed. In exposed woodwork, all nails to be punched. All work to be fixed level, plumb and true and no butts will be allowed where same can be concealed. All exposed interior timbers to be hand dressed and sanded.

PERMITS: Contractor to comply with the Labour and Building By-Laws of the District; to apply for and obtain all the necessary permits and to pay all fees for same.

PROVIDE & FIX: The words "provide" and "fix" shall be construed to mean "provide and "fix" where used separately unless otherwise specified.

INSURANCE: The Contractor to have all his employees covered against accident by an "Employer's Liability Policy" and to take out Insurance against fire for a sum sufficient to cover 75% of the contract sum. Both policies to remain in force until the building is taken over by the Owner. Fire insurance to be placed with a reputable Company.

SETTING OUT: The Contractor will do all setting out, and be responsible for same.

MATERIALS  
WORKMANSHIP: All workmanship to be careful, thorough and in accordance with the best trade practice, and all materials must be of the best of



their respective kinds, unless distinctly otherwise specified. Workmanship shown on the plans or specified and not shown, must be supplied as though shown and specified. Materials shown but not specified must be of the kind commonly employed for the service it is intended to perform. All materials to be new and the best of their respective kinds. All figured dimensions shall be taken in preference to scale and strictly adhered to, and all detail drawings shall supersede these to a smaller scale.

EXTRAS:

No extras will be allowed for unless authorised in writing by the Owner, and paid for as such.

STABILITY ETC.:

The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water. He shall also make good damage to adjoining property of every kind arising out of his works.

CLEANING:

The Contractor at the conclusion of the operations shall have all ceilings, walls and woodwork carefully dusted and wiped down, windows washed and glass left free from scratches, floors brushed and wiped and the entire building left in perfectly clean condition for occupation.

TURFING:

Area covered by house to be turfed and left clean of all stumps roots etc. and carted away on site where directed.

MAINTENANCE:

Period to be thirty days after the Owner has taken possession. Any defects in materials, workmanship or any part or parts that require replacing or adjusting which have been included in this contract shall be adjusted or replaced as specified in this specification at the Contractor's own expense.

MATERIALS:

In the event of any materials herein specified not being procurable at the time it is required or will tend to stop the progress of the contract, such materials may be substituted with other materials, provided however, that the substituted materials conform with the Local By-Laws and to the wishes of the Owner whom the Contractor is to notify first. At the conclusion of the contract, the Contractor will adjust any difference in cost.

BASE WALLS:

To be 8" Vibcorak block with 8" x 10" reinforced concrete band.

Walls to be laid true to level in straight lines and plumb with mortar. Exterior of all blockwork to be plastered and splash coated. Clean out all cavities and flush all joints in the brickwork on the inside.

VENTS:

Provide concrete mouseproof vents spaced 3 ft. away from angles and approx. 6 ft. between.

FLOOR JOISTS:

To be 9 x 2 and gauged to an even surface and nailed with 3" and 4" nails to all bearers and plates. All joints to be lapped on a bearer.

BRICKLAYER AND CONCRETOR.

CONCRETE:

All concrete work to be carried out according to the Local By-Laws. For general purposes, the mixture shall be 4-2-1 metal, ~~and~~ sand and cement or 6 parts river shingle to 1 part cement well mixed and rammed into trenches and boxing immediately after mixing.

MORTAR:

To be composed of four parts clean, sharp and washed sand to one part Portland cement. Use Mortaflex at the rate of 1 gallon to 1 cubic foot of cement.

BRICKS:

For all exterior walls and chimneys to be selected common Glenburn bricks or selected Tunnel kiln using Bullnosed bricks for external corners and window openings. All bricks to be well wetted and allowed to partially dry out before being laid. No bats will be allowed unless necessary for bond. Joints shall not exceed 5/16" in thickness and the work to be carried out regularly with no work rising more than one foot above existing work. All exterior joints to be well raked as work proceeds, and on completion of brickwork to be pointed with a mixture of 3 parts silica sand to 1 part coloured cement, using a 1/4" flat pointing tool. Colour of cement to be chosen by Owner. The whole of exterior brickwork on completion to be cleaned down with a weak solution of acid and left clean and tidy to Owner's satisfaction.

FOOTINGS:

The footings shall be 12 x 12 reinforced with four 1/2" M.S. rods. The footings shall be horizontal on the bottom throughout and stepped to suit the nature of the ground.

DAMP COURSE:

All timbers in contact with concrete or brickwork to have Malthoid under.

- CHIMNEY: Chimney to be precast concrete Petrous No. 1.
- CHIMNEY FOOTING: Chimney footings to be a concrete slab 6" wider each side of brickwork and reinforced with  $\frac{3}{8}$ " M.S. rods at 12" centres.
- FRONT PORCH FLOOR: To be 4" thick concrete with slight fall to front, reinforced with  $\frac{3}{8}$ " M.S. rods at 9" centres both ways. Steps are to be 6" risers 12" treads finished as per porch floor. Back porch to be finished as for front porch.
- LAUNDRY: Provide one single 2 ft. concrete wash tub and fix on concrete stand.

CARPENTER AND JOINER.

ALL MATERIALS ARE TO BE THE BEST OF THEIR RESPECTIVE KINDS AND GRADES AND LAID TRUE TO THEIR VARIOUS LEVELS AND CONSTRUCTED IN A PROPER TRADESMANLIKE MANNER TO MAKE THE WHOLE OF THE WORKS SOUND CONSTRUCTION AND TO COMPLY WITH THE LOCAL BY-LAWS IN EVERY RESPECT AND TO THE ENTIRE SATISFACTION OF THE BUILDING INSPECTOR.

JOINERY.

All exterior door and window frames to be as shown in plans, to be grooved, treated and constructed in a proper manner and primed before fixing. Exterior door frames to be fitted with  $\frac{3}{8}$ " galv. weather bar in sills.

SASHES: All sashes and fanlights to be cedar or totara to the sizes as shown on plan and details. All sashes to be neatly fitted and hung with Whiteo fittings. Allow for split sashes where shown on plans. All sashes except where otherwise mentioned to be glazed with 18 oz. clear glass. Landscape sashes to be glazed with drawn plate or 3203 glass. Bathroom and W.C. sash will be glazed obscure to Owner's choice.

DOORS: All interior doors except where otherwise mentioned to be 6'6 x 2'8 x  $1\frac{3}{4}$ " H.T.R. flush panel hung on three  $\frac{3}{2}$ " steel butts. Front door and back door to be glass doors, 2'10" wide x  $1\frac{5}{8}$ " ht. Totara H & P hung on three 4" butt hinges. Wardrobes and linen press doors to be 6'6 x 2' approx. and same pattern as interior doors, hung on three  $\frac{3}{2}$ " butt hinges. Kitchen cupboard doors to be flush panel to the dimensions required and hung on  $2\frac{1}{4}$ " A.C. hinges and fitted with handles and catches complete, to the Owner's choice.

Roll No. / /

32740/358/2

**BUILDING PERMIT**

No 12461

Owner of Section

HARRE. L.M.

Date 24th July 1979

Address

Totara Rd, Whenuapai.

**THIS PERMIT** is granted to the undermentioned person authorising the following building work on Lot No. 1 D.P. 53062 on 102-104 Totara Rd, Whenuapai. in accordance with the plans lodged and

subject to the following conditions: 1) Spouting, downpipes and stormwater drainage to be provided to the approval of the Inspector. 2) To notations on plans.

Nature of proposed work

TRACTOR SHED.

Value of work, \$3,500

Fee \$ 23 0: 0 Rec. No. J7 18/6/79

For the Waitemata City Council

B.M. HARRE,  
35 Toru St.,  
TE ATATU NORTH

  
Duly Authorised Officer.

FOR FURTHER CONDITIONS SEE OVER



Building Inspected. Date \_\_\_\_\_ Insp. Intls. \_\_\_\_\_

7/9/79 Fasting ~~at~~

5/10/79 P/Flex ~~at~~

28/11/79 ~~Roof~~ Roof post holes ~~at~~

4/2/81 Final ~~at~~ - Stormwater <sup>drainage</sup> damage required.

Final Inspection 15/7/81 ~~at~~

a. ~~Final~~

Inspector

Register Noted. Date \_\_\_\_\_



# City of Mairangi

Telephone HSN 61-195, 61-119  
PRIVATE BAG, HENDERSON  
AUCKLAND E.

ADDRESS ALL CORRESPONDENCE  
TO THE CITY SECRETARY

JOHN HENRY CENTRE  
6 PIONEER ST.  
HENDERSON  
AUCKLAND E.

JPB:AR

9 February 1981

Mr R M Harre  
35 Toru Street  
TE ATATU

Dear Sir,

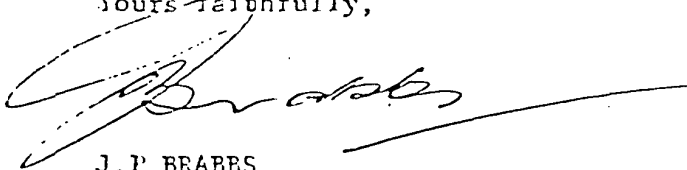
RE: BUILDING PERMIT 12461 - Tractor Shed on Lot 1 DP 53062 TOTARA ROAD, WHENUAPAI

In connection with the above building permit, I would advise that an inspection of the property on 9.2.81 has revealed that the following points require attention before the file can be finalised and the road damage deposit refunded:-

STORMWATER DRAINAGE TO BE PROVIDED TO THE APPROVAL OF THE INSPECTOR

Once the above work has been completed, you are requested to contact the Building Inspector at the above address on any week day between the hours of 8.30 and 9.45a.m. so that a further inspection can be arranged.

Yours faithfully,

  
J.P. BRABES  
for CITY INSPECTOR

Copy sent to:

Mr L M Harre

102-104 Totara Road  
WHENUAPAI

*Harre ? 8.27/3*

*Work not done. ~~was~~ discussed with  
Mr Harre. C/u in normal manner  
without writing*

*on 8/4/81*

Roll No. / /

32740/358/2

# BUILDING PERMIT

No 12461

Owner of Section

HARRE. L.M.

Date 24th July 1979

Address

Totara Rd, Whenuapai.

THIS PERMIT is granted to the undermentioned person authorising the following building work on Lot No. 1 D.F. 33062

on

102-104

Totara Rd, Whenuapai.

in accordance with the plans lodged and

subject to the following conditions:

- 1) Spouting, downpipes and stormwater drainage to be provided to the approval of the Inspector.
- 2) To notations on plans.

Nature of proposed work

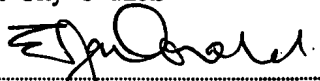
TRACTOR SHED.

Value of work, \$3,500

Fee \$ 23 0 0 Rec. No. 37 18/6/79

For the Waitemata City Council

R.M. HARRE,  
35 Toru St.,  
TE ATATU NORTH

  
Duly Authorised Officer.

APPLICATION No. 251/12FINAL CHECK Initials [Signature]Date 23/7PERMIT No. 12461DATE ISSUED 24/7/79Authorised Officer [Signature]

HEAD OFFICE DATE STAMP



## CITY OF WAITEMATA

JOHN HENRY CENTRE, 6-8 PIONEER STREET, HENDERSON  
POSTAL ADDRESS: PRIVATE BAG, HENDERSON 8 — PHONE: HSN 61-195 and 61-119  
INSPECTORS DEPARTMENT ON GROUND FLOOR

## BUILDING PERMIT APPLICATION

OWNER OF SECTION: NAME L. M. HARRE PHONE No. WEI 8659  
(BLOCK CAPITALS)PRESENT POSTAL ADDRESS TOTARA RD. WHENUAPABUILDER: NAME R. M. HARRE PHONE No. HSN 45 019POSTAL ADDRESS 35 TORU ST. TE ATATUNTH  
(Permit will be posted to builder unless otherwise requested)SIGNATURE OF APPLICANT R M HarreNATURE OF PROPOSED  
BUILDING WORKTRACTOR SHED

VALUATION ROLL NO.

32740/358/2FULL LEGAL DESCRIPTION OF  
THE PROPERTY (as per Rate  
Demand or Title Deeds)LOT 1D.P. 53062

## VALUE OF WORK

Building (including the materials  
for Plumbing & Drainage) \$ 3500.00

\*Drainage (excluding materials) \$ .....

\*Plumbing (excluding materials) \$ .....

•Building Permit Fee \$ 23.00

\*Separate permits to be obtained by Drainlayer and  
Plumber.

•Fee to be assessed on value of work excluding  
amount upon which Drainage and Plumbing Fees  
payable and may be paid at time of lodging appli-  
cation.

†A further 25% is payable on this fee where struc-  
tural check is required.

FLOOR AREA OF  
PROPOSED WORK

Basement .....

Ground Floor 72 sq.m

First Floor .....

Others .....

Total 72 sq.m

Building Research Act 1969  
LEVY ON TOTAL VALUE OF \$3,000  
OR MORE INCLUDING DRAINAGE  
AND PLUMBING WORK  
Fee: \$1.00 per \$1000 or part thereof

Amount of Levy 4.00

Receipt No. 57

Date 18/6/79

NAME OF PREVIOUS OWNER OF SECTION .....

AREA OF SECTION: 4.7551 Ha square metres FRONTAGE: 150 metres  
(Show large sites in hectares)ROAD NAME TOTARA RD. LOCALITY WHENUAPA

IMPORTANT — SEE INSTRUCTIONS ON PAGE FIVE

## FOR OFFICE USE ONLY

REMARKS .....

Permit issued subject to the following conditions:

**TO NOTATIONS ON PLANS**

ROUTING DOWNPIPES AND  
STORMWATER DRAINAGE TO BE  
PROVIDED TO THE APPROVAL  
OF THE INSPECTOR

Approved by [Signature] Building Inspector 30/6/79 DateApproved by [Signature] Plumbing/Drainage Inspector 4-2-79 Date

Approved by .....



PLEASE REFER TO INSTRUCTIONS ON PAGE FIVE

# SPECIFICATION TO BE COMPLETED BELOW FOR MINOR BUILDINGS

(Full specifications are required for all other work)

## FOUNDATIONS

If solid concrete. Size of footings 300 x 300 mm Walls 200 mm Reinforcing D 12

If concrete blocks. Size..... Spacing.....

N.B. — All blocks must be at least 300mm into ground and set on a 300mm x 300mm x 100mm concrete pad.

## FRAMING

	Size	Spacing	Span	Timber
Jack Studs	<u>100 x 50</u>	<u>600 mm</u>		<u>No 1 MG</u>
Bearer Plates	<u>100 x 75</u>			<u>No 1 MG T</u>
Floor Joists	<u>150 x 50</u>	<u>450 mm</u>	<u>2.70 m</u>	<u>No 1 MG T</u>
Outer Studs	<u>100 x 50</u>	<u>600 mm</u>		<u>No 1 MG</u>
Inner Studs	<u>100 x 50</u>	<u>600 mm</u>		<u>" "</u>
Ceiling Joists				
Bottom Plates	Size <u>100 x 50</u>			Top Plates Size <u>100 x 50</u>
Noggins	Size <u>100 x 50</u>		Number of rows of noggins <u>2 Rows</u>	

N.B. (a) Minimum stud height for dwellings is 2.4m.

(b) Top window trimmers must be checked 15mm or otherwise supported.

## ROOF

Covering 24g GALV. IRON Ridges Size..... Purlins Size 150 x 50  
Sarking Size..... Under Purlins.....

	Size	Spacing	Span	Timber
TRUSSES <del>Rafter</del>	<u>100 x 50</u>	<u>2.90 m</u>	<u>6.00 m</u>	<u>No 1 MG RAD</u>

## MISCELLANEOUS

Flooring Size 150 x 25 R/S TAN RAD Exterior Sheathing 25mm TAN R/S RAD  
Inside Lining..... BOARD & BATTEN

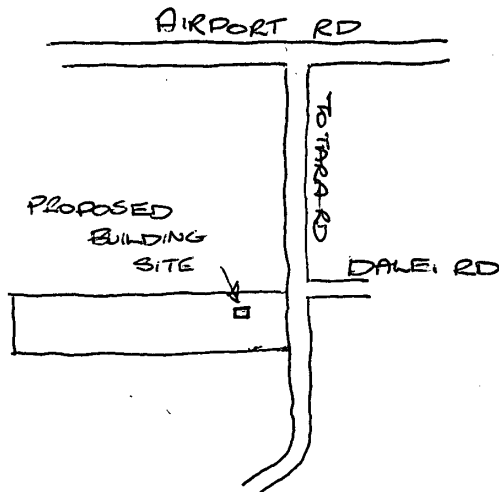
Is any second-hand material to be used in the proposed Construction? No If YES, then a separate application must accompany this form.

## SANITATION

Privy Type..... e.g. water closet, chemical pan or other type?

## LOCALITY SKETCH TO SHOW LOCATION OF BUILDING SITE

(Must be completed)



## DRAINAGE AND PLUMBING

ALL DRAINAGE AND PLUMBING MUST BE CARRIED OUT BY REGISTERED TRADESMEN. IF IT IS INTENDED TO INSTALL A SEPTIC TANK, NOW OR IN THE FUTURE, THE SITE MUST BE INSPECTED BY THE INSPECTOR BEFORE BUILDING IS COMMENCED.

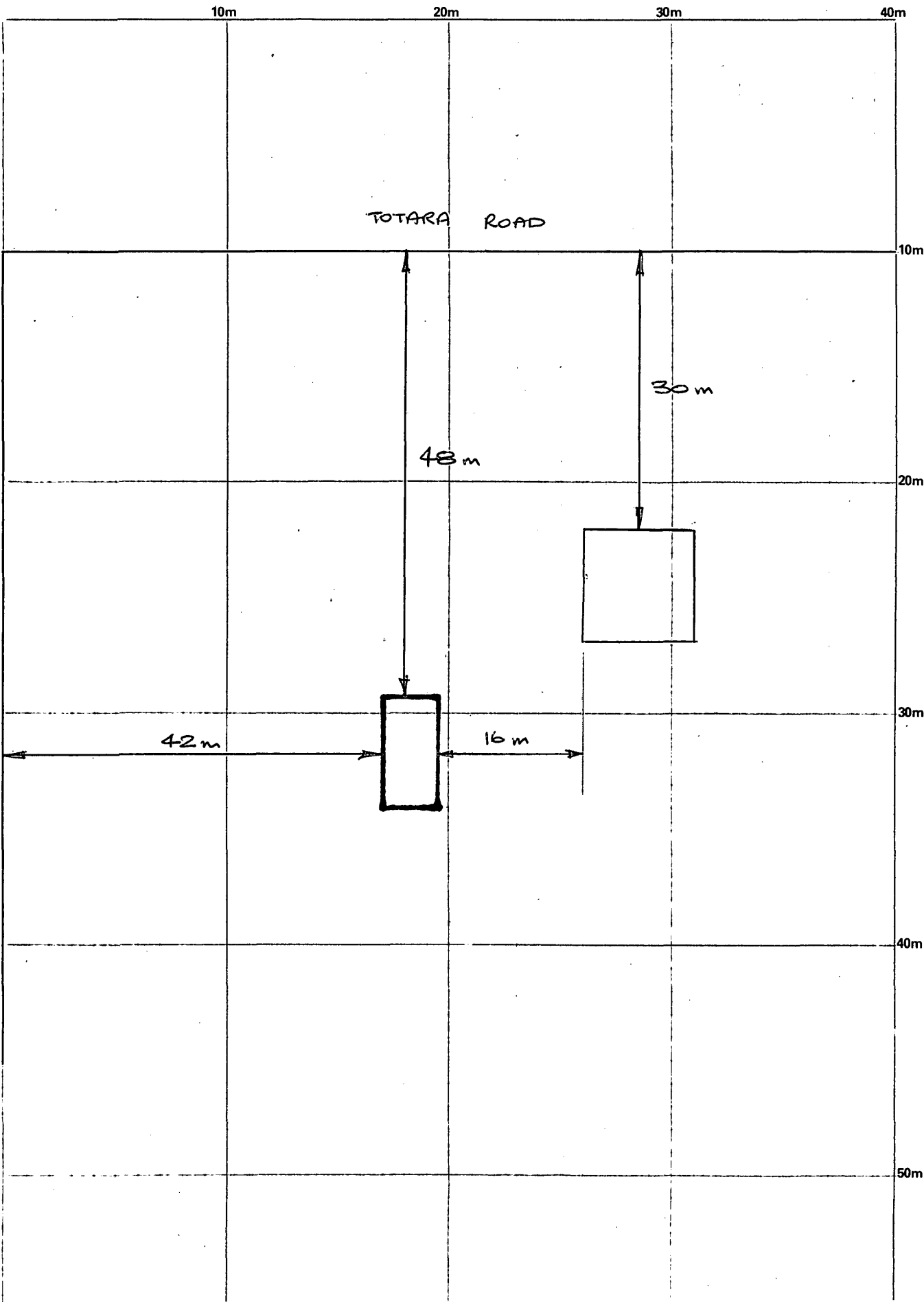
IT IS MOST IMPORTANT THAT BUILDINGS SHOULD NOT BE OCCUPIED BEFORE COMPLETE PLUMBING AND DRAINAGE SYSTEMS HAVE BEEN INSTALLED AND OFFICIALLY APPROVED.

PLUMBING AND DRAINAGE PERMITS MUST BE OBTAINED BEFORE ANY PLUMBING OR DRAINAGE WORK IS COMMENCED.

PLEASE REFER TO INSTRUCTIONS ON PAGE FIVE

- SITE PLAN: (a) All existing buildings are to be shown in black ink and new buildings in red.  
(b) For residential sections the site plan must be accurately drawn to the scale provided. 1:200 (i.e., one square equals one metre).  
(c) All other sections (including farms, etc), please state scale used.  
(d) All dimensions MUST be specified.

ROAD BOUNDARY



FOR OFFICE USE ONLY



REPORT ON COMMERCIAL OR INDUSTRIAL BUILDING  
STRUCTURAL ENGINEER'S REPORT

REPORT C (1)

B.P. APPLICATION NO. 25/12

APPLICANT'S NAME: L.M. HARRÉ  
BUILDER'S NAME: R.M. HARRÉ  
PROPOSAL: TRACTOR SHED  
LEGAL DESCRIPTION: LOT: 1 D.P. 53062  
ROAD NAME & LOCALITY: TOTARA RD WHENUAPAI.

1) Roof structure. ✓ CALCULATIONS & STRUCTURAL CHECK

- 2) Lateral bracing to section of wall exceeding 6m.  
3) Verandah beam/supports/pads.  
4) Overspanned joists (Section A-A)  
5) Overspaced blocks & overspanned bearer (Section A-A).
1. THE FOLLOWING AMENDMENTS, ALTERATIONS OR ADDITIONAL INFORMATION MUST BE MADE (OR SUPPLIED), BEFORE APPROVAL CAN BE CONSIDERED: (Please list clearly, and date and sign requirements):-

\*(a) RECOMMENDATION:

The matters listed in (1) above (when applicable), have been settled to my satisfaction and I recommend that the application be APPROVED subject to the following conditions:-

*EXTRA NOTES AS SHOWN.*

\*(b) I recommend that the application be NOT APPROVED for the following reasons:

\* Delete not applicable

Dealt with by V. Hoare Date 11/7/77  
(STRUCTURAL ENGINEER)





# City of Waitemata

JOHN HENRY CENTRE  
6 PIONEER ST.  
HENDERSON  
AUCKLAND 8.

Telephone HSN 61-195, 61-119  
PRIVATE BAG, HENDERSON  
AUCKLAND 8.

ADDRESS ALL CORRESPONDENCE  
TO THE CITY SECRETARY  
JPB: YMM

13 July 1979

Mr. R. M. Harre,  
35 Toru St,  
TE ATATU NORTH.

Dear Sir,

RE: BUILDING PERMIT APPLICATION 251/12 - Tractor Shed on Lot 1 DP 53062  
Totara Road, Whenuapai.

In connection with the above building permit application, you are advised that a structural checking fee of \$5.75 is required.

Please forward your remittance with the duplicate copy of this letter direct to the writer at the above address so that your application can be finalised.

Yours faithfully,

J. P. BRABBS  
for CITY INSPECTOR

e100. BP

10 JUL 1979

# CITY OF WAITEMATA

PRIVATE BAG HENDERSON, 8

This receipt is **NOT** a permit. No work is to be executed until a **PERMIT** is **OBTAINED**.

Received from

R. McHarze

Details of payment.

B P O P. 251/12

02-051-22 Building Permit Fee

02-052-22 Plumbing & Drainage Permit Fees

03-955-22 Structural Checking Fee

5.75

- 82-22 Private Crossing

- 653-22 Footpath Damage Deposit

- 656-22 Building Research Levy

TOTAL \$

5.75

CASH	
CHEQUE	✓

only.

Receipt is acknowledged of amount paid

\*\*\*\*\*575=a 51

CITY TREASURER p.p.



# City of Mairangi

JOHN HENRY CENTRE  
6 PIONEER ST.  
HENDERSON  
AUCKLAND 8.

Telephone HSN 61-195, 61-119  
PRIVATE BAG, HENDERSON  
AUCKLAND 8.

ADDRESS ALL CORRESPONDENCE  
TO THE CITY SECRETARY

9/2/81

Mr R. M. Harne,  
35 Town St  
Te Atatu.

Dear Sir,

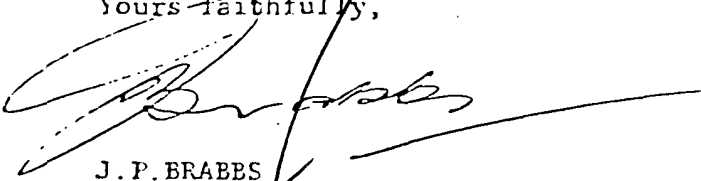
RE: BUILDING PERMIT 12461 - Tractor Shed on Lot 1 DP 53062 Tataru Rd Waiwairangi.

In connection with the above building permit, I would advise that an inspection of the property on 9/2/81 has revealed that the following points require attention before the file can be finalised and the road damage deposit refunded:-

- 1) ~~SPROUTING DOWNPIPES AND~~  
STORMWATER DRAINAGE TO BE  
PROVIDED TO THE APPROVAL  
OF THE INSPECTOR

Once the above work has been completed, you are requested to contact the Building Inspector at the above address on any week day between the hours of 8.30 and 9.45a.m. so that a further inspection can be arranged.

Yours faithfully,

  
J. P. BRABBS  
for CITY INSPECTOR

Copy sent to:

Mr L. M. Harne  
102-104 Tataru Rd  
Waiwairangi.

# MONITORING CHECK SHEET

Consent Number : 981696

Property ID : ~~05110P53062~~ 492

Property Location : 102 Totara Rd, Whenuapai

Legal Description : Lot 1 OP 53062

Inspection date : 7/05/01

Compliance Y/N : Y

Comments :

All conditions have been met

ENTERED  
5/5/01

J.F. Denton

*[Signature]*

Reinspection date 2 :

Comments :

Reinspection date 3 :

Comments :

Legal action initiated :

Final clearance : 07/05/01

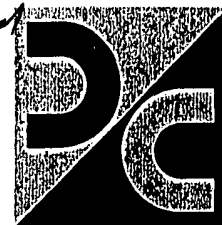


98/4205

\$ \$ 100  
2/5/2001

27 September 1999

Job no. 98135



**DIPROSE**  
CONSULTANTS LTD  
CIVIL & STRUCTURAL ENGINEERS

INTERED

Mr R Harre  
102 Totara Rd  
Whenuapai  
AUCKLAND

Dear Sir,

**INSPECTION OF EFFLUENT DISPOSAL SYSTEM  
FOR MINOR DWELLING AT  
102 TOTARA RD, WHENUAPAI**

As required by council, we have visited the above mentioned property and observed the effluent disposal system that has been constructed.

We note that the system that was installed was not a Reflection Nibbler Jnr System as specified in our report Job no. 98135/1 dated 21 September 1999. An Oasis Clearwater series 2000 has instead been installed.

Based on the information provided by the manufacturer we believe that the Oasis Clearwater series 2000 system should perform quite suitably for your purposes. Please refer to the asbuilt plan supplied by the Contractor for the layout of the system.

We were unable to observe the system in its entirety but discussions with the Contractor suggest that the system has been competently constructed. At the time of our visit the system was complete and we understand that it has been functioning satisfactorily.

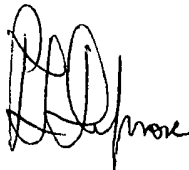
We are satisfied on reasonable grounds that the treatment system and disposal field have been installed generally in accordance with normal acceptable practice for this type of system and the relevant recommendations given in our above mentioned report but noting that the system has been substituted by a Oasis Clearwater series 2000 system.

295 Lincoln Rd  
Waitakere City.  
P O Box 77038, Mt Albert.  
Ph/Fax: 0-9-836 5522  
Mobile: 0-25-749 949

Note that this letter does not certify that the treatment plant itself is as per the manufacturers design.

We trust the above is satisfactory for your present requirements. If we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,  
DIPROSE CONSULTANTS LTD

A handwritten signature in black ink, appearing to read 'P L Diprose', with a stylized flourish at the end.

P L Diprose BE (Hons), MIPENZ, Registered Engineer

21 September 1998

Private Bag 93109  
Henderson  
Waitakere City

LOIS VIOLET HARRE  
102 TOTARA RD  
WHENUAPAI  
WAITAKERE CITY 1250

\* 102-104 Totara Rd \*  
Whenuapai

Dear Sir/Madam

Resource Consent Application Number RMA981696  
Location: 102-104 TOTARA RD, WHENUAPAI, WAITAKERE CITY 1008.

I am pleased to advise that your Resource Consent (Planning) application has been considered and consent has been granted pursuant to sections 94, 104, 105, and 108 of the Resource Management Act 1991.

The report considering your application and the decision which has been made is attached. The conditions must be met for your consent to be valid.

Please note also that you must establish the activity within two years. If that does not happen the consent lapses and you may need to apply for an extension or a new consent.

If you are dissatisfied with the decision or conditions of consent you have an opportunity to object to the Council. If you want to do this you will need to write a letter outlining your concerns. You should refer to section 357 of the Resource Management Act 1991 which covers objections to decisions ( see the guideline attached ). Any objections must be made in writing within 15 working days of your receipt of this letter.

Please contact MATT HEALE of the Resource Management Section ( extn 8621 ) if you have any general queries about the enclosed report or decision.

If you are dissatisfied with the decision and are considering lodging an objection you may wish to discuss the matter first with Peter Reaburn, Planning Manager (836-8014).

Yours faithfully

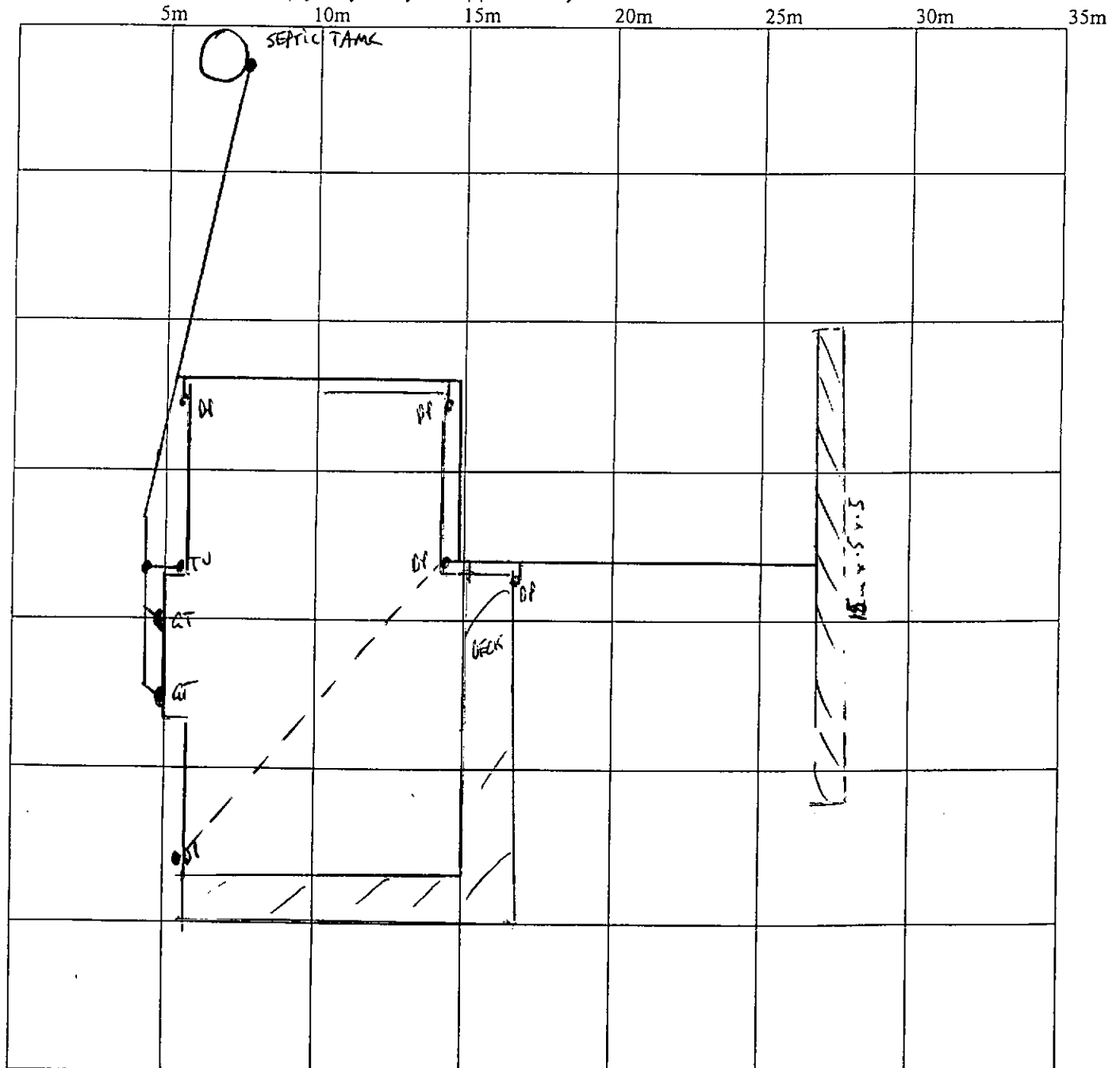


Peter Reaburn  
PLANNING MANAGER

Waitakere City Council  
Te Tatao o Waitakere

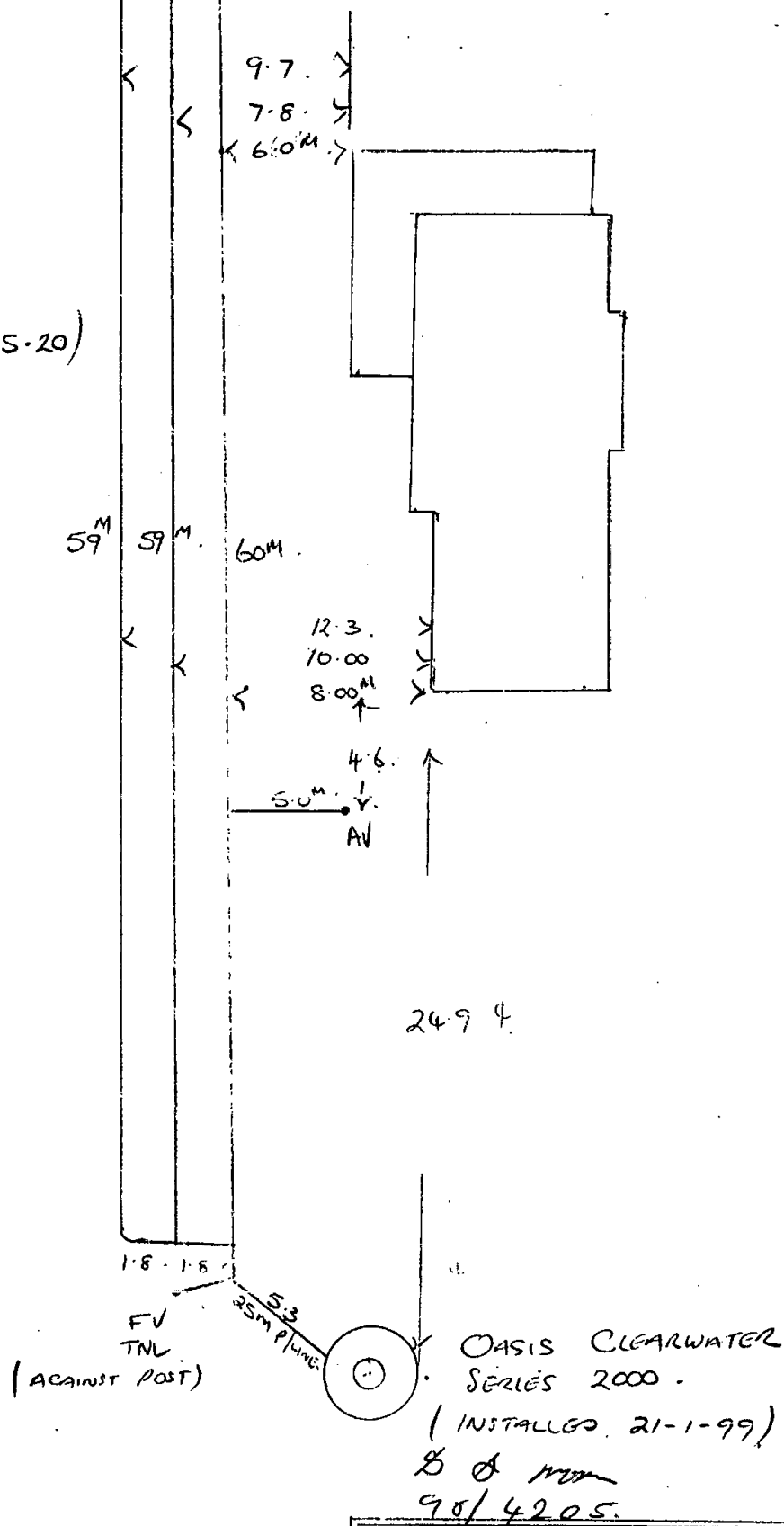
Building Consent No: 98004205 Inspector: S J Nash  
 Owners Name: HARVE Drainlayers Name: MARK WINSLOW  
 Site Address: 102 TOTARA RD WHEAT  
 Lot: 1 DP: 53062 Date inspected: 20/4/99

Drainage plans are required for all new work and extensions to drains including effluent disposal systems. The plan is to be completed accurately drawn in ink to a scale of 1:200 and must show clearly the street boundary, property boundaries, outline of the buildings as well as the layout of ALL drains and inspection fillings. Please indicate the scale used if it is different than 1:200. Please ensure that this as built plan is completed prior to the inspection of the drainage work. Failure to comply may delay the approval of your work.





(TOTAL AREA 185.20)



ENTERED

HAME House.  
102 TOTARA ROAD  
WHENUAPAI.  
ID: 492  
SCALE 1 = 200.

**DRAINAGE 1 LTD**

REGISTERED DRAINLAYERS

FREEPHONE 0800 888 248, PO BOX 626 OREWA

GST Number: 90-024-272

**FIELD SERVICE REPORT/TAX INVOICE S 1384**NAME: Lloyd HarrePHONE/CONTACT NUMBER: 416 86519SITE ADDRESS: 102 Totara Rd Whenuapai

POSTAL ADDRESS:

COUNCIL: WaitakereDATE LAST SERVICED: 1 12 08DATE THIS SERVICE: 2 7 09

Your Oasis Clearwater Home Sewage Treatment Plant was serviced and inspected on the date shown above. The results are as follows:

	CONDITION	REMARKS
Control Panel Mode Lights		
Control Panel Audible Alarm		
Field Isolator Switch	5	
Effluent Pump	4	
Aerator	3	Noisy + Air leaking
Zabel Filter	4	

5=Excellent 1=Poor

	CONDITION	REMARKS
Lids and Manholes	3	Need new bolts
Bio Mass	5	
Sludge Buildup	5	
Sludge Recycle Pump	4	
Clarifier	3	
Arkel Filter	4	

5=Excellent 1=Poor

Irrigation area evidence of run off or water logging? (1) Normal Area (2) Reduced Area Yes / No

NOTES System has recently been flooded causing sludge to get in pump chamber. Need to clean filter monthly to prevent flooding.

Oasis Contact number (03) 344 0262 or Ross BicknellWARNING: Correct landscaping around your unit is essential. Warranty of mechanical and electrical equipment is void if flooding occurs **S 9(2)(a)**

**DRAINAGE 1 LTD****DRAINAGE 1 LTD**

REGISTERED DRAINLAYERS

FREEPHONE 0800 888 248, PO BOX 626 OREWA

GST Number: 90-024-272

**FIELD SERVICE REPORT/TAX INVOICE****S 1237**NAME: Lloyd HarrePHONE/CONTACT NUMBER: 416 8659SITE ADDRESS: 102 Totara Rd. Whenuapai

POSTAL ADDRESS:

COUNCIL: WaitakereDATE LAST SERVICED: 29 5 08DATE THIS SERVICE: 1 12 08

Your Oasis Clearwater Home Sewage Treatment Plant was serviced and inspected on the date shown above. The results are as follows:

	CONDITION	REMARKS
Control Panel Mode Lights	5	
Control Panel Audible Alarm	No	Sound
Field Isolator Switch	5	
Effluent Pump	4	
Aerator	4	
Zabel Filter	5	

5=Excellent 1=Poor

	CONDITION	REMARKS
Lids and Manholes		
Bio Mass	5	
Sludge Buildup	5	
Sludge Recycle Pump	5	
Clarifier	5	
Arkel Filter	5	

5=Excellent 1=Poor

Irrigation area evidence of run off or water logging? (1) Normal Area (2) Reduced Area Yes/ No

NOTES

**WARNING:** Correct landscaping around your unit is essential. Warranty of mechanical and electrical equipment is void if flooding occurs.



# DRAINAGE 1 LTD

REGISTERED DRAINLAYERS

FREEPHONE 0800 888 248, PO BOX 626 OREWA

GST Number: 90-024-272



## FIELD SERVICE REPORT/TAX INVOICE

S 1095

NAME: Lloyd Harre

PHONE/CONTACT NUMBER: 416 8659

SITE ADDRESS: 102 Totara Rd Whenuapai

POSTAL ADDRESS:

COUNCIL: Waitakere

DATE LAST SERVICED: Nov 07 R/W DATE THIS SERVICE: 29. 5. 08

Your Oasis Clearwater Home Sewage Treatment Plant was serviced and inspected on the date shown above. The results are as follows:

	CONDITION	REMARKS
Control Panel Mode Lights		
Control Panel Audible Alarm		
Field Isolator Switch	5	
Effluent Pump	4	
Aerator	4	
Zabel Filter	4	

5=Excellent 1=Poor

	CONDITION	REMARKS
Lids and Manholes	4	
Bio Mass	3	
Sludge Buildup	3	
Sludge Recycle Pump	5	
Clarifier	5	
Arkel Filter	5	

5=Excellent 1=Poor

Irrigation area evidence of run off or water logging? (1) Normal Area (2) Reduced Area Yes / No

### NOTES

Primary chamber needs emptying  
Raum blocked at far end, dug up and  
repaired.

WARNING: Correct landscaping around your unit is essential. Warranty of mechanical and electrical equipment is void if flooding occurs.



## APPENDIX D      SITE PHOTOGRAPHS



**PLATE 1: ACCESS TO MAIN DWELLING FROM TOTARA ROAD**



**PLATE 2: ORIGINAL DWELLING VIEWED FROM TOTARA ROAD**



**PLATE 3: EASTERN SIDE OF THE ORIGINAL DWELLING**



**PLATE 4: BREATHER VALVE FOR SEPTIC TANK ASSOCIATED WITH THE ORIGINAL DWELLING**





**PLATE 5: CHICKEN SHEDS TO THE NORTHWEST OF THE DWELLING**



**PLATE 6: PENS SURROUNDING THE BARN / TRACTOR SHED**



**PLATE 7: INTERIOR OF BARN / TRACTOR SHED**



**PLATE 8: RESIDUAL TREE STUMPS FROM FORMER SHLETERBELT**





**PLATE 7: STORMWATER FLOWPATH IN SOUTHEAST CORNER OF SITE, ADJACENT TO AIRBASE**



**PLATE 8: MINOR DWELLING ON SOUTHERN BOUNDARY**





**PLATE 7: MINOR DWELLING**



**PLATE 8: PORTACOM SITUATED ON Paddock TO THE SOUTH OF RESIDENTIAL DWELLING AND BARN**



**PLATE 7: LOOKING EAST OVER DOMESTIC FRUIT TREES AND GRAPE VINE SHADEHOUSE**



**PLATE 8: SHADE HOUSE / PERGOLA FOR GRAPEVINES**