

Land Use Site Details

Site ID :	LUR-TGA-00848	Printed :	6/05/2021
Site Address(es) :	1 Apostle Mews, Papamoa, Tauranga City 10 Apostle Mews, Papamoa, Tauranga City 11 Apostle Mews, Papamoa, Tauranga City 15 Apostle Mews, Papamoa, Tauranga City 3 Apostle Mews, Papamoa, Tauranga City 4 Apostle Mews, Papamoa, Tauranga City 5 Apostle Mews, Papamoa, Tauranga City 6 Apostle Mews, Papamoa, Tauranga City 7 Apostle Mews, Papamoa, Tauranga City 8 Apostle Mews, Papamoa, Tauranga City 9 Apostle Mews, Papamoa, Tauranga City 1 Coolgardie Close, Papamoa, Tauranga City 10 Coolgardie Close, Papamoa, Tauranga City 12 Coolgardie Close, Papamoa, Tauranga City 2 Coolgardie Close, Papamoa, Tauranga City 3 Coolgardie Close, Papamoa, Tauranga City 4 Coolgardie Close, Papamoa, Tauranga City 5 Coolgardie Close, Papamoa, Tauranga City 6 Coolgardie Close, Papamoa, Tauranga City 7 Coolgardie Close, Papamoa, Tauranga City 8 Coolgardie Close, Papamoa, Tauranga City 1 Dunkeld Drive, Papamoa, Tauranga City 10 Dunkeld Drive, Papamoa, Tauranga City 11 Dunkeld Drive, Papamoa, Tauranga City 12 Dunkeld Drive, Papamoa, Tauranga City 14 Dunkeld Drive, Papamoa, Tauranga City 16 Dunkeld Drive, Papamoa, Tauranga City 17 Dunkeld Drive, Papamoa, Tauranga City 18 Dunkeld Drive, Papamoa, Tauranga City 19 Dunkeld Drive, Papamoa, Tauranga City 21 Dunkeld Drive, Papamoa, Tauranga City 23 Dunkeld Drive, Papamoa, Tauranga City		

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1 Garrison Road, Papamoa, Tauranga City
3 Garrison Road, Papamoa, Tauranga City
1 Parkside Mews, Papamoa, Tauranga City

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1 Saddlers Way, Papamoa, Tauranga City
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9 Te Wharo Drive, Papamoa, Tauranga City
1 Waikiwi Way, Papamoa, Tauranga City
101 Hills View Drive, Papamoa, Tauranga City
103 Hills View Drive, Papamoa, Tauranga City

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99 Hills View Drive, Papamoa, Tauranga City
2 Flaxmill Way, Papamoa, Tauranga City
2 Hoiho Place, Papamoa, Tauranga City
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Parcel(s)/Lot(s) : 7633125 : Section 16 SO 489379

7651031 : Section 2 SO 493250

7689465 : Section 9 SO 493592
7689466 : Section 10 SO 493592
7738234 : Lot 100 DP 500395
7738235 : Lot 101 DP 500395
7738236 : Lot 102 DP 500395
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7738281 : Lot 147 DP 500395
7738325 : Lot 2001 DP 500395
7738326 : Lot 3000 DP 500395
7747430 : Section 4 SO 503280
7747432 : Section 2 SO 503280
7747434 : Section 13 SO 481279
7747436 : Section 14 SO 481279
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8065875 : Lot 543 DP 536664
8065876 : Lot 544 DP 536664
8065877 : Lot 545 DP 536664
8065878 : Lot 546 DP 536664
8065879 : Lot 547 DP 536664
8065880 : Lot 548 DP 536664
8065881 : Lot 549 DP 536664
8065882 : Lot 550 DP 536664
8065883 : Lot 3017 DP 536664

	8065884 : Lot 3018 DP 536664
	8132963 : Lot 3 DP 549027
	8132964 : Lot 4 DP 549027
	8132965 : Lot 5 DP 549027
	8132966 : Lot 6 DP 549027
Site Classification :	Suitable for Land Use - Residential

Description

The land use history has been confirmed. The site has been confirmed as one that appears on the Hazardous Activities and Industries List (<https://www.mfe.govt.nz/land/hazardous-activities-and-industries-list-hail>). The information used in making this classification of the site contamination status is available in file held by Tauranga City and file held by Bay of Plenty Regional Council.

Land Use

Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

Storage tanks or drums for fuel, chemicals or liquid waste

Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Site Information

5 May 2016: Remediation of Contaminated Soil at Parton Road Residential Development, Papamoa (RM16-0071). Bay of Plenty Regional Council (BOPRC) has reviewed the Site Validation Report (SVR) prepared by Lysaght for consent conditions in consent RM16-0071. BOPRC agrees that the SVR has been prepared by a suitably qualified and experienced practitioner and in general accordance with MfE CLMG No. 1 and No. 5. The SVR concludes that the site is now acceptable for the proposed land use. BOPRC agrees with this conclusion and approves the SVR. Therefore this site will be updated to "Suitable for Land Use – Residential".

16 February 2016: Bay of Plenty Regional Council granted consent RM16-0071 to remediate contaminated soil in discrete locations on the site. A condition of consent requires the remediation works to be undertaken in accordance with approved Remediation Action Plan/ Site Management Plan.

3 February 2016: Remedial Action Plan & Contaminated Site Management Plan, Lysaght
Lysaght Consultants Ltd (LCL) was engaged to prepare a contaminated site Remediation Action Plan (RAP) and Site Management Plan (SMP) for the residential subdivision at 1602L, 1608L, 1612L and 1428L Parton Road, Tauranga (the site) to support a resource consent application to Tauranga City Council (TCC) and the Bay of Plenty Regional Council (BOPRC) for the subdivision, change of use and disturbance of contaminated land.

The contaminated areas and estimate volumes are identified as follows;

- Hay Shed – Arsenic (Estimated volume = 40m³)
- Diesel storage tank –TPH (Estimated volume = 5m³)
- Farm Dump – Arsenic (Estimated volume = 50m³)

It is estimated, based on current soil sampling, that approximately 95m³ of contaminated material is located in the areas of identified contamination. This RAP identifies the measures required during the excavation, stockpiling and removal of contaminated material to a licenced landfill facility. The intention of the RAP is to minimise risks to human health and the environment during soil disturbance/remediation. The RAP provides indicative validation sampling locations and Site Validation Report (SVR) recommendations.

17 December 2015: Detailed Contaminated Site Investigation, Lysaght Lysaght Consultants Ltd (LCL) was engaged to undertake a Detailed Contamination Site Investigation (DSI) at 1608L, 1612L and 1428L Parton Road, Papamoa as part of a subdivision consent application to the Tauranga City Council (TCC).

A Preliminary Site Investigation (PSI) was carried out on the property in January 2015 by Gwyllim Environmental Services (GES) Ltd. Their desktop study confirmed that the site has been utilised in the recent past (at least 1960s - Present) for dairy farming, stock grazing, horse breeding and silage/hay production purposes. During this time, an above ground diesel tank and farm dump were present on the site. The PSI determined that the use of agrichemicals including pesticides and herbicides is likely to be associated with these land uses. The DSI included soil sampling and analysis, the results being:

Paddock Areas: Systematic laboratory sampling was undertaken across surface soils of paddock areas for heavy metals and pesticides, in particular Arsenic, Cadmium, and organochlorine pesticides which are commonly associated with agrichemicals such as fertiliser and pesticides/herbicides. Contaminant levels were found to be at, or below typical background levels and no remediation or site management is considered necessary for these areas.

Farm Dump: Judgemental sampling of the surface and deeper soils in the location of the former farm dump confirms that the original dump has been excavated and infilled with topsoil. The topsoil exhibited arsenic exceedances at a maximum level of 58 mg/kg (laboratory result). Deeper sampling indicates that the contamination is limited to the topsoil infill to a maximum depth of 1.1m (contaminants in underlying sands were at typical background levels). It is proposed to remediate approximately 50m³ of material from this area based on the measured extents of the dump. It is proposed that the material be disposed of at a licenced landfill facility.

Structures: Judgemental laboratory sampling of surface soils around structures (barns, sheds, yards), including heavy metals, pesticides and asbestos (around cow shed). Contaminants were found at background levels for all buildings and yards except for an area of arsenic contamination to the south of the hay barn, and a positive test for asbestos at the western end of the cow shed. Further laboratory sampling in this area confirmed the presence of arsenic at levels exceeding allowable residential and environmental SCS's and above background levels in a circa 130m³ area. The volume of impacted material is expected to be in the order of 40m³ to a depth of 0.3m. The source of arsenic in this hotspot is not clear, however TCLP testing confirms that it complies with the maximum leachate requirements of both Class A & B landfills. It is proposed that this hotspot is excavated and removed to landfill.

Additional inspections by a SQEP under the cow shed slab and in the location of the long drop privy are recommended during demolition/earthworks to ascertain whether there has been any discharge of contaminants to soils in these locations. Asbestos was detected in sample S256 (0-150mm depth) on the western end of the cow shed. Chrysotile (white asbestos) was detected in both loose fibre and asbestos containing material (ACM) form. Further judgemental sampling/laboratory testing will be required to determine asbestos contamination on a weight for weight (w/w) basis and to delineate the contamination extents. It is proposed that this testing is included in the Remediation Action Plan (RAP) sampling. A proposed sampling strategy and layout are provided in this report.

Sampling under the diesel storage tank confirmed the presence of TPH C15-C36 at elevated levels but below human health and environmental guidelines levels. Rule 34 of the RLWP allows removal of up to 400m³ of diesel impacted soils as a permitted activity. This will be significantly higher than would likely occur in this location and therefore no consenting is required for the remediation of this area.

Sand Stockpile: A large stockpile of sand was deposited on the site during the construction of the Tauranga Eastern Link (TEL). The material was imported to the site as cleanfill, however no confirmation testing has been undertaken. It is proposed to adopt the cautious approach and test this stockpile as part of the RAP to verify it's cleanfill status.

Summary: Contaminated soils are present in numerous locations on site and will require to be remediated prior to the site is used for residential use.

Other Information

The enclosed information is derived from the Tauranga City Council and Bay of Plenty Regional Council's Selected Land Use register and is made available to you under the Local Government Official and Information Meetings Act 1987 (LGOIMA), Building Act 1991 or Privacy Act 1993.

The database has been established by the Tauranga City Council and Bay of Plenty Regional Council for the purpose of performing its functions under the Resource Management Act 1991.

It has been compiled in accordance with national Site Classification and Information Management Protocols for Land Contamination.

This information reflects the Tauranga City Council and Bay of Plenty Regional Council's current understanding of this site. The Tauranga City Council, the Bay of Plenty Regional Council and their officers, employees and agents accept no liability for any inaccuracy in, or omission from, this information; or liability for any loss of damage suffered by any person which may directly or indirectly result from any person acting or refraining from acting on this information. This information has been prepared for the recipient to whom it is addressed and is intended for the recipient's use only. This is not intended to be relied on by any other party. The provisions of the Privacy Act 1993 bind the recipient of this information.

