

Land Use Site Details

Site ID :	LUR-TGA-00848	Printed :	28/08/2024
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 25 Dunkeld Drive, Papamoa, Tauranga City 27 Dunkeld Drive, Papamoa, Tauranga City 29 Dunkeld Drive, Papamoa, Tauranga City 3 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
11 Hills View Drive, Papamoa, Tauranga City
15 Hills View Drive, Papamoa, Tauranga City
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97 Hills View Drive, Papamoa, Tauranga City
99 Hills View Drive, Papamoa, Tauranga City
2 Flaxmill Way, Papamoa, Tauranga City
2 Hoiho Place, Papamoa, Tauranga City
3 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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7801229 : Lot 3019 DP 508065
7801233 : Lot 2008 DP 508065
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7851123 : Lot 390 DP 515754
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7851127 : Lot 4004 DP 515754
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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

2 September 2019: Site Validation Report (SVR) submitted by consent holder for review under RM16-0071. The SVR was prepared by Lysaght Consultants (5 May 2016) and the SVR confirms the process undertaken meets the requirement of the DSI, RAP and consents RM16-0071 and TCC RC24935. A total of 200 m³ (loose volume) of impacted soil was removed from the identified areas to Green Park Landfill waste disposal facility. Validation sampling confirms that contaminants in these areas are now present at no more than background levels, suitable for a residential land use. 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".

4 March 2016: Application RM15-0056 granted by Bay of Plenty Regional Council. As the site has been identified as a Special Housing Area under the HASHA Act 2013, TCC will be processing both the TCC consent and the required regional consent.

19 February 2016: Application RM16-0071 granted by Bay of Plenty Regional Council. A condition of consent requires the remediation works to be undertaken in accordance with approved Remediation Action Plan and Contaminated Site Management Plan and a Site Validation Report (SVR) is required to be submitted for approval within three months of completion of remediation works.

19 February 2016: Application RM16-0071 to Bay of Plenty Regional Council for proposes to remediate discrete areas of contaminated soil on the Site that have been identified through a Detailed Site Investigation carried out by Lysaght Consultants Limited. A Detailed Site Investigation (DSI) prepared by Lysaght Consultants (17 December 2015) was an updated DSI from consent application RC24853 & RC24854 which included additional sampling. A Remediation Action Plan and Contaminated Site Management Plan (RAPCSMP) prepared by Lysaght Consultants (3 February 2016) was provided with the application. Approximately 95m³ (Solid Measure) of contaminated material is to be excavated and transported offsite to a licensed facility. This RAPCSMP identifies the measures required during the excavation, stockpiling and removal of contaminated material to a licensed 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.

9 December 2015: Application RM15-0056 to Bay of Plenty Regional Council to authorise large scale earthworks, the associated temporary discharge of sediment contaminated stormwater to ground soakage; and, the discharge of chemical dust suppressant to land, in association with the development of part of a residential subdivision at Te Okuroa Drive, Papamoa. As the site has been identified as a Special Housing Area under the HASHA Act 2013, TCC will be processing both the TCC consent and the required regional consent. This has been agreed with the applicant, the TCC and the BOPRC. A Detailed Site Investigation (DSI) prepared by Lysaght Consultants (5 November 2015) was provided with the application. The DSI was discussed below for consent RC24853 & RC24854 and there are no further comments.

24 November 2015: Application RC24853 & RC24854 to Tauranga City Council for subdivision and land use consent (233 residential lots, stormwater reserves, roading and associated infrastructure) at R144 & 1428L Parton Road, Papamoa East. The subdivision relates to a qualifying development under the Housing Accord and Special Housing Areas Act 2013. A Preliminary Site Investigation (PSI) prepared by Gwilym Environmental Services (January 2015) and a Detailed Site Investigation (DSI) prepared by Lysaght Consultants (5 November 2015) were provided with the application. The PSI confirmed that the site has been utilised in the recent past (at least 1960s – Present) for dairy farming, stock grazing, horse breeding, cow shed/yards and silage/hay production purposes. During this time, an above ground diesel tank and farm dump were present on the site. The DSI included soil sampling and XRF analysis and confirmed that the paddock areas, central stables and residential garage/shed were suitable for the intended land use. Within the farm dump area and hay barn, arsenic was identified above the residential land use guideline values and will require remediation. The diesel storage tank area sampling also confirmed elevated levels of TPH.

10 June 2013: Application 67431 granted by Bay of Plenty Regional Council.

21 February 2013: Application 67431 to Bay of Plenty Regional Council for a land use consent to undertake earthworks activities to develop the 18.372 ha site to be suitable for long term use as set out in the Tauranga City Council Structure Plan at Parton Road, Papamoa, Tauranga. No assessment was undertaken in regard to the NESCS.

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 2020.

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.

