

# Preliminary Site Investigation

**eliot  
sinclair**

**Sec 41 Tauranga Bay Road**

Prepared for Tauranga Bay Holdings Ltd  
510322

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### Quality Control Certificate

Eliot Sinclair & Partners Limited

[eliotsinclair.co.nz](http://eliotsinclair.co.nz)

Action	Name	Signature	Date
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## Executive Summary

<b>Site Address</b>	Sec 41 Tauranga Bay Road
Legal Description	Section 41 SO 13711
Site Area	104,854 m <sup>2</sup>
Local Authority	West Coast Regional Council/Buller District Council
Owners	Tauranga Bay Holdings Limited
Proposed Activity	Subdivision of the property into 20 allotments
Historical and current land uses	Rural both historically and currently
Proposed land use	Rural residential
Current Zoning	Rural Zone
Adopted NESCS land use scenario	Rural Residential (25% Produce)
HAIL activities identified by site inspection and owner interview	No HAIL activities were identified during the site inspection.
Conclusions and recommendations	<ul style="list-style-type: none"><li>■ No HAIL activities have been identified within the site.</li><li>■ No further actions are required as it is highly unlikely that there is a risk to human health at this site.</li></ul>



## 1. Introduction

Eliot Sinclair & Partners Ltd was engaged by Tauranga Bay Holdings Ltd to undertake a Preliminary Site Investigation (PSI) at Sec 41 Tauranga Bay Road.

The purpose of this PSI is to support an application for subdivision and development of the property.

### 1.1. Objectives and Scope

The objective of the investigation was to prepare a PSI in general accordance with MfE's Contaminated Land Management Guidelines (CLMG) No. 1<sup>1</sup> and 5<sup>2</sup>, and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, Regulations 2011 (NESCS)<sup>3</sup>.

The scope comprises:

- Reviewing the West Coast Regional Council's Selected Land Use Sites register (SLUS) and resource consent database.
- Reviewing historical and recent aerial images of the site taken between 1951 and 2021.
- Conducting an owner interview.
- Conducting a site inspection across the site.

### 1.2. Site Identification

Site identification details are provided in Table 1.

**Table 1. Site identification**

Details	
Street address	Sec 41 Tauranga Bay Road
Legal description	Section 41 SO 13711
Current site plan	Refer to Figure 1
Locality map	Refer to Figure 2

<sup>1</sup> Ministry for the Environment (MfE) 2011. Contaminated Land Management Guidelines No. 1. Reporting on Contaminated Sites in New Zealand. Wellington: Ministry for the Environment (Revised 2021).

<sup>2</sup> Ministry for the Environment. (2021). Contaminated land management guidelines No 5: Site investigation and analysis of soils (Revised 2021). Wellington: Ministry for the Environment (Revised 2021).

<sup>3</sup> Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 administered by the Ministry for the Environment

## Sec 41



Figure 1. Site plan. Sourced from WestMaps (May, 2022).

## WestMaps Print

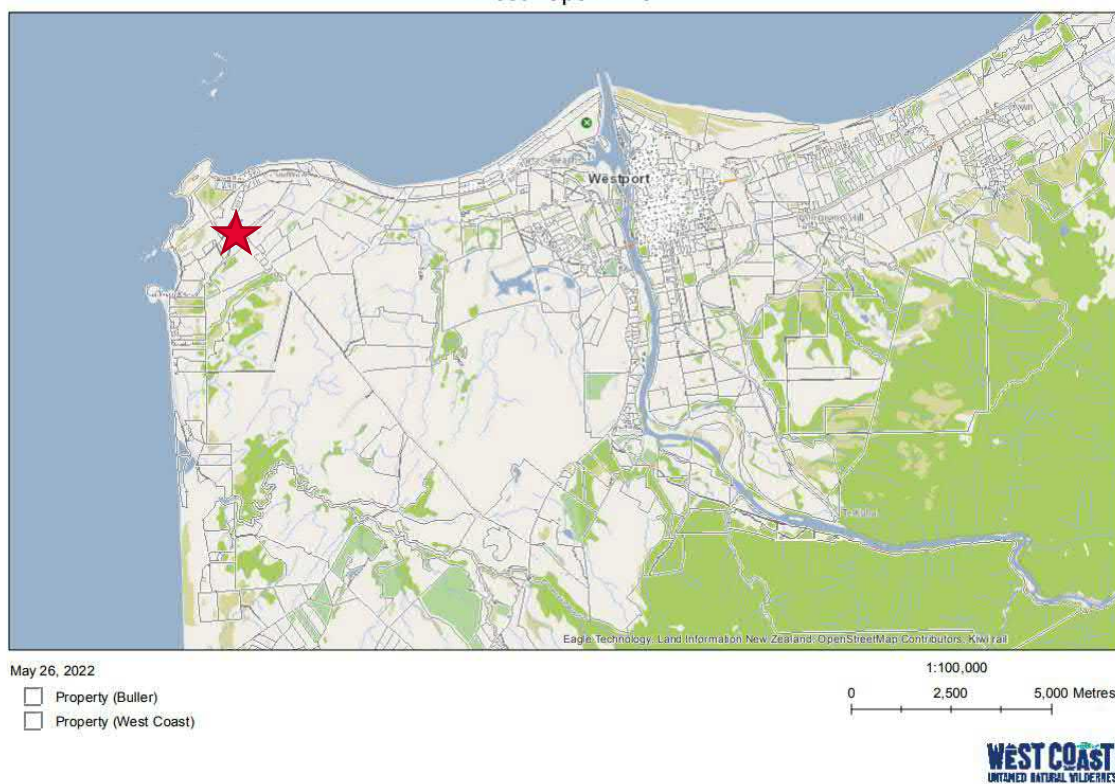


Figure 2. Site location plan (shown with red star). Sourced from WestMaps (May, 2022).

### 1.3. Proposed Site Use

It is proposed to undertake a subdivision of the site to create twenty allotments. The subdivision application plan is attached as Appendix A.

## 2. Site Description

The site is located 9 km to the southwest of Westport. The site is relatively flat and comprises a total area of around 104,854 m<sup>2</sup>. The property is bounded by rural land on all sides. The land to the west and north is zoned for cement production. The site is currently zoned by Buller District Council as 'Rural'.

Site identification details are provided in Table 2.

**Table 2. Environmental setting**

#### Sec 41 Tauranga Bay Road

Current land use	Rural
Neighbouring land use	Rural to the north, east, south, and west.
District plan zoning	Rural, pest plant control area
Geology	GNS <sup>4</sup> has mapped the area as 'OIS5 (Late Pleistocene) ocean beach deposits'.
Surface water	The site is located ~1 km to the east of the Tasman Sea.
Groundwater	There are presently no groundwater records on the New Zealand Geotechnical Database (NZGD) which are within the vicinity of this site.
Topography	The site is undulating with moderate dips and rises across the site.

### 2.1. Site Inspection

A site inspection was carried out in May 2022. There were no visible signs of contamination noted by Eliot Sinclair's environmental scientist.

The site inspection photographs have been included in Appendix B.

<sup>4</sup> Rattenbury et al. (compilers) 2006, modified for Heron (custodian) 2020. Retrieved from <https://data.gns.cri.nz/>



### 3. Historical Site Use

#### 3.1. Review of the Buller District Council Information

Buller District Council do not hold a property file for this property.

#### 3.2. Review of West Coast Regional Council information

##### 3.2.1. Selected Land Use Site Register (SLUS)

The SLUS is a database containing records of contaminated, potentially contaminated and remediated (previously contaminated) sites on the West Coast. It is not an exhaustive database, i.e., an unregistered site does not confirm that there have never been any HAIL activities undertaken on the site in the past.

The property is not listed on the SLUS.

##### 3.2.1. Resource consents database

The site has no consents listed on the WestMaps resource consent database.

#### 3.3. Review of Aerial Photographs

Historical images from Retrolens and Google Earth were reviewed. The reviewed images were taken between 1951 and 2021 and are attached in Appendix B.

**Table 3. Reviewed aerial images**

Date of photograph	Land use, site features, identified HAIL area(s)
1951- 1988 (Retrolens)	Vacant land. No HAIL activities identified
2003 – 2021 (Google Earth)	No change to site.

## 4. Conceptual Site Model

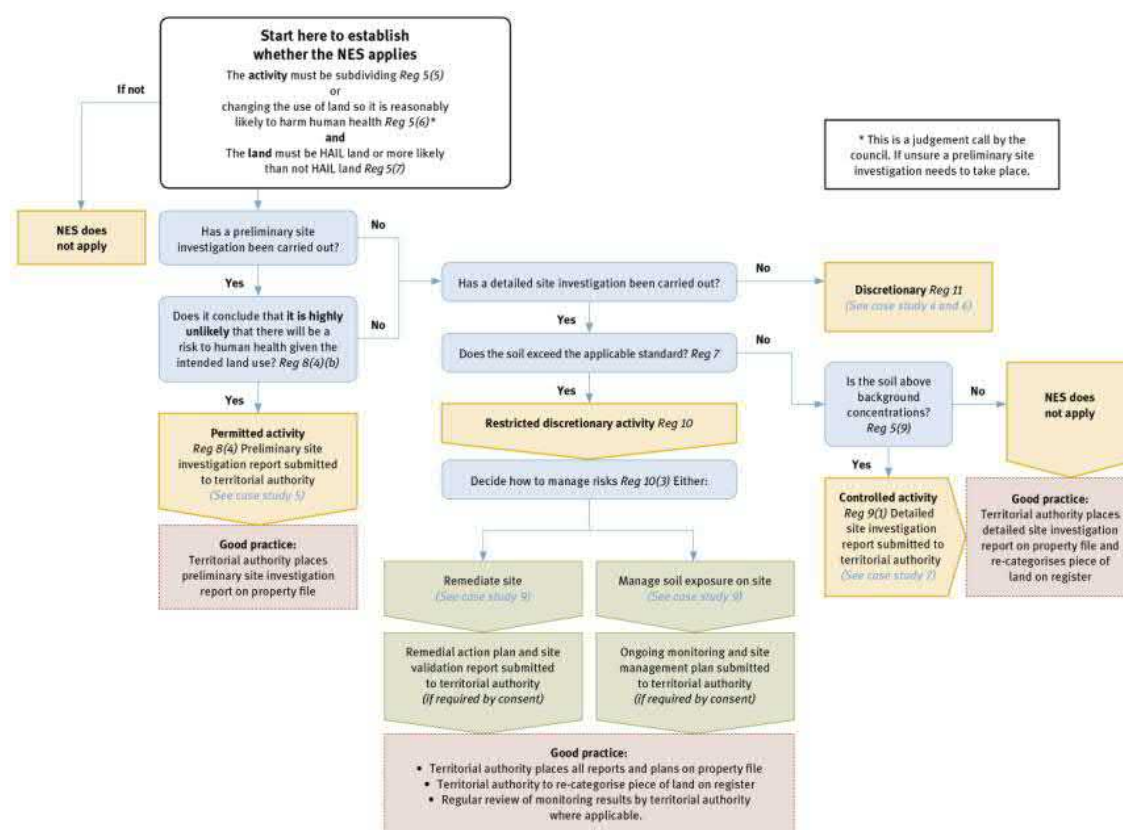
A conceptual site model helps to identify whether or not a complete exposure pathway exists. An exposure pathway must include a contaminant source, a transport mechanism and a receptor. If one of these components does not exist, or can be removed, then the exposure pathway is incomplete. If the exposure pathway is incomplete, then there is little risk to human health at the specified location.

A review of the site history and a site walkover revealed that due to the absence (or unconfirmed presence) of a contaminant source the exposure pathway is incomplete, and no further assessment is required.

For the proposed subdivision, we assess it is highly unlikely there is a risk to human health from soil contaminants.

## 5. Determining resource consent requirements under the NESCS

An assessment (Table 4) to determine the resource consent requirements for activities involving subdivision or change of land use under the NESCS has been completed using Figure 3. This flow chart has been sourced from the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health User's Guide.



**Figure 3. Reporting and consent requirements for activities involving subdivision or change of land use (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health User's Guide, 2012)**

**Table 4. Assessment of NES resource consent requirements**

Step	Description	Comments
1	Is the activity covered by the NES? Reg 5(2) - 5(6) A	The activity involves subdividing a piece of land 5(5).
2	Is the land covered by the NES? Reg 5(7) – 5(9); reg 6	Initial assessment was not sure, so a PSI was completed.
	A preliminary site investigation (PSI) can establish if:	
3	a) It is more likely than not a HAIL site Reg 5(7)c; Reg 6(3) b) It is highly unlikely that there will be a risk to human health if the activity is done Reg 8(4).	No HAIL was identified on the piece of land.

Based on this assessment, the activity is **permitted** under the NESCS.

## 6. Conclusions and Recommendations

This PSI is based on a review of WCRC and BDC records, a site walkover, and historical aerial images.

- No HAIL activities have been identified within the site.
- No further actions are required as it is highly unlikely that there is a risk to human health at this site.
- It is recommended that if any unusual or contaminated materials are encountered during any future site works within the site that the requirements of the Accidental Discovery Protocol provided in this report are followed. This can be addressed at future development as required.



## 7. Accidental Discovery Protocol

It is recommended that if any unusual or contaminated materials are encountered during any future site works within the site that the requirements of the Accidental Discovery Protocol provided are followed.

If any of the following materials are encountered during any future earthworks, such as:

- Stained or odorous soil (e.g., black, green, grey; or smells of rotting organic material, petroleum hydrocarbons or solvents)
- Slag, ash, charcoal
- Rubbish comprising putrescible waste, or hardfill, or treated timber, or agrichemicals, etc
- Potential asbestos containing-material (for example fragments from cement fibre sheets, or loose fibres from insulation, etc.)

Then we recommend:

- Excavation and earthworks cease, the site secured to stop people entering the area where potential contamination was encountered, and then:
- Contact a contaminated land specialist for further advice. If required, **Eliot Sinclair (03) 379 4014** can inspect the area, assess the material determine if it is contaminated or hazardous, and then determine a practical course of action.

This report does not relieve contractors of their responsibilities under the Health and Safety at Work Act 2015. Site conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes, at their own expense.

## Disclaimer

This report has been prepared by Eliot Sinclair & Partners Limited ("Eliot Sinclair") only for the intended purpose as a preliminary site investigation report.

The report is based on:

- Desktop Review
- Site Walkover Inspection carried out in May 2022
- Site owner interview
- Available Council Records

Where data supplied by Tauranga Bay Holdings Ltd or other external sources, including previous site investigation reports, have been relied upon, it has been assumed that the information is correct unless otherwise stated. However, the activities described on the HAIL may change in the future as knowledge about potentially hazardous activities develops over time. No responsibility is accepted by Eliot Sinclair for incomplete or inaccurate data supplied by other parties.

Whilst every care has been taken during our investigation and interpretation of subsurface conditions and available data, to ensure that the conclusions drawn, and the opinions and recommendations expressed are correct at the time of reporting, Eliot Sinclair has not performed an assessment of all possible conditions or circumstances that may exist at the site. Variations in conditions may occur between investigatory locations and there may be conditions such as subsoil strata, contaminants, and features that were not detected by the scope of the investigation that was carried out or have been covered over or obscured over time. Eliot Sinclair does not provide any warranty, either express or implied, that all conditions will conform exactly to the assessments contained in this report.

The exposure of conditions or materials that vary from those described in this report, or any update to the Building Act, NZBC or MBIE's Guidance may require a review of our recommendations. Eliot Sinclair should be contacted to confirm the validity of this report should any of these occur.

This report has been prepared for the benefit of Tauranga Bay Holdings Ltd and the West Coast Regional Council for the purposes as stated above. No liability is accepted by Eliot Sinclair or any of their employees with respect to the use of this report, in whole or in part, for any other purpose or by any other party.

## Appendix A. Subdivision Application Plan



Boundary areas and dimensions are subject to final survey. Plan for resource consent purposes only, not to be used for other purposes.

Lot 1 DP 15945



Proposed Diagram 'C'  
Entranceway being existing  
access upgraded to Lot 14

Proposed Diagram 'D'  
Entranceway being existing  
access upgraded to Lot 20

Proposed Diagram 'C'  
Entranceway being joint  
access to Lots 2 & 3

Proposed Diagram 'D'  
Entranceway being new access  
constructed to Lot 20

Diagram 'C' Entranceway  
upgraded at existing access  
to Lot 1

Section 41 SO 13711

SCHEDULE OF PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	A	LOT 20	LOTS 4-13
	B	LOT 20	LOTS 10, 11
	C	LOT 20	LOTS 15-19
	D	LOT 17	LOTS 15,16, 18, 19
	E	LOT 17	LOTS 15,16
	F	LOT 16	LOT 15
	G	LOT 18	LOT 19
	H	LOT 7	LOTS 5,6,8,9
	I	LOT 7	LOTS 6,8,9

NOTE THAT EASEMENTS A – I WILL ALSO BE EASEMENTS IN GROSS IN FAVOR OF CHORUS NZ LTD AND BULLER ELECTRICITY LTD

LOTS 1 – 21 BEING  
PROPOSED SUBDIVISION  
OF SEC 41 SO 13711

ELIOT SINCLAIR & PARTNERS

SCALE  
1:1500 @ A3

PROJECT NO.  
510322

DATE  
JUNE 22

## Appendix B. Site Inspection Photographs taken in May 2022

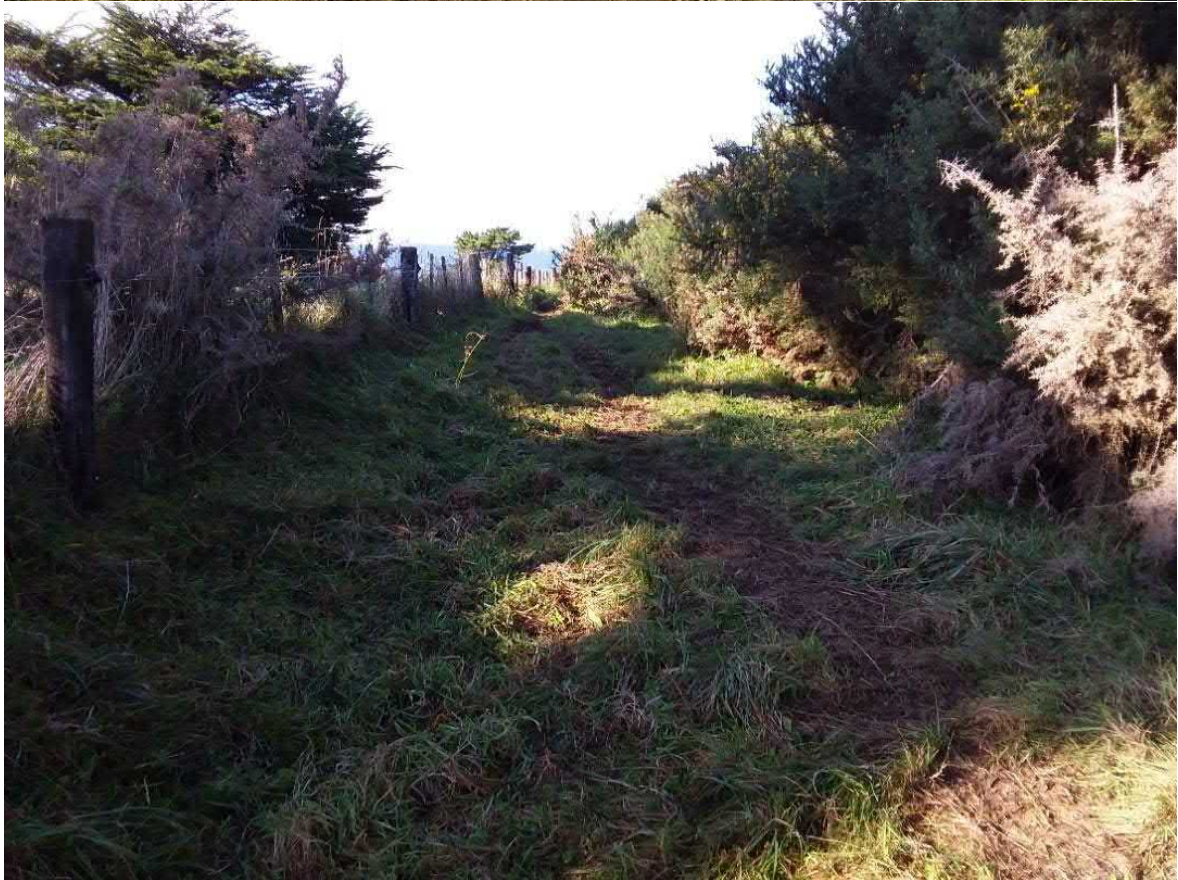
















## Appendix C. Historical Aerial Imagery



## Retrolens



Figure 1. 1951



Figure 2. 1955





Figure 3. 1974



Figure 4. 1988

## Google Earth

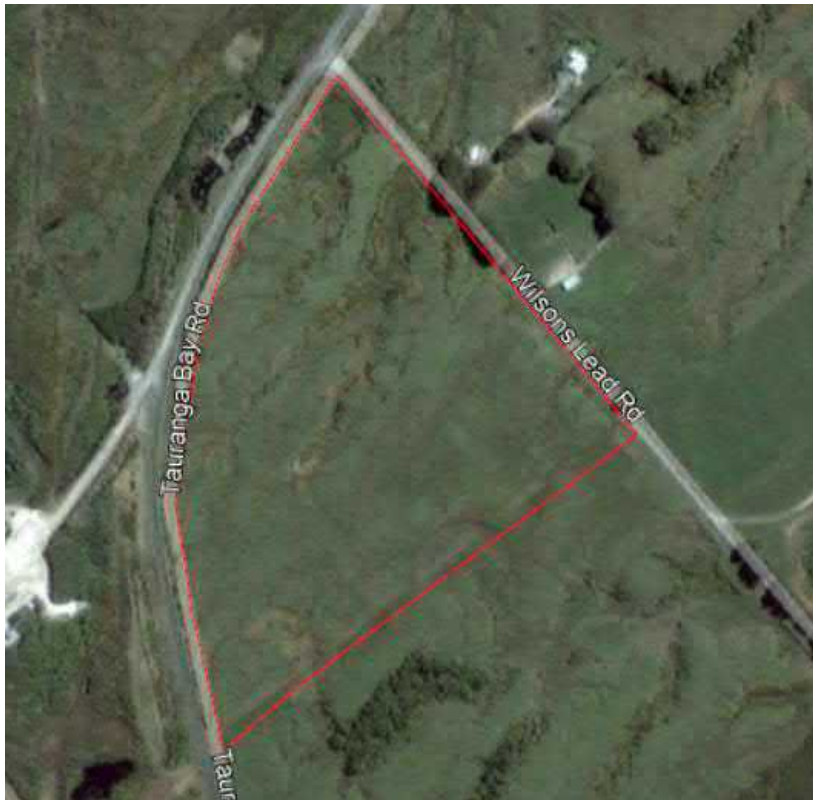


Figure 5. 2003



Figure 6. 2012





Figure 7. 2017



Figure 8. 2021