



APPENDIX C

HAIL Information

Your Ref

In reply please quote
HAIL0036/20

If calling, please ask for
Alan Parkes



Postal Address
Private Bag 544, Ngaruawahia 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

20 August 2019

Mitchell Daysh
PO Box 1307
Hamilton 3240

Dear Sir/Madam

Property Enquiry - HAIL report

Further to your request for details of whether or not council records indicate that an activity or industry described in the Ministry for the Environment Hazardous Activities and Industries List (HAIL) is being, has been or is more likely than not to have been undertaken on a piece of land I can advise the following:

Property address: 492 Great South Road HUNTLY;
486 Great South Road HUNTLY;
478 Great South Road HUNTLY;
4 Jackson Road HUNTLY;
2 B Great South Road HUNTLY

VNZ Property ID: 04322/671.00; 04322/672.00; 04322/673.00; 04322/677.00;
04322/678.01

Legal description: LOTS 7-10 DP 875; LOT 1 DPS 39041; LOT 1 DP 33424; SEC 1 SO 53946

No record of a HAIL activity has been found on Council records.

The following records (where applicable) were reviewed in this assessment:

Property file including any parent property file from which the property was developed
Waikato District Council Land Use Register
Waikato Regional Council Selected Land Use Register
Subdivision Consent files
Land Use Consent files
Building Consent files
Aerial Photography:

1941

Site is vacant grassed/vegetated land. A driveway along the southern boundary of 492 Great South Road leads to a dwelling on the current rear property Sec 1 SO 429539 owned by Waikato Regional Council

1957

The surrounding area to the north and west now have residential development with a dwelling present in the current location of the entrance to 2B Jackson Street and with a second dwelling behind. A dwelling is also present on 4 Jackson Road. 478, 486 and 492 Great South Road are still vacant of development

1963, 1966, 1970, 1973	Small structures, likely sheds, are now visible in the north-east and north-west corners of 478 Great South Road. A second building, likely a garage, is now present on 4 Jackson Road
1974	Works are occurring along Jackson Road and to the south. The dwellings on 2B Jackson Road and to the west near the river are being removed. A dwelling is now present on 492 Great South Road
1979, 1981	2B Jackson Road and the property behind has been cleared of the dwellings and are now in grass. The small structure in the north-east corner of 478 Great South Road is no longer visible
1983, 1984, 1991, 1995	A likely trench traversing 478 Great South Road to the neighbouring property at 476 Great South Road is visible
2002	A dwelling is now present in the south-west corner of 478 Great South Road, consistent with a 1998 building consent. A shed is present toward the western boundary of 486 Great South Road
2006, 2009, 2014	An area has been established along the southern boundary of 2B Jackson Road appearing to be for storage of materials associated with the building activities on the adjacent site at 494 Great South Road.

Disclaimer:

This information is based on records held by the Council and/or Waikato Regional Council and reflects the council's current understanding of the site. The council does not accept any liability for any inaccuracy of this information or liability for any loss or damage suffered by any person acting or refraining from acting on this information.

If this information indicates that no record of a HAIL activity has been identified on council records, this does not imply that no HAIL activity has been undertaken on the site. This simply means that the council holds no record of a HAIL activity being undertaken on the property at this point in time. However, council records may be incomplete. Similarly, if one HAIL activity is identified, this does not preclude another HAIL activity having been undertaken of which no record is held. If an activity is proposed to be undertaken on the site that is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES), council retains the right to seek further information on the site history of the subject property. Where pastoral farming activities have been identified, Council may seek information in respect of cadmium in soil resulting from application of superphosphate fertiliser if residential activities are proposed.

If you have any queries please feel free to call me.

Yours faithfully



Alan Parkes
Contaminated Land Specialist

1941



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1957



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1963



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1966



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1970



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1973



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1974



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1979



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1981



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1983



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1984



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1991



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1995



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2002



Sourced from Waikato District Council Intramaps GIS

2006



Sourced from Waikato District Council Intramaps GIS

2009



Sourced from Waikato District Council Intramaps GIS

2014



Sourced from Waikato District Council Intramaps GIS

From: [Caitlin Holm](#)
To: [Abbie Fowler](#)
Subject: RE Land Use Information Register enquiry 0, 2B, 478, 492 Great South Road and 4 Jackson Road, Huntly (REQ152831) No SLUS
Date: Thursday, 15 August 2019 4:57:11 PM

Dear Abbie,

Thank you for your enquiry regarding information the Waikato Regional Council may hold relating to potential contamination at the properties indicated below:

- **2B Great South Road, Huntly:** SEC 1 SO 53946 (VRN 04322/678/01)
- **0 Great South Road, Huntly:** LOT 9 DP 875 (VRN 04322/672/00)
- **478 Great South Road, Huntly:** LOT 7 DP 875 LOT 8 DP 875 (VRN 04322/673/00)
- **492 Great South Road, Huntly:** LOT 1 DPS 39041 LOT 10 DP 875 (VRN 04322/671/00)
- **4 Jackson Road, Huntly:** LOT 1 DP 33424 (VRN 04322/677/00)



Background: The Waikato Regional Council maintains a register of properties known to be contaminated on the basis of chemical measurements, or potentially contaminated on the basis of past land use. This register (called the Land Use Information Register) is still under development and should not be regarded as comprehensive. The 'potentially contaminated' category is gradually being compiled with reference to past or present land uses that have a greater than average chance of causing contamination, as outlined in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL): <http://www.mfe.govt.nz/sites/default/files/hazards/contaminated-land/is-land-contaminated/hazardous-activities-industries-list.pdf>

These properties:

- I can confirm that these properties **do not** currently appear on the Land Use Information Register.

District Councils: Our records are not integrated with those of territorial authorities, so it would also be worth contacting the Waikato District Council to complete your audit of Council records if you have not already done so. In general, information about known contaminated land will be included on a property LIM produced by the territorial authority.

Rural Land Considerations: Examples of sites that are "more likely than not" to have soil contamination (HAIL sites) include timber treatment activities, service stations and/or petroleum storage, panel beaters, spray painters, etc. Whilst pastoral farming is not included on this list, typical farming activities of horticulture, sheep dipping, chemical storage, petroleum storage and workshops are; but are more difficult to identify and may not be as well represented on the Land Use Information Register. Therefore, individuals interested in pastoral land may be interested in completing further investigations in accordance with Ministry for the Environment Guidelines prior to land purchase and/or development.

Additional Information: Please note that:

- Significant use of lead-based paint on buildings can, in some cases, pose a contamination risk; the use of lead-based paint is not recorded on the Land Use Information Register.
- Buildings in deteriorated or derelict condition which contain asbestos can result in asbestos fibres in soil; the use of asbestos in building materials is not recorded on the Land Use Information Register.
- The long term, frequent use of superphosphate fertilisers can potentially result in elevated levels of cadmium in soil; the use of superphosphate fertiliser is not recorded on the Land Use Information Register.
- We are not currently resourced to fully incorporate historic aerial photographs in our region-wide assessment of HAIL activities. A significant proportion of the Crown historical aerial image archive for the Waikato region is available to view free of charge at <http://retrolens.nz/>. We recommend this resource is consulted for any HAIL assessment.
- Due to the large volume of enquiries being received, we may not be able to respond to your enquiry as quickly as previously. We are resourced to meet 20 day response times as per LGOIMA, but endeavour to respond more quickly when workload permits. If your enquiry is urgent, please note this first in your enquiry and we will do our best to assist.

Please feel free to contact me if you have any further queries on this matter. For any new enquiries or requests for information please continue to use the [Request for Service form](#) for 'Contaminated Land/HAIL.'

Regards,
Caitlin Holm

Caitlin Holm | SCIENTIST | Geothermal & Air, Land Ecology & Contamination, Science and Strategy
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