

Preliminary Site Investigation at 65-94A Scott Road, Te Kauwhata

✦ Prepared for

Lakeside Developments 2017 Ltd

This report, dated 13 March 2017, has been divided into parts on instruction by Lakeside Developments 2017 Ltd to enable uploading to Waikato District Council website, and should be read in full.



PATTLE DELAMORE PARTNERS LTD

Level 4, PDP House

235 Broadway, Newmarket, Auckland 1023

PO Box 9528, Auckland 1149, New Zealand

Tel +64 9 523 6900 Fax +64 9 523 6901

Website <http://www.pdp.co.nz>

Auckland Tauranga Wellington Christchurch



solutions for your environment

65-94 Scott Road, Te Kauwhata



Aerial 2010 – Google Earth

65-94 Scott Road, Te Kauwhata



Aerial 2012 – Google Earth

65-94 Scott Road, Te Kauwhata



Aerial 2013 – Google Earth

65-94 Scott Road, Te Kauwhata



Aerial 2014 – Google Earth

65-94 Scott Road, Te Kauwhata



Aerial 2015 – Google Earth

65-94 Scott Road, Te Kauwhata



Aerial 2016 – Google Earth



APPENDIX E – CERTIFICATES OF TITLE



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier SA870/89
Land Registration District South Auckland
Date Issued 02 May 1947

Prior References

SAPR192/280 WA 4759

Estate Fee Simple
Area 63.4067 hectares more or less
Legal Description Section 52 Block XV Maramarua Survey
District

Proprietors

Lakeside Farms (1993) Limited

Interests

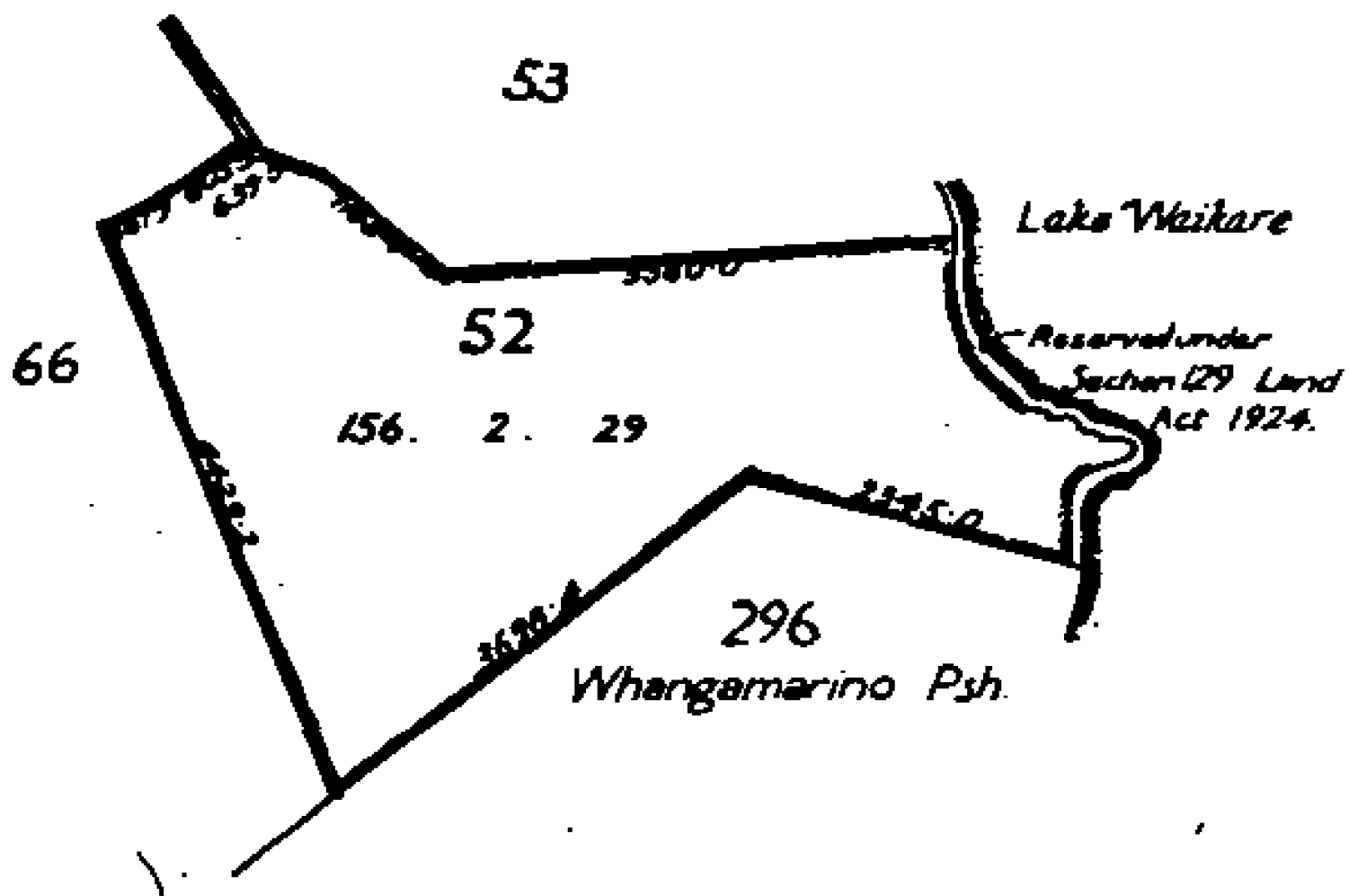
Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

B194666.4 Mortgage to (now) Michael Albert Boldero and Graham Clive Stevenson - 29.3.1994 at 2:10 pm

B628814.4 Mortgage to Rabobank New Zealand Limited - 4.10.2000 at 1.24 pm

5271122.1 Variation of Mortgage B628814.4 - 2.7.2002 at 3:35 pm

5271122.2 Variation of Mortgage B194666.4 - 2.7.2002 at 3:35 pm





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier SA922/186
Land Registration District South Auckland
Date Issued 17 March 1949

Prior References

SA832/120

Estate Fee Simple
Area 20.9172 hectares more or less
Legal Description Lot 1 Deposited Plan 35516

Proprietors

Lakeside Farms (1993) Limited

Interests

Subject to mining rights created by Transfer 91217

Excepting all coal clay and minerals in or under the said land

Fencing Agreement in Transfer 450866 - 17.3.1949

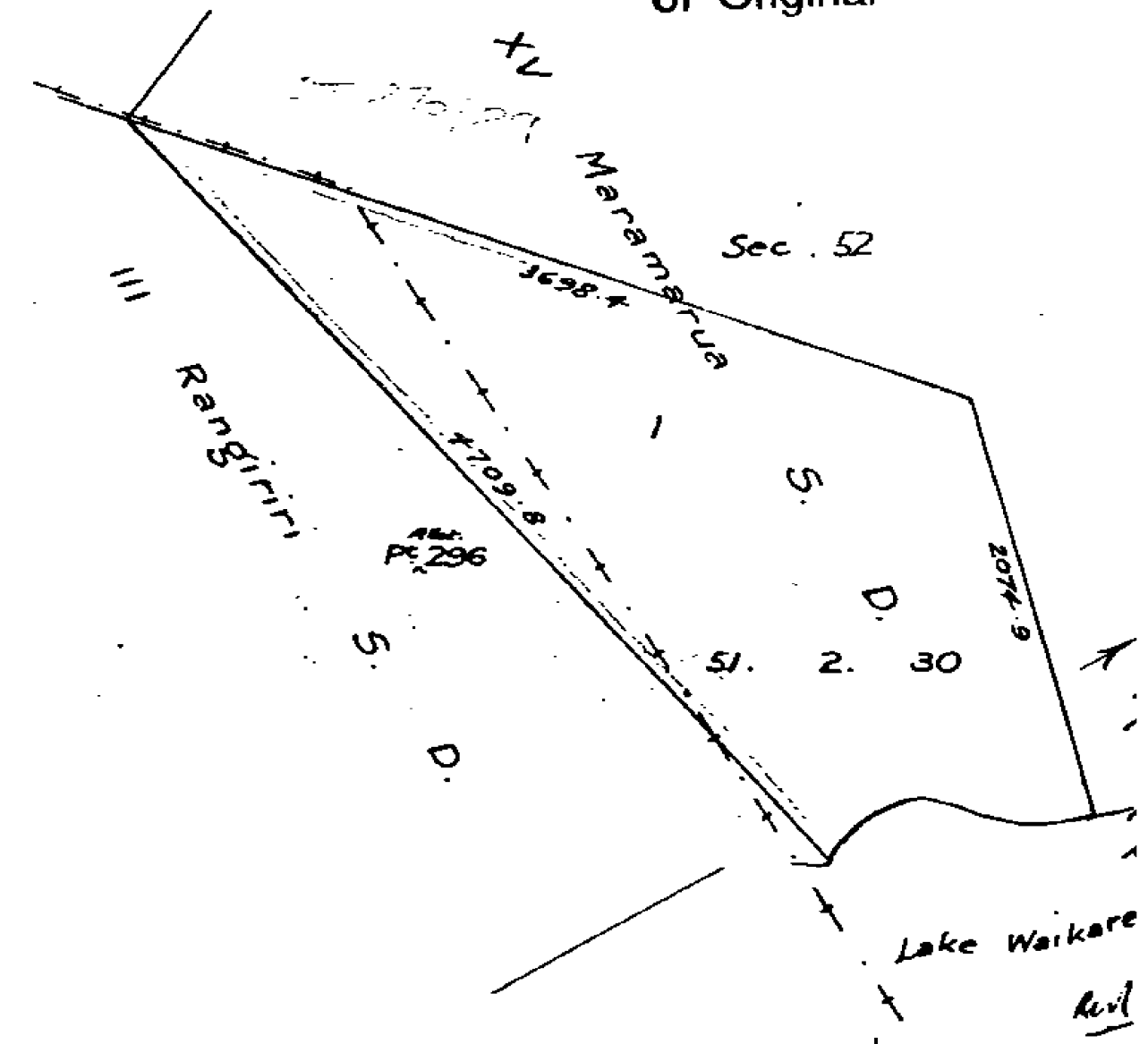
B194666.4 Mortgage to (now) Michael Albert Boldero and Graham Clive Stevenson - 29.3.1994 at 2:10 pm

B628814.4 Mortgage to Rabobank New Zealand Limited - 4.10.2000 at 1.24 pm

5271122.1 Variation of Mortgage B628814.4 - 2.7.2002 at 3:35 pm

5271122.2 Variation of Mortgage B194666.4 - 2.7.2002 at 3:35 pm

Image Quality due
to Condition
of Original





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier SA66B/991
Land Registration District South Auckland
Date Issued 18 May 1999

Prior References

SA1404/48 SA40C/297

Estate	Fee Simple
Area	47.1597 hectares more or less
Legal Description	Lot 1 Deposited Plan South Auckland 85309 and Section 90 Block XV Maramarua Survey District

Proprietors

Lakeside Farms (1993) Limited

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DPS 83606)

Subject to Section 8 Coal Mines Amendment Act 1950

Subject to a telecom right (in gross) over part marked C on DPS 63461 in favour of (now) Chorus New Zealand Limited created by Transfer B271187 - 8.5.1995 at 1:58 pm

5262435.3 Mortgage to Rabobank New Zealand Limited - 24.6.2002 at 2:44 pm

5914946.1 Lease of Lot 1 Deposited Plan 304652 Term 6 years commencing on 1.10.1999 (right of renewal) CT 141316 issued - 1.3.2004 at 9:00 am

Subject to a right of way and telecommunications and electricity easements over part marked A on DP 304652 created by Lease 5914946.1 - 1.3.2004 at 9:00 am

Search Copy Dated 14/07/16 9:45 am, Page 2 of 2

Register Only



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



**Guaranteed Search Copy issued under Section 172A
of the Land Transfer Act 1952**


R.W. Muir
Registrar-General
of Land

Identifier 705541
Land Registration District South Auckland
Date Issued 21 December 2016

Prior References

SA66B/990

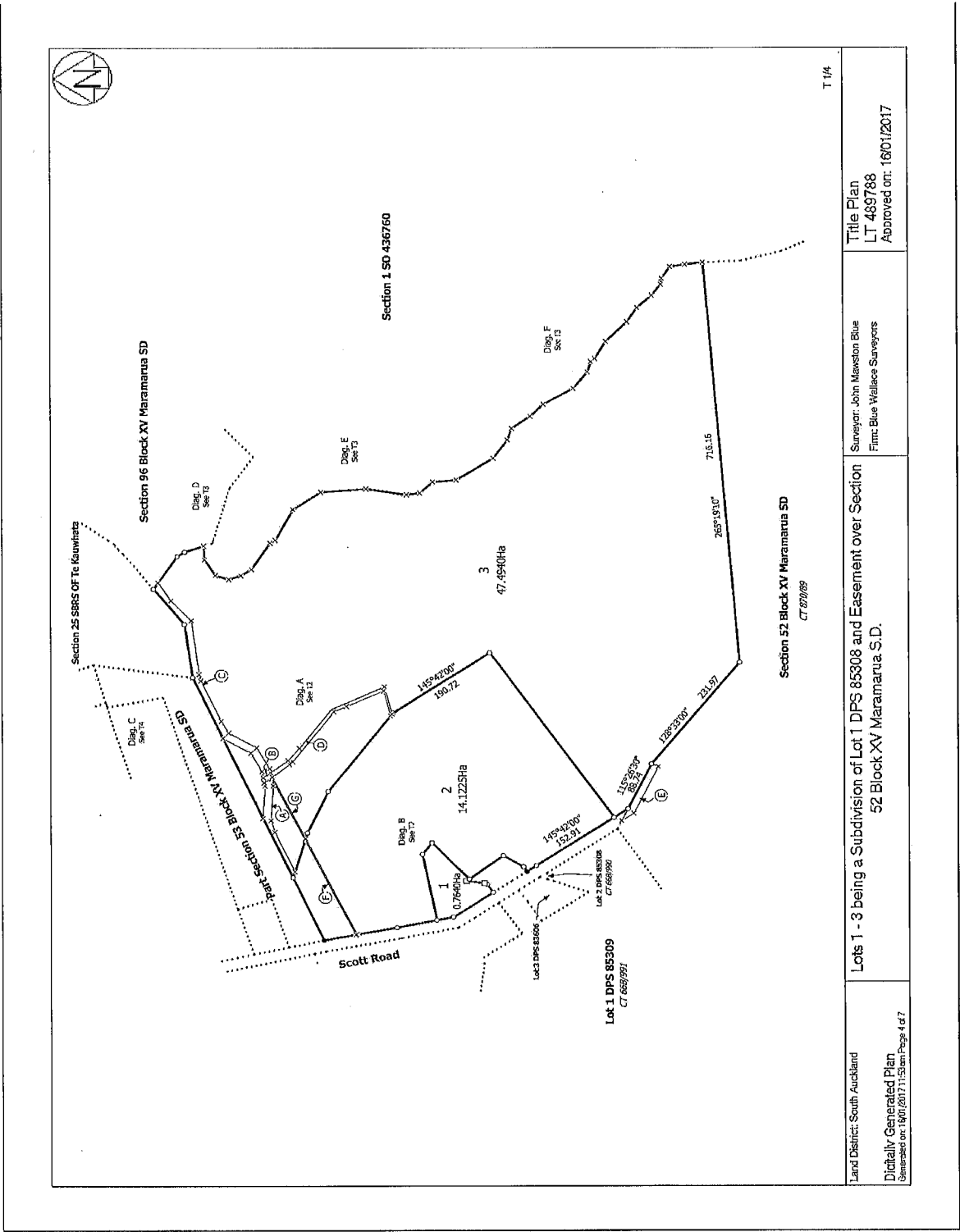
Estate Fee Simple
Area 7640 square metres more or less
Legal Description Lot 1 Deposited Plan 489788

Proprietors

Lakeside Farms (1993) Limited

Interests

B194666.4 Mortgage to (now) Michael Albert Boldero and Graham Clive Stevenson - 29.3.1994 at 2:10 pm
B628814.4 Mortgage to Rabobank New Zealand Limited - 4.10.2000 at 1.24 pm
5271122.1 Variation of Mortgage B628814.4 - 2.7.2002 at 3:35 pm
5271122.2 Variation of Mortgage B194666.4 - 2.7.2002 at 3:35 pm
10663918.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2016 at 12:10 pm





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



**Guaranteed Search Copy issued under Section 172A
of the Land Transfer Act 1952**


R.W. Muir
Registrar-General
of Land

Identifier 705542
Land Registration District South Auckland
Date Issued 21 December 2016

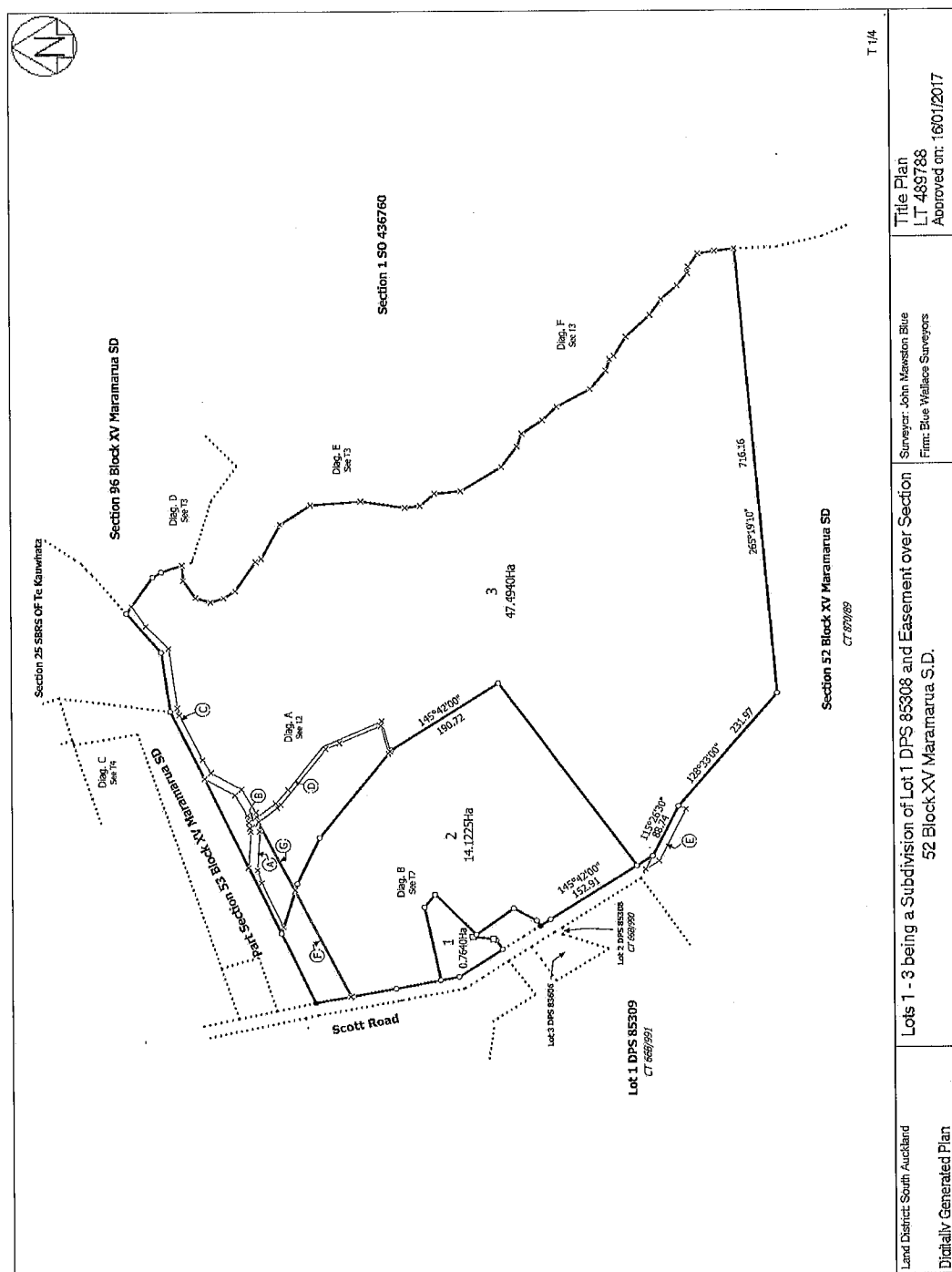
Prior References
SA66B/990

Estate Fee Simple
Area 14.1225 hectares more or less
Legal Description Lot 2 Deposited Plan 489788

Proprietors
Lakeside Farms (1993) Limited

Interests

B194666.4 Mortgage to (now) Michael Albert Boldero and Graham Clive Stevenson - 29.3.1994 at 2:10 pm
B628814.4 Mortgage to Rabobank New Zealand Limited - 4.10.2000 at 1.24 pm
5271122.1 Variation of Mortgage B628814.4 - 2.7.2002 at 3:35 pm
5271122.2 Variation of Mortgage B194666.4 - 2.7.2002 at 3:35 pm
10663918.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2016 at 12:10 pm
Appurtenant hereto is a right to drain water created by Easement Instrument 10663918.10 - 21.12.2016 at 12:10 pm
The easements created by Easement Instrument 10663918.10 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked F on DP 489788 in favour of WEL Networks Limited created by Easement Instrument 10663918.11 - 21.12.2016 at 12:10 pm





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



**Guaranteed Search Copy issued under Section 172A
of the Land Transfer Act 1952**


R.W. Muir
Registrar-General
of Land

Identifier 705543
Land Registration District South Auckland
Date Issued 21 December 2016

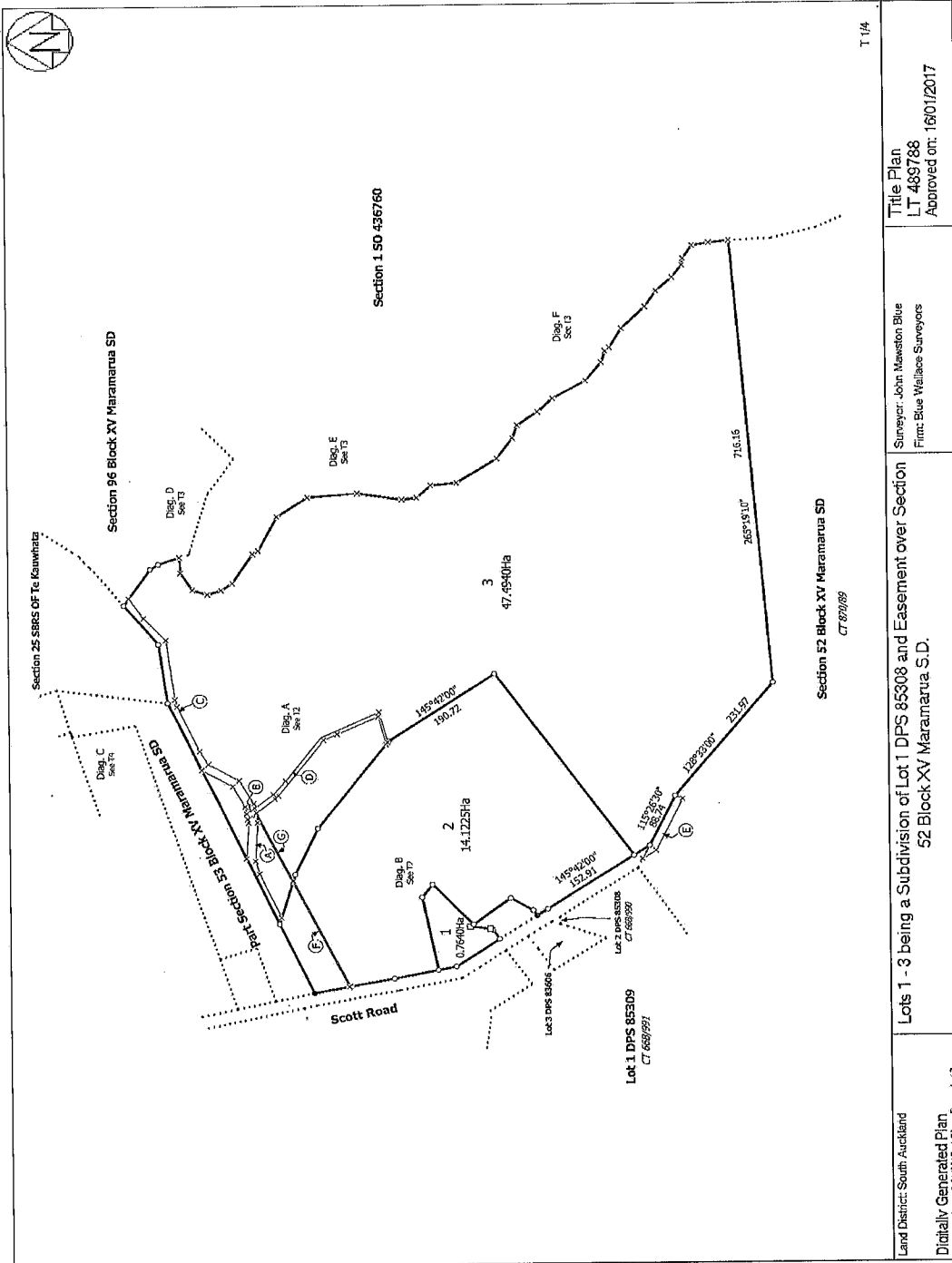
Prior References
SA66B/990

Estate	Fee Simple
Area	47.4940 hectares more or less
Legal Description	Lot 3 Deposited Plan 489788

Proprietors
Lakeside Farms (1993) Limited

Interests

B194666.4 Mortgage to (now) Michael Albert Boldero and Graham Clive Stevenson - 29.3.1994 at 2:10 pm
B628814.4 Mortgage to Rabobank New Zealand Limited - 4.10.2000 at 1.24 pm
5271122.1 Variation of Mortgage B628814.4 - 2.7.2002 at 3:35 pm
5271122.2 Variation of Mortgage B194666.4 - 2.7.2002 at 3:35 pm
Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked A on DP 491957 in favour of WEL Networks Limited created by Easement Instrument 10341898.1 - 23.9.2016 at 4:56 pm
Subject to a right (in gross) to drain water over part marked A, B and C on DP 489788 in favour of Waikato Regional Council created by Easement Instrument 10663918.9 - 21.12.2016 at 12:10 pm
The easements created by Easement Instrument 10663918.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to drain water over part marked B and D on DP 489788 created by Easement Instrument 10663918.10 - 21.12.2016 at 12:10 pm
Appurtenant hereto is a right of way created by Easement Instrument 10663918.10 - 21.12.2016 at 12:10 pm
The easements created by Easement Instrument 10663918.10 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked G on DP 489788 in favour of WEL Networks Limited created by Easement Instrument 10663918.11 - 21.12.2016 at 12:10 pm





APPENDIX F – CONTAMINATED SITE ENQUIRIES

Leena Khong

From: Michelle Begbie <Michelle.Begbie@waikatoregion.govt.nz>
Sent: Thursday, 13 October 2016 2:57 p.m.
To: Leena Khong
Subject: RE: Land Use Information Register enquiry: 65 Scott Road, Te Kauwhata and a 200m radius

Dear Leena,

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

65 Scott Road, Te Kauwhata: LOT 1 DP 35516 LOT 1 DPS 85308 LOT 1 DPS 85309 LOT 2 DPS 85308 SEC 52 BLK XV MARAMARUA SD SO 26644 SEC 90 BLK XV MARAMARUA SD SO 37136 (VRN 04390/328/07) **(shaded purple below)**



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>

This property: I can confirm that 65 Scott Road, Te Kauwhata **does not** currently appear on the Land Use Information Register.

However, there are several HAIL sites within a 200m radius, as shaded orange in the map snip above.

WRC reference	Site name	Classification	HAIL activity	Close up map (overlaid on 2012 imagery)
LUI04008	Clyde Juices Limited/Te Kauwhata Viticultural Research Station/Rongopai Wines	Unverified HAIL	A10. Persistent pesticide storage or use	
LUI02348	Agrissentials NZ Limited/Richmond Abbatoir/Paramount Export/PPCS.	Verified HAIL - No Sampling	A17. Storage tanks or drums for fuel, chemicals or liquid waste A16. Skin or wool processing including a tannery or fellmongery A6. Fertiliser manufacture or bulk storage	

LUI03335	Carley's Transport	Verified HAIL - No Sampling	F8. Transport depots or yards A11. Pest control operators premises		
LUI02438	Ballance Agri/Carley's Transport Ltd Fertiliser Depot	Verified HAIL - No Sampling	A6. Fertiliser manufacture or bulk storage A17. Storage tanks or drums for fuel, chemicals or liquid waste		

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 also 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. Likewise, the long term, frequent use of superphosphate fertilisers can potentially result in elevated levels of cadmium on some properties.

Please feel free to contact me if you have any further queries, or would like to discuss the matter further.

Regards,

Michelle.

Michelle Begbie | Scientist, Land and Soil | Science and Strategy

Waikato Regional Council

P: +64 7 859 0549

F: +64 7 859 0998

Private Bag 3038, Waikato Mail Centre, Hamilton 3240

Please consider the environment before printing this email



Please Note: 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 mark it as such and we will do our best to assist.

From: Information Request - Info

Sent: Friday, 30 September 2016 10:59 a.m.

To: Michelle Begbie <Michelle.Begbie@waikatoregion.govt.nz>

Subject: FW: General enquiry

From: leena.khong@pdp.co.nz [<mailto:leena.khong@pdp.co.nz>]
Sent: Friday, 30 September 2016 10:56 a.m.
To: Information Request - Info <Info@waikatoregion.govt.nz>
Subject: General enquiry

General Enquiry

Name: Leena Khong
Email: leena.khong@pdp.co.nz
Phone: 09 523 6913
Address: PDP House, Level 4, 235 Broadway Newmarket, Auckland
Subject: Site Contamination Enquiry
Message: Hi,

We are after a site contamination enquiry search within 200m radius of 65-94 Scott Road, Te Kauwhata. Could the results of this search be forwarded to us.

Kind regards,

Leena

Referring URL: <http://www.waikatoregion.govt.nz/>

This email message and any attached files may contain confidential information, and may be subject to legal professional privilege. If you have received this message in error, please notify us immediately and destroy the original message. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of Waikato Regional Council. Waikato Regional Council makes reasonable efforts to ensure that its email has been scanned and is free of viruses, however can make no warranty that this email or any attachments to it are free from viruses.
Visit our website at <http://www.waikatoregion.govt.nz>

Your Ref

In reply please quote
HAIL0100/17

If calling, please ask for
Hollie Griffith



20 September 2016

Winton Partners Investment Limited
PO Box 105526
Auckland City
Auckland 1143

Postal Address

Private Bag 544
Ngaruawahia, 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

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: 65 Scott Road TE KAUWHATA
VNZ Property ID: 04390/328.07
Legal description: LOT 1 DPS 85308
LOT 1 DPS 85309
LOT 2 DPS 85308
LOT 1 DP 35516
SEC 52 BLK XV MARAMARUA SD SO 26644
SEC 90 BLK XV MARAMARUA SD SO 37136

The following HAIL activity or activities are or are likely to be associated with the property:

Unverified HAIL A2: Chemical manufacture, formulation or bulk storage

Sourced Documents:

Preliminary Site Investigation (PSI), Contaminated Site Investigation dated March 2016

Comments:

A PSI was undertaken by Contaminated Site Investigation, dated March 2016 in support of subdivision application (SUB0133/16). The PSI investigated 14.1225 ha of Lot 1 DPS 85308 and found no HAIL activity had occurred on site.

The PSI also stated that although no chemicals were being stored on the site in question (14.1225 ha of Lot 1 DPS 85308) "chemicals are stored in a shed located in a building to the south, which is part of a wider farm". Further information/ investigation will be required into the existence of chemical storage on site.

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:

1963	site is pastoral, significant areas of wetland present
1977- 1979, 1993, 2002	site is pastoral, milking shed and farm buildings present

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

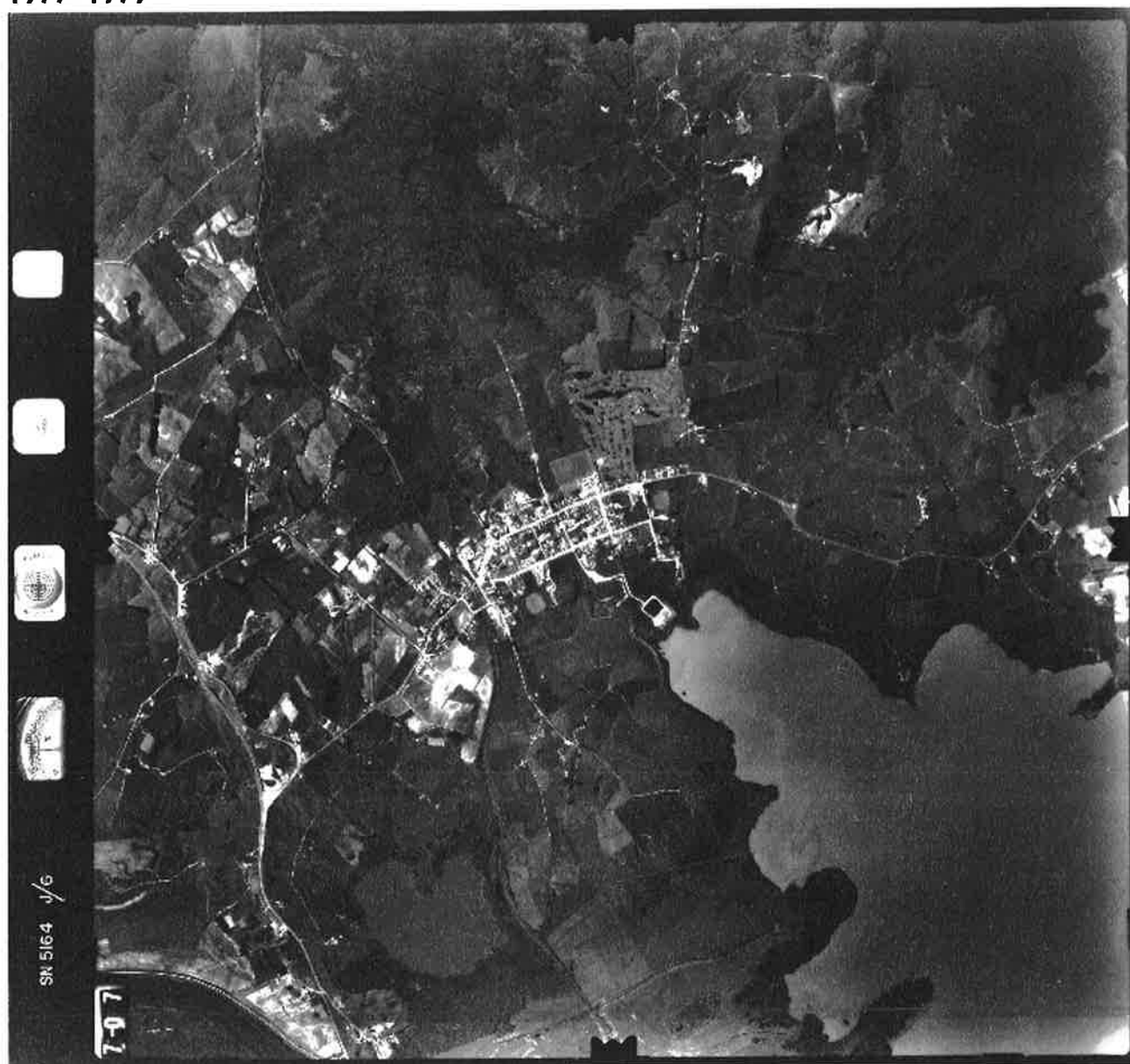
pp 

Hollie Griffith
Contaminated Land Specialist

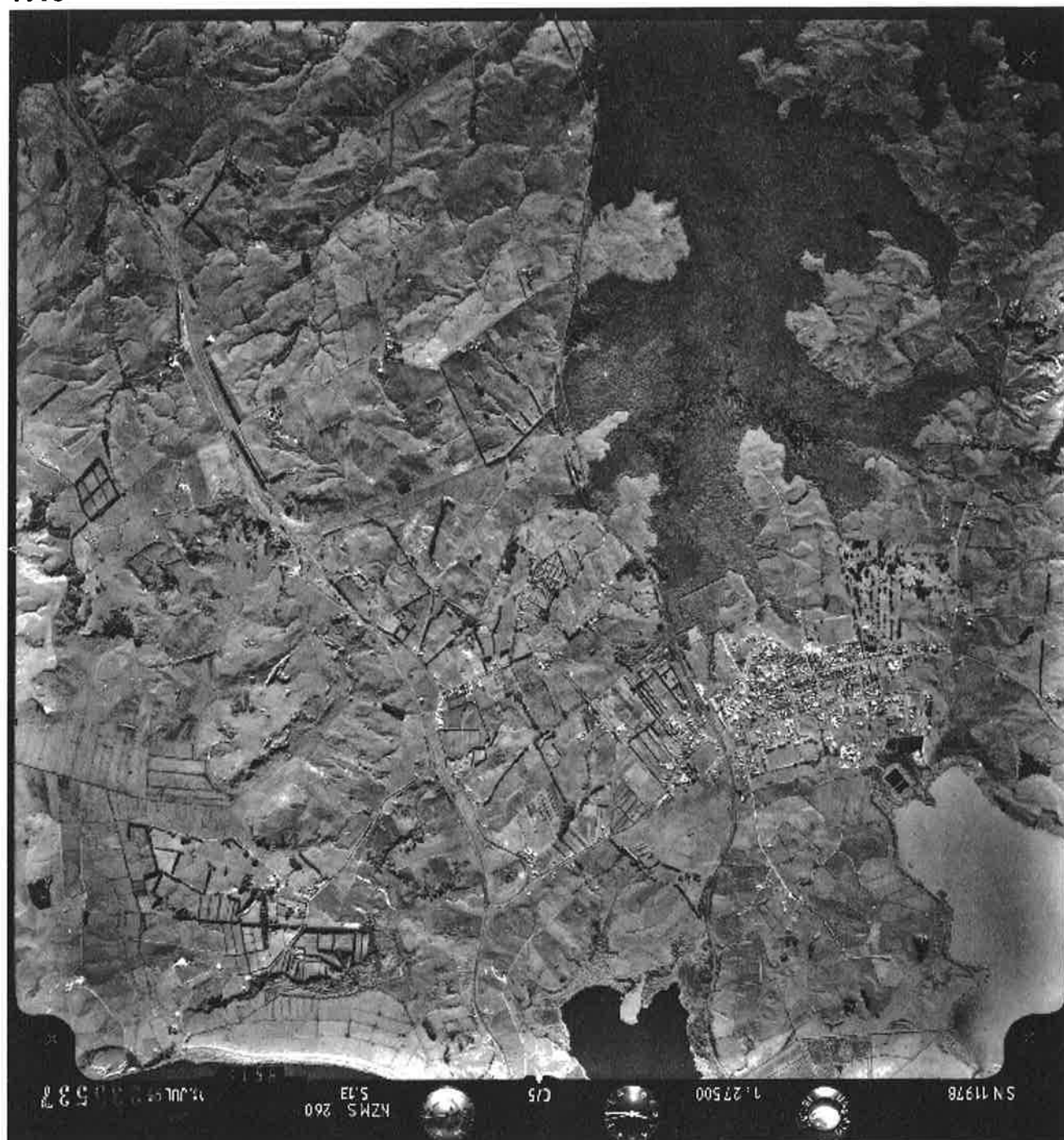
1963



1977- 1979



1993



2002



FS200 17 650 F/5.6 FF2.0 EC 0 * SP- v/h.01649 00% d1039.1 ds003 87.2V -76mb FHR00 LHMS313

05/11/01 11:20:16 W-APS SN 9990C Run021 No011 Scale40000 LonE02697111 LatN6416595



APPENDIX G - PHOTOS



Photograph 1: Photograph looking east showing above ground diesel tank, note staining beneath.



Photograph 2: Photograph showing fertiliser mixing area.



Photograph 3: Close up of farm bore, note staining near pump.



Photograph 4: Photograph looking south west showing settling pond.



Photograph 5: Photograph looking west showing extent of farm dump area (taken 29/09/16).



Photograph 6: Close up of farm dump (facing west) (taken 29/09/16).



Photograph 7: Photograph showing former farm dump area (taken 01/03/17).



Photograph 8: Photograph showing former farm dump area (taken 01/03/17).



Photograph 9: Photograph showing targets at firing range near south end of the property.



Photograph 10: Photograph showing former farm dump area (provided by Simon Ash via email dated 21/02/17).



APPENDIX H – LANDFILL DOCKETS

EnviroWaste

Hampton Downs Landfill

Date: 08/02/2017
Customer No: 87781
Customer Name: TDM Construction Limited
Vehicle Registration: TIP4U2
Time In: 01:06 p.m.
Time Out: 01:27 p.m.
Weighing Docket No: WES0208474
Purchase Order:
Weigh Comments: Irvines

Gross	Tare	Units
40.88	17.04	Tonnes

Product	Net
Heavy Metal Ash	23.84
	Tonnes

EnviroWaste

Hampton Downs Landfill

Date: 07/02/2017
Customer No: 87781
Customer Name: TDM Construction Limited
Vehicle Registration: TIPN4U
Time In: 11:53 a.m.
Time Out: 12:20 p.m.
Weighing Docket No: WES0206245
Purchase Order:
Weigh Comments: Irvines

Gross	Tare	Units
32.00	15.74	Tonnes

Product	Net
Heavy Metal Ash	16.26
	Tonnes

EnviroWaste

Hampton Downs Landfill

Date: 07/02/2017
Customer No: 87781
Customer Name: TDM Construction Limited
Vehicle Registration: TIP 4 U 2
Time In: 02:09 p.m.
Time Out: 02:32 p.m.
Weighing Docket No: WES0206738
Purchase Order:
Weigh Comments: Irvines

Gross	Tare	Units
38.60	17.12	Tonnes

Product	Net
Heavy Metal Ash	21.48
	Tonnes

EnviroWaste

Hampton Downs Landfill

Date: 08/02/2017
Customer No: 87781
Customer Name: TDM Construction Limited
Vehicle Registration: TIP4U2
Time In: 03:01 p.m.
Time Out: 03:21 p.m.
Weighing Docket No: WES0208921
Purchase Order:
Weigh Comments: Irvines

Gross	Tare	Units
43.56	17.12	Tonnes

Product	Net
Heavy Metal Ash	26.44
	Tonnes

EnviroWaste

Hampton Downs Landfill

Date: 08/02/2017
Customer No: 87781
Customer Name: TDM Construction Limited
Vehicle Registration: TIP4U2
Time In: 09:08 a.m.
Time Out: 09:27 a.m.
Weighing Docket No: WES0207626
Purchase Order:
Weigh Comments: Irvines

Gross	Tare	Units
-------	------	-------

35.34	17.06	Tonnes
-------	-------	--------

Product	Net
---------	-----

Heavy Metal Ash	18.28	Tonnes
-----------------	-------	--------

EnviroWaste

Hampton Downs Landfill

Date: 08/02/2017
Customer No: 87781
Customer Name: TDM Construction Limited
Vehicle Registration: TIP4U2
Time In: 11:16 a.m.
Time Out: 11:37 a.m.
Weighing Docket No: WES0208092
Purchase Order:
Weigh Comments: Irvines

Gross	Tare	Units
-------	------	-------

39.66	17.14	Tonnes
-------	-------	--------

Product	Net
---------	-----

Heavy Metal Ash	22.52	Tonnes
-----------------	-------	--------

EnviroWaste

Hampton Downs Landfill

Date: 08/02/2017
Customer No: 87781
Customer Name: TDM Construction Limited
Vehicle Registration: TIP 4 U 2
Time In: 06:37 a.m.
Time Out: 07:16 a.m.
Weighing Docket No: WES0207304
Purchase Order:
Weigh Comments: Irvines

Gross	Tare	Units
-------	------	-------

42.16	17.18	Tonnes
-------	-------	--------

Product	Net
---------	-----

Heavy Metal Ash	24.98	Tonnes
-----------------	-------	--------