

# APPENDIX J

## HAIL ASSESSMENT



18 OCTOBER 2021

Terra Consultants

c/- Chris Dillon

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HD2090 – 401 Racecourse Road, Te Awamutu – HAIL Assessment

Dear Chris,

We understand your client plans to develop the property at 401 Racecourse Road, Te Awamutu (the site). When certain activities, such as change in land use or soil disturbance, are planned, an environmental investigation may be required if the site has been subject to hazardous activities and industries list (HAIL) activities.

Desktop study

We have conducted a review of Council records and historical and current aerial photos for the site to evaluate whether HAIL activities are likely to have occurred at the site.

Waikato Regional Council does not list the site on their register (see attached email). Based on our review of their GIS system, Waipa District Council does not list the site on their HAIL register. Our review of historical and current aerial photos did not show likely HAIL activities. The historical aerial photos reviewed were sourced from Retrolens and are attached.

Based on our desktop review, the site does not appear to be a HAIL site and an environmental investigation is not required prior to development. Consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is not required as the NESCS does not apply to site where no HAIL activities have occurred.

The client should note that there were several buildings present on the site (see historical aerial photos). Should paint flakes, fibrous materials, or other suspicious materials be found during earthworks, work should stop in the area and an evaluation should be conducted by a suitably qualified and experienced contaminated land practitioner.



## Limitations

The information presented herein conforms to good industry practices and NESCS requirements. However, no investigation, no matter how thorough, can guarantee that a site is free of contamination. Should additional information be obtained, we reserve the right to revise this letter and our findings.

## Certification

This report presents information from an environmental desktop study conducted by and under the oversight of a SQEP with contaminated land expertise, as required by the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and who is a Certified Environmental Practitioner - Site Contamination Specialist. Detailed qualifications are available upon request.

Terre Nicholson

Certified Environmental Practitioner - Soil Contamination Specialty, CEnvP-SC #509 / 400006



Kind regards,

### TERRE NICHOLSON

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## Terre Nicholson

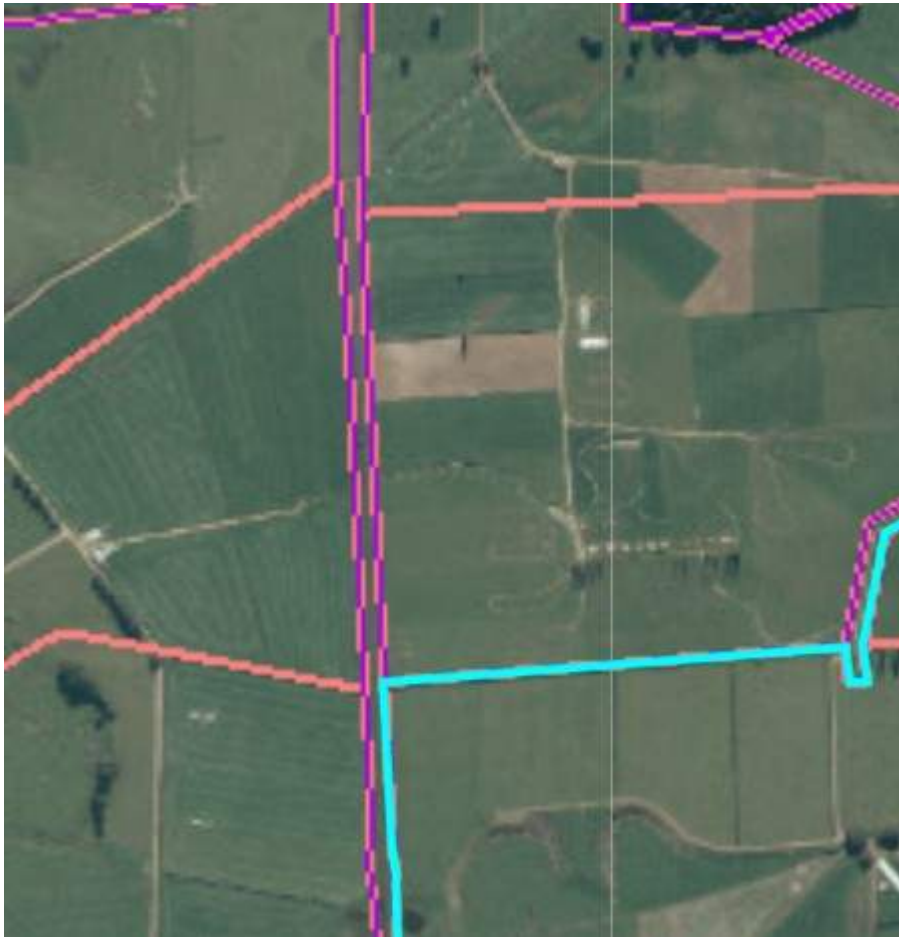
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**From:** Guy Sowry <Guy.Sowry@waikatoregion.govt.nz>  
**Sent:** Wednesday, 29 September 2021 2:37 pm  
**To:** Terre Nicholson  
**Subject:** Land Use Information Register enquiry 401 Racecourse Road, Te Awamutu (REQ178539) No SLUS

Dear Terre

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

**401 Racecourse Road, Te Awamutu:** ALOT 406 PSH ALOT 429 PSH LOT 1 DPS 12327 LOT 1 DPS 52865 LOT 2 DPS 52865 PT ALOT 69 MANGAPIKO PSH PT LOT 1 DP 18196 Pt LOT 1 DP 24251 Pt LOT 2 DP 30449 PT LOT 7 DP 20887 (VRN 04495/248/02)



**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 - LUI) 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 this property **does not** currently appear on the Land Use Information Register.

**District Council:** Our records are not integrated with those of territorial authorities, so it would also be worth contacting the Waipa 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, mining sites 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.'

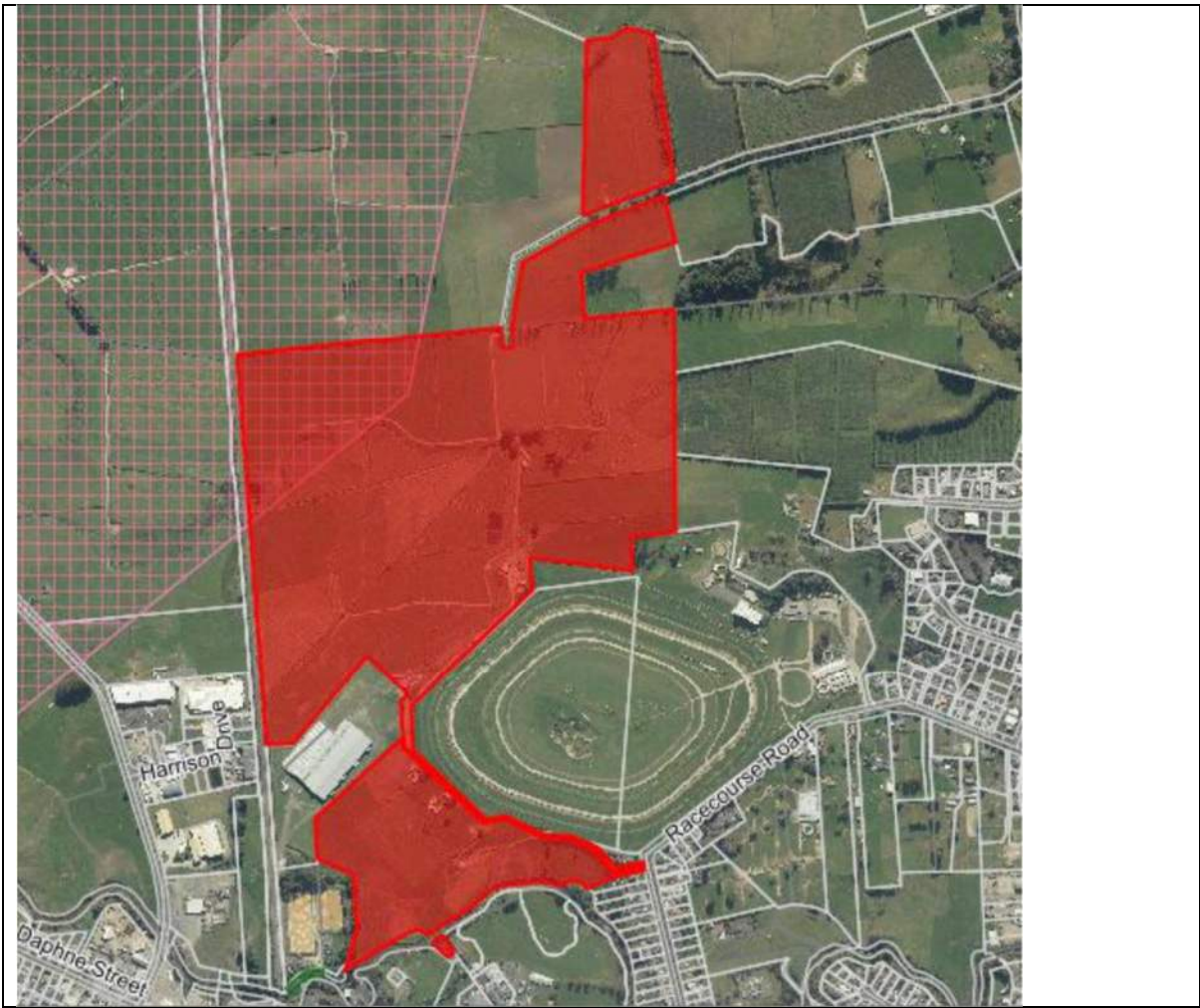
Kind regards

Guy

**Guy Sowry** | CONTRACTOR | Land and Soil, Science and Strategy  
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Historical aerial photos – 401 Racecourse Road



2018 – Waipa District Council GIS Parcel Boundary



1944 – Industrial activity is apparent adjacent to the site

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1957 – No significant changes from 1944 photo



1966 – Similar to 1957 but evidence of earthworks on southern end of site.



1971 – Additional buildings present south of the industrial complex. No other significant changes from 1966.



1974 – No significant changes from 1971 photo





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1979 – No significant changes from 1974 photo



1995 – No significant changes to the site from the 1979 photo