



Ground Contamination Desktop Assessment

Te Motu Kairangi

Prepared for
Land Information New Zealand

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Exceptional thinking together

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1 Introduction

Tonkin & Taylor Ltd (T+T) has been commissioned by Land Information New Zealand (LINZ) to undertake a ground contamination desk study investigation for Te Motu Kairangi, Miramar Peninsula (referred to below as the site). The location of the site is presented in **Figure 1.1** below.

This report has been prepared in general accordance with the requirements for a PSI (Preliminary Site Investigation) referred to in the NES Soil regulations¹, and as outlined in the MfE Contaminated Land Management Guidelines².

The persons undertaking, managing, reviewing and certifying this investigation are suitably qualified and experienced practitioners (SQEP), as required by the NES Soil and defined in the NES Soil Users' Guide (April 2012).

This investigation was undertaken in accordance with our proposal of 25 November 2019.



Figure 1.1: Site Location Plan - Topomap sourced from Land Information New Zealand (crown copyright reserved)

1.1 Background

T+T has undertaken this investigation to assess whether activities included on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL) have occurred at the site, and the potential for these activities to have resulted in ground contamination. This report also assesses the need for further investigation and resource consents for the proposed soil disturbance and/or land

¹ Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

² Ministry for the Environment, updated 2011, Contaminated land management guidelines No. 1: *Reporting on Contaminated Sites in New Zealand*.

development activities with regard to ground contamination as required under the NES Soil, and other relevant regulations.

The site's military history began approximately 140 years ago and began reducing after WWII with disused structures being demolished in the 1970s. Adjacent to the site the Defence operations at Shelly Bay continued to operate until the 1990s. The prison activities (including housing inmates until 1944 and then later the training of prison staff) operated on site from the late 1880s, and the buildings were demolished in the 1980s.

This investigation has identified activities (listed in **Table 4.1**) associated with the site's military and prison history which are included on the MfE HAIL.

If an activity or industry on the HAIL is, or has occurred on a site, the NES Soil applies to proposed soil disturbance and/or land development activities.

1.2 Scope of work

The scope of work for this investigation included the following tasks:

- Reviewing Wellington City Council property files;
- Requesting and reviewing a 'Site Contamination Enquiry' and Greater Wellington Regional Council records of pollution incidents;
- Reviewing historical aerial photographs from the T+T library and other sources (e.g. Retrolens);
- Reviewing historical certificates of title;
- Undertaking a site walkover inspection; and
- Preparation of this report.

This report documents our findings and comments on the potential for ground contamination at the site, in the context of the proposed development, including potential resource consent implications with regard to ground contamination.

2 Site description

2.1 Site identification

The site is located on the northern portion of the Miramar Peninsula between the former Mt Crawford Prison on Nevay Road and the Massey Memorial at Point Halswell, as shown in **Figure 1.1**.

Table 2.1: Site identification

Street address	Te Motu Kairangi, Miramar Peninsula (also known as Watts Peninsula)
Legal description	Part Section 1 District Watts Peninsula Part Section 2 District Watts Peninsula Part Section 3 District Watts Peninsula
Site owner	Land Information New Zealand
Site area	Approximately 65,000 m ²
Zoning	Open Space B (Natural Environment)

2.2 Site condition

A contaminated land specialist completed an initial site walkover inspection on 18 December 2019 on the western portion of the site. A second walkover was completed on 15 January 2020 on the eastern portion. Relevant observations made at the time of the inspections (and interviews) are summarised below. Key site features are shown on **Figure A.1** in **Appendix A** and selected photographs are included as Photographs (Photograph 1 – Photograph 36) in **Appendix B**.

The T+T staff member was accompanied by representatives from LINZ during the walkover and the following summary includes their comments.

The property is currently used for grazing and recreation and the following features were observed during the initial site visit (refer to **Figure A.1, Appendix A**):

- The site consists of steep sections inclining from 5 m above sea level up to approximately 160 m above sea level. There are also a number of gullies along the hillsides which were inaccessible due to dense vegetation and health and safety reasons;
- Disused gun emplacements on the northern portion of the site were observed and have been vandalised (with tagging), see Photographs 1 and 2;
- A broken sheet of asbestos roofing was observed in the area of the former 'Intelligence Centre' on the northern portion of the site. The roofing appeared to have been used as a form of small retaining wall (see Photograph 3);
- A mostly level clearing where the former woman's reformatory was located contains remnant structures, including a concrete staircase in the centre of the site (see Photograph 4). This area has also been occupied by film sets with various temporary buildings appearing in aerial images between 2009 to 2013 (see **Appendix D** for historical aerial images);
- Remnants of brick walls were observed in the terraced garden area. The end of a large cement pipe was also seen in this area (see Photographs 5 and 6);
- Buildings (herein referred to as the magazines) are present on the site that have previously stored explosives, munitions and other equipment associated with the former military history of the site (see Photographs 7-17). The majority of the magazine buildings (labelled as E1-E11) were observed to have asbestos roofing, the roofs of some of the buildings have been replaced with corrugated iron sheets. The buildings also were also observed to have asbestos

soffits, bargeboards, downpipes, and gutters. The external cladding of the buildings was predominantly constructed of brick, concrete, and timber. Due to the age of the buildings they are likely to have been painted with lead containing paint;

- Old film (assumed to be photographic film) which was highly flammable was reportedly stored in some of the magazine buildings;
- Litter consisting of bottles and cans, as well as a reel of wire and potentially asbestos fragments, was observed in the small munitions store building (see Photographs 18 and 19). The building is located south of Magazine E11, on the accessway up to the Mt Crawford Prison;
- A narrow accessway extending from Shelly Bay Road to the location of the former woman's reformatory and looping around through the centre of the site to the Mt Crawford prison at the top of the ridge. The roadway is asphalted, however there are a number of areas with cracking (some with vegetation is growing through) and evidence of erosion from runoff of surface water. Surface water was observed to be flowing at the time of the site visit at the Shelly Bay Road end of the roadway. Brick fragments were observed within the roading material in the unsealed portions of the accessway (see Photograph 20). Due to the presence of the brick fragments, it is possible that other building or industrial materials have also been used in the construction of the accessway. Asphalted roads constructed prior to the 1970s may also contain coal tar;
- The hut and the former timber store were observed across the accessway from Magazine E5 and the guardhouse was observed just before the Shelly Bay Road entrance, the buildings were vacant and in a deteriorating condition (Photographs 21-23);
- Valves (hydrants) from the former fire-fighting system were seen along the side of the accessway from Shelly Bay Road, with pipework also observed on some magazine buildings (see Photographs 9 and 24). The water reservoir which fed the system was not observed during the walkover;
- Vegetation present across the site was predominantly pasture, scrub, large pine trees and some natives. The vegetation appeared to be healthy at the time of the site visit; and
- Sensitive environmental receptors include the Wellington Harbour which is close to the site on the west, north and eastern boundaries.

On the second site walkover, undertaken on 15 January 2020, the T+T staff member was accompanied by representatives from LINZ, the Wellington City Council (WCC), and archaeologists. The following summary details the features observed and comments from the group during the walkover (refer to **Figure A.1, Appendix A**);

- A rifle trench, or possibly a former Pa trench, is located to the south of the water tank on the southern portion of the site. The trench appeared to be approximately 20 m long and 3 m wide, no fill material was observed;
- A telecommunications transmission tower (owned by Chorus New Zealand Limited) and small building are located within the small property parcel that is within the site boundary near to the Mt Crawford Prison (see Photograph 25 and 26);
- The farm buildings on the southern portion of the site are in a deteriorating condition with paint peeling from the internal walls and ceilings. The smaller of the buildings has asbestos roofing sheets (Super Six) as cladding on the eastern external wall - the sheets were painted and in some areas were damaged. The building also had an asbestos fascia around all visible sides (see Photographs 27-30);
- A steel pipe was observed at surface level in the gravels of the yard adjacent to the farm buildings. The pipe ran from the middle of the western side of the yard and turned to the

south approximately midway through the yard. The elbow joint of the pipe appeared to be wrapped with a synthetic material (possibly synthetic twine) (see photograph 31);

- The Mataka Kai Poinga Pa site is located on the highest point of the northern portion of the site, overlooking the clearing where the film sets were located. No remaining structures were observed;
- There is a gun pit on Kau Point in the location of the former battery. The 8-inch barrel of the former gun has reportedly been buried in the general vicinity, however the exact location is unknown. It is also unconfirmed whether ammunition was buried with the barrel;
- The gun from Fort Gordon was reportedly located and removed from the area to the south of its former location in 2013;
- On the northern side of the point to the north of Shelly Bay, and down the slope from Fort Ballance, within a carparking area off Massey Road there are two openings in the side of the bank leading to a former ammunition store. The visible portion of the store appeared to be approximately 2 m deep, 2 m wide and 3-4 m in height, there appeared to be an entranceway at the back of the room extending to the west (see Photographs 32 and 33);
- The remaining structures at Fort Ballance are constructed of concrete and are largely covered with spray-painted graffiti. There was a significant amount of litter including spray-paint cans and alcohol bottles/cans scattered throughout the observed areas of the former magazines (see Photograph 34). An asbestos fragment was found in the vicinity of Fort Ballance, by the client during a previous site walkover;
- A pile of litter, containing glass bottles, food cans, spray paint cans and building materials (timber, corrugated iron and wire) was observed slightly down slope of Fort Ballance (see Photograph 35);
- Remnants of the see-saw search light were observed to be predominantly constructed of concrete and railway irons. During operation, the light was located in the semi-circular indentation within the structure and shone towards a large mirror (no longer remaining), it could then be directed towards the shore. A large reel of corroded barbed wire (according to one of the archaeologists the wire potentially dates back to WWII) was seen in the area (see photograph 36); and
- The majority of the eastern portion of the site was either covered with vegetation or grassed. There was evidence of former domestic gardens with scattered rose and agapanthus plants. The vegetation appeared to be in a healthy condition at the time of the site walkover.

2.3 Surrounding land use

The land uses in the area surrounding the site include:

- North – Recreational area containing the Massey Memorial;
- South – Recreational area containing the former Mt Crawford Prison buildings;
- East – Wellington Harbour beyond Massey Road; and
- West – Wellington Harbour beyond Shelly Bay Road. Buildings associated with the former military history of the area are below the site on Shelly Bay Road.

2.4 Geology

A summary of available geological information for the area is presented in this Section.

2.4.1 Published geology

The published geology beneath the site is described by Begg and Johnson³ as grey sandstone/mudstone with poorly bedded sandstone. See **Figure 2.1** below:

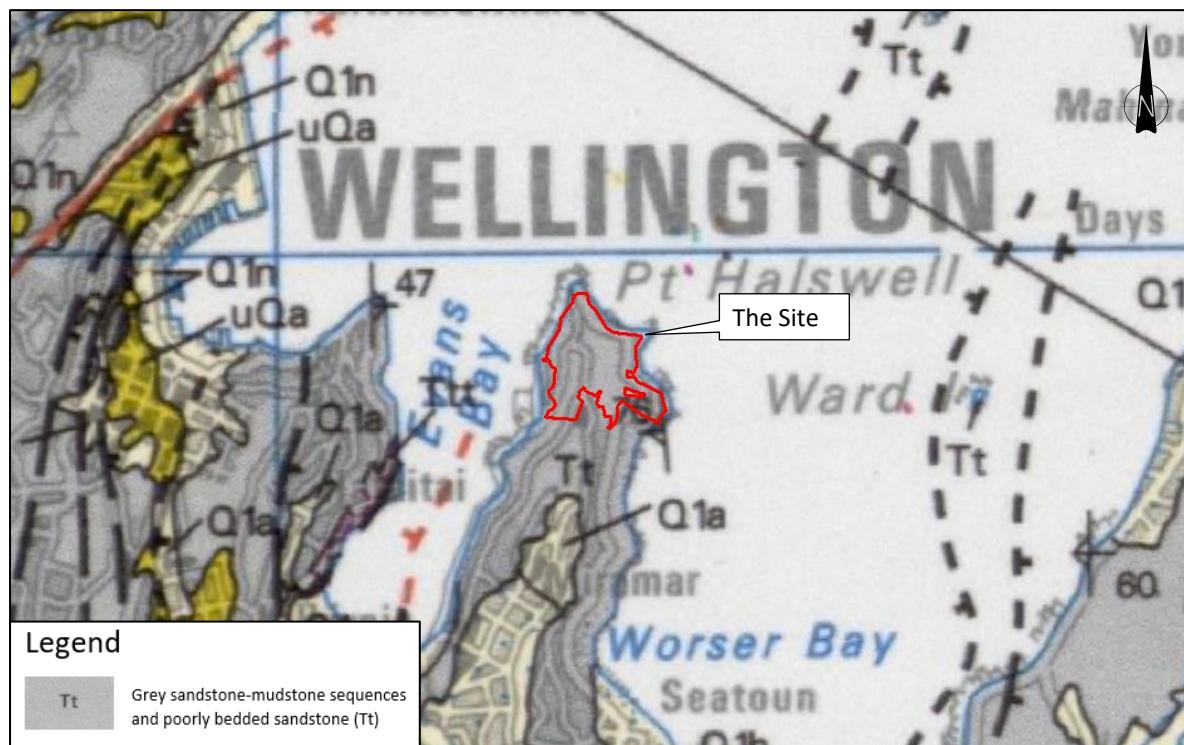


Figure 2.1: Published geology of the Miramar area (source: Begg and Johnson) as per footnote³

2.5 Hydrogeology

The site is underlain by the Waiwhetu aquifer which underlies the Wellington Harbour and the Hutt Valley.

The shallow and deeper groundwater below the site is expected to discharge to the ultimate discharge point, the Wellington Harbour, located approximately 50 m from the west, north and east boundaries of the site (refer **Figure 1.1**).

There are no recorded groundwater bores or water takes on the northern portion of Miramar Peninsula, where the site is located. The closest bore (GWRC bore ID - BQ31/0028) is approximately 430 m north east of the site.

The bore is one of a number of exploratory offshore bores to the north of the peninsula which have been drilled into the Waiwhetu aquifer for exploring the possibility of an emergency potable supply.

³ Begg, J.G; Johnston, M. R. (compilers) 2000. Geology of the Wellington area. Institute of Geological and Nuclear Sciences 1: 250 000 geological map 10. 1 sheet + 64 p. Institute of Geological and Nuclear Sciences Ltd., Lower Hutt, New Zealand.

3 Site history

Historical information relating to the site was collected from a variety of sources. The information presented documents on-site activities, except for the aerial photograph review where comments are also provided on readily observable surrounding land use. The information that has been reviewed is summarised in this section. A more detailed review of the available information is included in **Appendix C**.

The site has a long history of military and farming occupation. Prior to the 1880s the site was privately owned and used for farming. Information from archaeological reports⁴⁵ regarding the site has been summarised below.

Coastal defence batteries at Halswell, Gordon and Kau Point, as well as a mine field off Karaka Bay, were first established on the site in 1885 in response to tensions between the British Empire and overseas opponents⁴. Barracks providing accommodation for the military personnel were constructed on the northern portion of the site.

In 1913, a women's reformatory was established on leased land and used the existing barrack buildings in the area. Terraced gardens were to the north of the buildings and historical aerial images show some small shed-like buildings in the vicinity. The woman's reformatory complex was demolished in the 1980s.

In the 1920's the guns at Point Halswell to the north of the site were removed and the Massey memorial was constructed. During WWII the remaining defences at Fort Gordon on the south-eastern portion of the site were expanded. The construction of the magazines off the Shelley Bay Road took place during 1942 and formed part of the Naval Ammunition Depot.

Magazines at Fort Ballance were established during the 1920s. The existing gun battery structures were redeveloped and asbestos roofing (like that observed on the E1-E10 magazines) was installed on the structures.

A pistol range was found between magazines E4 and E5. The range included a stop butt, comprised of sand and approximately 5m x 5m in area, was encountered during tree felling works in 2019 and detailed in an archaeological report⁵. Spent small calibre cartridges were found by the archaeologist within the sandy material. The archaeological report⁵ notes that the physical remnants of the pistol range were destroyed by the tree felling works.

From approximately 2009 (based on Google Earth images), film sets have been constructed in the location of the former women's reformatory. Developments in 2012 required that the narrow accessway be widened to allow for larger machinery to access the site.

Excavation works to widen the accessway uncovered two former rubbish pits containing coal, charcoal and fragments of clay pipes, brick, ceramics, bone, metal, mussel shells, and glass. The archaeological report concludes that, based on the composition, the fill material is predominantly from the period after 1900. More recent materials such as polystyrene and metal pegs were encountered in the upper layers of the fill material. The fill material extended to a depth of approximately 2.5 m bgl. One pit was reportedly excavated and backfilled, and the second pit was exposed but not excavated, suggesting that fill material remains on site.

The archaeological report details the artefacts uncovered within the fill material. However, it is unknown whether soil samples were collected from the fill and analysed for contaminants.

⁴ Subsurface Ltd. 2013. *Former Point Halswell Prison and Military Roads, Miramar Peninsula, Wellington*.

⁵ Subsurface Ltd. 2019. *Tree Removal Military Road (R27/297) Miramar Peninsula*.

For the past 20 years (approximate) the site has been farmed with a small number of cows and horses. The majority of the remaining buildings and infrastructure are in a deteriorating and vacant condition. The buildings on the higher elevation portion of the site near to the former Mt Crawford Prison are in use for farm storage. There does not appear to have been any recent maintenance on these buildings with paint peeling from walls and ceilings and broken asbestos cladding observed during the site walkover.

4 Site characterisation

This section characterises the likely and potential contamination status of the site based on the available information as presented in **Section 3** and **Appendix C** of this report.

4.1 Potential for contamination

This investigation has identified that HAIL activities were (or are likely to have been) undertaken at the site. The activities, potential contaminants and an assessment of the likelihood, potential magnitude and possible extent of contamination are presented in **Table 4.1** below. The inferred locations of these activities are presented on **Figure A.1 (Appendix A)**.

Table 4.1: Potential for contamination

Land use/activity	Potential contaminants	Likelihood, magnitude and possible extent of contamination	HAIL reference
Explosive or ordnance production, maintenance, dismantling, disposal, bulk storage or re-packaging	Acetone, nitric and sulphuric acid, ammonium nitrate, PCP, nitroglycerine, lead, mercury, copper, aluminium, silver, sodium hydroxide, and explosives; fuel oils, solvents and metals (associated with workshops)	Munitions have been stored in bulk within the magazines and buildings on site.	C1
Asbestos building products in a deteriorating condition	Asbestos fibres, debris or fines	<p>Majority of the buildings on site were constructed with ACM products including roofing, soffits and downpipes. The magazine buildings are in a deteriorating condition and while some of the ACM roofs have been replaced, there are a number of buildings where the ACM roofing (Super Six) remains.</p> <p>A broken sheet of Super Six roofing was found to be used as a small retaining wall adjacent to a stairway in the area of the former Intelligence Centre.</p> <p>One of the farm buildings on the upper portion of the site, near to the Mt Crawford Prison, has Super Six sheeting as its external cladding on one wall. The building was also observed to have an asbestos sheeting fascia board.</p> <p>It is possible that asbestos fibres have been released to the soil from the building products.</p>	E1
Lead paint	Lead	Due to the age of the buildings and structures, it is likely that lead-based paint has been used and any maintenance of painted surfaces may have resulted in the deposition of lead in soils surrounding the structures.	I

Land use/activity	Potential contaminants	Likelihood, magnitude and possible extent of contamination	HAIL reference
Land filling during site occupation	Unknown but a broad range of contaminants possible depending on whether offsite material was sourced. If sourced from industrial areas, then typical contaminants include metals and polycyclic aromatic hydrocarbons (PAH)	Two small rubbish pits have been uncovered during works on the northern portion of the site, the fill material predominantly consisted of domestic waste from the early 1900s but also included some brick pieces, coal and charcoal. More recent materials (polystyrene and metal pegs) were also found within the upper layers of the fill material. There is potential for other disposal areas to be on site.	I
Pistol range	Metals (lead, antimony, copper, zinc, tin, and nickel)	A pistol range was previously located between magazines E4 and E5 off the military accessway, small calibre bullets were found in the area in 2018. There was a 5 m x 5 m sand/gravel berm encountered in the area. It is unknown whether the berm material was removed at the time of the tree felling works.	C2
Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds	Arsenic, lead, copper, mercury; wide range of organic compounds including acidic herbicides, organophosphates, and organochlorines (e.g. endosulfan on golf and bowling greens)	Aerial images indicate that there have previously been an orchard and market garden present on the northern portion of the site, near to the women's reformatory. As the orchard and market garden were on site during the time when environmentally-persistent pesticides were in use there is a potential for them to have been applied on the site.	A10

During the site walkovers, notes were collected regarding observed asbestos on buildings and building conditions, the notes have been included in **Table 4.2** below.

Table 4.2: Notes on asbestos in buildings observed during walkover

Building ID	ACM Products Observed	Other Notes
E1	<ul style="list-style-type: none"> No roof 	<ul style="list-style-type: none"> Building is earthquake prone Electrical wire Building likely to have previously had ACM roof, gable, gutters, soffits and downpipes
E2	<ul style="list-style-type: none"> Super-Six roof ACM soffits, gutters and gable boards 	<ul style="list-style-type: none"> Building is earthquake prone Exposed electrical wire observed on front of building Building likely to have had ACM down pipe
E3	<ul style="list-style-type: none"> Super-Six roof ACM soffits, gutters and gable boards 	<ul style="list-style-type: none"> Building is earthquake prone Electrical wire observed on front of building Building likely to have had ACM down pipe Pipework associated with the fire -fighting system on building
E4	<ul style="list-style-type: none"> Super Six roof: Northwest corner was damaged during tree felling works; corner has been replaced with corrugated iron ACM soffits, gutters and gable boards 	<ul style="list-style-type: none"> Building is earthquake prone Electrical wire observed on front of building Building likely to have had ACM down pipe Pipework associated with the fire -fighting system on building
E5	<ul style="list-style-type: none"> Super-Six roof ACM soffits, gutters and gable boards 	<ul style="list-style-type: none"> Electrical wire observed on front of building Building likely to have had ACM down pipe
E6	<ul style="list-style-type: none"> Super-Six roof ACM soffits, gutters (broken), down pipe and gable boards 	<ul style="list-style-type: none"> Electrical wire observed on front of building
E7	<ul style="list-style-type: none"> Roof has been replaced with corrugated iron 	<ul style="list-style-type: none"> Electrical wire observed on front of building Gable looks more recent than others, unconfirmed whether it is ACM Building likely to have previously had ACM roof, gable, gutters, soffits and downpipes
E8	<ul style="list-style-type: none"> Roof has been replaced with corrugated iron 	<ul style="list-style-type: none"> Electrical wire observed on front of building Gable is comprised of timber boards Building likely to have previously had ACM roof, gable, gutters, soffits and downpipes
E9	<ul style="list-style-type: none"> No roof 	<ul style="list-style-type: none"> Electrical wire observed on front of building Building likely to have previously had ACM roof, gable, gutters, soffits and downpipes
E10	<ul style="list-style-type: none"> Roof has been replaced with corrugated iron ACM soffits, gutters (broken), partial down pipe and gable boards 	<ul style="list-style-type: none"> Electrical wire observed on front of building Building likely to have previously had ACM roof
E11	<ul style="list-style-type: none"> No roof 	<ul style="list-style-type: none"> Building likely to have previously had ACM roof, gable, gutters, soffits and downpipes

Large Farm Building	<ul style="list-style-type: none"> Unconfirmed 	<ul style="list-style-type: none"> Interior of building was not observed
Small Farm Building	<ul style="list-style-type: none"> ACM fascia around building Super-Six sheeting on external wall towards yard, some sections damaged with fragments missing 	
Small Munitions Store	<ul style="list-style-type: none"> Potentially ACM fragments observed in building rubble within building 	
Hut	<ul style="list-style-type: none"> Unconfirmed 	<ul style="list-style-type: none"> Roof looks to be corrugated iron, although due to the age of the building it is possible that asbestos has been, or is, present in building materials
Timber store	<ul style="list-style-type: none"> Unconfirmed 	<ul style="list-style-type: none"> Corrugated plastic is visible on the western and southern external walls, panels are noted on northern wall (composition unconfirmed, possibly plywood or asbestos sheeting) Roof composition unknown
Guardhouse	<ul style="list-style-type: none"> ACM roof 	<ul style="list-style-type: none"> Building boarded up, interior was not observed, exterior appeared to be constructed of timber

Photographs of the buildings are included in **Appendix B**.

4.2 Preliminary conceptual site model

A conceptual model as defined by the Ministry for the Environment in the contaminated land management guidelines⁶, sets out known and potential sources of contamination, potential exposure pathways, and potential receptors. For there to be an effect from the proposed activity there has to be a contamination source and a mechanism (pathway) for contamination to affect human health or the environment (receptor).

A preliminary conceptual site model has been developed for the site which takes into account the available information about the site, and our understanding of the potential effects on human health and the environment. The model is presented in **Table 4.3** below.

⁶ Ministry for the Environment, updated 2011. *Contaminated Land Management Guidelines No. 5 Site Investigation and Analysis of Soils*

Table 4.3: Preliminary conceptual site model

Source	Pathway	Receptor	Pathway Assessment
Soil contaminated with asbestos fibres from degradation of ACM building materials	Inhalation of asbestos fibres	Current site users Future site users	Potentially complete: Asbestos in a deteriorating condition is present in areas access by current site users.
		Maintenance/excavation workers	Potentially complete: It is possible for maintenance/excavation workers to encounter asbestos in a deteriorating condition during works.
		Off site and nearby receptors	Potentially complete: Should friable asbestos be present on site and in a condition where it could be mobilised by wind or precipitation, migration from the site is possible.
Soil contaminated as a result of the maintenance of structures painted with lead-based paint	Inhalation of dust	Current site users Future site users	Potentially complete: Should contamination exist in surface soils a risk to site users may be present.
	Dermal contact		
	Ingestion of soil		
	Inhalation of dust	Maintenance/excavation workers	Potentially complete: Should contamination exist in surface or subsurface soils a risk to maintenance/excavation workers may be present.
	Dermal contact		
	Ingestion of soil		
	Leaching of contaminants	Environmental receptors (groundwater, surface water and coastal environment)	Potentially complete: Should contamination exist in surface or subsurface soils a risk to environmental receptors may be present from runoff containing contaminants.
	Runoff		
Soil contaminated as a result of the storage of munitions and explosives	Inhalation of dust	Current site users Future site users	Potentially complete: Should contamination exist in surface soils a risk to site users may be present.
	Dermal contact		
	Ingestion of soil		
	Inhalation of dust	Maintenance/excavation workers	Potentially complete: Should contamination exist in surface or subsurface soils a risk to maintenance/excavation workers may be present.
	Dermal contact		
	Ingestion of soil		
	Leaching of contaminants	Environmental receptors	Potentially complete: Buried munitions and equipment have the

Source	Pathway	Receptor	Pathway Assessment
	Runoff	(groundwater, surface water and coastal environment)	potential to leach contaminants into surrounding soils.
Soil contaminated as a result of the pistol range	Inhalation of dust	Current site users Future site users	Potentially complete: Should contamination exist in surface soils, and if the area is accessible, a risk to site users may be present.
	Dermal contact		
	Ingestion of soil		
	Inhalation of dust	Maintenance/excavation workers	Potentially complete: Should contamination exist in surface or subsurface soils a risk to maintenance/excavation workers may be present.
	Dermal contact		
	Ingestion of soil		
	Leaching of contaminants	Environmental receptors (groundwater, surface water and coastal environment)	Potentially complete: Remaining spent bullets have the potential to leach contaminants into surrounding soils.
	Runoff		
Soil contaminated as a result of the use of persistent pesticides	Inhalation of dust	Current site users Future site users	Potentially complete: Should contamination exist in surface soils a risk to site users may be present.
	Dermal contact		
	Ingestion of soil		
	Inhalation of dust	Maintenance/excavation workers	Potentially complete: Should contamination exist in surface or subsurface soils a risk to maintenance/excavation workers may be present.
	Dermal contact		
	Ingestion of soil		
	Leaching of contaminants	Environmental receptors (groundwater, surface water and coastal environment)	Potentially complete: Should contamination exist in surface or subsurface soils a risk to environmental receptors may be present from runoff containing contaminants.
	Runoff		
Domestic, construction or military waste material disposed of on site	Inhalation of dust	Current site users Future site users	Potentially complete: Should contamination exist in surface soils a risk to site users may be present.
	Dermal contact		
	Ingestion of soil		
	Inhalation of dust	Maintenance/excavation workers	Potentially complete: Should contamination exist in surface or subsurface soils a risk to maintenance/excavation workers may be present.
	Dermal contact		
	Ingestion of soil		
	Leaching of contaminants	Environmental receptors	Potentially complete: Should contamination exist in surface or subsurface soils a risk to

Source	Pathway	Receptor	Pathway Assessment
	Runoff	(groundwater, surface water and coastal environment)	environmental receptors may be present from runoff containing contaminants.

The preliminary conceptual site model indicates that, considering the activities associated with the site's history and composition of the on-site buildings, there is a potential for contamination to exist in surface and underlying soils which may present a risk to current and future site users, maintenance/excavation workers and environmental receptors.

Sampling of soils in areas where HAIL activities have been, or are present, is recommended to determine whether there is a risk to the current and future site users and/or to environmental receptors.

An assessment and record of the asbestos containing building products is recommended. We understand that a 'refurbishment survey' is to be completed which will assess the presence and condition of asbestos within buildings on site. An intrusive investigation of the soils surrounding the buildings containing ACM products, and in locations where asbestos fragments have been found, is recommended to assist in determining appropriate asbestos related controls prior to any disturbance/restoration works.

5 Regulatory implications

The rules and associated assessment criteria relating to the control of contaminated sites in the Wellington region are specified in the following documents:

- NES Soil⁷;
- Health and Safety at Work (Asbestos) Regulations (2016)⁸;
- The Greater Wellington Regional Council's proposed Natural Resource Plan⁹; and
- The Wellington City Council's District Plan¹⁰.

The NES Soil and District Plan consider issues relating to land use and the protection of human health while the Regional Plan has regard to issues relating to the protection of the general environment, including ecological receptors. The need, or otherwise, for contamination related resource consents for the site redevelopment has been evaluated against these regulatory requirements.

5.1 NES Soil

5.1.1 Applicability

The NES Soil came into effect on 1 January 2012. This legislation sets out nationally consistent planning controls appropriate to district and city councils for assessing contaminants in soil with regard to human health. As a result, the NES Soil prevails over the rules in the District Plan, except where the rules permit or restrict effects that are not dealt with in the NES Soil.

The NES Soil applies to specific activities on land where a HAIL activity has, or is more likely than not to have, occurred. Activities covered under the NES Soil include soil disturbance, soil sampling, fuel systems removal, subdivision and land use change.

The following **Table 5.1**, as provided in the NES Soil Users Guide (April 2012)¹¹, confirms the NES Soil will likely to apply to the site if soil disturbance, subdivision or land use change is proposed.

⁷ Resource Management (*National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011.

⁸Ministry of Business, Innovation, and Employment, February 2016. *Health and Safety at Work (Asbestos) Regulations*.

⁹ Wellington Regional Council, 2015 (decisions version 2019). *Proposed Natural Resources Plan Decisions Version – Part 1 for the Wellington Region*.

¹⁰ Wellington City Council, 2000 (amended 2010). *Wellington City District Plan*.

¹¹ Ministry for the Environment, 2012. *Users' Guide National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health*.

Table 5.1: PSI checklist

NES Soil Requirement	Applicable to site?
Is an activity described on the HAIL currently being undertaken on the piece of land to which this application applies?	Yes
Has an activity described on the HAIL ever been undertaken on the piece of land to which this application applies?	Yes
Is it more likely than not that an activity described on HAIL is being or has been undertaken on the piece of land to which this application applies?	Yes
If 'Yes' to any of the above, then the NES Soil may apply. The five activities to which the NES applies are:	
Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	No
Is the activity you propose to undertake sampling soil (Permitted Activity)?	No
Is the activity you propose to undertake disturbing soil?	No
Is the activity you propose to undertake subdividing land?	No
Is the activity you propose to undertake changing the use of the land?	No
Conclusion: The NES Soil does not currently apply to the Te Motu Kairangi site, however, will likely apply to the site if any of the five activities above are proposed.	

As there have been activities described on the HAIL undertaken on the site, the NES Soil will likely apply to the Te Motu Kairangi site if soil disturbance, subdivision or land use change is proposed. Sampling of the soil, such as completing a detailed site investigation, is considered a Permitted Activity under the NES Soil so long as requirements within Regulation 8(2) of the NES Soil are met.

5.2 Health and Safety at Work (Asbestos) Regulations

The Health and Safety at Work (Asbestos) Regulations (2016) were enacted on 4 April 2016, herein referred to as the Asbestos Regulations.

In order to help achieve compliance with the Asbestos Regulations, WorkSafe New Zealand has prepared an Approved Code of Practice (ACoP): Management and Removal of Asbestos (September 2016). The ACoP refers readers to the "New Zealand Guidelines for Assessing and Managing Asbestos in Soil" (herein referred to as the Asbestos-in-Soil Guidelines) which were published in November 2017 by BRANZ Ltd¹².

The Asbestos Regulations will apply when works to restore or demolish the buildings containing asbestos is undertaken. Further assessments of asbestos containing products within the structures and to determine whether asbestos is present in soil are recommended prior to any developments or restorative works, as the results will determine the appropriate controls under the Asbestos Regulations. We understand that a 'refurbishment survey' is to be completed which will assess the presence and condition of asbestos within buildings on site.

¹² BRANZ Ltd, 2017. *New Zealand Guidelines for Assessing and Managing Asbestos in Soil*.

5.3 Regional Plan applicability

The Greater Wellington Regional Council's (GWRC) Proposed Natural Resources Plan (PNRP) sets out rules relating to the discharge of contaminants to land and water.

The PNRP is currently in the 'decisions version', which was publicly notified on 31 July 2019. The PNRP replaces the five regional plans (coast, soil, discharges to land, fresh water and air).

Section 5.2.12 – Rules 54-57 relate to contaminated land and hazardous substances permitted activity status. Permitted activity status under these rules can be met so long as:

- Any future detailed site investigation reports are provided to the GWRC;
- The site is not classified as SLUR 'Category III – Contamination Confirmed' land; and
- Future detailed site investigations find that it is highly unlikely that the activity will result in discharges that will be a risk to human health or the environment.

5.4 District Plan applicability

As noted in **Section 5** the NES Soil now prevails over the rules in the District Plan, except where the rules permit or restrict effects that are not dealt with in the NES Soil.

The District Plan does not include any rules more restrictive than those set out in the NES Soil thus District Plan provisions relating to contaminated sites have not been considered further, however the following points are noted.

The district plan contains rules regarding works on heritage and cultural sites (Chapter 21), the site has designations for both heritage and 'Maori Sites'. Any proposed developments that will cause impact (demolish, destruct or remove) to a site of significance to tangata whenua (Chapter 21E) will likely be considered a 'Discretionary Activity (Unrestricted)' which will require a Resource Consent under Chapter 21E of the District Plan.

The site is zoned Open Space B (Natural Environment) which relates to areas that are valued for their natural character and informal open spaces. There are objectives and policies in the district plan regarding land zoned 'Open Space' to maintain and enhance the natural landscapes and features in Wellington. The rules, within Chapter 17 of the District Plan, regarding land zoned as 'Open Space B' will need to be adhered to if future developments, including earth works on ridgelines, are proposed that will impact the natural landscape or natural features of the site.

6 Conclusions

T+T has been commissioned by Land Information New Zealand to undertake a ground contamination desk study investigation for Te Motu Kairangi on the Miramar Peninsula.

A summary of findings is below:

- Throughout the history of the site there have been a number of HAIL activities undertaken on the site, predominantly associated with the military use, which have the potential to have led to soil contamination;
- It is likely that asbestos is present in soils in areas surrounding the current and former buildings and in locations where ACM fragments have been found. An assessment of asbestos on site is recommended to determine whether there is a risk to site users. We understand a 'refurbishment survey' will be completed that will assess the presence and condition of asbestos products within the on-site buildings;
- Environmentally-persistent pesticides may have been applied to the terraced gardens on the northern portion of the site and residual soil contamination may be present in this area; and

The location of two former rubbish pits have been confirmed near the former woman's reformatory, with one pit having been excavated and the other exposed but not excavated. It is possible that there are further rubbish pits containing waste from both the military and prison activities on the site.

A summary of potential regulatory implications for future development of the site is below:

- The NES Soil will likely apply to the site as HAIL activities have been, and are more than likely to have been, occurring on the site;
- As there is a potential for asbestos in soils the Asbestos Regulations will likely apply when undertaking future restorative or demolition works;
- Rules in the Greater Wellington Regional Council's proposed Natural Resources Plan may apply to the site if significant soil or groundwater contamination is found in future detailed site investigations; and
- District Plan provisions for contaminated land are not likely to apply to future development of the site because the provisions of the NES Soil prevail. The District Plan contains other rules relating to heritage, cultural and Open Space sites, which will need to be considered prior to redevelopment or undertaking intrusive works.

7 Applicability

This report has been prepared for the exclusive use of our client Land Information New Zealand, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

Tonkin & Taylor Ltd

Environmental and Engineering Consultants

Report prepared by:



Kasey Pitt

Contaminated Land Consultant

Authorised for Tonkin & Taylor Ltd by:



Sarah Schiess

Project Director

12-Feb-20

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Appendix A: Figures




LEGEND

- Magazines and Munitions Stores
- Known Military Structures
- Intelligence Centre
- Unknown Buildings and Structures
- Water Reservoir
- Farm Structures
- Residential Buildings
- Site Boundary
- Rubbish Pit

A3 SCALE: 1:5,000

0 50 100 150 200 250 (m)

1. Land Information New Zealand. Wellington 010 m Urban Aerial Photos (2017). <https://data.linz.govt.nz/layer/95524-wellington-010m-urban-aerial-photos-2017/>

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LAND INFORMATION NEW ZEALAND
1012823
Key Site Features
Te Motu Kairangi PSI

Appendix B: Site Photographs



Photograph 1 Appendix B.1: Gun emplacement on northern portion of site



Photograph 2 Appendix B.1: Northernmost gun emplacement looking to the North beyond site



Photograph 3 Appendix B.1: Broken Super-Six sheet used as retaining wall



Photograph 4 Appendix B.1: Remnant of the Woman's reformatory



Photograph 5 Appendix B.1: Remnant of brick wall in terraced garden area



Photograph 6 Appendix B.1: Remaining brick wall in terraced garden area



Photograph 7 Appendix B.1: Magazine E1



Photograph 8 Appendix B.1: Magazine E2



Photograph 9 Appendix B.1: Magazine E3



Photograph 10 Appendix B.1: Magazine E4



Photograph 11 Appendix B.1: Magazine E5



Photograph 12 Appendix B.1: Magazine E6



Photograph 13 Appendix B.1: Magazine E7



Photograph 14 Appendix B.1: Magazine E8



Photograph 15 Appendix B.1: Magazine E9



Photograph 16 Appendix B.1: Magazine E1



Photograph 17 Appendix B.1: Magazine E11



Photograph 18 Appendix B.1: Small munitions store building



Photograph 19 Appendix B.1: Building materials within small munitions store building



Photograph 20 Appendix B.1: looking south towards Shelly Bay Road. Note: brick fragments in unpaved section



Photograph 21 Appendix B.1: Small hut across accessway from Magazine E5



Photograph 22 Appendix B.1: Woodshed across accessway from Magazine E5



Photograph 23 Appendix B.1: Guardhouse near to the entrance from Shelly Bay Road



Photograph 24 Appendix B.1: Remnant valve from the former fire suppression system, visible from accessway across from Magazine E8



Photograph 25 Appendix B.1: Transmission tower near Mt Crawford Prison



Photograph 26 Appendix B.1: Building connected to transmission tower near Mt Crawford Prison



Photograph 27 Appendix B.1: Farm buildings and yards viewed from the South



Photograph 28 Appendix B.1: Large farm building constructed of corrugated iron



Photograph 29 Appendix B.1: Smaller farm building with Super-Six sheets on external wall and ACM sheeting on fascia



Photograph 30 Appendix B.1: Within smaller farm building. Note: paint peeling from ceilings and walls.



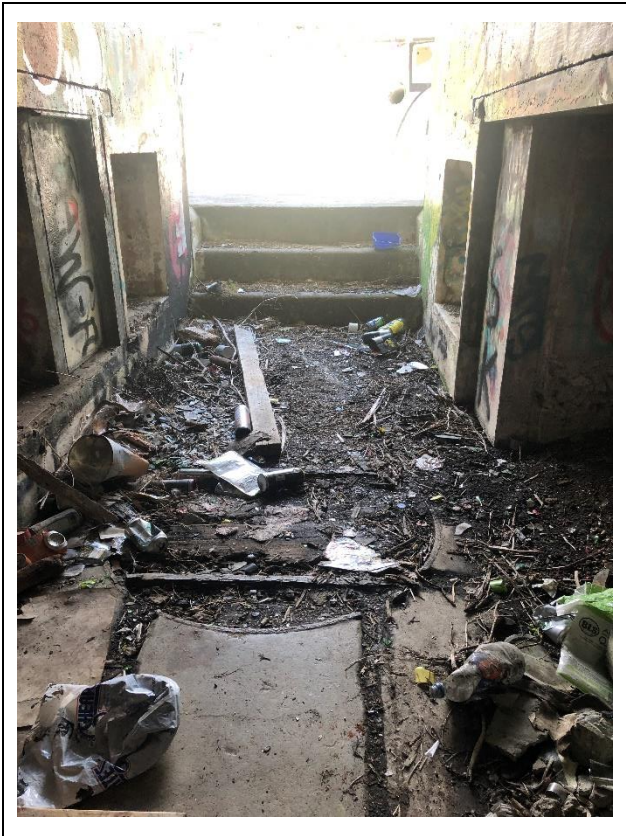
Photograph 31 Appendix B.1: Pipe with synthetic twine at join observed in farm yard



Photograph 32 Appendix B.1: Opening in carparking area off Massey Road leading to munitions store



Photograph 33 Appendix B.1: Within the former munitions store viewed from opening



Photograph 34 Appendix B.1: Example of litter seen within Fort Ballance structures



Photograph 35 Appendix B.1: Litter observed East of Fort Ballance



Photograph 36 Appendix B.1: Remaining structure of the 'see-saw' search light constructed of concrete and railway iron. See reel of barbed wire in bottom right corner of image

Appendix C: Site history information

Historical information relating to the site has been collected from a variety of sources. The information presented documents on-site activities, except for the aerial photograph review where comments are also provided on readily observable surrounding land use. The information that has been reviewed is summarised in this appendix.

C1 Certificates of title

Current and historical certificates of titles for the site were unable to be sourced for this site as the properties within the site boundary were gazetted in 1886 for defence purposes.

C2 Historical aerial photographs

Historical aerial photographs from Retrolens and other sources have been reviewed as stated in **Table 7.1**. Relevant features of the site and surrounding land are summarised from each aerial photograph in **Table 7.1**. Copies of the aerial photographs are included in **Appendix D**.

Table 7.1: Summary of aerial photograph review

Date, run number and source	Key site features	Surrounding land features
1938 Retrolens	<ul style="list-style-type: none"> The site is predominantly covered with grass and vegetation (appears to be planted with pine trees). Access tracks are visible across the site. What appears to be the main track loops from the Shelly Bay Road portion of the site, through the vegetation to the northern portion of the site and returns through the middle of the site to the Mt Crawford Prison The former woman's reformatory can be seen as a large complex consisting of a number of buildings visible on the northern portion of the site. There appears to be terraced gardens to the north of the buildings, rows of vegetation can be seen within the area. A small shed-like building is visible just beyond the gardens. The area appears to be surrounded by fences or hedges Small buildings and structures are visible in various locations within the site boundary, including near to the main access track in the middle of the site. A fenced plantation of trees is visible just north of the dense pines in the centre of the site, there is possibly a building or some soil disturbance just beyond the fenced section. The other building is located on the cleared portion to the east of the track 	<ul style="list-style-type: none"> The Massey Memorial is present beyond the northern most point of the site Mt Crawford Prison can be seen immediately south of the site boundary, further south there appears to be market gardens Two above ground water tanks are visible between the site boundary and the Mt Crawford Prison There is a residential dwelling with a large garden to the south of the site Shelly Bay Road and Massey Road following the coastline around the site A number of buildings can be seen on the Shelly Bay Road. Except for a small jetty, there has been no development on the seaward side of the roadway

Date, run number and source	Key site features	Surrounding land features
	<ul style="list-style-type: none"> • In the middle of the southern portion of the site, just north of the Mt Crawford Prison, there is a larger building, appearing to be residential dwelling, and smaller shed like buildings • A circular structure can be seen on the eastern most point of the site, above the shoreline and set back slightly from Massey Road • Military structures including magazines and gun emplacements are visible on the eastern portion the site (Fort Ballance and Fort Gordon), including along Massey Road where another battery (known as the Low Battery) can be seen 	
1941 Retrolens	<ul style="list-style-type: none"> • Majority of the site appears to be unchanged from the previous image, except for further establishment of the planted pine trees 	<ul style="list-style-type: none"> • No significant changes to surrounding area
1954 Retrolens	<ul style="list-style-type: none"> • There has been development of military structures across the centre and northern portions of the site. Gun emplacements and the intelligence centre have been constructed in the northern portion of the site. A number of magazine buildings (storing explosives and other associated equipment) have been constructed along the sides of the main accessway extending from Shelly Bay Road through the centre of the site • Two smaller buildings near to the terraced gardens are no longer present • Development has occurred on the Fort Ballance portion of the site. An access track from Massey Road to the gun emplacements at Fort Ballance has been established as well as a number of additional buildings (appearing to be residential dwellings) and associated infrastructure 	<ul style="list-style-type: none"> • Significant development has occurred on Shelly Bay Road with the construction (completed and underway) of a number of warehouses and large buildings on a newly reclaimed section of the shoreline. The development includes two wharfs which, at the time the image was captured, where each occupied by a ship • A building (possibly a church) has been constructed to the east of the prison complex, south of the site

Date, run number and source	Key site features	Surrounding land features
1961 Retrolens	<ul style="list-style-type: none"> Pine trees have been cleared from the area above Shelly Bay Road along the main accessway and making some of the magazine buildings (1-6) more visible The small building off the main accessway in the centre of the site, and adjacent to the plantation of trees, is no longer present 	<ul style="list-style-type: none"> No significant changes to surrounding area
1974 Retrolens	<ul style="list-style-type: none"> A large amount of the dense vegetation has been removed from the central and southern areas of the site The small building in the cleared area to the east of the main accessway is no longer present 	<ul style="list-style-type: none"> The building (possibly a church) is no longer present near to the Mt Crawford prison. Residential properties have been established along Nevay Road to the south of the prison complex, where the market gardens were previously located The 'L' shaped jetty extending from Massey Road on the eastern site boundary is no longer present
1987 Retrolens	<ul style="list-style-type: none"> One above ground water tank near to the prison buildings has been removed Construction of the telecommunications facility is in progress Majority of the buildings within the large complex in the northern portion of the site are no longer present, the terraced gardens have been cleared of vegetation and now appear to be grassed What appears to be a star-shaped area of fencing is faintly visible within the clearing in centre of the site 	<ul style="list-style-type: none"> The telecommunications site has been established at the property within the site boundary
1996 WCC	<ul style="list-style-type: none"> The woman's reformatory buildings are no longer present on the northern portion of the site and the area is now mostly vacant, except for one small shed-like building at the end of the accessway The star-shaped area of fencing is more visible within the clearing adjacent to Magazine E11 (see insert in aerial image) All, except for one, of the residential dwellings near the Fort Ballance emplacements are no longer present 	<ul style="list-style-type: none"> No significant changes to surrounding area
2002 WCC	<ul style="list-style-type: none"> No significant changes on site 	<ul style="list-style-type: none"> The residential properties to the south of Mt Crawford prison are no longer present

Date, run number and source	Key site features	Surrounding land features
2009 WCC	<ul style="list-style-type: none"> The film set has been constructed in the clearing on the northern portion of the site where the women's prison was previously located The residential dwelling at Fort Ballance is no longer present 	<ul style="list-style-type: none"> The satellite dish at the telecommunications site within the site boundary is no longer present
2017 LINZ	<ul style="list-style-type: none"> No significant changes on site 	<ul style="list-style-type: none"> The small shed adjacent to the larger warehouse on Massey Road (occupied by NIWA) is no longer present

C3 Client-provided information

Information was received from the client 29 January 2020. A summary of the information received is presented below.

Information received includes the following:

- An undated aerial image of the Fort Ballance area;
- A copy of the 2009 report by Enterprise Miramar Peninsula titled *Military Heritage on North Miramar Peninsula*. Notes on the report are included below:
 - A 'Peninsula' steam engine powered incline tramway was used to transport the guns up to Fort Gordon and Port Halswell in the 1880s (possibly the one visible in the 1938 historical aerial image);
 - The Naval Ammunition Depot was established in 1942 to house the ammunition for ships associated with the Naval Auxiliary Patrol Service. The magazines (E1-E10) and a laboratory (on the northern portion of the site) were constructed as part of the depot. The buildings were constructed with cement block walls, lightweight asbestos roofs and were each 11 m square. Their interior comprised of two chambers for storage with a narrow passageway between;
 - To reduce the risk of the magazines setting off a 'chain reaction' if an explosion occurred, they were set into a 'protective excavation' cut into the bank off the accessway. The excavated material was used in the reclamation of Shelly Bay;
 - The fire-fighting system was installed along the accessway and fed by a water reservoir down slope of the accessway located across from Magazine E8 which is still visible in recent aerial images. Pipework and hydrants associated with the former system are still present along the accessway and on some of the magazine buildings;
 - The mine store building was located adjacent to the site, at Mahanga Bay. The building was most recently occupied by NIWA, who is no longer present. In 1942 a minefield was laid into the harbour from near to this location and was detonated in 1944 when it was no longer required;
 - The Port Halswell Prison located on the northern portion of the site was a men's prison until 1919, it was then converted into the woman's reformatory in 1920. The woman's reformatory and youth borstal occupied the buildings until 1944, the women were then transferred to the Arohata Prison. The buildings were used as accommodation for the Navy during WWII, they were then transferred back to the Prison Department in 1947 who utilised the buildings for staff training and accommodation. The buildings were demolished in the 1980s;

- The battery at Kau point is buried but at the time of the 2009 report was still accessible, the gun pit was connected to the ammunition stores by passageway. The stores were fully buried (unconfirmed whether ammunition remained at the time of burial). The 8-inch gun is reportedly buried near to the gun pit (exact location unknown); and
- The report notes that there appears to be a well in the floor of one of the lower rooms in a magazine at Fort Balance;
- A copy of an undated report containing an assessment of future options for the site by Land Matters Property Consultants prepared for the New Zealand Defence Force. The document summarises the site history, conservation values and provides recommendations for future use of the site;
- A copy of a 2012 report, titled *Watts Peninsula Feasibility Study Identifying Options for Further Development* by Blaschke & Rutherford Environmental Consultants, PAOS Limited and TRC Tourism Limited (and Affiliates). The document provides an options assessment for future governance and management of the site as a reserve; and
- A copy of the 2013 report, titled *8-Inch Armstrong Gun Recovery Fort Gordon, Miramar Peninsula, Wellington* by Subsurface Ltd for the New Zealand Defence Force. The document summarises the archaeological monitoring of the recovery of the gun on the slope below Fort Gordon.
 - The former gun (13-tonne) was located by Department of Conservation staff in 2012, it was found to be partially buried; large military machinery and a specially designed ‘cradle’ was required to recover the gun

C4 Council property files

A request was made to the Wellington City Council (WCC) for the archive for this site on 10 January 2020. The council archive does not hold any information relating to this site and suggested that the New Zealand Defence Force held information for this site that has been supplied to Land Information New Zealand.

Information from the WCC consenting and property files for the site is summarised below:

- 1929: Licence for the manufacture of earthenware pipes at Watts Peninsula – Stellin Construction Co;
 - The file contains correspondence regarding the establishment of a pipe works on Section 12 of Watts Peninsula. The final document in the file is a letter from the Town Clerk dated 24 July 1929 stating that the Council decided not to grant the permit for the erection of pipe works in the Miramar District;
- 1940-1946: Disposal of Refuse, Royal NZ Air Force;
 - This file contains details regarding the disposal of refuse from the air force depot to the landfill located at Moa Point (Moa Point Tip) between 1940 and 1946. The file also contains a document regarding a proposal to establish a destructor at the RNZAF Station in Rongotai to ‘facilitate the disposal of rubbish’ (no further details regarding whether the destructor was constructed);
- 1964 and 1966: City Solicitor’s files regarding Watts Peninsula developments;
- 2012: SR Requests 246920 and 259453 for earthworks, vehicle access and building consent - Temporary establishment of filming set for use as backdrop to film scenes until December 2013. Building and erection methods temporary;
- In March 2013 general information was received by the WCC regarding New Zealand Heritage Pouhere Taonga Archaeological Authority for the removal of a historic gun (this was likely the gun removed on the eastern portion of the site near to Fort Gordon);

- A number of earthquake proneness building assessments appear to have been completed for the buildings on site in July 2013; and
- In February 2018 general information was received by the WCC regarding New Zealand Heritage Pouhere Taonga Archaeological Authority.

Relevant information received from the WCC is in **Appendix E**.

C5 Council contamination enquiry

A contamination enquiry was placed with the Greater Wellington Regional Council (GWRC) on 6 January 2020. The information provided is included in **Appendix F** and states that there are sites included on the GWRC Selected Land Use Register within and adjacent to the site boundary.

The SLUR site SN/05/059/02 relates to the former 'Shelly Bay Airforce Base' and has various polygons identifying 'pieces of land' containing activities associated with the former military history. One polygon is located within the site boundaries, encompassing a portion of both Part Sections 3 and 1, in the area where magazines E1-E9 are located.

SN/05/059/02 has two recorded HAIL activities;

- Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging (HAIL C1); and
- Storage tanks or drums for fuel, chemicals or liquid waste (HAIL A17).

The site history comments within the response letter indicate that the military facility also included workshops, paint stores, a sewage pumping station, a rifle range and a shipway and repair yard. According to the comments there is a note within the file suggesting that a landfill was present within the facility, however there is no confirmation of location or composition of the fill material.

The SLUR site SN/05/199/02 relates to the former telecommunications site, located on Lot 1 DP 85449 which is within the eastern portion of the site. This Lot is not included within the extent of the investigation site.

The HAIL activity recorded for SN/05/199/02 is 'storage tanks or drums for fuel, chemicals or liquid waste' (HAIL A17).

The information provided for SN/05/199/02 contains copies of two Dangerous Goods Licences (2003 and 2004) issued by the Wellington City Council for a 10,250 L underground storage tank. The site history comments within the response letter suggests the tank was a back-up source for a generator and that there was also a small(er) above ground storage tank containing diesel for the engines. The information does not confirm whether the tanks are remaining on the site.

Resource consents related to the site or properties immediately surrounding the site (including existing, superseded and surrendered consents) are summarised in **Table 7.2** below. The activities identified in **Table 7.2** are considered unlikely to have resulted in soil contamination at the site. This is because of the location, distance and/or nature and likely extent of the contaminants at those locations.

Table 7.2: Resource consents issued within and immediately adjacent to the site boundary

Consent ID	Location	Type of consent	Activity description	Holder	Status
On site					
WGN990206	Near to Fort Ballance Road entrance	Coastal Permit: General Structure	To lay a sub-marine fibre optic cable beneath the foreshore and seabed	Ericsson Communications Ltd	Granted: Expiry 2034
Adjacent to site					
WGN78005101	Adjacent to site	Discharge permit: sewage / sludges	To discharge raw sewage under defined emergency conditions into the wellington harbour		Expired: 6/06/1988
WGN91003601	Adjacent to site	Coastal permit - discharge to land/water	To discharge filtered sea water from a sea water hatchery		Expired: 31/08/1996
WGN95021501	Adjacent to site	Coastal permit: general structure	To lay, maintain, inspect and repair a fibre optic cable		Expired: 30/09/2003
WGN96001001	Adjacent to site	Coastal permit: discharge to land/water	To discharge filtered seawater from NIWA hatchery that is passed through a settlement tank		Expired: 1/04/2006
WGN97012201	Adjacent to site	Coastal permit: aquaculture	To farm undaria (seaweed)		Expired: 29/10/2011
WGN97004401	Adjacent to site	Coastal permit: aquaculture	To establish a marine farm in the coastal marine area with 4 buoys		Expired: 29/10/2012
WGN970189	Adjacent to site	Coastal permit: aquaculture	For the use of an area of harbour water and seabed, use of structures and occupation of seabed		Expired: 8/12/2012
WGN080141	Adjacent to site	Coastal permit: discharge to land/water	To discharge artificial fish feed (fish meal) and fish therapeutics (hydrogen peroxide or formalin) to the coastal marine area		Expired: 8/12/2012
WGN97018901	Adjacent to site	Coastal permit: aquaculture	For the use of an area of harbour water and seabed, use of structures and occupation of seabed		Expired: 8/12/2012

Consent ID	Location	Type of consent	Activity description	Holder	Status
WGN060278	Adjacent to site	Coastal permit: discharge to land/water	To discharge filtered seawater associated with a marine research hatchery to the coastal marine area		Expired: 12/06/2016
WGN120147	Adjacent to site	Coastal permit: occupation	To place and use 20 sand filled plastic bins in the coastal marine area for a scientific experiment and occupy the coastal marine area with those structures		Expired: 2/02/2017
WGN130092	Adjacent to site	Coastal permit: general structure	To reconstruct and extend the seawall within the coastal marine area, including any associated disturbance of the foreshore or seabed		Expired: 6/12/2017
WGN070021	Adjacent to site	Coastal permit: occupation	To occupy and use an existing structure in the coastal marine area		Expired: 17/11/2019
WGN050076	Adjacent to site	Coastal permit: occupation	To occupy and use existing structures in the coastal marine area		Expired: 17/11/2020
WGN160141	Adjacent to site	Coastal permit: discharge to land/water	Coastal permit to discharge filtered seawater associated with a marine hatchery to the coastal marine area		Granted: 7/03/2026
WGN96006201	Adjacent to site	Coastal permit: general structure	To extend existing boardwalk in the coastal marine area		Granted: 22/05/2031
WGN130091	Adjacent to site	Coastal permit: discharge to land/water	To discharge artificial fish feed (fish meal) and fish therapeutics (hydrogen peroxide or formalin) to the coastal marine area		Surrendered: 11/09/2033
WGN99020601	Adjacent to site	Coastal permit: general structure	To construct a communications cable beneath the sea floor		Granted:13/05/2034
WGN140133	Adjacent to site	Coastal permit: aquaculture	To use and occupy the coastal marine area with an aquaculture facility including associated structures and disturbance associated with their construction		Granted: 5/11/2034
WGN020015	Adjacent to site	Coastal permit: general structure	To use and occupy the coastal marine area with a fibre optic cable for the purpose of telecommunications and to maintain, inspect and repair that structure including any associated		Granted: 18/03/2038

Consent ID	Location	Type of consent	Activity description	Holder	Status
			foreshore and seabed disturbance and sediment discharge as a result of those activities		
WGN060278	Adjacent to site	Coastal permit: general structure	Place, use and maintain a discharge structure in the coastal marine area and the associated disturbance of the foreshore and seabed		Granted: 12/06/2041
WGN130092	Adjacent to site	Coastal permit: occupation	To occupy the coastal marine area with a rock rip rap revetment seawall		Granted: 6/12/2047
WGN130091	Adjacent to site	Coastal permit: aquaculture	Closing the Mahanga Bay aquaculture research site (change of conditions WGN130091 [31979, 31980])		Granted: 11/09/2048

Appendix D: Historical aerial photographs

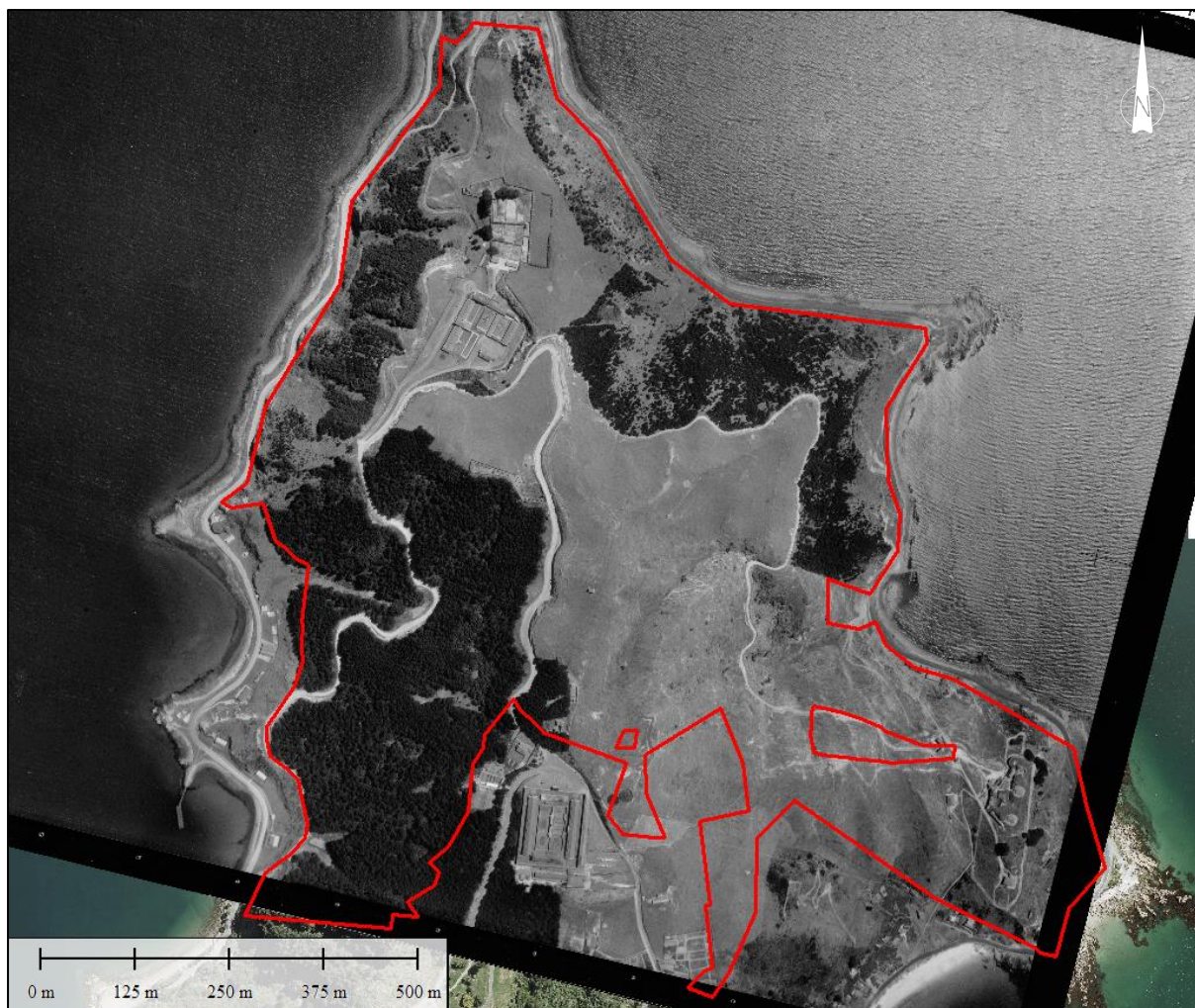


Figure Appendix D.1: 1938 Aerial Image of Watts Peninsula, sourced from Retrolens (<http://retrolens.nz/map/>)



Figure Appendix D.2: 1941 Aerial Image of Watts Peninsula, sourced from Retrolens (<http://retrolens.nz/map/>)

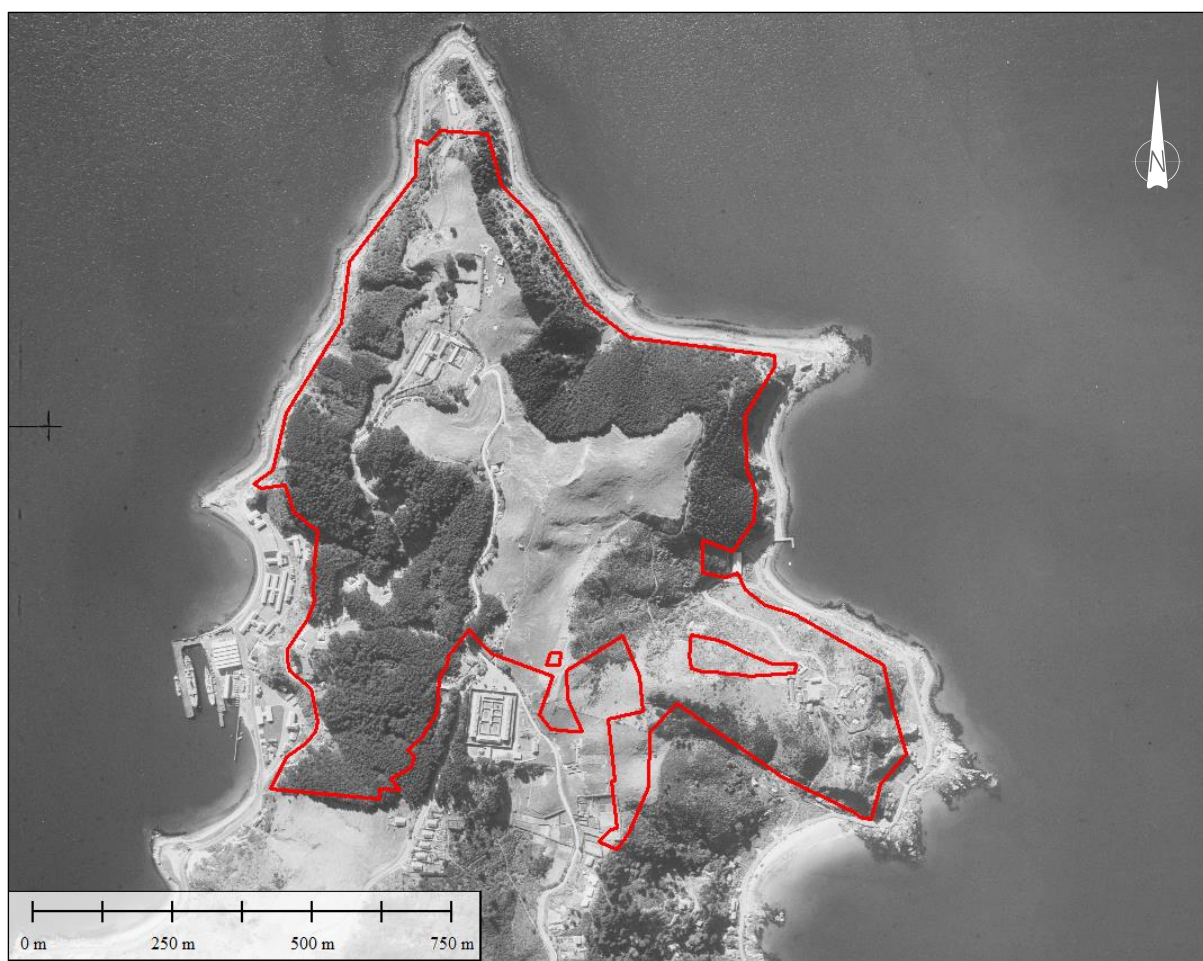


Figure Appendix D.3: 1954 Aerial Image of Watts Peninsula, sourced from Retrolens (<http://retrolens.nz/map/>)



Figure Appendix D.4: 1961 Aerial Image of Watts Peninsula, sourced from Retrolens (<http://retrolens.nz/map/>)



Figure Appendix D.5: 1974 Aerial Image of Watts Peninsula, sourced from Retrolens (<http://retrolens.nz/map/>)

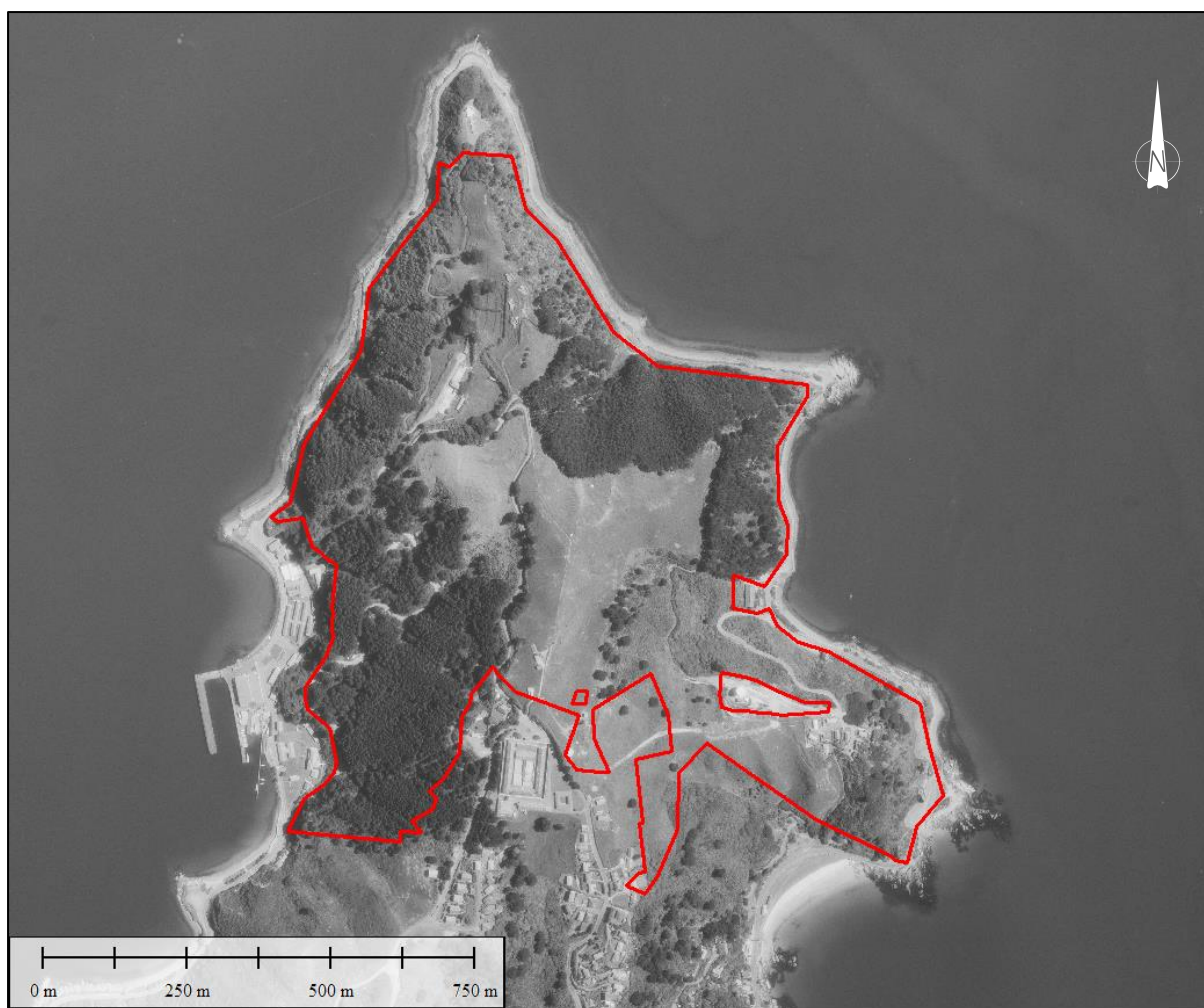


Figure Appendix D.6: 1987 Aerial Image of Watts Peninsula, sourced from Retrolens (<http://retrolens.nz/map/>)

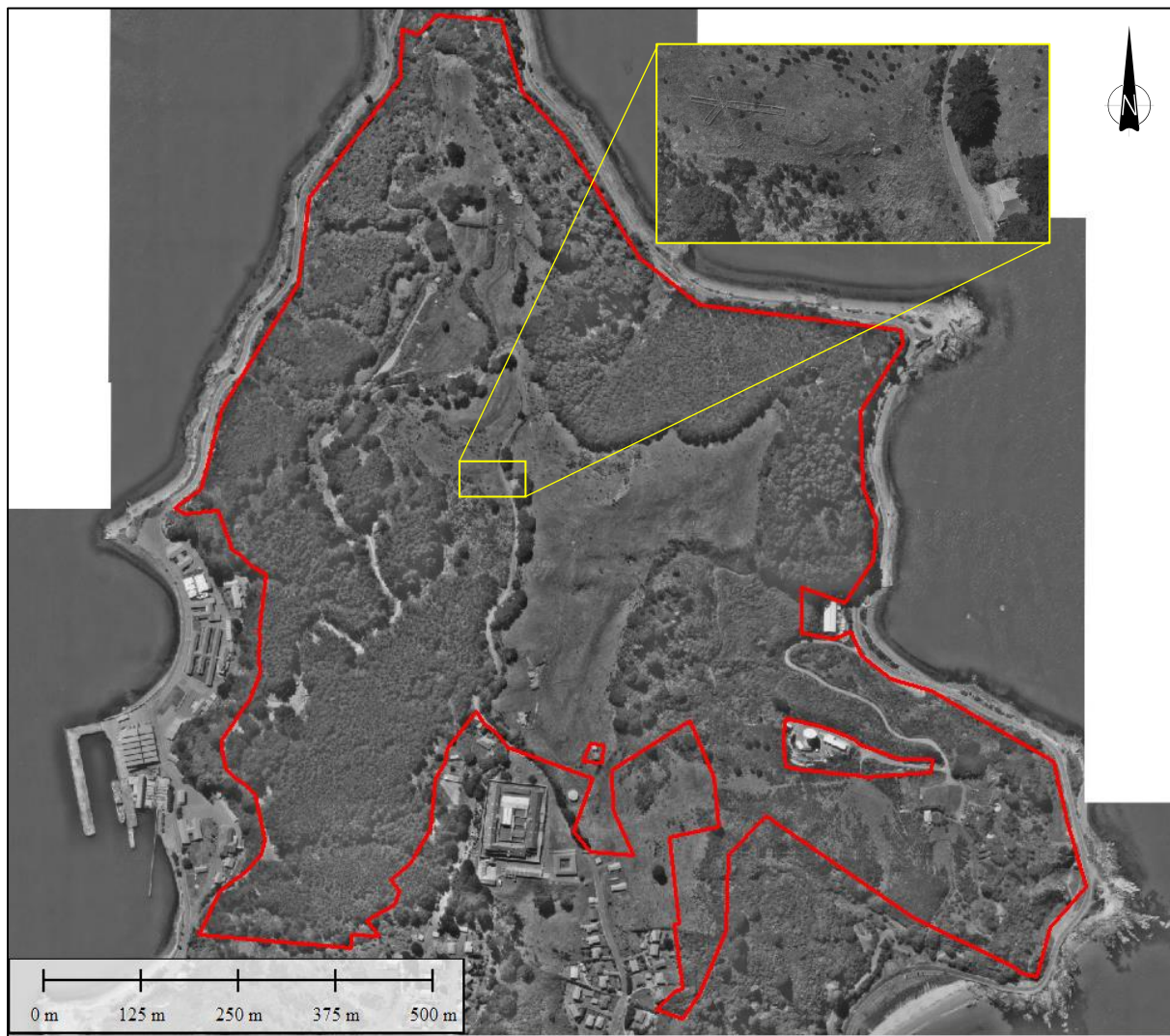


Figure Appendix D.7: 1996 Aerial Image of Watts Peninsula, sourced from Wellington City Council Maps (<https://gis.wcc.govt.nz/LocalMaps/Gallery/>)

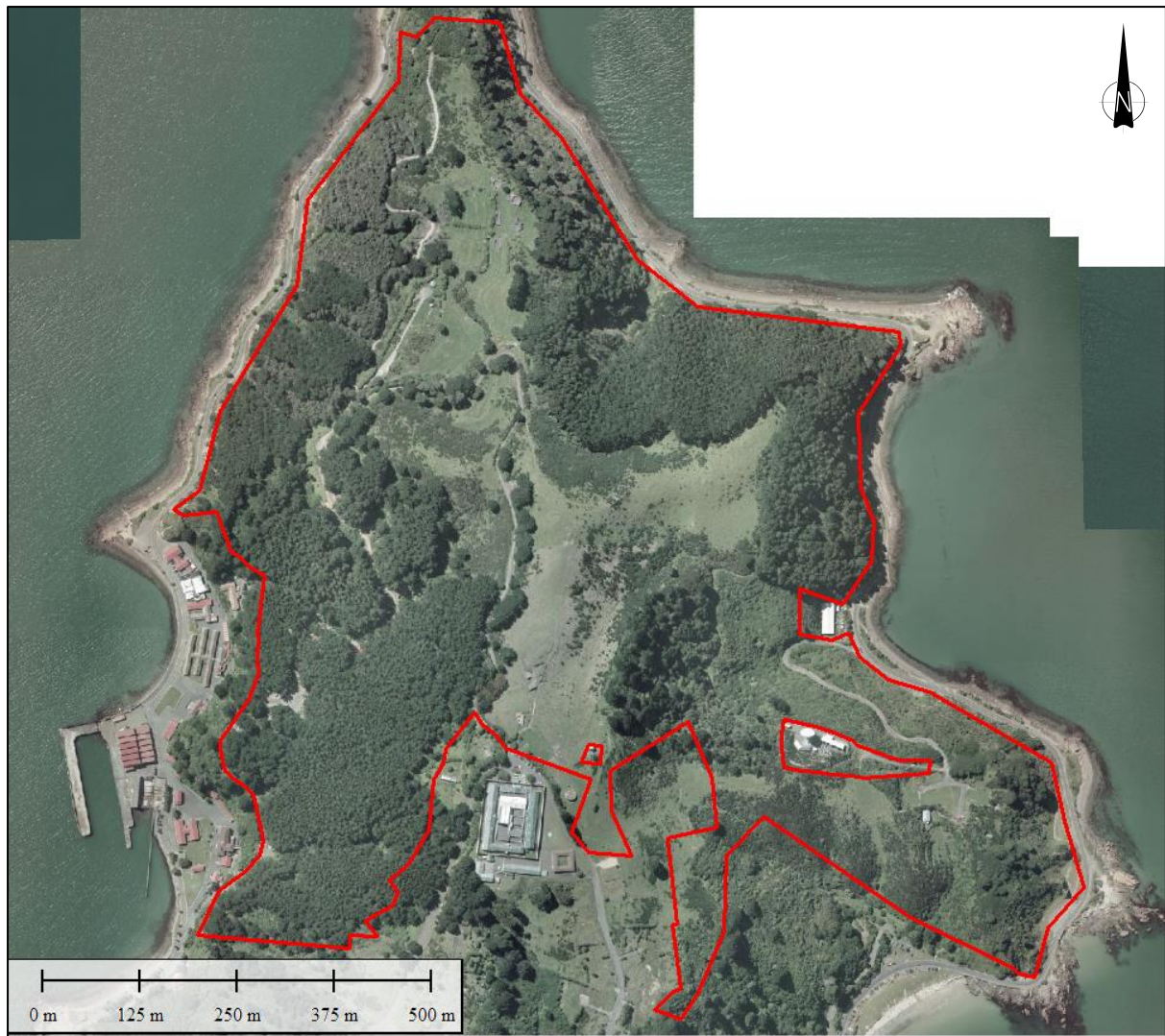


Figure Appendix D.8: 2002 Aerial Image of Watts Peninsula, sourced from Wellington City Council Maps (<https://gis.wcc.govt.nz/LocalMaps/Gallery/>)



Figure Appendix D.9: 2009 Aerial Image of Watts Peninsula, sourced from Wellington City Council Maps (<https://gis.wcc.govt.nz/LocalMaps/Gallery/>)

Appendix E: WCC Council property file information

Archive Series	Item Name	Additional Notes	Medium
00044 Courtesy Plans, 1903-1990	222; Shelly Bay Road, RNZAF Officers Mess, ground floor renovation - 1981	Agency: Ministry of Defence. Designer: Ministry of Works. Legal Description: Sec 1 SO 37849.	Building Work
00056 Building Permits, B Series, 1925-1956	B9782; Massey Road, building and tanks - 14 Jul 1930	Legal description: (Burnham Wharf). Owner: Shell Co. Builder: Owner. Application value: £3500. Floor area: 1990f	Building Work
00058 Building Permits, C Series, 1956-1985	C27063; Shelly Bay Road, tank and stand - 28 Jun 1968	Legal description: Wellington Harbour Board Burnham Wharf. Owner: Shell Oil (NZ) Ltd. Builder: Acme Engineering Ltd. Application value: \$2159. Floor area: 270 square feet	Building Work
00058 Building Permits, C Series, 1956-1985	C29637; Shelly Bay Road [3 Shelly Bay Road], incinerator building - 10 Sep 1969	Legal description: Reclamation. Owner: Wellington Harbour Board. Builder: Lemmon and Slack Construction Co Ltd. Application value: \$132000. Floor area: 5448 square feet	Building Work
00058 Building Permits, C Series, 1956-1985	C33086; Shelly Bay Road, tank foundations - 10 May 1971	Legal description: Wellington Harbour Board Burnham Wharf. Owner: Shell Oil (NZ) Ltd. Builder: R Drilling. Application value: \$18000. Floor area: 1200 square feet	Building Work
00058 Building Permits, C Series, 1956-1985	C33337; Shelly Bay Road, bulk bitumen tank - 21 Jun 1971	Legal description: Wellington Harbour Board Burnham Wharf. Owner: Shell Oil (NZ) Ltd. Builder: Hume Industries Ltd. Application value: \$34000. Floor area: 1200 square feet	Building Work
00058 Building Permits, C Series, 1956-1985	C3493; Shelly Bay Road, storage tank - 26 Aug 1958	Legal description: Burnham Wharf. Owner: Shell Oil (NZ) Ltd. Builder: W Cable Ltd. Application value: £21000	Building Work

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
00058 Building Permits, C Series, 1956-1985	C3772; Shelly Bay Road, service tanks and stand - 16 Oct 1958	Legal description: Burnham Wharf. Owner: Shell Oil (NZ) Ltd. Builder: W Cable Ltd. Application value: £29900	Building Work
00058 Building Permits, C Series, 1956-1985	C3922; Shelly Bay Road, works building - 18 Nov 1958	Legal description: Burnham Wharf. Owner: Shell Oil (NZ) Ltd. Builder: W Cable Ltd. Application value: £7893. Floor area: 1815 square feet. Note: Wellington Harbour Board Lessors	Building Work
00058 Building Permits, C Series, 1956-1985	C4049; Shelly Bay Road, tank - 10 Dec 1958	Legal description: Burnham Wharf. Owner: Shell Oil (NZ) Ltd. Builder: W Cable Ltd. Application value: £720. Floor area: 7 square feet x 9 square feet	Building Work
00058 Building Permits, C Series, 1956-1985	C48194; Shelly Bay Road, alterations - 26 Sep 1977	Legal description: Wellington Harbour Board Burnham Wharf. Owner: Shell Oil (NZ) Ltd. Builder: JD Dillon. Application value: \$12,000. Floor area: 26.4 square metres. Note: Permit is for alterations to shower rooms.	Building Work
00059 Building Permits, D/E Series, 1985-1993	E20979; Massey Road, relocation of dwelling - 1990	Telecom Satellite Earth Station. Work is to relocate a store workshop inside the internal boundry fence.	Building Work
00059 Building Permits, D/E Series, 1985-1993	E22593; Massey Road, foundations for antenna - 1991		Building Work
00060 Building Consents, 1993-1995	1139; Shelly Bay Road, staff room - 26 May 1993	Owner: Royal New Zealand Air Force (RNZAF)	Building Work
00060 Building Consents, 1993-1995	2139; Massey Road, retaining wall - 10 Feb 1994	Owner: Culture and Recreation, Wellington City Council. Applicant: C J Cameron, Roading Design. Legal description: Part	Building Work

Archive Series	Item Name	Additional Notes	Medium
		Section 32 Watts Peninsula District, Scorching Bay Beach Reserve. Application value: \$42,000. Note: Across the road from 260A Massey Road.	
00060 Building Consents, 1993-1995	34; Shelly Bay Road, removal of two petrol tanks - 1993	Owner: Royal New Zealand Air Force (RNZAF)	Building Work
00060 Building Consents, 1993-1995	5014; Wellington Prison, Massey Road, 2 exercise yards - 16 May 1994		Building Work
00061 Building Consents, 1995	11325; Massey Road, antenna - 02 Feb 1995		Building Work
00061 Building Consents, 1995	14895; Fort Ballance, Mount Crawford [276 Massey Road], antenna - 02 Nov 1995	Owner: Telecom NZ Ltd. Applicant: Telecom NZ Ltd. Legal description: Lot 1 DP 85449. Application value: \$2,500.	Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	158835; 0 Shelly Bay Road, rec building additions and alterations - 2007	Owner: Richard Kells. Applicant: Opus International Consultants. Legal description: Pt Sec 3 District Watts Peninsula. Application value: \$100,000.	Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	165055; Massey Road, new sea walls, roading, footpaths and landscaping - 2007		Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	169257; 0 Fortification Road, retaining wall - 2007	Owner: Wellington City Council. Applicant: Tonkin & Taylor Ltd. Legal description: Fortification Road (For The Whole Road). Application value: \$90,000.	Building Work
00078 Teamwork SR requests - Earthworks,	170601; 0 Fortification Road, Residential - Construction of new retaining walls and	Legal description: FORTIFICATION ROAD (FOR THE WHOLE ROAD) ., Owner:	Building Work

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
Vehicle Access and Building Consents, 1995-2013	repair of existing retaining walls on the public walkway between Fortification Road and Karaka Bay Road. - 2009	Wellington City Council. Applicant: Wellington City Council. Designer: Duffill Watts & Tse Ltd. Project value: \$150,000.	
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	203855; 0 Shelly Bay Road, maintenance of existing seawalls including construction of new walls - 2012	Legal description: Part Section 3 DISTRICT WATTS PENINSULA. Owner: Wellington City Council. Applicant: Spencer Homes Ltd. Project value: \$50,000.	Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	246920; 130 Massey Road, Exemption - Temporary establishment of filming. Set for use as backdrop to film scenes. Building and erection methods temporary only - 2012		Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	258119; 0 Shelly Bay Road, [270 Shelly Bay Road, shed 8] Exemption - Building 8 - Enabling for 2 weekend occupations of guided tours of the facility to the public - 2012		Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	259453; 130 Massey Road, Exemption - Temporary establishment of film set until December 2013. Set for use as backdrop to film scenes. Building and erection methods temporary only - 2012		Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	271308; 0 Shelly Bay Road, Remedial works to existing sea wall - 2012	Legal description: PT SEC 3 DISTRICT WATTS PENINSULA. Owner: Wellington City Council. Applicant: Tonkin and Taylor. Project value: \$235,000.	Building Work
00078 Teamwork SR requests - Earthworks,	28786; Massey Road, alterations - 1997	Legal description: Part section 2 SO 19025, Watts Peninsular District. Work	Building Work

Archive Series	Item Name	Additional Notes	Medium
Vehicle Access and Building Consents, 1995-2013		description: Extension to laboratory, mezzanine floor. Owner: National Institute of Water and Atmospheric Research Ltd [NIWA]. Applicant: McGuire Enterprises. Application Value: \$30,000. Note: Mahanga Bay.	
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	33901; 100 Massey Road, relocation of building - 1997	Owner: Alpha Specialised Movers. Applicant: Alpha Specialised Movers. Application Value: \$3,000.	Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	34151; Shelly Bay Road, additions and alterations - 1997	Work Description: Kitchen waste water holding tank and disposal. Owner: New Zealand Defence Force. Applicant: Pacific Flight Catering. Legal Description: Lot 1 DP 3020. Application Value: \$6,000.	Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	398696; 0 Massey Road, New seawall. Opposite to 270 Massey Road. - 2017		Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	40548; Scorching Bay [Massey Road], internal alterations to pavilion - 1998	Owner: Wellington City Council. Applicant: Wellington City Council, City Design. Legal Description: Part Section 32 and Section 93 Watts Peninsula District, Massey Reserve. Application Value: \$80,000. Notes: WCC Contract No. B/995.	Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	83394; Shelly Bay, demolition - 2001	Applicant: The Chief of Air Staff RNZAF. Legal description: Shelly Bay Rnzaf Base Magazines Section Aso 37849 Gaz 1998	Building Work

Archive Series	Item Name	Additional Notes	Medium
Building Consents, 1995-2013		No 34 P 842.	
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	86423; 270 Massey Road, timber pole retaining wall - 2002	Owner: NIWA. Applicant: ABUILD Consulting Engineers. Legal Description: Pt Sec 1 Watts Peninsula District SO 11017. Application Value: \$9,500.	Building Work
00078 Teamwork SR requests - Earthworks, Vehicle Access and Building Consents, 1995-2013	89438; 270 Massey Road, greenhouse - 2002		Building Work

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
00001 Town Clerk's files, 1926-1998	25/413; Licence - for manufacture of earthenware pipes at Watts Peninsula - Stellin Construction Co - 1929		File
00001 Town Clerk's files, 1926-1998	48/168; Service station - Watts Peninsular, Shell Oil Company - 1964-1969		File
00001 Town Clerk's files, 1926-1998	48/196; (A) Building (B) Building encroachment (Burnham Wharf) 7 Shelly Bay Road, Shell Oil (New Zealand) Limited - 1926-1971	(Deed 2315)	File
00001 Town Clerk's files, 1926-1998	6/3470 Pt 3; Building - incinerator, Burnham Wharf, 1 Shelly Bay Road - Wellington Harbour Board - 1969-1990		File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 1; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - 1926-1954	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 10; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve (general file) - 1972-1980	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 11; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - Subdivision - 1981-1984	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 12; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - Subdivision - 1984-1988	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 13; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - Subdivision - 1989-1993	(Deed 6234)	File

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
00001 Town Clerk's files, 1926-1998	60/1345 Pt 2; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - 1955-1959	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 3; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - 1959-1964	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 4; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - 1964-1965	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 5; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - 1965-1967	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 6; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - 1967	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 7; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - 1967-1968	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 8; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - 1968-1970	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345 Pt 9; Development of Miramar headland - Townsend Estate, Prison Reserves, Point Halswell and Carter Park Reserve - 1970-1971	(Deed 6234)	File
00001 Town Clerk's files, 1926-1998	60/1345/7; Land - Point Halswell for erection of residence for ambassador, S George Nathan for United States of America Government - 1964-1965		File
00002 Deeds, 1857-2017	10568; Licence, Installation of pipes, Miramar pipeline easement, Shelly Bay Airport	Parties: Mobil Oil NZ Ltd.	File

Archive Series	Item Name	Additional Notes	Medium
00002 Deeds, 1857-2017	10973; Shellfish research station, Massey Road, Mahanga Bay	Part Section 2 Watts Peninsula District	File
00002 Deeds, 1857-2017	13087; Shelly Bay Road (ex NZ Defence Land)	Parties: WCC.	
00002 Deeds, 1857-2017	13134; Agreement for sale and purchase, 270 Massey Road	Parties: Wellington City Council , NIWA	File
00002 Deeds, 1857-2017	1980; Conduit pipes under streets, Miramar Avenue, Tauhinu Road, Maupuia Road, Shelly Bay Road - 1924-1966	Parties: The Mayor Councillors and Citizens of the City of Wellington, The British Imperial Oil Company (New Zealand) Limited, The Shell Oil Company of New Zealand Limited. Notes: Contains site plan showing location of pipes and position of structures. Includes correspondence relating to the abandonment of the pipe lines. File reference: 25/397 (Series 00001)	File
00002 Deeds, 1857-2017	2100; Water supply, Point Halswell, Prison Reserve - 1916	Parties: Justice Department of New Zealand, The Mayor Councillors and Burgesses of the Borough of Miramar.	File
00002 Deeds, 1857-2017	2290; Land for street, Point Halswell Road (Massey Road) - 1926-1927	Parties: The Mayor Councillors and Citizens of the City of Wellington, Wellington Harbour Board. Legal description: Part Sections 1, 2, 3 Watts Peninsula Registration District. Notes: Contains plan showing road and location of structure near road.	File

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
00002 Deeds, 1857-2017	2664; Surrender of lease for pipes, Shelly Bay Road and Maupuia Road	Parties: Standard Vacuum Oil Coy. File reference: Town Clerks file 1926/1630 [Series 00001]	File
00009 City Engineer's files, 1890-2008	12/448 Pt 1; Drainage - From septic tank across Massey Road - Prisons Department - 1935-2003		File
00009 City Engineer's files, 1890-2008	31/18; Council Reserve, Watts Peninsula - 1928		File
00009 City Engineer's files, 1890-2008	35/361 Pt 1; Condition of road - Point Halswell Road - 1928-1989		File
00009 City Engineer's files, 1890-2008	35/772/12 Pt 1; Point Halswell seawall extension - Rip Rap Projection - Contract R-290 - 1995-1996		File
00009 City Engineer's files, 1890-2008	41/12; Slip, Point Halswell Road, Effect on Defence Batteries on Properties, R A Burton - 1928-1939		File
00009 City Engineer's files, 1890-2008	43/59; Disposal of Refuse, Royal NZ Air Force - 1940-1946		File
00009 City Engineer's files, 1890-2008	48/1046; Petrol Installation, Shelly Bay Road, Shelly Bay Slipways Ltd - 1971-1989		File
00009 City Engineer's files, 1890-2008	48/18 Pt 1; Oil Storage, Burnham Wharf, Pipe Lines, Shelly Bay Road, Shell Oil Company of NZ Ltd - 1928-1957		File
00009 City Engineer's files, 1890-2008	48/18 Pt 2; Oil Storage - Burnham Wharf. Pipe Lines. Shelly Bay Road. Shell Co.Of N.Z. - 1957-1988 - Calculations		File
00009 City Engineer's files, 1890-2008	48/18 Pt 2; Oil Storage - Burnham Wharf. Pipe Lines. Shelly Bay Road. Shell Co.Of N.Z. - 1957-1988 - File		File
00009 City Engineer's files, 1890-2008	48/18 Pt 2; Oil Storage - Burnham Wharf. Pipe Lines. Shelly Bay Road. Shell Co.Of N.Z. - 1957-1988 - Plans		

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
00009 City Engineer's files, 1890-2008	50/1011; Magazines, Shelly Bay Road opposite Miramar Wharf - 1940-1961		File
00009 City Engineer's files, 1890-2008	50/1176; Fog Signal, Point Halswell, Underground Power Cable, Massey Road, Wellington Harbour Board - 1949		File
00009 City Engineer's files, 1890-2008	50/797; Accident and Damage to Vehicles and Property, Point Halswell Road - 1937-1938		File
00009 City Engineer's files, 1890-2008	56/3; Defence Preparations, Water Supply & Drainage, Mount Victoria & Seatoun Park, Proposed Road off Ohariu Road, Normandale, Belmont Road, Public Works Dept, NZ Military Dept - 1938-1970	Also includes information and/or plans on Shelly Bay, Fort Ballance, Fort Dorset, Palmer Head Fortress, Kau Point Gun Emplacement and various other sites.	
00009 City Engineer's files, 1890-2008	6/1277; Buildings - Shelly Bay Road, General File - 1946-1990		File
00009 City Engineer's files, 1890-2008	6/853; Building - Flats, Shelly Bay, RNZAF - 1981-1983		File
00041 District Scheme Review 1979, Objection Files, 1980-1987	DSR 5/52; Shelly Bay Road - Regional Planning Authority - Inclusion of Portion of Road in Defence Designations - 1979-1982		File
00041 District Scheme Review 1979, Objection Files, 1980-1987	DSR 5/68/1; Objection - Shelly Bay - Designation, Defence and Justice land - 1979-1983		File
00041 District Scheme Review 1979, Objection Files, 1980-1987	DSR 5/68; Shelly Bay - Wellington City Council - Designation of portion of road for Defence and Justice purposes - 1979-1982		File
00062 Transport administrative files (1st series), 1906-1973	302/27 Pt 1; Shelly Bay Service - 1951-1964		File
00063 City Solicitor's files,	1927/302; Right of Way to Mount Crawford Prison	(TC File 35/75) (Point Halswell	File

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
1908-1994	- Townsend Estate and Prison Dept - Exchange of Land - Victoria University College - 1926-1958	File 175/1925)	
00063 City Solicitor's files, 1908-1994	1930/265; Scorching Bay Point Halswell Military Reserve - 1930-1966		File
00063 City Solicitor's files, 1908-1994	1950/228; Shell Co of N.Z Petroleum Pipelines from Wharf, Miramar Shelly Bay Road - 1950-1960		File
00063 City Solicitor's files, 1908-1994	1964/593; Development of Watts Peninsula - 1964		File
00063 City Solicitor's files, 1908-1994	1966/335; Watts Peninsula Development - 1966		File
00063 City Solicitor's files, 1908-1994	1973/31; Mobil Oil (N.Z) Ltd - Fuel Pipeline - Shelly Bay Wharf to Airport - 1972-1987	(TC File 40/659)	File
00063 City Solicitor's files, 1908-1994	1982/54; WCC ' V ' Ministry of Works and Development Appeal Town and Country Planning Act 1977 Town and Country Planning Act 1977 Defence and Justice Shelly Bay Road, Massey Road - 1982		File
00064 Legal and Property Files, 1906-2004	51/206; Property, General Administration, Watts Peninsula - 1997		
00064 Legal and Property Files, 1906-2004	51/207 Pt 1; Property, General Administration, Shelly Bay Road Legislation - 1995-1997		File
00064 Legal and Property Files, 1906-2004	51/207 Pt 2; Property, General Administration, Shelly Bay Road Legislation - 1997-2000		File
00064 Legal and Property Files, 1906-2004	51/207 Pt 3; Property, General Administration, Shelly Bay Road Legislation - 2000-2001		File
00064 Legal and Property Files, 1906-2004	52/37; Property, Acquisitions, Shelly Bay and Fort Dorset, Defence Land - 1988-1997		File

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
00233 Early correspondence, 1877-1926	1924/2010; Danger from oil tanks, Miramar - Watts Peninsula Electors' Association - 1924		File
00233 Early correspondence, 1877-1926	1925/2360; Sanitary conveniences at Brickworks and Oil Works at Miramar - Watts Peninsular Electors Association - 1925		File
00277 Town Planning Department Files, 1911-1999	15282 (4/-); Building - Massey Road - Fort Ballance Road - Satellite Station - Telecom Corporation of New Zealand Ltd - 1990-1996		File
00444 Culture and Recreation Division files, 1924-2000	1/41/6 Pt 1; Watts Peninsula - 1995-1996		
00444 Culture and Recreation Division files, 1924-2000	23/30/1; Parks and Reserves- Defence Land, Surplus, Shelly Bay, Fort Dorset - 1988		File
00444 Culture and Recreation Division files, 1924-2000	23/35/1 Pt 4; Parks and Reserves- Fort Dorset, Shelly Bay, Massey Memorial - 1995		
00444 Culture and Recreation Division files, 1924-2000	23/44/1; Parks and Reserves- Massey Memorial - 1989		
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	313973; Shelly Bay Road - 2004		File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	314187; Shelly Bay Road - 2001	Relates to an upgrade of a Vodafone cellular site, SR 75875	File

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	314195 Vol 1; 270 Massey Road - 2000-2006		File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	314203 Vol 1; Shelly Bay Road - 2001-2007		File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	337857 Vol 1; Shelly Bay Road - 2000-2001		File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	607306; 276 Massey Road - 2000		File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	702814; 100 Massey Road - 1996		File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	703195; Massey Road - 2001-2002	Contains legal information regarding a case between Wellington City Council and Warren Baxter, a person residing in a House Truck on Council land	File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	703235 Vol 1; Shelly Bay Road - 2001-2002	Contains information relating to proposed Telecom mobile phone site	File

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	703235 Vol 2; Shelly Bay Road - 2002-2005	Contains information relating to Shelly Bay electricity substation and proposed Telecom mobile phone site	File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	720249; Massey Road (Satellite Station) - 1997		File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	725730; Access Road (Wellington Prison) - 1997-2003		File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	725736; Access Road (Wellington Prison) - 1997-1999		File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	726004 Vol 1; Burnham Street, Fort Dorset, Defence Force NZ - 1999, 2001	Contains documents relating to Fort Dorset Subdivision, Coastal Escape Ltd.	File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	726004 Vol 2; Burnham Street, Fort Dorset, Defence Force NZ - 2000	Contains documents relating to Fort Dorset Subdivision, Coastal Escape Ltd.	File
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	726004 Vol 7; Burnham Street/Hector Street - 2001-2005	Contains documents relating to Fort Dorset Subdivision, Coastal Escape Ltd.	File

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
00666 Property Correspondence files [known as LINK or WUFI files], 1996-2013	731551; Shelly Bay Road/ Miramar Wharf - 1997-2001		File
00726 Corporate Classification Directory, WCC Corporate File Classification System, 1976-2016	0480-48-MAS-270 Vol 2; Road Stopping, 270 Massey Road, Maupuia - 2007-2009	Description: Legal description Part section 2 Watts Peninsula District. CT WN 50A/48	File
00736 City Planning and Design Department Heritage Library 1968-2015	114; Shelly Bay Character and Condition Assessment - 2007	Author: Opus Architects, Opus International.	Booklet
00736 City Planning and Design Department Heritage Library 1968-2015	147; An Archaeological Assessment for the New Zealand Defence Force at Watts Peninsula, Wellington - 2009	Author: Michael Taylor and Anetta Sutton.	
00736 City Planning and Design Department Heritage Library 1968-2015	163; Military Heritage on North Miramar Peninsula, North Miramar military reserve - 2009	Author: Peter Cooke and Morrie Love, Enterprise Miramar Peninsula.	
00736 City Planning and Design Department Heritage Library 1968-2015	166; The Future of New Zealand War Sites and Landscapes - 2002	Author: Nigel Prickett, Department of Conservation.	Booklet
00736 City Planning and Design Department Heritage Library 1968-2015	215; Shelly Bay, Site Information and Future Possibilities - 2005	Author: City Development Team, Wellington City Council.	Booklet

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
00736 City Planning and Design Department Heritage Library 1968-2015	216; Watts Peninsula - Miramar, Lifestyle-Heritage-Community-Living Together - 2010	Author: New Zealand Defence Force.	Booklet
00736 City Planning and Design Department Heritage Library 1968-2015	220; Shelly Bay Air Force Base, Heritage assessment Report - 1998	Author: Michael Kelly, Wellington City Council.	Booklet
00736 City Planning and Design Department Heritage Library 1968-2015	248; Shelly Bay Precinct, Heritage Significance Assessment - 1999	Author: Michael Kelly, Wellington City Council.	Booklet
00736 City Planning and Design Department Heritage Library 1968-2015	319; Former Point Halswell Prison and Military Roads, Miramar Peninsula, Wellington, Final report on archaeological monitoring as required by authority 2012-564 - 2013	Author: Subsurface Ltd.	Booklet
00736 City Planning and Design Department Heritage Library 1968-2015	320; 8-Inch Armstrong Gun Recovery, Fort Gordon, Miramar Peninsula, Wellington, Final report on archaeological monitoring as required by authority 2013-539 - 2014	Author: Subsurface Ltd.	Booklet
AC016 Wellington Harbour Board Contracts, 1882-1989	385; Shelly Bay Road, Overseas and domestic refuse incinerator building - 1969		
AC023 Wellington Harbour Board Administration Files - 1st Series (Three Number Sequence), 1881-1988	6/14/2 Pt 1; RNZNVR Air Force Base Evans Bay - 1941-1946		File

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
AC023 Wellington Harbour Board Administration Files - 1st Series (Three Number Sequence), 1881-1988	6/30/14 Pt 1; Shelly Bay- Wharves and Slipway - 1942-1971		File
AC023 Wellington Harbour Board Administration Files - 1st Series (Three Number Sequence), 1881-1988	6/30/14 Pt 2; Shelly Bay- Wharves and Slipway - 1972-1989		File
AC023 Wellington Harbour Board Administration Files - 1st Series (Three Number Sequence), 1881-1988	6/5/1A Pt 1; Sewage Outfall Naval Base Shelly Bay - 1941-1943		File
AC024 Wellington Harbour Board Administration Files - 2nd Series (Four Number Sequence), 1923-1989	3/8/12/2; Recreational Facilities - Shelly Bay including Slipway - 1988-1989		File
AC046 Wellington Harbour Board Plans - Office Record sequence, 1870s-1980s	2212/1; Shelly Bay Naval Depot - North Bay General Plan - 1942		
AC046 Wellington Harbour Board Plans - Office Record sequence, 1870s-1980s	2212/2; Shelly Bay Naval Depot - North Bay General Plan - 1942		Plan

Archive Request Search

Archive Series	Item Name	Additional Notes	Medium
AC046 Wellington Harbour Board Plans - Office Record sequence, 1870s-1980s	2215; Shelly Bay Naval Depot - South Bay Proposed slipway - 1942		
AC046 Wellington Harbour Board Plans - Office Record sequence, 1870s-1980s	3964; Shelly Bay Naval Depot - Slipway Boatsheds Workshop - 1943		
AC046 Wellington Harbour Board Plans - Office Record sequence, 1870s-1980s	530; Shelly Bay Soundings between Outer Wharf and Breastwork - 1944		
Property file (LINK and WUFI) physical records	1022353 Vol 1; 270 Massey Road - 2007-		Offsite Storage File
Property file (LINK and WUFI) physical records	1189868 Vol 1; 276 Massey Road - 2010-		Offsite Storage File
Property file (LINK and WUFI) physical records	1199365 Vol 1; 130 Massey Road - 2004-		Offsite Storage File
WCC Class Files	0480-48-MAS-270 Vol 1; Road Stopping - 270 Massey Road, Maupuia - 2003-2008		Offsite Storage File
WCC Class Files	480-52-MAS260 Vol 1; Property - Acquisition of land at 260 Massey Road, Maupuia. - 2018	Parts of Part section 3 District Watts Peninsula. 6,629 m ² - Proc 55. Acquisition of land required for road and utility purposes on Mt Crawford from the former Defence Land, now surplus. Cross refer to 20 Main Road, Mt Crawford acquisition of land for road.	Offsite Storage File

Appendix F: GWRC SLUR contamination enquiry

By email

06 January 2020

File No: SN/05/059/02

PO Box 11646
Shed 39
Wellington
New Zealand
T 04 384 5708
F 04 385 6960
www.gw.govt.nz

Tonkin + Taylor
PO Box 2083
Wellington 6140

For : Kasey Pitt

Dear Kasey

Notification of property recorded on the Selected Land Use Register

Thank you for your enquiry on the following property:

Property/site address: 264 Shelly Bay Rd, Wellington City

Legal description: COMMANDING OFFICER'S HOUSE -SHELLY BAY RNZAF BASE

File site number: SN/05/059/02

This letter is to inform you that the property, or a portion of the property, identified above appears on the Greater Wellington Regional Council's Selected Land Use Register (SLUR).

The SLUR is a database of sites that have, or may have, been used for activities and industries from the Hazardous Activities and Industries List (HAIL) established by the Ministry for the Environment. Further explanation on the HAIL and each of the categories in the SLUR database are provided in the attached factsheet included with this letter.

The site is included on the SLUR because it is believed to have been, or has been, used for the following hazardous activity or industry listed on the HAIL:

HAIL category and activity –

- *Explosives and ordnances production, storage and use - Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging;*
- *Chemical manufacture, application and bulk storage - Storage tanks or drums for fuel, chemicals or liquid waste*

DOCUMENT1



The property identified above appears on the SLUR in the following category:

SLUR category – *Verified History of Hazardous Activity or Industry*

A summary of the information and site history currently available on the SLUR is as follows:

This site has been used as an Air-Force base. General military camp facilities including workshops, paint stores, munitions stores, sewage pumping station, a rifle range and a shipway and repair yard were onsite. An underground storage tank was also on site but has since been removed. No tank pull report is held by Greater Wellington. There are unconfirmed notes on file suggesting a landfill on this site, but there is no indication of a location or likely contents if it exists. The site was decommissioned in 1995. Potential contaminants include explosives, lead, copper, antimony, solvents and metals and hydrocarbons. No detailed information is held for this site regarding the level of contamination, if any, that has occurred.

We have derived the above information from the GWRC's SLUR and made it available to you under the Local Government Official Information and Meetings Act 1987.

GWRC has made every reasonable effort to provide current and accurate information in this letter. However, to the fullest extent permitted in law, GWRC, its officers, employees and agents accept no responsibility or liability for any inaccuracy in, or omission from, the information set out in this letter or liability for any loss or damage suffered by any person which may directly or indirectly result from any person acting or refraining from acting or as a result of reliance placed on such information.

The information set out in this letter has been prepared for the recipient to whom it is addressed and is intended for that recipient's use only. It is not intended to be relied on by any other party.

Yours sincerely



Erin Berry

Contaminated Land Analyst
Environmental Science

04 830 4008
erin.berry@gw.govt.nz

Encl: SLUR and HAIL factsheet

Please note the following:

1. The information set out in this letter reflects GWRC's current understanding of this site and does not include information that may be held by the relevant territorial authority or by other organisations.
2. GWRC's records are not integrated with those of the territorial authorities. If you have not already done so, we recommend that you also contact the relevant territorial authority to complete your due diligence of the site and to obtain a copy of the property's LIM produced by the territorial authority.

In addition:

3. Pastoral farming is not specifically included on the HAIL (2011) and is not included in the SLUR. The HAIL includes typical farming activities of horticulture, sheep dipping and bulk chemical and fuel storage. These activities are more difficult to identify and may not be as well represented on the SLUR. If you are interested in purchasing pastoral land you should consider gathering further information from other sources about the former activities undertaken on the property.
4. It is also important to consider that lead-based paint and asbestos products may have been used in older buildings on the property and can, in some cases, pose a risk of contamination.
5. The use of lead-based paint is not recorded on the SLUR unless information has been received by GWRC to that effect, such as an investigation report, showing that contaminants in the soil are above the relevant guideline values.
6. Buildings containing asbestos in deteriorated condition can result in asbestos fibres in the soil; the use of asbestos in building materials is not recorded on the SLUR unless it is known to GWRC that a building (or former building) on the site contains (or has contained) asbestos in a deteriorated condition and GWRC has received information to that effect.



Selected Land Use Register (SLUR) factsheet

Sites that are registered on the Greater Wellington Regional Council's SLUR are known (or suspected) to have been involved (historically or currently) in the use, storage or disposal of substances from one or more hazardous activities/industries identified by the Ministry for the Environment. In some cases the sites on the SLUR will be "contaminated sites" and in others not.

The SLUR classifies sites under six categories:

Category I – Verified History of Hazardous Activity or Industry

A site classified as "Verified History of Hazardous Activity or Industry" is a site for which a past or present use has been confirmed as falling within one of the definitions on the Hazardous Activities and Industries List (HAIL). Assignment to this category does not imply the site is contaminated, but merely that hazardous substances have been used, stored or disposed of on the site and therefore there is a potential for site contamination to have occurred.

Category II – Unverified History of Hazardous Activity or Industry

A site classified as "Unverified History of Hazardous Activity or Industry" is a site for which its past or present use is the subject of an unconfirmed report that indicates that it falls within one of the definitions on the HAIL. Assignment to this category does not imply the site is contaminated, but merely that there is a possibility that hazardous substances have been used, stored or disposed of on the site and site contamination may have occurred. The reports could be from an external source or from a general information search carried out by the GWRC. A site remains under this category until further information is available that enables it to be transferred to another category.

Category III – Contamination Confirmed

A site classified as "Contamination Confirmed" is a site where there is evidence that hazardous substances exist above background concentrations AND it is a likely that adverse effects on human health (subject to exposure path) or the environment will occur based on the current or foreseeable site use. This category is for sites that the council holds information on, typically as a result of a site investigation that shows contaminants are present on the site at concentrations that exceed relevant guidelines. A site remains in this category until it is remediated or managed in such a way that it can be transferred to Category IV.

Category IV – Contamination Acceptable, Managed/Remediated

A site classified as "Contamination Acceptable, Managed/Remediated" is a site where there is clear evidence that residues of hazardous substances exist above background concentrations BUT the level of risk of adverse effects on human health or the environment is shown to be acceptable for the particular land use. Either the concentrations are below relevant guideline levels OR remedial or management action has been taken to reduce the risks to an acceptable level. Sites may be placed in this category either because an investigation report has been received that shows the site has contaminants present in environmental media but the concentrations are below relevant guideline values, or the site has previously been registered in Category I or III and further investigation or remediation has been undertaken.

Category V – No Identified Contamination

Sites are placed in the “No Identified Contamination” category when an investigation report has been received that demonstrates an absence of contaminants above background concentrations. The investigation will have considered contaminants that could have resulted from the past or present use. Sites would be placed in this category either because the site had not been previously registered on the SLUR, but an investigation report has been received, or the site had previously been registered as Category I or II and further investigation was undertaken.

Category VI – Entered on Register in Error

A site classified as “Entered on Register in Error” is a site that has been classified under any other category, but subsequent investigation has found that the site has never been associated with any of the uses on the HAIL and there is no possibility of contamination of the site. This category is used for sites entered onto the SLUR or into the initial registration category as a result of incorrect information. The site is not removed from the register; it remains on the SLUR to correctly record the site’s history. The reasons for the original entry and reasons for the change to this category are recorded

Ministry for the Environment’s Hazardous Activities and Industries List

The Hazardous Activities and Industries List (HAIL) is a compilation by the Ministry for the Environment of activities and industries that are considered likely to cause environmental contamination resulting from hazardous substance use, storage or disposal.

The HAIL was last updated in October 2011 and contains a range of activities/industries, including:

- a) Chemical manufacture, application and bulk storage
- b) Electrical and electronic works, power generation and transmission
- c) Explosives and ordinances production, storage and use
- d) Metal extraction, refining and reprocessing, storage and use
- e) Mineral extraction, refining and reprocessing, storage and use
- f) Vehicle refuelling, service and repair
- g) Cemeteries and waste recycling, treatment and disposal
- h) Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment
- i) Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

Further information and the full HAIL list is available from:

<https://www.mfe.govt.nz/land/hazardous-activities-and-industries-list-hail>

By email

06 January 2020

File No: SN/05/199/02

PO Box 11646
Shed 39
Wellington
New Zealand
T 04 384 5708
F 04 385 6960
www.gw.govt.nz

Tonkin + Taylor
PO Box 2083
Wellington 6140

For : Kasey Pitt

Dear Kasey

Notification of property recorded on the Selected Land Use Register

Thank you for your enquiry on the following property:

Property/site address: 276 Massey Rd, Wellington City

Legal description: LOT 1 DP 85449 - SATELLITE STATION - INTERMEDIATE REPEATER STATION - INT IN R/W

File site number: SN/05/199/02

This letter is to inform you that the property, or a portion of the property, identified above appears on the Greater Wellington Regional Council's Selected Land Use Register (SLUR).

The SLUR is a database of sites that have, or may have, been used for activities and industries from the Hazardous Activities and Industries List (HAIL) established by the Ministry for the Environment. Further explanation on the HAIL and each of the categories in the SLUR database are provided in the attached factsheet included with this letter.

The site is included on the SLUR because it is believed to have been, or has been, used for the following hazardous activity or industry listed on the HAIL:

HAIL category and activity –

- *Chemical manufacture, application and bulk storage - Storage tanks or drums for fuel, chemicals or liquid waste*

DOCUMENT1



The property identified above appears on the SLUR in the following category:

SLUR category – *Verified History of Hazardous Activity or Industry*

A summary of the information and site history currently available on the SLUR is as follows:

This site has a large underground storage tank outside the building as a back-up source for a generator and a smaller diesel above ground storage tank for the engines. No detailed site investigation is held by Greater Wellington and therefore the extent of contamination, if any, is unknown.

We have derived the above information from the GWRC's SLUR and made it available to you under the Local Government Official Information and Meetings Act 1987.

GWRC has made every reasonable effort to provide current and accurate information in this letter. However, to the fullest extent permitted in law, GWRC, its officers, employees and agents accept no responsibility or liability for any inaccuracy in, or omission from, the information set out in this letter or liability for any loss or damage suffered by any person which may directly or indirectly result from any person acting or refraining from acting or as a result of reliance placed on such information.

The information set out in this letter has been prepared for the recipient to whom it is addressed and is intended for that recipient's use only. It is not intended to be relied on by any other party.

Yours Sincerely,



Erin Berry
Contaminated Land Analyst

04 830 4008
erin.berry@gw.govt.nz

Encl: SLUR and HAIL factsheet

Please note the following:

1. The information set out in this letter reflects GWRC's current understanding of this site and does not include information that may be held by the relevant territorial authority or by other organisations.
2. GWRC's records are not integrated with those of the territorial authorities. If you have not already done so, we recommend that you also contact the relevant territorial authority to complete your due diligence of the site and to obtain a copy of the property's LIM produced by the territorial authority.

In addition:

3. Pastoral farming is not specifically included on the HAIL (2011) and is not included in the SLUR. The HAIL includes typical farming activities of horticulture, sheep dipping and bulk chemical and fuel storage. These activities are more difficult to identify and may not be as well represented on the SLUR. If you are interested in purchasing pastoral land you should consider gathering further information from other sources about the former activities undertaken on the property.
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- e) Mineral extraction, refining and reprocessing, storage and use
- f) Vehicle refuelling, service and repair
- g) Cemeteries and waste recycling, treatment and disposal
- h) Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment
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