

Rodney District Council
Land Information Register Report

Page 1 of 1

07/02/2005

Council Ref No: 40409

Property(s):

362 MATAKANA VALLEY RD MATAKANA

Details:

LI Report on REMEDIAL ACTION PLAN FOR CONTAMINATED SITE

Ref: 1-30-0139 Date: 23/6/04, 16/7/04, 30/7/04

Author(s):

AUCKLAND REGIONAL COUNCIL

This report also relates to the Council Report no: LIR 950030

This report has been analysed by an Engineer or a Technical Officer, and the analysis for the land parcel(s) is as follows:

ALLOT 51 SO 1044

Analysis: Potentially Contaminated

Last LIR analysis update by TERESA COX

Last data input on 7/2/05

2

LOT 2
DP 209253
17.0847

PROPERTY / PARCEL MAP

LEGEND:

address



rural number (rapid)

label



rural legal

road



accessway etc



private road



public road

subdivision



proposed



proposed parcel



rma application

land



reserve

parcel



current parcel



ended parcel

367

RT
ALLOT 54
PSH OF
MATAKANA
SO 1044
2.5268

362

365

ALLOT 125
PSH OF MATAKANA
SO 34915
16.1621

338

330



Rodney
DISTRICT COUNCIL

Head Office: 50 Centreway Road, Orewa.
Private Bag 500, Orewa 1461, New Zealand
Tel (09) 426 5169 Fax (09) 426 7280
Email info@rodney.govt.nz

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Services Provided By Other Utility Operators Are Not Shown.
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Produced by 10.1.1.155 at 14:50 on 7/5/2004



30 July 2004

Andrew MacDonald
Groundwater and Environmental Services
P O Box 190
Cambridge

LETTER NO.	447472		AM PM
Rodney DISTRICT COUNCIL - OREWA			
2 - AUG 2004			
SUBJECT	FUNCTION	COPY	
Gmn	BLC		

Dear Andrew

Remedial Action Plan for Kowhai Timber, Matakana

Thank you for providing the Auckland Regional Council (ARC) with further information towards the Remedial Action Plan (RAP) for Kowhai Timber (1990) Limited, located on Matakana Valley Road in Matakana.

The ARC is satisfied with the revised RAP received by email on 20 July 2004, along with the information regarding the Monitoring and Management Plan (MMP), the duration of remediation works, the exclusion of the public and the removal of soil from machinery, included in your letter dated 5 July 2004.

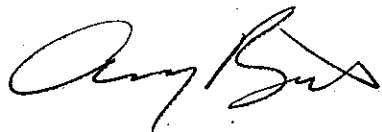
It is noted that in ARC's 2003 letter to the landowner about the planned programme of investigating timber treatment sites across the region, the need for a comprehensive soil and groundwater investigation of the site was raised.

We now look forward to receiving a site validation report (SVR), which will show the depth to groundwater within the remediation area, groundwater quality in relation to the contaminants of concern at the site, and that the natural soils occurring at depth below the remediation excavations are within the background range for contaminants found at the site.

Once an SVR and MMP are provided to the satisfaction of the ARC it will be possible to confirm whether the remediated area will meet the requirements of the recommended permitted activity rule. However, on the basis of the information submitted to date, the ARC will be unable to provide any such determination for the remainder of the site, including the unsampled areas under the concrete floors of the site buildings.

If you have any queries, or wish to discuss any of the issues raised in the above, please contact the undersigned on 366 2000 extn 8099.

Yours sincerely



Amy Boulton
Contaminated Sites Officer
Land and Water Quality



Auckland
Regional Council
TE RAUHITANGA TAIAO

Vodafone House, 21 Pitt Street
Private Bag 92 012, Auckland
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www.arc.govt.nz

File Ref 1-30-0139

2003 ACHIEVEMENT AWARD WINNER



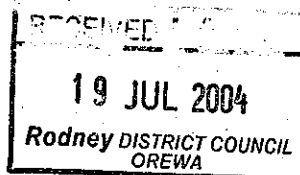
Copy to Teresa Cox
Rodney District Council
Private Bag 500
Orewa

Kowhai Timber (1990) Ltd
362 Matakana Valley Road
Matakana
Warkworth

2003 ACHIEVEMENT AWARD WINNER



16 July 2004



Auckland
Regional Council
TE RAUHITANGA TAIAO

Andrew MacDonald
Groundwater and Environmental Services
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Cambridge

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Dear Andrew

Remedial Action Plan for Kowhai Timber, Matakana

Thank you for providing the Auckland Regional Council (ARC) with further information towards the Remedial Action Plan (RAP) for Kowhai Timber (1990) Limited, located on Matakana Valley Road in Matakana.

File Ref 1-30-0139

The ARC again notes the lack of groundwater information available for the site. While it is acknowledged that the risk of groundwater contamination from the specified area may be low due to the low permeability silts and clays at the site, this is unknown at present, and the ARC must stress that information such as the depth to groundwater, and contaminant levels in the groundwater are required, in order for the remediation at the site to be carried out as a permitted activity. This is particularly relevant due to the high contaminant levels found in some soil samples.

It is noted that in ARC's 2003 letter to the landowner about the planned programme of investigating timber treatment sites across the region, the need for a comprehensive soil and groundwater investigation of the site was raised.

Therefore, in order to provide confidence in the groundwater quality at the site, and to allow progress with the planned remediation, data should be included in the site validation report (SVR) to show the depth to groundwater within the remediation area, groundwater quality in relation to the contaminants of concern at the site, and that the natural soils occurring at depth below the remediation excavations are within the background range for contaminants found at the site. Please provide a revised RAP to show how these outstanding issues will be addressed during remediation.

Once an SVR and Management and Monitoring Plan are provided to the satisfaction of the ARC it will be possible to confirm whether the remediated area will meet the requirements of the recommended permitted activity rule. However, on the basis of the information submitted to date, the ARC will be unable to provide any such determination for the remainder of the site, including the unsampled areas under the concrete floors of the site buildings.

If you have any queries, or wish to discuss any of the issues raised in the above, please contact the undersigned on 366 2000 extn 8147.

Yours sincerely

Rebecca Cleghorn
Contaminated Sites Officer
Land and Water Quality

2003 ACHIEVEMENT AWARD WINNER



Copy to Teresa Cox
Rodney District Council
Private Bag 500
Orewa

Kowhai Timber (1990) Ltd
362 Matakana Valley Road
Matakana
Warkworth

2003 ACHIEVEMENT AWARD WINNER



23 June 2004

Andrew MacDonald
Groundwater and Environmental Services
P O Box 190
Cambridge

Dear Andrew

Remedial Action Plan for Kowhai Timber, Matakana

Thank you for providing the Auckland Regional Council (ARC) with a copy of the Remedial Action Plan (RAP) for Kowhai Timber (1990) Limited, located on Matakana Valley Road in Matakana. We regret the delay in assessing this RAP – however the ARC has no record of receiving a copy prior to 9 June 2004.

The RAP has been assessed against the recommended changes to the rules of the Proposed Auckland Regional Plan: Air, Land and Water 2001 (PARP:ALW), which have not yet been notified. However, the report from the Hearings Committee decisions on submissions for the PARP:ALW is expected to be released within the next six months, and therefore activities such as this are being assessed against the anticipated changes to the notified plan.

ARC has the following comments to make in relation to the RAP for Kowhai Timber:

- As noted in our email to you on 16 February 2004, in order to comply with the recommended permitted activity rule in the PARP:ALW, and remediate this area of the site back to industrial / commercial levels only, a Management and Monitoring Plan will need to be provided within 3 months of the completion of remediation. This is based on the ARC rules, not on the assessment of requirements in the Ministry for the Environment's 'Health and Environmental Guidelines for Selected Timber Treatment Chemicals' (1997).
- Also as noted in our email to you on 16 February 2004, some information is required on the potential for effects on groundwater from the site, so that we may be confident that groundwater quality will meet the 95% trigger levels for freshwater as specified in the ANZECC 2000 water quality guidelines.
- Please detail the anticipated duration of the remediation works, and how the public will be excluded from the site.
- Please specify how contaminated soil material will be removed from any trucks and excavation machinery leaving the site. Will this involve some type of wheel wash?
- Please specify what sediment control measures will be employed to prevent the loss of contaminated sediments from the excavation works to the watercourses bordering the remediation site. For example, if sediment retention fences are to be constructed along the southern and eastern boundaries of the site, and if clean water diversion drains will be used along the northern and western boundaries of the site.

The ARC is unable to approve this RAP until the information listed above is provided.

LETTER NO	441185	AM
Rodney DISTRICT COUNCIL - OREWA		
24 JUN 2004		
SUBJECT	FUNCTION	COPY
Gmn	BLC	



Auckland
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File Ref 1-30-0139

2003 ACHIEVEMENT AWARD WINNER



As discussed previously, the ARC will be able to confirm whether the remediated area will meet the requirements of the recommended permitted activity rule once a site validation report and Management and Monitoring Plan are provided to the satisfaction of the ARC. However, on the basis of the information submitted to date, ARC will be unable to provide any such determination for the remainder of the site, including the unsampled areas under the concrete floors of the site buildings.

It is noted that the current landowner was sent a letter from the ARC in 2003 regarding the ARC's intention to investigate timber treatment sites across the region. This letter informed the landowner that a comprehensive site investigation is required to investigate the potential for soil and groundwater contamination at the site, and that consents may be required for the discharge of contaminants to ground and groundwater, the discharge of stormwater, and for industrial and trade waste processes, as required by the PARP:ALW. These requirements will be followed up by the ARC in due course.

If you have any queries, or wish to discuss any of the issues raised in the above, please contact the undersigned on 366 2000 extn 8147.

Yours sincerely



Rebecca Cleghorn
Contaminated Sites Officer
Land and Water Quality

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 Rodney District Council
 Private Bag 500
 Orewa

~~Kowhai Timber (1990) Ltd
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2003 ACHIEVEMENT AWARD WINNER

