



Preliminary Site Investigation (Contamination) – Fonterra Edgecumbe WWTP

Prepared for Fonterra Co-operative Group Ltd
Prepared by Beca Limited

8 July 2022



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everyday
better.**

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Appendix A – Historical Aerial Photography

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Revision History

Revision N°	Prepared By	Description	Date
1	Aliesha Samra Holly Scott	Final	8 July 2022

Document Acceptance

Action	Name	Signed	Date
Prepared by	Aliesha Samra		8 July 2022
	Holly Scott		
Reviewed by	Curtis Blyth		8 July 2022
	Phillip Ware		
Approved by	Hamish Joyce		8 July 2022
on behalf of	Beca Limited		

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This report has been prepared by Beca on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Beca has not given its prior written consent, is at that person's own risk.

Executive Summary

Beca Limited (Beca) has been commissioned by Fonterra Co-operative Group Ltd (Fonterra) to undertake a Preliminary Site Investigation (PSI) for the proposed location of a wastewater treatment plant (WWTP, 'the site') near their Edgcumbe Facility.

Purpose and Scope

The purpose of this PSI was to identify potential contaminants in soils as a result of current or historical activities within the area of development, and inform any contaminated land consenting requirements under the following:

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS).
- Bay of Plenty Regional Natural Resources Plan (RNRP).

Key Findings Summary

Through a review of selected information, a site walkover and interview with site personnel, this PSI has found that the site has been primarily used (currently and historically) for pastoral / dairy farming activities. No structures are known to have been present on the site.

The site has been used intermittently for the discharge of process effluent as per a consented irrigation permit that Fonterra holds and monitors. The process effluent is understood to be from the Fonterra Edgcumbe facility relating to their processing of dairy products. It is known to contain nutrients and suspended solids. It is considered unlikely that the application of this process effluent would result in elevated contaminants in soil that would be considered to present a risk to human health and the environment.

Waste disposal to land that has historically occurred in the wider surrounding area has not occurred within the site.

Therefore, it has been concluded that no potentially contaminating activity as listed on the HAIL has occurred within the site, at a 'more likely than not' level of certainty.

Conclusions and Recommendations

As no potentially contaminating activity or 'piece of land' has been identified at the site, the NESCS Regulations and contaminated land rules of the RNRP are considered to not apply to the proposed works.

It is recommended that soil sampling be undertaken to inform disposal options for the material proposed to be taken off site as part of the proposed works. Good practice earthworks (e.g., erosion and sediment control) and health and safety procedures are considered sufficient to manage the material.

1 Introduction

Beca Limited (Beca) has been commissioned by Fonterra Co-operative Group Ltd (Fonterra) to undertake a Preliminary Site Investigation (PSI) for the proposed location of a wastewater treatment plant (WWTP, 'the site') at 679 East Bank Road, near their Edgcumbe Facility.

1.1 Purpose and Scope

The purpose of this PSI was the following:

- Identify the likelihood of contaminants in soils as a result of known current or historical activities within the area of development.
- Inform contaminated land consent requirements for the proposed works under the following legislation:
 - Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESC).
 - Bay of Plenty Regional Natural Resources Plan (RNRP).

The scope of works was as follows:

- Review of selected publicly available historical aerial photographs obtained from a combination of Retrolens¹ and Google Earth.
- Review of the property file and information regarding land contamination held for the site from Whakatane District Council (WDC) and Bay of Plenty Regional Council (BoPRC).
- Review of the local geology and hydrogeology information.
- A site walkover and interview with Fonterra personnel with knowledge of the site history.
- Preparation of this PSI report presenting and assessing the findings of the investigation.

This assessment has been undertaken and reported in general accordance with:

- Ministry for the Environment (MfE) Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (2021)
- MfE Contaminated Land Management Guidelines No. 5 – Site Investigation and Analysis (2021).

¹ <https://retrolens.co.nz/>

2 Site Description

2.1 Site Location and Area

The site is located at 679 East Bank Road, Edgecumbe, and is legally described as 'Lot 7443096'. The site has an area of approximately 8.2 ha, and is located 530m east of the Edgecumbe town center.

The site of this investigation is outlined in **Figure 1a**, with **Figure 1b** depicting an overlay of the current proposed design layout of a WWTP. The site of this investigation includes both the lot outlined in 'yellow' (Fig. 1a) and the red line indicating associated pipe connections to the new facility (Fig. 1b). It is understood that Fonterra currently hold a 'site wide' NESCS consent for earthworks within their Edgecumbe facility boundary. As such, the alignment of associated pipework is only assessed in this PSI up until it reaches the facility boundary, as indicated on Figure 1b.

For the purposes of the investigation, information for these areas will be referred to as 'the site' and 'associated pipework alignment'.

Figure 2 illustrates the location of Edgecumbe with respect to the wider region.



Figure 1a – The site (yellow) of this investigation. Source: Google Maps



Figure 1b – WWTP overlain on aerial imagery, with associated pipework also assessed as part of this PSI in red. Main boundary of Fonterra Edgecumbe Facility in green. Source: Beca Engineering Project Team ('pre-concept'), May 2022.



Figure 2 – Location of Edgecumbe with respect to the wider region. Source: Google Maps

3 Environmental Setting

3.1 Current Land Use and Topography

The site is currently a grassed paddock used for agricultural purposes. It is understood the paddock has been used occasionally for irrigation of process effluent from the Edgumbe facility. The process effluent is understood to be from the Fonterra Edgumbe facility relating to their processing of dairy products. It is known to contain nutrients and suspended solids.

The associated pipework alignment runs out of the site to the west, and then follows the road corridor of East Bank Road until it enters the facility boundary. Immediately adjacent East Bank Road and the northern section of the pipework alignment is an EastPack horticultural pack-shed facility.

3.2 Surrounding Land Use

The immediate surrounding land-use is generally dairy, with properties further east of site used for beef or dairy grazing, and lifestyle blocks. The surrounding properties immediately adjacent to the east, north, and west property boundaries are generally vacant grassed land, used for livestock grazing. The area immediately adjacent to the site's southern boundary is utilised for dairy purposes, including a milking shed and ancillary storage sheds, an effluent pond and a feed-out pad (used for feeding livestock supplement feed).

3.3 Geology and Hydrogeology

The geology of the Edgumbe Area² shows the site and surrounding area to be underlain by Pakihi Supergroup terrane, that dates to the late Quaternary period. The late Quaternary swamp deposits and peat comprise of unconsolidated to poorly consolidated mud, sand, gravel, and peat.

No hydrogeological information exists for the site, however given the flat, low-lying nature, and close proximity to the Rangitaiki River, the groundwater is estimated to be 1m – 4m bgl.

3.4 Hydrology and Sensitive Receptors

A farm drain is present along the northern and southern boundaries of the site which connect to a larger engineered canal approximately 200m east of the site. The Rangitaiki River is present approximately 420 m west of the site, which then runs in a northerly direction and after approximately 11km ultimately discharges into the Pacific Ocean.

² Heron D. W. (custodian) 2014. Geological Map of New Zealand 1:250 000. Institute of Geological and Nuclear Sciences

4 Information Search

4.1 Historical Aerial Search

Historical aerial photography of the area was obtained for the project from Retrolens for the years between 1944 – 1987, and from Google Earth for the years 2011 and 2022.

A review was undertaken for any key land use changes within the site and broader land use changes of surrounding area that may assist in forming the conclusions of this investigation. A summary of key information from the review is provided in **Table 1**.

Copies of the historical aerial photographs are included in **Appendix A**.

Table 1 – Historical aerial photography review

Year	Key Observations - Site	Key Observations – Surrounding Area
1944	<ul style="list-style-type: none"> The site is vacant grassed land likely used for livestock grazing. Two shelterbelts appear to run through the site and the adjacent site to the north, which eventually connect the shelterbelt that runs along the northern boundary. 	<ul style="list-style-type: none"> The surrounding properties are vacant grassed land, likely used for livestock grazing
1966	<ul style="list-style-type: none"> The shelterbelts at the site have been removed. 	<ul style="list-style-type: none"> South of the site, across the road, the Edgecumbe Fonterra facility has been erected. The Edgecumbe township in the south-west, along the river is now established. Residential dwellings, and larger commercial dwellings present 600m to the west (across the river). The property immediately south from the site has a driveway, and three dwellings have been erected. A dwelling, likely a garage/shed has been erected to the east of the site.
1974	<ul style="list-style-type: none"> No significant changes on site observed. 	<ul style="list-style-type: none"> The township has further developed, with more residential dwellings being evident.
1982	<ul style="list-style-type: none"> No significant changes on site observed. 	<ul style="list-style-type: none"> The EastPack Edgecumbe facility has been erected to the west of the site (adjacent to the associated pipework alignment). A new dwelling, likely a garage/shed has been erected to the east of the site.
1987	<ul style="list-style-type: none"> No significant changes on site observed. 	<ul style="list-style-type: none"> The EastPack Edgecumbe facility building has further expanded.
2003	<ul style="list-style-type: none"> No significant changes on site observed. 	<ul style="list-style-type: none"> The property immediately adjacent the site has what appears to be a pond present.
2011	<ul style="list-style-type: none"> No significant changes on site observed. 	<ul style="list-style-type: none"> The EastPack Edgecumbe facility appears to have multiple newly erected dwellings. The property immediately adjacent has a further, larger pond evident.

Year	Key Observations - Site	Key Observations – Surrounding Area
2022	<ul style="list-style-type: none"> No significant changes observed 	

4.2 Council Provided Information

4.2.1 Bay of Plenty Regional Council – Selected Land Use Register (SLUR)

BoPRC was contacted on 10 June 2022, in relation to information held on their SLUR database regarding the potential contamination at the site.

The response from BoPRC indicated the site does not have any record of any activities listed on the MfE HAIL³. The response from BoPRC is provided in **Appendix B**.

The southern portion of the associated pipework alignment (prior to it entering the Fonterra Edgecumbe facility) travels adjacent to a property (assumed to be the outskirts of the Edgecumbe facility) identified on the BoPRC SLUR as being classified:

- Contaminated for Land Use – Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in deteriorated condition.

As the current pipework alignment is located away from the facility boundary (i.e., within the road corridor), and structures are not in the immediate vicinity of where works are proposed, the adjacent HAIL area is considered not relevant to this investigation.

4.2.2 Bay of Plenty Regional Council – Consent Information

The BoPRC online GIS system was accessed on 28 June 2022 to review consent information within a 150m radius of the site. **Table 2** below details in the information reviewed.

Table 2 – Consent Information Review

Consent Info	Granted Date	Distance from Site
<p>Discharge Consent RM22-0166-DC.01</p> <p>Purpose - Discharge farm dairy effluent to pasture via irrigation and dairy sludge to land.</p>	19 May 2022	55m south
<p>Discharge Consent RM21-0440-DC.01</p> <p>Purpose - Temporary discharge of sediment laden stormwater from associated earthworks to land where it may enter water</p>	4 October 2021	150m east
<p>Land Use Consent RM21-0440-LC.01</p> <p>Purpose - Earthworks to facilitate the construction of a building platform associated with building a new cool store</p>		

4.2.3 Whakatane District Council – Property File Review

The property file was requested from WDC on 10 June 2022. The information included within the file has been reviewed for any details that may assist in identifying potential contamination from historic land uses at

³ Ministry for the Environment – Hazardous Activities and Industries List

the site. Key information obtained from the property file review is summarised below in **Table 3**. Documents referred to can be provided on request.

Table 3 – Property file review summary

Date	Document Type	Key Information	Applicable to Site
2010, October	Resource Consent Application	<ul style="list-style-type: none"> New Zealand Transport Agency (NZTA) application for a resource consent to undertake works to replace the existing bridge over Reid's Canal that was damaged in the 1987 Edgecumbe Earthquake and sustained further structural damage in the June 2004 flood. The new bridge design is ca. 2 m higher than the previous bridge canal. 	<ul style="list-style-type: none"> No – this is located 900 m south-east of the site
2010, November	Letter	<ul style="list-style-type: none"> A letter of resource consent acceptance from Whakatane District Council, in relation to the Reid's Canal Bridge Replacement development. 	<ul style="list-style-type: none"> No – this is located 900 m south-east of the site
2017, July	Building Consent Application	<ul style="list-style-type: none"> Building consent application to construct a farm shed. Application states that the proposed construction will not change the land use or disturb the soil. 	<ul style="list-style-type: none"> No – this is located 50 m south of the site
2017, July	Letter	<ul style="list-style-type: none"> Flood level query response from Whakatane District Council. A desktop study establishing flood patterns within the property. Desktop study reveals that the area where the proposed building (farm shed) is to be constructed has an elevation that fluctuated around 2.0 m RL. The property is protected from flooding from the Reids Central canal by stopbanks that are designed to contain the 1 in 300 years flood event. The property is also protected from the Rangitaiki River by stopbanks that are designed and maintained to contain a 1 in 100-year AEP event. 	<ul style="list-style-type: none"> No – this is located 50 m south of the site
2017, August	Letter	<ul style="list-style-type: none"> A letter of building consent acceptance from Whakatane District Council. Building consent is granted with no conditions. 	<ul style="list-style-type: none"> No – this is located 50 m south of the site

4.3 Site Observations

Beca representatives visited the site in January and April 2022, and made the following observations:

- The site is made up of four farm paddocks bounded on the northern and eastern extents by stopbanks for the Rangitaiki River floodway. There is a slightly raised road on the western and southern extent (East Bank Road).
- The surrounding land use was observed to be predominantly pastoral.
- A small series of silos are present approximately 200m west of the site.
- An aged shed (that appeared to be constructed of wood and metal) and stock pen with some hay stored was observed approximately 100m south-west of the site, and immediately adjacent to where the associated pipework alignment is proposed.
- Farm admin buildings, milking sheds, and effluent ponds are present approximately 50m south of the site.

Photos from the site visits are included below.



View of site



Structures observed outside the south-west site boundary



View of site

4.4 Interview with Fonterra Personnel

A Beca Environmental Scientist held an interview with Mr. Jonathon Richardson (Facilities Manager 2 years, Fonterra Staff 18 years). Mr. Richardson advised Beca that the area immediately adjacent to the silos (150m to the west of the site) was previously a pond, and that this pond had been filled with waste (concrete) as part of 'Project Picasso' in 2016-2018. Other areas known to Mr. Richardson also to have been filled with concrete waste included:

- An area between the EastPack facility and the Fonterra Edgecumbe facility. Not within the site but the associated pipework alignment is within this area. Mr. Richardson noted he was aware the material buried in this area was 'cleanfill'.
- An area near to the Edgecumbe Fire Station (approximately 700m south of the site).
- Omehu Farm (approximately 1.5km south-west of the site).

Mr. Richardson advised Beca that his understanding of waste resulting from the Edgecumbe earthquakes was disposed of at other farms due to the site of this investigation being a functioning farm at the time.

Mr. Richardson advised that he was not aware of any structures ever being built on the site.

5 Discussion

5.1 Summary of Information Search

This PSI has found that the site has been primarily used (currently and historically) for pastoral / dairy farming activities through a review of selected available information, a site walkover and an interview with site personnel.

The surrounding area is generally used for farming practices, with the Fonterra Edgecumbe facility being located to the south of the site. Structures identified through the historical aerial review and property file review are located within the wider property but outside of the site of this investigation. No information relating to potentially contaminated land was identified during the BoPRC SLUR or Consent Database review relative to the site of investigation.

The farm has been used intermittently for irrigation of process effluent. The process effluent is understood to be from the Fonterra Edgecumbe facility relating to their processing of dairy products. It is known to contain nutrients and suspended solids. The irrigation activities are understood to be consented and Fonterra undertakes their own monitoring to measure compliance. It is considered unlikely that the application of this process effluent would result in elevated contaminants in soil that would be considered to present a risk to human health and the environment. Based on the understood contents of the effluent, it is also considered to not be defined as 'waste' as describe in activities listed on the HAIL. Therefore, this activity is considered to not meet the definition of 'waste disposal to land' as defined by HAIL classification G5 "Waste disposal to land (excluding where biosolids have been used as soil conditioners)".

The associate pipework alignment travels west out of the site, and runs down the road corridor of East Bank Road before entering the Edgecumbe facility. Immediately adjacent to this alignment in the EastPack horticultural cool store/pack shed facility.

During an interview with site personnel, it was advised that the area immediately adjacent to the silos (identified to the west of the site) was previously a pond, and that this pond had been filled with waste (concrete) as part of 'Project Picasso' in 2016-2018. This was in addition to information Fonterra staff provided that waste (including concrete) was disposed of at multiple other locations during the Project and as a result of the Edgecumbe Earthquakes.

Fonterra personnel interviewed were not aware of any buried waste within the site of investigation. It is therefore considered that no uncontrolled filling has occurred within the site of this investigation, at a "more likely than not" level of certainty.

However, it was noted that 'cleanfill' material including concrete was buried in an area between the EastPack facility and the Fonterra Edgecumbe facility. It is considered unlikely that this material is located in the vicinity of the East Bank Road corridor and therefore located away from the associated pipework alignment (should the design remain following the road corridor).

5.2 Exposure Pathway Assessment

As no potentially contaminating activities have been identified within the site or in the vicinity of the associated pipework alignment it is considered that there are no potentially complete exposure pathways between human health and environmental receptors and contaminated soil.

6 Development Implications

6.1 Consents

6.1.1 National Environmental Standard

The *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (NESCS) applies to land as per clause 5(7):

“Land covered:

- (7) *The piece of land is a piece of land that is described by 1 of the following:*
- a) an activity or industry described in the HAIL is being undertaken on it;*
 - b) an activity or industry described in the HAIL has been undertaken on it;*
 - c) it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.”*

Based on the findings of this PSI, no potentially contaminating activities as listed on the HAIL have been identified at the site (or where the associated pipework alignment is proposed). Therefore, the site of investigation does not meet the definition of a ‘piece of land’ and the NESCS Regulations do not apply to the proposed development.

6.1.2 Bay of Plenty RNRP

In accordance with the Bay of Plenty RNRP ‘contaminated land’ is defined as:

“A location at which hazardous substances in soil, groundwater, or surface water occur at concentrations above the background levels of those substances in the surrounding environment and where assessment indicates that those substances pose, or are likely to pose, an immediate or long-term hazard to human health or the environment”

This investigation has not identified any potentially contaminating activities at the site (or where the associated pipework alignment is proposed). Therefore, the site does not meet the RNRP definition of contaminated land and the rules of the RNRP (pertaining to contaminated land) do not apply to the proposed development.

6.2 Disposal Options and Soil Management

Given the historical agricultural use of the site, it is recommended that soil sampling be undertaken to inform disposal options for the material proposed to be taken off site as part of the proposed works. Soil sampling could be undertaken as a screening exercise in the areas of proposed excavation, and the results of the sampling can be provided to disposal facilities prior to commencing works to confirm material acceptance.

Best practice earthworks (e.g., erosion and sediment control) and health and safety procedures are considered sufficient to manage the material.

7 Conclusions and Recommendations

This PSI has found that the site has been primarily used (currently and historically) for pastoral / dairy farming activities. No structures have been present on the site. Through an interview with Fonterra personnel, it has been found that waste disposal to land that has historically occurred in the wider surrounding area has not occurred within the site. Therefore, it has been concluded that no potentially contaminating activity as listed on the HAIL has occurred within the site.

As no potentially contaminating activity or 'piece of land' has been identified at the site, the NESCS Regulations and contaminated land rules of the RNRP are considered to not apply to the proposed works.

It is recommended that soil sampling be undertaken to inform disposal options for the material proposed to be taken off site as part of the proposed works. Best practice earthworks (e.g. erosion and sediment control) and health and safety procedures are considered sufficient to manage the material. Should any unexpected materials be observed during earthworks or contamination be found as part of disposal testing, a review of the conclusions in this assessment should be undertaken.

8 Limitations

This report has been prepared by Beca Ltd (Beca) solely for Fonterra Co-operative Group Limited (Client). Beca has been requested by the Client to provide a Preliminary Site Investigation (PSI) for their proposed development on 679 East Bank Road, Edgecumbe. This report is prepared solely for the purpose of the assessment of potential soil contamination within the project site (Scope). The contents of this report may not be used by the Client for any purpose other than in accordance with the stated Scope.

This report is confidential and is prepared solely for the Client. Beca accepts no liability to any other person for their use of or reliance on this report, and any such use or reliance will be solely at their own risk.

Unless specifically stated otherwise in this report, Beca has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, and has not independently verified the information provided. Beca accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the information provided. Publicly available records are often inaccurate or incomplete.

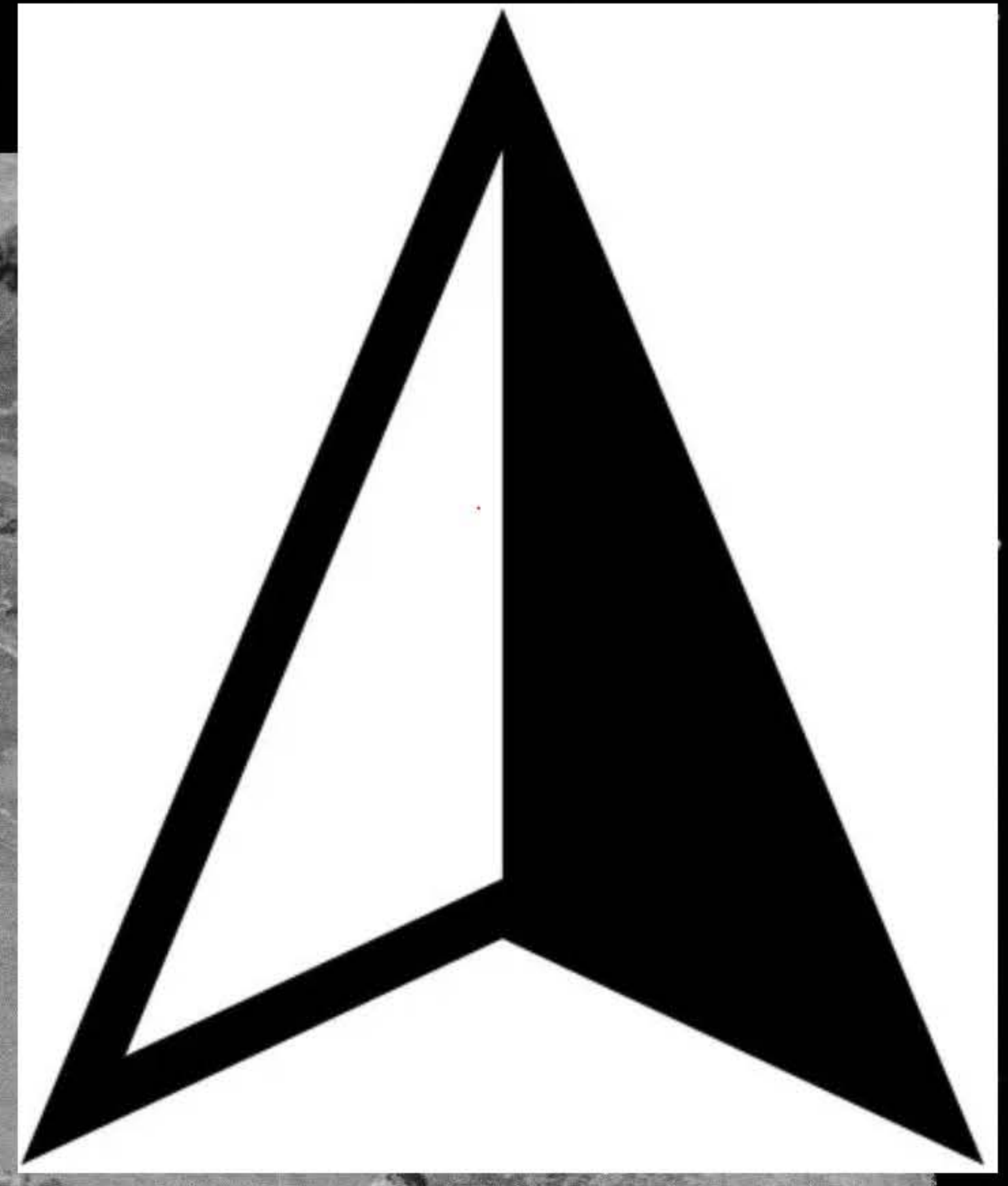
The contents of this report are based upon our understanding and interpretation of current legislation and guidelines (“Standards”) as consulting professionals and should not be construed as legal opinions or advice. Unless special arrangements are made, this report will not be updated to take account of subsequent changes to any such Standards.

This report should be read in full, having regard to all stated assumptions, limitations, and disclaimers.

A

Appendix A – Historical Aerial Photography

1944, September



©Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

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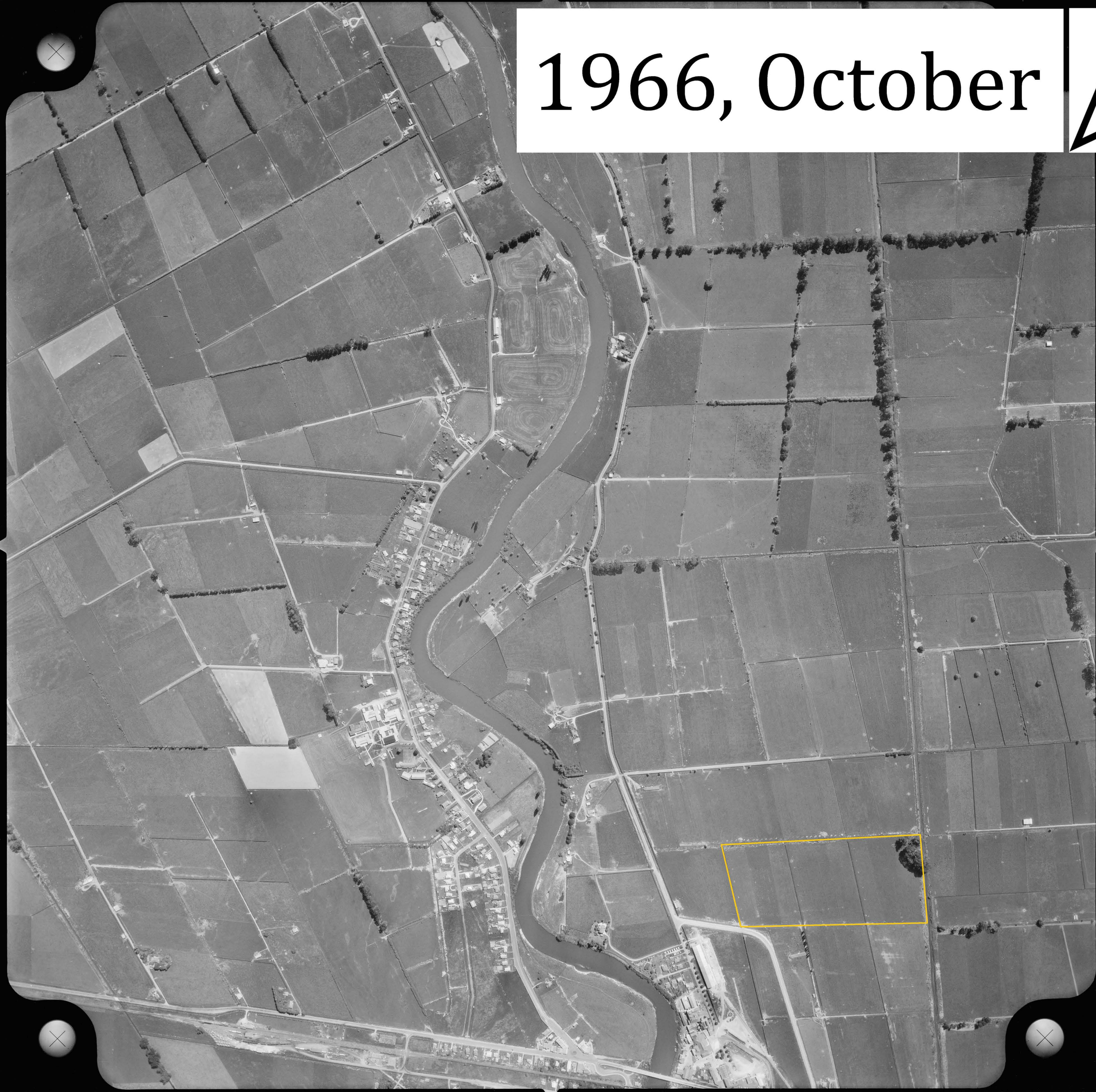
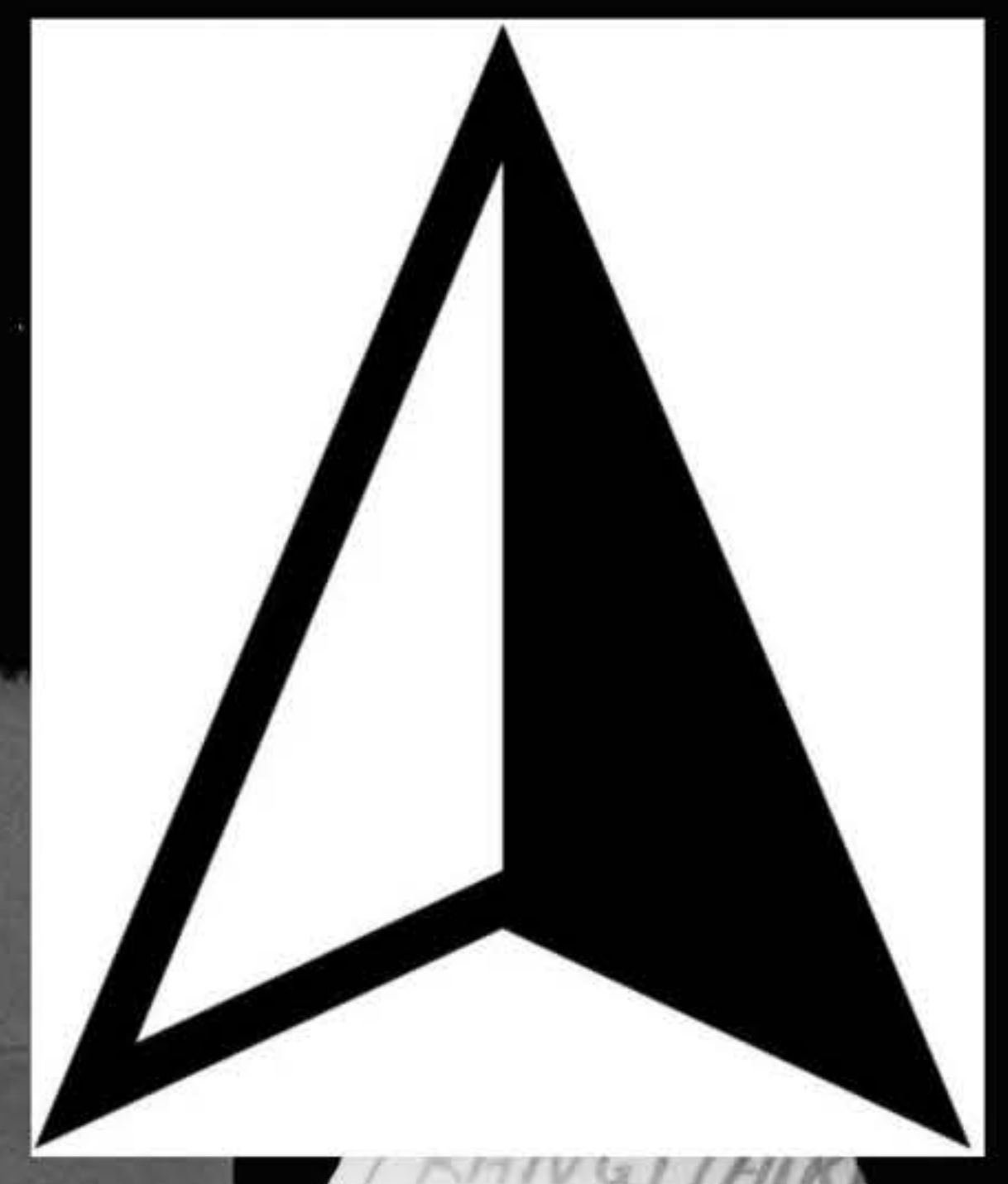


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1966, October

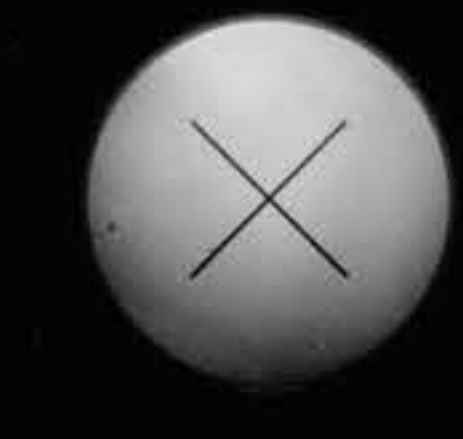


PHOTOGRAPH
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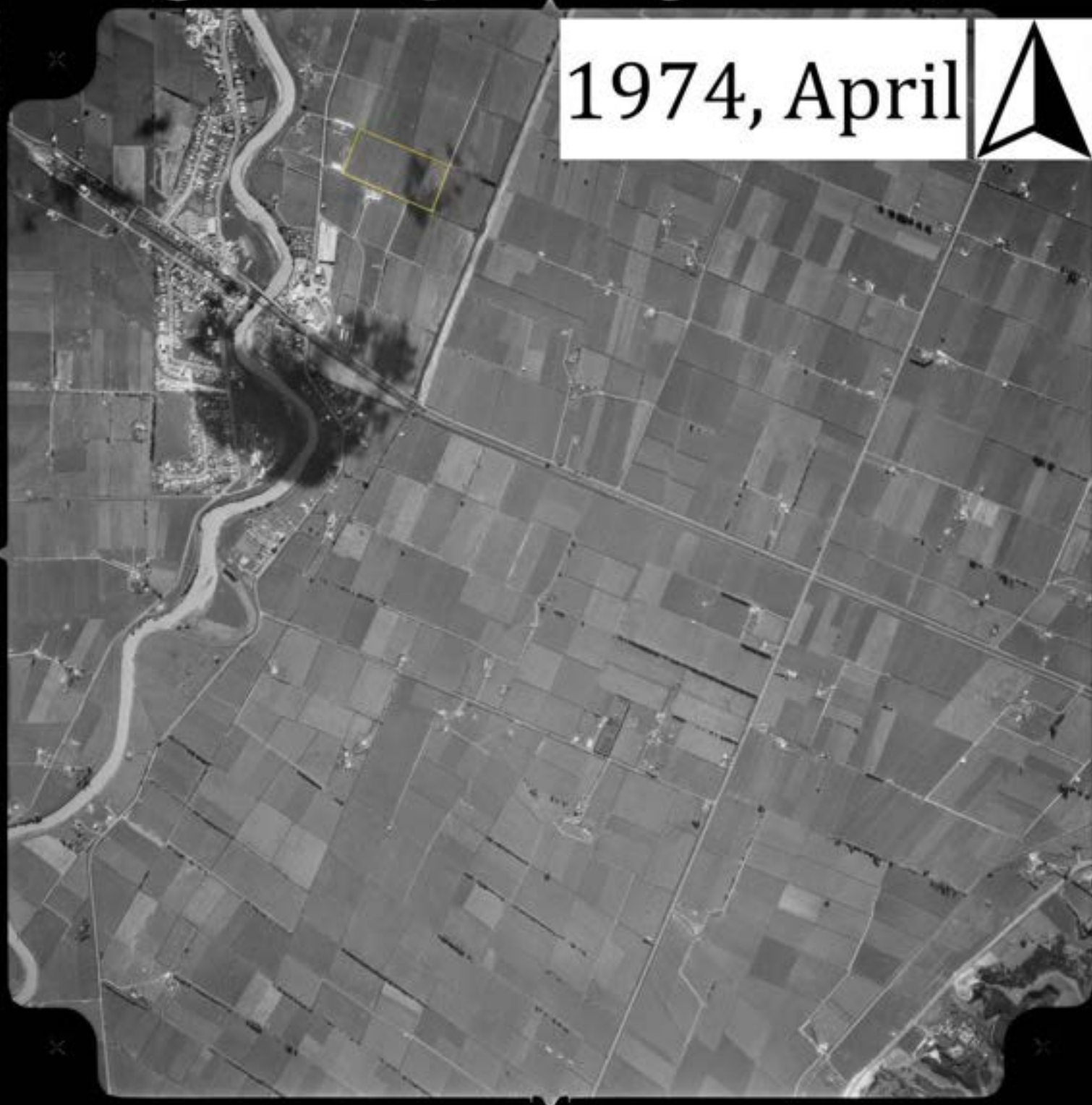
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SN3580 4524/6



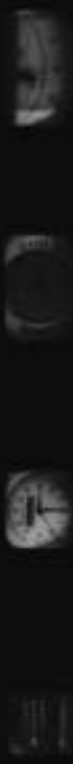
1974, April



1982, December



SN 5977 G/16



1989, March



SN 8732 J/12



1887, September



SN 8763 B/10

2-0 6

2003



2011, May



2022



B

Appendix B – BoPRC Information



Land Use Communication <LandUseCommunication@boprc.govt.nz>

To: Alesha Sarra

Reply Reply All Forward

Mon 13/06/2022 8:41 am

Follow up. Start by Monday, 13 June 2022. Due by Monday, 13 June 2022.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

HAIL Request Map - 679 East Bank Road, Edgcumbe.pdf
1 MB

Dear Alesha,

RE: Site Contamination Enquiry for **679 East Bank Road, Edgcumbe**

Thank you for your enquiry. We can confirm that the site is **NOT** currently registered on the Bay of Plenty Regional Council's Land Use Register.

To support the identification of land that may be contaminated, the Ministry for the Environment (MfE) has compiled a list of activities and industries that are considered likely to cause land contamination. This list is called the Hazardous Activities and Industries List (most commonly referred to as the HAIL) and is intended to identify most situations in New Zealand where hazardous substances could cause land contamination. For more information on the MfE HAIL please visit their website [HERE](#).

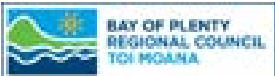
The Bay of Plenty Regional Council's Land Use Register has been developed to try and identify where many of the activities and industries listed on the MfE HAIL have taken place or are taking place within the Region. However, the information we hold may not be exhaustive and we have not been able to assess every site in the Region therefore it is possible that an activity or industry from the MfE HAIL has previously taken place or is currently taking place at the site in question.

We recommend you also contact **Whakatane District Council**, which may hold additional information about this site that we are not aware of yet, and if you are concerned that an activity or industry from the MfE HAIL may have taken place at the site, the cautious way to proceed would be to undertake an independent audit of the site.

If you wish to discuss the matter further, please email LandUseCommunication@boprc.govt.nz.

Yours faithfully

The Land Use Register Team
Bay of Plenty Regional Council Toi Moana



HORIZONTAL DATUM: New Zealand Geodetic Datum 2000 For practical purposes, NZGD2000 equates to WGS84 VERTICAL DATUM: Mean Sea Level PROJECTION: New Zealand Transverse Mercator 2000 © Bay of Plenty Regional Council, 2013 © Sourced from Land Information New Zealand data. CROWN COPYRIGHT RESERVED

HAIL Request Map - 679 East Bank Road, Edgecumbe

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Date Printed:
13 June 2022

SCALE 1: 10,500