

2020-11-23

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Dear Alex Fullerton

Avondale Precinct IMP – Contaminated Land Review – Rev 01

1 Introduction

1.1 Background

Aurecon New Zealand Ltd (Aurecon) have been engaged to work in partnership with Beca, to assist Kāinga Ora (KO) with the identification of land contamination hazards that may present risk to the proposed residential re-development of the Avondale Strategic Development Study Area (ASDSA), in Auckland. The ASDSA includes Avondale Racecourse plus 37 additional Site Areas across the Avondale suburb, comprising a combination of single lot, or multi-lot properties typically used for residential purposes. These properties are shown on Kāinga Ora Plan, *State Ownership Site Areas* and Aurecon's Study Area Layout Plan (Ref:510633-0100-SKT-KF-0001-A) as presented in Attachment 1.

The proposed redevelopment will likely comprise demolition/removal of existing housing and infrastructure with construction of high density terraced housing (TRC) and associated infrastructure (roads, footpaths, services). Aurecon understands that this high-level contaminated land review will be part of the preliminary engineering assessment for the development potential of the Avondale Area.

This revision (Rev 1) of the document is an updated version of the original contaminated land review (reference number 504159-004-KK-MEM-0001, Revision 0, 09/11/2018) which covered the racecourse only. This document has been updated to incorporate the expanded study area (Site Areas 1-37) (referred to as the 'wider Avondale area') which has been incorporated into the redevelopment plan.

1.2 Objectives

The purpose of this report is to identify current and historical activities in, and in the immediate vicinity of the site (racecourse) and Site Areas, which may have a potential impact on the redevelopment activities (human health, environment, health and safety, management procedures, disposal costs and reuse opportunities), and to future site users (human health).

1.3 Scope

This contaminated land review consists of the following scope of work:

- Desktop review of historical information;
- Review of the Property File, Auckland Council (AC) Site Contamination Enquiry and other records for Avondale Racecourse;

- Review of AC GIS layers; and
- Racecourse walk-over (2018) to document current site conditions.

2 Information Review

A summary of information considered as part of this contaminated land review is attached, and includes:

- Site inspection photographs of Avondale Racecourse (Attachment 2),
- Historical aerial photographs (Attachment 3) and a summary table of historical aerial review comments (Attachment 4),
- AC Site Contamination Enquiry (Attachment 5) and other AC records (Attachment 6),
- AC Hazardous Activities and Industries List (HAIL¹) site enquiry (Attachment 7).

Due to programme constraints Attachments 2 and 7 obtained as part of revision 0 of this memorandum and have not been updated. Updated GIS layers were received from AC to assist with identification of additional HAILs (in the absence of a full AC HAIL / Site Contamination Enquiry being made for so many properties) in the Avondale wider area.

3 Site Status

3.1 Avondale Racecourse

Avondale Racecourse is approximately 7 km south-west of Auckland Central Business District. The racecourse is located entirely within Lot 2 DP 470450 and is designated as a major recreational facility by the Auckland Unitary Plan (AUP), with surrounding land holding a mixture of residential, open space and business designations.

Avondale Racecourse is approximately 350,000 m² (35 ha) and comprises a large central racetrack and race field, with grandstands, parking and maintenance areas to the north. The race field consists of numerous sports pitches.

North of the racetrack there are three main grandstands with basements. In the northern most point of the racecourse site, is a maintenance shed used to store machinery and tools required for upkeep of the grounds (2 Ash Street). Parking and other smaller buildings are present in this general area, which is just south of Ash Street. HazMat signage was observed on the warehouse at 2 Ash Street (northern corner of the racecourse), as well as on the western most grandstand. In the east of the site, at 22 Elm Street there is a small derelict residential dwelling.

The topography is relatively flat, with a gentle fall in gradient towards the west. The eastern half is at approximately between 19 and 20 m reduced level (RL), and not significantly elevated from its surroundings. In the south and west, the racecourse is at approximately 15 to 20 m RL, elevated above the surrounding area. As such there are significant slopes between the racecourse track and surrounds in the northwest, west and south.

The primary site access to grandstands, parking area, outbuildings, maintenance areas and the racetrack is from Ash Street in the north, through a gate controlled by security card. The racetrack can also be accessed by foot from the east, south and west. A site walkover of the Avondale Racecourse was completed by Aurecon on 31/10/2018, photographs are provided in Attachment 3.

¹ The MfE Hazardous Activities and Industries List (HAIL) is a compilation of activities and industries that are considered likely to cause land contamination resulting from hazardous substance use, storage or disposal

3.2 Wider Avondale Area (State Ownership Site Areas 1 to 37)

The 'wider Avondale area' consists of 37 clusters of single or contiguous residential lots scattered across the suburb, predominantly to the north and east of the racecourse. These Site Areas comprise a combination of mixed housing suburban zone and terrace housing and apartment buildings zone (AUP Zones) on reasonably sized lots. Some of the Site Areas contain blocks of low rise (2 storey) flats or connected units. Site Area 30 comprises Auckland International College Halls of Residence.

The land use is predominantly residential, with some commercial / industrial units east of the racecourse in Avondale centre. Topography falls gently towards the west (towards the Te Whau River).

The racecourse is surrounded by three public reserves: Avondale Central to the east, Wingate to the south, and Rizal to the west. Te Whau River is located approximately 150 m west of the site, and the West Auckland Railway Corridor is located 200-400 m east.

There are two current and one former petrol filling stations (PFS) nearby:

- Z-Avondale located at 50-60 Ash Street 20 m north of the racecourse, and south of Site Areas 15 and 16,
- Mobil Avondale at 2060 Great North Road, 50 m east of Site Area 35, 100 m south of the racecourse.
- A former PFS is present at 1837-43 Great North Road, immediately south of Site Area 32.

3.3 Ground Conditions

The regional geology for the area is described in the 1:50,000 (Kermode, 1992) and 1:250,000 (Edbrooke, 2001). The 1:50,000 geological map indicates that for most of the site the geomorphology is the *Puketoka Formation (tp)* - light grey to orange brown pumiceous mud, sand, and gravel with black muddy peat and lignite. However, in the east the geomorphology is the *East Coast Bays Formation (re)* - greenish grey, alternating muddy sandstone and mudstone, with occasional interbedded lenses of grit.

The main geological units across the site are:

- Topsoil and/or fill – Highly variable in extent and nature.
- Puketoka Formation (Tauranga Group alluvium) – Typically alluvial soils comprising moderate to high plasticity, silty clay and clayey silt interbedded with low organic silt and peat with wood fragments.
- East Coast Bays Formation (Waitemata Group) – Weak to very weak interbedded sandstone/siltstone with variable weathering.

The New Zealand Geotechnical Database (accessed 21/10/2020) identified a number of hand auger logs completed along Belgrove Place in Site Area one. Ground conditions comprised topsoil, over sandy silt to approximately 1.5-2 m underlain by organic clay and peat to 3 to 5 m.

As the racecourse is elevated above surrounding land, and is on a generally flat platform, it is likely to be underlain by fill material of unknown origin.

For further information on ground conditions and potential geotechnical risks please refer to Aurecon's Preliminary Geotechnical report (Ref: 510633-0000-REP-GG-0001, 2020).

Groundwater is anticipated to be shallow given the proximity of the study area to the river and coastal marine area (CMA), approximately 150 m west of the site.

3.4 Historical Aerial Photography Review

Aerial photographs from 1940 to current day have been reviewed. Detailed review notes included in Attachment 3. Pertinent information is presented below.

3.5 Site Development History

3.5.1 Avondale Racecourse

Avondale Racecourse appears on the earliest available historical aerial photographs from 1940. The circular racetrack and field are shown in a similar configuration to today; earthworks are apparent in the southeast where the track is being extended beyond the circular footprint. The footprint of the track may have extended slightly to the south and west by 1959.

The area north of the racetrack comprised open areas with small, elongated buildings in 1940, likely used as grandstands. Over time this area has undergone redevelopment, including the demolition of old buildings and construction of the current buildings / grandstands and car park between 1970 and 1988. This area just north of the site was developed after 1990 with a petrol filling station and residential housing. The maintenance shed at 2 Ash Road was constructed circa.1996.

The eastern part of the racecourse site, beyond the racetrack, appears to have not been significantly developed throughout the timeline reviewed. The residential building at 22 Elm Street was built after 1996.

The track footprint expanded slightly to the west circa. 1971. The area beyond the racecourse site to the west was formerly riparian, comprising mangroves and other vegetation. This was reclaimed and filled circa.1970s and has been constructed as residential dwellings. Rizal Reserve, along the western banks of the Te Whau River is apparent after 1996 aerials.

3.5.2 Wider Avondale Area

In earliest aerial photography (1940s) Site Areas 1-37 were a mixture of undeveloped lots, residential dwellings or appeared to be in use for horticulture / market gardening. Avondale College is present 100 m north of the study area in the earliest aerials (1940s).

Historical aerial photography indicates that Site Areas 1- 4, 9, 12, 27, 28, and 32 may have been used for horticulture, and were sub-divided for residential purposes in 1960s and 1970s. Site Area 37 is adjacent to the railway tracks and therefore may have been influenced by rail activities. Site Area 36 may have had a commercial unit and external storage on the site in the 1960s, prior to being redeveloped for residential purposes. Site Area 22, 32 and 34 may have been influenced by construction of Ash Street connection between Great North Road and Rosebank Road between 1960s and 1980s.

3.6 Regulatory Information

An information request was sent to AC for a contaminated sites enquiry, details on closed landfills, bore and water consents, and resource consents for the Avondale Racecourse, which is revision 0 of this memorandum.

To support revision 1, GIS layers detailing resource consents, applications and pollution incidents were requested from AC for the wider Avondale area, and received on 20/10/2020. These searches included a 200 m radius from the Avondale Racecourse, which incorporates the Site Areas. Pertinent information is summarised below.

3.6.1 Avondale Racecourse

The Environmental Health Unit (EHU) of the AC indicated there could be the potential for historic, and / or current land use activities that fall within the HAIL list published by the Ministry for the Environment (MfE). No further information was provided. The following potential HAIL activities are noted within Avondale Racecourse:

- Sports turf.
- Use and storage of dangerous goods.

The EHU also stated that the site is identified as being underlain by filled / weak ground. AC also stated that *the racetrack itself is tagged as contaminated*

A resource consent search of an area covered by 500 m radius from the site boundary (of the racecourse) was also completed by AC. A table showing the resource consents is included in Attachment 6.

One resource consent was listed for the site, consented to Avondale Jockey Club Incorporated and was issued in 2015 for the *discharge of contaminants to land and water for the remediation of contaminated land at 22 Elm Street*. There was also a resource consent for the diversion and discharge of stormwater from an upgrade to the fuel station (20 m north of the site) in 2003.

A technical memo issued by the Council in 2015 identified that at 22 Elm Street remediation was undertaken to prepare the site for potential residential development. *Soil investigation indicated that site soils are contaminated with heavy metals, polycyclic aromatic hydrocarbons represented as benzo(a)pyrene equivalence with areas contaminated above the permitted activity criteria. Historically the site appears to have had unidentified filling and stockpiling of material onsite, as well as an area of rubbish burning.* This memo is included in Attachment 6.

3.6.2 Wider Avondale Area

Four landfills (include Ken Maunder Park, Delta Ave, Drury St, and Whau River) have been identified by AC within 500 m of the racecourse, but not within the study area; these landfills are shown on a plan provided by AC in Attachment 6. Supporting information suggests these were filled in the 1960s and 1970s and comprised a mix of reworked soils and construction / demolition waste. The closest at Drury St is approximately 70 m west of the racecourse, on the southern banks of the Te Whau river. AC also stated that they understand that the *racetrack side (east) of the Te Whau river also potentially contains contaminated material or fill.*

Given that compilation of property files etc were not part of the scope, AC were able to provide GIS layers as an indication of potentially contaminating sites. The information provided identified:

- Three active contaminated site discharge applications within 200 m of the Site Areas 1-37, however none within the Site Areas. The contaminated site discharges were identified for; 30 Sandy Lane associated with proposal for remediation of the site (~20 m south of Site Areas 27 and 28), 11-15 Jude Street associated with discharge of land and water from remediation of site previously used as car wreckers yard (~20 m south of Site Area 36) and 16A Riverside Road associated with construction of a mixed use development (immediately west of Site Area 4).
- 14 pollution incidents within 200 m of the study area, none within the study area itself. The closest water / land pollution incidents were located at Z PFS at 50-60 Ash Street (for hydrocarbon spill, just west of the racecourse, 19/03/2011), 20-22 St George's Road (for food waste and odour, 100 m southeast of the racecourse, 17/11/2010), Mobil PFS at 2060 Great North Road (petrol spill, 50 m south of the racecourse, 07/07/2013) and 10C Drury Street (oil staining, 50 m south of the

racecourse, 03/11/2009), 30 Rosebank Road (hydrocarbon spill, immediately south of Site Area 24, 13/10/2011).

- No water takes were identified within 500 m of the racecourse. Two bore consents were identified for geotechnical purposes both associated with activities within the railway corridor. These are summarised in Attachment 6.
- The GIS layer labelled *Property Notes from SAP* designate the following Site Areas as 'HAILs': 1, 4-6, 9-12, 16-20, 23, 25, 26 32, 37. No further information was provided.

The AC GIS layer showed a number of *legacy permitted activity consents* for contaminated site discharge listed within the study area. Pertinent information is detailed in Table 1 below. Dates were not provided.

Table 1 Legacy Permitted Activities (information taken from AC GIS layer).

Address	Permitted Activity	Description	Additional Detail	Distance from site (closest Site Area)
s 9(2)(a)	Contaminated Site Discharge	Subdivision of former hort. site	No comment	80 m east of Site Area 6
Caltex, Avondale, 1843 Great North Rd	Contaminated Site Discharge	Tank pull from old PFS	Minor elevated hydrocarbons, not posing unacceptable risk	Immediately south of Site Area 32
s 9(2)(a)	Contaminated Site Discharge	Subdivision of former hort. site	Soil samples taken from open areas of the site identified residual levels of DDT and lead in the soil	Immediately east of Site Area 3
s 9(2)(a)	Contaminated Site Discharge	Contaminated land investigation for proposed redevelopment	Soil samples taken from open areas at the rear of the site identified residual levels of DDT	Immediately south of Site Area 3
s 9(2)(a)	Contaminated Site Discharge	Land disturbance notification received 29/0208.	Risk assessment to be carried out to determine whether ARC officers should be involved in works	Immediately southeast of Site Area 3
s 9(2)(a)	Contaminated Site Discharge	Ex hort site. Currently resid, to be developed into resid subdivision.	ESA Report by EarthConsult indicated "high selected heavy metals at some sampling locations. Remediation undertaken. Validation testing completed".	Immediately south of Site Area 2

3.7 Anecdotal Information

3.7.1 Avondale Racecourse

Anecdotal information from Auckland Jockey Club website (<http://www.ajc.co.nz/history.php> accessed on 25/10/2018) identified the following key dates;

- 1847- Land was formerly the farm of Moss Davis;
- 1888 - Club opened;
- 1902 - Club re-opened following revamp to extend the track and upgrade amenities;
- 1918 - Club as a 'temporary hospital' to treat flu victims;
- 1940s - Army used the course and trained and exercised there;
- 1985 - Fire in which grandstands were damaged;
- 1987 - Upgrade to install lights / infrastructure;
- 2015 - Sale of land at western end of the track (30 Sandy Lane, 9,719m²).

Anecdotal information also suggests there may have been car racing in Avondale racecourse, no further information was provided.

3.7.2 Site Surrounds

The Auckland – Kaipara Railway Line opened in 1880, which resulted in the development of Avondale centre. Anecdotal information suggests that in 1890s market gardening was the predominant use of the Rosebank Peninsula (in the north), and this use remained until 1950s, after which significant residential sub-divisions occurred in Avondale and Rosebank².

Avondale college, just north of the study area, was initially developed during World War II as a hospital for American armed forces. The facility was transformed into a school in 1945.

3.8 Property File Information (Avondale Racecourse only)

3.8.1 Previous Reporting

The property file for Avondale Racecourse was requested from AC on 30/10/2018. The following pertinent reports were reviewed and have been summarised below.

Focus Environmental Services, 2012, Detailed Site Investigation, Avondale Jockey Club ^{s 9(2)(a)}
^{s 9(2)(a)}, (Ref: 0178.001).

The report identified that uncertified fill and illegal dumping activities were undertaken on ^{s 9(2)(a)} (formerly part of Avondale Racecourse).

Intrusive investigation comprised 20 sampling locations to a depth of 4.5 m. The thickness of fill was not detailed in the report. Photos of the trial pits identified refuse in the fill. This report concluded that site soils had elevated concentrations of metals and hydrocarbons in a number of sampling locations. As such remediation was recommended prior to development of the site for residential land use.

This site is now undergoing residential development. Aurecon do not know if remediation has been undertaken.

² Avondale Te Whau Heritage Walks Brochure, Auckland City.

Geoconsult Geotechnical Investigation, 2017, Investigation of land adjacent to Street (Ref: GJ604).

§ 9(2)(a)

Investigation was completed in the south-western corner of the racecourse, on the slope adjacent to residences. Non-engineered fill was identified between 400 mm and 2.8 m depth consisting of firm to hard silty clay / clayey silt, overlying Puketoka Formation (stiff to hard grey and orange brown silts and clays). The deepest fill was identified at the top of the slope at the elevation of the racecourse. Groundwater was encountered between 2.3 and 3.2 m below ground level. Contamination was not addressed within the report.

Geosciences Ltd, September 2018, Preliminary Site Investigation, Avondale Jockey Club. (Ref: Rep-1222/PSI/Sept18)

This PSI focuses on the property at 22 Elm Road. The PSI refers to a geotechnical investigation completed by Geoconsult Geotechnical in June 2018 in which two hand augers were completed. The logs indicated a layer of 300 mm basalt hardfill overlying Puketoka Formation. No refuse or contamination was encountered.

The report concluded that *the site has been Avondale Racecourse for discernible history. The dwelling has been at its current location since 1997. Broken fragments of weatherboard material were observed but not considered to be asbestos containing; however, this cannot be ruled out. No HAIL activities were identified.*

Email Correspondence between Ruben Naidoo and Huda Majeed, Subject: RE: Avondale Jockey Club – Racecourse Property at 2-48 Ash Street – Contamination, Date 21 December 2021

The email states the site is listed as a potentially contaminated site due to the possession of a dangerous goods license for storage of Class 2 and 3 substances, including fuel. History reflects a shell service station occupied 6 Ash street. In terms of HAIL, the use of the site as a racecourse falls within the classification of a sports turf, where persistent pesticides may have been stored or used.

3.9 Summary of Development History

3.9.1 Avondale Racecourse

The racecourse was constructed circa. 1888. It is considered likely that cutting and filling occurred to create a level platform for the racecourse. Previous investigations have generally identified this fill to be between 300 mm and 2.8 m deep, and to comprise non-engineered fill such as reworked clays and silts, likely sourced from the levelling of local topography in close proximity to the site. It is possible that some industry waste (e.g. from the brickworks) and or refuse has been buried beneath the racecourse.

Historical aerials show the racecourse itself has remained in the same configuration since 1940. The area to the north of the racecourse has been extended or redeveloped for supporting infrastructure (grandstands, maintenance areas, car park) over time, as such there may be some buried construction waste, and / or impact to shallow ground from degraded building materials (asbestos and lead). The fire in 1985 may have added to this as it was common practice at this time to bury fire damaged structures. The race fields have been used as sports fields over time and may have been treated with pesticides. According to AC some dangerous goods storage may have occurred, the location of which is unknown. During the walkover, the property at 2 Ash Street was observed to be used for storage of maintenance and grounds-keeping equipment, and as such may store hazardous liquids and or fuels. Anecdotal information suggests that the racecourse may have been historically used as a motor vehicle racecourse, temporary hospital and army barracks.

Previous reporting (Auckland Council Memo, 2015) suggested that unidentified filling, stockpiling and rubbish burning has occurred at 22 Elm Street and may have occurred elsewhere. Geotechnical investigation by Geoconsult in 2018 identified fill to a thickness of 300 mm. Previous reporting (Focus Environmental, 2012) at ^{s 9(2)(a)} adjacent to the west of the site, identified uncertified fill and quoted that illegal dumping activities had occurred here.

3.9.2 Wider Avondale Area

Originally the area is likely to have been covered with dense native scrub, with a rolling landscape due to the proximity of the Te Whau river and the coast. Given the proximity of the river for transportation, industries were established in wider Avondale including brickyards. Avondale was known to have numerous market gardens / horticulture, especially on the Rosebank Peninsula. In addition to this, landfilling is known to have occurred along the riverbanks.

In the earliest aerials (1940s), the Avondale area around the racecourse was a mixture of coastal / riparian land (to the west), horticulture / market gardens (to the north) and residential / commercial lots (to the south and east). The railway track is present in the east of the study area from the earliest aerials.

From the 1950s-1960s the area east of the racecourse was developed into a mixture of residential and commercial, whilst the areas north, south and west of the racecourse were subdivided for residential purposes. Investigations of lots adjacent to the Site Areas have reported elevated DDT and heavy metals in shallow soils, contamination indicative of a horticultural legacy. Although not within the study area, several commercial land uses are occurring / have occurred upgradient and within 100 m the study area including three PFS and automobile workshops.

4 Identification of Areas of Concern

Based on our desktop review, the following areas have the potential for contamination that could impact building construction and/or design within the study area. These areas can be seen on High Level Review Potential Sources Plan (Ref: 510633-0100-SKT-KF-0002-A) in Attachment A and summarised in Table 1. Note that because of the AC GIS information did not specify what the identified HAIL activities were, we have referred to this as unknown HAIL:

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Table 2: Potential Source Areas within the Study Area

Site Area	Address	Activity (Potential Contamination Source)	Source of Information
Avondale Racecourse	2-6 Ash Street	Possible storage of hazardous liquids / fuels and machinery maintenance. Possible former PFS.	Property File
	2-40 Ash Street (whole site)	Areas that have been filled and / or had waste stockpiled. Fill has been encountered to a maximum thickness of 2.8 m in the south-western corner of the racecourse, made up of site-won, non-engineered fill such as reworked clays and silts.	Previous Reports
	2-40 Ash Street (race field)	Potential pesticide application to sports pitches. Contamination is likely to be limited to shallow soils within 1 m of current ground surface.	Property File
	2-40 Ash Street (current / former buildings)	Areas where previous buildings have been demolished, construction waste has been buried, and or buildings have degraded.	Historical aerial photography
1	s 9(2)(a)	Possible horticulture / Unknown HAIL	Historical aerial photography / AC GIS
2		Possible horticulture	Historical aerial photography
3		Possible horticulture	Historical aerial photography

OFFICIAL INFORMATION ACT 1982

Site Area	Address	Activity (Potential Contamination Source)	Source of Information
4	s 9(2)(a)	Possible horticulture / Unknown HAIL	Historical aerial photography / AC GIS
5		Unknown HAIL	AC GIS
6		Unknown HAIL	AC GIS
9		Possible horticulture / Unknown HAIL	Historical aerial photography / AC GIS
10		Unknown HAIL	AC GIS
11		Unknown HAIL	AC GIS
12		Possible horticulture / Unknown HAIL	Historical aerial photography / AC GIS
16		Unknown HAIL	AC GIS
17		Unknown HAIL	AC GIS
18		Unknown HAIL	AC GIS
19		Unknown HAIL	AC GIS

OFFICIAL INFORMATION ACT 1982

RELEASED UNDER THE

Site Area	Address	Activity (Potential Contamination Source)	Source of Information
20	s 9(2)(a)	Unknown HAIL	AC GIS
23		Unknown HAIL	AC GIS
25		Unknown HAIL	AC GIS
26		Unknown HAIL	AC GIS
27		Possible horticulture / Unknown HAIL	Historical aerial photography / AC GIS
28		Possible horticulture / Unknown HAIL	Historical aerial photography / AC GIS
31		Possible filling	Historical aerial photography
32		Possible horticulture / Unknown HAIL	Historical aerial photography / AC GIS
36		Possible commercial use	Historical aerial photography
37		Possible horticulture / Railway Activities / Unknown HAIL	Historical aerial photography / AC GIS

OFFICIAL INFORMATION ACT 1982

In addition to the above, the following off-site potential sources of contamination have been identified. These are shown on High Level Review Potential Sources Plan (Ref: 510633-0100-SKT-KF-0002-A) in Attachment A.

- **s 9(2)(a)** [REDACTED] (~20 m south of Site Areas 27 and 28, immediately west of the racecourse) – Unknown if remediation has taken place. Anecdotal information and previous investigations suggest that former **s 9(2)(a)** [REDACTED] was used for waste disposal
- 50 Ash St – Z PFS (20 m north of the racecourse, and south of Site Areas 15 and 16).
- 2060 Great North Road – Mobil PFS (50 m east of Site Area 35, 100 m south of the racecourse).
- 1843 Great South Road – Former Petrol Filling Station (immediately south of Site Area 32, upgradient of the racecourse).
- **s 9(2)(a)** [REDACTED] – Former horticultural site.
- **s 9(2)(a)** [REDACTED] – Former horticultural sites.

5 Considerations for Contaminated Land Management

The following should be considered when planning development activities.

5.1 Avondale Racecourse

- Ground investigation and environmental sampling completed as part of a Detailed Site Investigation (DSI) is recommended across the racecourse to determine the thickness of fill across the site and to characterise shallow soils and groundwater. A Conceptual Site Model will need to be developed to support the design of ground investigation.
- Formal pre-demolition asbestos surveys for all structures prior to redevelopment;
- Fill of unknown quality is anticipated to be present beneath the majority of the racecourse; the thickest of which is anticipated to be located in the southern and western part of the site. Given the anticipated presence of fill, there may be a requirement for localised management and / or remediation.
- Excavations associated with redevelopment works will likely require a soil management plan for shallow soils and fill material.
- Where off-site soil disposal is required soils will need to be disposed of to an appropriately licensed facility, which should be contacted for specific soil testing requirements. Surplus topsoil and fill containing waste materials may not conform to cleanfill requirements
- Shallow groundwater may be encountered in excavations. Excavation dewatering may require contamination management and testing to inform determine the quality for re-use and disposal purposes.

5.2 Wider Avondale Areas

- A PSI should be completed for the Site Areas (1-37), including review of the relevant property files and AC Site Contamination Enquiry for each of the lots to be redeveloped. The information obtained from the additional site-specific documentation will be able to form a conceptual site model (considers source-pathway-receptors linkages rather than just sources)
- Dependant on the outcome of the PSI, there may be a need for further ground investigation and sampling as part of a Detailed Site Investigation (DSI).

6 Conclusions

Potential HAIL activities or contamination sources have been identified across the racecourse area and the wider Avondale area.

In addition to the identified HAIL activities, typical housing sites may have been impacted by contamination from asbestos due to its use in buildings constructed between the 1920s and 2000, and lead from paint.

A PSI is recommended to provide further information on the potential sources and to determine the need for further investigation, as required by CLMG 1.

Given the above, the potential for contamination to exist within shallow soil and groundwater requires consideration. During redevelopment, any contaminated soil or water will need to be managed and disposed of (where necessary) or reused appropriately, to protect the health of construction workers and future site users.

Ground investigation is recommended at Avondale Racecourse to confirm the site's suitability for the intended land use. There is likely to be a significant cost associated with off-site disposal of surplus fill/topsoil if it cannot be re-used. Therefore, ground investigation and subsequent early engagement of AC and urban designers is recommended to explore solutions which will minimize off-site disposal.

7 Limitations

7.1 Review Scope and Use

This memorandum has not been prepared to satisfy the requirements of a Preliminary Site Investigation (PSI), as defined in the Ministry for the Environment (MfE) Contaminated Land Management Guidelines (CLMG) series as it only provides an initial high level review, as requested.

Aurecon has prepared this report for KO, exclusively for its use. It has been prepared in accordance with our scope of services and the instructions given by or on behalf of KO. Data or opinions contained within the report may not be used in other contexts or for any other purposes without Aurecon's prior review and agreement.

Aurecon accepts no responsibility or liability to any third party for the use of, or reliance on, the report by any third party and the use of, or reliance on, the report by any third party is at the risk of that party.

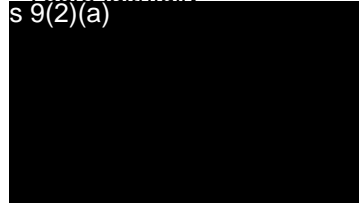
7.2 Limits on Investigation and Information

Only a finite amount of information has been collected to meet the specific technical requirements of the KO's brief and this report does not purport to completely describe all the site's characteristics and properties.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should further information become available regarding the conditions at the site, including previously unknown likely sources of contamination, Aurecon reserves the right to review the report in the context of the additional information.

This report has been prepared for KO for its own use and is based on information provided. Aurecon takes no responsibility and disclaims all liability whatsoever for any loss or damage that KO may suffer as a result of using or relying on any such information or recommendations contained in this report, except to the extent Aurecon expressly indicates in this report that it has verified the information to its satisfaction. This report is not to be reproduced either wholly or in part without our prior written permission.

Yours faithfully
s 9(2)(a)



Rebecca Colvin
Senior Contaminated Land Specialist

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Richard Griffiths
Associate

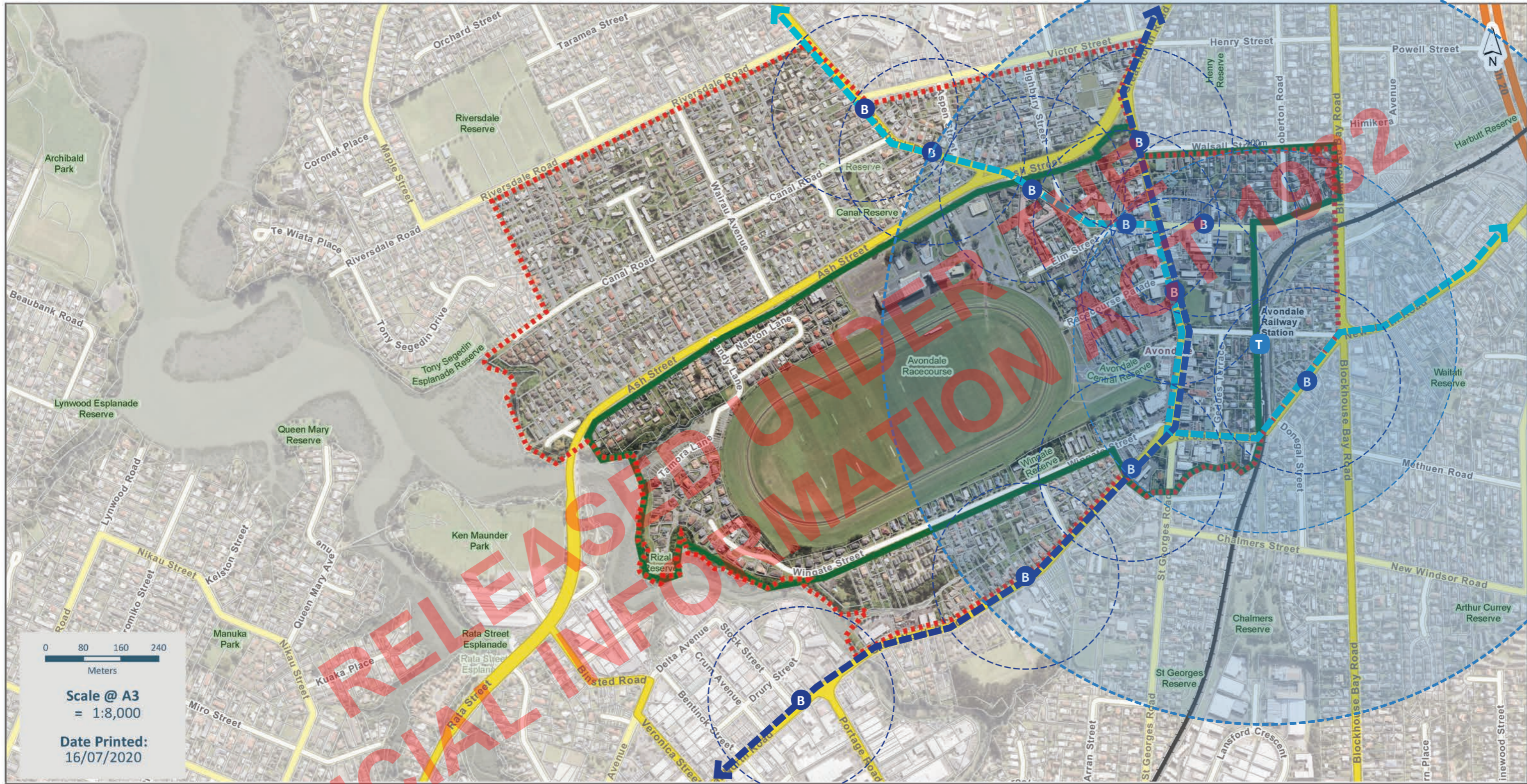
- Attachments:
1. Drawings
 2. Site Inspection Photographs (Avondale Racecourse)
 3. Historical Aerial Photographs
 4. Review of Historical Aerial Photographs
 5. Contaminated Sites Enquiry Report
 6. AC Contaminated Sites Information Request Responses
 7. HALL Inquiry Response

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ATTACHMENT 1 – Drawings

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Avondale Strategic Development Study Area



Legend

- Influential area boundary
- Focused area boundary

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ATTACHMENT 2 – Site Inspection Photographs

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Figure 1 Northern portion of the site, facing south



Figure 2 Northern portion of the site, facing south



Figure 3 Transformer on northern boundary of site, facing south



Figure 4 Buildings / grandstand in north of site, facing south



Figure 5 North of site, facing south.



Figure 6 Equipment storage in north of site, facing southeast.



Figure 7 Warehouse at 2 Ash Street, facing south.



Figure 8 Storage at 2 Ash St, facing south.



Figure 9 Machinery at 2 Ash St, facing west



Figure 10 Race track (south of the site), facing west.



Figure 11 Race track (south of site), facing north



Figure 12 Race track facing east.



Figure 13 Eastern boundary of the site, with tennis courts beyond, facing east.



Figure 14 Southwestern corner of the site, facing south.



Figure 15 Sports courts just beyond the eastern site boundary, facing east.



Figure 16 Residential development along eastern boundary, facing north.



Figure 17 Land in east of site, in front of 22 Elm Street, facing north.



Figure 18 Land adjacent to 22 Elm Street in the north-eastern part of the site, facing northeast.



Figure 19 Dwelling at 22 Elm Street, facing north.



Figure 20 Land in north of the site, facing northwest.



Figure 21 Grandstands in north of site, facing west.

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ATTACHMENT 3 – Historical Aerial Photographs

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Avondale
Railway
Station

Avondale

Avondale
Racecourse

Avondale
Central Reserve

Wingate
Reserve

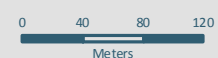
Rizal Reserve

Chalmers
Reserve

St Georges
Reserve

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This map/plan is illustrative only and all information should be independently verified on site before taking any action.
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1996



Scale @ A3
= 1:5,000

Date Printed:
25/10/2018

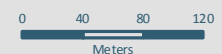


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2010



Scale @ A3
 = 1:5,000

Date Printed:
 25/10/2018



Auckland Council
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ATTACHMENT 4 - Review of Historical Aerial Photographs -

Date	Description
1940	<p>In the earliest available aerial, the racecourse and field are already established. The racecourse predominantly comprises: the racecourse track, racecourse fields and a small stand in the centre north; open areas to the north of the track which contain approximately four elongated buildings likely used as grandstands; a small, elongated building present between two parallel roads (Elm Road and racecourse parade) north east of the track, and in the southeast and south earthworks are apparent with the extension of the racetrack out to the east.</p> <p>Ash street is present to the north, Great north road is present to the south and east and Rosebank road is present to the east.</p> <p>The racecourse is surrounded by mixed rural / residential to the north, east and south with some horticulture / orchards present. The Site Areas (1-37) are either undeveloped, have residential dwellings present or are (likely) used for horticulture (sites 1 - 4, 9, 12, 27, 28 and 32).</p> <p>Avondale town centre and Avondale Railway Station is approximately 200-400m east of the racecourse. Wingate reserve is present to the south. To the west is Rizal reserve and Te Whau river. An industrial unit (possibly J.J. Craig's Pottery and Brick Works) is present approximately 250 m southwest of the racecourse.</p>
1955-1961	<p>The racecourse remains in a similar configuration. The edges of the racecourse field appear patchy and light in colour suggesting some earthworks / ground disturbance. The former open areas to the north of the track have been paved, some landscaping is apparent in the north and east of this area, and additional small buildings have been constructed. A road has been constructed connecting this area to Elm street in the east. The small building just south of Elm street has been demolished. In the southeast, just beyond the site boundary, tennis courts have been constructed. The racecourse itself has extended slightly to the east and south.</p> <p>Earthworks are apparent immediately north, west and south of the racecourse, two small buildings just south of the racecourse track have been demolished. Just northwest of the site shading suggests that there may be some infilling.</p> <p>Within the Site Areas (1-37) the land use is predominantly residential, with some horticultural lots having been re-developed for residential purposes (Site Area 3, 9, 27). Site Area 36 may be being used for commercial purposes.</p>
1971-1980	<p>The racecourse track remains in a similar configuration. The area north of the track has undergone redevelopment, with the addition and demolition of buildings (likely updated grandstands). The area just east of the racecourse track appears light in coloured suggesting some minor earthworks. A rail / advertising board has been added in the south of the track. There has been a minor track extension in the southwest and associated earthworks.</p> <p>The area just south of the racecourse appears to have been reworked. The area west of the track also appears to have been reclaimed / filled and the majority of vegetation cleared, some small buildings are now apparent in this area.</p>

Date	Description
1988	<p>The racecourse track remains in a similar configuration. Some temporary storage / market stalls are apparent in the centre of the racecourse field. Further construction has occurred north of the racecourse track, including additional buildings. Parking is apparent in the northeast of the site, just south of the road connecting to Elm street.</p> <p>Beyond the racecourse to the east, construction of a school / college and associated facilities has occurred between Elm street and racecourse parade (Site Area 30). Residential properties south of this have been demolished, and new buildings has been constructed north of the tennis courts (Site Area 31). The factory 250 m southwest is no longer apparent, commercial warehouses are present in its former location. Minor earthworks are apparent just northwest of the site.</p>
1996	<p>The quality of this aerial is poor so detail cannot be seen. The site remains in the same general configuration. North of the track a building has been demolished and a parking lot has been constructed.</p> <p>A building has been constructed in the north of the racecourse. It is understood this is a fuel station. Residential development has occurred just south and west of the site.</p>
2003	<p>No significant change to the majority of the site. A warehouse style building with external storage has been constructed in the northern most point of the racecourse lot.</p> <p>Residential development is continuing northwest, northeast and east of the site.</p>
2010	<p>The site remains in the same configuration. Some more residential development has occurred around the racecourse to the north, east and west.</p>

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ATTACHMENT 5 – Contaminated Sites Enquiry Report

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29 October 2018



Aurecon Group
PO Box 9762,
Newmarket,
Auckland 1149
Attention: Rebecca Colvin

Dear Rebecca

Site Contamination Enquiry – Avondale Racecourse

This letter is in response to your enquiry requesting available site contamination information for the above site. The following details are based on information available from the former Auckland Regional Council records system and information currently held by the Auckland Council Natural Resources and Specialist Input Unit. The details provided below exclude any property information held by the former district/city councils.

The general catchment file and site visit file for the catchment (530) were not searched. These files contain pollution incidents where the source of pollution was not traced to a particular site, site visits where no follow-up correspondence was required and some information from archived files.

If the above site is coastal or beside a river, it is possible that historic, unconsented reclamation may have occurred. The Auckland Council Specialists Unit Coastal Team may be able to provide further information.

The records reviewed as part of this Site Contamination Enquiry search do not identify individual horticultural sites in the region. However, there is a possibility that horticultural activities may have occurred at the site. The local Auckland Council customer service centre, specific to the area of the site may be able to provide relevant information where former horticultural sites have been mapped.

If you are concerned that a historic land use (such as filling) may have caused the underlying soils to become contaminated, it is recommended that you obtain an independent environmental assessment of the site. Staff from the Auckland Council Earthworks and Contaminated Land Team can provide advice on the results of any evaluation in terms of site remediation and/or potential consent requirements.

The former Auckland Regional Council and current databases were searched for records of closed landfills, bores, air discharge, industrial and trade process consents, contaminated site discharge consents, and environmental assessments within approximately 200 metres of the site. Relevant details of the pollution incidents and identified consents are appended to this letter as an excel spreadsheet. **Please refer to the column labelled 'Property Address' and Incident/Consent/Bored ID (where applicable) on the attached spreadsheet to aid in identifying corresponding data on the map.**

The details provided are in accordance with the obligation to make information publicly available upon request. While the Auckland Council has carried out the search using its best practical endeavours, it does not warrant its completeness or accuracy and disclaims any responsibility or liability in respect of the information. If you or any other person wishes to act or to rely on this information, or make any financial commitment based upon it, it is recommended that you seek appropriate technical and/or professional advice.

In addition, further site specific pollution incidents may be held at area office below. It is recommended that you contact the local customer service centre of the Auckland Council, specific to the site being investigated: 35 Graham Street, Auckland Central, as they also may hold files with further relevant information.

I trust that this answers your query. If you wish to discuss the matter further, please contact Andrew Kalbarczyk on 301 0101. Should you wish to request any of the files listed above for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure files will be available).

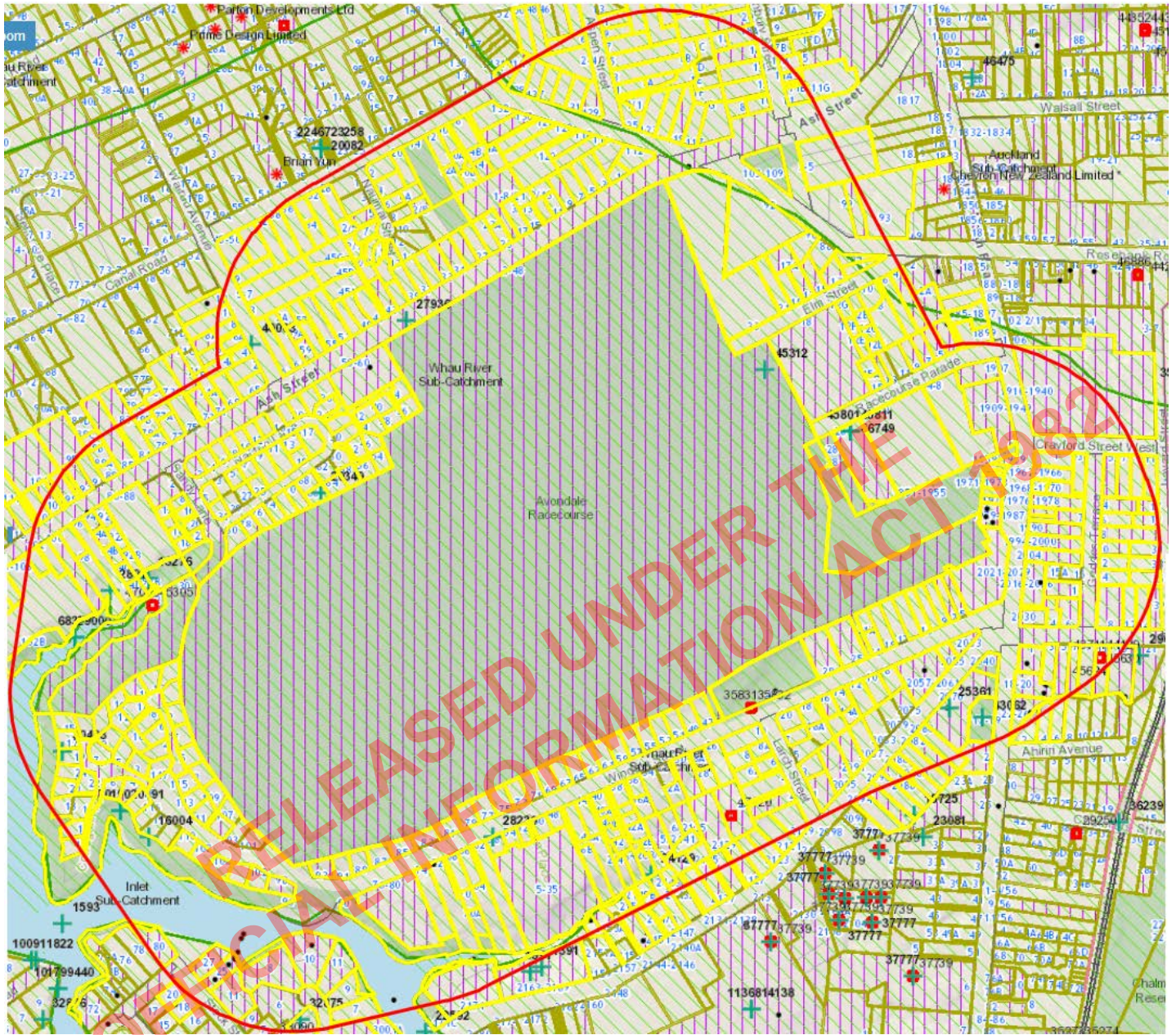
Please note: the Auckland Council cost recovers officer's time for all site enquiries. A basic enquiry takes approximately 1 - 2.5 hours to search the files and databases in which information is held. As such an invoice for the time involved in this enquiry will follow shortly.

Yours sincerely

pp. SR
Jared Osman
**Team Leader – Contaminated Air, Noise
Specialist Unit | Resource Consents**

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Please refer to the column labelled 'Property Address' and Incident/Consent/Bored ID (where applicable) on the attached spreadsheet to aid in identifying corresponding data on the map.



20 October 2020

Aurecon Group
PO Box 9762
AUCKLAND 1149
Attention: Rebecca Colvin

Dear Rebecca

Site Contamination Enquiry – ^{s 9(2)(a)} [REDACTED] and Surrounds, Avondale

This letter is in response to your enquiry requesting available site contamination information within Auckland Council records for the above site. Please note this report does not constitute a site investigation report; such reports are required to be prepared by a (third-party) Suitably Qualified and Experienced Practitioner.

The following details are based on information available to the Contamination, Air & Noise Team in the Resource Consent Department. The details provided may be from former regional council information, as well as property information held by the former district/city councils. For completeness the relevant property file should also be requested to obtain all historical records and reports via 09 3010101 or online at:

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>.

1. Hazardous Activities and Industries List (HAIL) Information

This list published by the Ministry for the Environment (MfE) comprises activities and industries that are considered likely to cause land contamination as a result of hazardous substance use, storage, and/or disposal.

Council's records indicate a number of the sites within the search area have possibly been subject to activities that fall within the HAIL.

Please see the tab in Attachment A appended to this letter named Property Notes from SAP for more information on these sites. Refer to the column titled 'Primary Address' to identify corresponding data on the map and the column 'Condition Type Description' for the identified HAIL characteristic. Additionally, see attachment B for the corresponding locations.

Please note:

- *If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Paints used on external parts of properties up until the mid-1970's routinely contained lead, a poison and a persistent environmental pollutant. You are advised to ensure that soils affected by old, peeling or flaking paint are assessed in relation to the proposed use of the property, including high risk use by young children.*

2. Consents and Incidents Information (200m radius of the selected site)

The Council database was searched for records of the following activities within approximately 200 metres of the site:

- Pollution Incidents (including air discharges, oil or diesel spills)
- Bores
- Contaminated site and air discharges, and industrial trade process consents
- Closed Landfills
- Air quality permitted activities

A map of relevant records identified can be found as Attachment B appended to this letter.

Relevant details of any consents are appended to this letter (Attachment A). Please refer to the column titled 'Property Address' on the spreadsheet to aid in identifying corresponding data on the map.

While the Auckland Council has carried out the above search using its best practical endeavours, it does not warrant its completeness or accuracy and disclaims any responsibility or liability in respect of the information. If you or any other person wishes to act or to rely on this information, or make any financial commitment based upon it, it is recommended that you seek appropriate technical and/or professional advice.

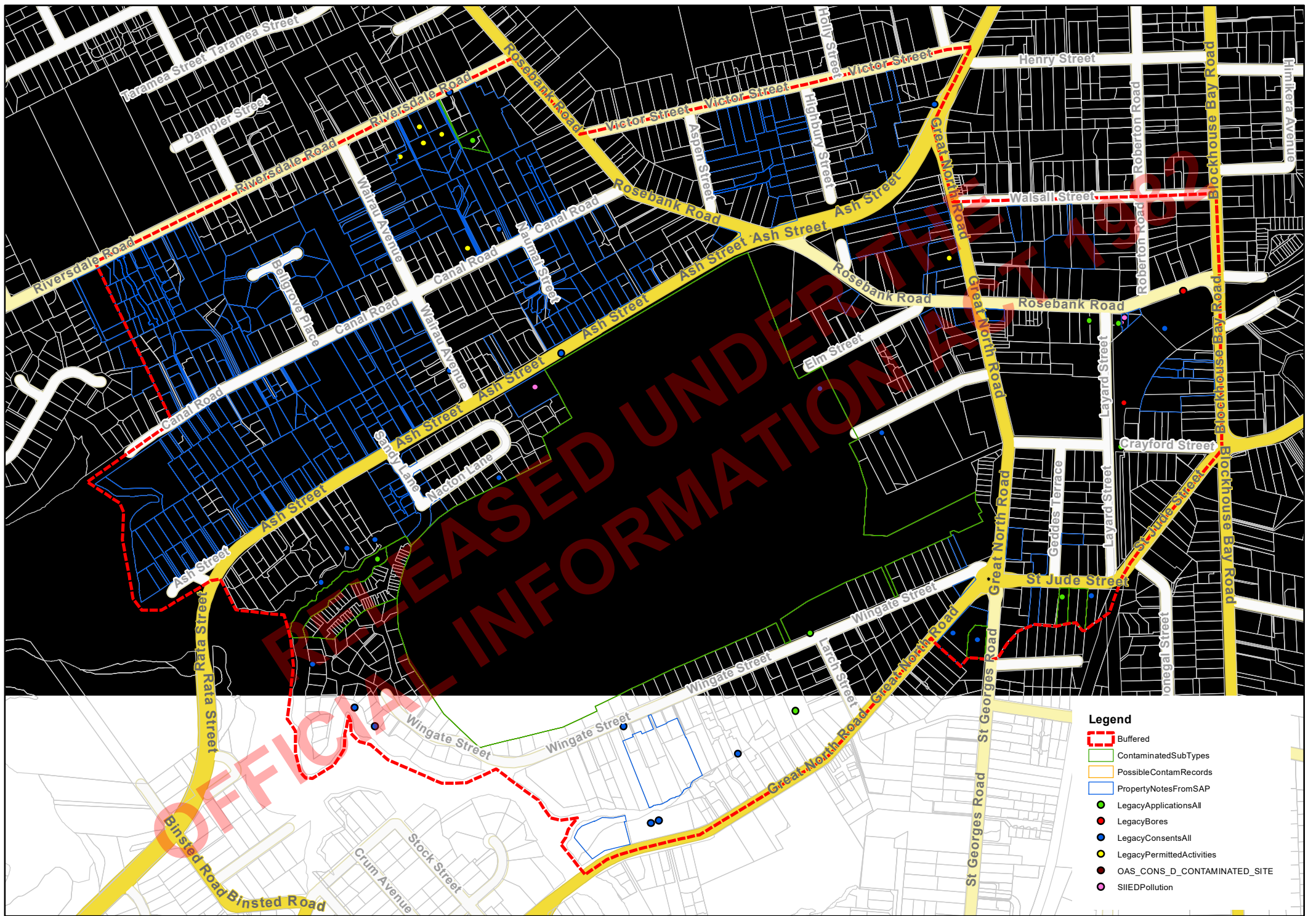
If you wish to clarify anything in this letter that relates to this site, please contact contaminatedsites@aucklandcouncil.govt.nz. Any follow up requests for information on other sites must go through the online order process.

Should you wish to request any of the files referenced above and/or listed in the attached spreadsheet for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure the files will be available).

Please note Auckland Council cost recovers officer's time for all site enquiries. As such an invoice for \$128 for the time involved in this enquiry will follow shortly.

Yours Sincerely,

**Contamination, Air and Noise Team
Specialist Unit | Resource Consents
Auckland Council**



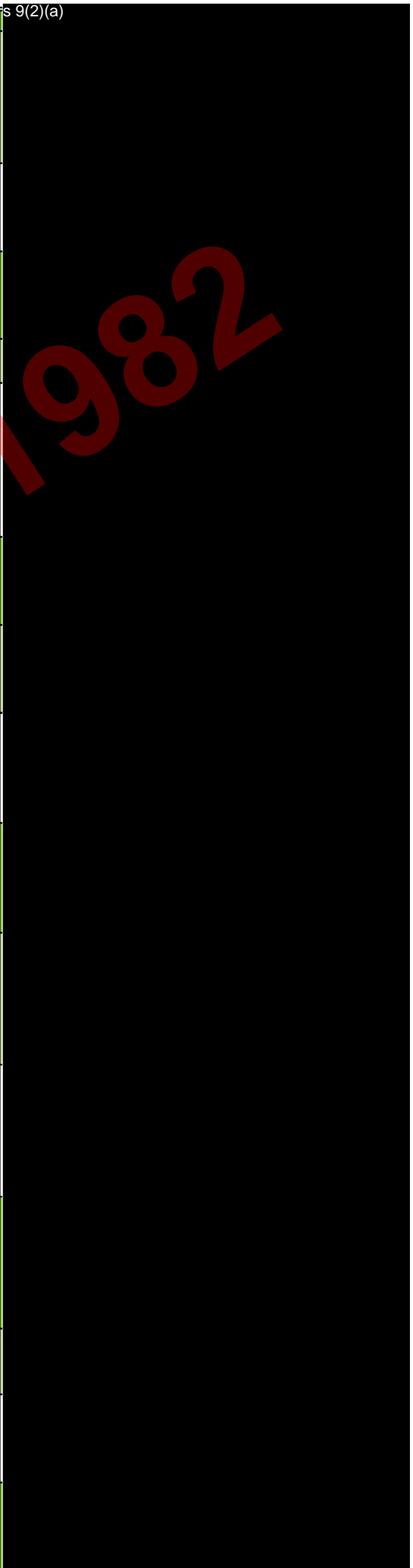
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- Legend**
- Buffered
 - ContaminatedSubTypes
 - PossibleContamRecords
 - PropertyNotesFromSAP
 - LegacyApplicationsAll
 - LegacyBores
 - LegacyConsentsAll
 - LegacyPermittedActivities
 - OAS_CONS_D_CONTAMINATED_SITE
 - SIEDPollution

ATTACHMENT 6 – AC Contaminated Sites Information Request Response

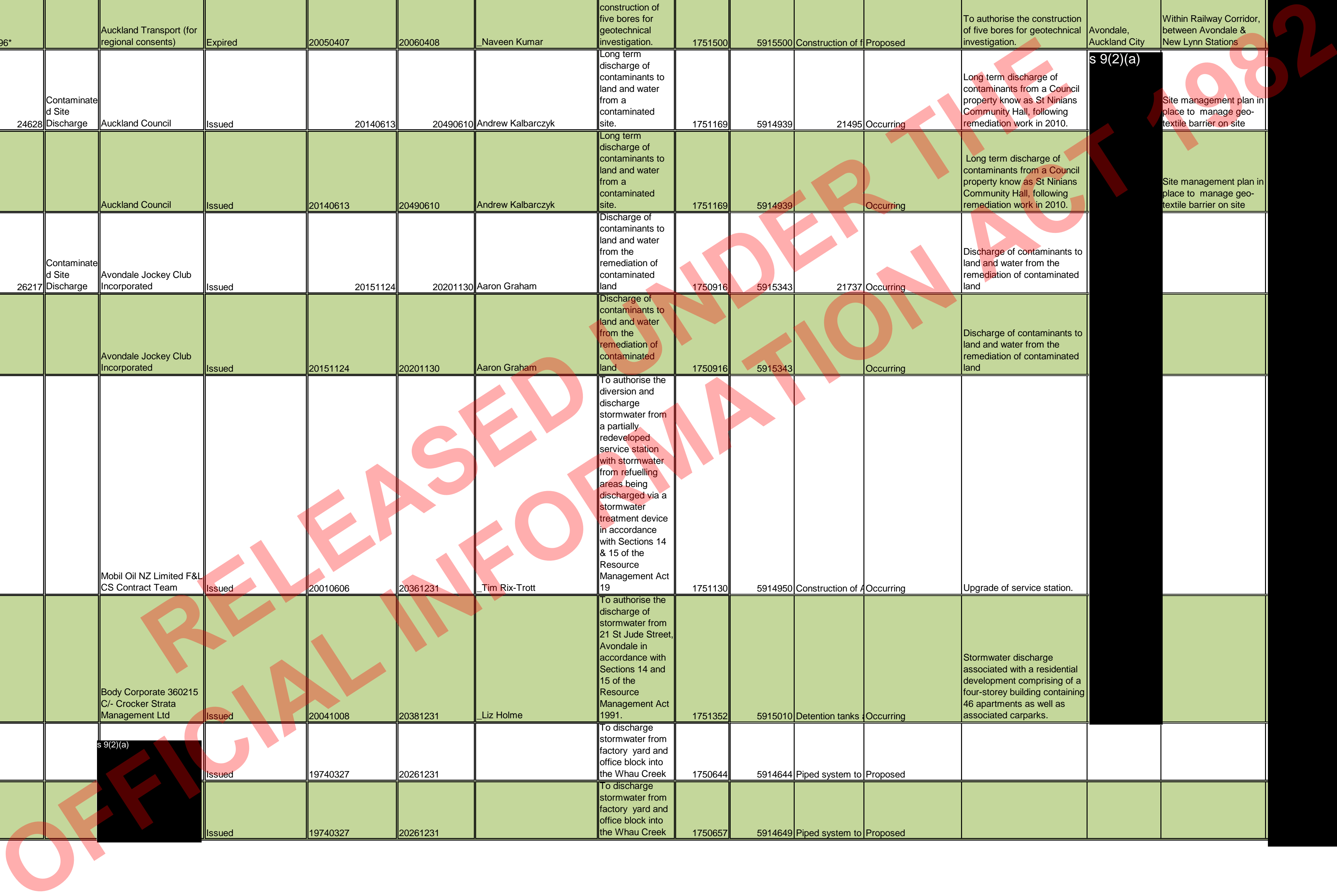
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APPLICATION_NO	FILE_REFERENCE	ACTIVITY	APPLICANT	APPLICATION_STATUS	LODGED_DATE	PROCESSING_OFFICER	EASTING	NORTHING	ACTIVITY_ID	STATUS	DESCRIPTION
45305	26209	Contaminated Site Discharge	Millennium Group Limited	Processing	20151103	Aaron Graham	1750204.7	5915068.81	21735	Occurring	Contaminated Site Discharge application associated with a proposal for remediation of the existing contaminated & preparation of the site for suitable ground level future residential development.
45630	26426	Contaminated Site Discharge	Hoy's International Investment Limited	Processing	20160114	Aaron Graham	1751305	5915008	21775	Occurring	Discharge of contaminants to land and water from the remediation of contaminated land associated with 23 terraced housing units.
43711	25091	Contaminated Site Discharge	Hoy's International Investment Limited	Withdrawn	20141029	Andrew Kalbarczyk	1751305.46	5915008	21551	Occurring	Consent to construct eight terraced townhouses and a 32 unit apartment block, on site previously used as a car wreckers yard.
35831	20654	Stream Work	Auckland City Council	Withdrawn	20080520	Matthew Byrne	1750900	5914950		Proposed	7.5metres of streamworks associated with the upgrade of a culvert.
46886	27358	Groundwater Diversion	Subsume Limited	Processing	20160822	Richard Simonds	1751349.33	5915452.79		Proposed	Groundwater Diversion application to vary conditions of consent R/LUC/2016/561 and R/REG/2016/2196 to add an additional basement level and associated changes - original application was never submitted to NRSI advisors.
44129	25406	Stormwater Discharge	Hoy's International Investment Limited	Withdrawn	20141028	Bodo Hellberg	1751305	5915008		Proposed	Stormwater Discharge associated with the proposed construction of eight terrace housing units and 32 apartment units on the existing site.
45624	26423	Earthwork	Hoy's International Investment Limited	Processing	20160113	Fiona Harte	1751305	5915008		Proposed	To undertake approximately 0.26ha of earthworks associated with the construction of a terraced housing development.
47041	27476	Contaminated Site Discharge	Lentil & Co Trustees Limited	Processing	20160825	Jessica Marais	1750357.18	5915742.33			To discharge contaminants to land or water from land undergoing disturbance, as part of the Proposed Construction of three dwellings and three lot subdivision.
47120	27527	Earthwork	Uzone Limited	Processing	20161007	Michael Parsonson	1750877	5914825		Proposed	Earthworks associated with a proposal for construction of two four storey apartments and five terraced housing blocks with a total number of 61 residential units.
44219	25466	Earthwork	S 9(2)(a)	Withdrawn	20150301	Ted Temple	1751396.27	5915448.08		Proposed	Earthworks associated with the construction of a mixed use development consisting of 34 apartments, ground floor retail and ground and basement parking comprising of 21 spaces.
44220	25467	Contaminated Site Discharge	S 9(2)(a)	Withdrawn	20150302	Aaron Graham	1751396.27	5915448.08		Occurring	Contaminated Site Discharge associated with the construction of a mixed use development consisting of 34 apartments, ground floor retail and ground and basement parking comprising of 21 spaces.
44266	25501	Groundwater Diversion	S 9(2)(a)	Withdrawn	20150309	Andy Samaratunga	1751396.27	5915448.08		Proposed	Groundwater Diversion associated with the construction of a mixed use development consisting of 34 apartments, ground floor retail and ground and basement parking comprising of 21 spaces.
35739	20614	Contaminated Site Discharge	Kiwirail Holdings Limited Attn: Snr RMA Adviser	No Longer Required		Andrew Kalbarczyk	1751400	5915250			Crayford St to Chalmers St Avondale Prelodgment set up 18/4/08
35832	20655	Stormwater Discharge	Auckland City Council	Withdrawn	20080520	Matthew Byrne	1750900	5914950		Proposed	Stormwater upgrade (installation of pipeline, construction of a new inlet and outlet structure, retaining wall, installation of culvert)
47025	27460	Earthwork	Millennium Group Limited	Processing	20151103	Graeme Ridley	1750204.7	5915068.81		Proposed	Streamworks associated with preparation of the site for suitable ground level future residential development



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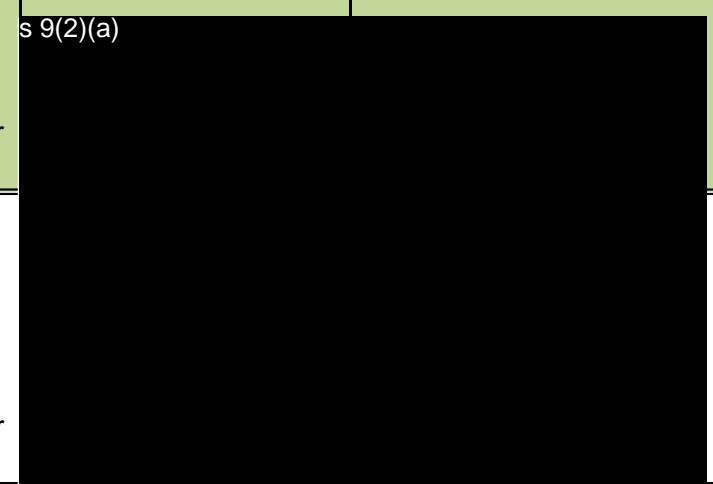
CONSENT_NUMBER	FILE_REFERENCE	ACTIVITY	CONSENT_HOLDER	CONSENT_STATUS	GRANTED_DATE	EXPIRY_DATE	PROCESSING_OFFICER	PURPOSE	EASTING	NORTHING	ACTIVITY_ID	ACTIVITY_STATUS	ACTIVITY_DESCRIPTION	SITE_NAME	SITE_DESCRIPTION	PROPERTY_ADDRESS
16004	SC9711670		Winslow Group Ltd***IN LIQ*** **IN LIQUIDATION***	Expired	19970708	19990630		LAND USE CONSENT: SEDIMENT CONTROL FOR 2.5 HA OF EARTHWORKS ASSOCIATED WITH THE	1750200	5914800		Occurring		WINSLOW GROUP LTD	Site of Wriggate Street, Avondale The site borders the Avondale Racecourse to the north, the Whau River to the South and west, while the east	s 9(2)(a)
30748	C512-12-3496*		Auckland Transport (for regional consents)	Expired	20050407	20060408	Naveen Kumar	To authorise the construction of five bores for geotechnical investigation.	1751500	5915500	Construction of f	Proposed	To authorise the construction of five bores for geotechnical investigation.	Avondale, Auckland City	Within Railway Corridor, between Avondale & New Lynn Stations	
43062	24628	Contaminated Site Discharge	Auckland Council	Issued	20140613	20490610	Andrew Kalbarczyk	Long term discharge of contaminants to land and water from a contaminated site.	1751169	5914939	21495	Occurring	Long term discharge of contaminants from a Council property know as St Ninians Community Hall, following remediation work in 2010.	s 9(2)(a)	Site management plan in place to manage geotextile barrier on site	
43062	24628		Auckland Council	Issued	20140613	20490610	Andrew Kalbarczyk	Long term discharge of contaminants to land and water from a contaminated site.	1751169	5914939		Occurring	Long term discharge of contaminants from a Council property know as St Ninians Community Hall, following remediation work in 2010.		Site management plan in place to manage geotextile barrier on site	
45312	26217	Contaminated Site Discharge	Avondale Jockey Club Incorporated	Issued	20151124	20201130	Aaron Graham	Discharge of contaminants to land and water from the remediation of contaminated land	1750916	5915343	21737	Occurring	Discharge of contaminants to land and water from the remediation of contaminated land			
45312	26217		Avondale Jockey Club Incorporated	Issued	20151124	20201130	Aaron Graham	Discharge of contaminants to land and water from the remediation of contaminated land	1750916	5915343		Occurring	Discharge of contaminants to land and water from the remediation of contaminated land			
25361	15642		Mobil Oil NZ Limited F&L CS Contract Team	Issued	20010606	20361231	Tim Rix-Trott	To authorise the diversion and discharge stormwater from a partially redeveloped service station with stormwater from refuelling areas being discharged via a stormwater treatment device in accordance with Sections 14 & 15 of the Resource Management Act 19	1751130	5914950	Construction of A	Occurring	Upgrade of service station.			
29635	17708		Body Corporate 360215 C/- Crocker Strata Management Ltd	Issued	20041008	20381231	Liz Holme	To authorise the discharge of stormwater from 21 St Jude Street, Avondale in accordance with Sections 14 and 15 of the Resource Management Act 1991.	1751352	5915010	Detention tanks	Occurring	Stormwater discharge associated with a residential development comprising of a four-storey building containing 46 apartments as well as associated carparks.			
1391	BE730629		s 9(2)(a)	Issued	19740327	20261231		To discharge stormwater from factory yard and office block into the Whau Creek	1750644	5914644	Piped system to	Proposed				
1391	BE730629			Issued	19740327	20261231		To discharge stormwater from factory yard and office block into the Whau Creek	1750657	5914649	Piped system to	Proposed				



CONSENT_NUMBER	FILE_REFERENCE	ACTIVITY	CONSENT_HOLDER	CONSENT_STATUS	GRANTED_DATE	EXPIRY_DATE	PROCESSING_OFFICER	PURPOSE	EASTING	NORTHING	ACTIVITY_ID	ACTIVITY_STATUS	ACTIVITY_DESCRIPTION	SITE_NAME	SITE_DESCRIPTION	PROPERTY_ADDRESS
46749	26546		Ting Holdings Limited	Issued	20160519	20510519	Richard Simonds	To take groundwater for dewatering of a basement and two car stacker pits for apartment buildings and potential long term diversion of the groundwater.	1751015.83	5915271.94		Proposed	To take groundwater for dewatering of a basement and two car stacker pits for apartment buildings and potential long term diversion of the groundwater.	s 9(2)(a)		s 9(2)(a)
45801	26546		Racecourse Parade Limited Partnership	Superseded	20160519	20510519	Richard Simonds	To take groundwater for dewatering of a basement and two car stacker pits for apartment buildings and potential long term diversion of the groundwater.	1751015.83	5915271.94		Proposed	To take groundwater for dewatering of a basement and two car stacker pits for apartment buildings and potential long term diversion of the groundwater.			
27533	16574		True North Trust Management Limited	Issued	20030130	20371231	Karyn Hopkins	To authorise approximately 38m of streamworks associated with undertaking stabilisation works in accordance with Section 13 and 14 of the Resource Management Act 1991.	1751100	5915800		Completed	Restoration and Stabilisation of watercourse			
30403	18062		Waitakere City Council Ecowater Business Unit	Expired	20050210	20070430	Christine Mitchell	To authorise approximately 0.3ha of earthworks associated with a in accordance with Section 9(3) of the Resource Management Act 1991.	1750100	5914900		Occurring	Earthworks associated with the construction of a stormwater treatment facility.	Curnard Street, New Lynn		
40000	22925		Auckland Council	Expired	20120616	20170430	Graham Hooper	to undertake earthworks, coastal works and works to trees for the construction of a stormwater network upgrade	1750320	5915820		Occurring	Application for earthworks, a coastal structure and treeworks to construct a stormwater network upgrade a long side Riversdale Road, Avondale.	Riversdale Road, Avondale	Application for earthworks, a coastal structure and treeworks to construct a stormwater network upgrade a long side Riversdale Road, Avondale.	
40003	22927		Auckland Council	Issued	20120616	20470530	Graham Hooper	To construct the stormwater outfall and associated energy dissipation structure and rock riprap wall under Section 12(1) of the RMA.	1750320	5915372		Proposed	Application for earthworks, a coastal structure and treeworks to construct a stormwater network upgrade a long side Riversdale Road, Avondale.	Riversdale Road, Avondale		
2801	BR792236		Auckland Council	Issued	19800212	20211231	Adam Duncan	To divert and discharge stormwater from 13 ha of developed residential land at Ash street, Avondale into a tributary of the Wahu River.	1750155	5915086		Occurring		Auckland City Council	erosion mitigation 98 Ash St AVONDALE	
13276	BR949994		YW CHI YC CHI	Issued	19941117	20281231	Tim Rix-Trott	TO DISCHARGE STORMWATER FROM A PROPOSED GOLF DRIVING RANGE AND ASSOCIATED CAR PARK WITH ALLOWANCE FOR RESIDENTIAL DEVELOPMENT INTO A TRIBUTARY OF THE WHAU RIVER.	1750200	5915100	STORMWATER	Occurring		Golf Driving Range - residential	Ash Street, Avondale - has now become a residential subdivision.	Ash Street Avondale Auckland City

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CONSENT_NUMBER	FILE_REFERENCE	ACTIVITY	CONSENT_HOLDER	CONSENT_STATUS	GRANTED_DATE	EXPIRY_DATE	PROCESSING_OFFICER	PURPOSE	EASTING	NORTHING	ACTIVITY_ID	ACTIVITY_STATUS	ACTIVITY_DESCRIPTION	SITE_NAME	SITE_DESCRIPTION	PROPERTY_ADDRESS
20082	11879		Fletcher Residential Limited	Expired	19970926	19990731	_Ross Winter	Residential subdivision	1750400	5915600		Occurring		Treeline Subdivision Stages 1,2, & 3	Mahia Road, Weymouth. Site is generally flat (up to %5 gradient) although there is a fill batter at the lower end of the site which is steeper (2 : 1 slope).	Mahia Road Weymouth Manukau City
22467	14032		Fletcher Residential Limited ***USE ACC 1602***	Superseded	19990414	20010430	Michael Parsonson	To undertake a total of 2.8 hectares of earthworks associated with the construction of a residential subdivision.	1750400	5915600	Cut to fill bulk ea	PartiallyCompleted		Heron Point Stage 3	Stage 3A consists of 17 lots on 1.32ha and Stage 3B consists of 24 lots on 1.81 ha. Mahia Road (off Sykes Rd) Weymouth.	MAHIA ROAD WEYMOUTH Manukau City
23258	14032		Fletcher Residential Limited	Expired	19991122	20010731	Michael Parsonson	To undertake a total of 2.8 hectares of earthworks associated with the construction of a residential subdivision.	1750400	5915600		PartiallyCompleted		Heron Point Stage 3	Stage 3A consists of 17 lots on 1.32ha and Stage 3B consists of 24 lots on 1.81 ha. Mahia Road (off Sykes Rd) Weymouth.	MAHIA ROAD WEYMOUTH Manukau City
35366	C512-12-4174*		Kiwirail Holdings Limited Attn: Snr RMA Adviser	Expired	20080125	20090129	Reginald Samuel	To authorise the construction of two bores for the purpose of geotechnical monitoring of water Level.	1751405	5915320	The construction	Drilled	To authorise the construction of two bores for the purpose of geotechnical monitoring of water Level.	Ontrack-Avondale Rail Station		Railway Land Avondale Auckland City
36562	21116		Kiwirail Holdings Limited Attn: Snr RMA Adviser	Issued	20090306	20431231	Matthew Byrne	To authorise the diversion and discharge of stormwater from approximately 1500m2 of new impervious area relating to rail track re-alignment and double tracking, in accordance with Section 15 of the Resource Management Act 1991.	1751470	5915440		Proposed	Application to undertake a stormwater discharge for a proposed rail duplication works in Avondale (from Chalmers Street to Whau Creek).	Dart 4 - Whau Creek, Avondale	1500m2 of new rail track ballast	Railway Land Avondale Auckland City
20190	11920		Auckland Council	Surrendered	19980216	20321231	_Tim Rix-Trott	To build an outfall structure in and to divert and discharge stormwater into the CMA from a residential subdivision of 3.5 ha.	1750168	5914830	Construction of s	Occurring		Wingate Street Subdivision		Wingate Street Avondale Auckland City
20191	11921		Auckland Council	Issued	19980216	20321231	_Tim Rix-Trott	To build an outfall structure in and to divert and discharge stormwater into the CMA from a residential subdivision of 3.5 ha.	1750168	5914830	Construction of s	Occurring		Wingate Street Subdivision		Wingate Street Avondale Auckland City
6832	BE896680		Housing New Zealand	Replaced	19891020	19921231		TO DIVERT AND DISCHARGE STORMWATER FROM UP TO A 0.65-HECTARE URBAN CATCHMENT INCLUDING PART OF THE PROPOSED-0.4 HECTARE RESIDENTIAL DEVELOPMENT A 102-108 ASH-STREET AVONDALE INTO THE WHAU RIVER-	1750114	5915032	STORMWATER	Occurring		renewal of water right 896680		
9000	BE926680		Housing New Zealand	Issued	19931029	20271231	_Michael Leroy Dyson	TO DIVERT AND DISCHARGE STORMWATER FROM A 0.4 HA RESIDENTIAL SUBDIVISION INTO THE WHAU CREEK	1750114	5915032	PIPED STORMW	Occurring		renewal of water right 896680		



CONSENT NUMBER	FILE REFERENCE	ACTIVITY	CONSENT HOLDER	CONSENT STATUS	GRANTED DATE	EXPIRY DATE	PROCESSING OFFICER	PURPOSE	EASTING	NORTHING	ACTIVITY ID	ACTIVITY STATUS	ACTIVITY DESCRIPTION	SITE NAME	SITE DESCRIPTION	PROPERTY ADDRESS
45811	26552		Racecourse Parade Limited Partnership	Issued	20160519	20210519	Steve Bryant	To undertake earthworks consisting of 4,000m3 over 3,500m2 to enable construction of three apartment buildings	1751015.83	5915271.94		Proposed	To undertake earthworks consisting of 4,000m3 over 3,500m2 to enable construction of three apartment buildings	s 9(2)(a)		s 9(2)(a)
24129	14938		STOP MONITORING Consent Ownership Unknown Or Co in Liquidation, Struck Off or in Receivership	Issued	20000912	20351231	Tim Rix-Trott	To divert and discharge stormwater to a watercourse	1750784	5914756	To construct stor	Proposed		Wingate Street Residential Subdivision		s 9(2)(a)
28230	16890		Body Corporate 350496 C/o Auckland Property Management	Issued	20031002	20371231	Tim Rix-Trott	To authorise the discharge of stormwater from a residential subdivision development in accordance with Sections 14 and 15 of the Resource Management Act 1991.	1750600	5914800	48-60 Wingate S	Occurring	Stormwater discharge from 0.79ha residential subdivision consisting of 29 new units	s 9(2)(a)		
27936	16749		Z Energy Limited	Issued	20030708	20371231	Tim Rix-Trott	To authorise the diversion and discharge of stormwater, from an upgrade of the existing service station via a stormwater treatment device in accordance with Sections 14 & 15 of the Resource Management Act 1991.	1750500	5915400	Construction of A	Occurring	Stormwater discharge from service station			
20349	11984		PROMINENT ENTERPRISES LT	Expired	19971120	19980630	Paul Metcalf	To undertake approximately 2.2 hectares of earthworks associated with a residential subdivision	1750400	5915200		Proposed				s 9(2)(a)

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GEOMAPS

Parcel Description

LOT 2 DP 470450

ACTIVITY	CONSENT_	CONSENT_
source	using features from	TUS
All Consents		Issued
Contaminate d Site Discharge	Shelter Homes Limited	Issued
Groundwater Diversion	Ting Holdings Limited	Issued
Groundwater Diversion	Racecourse Parade Limited Partnership	Superseded

Selection mode: Select

Spatial query

Attribute query

Select by geometry

Point Line Polygon

Circle Rectangle Freehand

Select features that Intersects

target All Consents

Buffer 700 Meters

Apply Clear



s 9(2)(a)

INCIDENTNO.	XCOORD	YCOORD	NZTMXCOORD	NZTMYCOORD	POLLUTANTTYPE	RECIEVED	REPORT	INCIDENTTYPE	ACTIONEDBY	IMPACT	VOLUME	CULPRITTR	RECORDDATE	INVESTIGATIONDATE
09/1964.	1751220	5915002	1751220	5915001.	Not Found / Nothing	Hotline	Meat Odour in stream	Air Pollution	Thomas Harre	Potential	Potential	YES	9/06/2009	9/06/2009
09/2070.	1751225	5914944	1751224.6	5914944.	Food / Beverage Wastes	Hotline	Odour coming from Creek	Potential Water/Land Pollution	Matthew Harrex	Natural Water	10-200 litres	YES	24/06/2009	24/06/2009
09/3184.	1750389	5914675	1750389	591467	Hydrocarbon - Waste Oil	From ARC	staining on ground, engines outside, parts storage	Water / Land Pollution	Paul Clement	Land Only	10-200 litres	YES	3/11/2009	3/11/2009
10/3229.	1751242	5914976	1751242.19	5914975.8	Food / Beverage Wastes	Hotline	rotten odour and foodwaste leak	Water / Land Pollution	Hazel Meadows	Potential	Potential	YES	19/11/2010	19/11/2010
10/0637	1750712	5914703	1750712	591470	Wastewater - Sewer Overflow	Hotline	Odour - Sewer odour behind property	Sewage Overflow	Matthew Harrex	Natural Water	>1000 litres	YES	8/02/2010	8/02/2010
09/2076.	1751234	5914947	1751233.6	5914947.	Food / Beverage Wastes	Hotline	Odour from creek	Water / Land Pollution	Matthew Harrex	Natural Water	10-200 litres	YES	25/06/2009	25/06/2009
10/0262	1751102	5914994	1751101.88	5914993.8	Fire Water Run-off	Fire Pager	Fire - Light Industrial	Fire (Attended)	Thomas Harre	Potential	>1000 litres	NO	3/12/2009	3/12/2009
11/0692	1750457	5915346	1750457.48	5915345.5	Hydrocarbon - Fuel / Diesel	Hotline	Petrol Spill	Spill	Natalie James	Potential	10-200 litres	YES	19/03/2011	19/03/2011
12/2711.	1751175	5915182	1751174.6	5915181.7	Odour	Hotline	Air Pollution	Odour Discharge	Aaron Graham	Potential	N/A	YES	17/07/2012	17/07/2012
10/3150.	1751242	5914977	1751242	591497	Food / Beverage Wastes	Hotline	Liquid from meat shop pooling on neighbour's property	Water / Land Pollution	Katie Navrotskaya	Land Only	<10 litres	YES	17/11/2010	17/11/2010
13/2315	1751128	5914949	1751128.27	5914949.2	Hydrocarbon - Fuel / Diesel	Hotline	Spill of petrol	Water / Land Pollution	Tim Butler	Potential	<10 litres	YES	7/07/2013	7/07/2013
14/0735	1750530	5914769	1750530.45	5914769.0	Wastewater - Domestic Sewage	Hotline	Sewage smell	Air Pollution	Glenn Riddell	Land Only	<10 litres	NO	22/02/2014	22/02/2014
09/2865	1751400	5915450	1751400.48	5915450.	Hydrocarbon - Waste Oil	Hotline	Oil to s/w	Water / Land Pollution	Paul Clement	Stormwater	10-200 litres	YES	20090921	20090921
11/3897	1751405	5915457	1751405.43	5915457.3	Hydrocarbon - Oil	Other	automotive waste into s/w stream	Not Found	Aaron Graham	Potential	Potential	YES	20111013	20111013

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s 9(2)(a)

OBJECTID	Locality	SAPSiteID	SiteStatus	SiteType	SiteObjectType	SiteDescription	SiteArea	RoadNameFull	ACPropertyID	CONDITIONDESCRIPTION	CONDITIONGROUP	CONDITIONTYPECODE	CONDITIONTYPEDESCRIPTION	DATASOURCE	EFFECTIVEDATE	LAPSEDATE	PROPERTYSITEID	XCoord	YCoord
1326848	Avondale	11224435	Current	Standard	Site (Property)	LOT 14 DP 42415	1171	Ash Street	ACC0000312860	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11224435	1749920	5915138
1327030	Avondale	11284325	Current	Standard	Site (Property)	LOT 3 DP 200075	239	Riversdale Road	ACC0000415839	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11284325	1749853	5915514
1327065	Avondale	11222100	Current	Standard	Site (Property)	LOT 2 DP 38369	682	Naumai Street	ACC0000351846	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11222100	1750440	5915536
1327282	Avondale	11249610-00	Current	Standard	Flat (Property)	FLAT 13 DP 19840	0	Canal Road	ACC0000529307	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11249610-0013	1750133	5915363
1327005	Avondale	11222518	Current	Standard	Site (Property)	Lot 2 DP 19163	2063	Ash Street	ACC0000312824	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11222518	1750154	5915270
1327105	Avondale	11284350	Current	Standard	Site (Property)	LOT 4 DP 200075	246	Riversdale Road	ACC0000415840	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11284350	1749856	5915509
1327334	Avondale	11248890	Current	Standard	Site (Property)	Lot 1 DP 133060	2570	Canal Road	ACC0000393552	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11248890	1749845	5915157
1323852	Avondale	11286418	Current	Standard	Site (Property)	LOT 1 DP 7043	581	Wingate Street	ACC0000387417	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11286418	1751136	5915080
1327309	Avondale	11189397	Current	Standard	Site (Property)	Lot 12 DP 38369	675	Ash Street	ACC0000303140	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11189397	1750512	5915452
1327358	Avondale	11247272	Current	Standard	Site (Property)	LOT 7 DP 19275	1031	Canal Road	ACC0000396810	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11247272	1749925	5915376
1327443	Avondale	11303913	Current	Standard	Site (Property)	Lot 3 DP 357175	401	Ash Street	ACC0000557277	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170327	99991231	11303913	1750192	5915293
1327458	Avondale	11249444	Current	Standard	Site (Property)	LOT 15 DP 141167	1240	Tony Segedin Drive	ACC0000405977	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11249444	1749827	5915361
1326778	Avondale	11453963	Current	Standard	Site (Property)	LOT 2 DP 515986	374	Ash Street			Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11453963	1749890	5915085
1326842	Avondale	11198505	Current	Standard	Site (Property)	LOT 1 DP 123584	3759	Riversdale Road	ACC0000366921	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11198505	1749758	5915486
1326896	Avondale	11249610	Current	Standard	Site (Property)	LOT 1 DP 197760	5340	Canal Road	ACC0000416047	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11249610	1750133	5915363
1326921	Avondale	11265693	Current	Standard	Site (Property)	Lot 18 DP 210963	415	Blumhardt Place	ACC0000426852	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11265693	1749823	5915500
1326978	Avondale	11264688	Current	Standard	Site (Property)	LOT 10 DP 210851	468	Blumhardt Place	ACC0000426846	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11264688	1749819	5915492
1326762	Avondale	11235569	Current	Standard	Site (Property)	Lot 1 DP 22378	687	Canal Road	ACC0000310552	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11235569	1750414	5915536
1326912	Avondale	11250761	Current	Standard	Site (Property)	LOT 2 DP 72075	3608	Ash Street	ACC0000400843	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11250761	1750061	5915238
1327289	Avondale	11251264	Current	Standard	Site (Property)	Lot 2 DP 334991	541	Riversdale Road	ACC0000422097	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11251264	1749826	5915529
1327471	Avondale	11254982	Current	Standard	Site (Property)	Lot 8 DP 211656	293	Naumai Street	ACC0000412895	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11254982	1750460	5915481
1326976	Avondale	11264594	Current	Standard	Site (Property)	LOT 7 DP 201950	437	Blumhardt Place	ACC0000426843	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11264594	1749819	5915480
1327012	Avondale	11249398	Current	Standard	Site (Property)	Lot 1 DP 72075	2453	Ash Street	ACC0000405973	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11249398	1750097	5915259
1327493	Avondale	11265664	Current	Standard	Site (Property)	Lot 10 DP 196837	420	Blumhardt Place	ACC0000426851	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11265664	1749819	5915492
1327094	Avondale	11206052	Current	Standard	Site (Property)	LOT 1 DP 48912	607	Canal Road	ACC0000310842	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11206052	1749870	5915319
1327496	Avondale	11264655	Current	Standard	Site (Property)	LOT 9 DP 201950	398	Blumhardt Place	ACC0000426845	Hazardous Activity and Industri	Contamination	HAILS	Hazardous Activities and Industries L	SAP	20170517	99991231	11264655	1749819	5915492

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Technical Memo – Natural Resources & Specialist Input Unit

To:	Ashleigh Richards – Consultant Planner (Align Ltd)
From:	Aaron Graham, Senior Compliance Advisor – Earthworks and Contaminated Land, Natural Resources and Specialist Input, Resource Consents
Date:	18 November 2015

1.0 APPLICATION DESCRIPTION

Application and property details

Applicant's Name:	Avondale Jockey Club Incorporated
NRSI application number:	R/REG/2015/4320 (45312 NRSI)
NRSI file number:	26217
NRSI activity type:	Discharge of contaminants to land and water from the remediation of contaminated land
Site address:	s 9(2)(a) Avondale

2.0 PROPOSAL, SITE AND LOCALITY DESCRIPTION

2.1 Proposal Relevant to this Consent Only

The applicant is seeking consent to discharge contaminants to land and water from the earthworks associated with the remediation of a contaminated site. A full description of the proposal is provided in the report titled:

- Detailed Site Investigation, Remediation Action Plan & Assessment of Environmental Effects, 22 Elm Street, Avondale, Auckland, dated December 2015, prepared by Focus Environmental Services Ltd (DSI, RAP & AEE)

In brief:

- The objective for the proposed remediation is to prepare the site for potential future residential development.
- Soil investigations indicate that site soils are contaminated with the heavy metals arsenic, chromium, copper lead and zinc, as well as polycyclic aromatic hydrocarbons represented as benzo(a)pyrene equivalent (BaP eqv.) with areas contaminated above the Permitted Activity (PA) Criteria of the Auckland Council Regional Plan: Air, Land and Water (ACRP:ALW). No other contaminants tested

were found to be present in concentrations exceeding the PA criteria of the ACRP:ALW

- The applicant proposes to remove approximately 204.59m³ of contaminated soils.
- The proposed works are to be carried out in accordance with the DSI, RAP & AEE. The objective of the works outlined in the DSI, RAP & AEE is to manage all contaminated soil onsite throughout the remediation works.

2.2 Background and Site History Relevant to this Consent Only

No consents for the discharge of contaminants to land and water under the Regional Plan have been held for the site prior to this application.

The site history has been described in Section 6 of the DSI, RAP & AEE. In summary, historically the site appears have had unidentified filling and stockpiling of material onsite, as well as an area of rubbish burning. These activities have contributed to the contaminated soils on the site.

2.3 Locality Description Relevant to this Consent Only

The site is part of a larger property (Avondale Race Course) located at 2-42 Ash Street, it is legally described as Lot 2 DP 470450 (part lot) and is 3,577m² in size. The property is located at the bottom of Elm Street and is directly adjacent the eastern part of the Avondale Race Track, to the east of the property are residential properties and a motor inn.

The site drains via the local stormwater system to a tributary of the Avondale Stream approximately 300m to the south.

3.0 REASON FOR CONSENT – CONTAMINATED SITE DISCHARGE ACTIVITY

3.1 Reasons for Consent

3.1.1 The Auckland Council Regional Plan: Air, Land and Water

A discharge permit is required under Section 15(1) of the Resource Management Act 1991 (the RMA) as there is no NES which authorises the discharge from the site, and soil analysis presented in the DSI, RAP & AEE exceeds the acceptable contamination levels specified in the PA Criteria of the ACRP:ALW (Schedule 10).

Rule 5.5.44 in the ACRP:ALW covers the discharge of contaminants from land containing elevated levels of contaminants that does not comply with the standards and terms of Rules 5.5.40, 5.5.41 or 5.5.42. The standards and terms of Rule 5.5.44 have been met, and consent is required as a controlled activity.

3.1.2 The Proposed Auckland Unitary Plan

The Proposed Auckland Unitary Plan (PAUP) was notified on the 30 September 2013, that is prior to this application being lodged, and therefore the application must also be assessed under the relevant Contaminated Land Rules of the PAUP, which have immediate effect.

Rule H.4.5.2.2.2 allows certain contaminant discharges associated with the remediation of contaminated land as a controlled activity. It is considered all the conditions of that rule will be met by the proposed works and therefore the proposal is regarded as a **controlled activity** under rule H.4.5.2.2.2 of the PAUP.

3.2 Other Activities Considered

The proposed works are required to be assessed against the regulations of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES Soil) which came into effect on the 1 January 2012. The activity's status and effects under the 'NES Soil' have been considered by others and are not discussed further in this memo.

Removal of all contaminated material to an appropriate facility is proposed. Therefore it is unlikely that long-term discharge consent is required, following the completion of the proposed works onsite. The applicant intends to provide a Site Validation Report (SVR) to Auckland Council to verify that all contaminated soil has been removed, and following review of that report it can be confirmed that no long-term discharge consent is needed for the site.

4.0 TECHNICAL ASSESSMENT OF EFFECTS

4.1 Assessment of Effects on the Environment

The proposed works have the potential to have adverse effects from the discharge of contaminated sediment and stormwater, and inappropriate disposal of soil.

The following mitigation measures have been proposed to mitigate the potential effects of the discharge during the proposed site disturbance, and have been included as conditions of consent:

- Ensuring that the remediation is undertaken in accordance with the RAP provided with the application (Condition X.1)
- Erosion and sediment control measures will be carried out in the excavation areas for sediment discharge control, in accordance with the Auckland Regional Council Guidelines for Land Disturbing Activities in the Auckland Region, Technical Publication TP90 (Condition X.5)
- Dampening of the excavation area to suppress the generation of dust during the works (Condition X.5)
- Temporary stockpiles will be covered with tarpaulins anchored at the edges

outside working hours and during periods of heavy rain (Condition X.6)

- Loading of excess contaminated soil and/or fill material directly into lined trucks, which will be covered with close fitting covers to avoid incidental contaminant discharges in transport (Condition X.6)
- Disposing of the contaminated soil to either an appropriately licensed disposal facility (Condition X.6)
- Any potentially contaminated stormwater should be dealt with appropriately (Condition X.7)

The above mitigation measures are considered to be appropriate to control the potential discharges from the proposed works, given their scale, and the relatively flat nature of the site.

It is considered that any effects of the proposed activity on the environment as identified above will be appropriately managed/mitigated, based on undertaking the proposed measures to avoid, remedy or mitigate effects in accordance with the application documents.

Also proposed by the applicant is the provision of a SVR to Auckland Council upon the completion of the soil disturbance works. It is recommended that this be incorporated with consent conditions (X.9, X.10 and X.11, respectively) to identify any risk the site poses to the environment upon the completion of the soil disturbance works. For the same reason, a number of additional standard conditions are also recommended to be included, as presented in Section 6.3 of this memo.

4.2 Affected Parties

Relevant Rule 5.5.44 of the ACRP: ALW precludes public notification unless special circumstances exist. However, it requires that notice be served on the landowner and reserves the right to serve notice upon potentially affected persons unless a written approval from those parties has been provided with the application.

In this case, the applicant is the landowner, therefore no written approval is required.

Due to the nature of the effects considered in this memo, and for the reasons set out in Section 4.1 above, it is considered that no persons other than the landowner are adversely affected by the potential discharge from the proposed remediation.

5.0 STATUTORY CONSIDERATIONS

5.1 Objectives and Policies

The following objectives and policies are considered relevant to the proposed activity:

- Auckland Council Regional Plan: Air, Land and Water:

- Objectives 5.3.1, 5.3.15A, and 5.3.16
- Policies 5.5.34A and B, 5.4.36, and 5.4.37A
- Auckland Council Regional Policy Statement:
 - Chapter 8: Objective 8.3, and Policy 8.4.1
 - Chapter 15: Objective 15.3, Policy 15.4.4
 - Chapter 17: Objective 17.3, and Policies 17.3, 17.4.1-3
- Proposed Auckland Unitary Plan:
 - Part 2, Chapter C, Section 5.6, Objective 1, and Policies 1-4

5.2 Matters Relevant to Discharge or Coastal Permits (Section 105) and Restrictions on Certain Permits (Section 107)

It is considered that the provisions of Section 105 have been met as it has been determined that there are no significant effects on the receiving environment as concluded in Section 4 of this memo. It is further considered the applicant's reasons for the proposed choice of remedial actions and mitigation measures are appropriate in the circumstances and regard has been had to alternative methods of discharge applicable in this case.

Section 107(1) of the RMA places restrictions on the granting of certain discharge permits that would contravene Sections 15 or 15A of the RMA. It is considered that the proposal will not give rise to any of the effects listed in Section 107(1) because of the scale of the disturbance, and the appropriate site management measures proposed.

5.3 Duration of Consent (Section 123)

The applicant has not requested a specific term of consent. It is considered appropriate to set a term of five years for the consent to discharge of contaminants to land and water during the remediation of the site. This duration will allow the applicant time to undertake the works, while limiting the effects to a short time period. This is consistent with the duration of consents granted for other similar applications.

6.0 RECOMMENDATION AND CONDITIONS

6.1 Adequacy of Information

The above assessment is based on the information submitted as part of the application. It is considered that the information submitted is sufficiently comprehensive to enable the consideration of the above matters on an informed basis:

- a. The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the relevant regional plan.

- b. The extent and scale of any adverse effects on the environment are able to be assessed.

6.2 Recommendation

With regards to adverse effects on the environment, the assessment in this memo does not identify any reasons to withhold consent. Provided the requirements under s95B of the RMA have been fulfilled, the aspect of the proposal considered by this memo could be granted consent, subject to recommended conditions, for the following reasons:

1. Subject to the imposition of consent conditions, it is considered that the effects on the receiving environment will be appropriately managed/mitigated.
2. The sensitivity of the receiving environment to the adverse effects of the discharge will not be compromised given the level of the discharge, the application of suitable control technology and appropriate on site management techniques.

6.3 Conditions

As discussed in Section 4.1 of this report, the following conditions are recommended to mitigate potential effects:

- X.1 The discharge from remediation of contaminated soil at 22 Elm Street, Avondale shall be carried out in accordance with the plans and all information submitted with the application, in particular:

- The report *Detailed Site Investigation, Remediation Action Plan & Assessment of Environmental Effects*, s 9(2)(a) Avondale, Auckland, dated December 2015, prepared by Focus Environmental Services Ltd.

referenced by Auckland Council as R/REG/2015/4320.

Advice Note:

The council acknowledges that the Remediation Action Plan is intended to provide flexibility of the management of the works and contaminated site discharge. Accordingly, it may need to be updated, any updates should be limited to the scope of this consent and consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council on (09) 301 0101.

- X.2 All remediation works shall be monitored by a suitably qualified and experienced contaminated land practitioner, who shall ensure that all management options and contingency measures outlined in the report "*Detailed Site Investigation, Remediation Action Plan & Assessment of Environmental Effects*, s 9(2)(a) Avondale,

Auckland", dated December 2015, and prepared by Focus Environmental Services Ltd and all relevant consent conditions are adhered to.

- X.3 All sampling and testing of contamination on the site, shall be overseen by a suitably qualified and experienced contaminated land practitioner. All sampling shall be undertaken in accordance with *Contaminated Land Management Guidelines, No.5 - Site Investigation and Analysis of Soils*, Ministry for the Environment, revised 2011.

Advice Note:

All testing and analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis. For more details on how to confirm the suitability of the laboratory please refer to Part 4: Laboratory Analysis, of Contaminated Land Management Guidelines No.5.

- X.4 The Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input shall be informed in writing about the commencement of the works at least two (2) working days prior to commencement.

Advice Note:

Condition (X.4) requires the consent holder to notify the Council of their intention to begin land disturbance activity works a minimum of two working days prior to commencement. Please contact the Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council at david.hampson@aucklandcouncil.govt.nz to advise of the start of works. The following details should also be provided:

- *name and telephone number of the project manager and the site owner;*
 - *site address to which the consents relate;*
 - *activity to which the consents relate; and*
 - *expected duration of the works.*
- X.5 All excavation in the work areas shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond subject site to either land, stormwater drainage systems, watercourses or receiving waters.

Erosion and sediment controls shall be installed along the boundaries of the disturbance areas in accordance with the Auckland Regional Council Guidelines for Land Disturbing Activities in the Auckland Region, Technical Publication TP90. The excavation areas shall be dampened during the day to suppress the generation of dust during the works. Filter cloths or cover mats shall be installed over the stormwater cesspits in the vicinity of the excavation areas.

Advice Note:

Discharge from the site includes the disposal of water (eg. perched groundwater or collected surface water) from the remediation area.

- X.6 The soils and/or fill material identified for off-site disposal shall primarily be loaded directly into trucks and shall be covered during transportation off site. If required, temporary stockpiles shall be located within an area protected by erosion and sediment controls, and be covered with tarpaulins anchored at the edges outside working hours and during periods of heavy rain. All soil removed from the land disturbance area shall be deposited at a disposal site that holds a consent to accept the relevant level of contamination.

Where it can be demonstrated that the soil has been fully characterised in accordance with the Ministry for the Environment's 'A guide to the management of cleanfills' (2002) and meets the definition of 'cleanfill', the removal to a consented disposal site is not required. In such circumstances, the Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council shall be advised prior its removal from the subject site.

- X.7 Any perched groundwater, or surface water encountered within the excavation area requiring removal shall be considered potentially contaminated, and shall either:
- a. be disposed of by a licenced liquid waste contractor; or
 - b. pumped to sewer, providing the relevant permits are obtained; or
 - c. discharged to the stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for the protection of 95 percent of freshwater species.
- X.8 All imported fill shall:
- a. Comply with the definition of 'cleanfill', as per 'A Guide to the Management of Cleanfills', Ministry for the Environment (2002); and
 - b. Be solid material of an inert nature; and
 - c. Not contain hazardous substances or contaminants above natural background levels of the receiving site.

Advice Note:

Background levels for the Auckland Region can be found in the Auckland Regional Council technical publication "TP153, Background concentrations of inorganic elements in soils from the Auckland Region", (2001).

- X.9 Upon the completion of the proposed remediation works, site validation testing shall be undertaken. It shall include testing of the soil and groundwater remaining within the excavation area for the heavy metals arsenic, chromium, copper lead and zinc, as

well as polycyclic aromatic hydrocarbons represented as benzo(a)pyrene equivalent (BaP eqv.). The site validation testing shall be undertaken in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines, No.5: Site Investigation and Analysis of Soils, revised 2011.

Advice Note:

With regards to sampling and testing required by Condition X.9, in order to comply with the Ministry for the Environment's Contaminated Land Management Guidelines, all testing and analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis. For more details on how to confirm the suitability of the laboratory please refer to Part 4: Laboratory Analysis, of the Ministry for the Environment's Contaminated Land Management Guidelines, No.5.

- X.10 Within three months of the completion of the soil disturbance activities on site, a Site Validation Report (SVR) shall be provided to the Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council. The SVR shall be prepared by a suitably qualified and experienced contaminated land practitioner and shall include details of any soil sampling undertaken.

The Site Validation Report shall contain sufficient detail to address the following matters:

- i. a summary of the works undertaken, including a statement confirming whether the excavation of the site has been completed in accordance with the application reports listed in Condition X.1.
- ii. the location and dimensions of the excavations carried out, including a relevant site plan.
- iii. a summary of any testing undertaken, including tabulated analytical results, and interpretation of the results in the context of the contaminated land rules of the Auckland Council Regional Plan: Air, Land, and Water and the Proposed Auckland Unitary Plan (PAUP).
- iv. copies of the disposal dockets for the material removed from the site.
- v. evidence that all imported fill material complies with the definition of 'cleanfill', as per 'A Guide to the Management of Cleanfills', Ministry for the Environment (2002).
- vi. records of any unexpected contamination encountered during the works, if applicable.
- vii. details regarding any complaints and/or breaches of the procedures set out in the Remediation Action Plan, and the conditions of this consent.

- X.11 Where contaminants are identified that have not been anticipated by the application, works in the area containing the unexpected contamination shall cease and be notified to the Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council. Works shall not recommence until confirmation has been received from the Team Leader Earthworks and Contaminated

Land that disturbance of the unexpected contamination is within the scope of this consent. Any unexpected contamination and contingency measures shall be documented in the Site Validation Report required by Condition X.10.

Advice Note:

In accordance with Condition (X.11) any unexpected contamination, may include contaminated soil, perched water or groundwater. The consent holder is advised that where unexpected contamination is significantly different in extent and concentration from that anticipated in the original site investigations, handling the contamination may be outside the scope of this consent. Advice should be sought from the Team Leader Earthworks and Contaminated Land as to whether carrying out any further work in the area of the unexpected contamination is within scope of this consent.

X.12 This consent shall expire on 30 November 2020 unless it has been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.

7.0 REVIEW

Memo prepared by:

Aaron Graham

s 9(2)(a)

**Senior Compliance Advisor - Contaminated Land
 Natural Resources and Specialist Input, Resource Consents**

Date:

18/11/15

Memo and technical review reviewed and approved for release by:

David Hampson

s 9(2)(a)

**Team Leader, Earthworks
 Natural Resources and Specialist Input, Resource Consents**

Date:

18/11/15

From: Lorraine Hamilton
To: [Rebecca Colvin](#)
Subject: RE: Closed Landfills - Avondale racecourse
Date: Thursday, 25 October 2018 12:09:32 PM
Attachments: Out of Scope



Hi Rebecca,

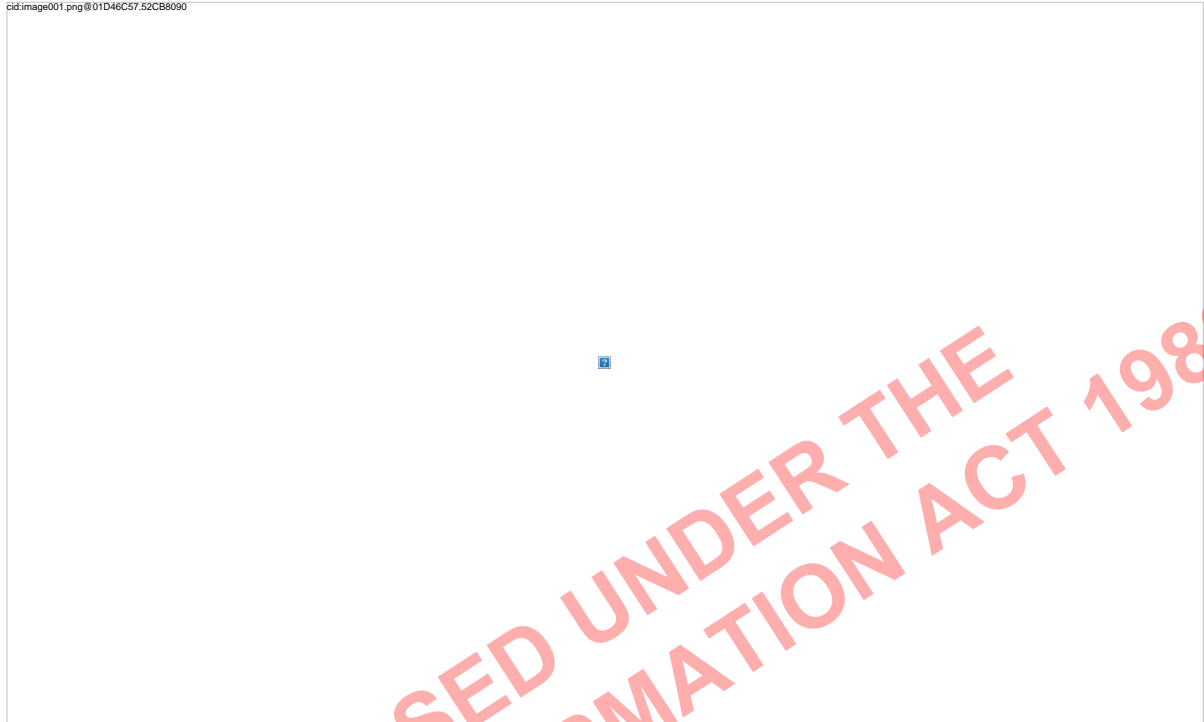
Auckland Council owned or managed closed landfills within an approximately 500m radius of the racetrack boundary include Ken Maunder Park, Delta Ave, Drury St, and Whau River closed landfills. I've provided info for each of these sites.

Just outside the radius are Rata St Bypass, Queen Mary Reserve, McNaughton Way, Olympic Park and to the northeast Phyllis, Harbutt and Alan Wood reserves.

It is my understanding that the bank on the racetrack side of the Te Whau River, closest to the racetrack also potentially contains contaminated material or fill, and the racetrack itself is also tagged as contaminated.

Please let me know if there are projects coming up that involve the landfills.

cid:image001.png@01D46C57.52CB8090



Kind regards,

Lorraine Hamilton | Closed Landfills and Contaminated Land Response Specialist
Engineering & Technical Services Unit
Infrastructure & Environmental Services Department

s 9(2)(a)

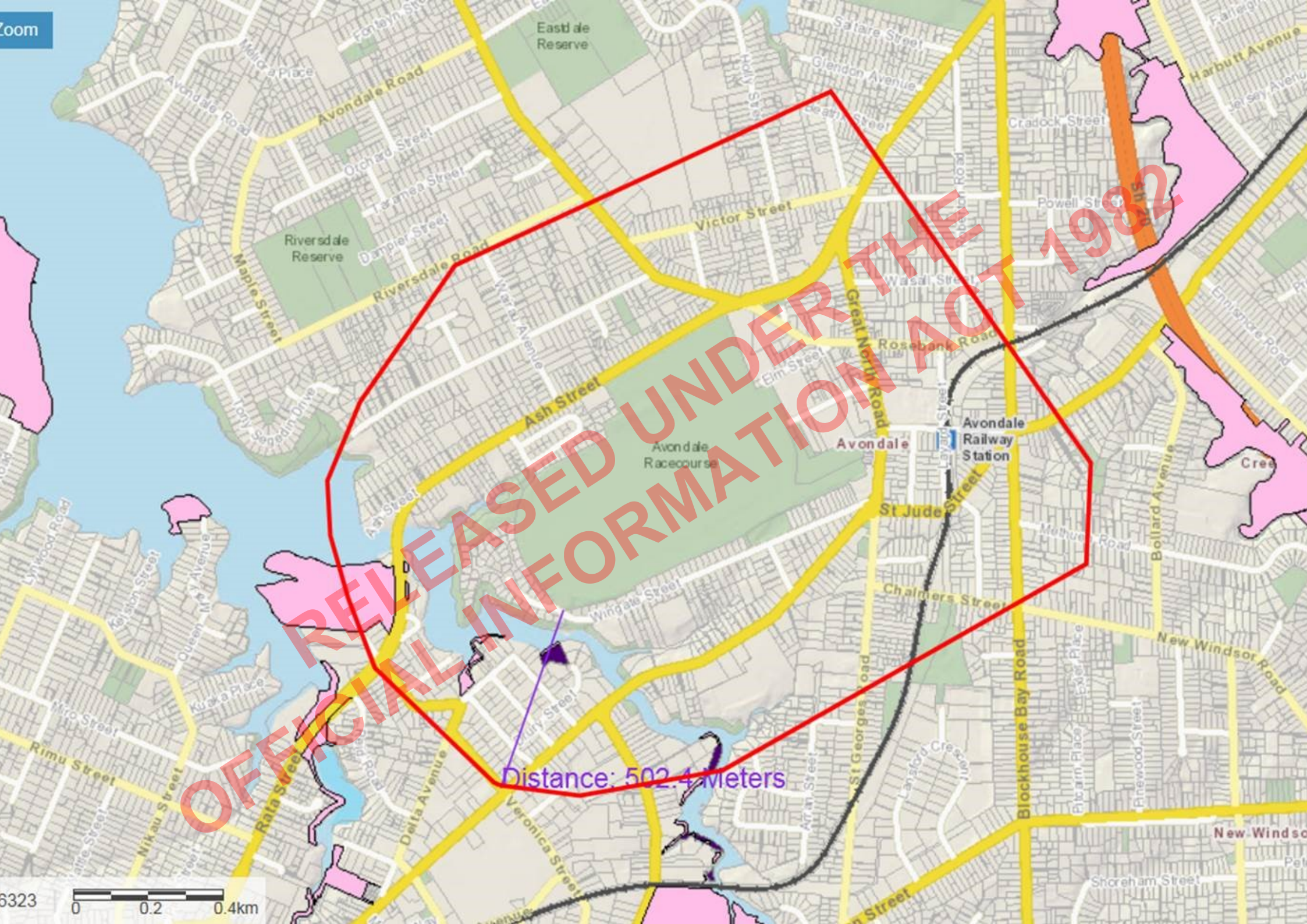
Auckland Council, Level 2 North, Bledisloe House, 24 Wellesley St, Auckland Central, Auckland 1010
Visit our website: www.aucklandcouncil.govt.nz

From: Rebecca Colvin, [Out of Scope](#)
Sent: Thursday, 25 October 2018 11:08 a.m.
To: Lorraine Hamilton
Subject: Closed landfills - Avondale racecourse

Hello Lorraine,

Please could you provide me any information on closed landfills within 500m of Avondale Racecourse please (Lot 2 DP470 450) ? If you could send me a screen shot showing the locations.

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982



OFFICIAL INFORMATION ACT 1982

Distance: 502.4 meters

From: Lorna Lui-Yuen
To: [Rebecca Colvin](#)
Subject: RE: Bore and water take search - Puhinui Road
Date: Wednesday, 31 October 2018 11:13:06 AM
Attachments: Out of Scope



Good morning Rebecca

Sorry for the late reply. I have completed the search for any bores as well as takes within 500m of the racecourse. There are no results to display re : the water takes.

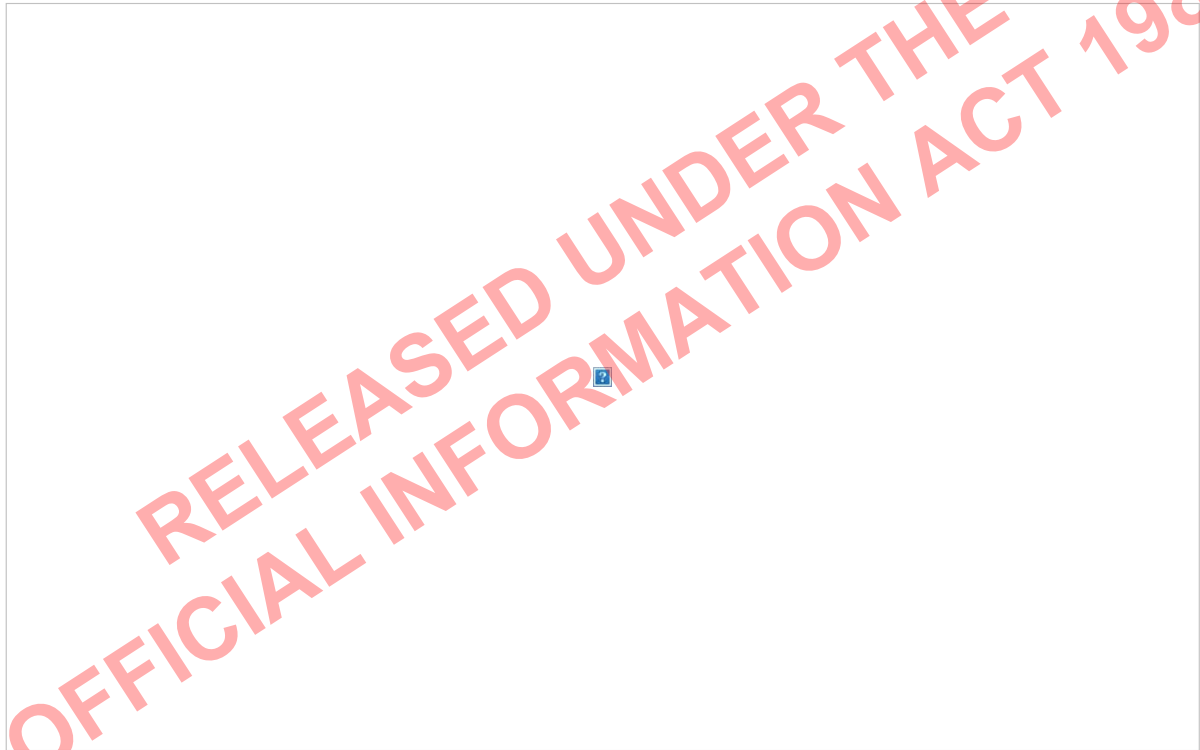
Have a good day!

Lorna

From: Rebecca Colvin **Out of Scope**
Sent: Thursday, 25 October 2018 11:08 AM
To: Lorna Lui-Yuen <.@.>
Subject: FW: Bore and water take search - Puhinui Road

Hi Lorna,

Would you please do a bore and water take search for me? It is roughly a 500 m radius around this section of Avondale Racecourse (Lot 2 Dp 470 450). Again, if any results could please be presented on both excel and a map format, that would be great.



Thank you for your time, again! Have a great day!
Regards,

Rebecca Colvin BSc (Hons), MSc, CSci, MCIWEM C.WEM
Contaminated Sites Specialist, Aurecon

s 9(2)(a)

Level 4, 139 Carlton Gore Road, Newmarket, Auckland New Zealand 1023
PO Box 9762, Newmarket, Auckland 1149
aurecongroup.com

[cid:image001.png@01D46B93.C24DF340](#)



DISCLAIMER

CONSENT_NUMBER	FILE_REFERENCE	CONSENT HOLDER	BORE_ID	GRANTED_DATE	EXPIRY_DATE	CONSENT_STATUS	PROCESSING_OFFICER	PURPOSE	WORKS_DESCRIPTION	EASTING	NORTHING	ACTIVITY_STATUS	ACTIVITY_DESCRIPTION	SITE_NAME	SITE_DESCRIPTION	MAIN_AQUIFER	AQUIFER	TLA	DATE_DRILLED	TOTAL_DEPTH	STATIC_WATER_LEVEL	STATIC_WATER_DEPTH	DIAMETER_FROM	DIAMETER_TO	CONSULTANT	DATE_CREATED	PROPERTY_ADDRESS	LOC_TYP
30748	C512-12-3496*	Auckland Transport (for regional consents)	22314	20050407	20060408	Expired	Naveen Kumar	To authorise the construction of five bores for geotechnical investigation.	Construction of five 100mm bores to an approximate depth of 20m.	1751500	5915500	Proposed	To authorise the construction of five bores for geotechnical investigation.	Avondale, Auckland City	Within Railway Corridor, between Avondale & New Lynn Stations			Auckland Central							Opus International Consultants Ltd	20170601		Point
35366	C512-12-4174*	Kiwirail Holdings Limited Attn: Snr RMA Adviser	23093	20080125	20090129	Expired	Reginald Samuel	To authorise the construction of two bores for the purpose of geotechnical monitoring of water Level.	The construction of two 25mm diameter bores to a maximum depth of 8m at one site and 10m at the other. Installation of SCH. 40 PVC casing material to an approximate depth of 8m at one site and 10m at the other. Proposed grouting to 2m.	1751405	5915320	Drilled	To authorise the construction of two bores for the purpose of geotechnical monitoring of water Level.	Ontrack-Avondale Rail Station		Waitemata	Auckland Isthmus Waitemata	Auckland Central	20080831	10.45	1.99	20080830	0	10.45	AECOM Consulting Services (NZ) Ltd	20170601	Railway Land Avondale Auckland City	Point

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ATTACHMENT 7 – Hail Enquiry Response

**RELEASED UNDER THE
OFFICIAL INFORMATION ACT 1982**

From: Claire Lacina
To: [Rebecca Colvin](#)
Cc: [RECContamination](#)
Subject: RE: Avondale Racecourse
Date: Monday, 29 October 2018 3:43:44 PM
Attachments: Out of Scope

Hi Rebecca,

This email is in response to your recent enquiry requesting available site contamination information held within the Environmental Health Unit of the Licensing and Compliance Services Department (LCS).

Council's regulatory records indicate that there could be the potential for historic, and/or current, land use activities on or adjacent to this site that falls within the Hazardous Activities and Industries List (HAIL) published by the Ministry for the Environment:

Activities at the site **s 9(2)(a)** Avondale Racecourse) include sports turf and storage and use of dangerous goods. This site is also identified as Filled/Weak Ground.

Please note that only council's soil contamination records within the LCS department and GIS map have been checked. There may be other soil contamination information held within:

1. Contaminated Site Enquiry team: XXXXXXXXXXXXXXXXXX@XXXXXXXXXXXX.XXXX.XX

A Contaminated Sites Enquiry report contains the following information only:

- Pollution incidents (incl. air discharges, oil or diesel spills)
- Bores
- Contaminated site, air discharge and industrial trade process consents
- Closed Landfills (council-owned closed landfill sites only)
- Air quality permitted activities

2. Property File for viewing reports or all relevant information relating to the property -Requested from the local service centre, by phone, 09 3010101.

Kind regards,

Claire Lacina | Technical Officer – Contamination, Air & Noise
Specialist Input | Resource Consents

s 9(2)(a)

Auckland Council, Level 2, 35 Graham Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz

From: Rebecca Colvin **s 9(2)(a)**
Sent: Monday, 29 Octo
To: RECContamination
Subject: RE: Avondale Racecourse

Thank you very much. This request is fairly urgent so I appreciate that.

Kind regards,

Rebecca

Rebecca Colvin
Contaminated Sites Specialist, Aurecon
s 9(2)(a)

DISCLAIMER

From: Claire Lacina <@...> **On Behalf Of** RECContamination
Sent: Monday, 29 October 2018 10:48 AM
To: Rebecca Colvin **s 9(2)(a)**
Subject: RE: Avondale Racecourse

Hi Rebecca,

Thank you for the email below, we did receive your request on Thursday 25 October. I will follow up today with any contamination information held within our records for this site.

Kind regards,

Claire Lacina | Technical Officer – Contamination, Air & Noise
Specialist Input | Resource Consents

s 9(2)(a)

Auckland Council, Level 2, 35 Graham Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz

From: Rebecca Colvin **s 9(2)(a)**
Sent: Monday, 29 October 2018 8:09 a.m.
To: RECContamination
Subject: FW: Avondale Racecourse

Hello,

Did you receive my email below?

Thanks,

Rebecca

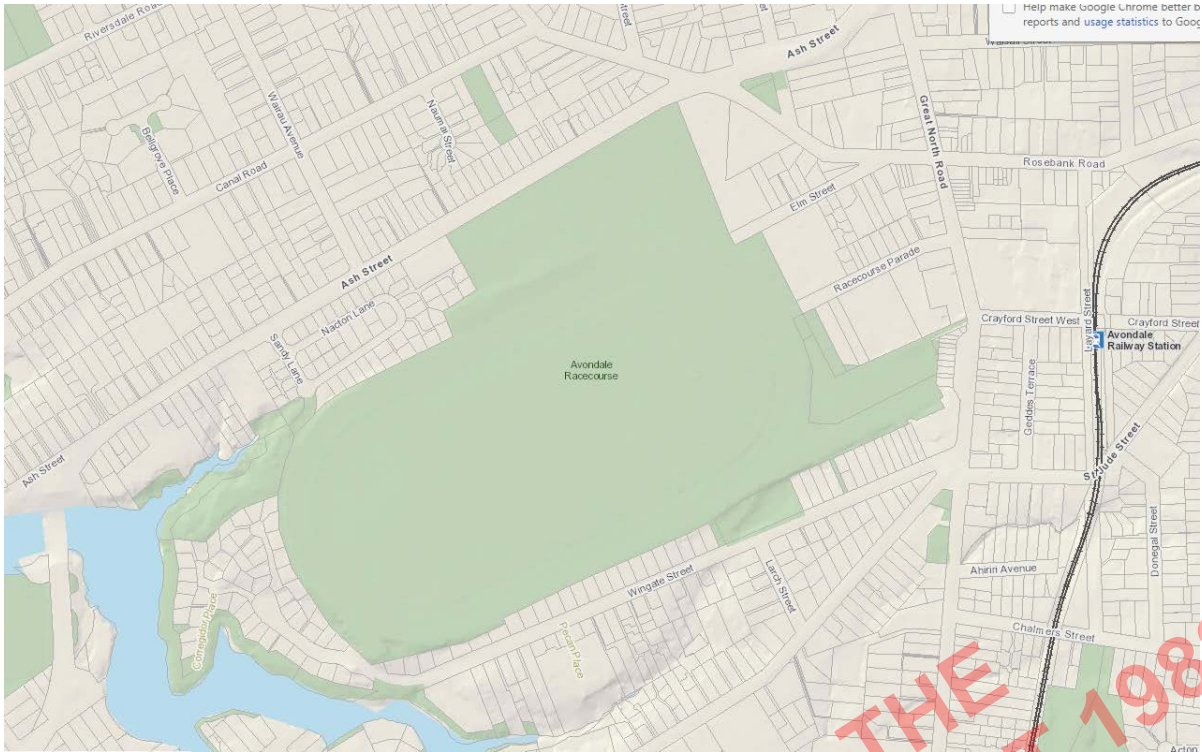
Rebecca Colvin
Contaminated Sites Specialist, Aurecon
s 9(2)(a)

DISCLAIMER

From: Rebecca Colvin
Sent: Thursday, 25 October 2018 11:09 AM
To: '@...' <XXXXXXXXXXXXXXXXXX@XXXX.XXXX.XX>
Subject: Avondale Racecourse

Hello there,

I would like to please request available site contamination information for Avondale Racecourse (Lot 2 DP 470 450) and immediate surrounds.



Thanks

Rebecca

Rebecca Colvin
Contaminated Sites Specialist, Aurecon
S 9(2)(a)

Level 4, 139 Carlton Gore Road, Newmarket, Auckland New Zealand 1023
PO Box 9762, Newmarket, Auckland 1149
aurecongroup.com



DISCLAIMER

[Redacted area]

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