

Laura Bowman

From: official information
Sent: Thursday, 26 May 2022 8:43 am
To: [REDACTED]@beca.com
Cc: official information
Subject: Final Response - LGOIMA 262521 - [REDACTED] - Contamination Information for 93 Properties in Te Rapa North

Attachments: LGOIMA Response Letter 262521 - [REDACTED], Beca.pdf; HAIL Landuse Information Table - LGOIMA 262521.pdf; Property Table - LGOIMA 262521.pdf; Te Rapa North Ownership Map Final.pdf; Te Rapa North Structure Plan Study Area.pdf

Kia Ora,

I refer to your **information request below**, Hamilton City Council is able to provide the following response.

Please find attached to this email:

- a. The response letter from the Laura Mills of the City Safe team addressing your informaiton request
- b. A HAIL Landuse Information Table

Please note I have also attached the 3 documents you sent to HCC as part of your informaiton request.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

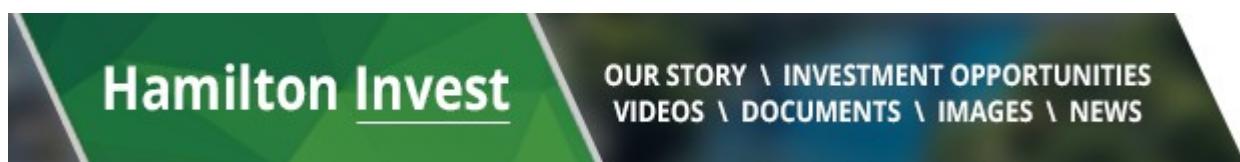
Kind Regards,

Laura | Official Information Coordinator
Legal Services & Risk | People and Organisational Performance
Email: officialinformation@hcc.govt.nz



Hamilton City Council | Private Bag 3010 | Hamilton 3240 | www.hamilton.govt.nz

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From: [REDACTED]@beca.com>
Sent: Thursday, 28 April 2022 12:48 pm
To: Laura Mills <Laura.Mills@hcc.govt.nz>
Cc: [REDACTED]@beca.com>
Subject: Te Rapa Structure Plan - contamination information

Hi Laura!

Hope you are doing well.

I have attached the contamination information you asked for, including a map of the study area (the area we would like the information on), a property map with property numbers (the four large purple properties on this map are not included in the study area, nor is the Fonterra factory in the blue so these properties do not have numbers), and a spreadsheet of the corresponding property number with an address, property picture and the legal description.

Thanks,



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Sensitivity: General

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26 May 2022

[REDACTED]
Beca Ltd
Level 2, 6 Garden Place
Hamilton

Dear [REDACTED]

Request under Section 10 of the Local Government Official Information and Meetings Act 1987

This letter provides the response to your request for information under Section 10 of the Local Government Official Information and Meetings Act 1987.

As of **26 May 2022**, a search of Council records has shown that several of the properties listed in the attached HAIL Landuse Information Table been identified on Council's Selected Land Use Register (SLUR). The details of each property have been listed alongside the corresponding activity/activities listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL) and the currently assigned site category.

Where the site category indicates that some form of site investigation has occurred, Council holds further information on its files in relation to that property. This information on any property of interest is available on request.

Important notes: -

No inspection of the subject properties has been carried out because of this application. This response relates only to the likely presence of hazardous contaminants. It does not include any information Council may hold in relation to any other matters listed in Section 44A (2) of the Local Government Official Information and Meetings Act 1987.

The Resource Management National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) Regulations 2011 would apply to any tank removal, subdivision, change of use, soil disturbance or soil sampling activity proposed in relation to the piece(s) of land. This may require application for resource consent in accordance with the Resource Management Act 1991. Any site investigation required must be done and reported on by a suitably qualified and experienced practitioner in accordance with the NESCS.

Council is concerned with human receptors only. You are advised to contact the Waikato Regional Council, who may or may not have further information in relation to HAIL activity and the likely presence of hazardous contaminants for this land, particularly in relation to ecological receptors.

Disclaimer: -

Hamilton City Council accepts no liability for any inaccuracy in, or omission from, the information provided above, or for any consequence of that inaccuracy or omission.

Any person who wishes to make any commercial decisions that involves an assessment of whether the site is impacted by hazardous contaminants should make their own enquiries and decisions.

Further information:

More information on hazardous activities and industries that are considered likely to cause land contamination can be found at:- <http://www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list.html>.

Please contact me if you require any further assistance.

Regards

Laura Mills

Contaminated Land Officer

Council Building
Garden Place, Hamilton

Phone [REDACTED]
Email laura.mills@hcc.govt.nz

HAIL Landuse Information Table

Number on Property Table	Address	Legal Description	HAIL Land Use	Site Category	Land Use Exposure Scenario*	Contamination reports available?
1	16 Bern Road	Part Lot 2 Deposited Plan 30896	No information available	No information available	No information available	No information available
2	1447 Te Rapa Road	Lot 1 Deposited Plan South Auckland 2879	No information available	No information available	No information available	No information available
3	50 Old Ruffell Road	Lot 1 Deposited Plan South Auckland 21979	No information available	No information available	No information available	No information available
4	1408 Te Rapa Road	Lot 1 Deposited Plan South Auckland 8230	No information available	No information available	No information available	No information available
5	80 Meadow View Lane	Lot 1-2 Deposited Plan South Auckland 61136	No information available	No information available	No information available	No information available
6	80 Meadow View Lane	Lot 1-2 Deposited Plan South Auckland 61136	No information available	No information available	No information available	No information available
7	60 Meadow View Lane	Lot 3 Deposited Plan South Auckland 61136	No information available	No information available	No information available	No information available
8	40 Meadow View Lane	Lot 3 Deposited Plan South Auckland Auckland 18043	No information available	No information available	No information available	No information available
9	24 Meadow View Lane	Lot 2 Deposited Plan South Auckland 18043	No information available	No information available	No information available	No information available
10	16 Meadow View Lane	Lot 3 Deposited Plan 321172	No information available	No information available	No information available	No information available
11	16 Meadow View Lane	Lot 2 Deposited Plan 321172	No information available	No information available	No information available	No information available
12	8 Meadow View Lane	Lot 1 Deposited Plan 321172	No information available	No information available	No information available	No information available
13	1366 Pukete Road	Lot 5-6 Deposited Plan South Auckland 1007	No information available	No information available	No information available	No information available
14	1366 Pukete Road	Lot 5-6 Deposited Plan South Auckland 1007	No information available	No information available	No information available	No information available
15	1370 Pukete Road	Lot 3-4 Deposited Plan South Auckland 1007	No information available	No information available	No information available	No information available
16	1370 Pukete Road	Lot 3-4 Deposited Plan South Auckland 1007	No information available	No information available	No information available	No information available
17	1374 Pukete Road	Lot 1-2 Deposited Plan South Auckland 1007	No information available	No information available	No information available	No information available
18	1376 Pukete Road	Lot 1-2 Deposited Plan South Auckland 1007	No information available	No information available	No information available	No information available
19	1382 Pukete Road	Lot 1 Deposited Plan South Auckland 7948	No information available	No information available	No information available	No information available
20	1388A and B Pukete Road	Lot 1 Deposited Plan 320469	No information available	No information available	No information available	No information available
21	1388A and B Pukete Road	Lot 2 Deposited Plan 320469	No information available	No information available	No information available	No information available
22	37 Meadow View Lane	Lot 3 Deposited Plan 320469	No information available	No information available	No information available	No information available

23	41 Meadow View Lane	Lot 6 and Part Lot 7 Deposited Plan South Auckland 18043	No information available	No information available	No information available	No information available
24	41 Meadow View Lane	Lot 6 and Part Lot 7 Deposited Plan South Auckland 18043	No information available	No information available	No information available	No information available
25	65 Meadow View Lane	Lot 5 Deposited Plan South Auckland 18043	No information available	No information available	No information available	No information available
26	1406 Pukete Road	Lot 2 Deposited Plan South Auckland 85687	No information available	No information available	No information available	No information available
27	1397 Pukete road	Part Allotment 11A Parish of Pukete	No information available	No information available	No information available	No information available
28	146 Ruffell Road	Part Lot 1 Deposited Plan South Auckland 6991 and Section 1 Survey Office Plan 455601	No information available	No information available	No information available	No information available
29	146 Ruffell Road	Part Lot 1 Deposited Plan South Auckland 6991 and Section 1 Survey Office Plan 455601	No information available	No information available	No information available	No information available
30	16 Redoaks Close	Section 7, 9, 12-13, 19 Survey Office Plan 469816	Confirmed no or unlikely HAIL	N/A	N/A	Yes
31	16 Redoaks Close	Section 7, 9, 12-13, 19 Survey Office Plan 469816	Confirmed no or unlikely HAIL	N/A	N/A	Yes
32	16 Redoaks Close	Section 7, 9, 12-13, 19 Survey Office Plan 469816	Confirmed no or unlikely HAIL	N/A	N/A	Yes
33	No address provided	Lot 2 Deposited Plan 546273	No information available	No information available	No information available	No information available
34	216B Te Kowhai Road	Lot 6 Deposited Plan South Auckland 8356	No information available	No information available	No information available	No information available
35	216 Te Kowhai Road	Lot 3 Deposited Plan South Auckland 92223	No information available	No information available	No information available	No information available
36	212 Te Kowhai Road	Lot 2 Deposited Plan South Auckland 92223	No information available	No information available	No information available	No information available
37	208 Te Kowhai Road	Lot 1 Deposited Plan South Auckland 92223	No information available	No information available	No information available	No information available
38	206 Te Kowhai Road	Lot 1 Deposited Plan 460964	No information available	No information available	No information available	No information available
39	Errol Close	Principal Unit 2 Deposited Plan 467784	No information available	No information available	No information available	No information available
40	No address provided	Lot 3 Deposited Plan South Auckland 8356	No information available	No information available	No information available	No information available
41	No address provided	Lot 2 Deposited Plan South Auckland 8356	No information available	No information available	No information available	No information available
42	No address provided	Section 4, 9, 20 Survey Office Plan 416124	Not Confirmed	HAIL A10	N/A	No
43	No address provided	Part Allotment 215 Parish of Pukete and Section 13 Survey Office Plan 416124	Not Confirmed	HAIL A10	N/A	No
44	No address provided	Section 4, 9, 20 Survey Office Plan 416124	Not Confirmed	HAIL A10	N/A	No
45	No address provided	Section 4, 9, 20 Survey Office Plan 416124	Not Confirmed	HAIL A10	N/A	No

46	No address provided	Section 2 Survey Office Plan 455601	Confirmed	HAIL A10	N/A	Yes
47	No address provided	Part Allotment 10 Parish of Pukete and Part Allotment 10 Parish of Pukete	No information available	No information available	No information available	No information available
48	No address provided	Section 7 Survey Office Plan 450644	Confirmed	HAIL A10	N/A	Yes
49	No address provided	Lot 1 Deposited Plan South Auckland 19933	Not Confirmed	HAIL E1	N/A	Yes
50	No address provided	Lot 1 Deposited Plan South Auckland 14357	Not Confirmed	HAIL E1	N/A	Yes
51	No address provided	Part Allotment 9 Parish of Pukete	No information available	No information available	No information available	No information available
52	No address provided	Lot 1 Deposited Plan South Auckland 58299	Partially Investigated	HAILS A10, D5 F8	Commercial/Industrial	Yes
53	No address provided	Part Allotment 8 Parish of Pukete	No information available	No information available	No information available	No information available
54	No address provided	Section 8-9 Survey Office Plan 450644	Confirmed	HAIL A10	N/A	Yes
55	No address provided	Section 6 Survey Office Plan 450644	Partially Investigated	HAIL A10, F4, A17, G5, A13	Not listed	Yes
56	No address provided	Part Allotment 6 and Part Allotment 7 and Part Allotment 215 Parish of Pukete	Confirmed no or unlikely HAIL	N/A	N/A	Yes
57	No address provided	Section 1, 3 Survey Office Plan 467994 and Section 4, 28-29 Survey Office Plan 417000	Confirmed no or unlikely HAIL	N/A	N/A	Yes
58	No address provided	Section 1, 3 Survey Office Plan 467994 and Section 4, 28-29 Survey Office Plan 417000	Confirmed no or unlikely HAIL	N/A	N/A	Yes
59	No address provided	Section 1, 3 Survey Office Plan 467994 and Section 4, 28-29 Survey Office Plan 417000	Confirmed no or unlikely HAIL	N/A	N/A	Yes
60	No address provided	Part Allotment 6 and Part Allotment 7 and Part Allotment 215 Parish of Pukete	Confirmed no or unlikely HAIL	N/A	N/A	Yes
61	No address provided	Part Allotment 6 and Part Allotment 7 and Part Allotment 215 Parish of Pukete	Confirmed no or unlikely HAIL	N/A	N/A	Yes
62	No address provided	Lot 2-6 Deposited Plan South Auckland 11087	No information available	No information available	No information available	No information available
63	No address provided	Lot 1 Deposited Plan South Auckland 11087	No information available	No information available	No information available	No information available
64	No address provided	Lot 2-6 Deposited Plan South Auckland 11087	No information available	No information available	No information available	No information available
65	No address provided	Lot 2-6 Deposited Plan South Auckland 11087	No information available	No information available	No information available	No information available
66	No address provided	Lot 2-6 Deposited Plan South Auckland 11087	No information available	No information available	No information available	No information available
67	No address provided	Lot 2-6 Deposited Plan South Auckland 11087	No information available	No information available	No information available	No information available

68	No address provided	Lot 1 Deposited Plan South Auckland 10458, Lot 1 Deposited Plan South Auckland 29922 and Lot 1 Deposited Plan South Auckland 85687	Partially Investigated	HAILS A3, B2, A4, F4, F8, A17, B4, D5, E1, E5, G5, G6, I	Maintenance/excavation	Yes - Part of much larger site
69	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request
70	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request
71	No address provided	Lot 2 Deposited Plan South Auckland 10804	No information available	No information available	No information available	No information available
72	No address provided	Lot 1 Deposited Plan South Auckland 34481	No information available	No information available	No information available	No information available
73	No address provided	Part Lot 1 Deposited Plan South Auckland 10804	No information available	No information available	No information available	No information available
74	No address provided	Section 1 Survey Office Plan 411114 and Section 1, 3 Survey Office Plan 456626	Confirmed	HAIL 10	N/A	No
75	No address provided	Lot 1 Deposited Plan South Auckland 8229	No information available	No information available	No information available	No information available
76	No address provided	Lot 2 Deposited Plan South Auckland 8229	No information available	No information available	No information available	No information available
77	No address provided	Lot 1 Deposited Plan 551065	No information available	No information available	No information available	No information available
78	No address provided	Lot 2 Deposited Plan 551065	Not Confirmed	HAIL G5	N/A	Yes
79	No address provided	Lot 2 Deposited Plan 551065	Not Confirmed	HAIL G5	N/A	Yes
80	No address provided	Lot 2 Deposited Plan 551065	Not Confirmed	HAIL G5	N/A	Yes
81	No address provided	Lot 2 Deposited Plan 551065	Not Confirmed	HAIL G5	N/A	Yes
82	No address provided	Lot 2 Deposited Plan 551065	Not Confirmed	HAIL G5	N/A	Yes
83	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request
84	No address provided	Lot 1 Deposited Plan 495464	Partially Investigated	HAILS A10, A17, F8, F7	Commercial/Industrial	Yes - Part of much larger quarry site
85	No address provided	Section 7 Survey Office Plan 486608	No information available	No information available	No information available	No information available
86	No address provided	Section 20 Survey Office Plan 486608	No information available	No information available	No information available	No information available
87	No address provided	Section 9 Survey Office Plan 486608	No information available	No information available	No information available	No information available
88	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request
89	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request
90	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request	Not included in request
91	No address provided	Section 14 Survey Office Plan 410859	No information available	No information available	No information available	No information available
92	No address provided	Section 5 Survey Office Plan 486608	No information available	No information available	No information available	No information available
93	No address provided	Part Allotment 8 Parish of Pukete	Confirmed	HAILS E1, D5, I	N/A	Yes

Classifications

Confirmed no or unlikely HAIL -The sites use and suitability is verified and there is no requirement to consider the NES further.

Partially Investigated - Multiple HAILS or, on going investigations

Confirmed - The alleged HAIL land use has been identified but the use and suitability of the site /piece of land has not been verified and therefore further consideration of the NES is required.

Not Confirmed - Further investigation required to confirm HAIL status and NES requirements

*Adopted NES exposure guidelines

#	Owner	Address	Lot description/ Title summary	Property photo
1	Private	16 Bern Road	Part Lot 2 Deposited Plan 30896	
2	Private	1447 Te Rapa Road	Lot 1 Deposited Plan South Auckland 2879	
3	Private	50 Old Ruffell Road	Lot 1 Deposited Plan South Auckland 21979	

4	Private	1408 Te Rapa Road	Lot 1 Deposited Plan South Auckland 8230	
5	Private			
6	Private	80 Meadow View Lane	Lot 1-2 Deposited Plan South Auckland 61136	
7	Private	60 Meadow View Lane	Lot 3 Deposited Plan South Auckland 61136	

8	Private	40 Meadow View Lane	Lot 3 Deposited Plan South Auckland 18043	
9	Private	24 Meadow View Lane	Lot 2 Deposited Plan South Auckland 18043	
10	Private	16 Meadow Veiw Lane	Lot 3 Deposited Plan 321172	

11	Private	/	Lot 2 Deposited Plan 321172	
12	Private	8 Meadow View Lane	Lot 1 Deposited Plan 321172	
13	Private	1366 Pukete Road	Lot 5-6 Deposited Plan South Auckland 1007	
14	Private			
15	Private	1370 Pukete Road	Lot 3-4 Deposited Plan South	

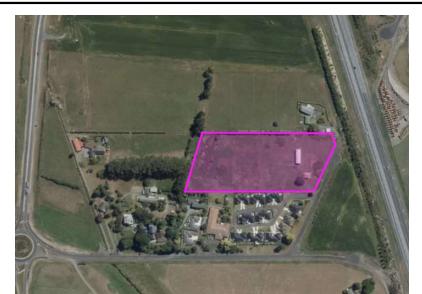
16	Private	Auckland 1007	
17	Private	1374 Pukete Road	
18	Private	1376 Pukete Road	Lot 1-2 Deposited Plan South Auckland 1007
19	Private	1382 Pukete Road	Lot 1 Deposited Plan South Auckland 7948
20	Private	1388A and B Pukete Road	Lot 1 Deposited Plan 320469

21	Private	/	Lot 2 Deposited Plan 320469	
22	Private	37 Meadow View Lane	Lot 3 Deposited Plan 320469	
23	Private	41 Meadow View Lane	Lot 6 and Part Lot 7 Deposited Plan South Auckland 18043	
24	Private			

25	Private	65 Meadow View Lane	Lot 5 Deposited Plan South Auckland 18043	
26	Private	1406 Pukete Road	Lot 2 Deposited Plan South Auckland 85687	
27	Private	1397 Pukete road	Part Allotment 11A Parish of Pukete	
28	Private		Part Lot 1 Deposited Plan South Auckland 18043	

29	Private	146 Ruttell Road	Auckland 6991 and Section 1 Survey Office Plan 455601	
30	Private			
31	Private	16 Redoaks Close	Section 7, 9, 12-13, 19 Survey Office Plan 469816	
32	Private			
33	Private	/	Lot 2 Deposited Plan 546273	

34	Private	216B Te Kowhai Road	Lot 6 Deposited Plan South Auckland 8356	
35	Private	216 Te Kowhai Road	Lot 3 Deposited Plan South Auckland 92223	
36	Private	212 Te Kowhai Road	Lot 2 Deposited Plan South Auckland 92223	
37	Private	208 Te Kowhai Road	Lot 1 Deposited Plan South Auckland 92223	

38	Private	206 Te Kowhai Road	Lot 1 Deposited Plan 460964	
39	Private	Errol Close	Principal Unit 2 Deposited Plan 467784	
40	Private	/	Lot 3 Deposited Plan South Auckland 8356	

41	Private	/	Lot 2 Deposited Plan South Auckland 8356	
43	Empire Corporation	/	Part Allotment 215 Parish of Pukete and Section 13 Survey Office Plan 416124	
42	Empire Corporation	/		
44	Empire Corporation	/	Section 4, 9, 20 Survey Office Plan 416124	
45	Empire Corporation	/		
46	Empire Corporation	/	Section 2 Survey Office Plan 455601 and Part Allotment 10 Parish of Pukete and Part Allotment 10 Parish of Pukete	
47	Empire Corporation	/		

49	Empire Corporation	/	Lot 1 Deposited Plan South Auckland 19933	
50	Empire Corporation	/	Lot 1 Deposited Plan South Auckland 14357	
51	Baznid Investments	/	Part Allotment 9 Parish of Pukete	
52	Empire Corporation	/	Lot 1 Deposited Plan South Auckland 58299	

53	Empire Corporation	/	Part Allotment 8 Parish of Pukete	
54	Empire Corporation	/	Section 8-9 Survey Office Plan 450644	
48	Empire Corporation	/	Section 6-7 Survey Office Plan 450644	
55	Empire Corporation	/		
57	Empire Corporation	/		

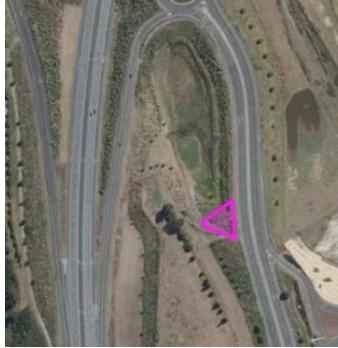
58	Empire Corporation	/	Section 1, 3 Survey Office Plan 467994 and Section 4, 28-29 Survey Office Plan 417000	
59	Empire Corporation	/		
56	Empire Corporation	/		
60	Empire Corporation	/	Part Allotment 6 and Part Allotment 7 and Part Allotment 215 Parish of Pukete	
61	Empire Corporation	/		
63	Fonterra	/	Lot 1 Deposited Plan South Auckland 11087	
62	Fonterra	/		
64	Fonterra	/		

65	Fonterra	/	Lot 2-6 Deposited Plan South Auckland 11087	
66	Fonterra	/		
67	Fonterra	/		
68	Fonterra	/	Lot 1 Deposited Plan South Auckland 10458, Lot 1 Deposited Plan South Auckland 29922 and Lot 1 Deposited Plan South Auckland 85687 - only the small square section to the south needs assessing (#68).	
71	Fonterra	/	Lot 2 Deposited Plan South Auckland 10804	

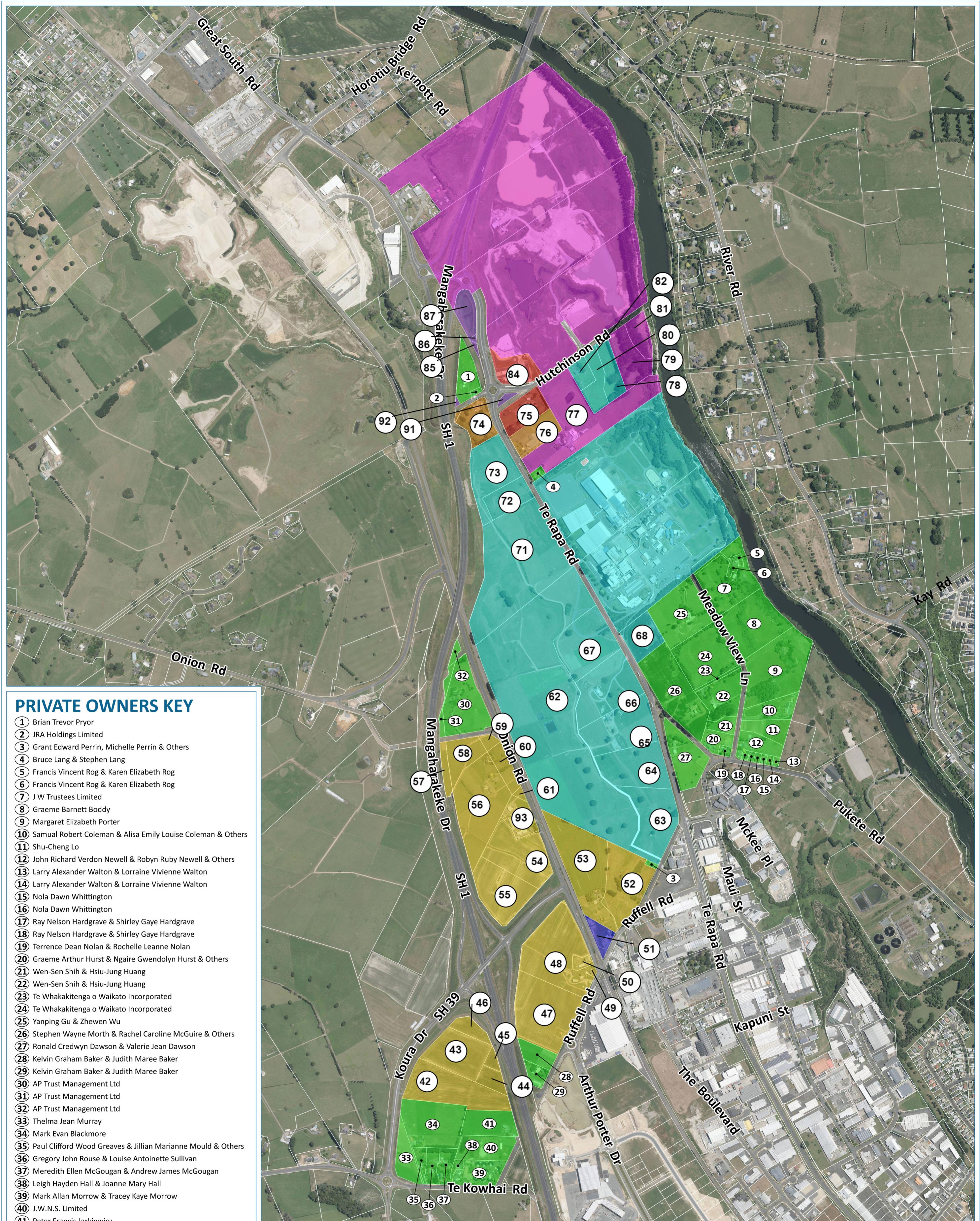
72	Fonterra	/	Lot 1 Deposited Plan South Auckland 34481	
73	Fonterra	/	Part Lot 1 Deposited Plan South Auckland 10804	
74	New Zealand Sikh Society	/	Section 1 Survey Office Plan 411114 and Section 1, 3 Survey Office Plan 456626	

75	Te Rapa Servie Centre Limited Partnership	/	Lot 1 Deposited Plan South Auckland 8229	
76	New Zealand Sikh Society	/	Lot 2 Deposited Plan South Auckland 8229	
77	Horotiu Farms Limited	/	Lot 1 Deposited Plan 551065	
78	Fonterra	/		
79	Horotiu Farms Limited	/		

80	Fonterra	/	Lot 2 Deposited Plan 551065 - This was merged in October 2021 - Properties 78, 79, 80, 81 and 82, plus half of 77. Likely all owned by either Fonterra or Horotiu Farms.	
81	Horotiu Farms Limited	/		
82	Fonterra	/		
84	Te Rapa Service Centre Limited Partnership	/	Lot 1 Deposited Plan 495464	
85	NZTA	Near Te Rapa Road / Great South Road roundabout	Section 7 Survey Office Plan 486608	

86	NZTA	Near Te Rapa Road / Great South Road roundabout	Section 20 Survey Office Plan 486608	
87	NZTA	Near Te Rapa Road / Great South Road roundabout	Section 9 Survey Office Plan 486608	
91	NZTA	/	Section 14 Survey Office Plan 410859	
92	NZTA	/	Section 5 Survey Office Plan 486608	

93	Empire Corporation	/	Part Allotment 8 Parish of Pukete	
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KEY

	Fonterra		Te Rapa Service Centre Limited Partnership
	Horotiu Farms Limited		New Zealand Sikh Society
	NZTA		Empire Corporation Limited
	Private		Baznid Investments

0 250 500 750 1000
Graphical Scale (m)



Plan No.
D-3663985
version 1

Legend

Proposed Te Rapa North Structure Plan Study Area

