



19 December 2023

• Hinsan Lee  
Development Manager  
Fletcher Living  
810 Great South Road  
**AUCKLAND 1061**

Dear Hinsan

## **CONTAMINATED LAND MANAGEMENT DOCUMENTATION PRODUCED FOR REMUERA PRECINCT**

Pattle Delamore Partners Limited (PDP) has been engaged by the Fletcher Residential Limited (FRL) to complete a Preliminary Site Investigation and Detailed Site Investigation (PSI/DSI), and a Remedial Action Plan (RAP) and Contaminated Site Management Plan (CSMP) to support the residential development of the Remuera Precinct area, located at 79 Ladies Mile, Remuera ('the site'), including the contaminated land management resource consents. FRL have purchased approximately 6.2 hectares of land located at the eastern end of the Ellerslie Racecourse site from Auckland Thoroughbred Racing and has obtained resource consent (through the fast track process) to construct approximately 357 residential dwellings. A plan change is now proposed to recognise the consented residential development within the Remuera Precinct, and a Private Plan Change application is being lodged.

The following reports have been prepared to support the resource consent and Private Plan Change applications relating to the site. The version numbers and most recent dates of issue for these reports is recorded below.

- Preliminary and Detailed Site Investigation – Remuera Precinct – 79 Ladies Mile, Remuera, Auckland. Report version 4, dated 19 December 2023.
- Remedial Action Plan and Contaminated Site Management Plan – Remuera Precinct, 79 Ladies Mile, Remuera, Auckland. Report version 4, dated 19 December 2023.

It is noted that the PSI/DSI report was originally prepared by PDP for Auckland Racing Club (ARC) in May 2021. Previous iterations of the report were addressed to ARC. The report was utilised by FRL to support the fast-track consent applications lodged for the site. In earlier iterations of the report the development area was referred to as 'The Hill', which was the name given to the development area covered by the report at the time, and the site address was quoted as 100 Ascot Avenue, Ellerslie, in keeping with the client being ARC. Since then, and specifically as it relates to the current Private Plan Change application, the name of the development area has been changed to 'the Remuera Precinct', and the site address has changed to 79 Ladies Mile, Remuera, being the address listed on the Certificate of Title for the Remuera Precinct (the legal description being Lot 8 Deposited Plan 515118). PDP confirms that the PSI/DSI report, as it was prepared for 'The Hill' site, applies to the same area as is relevant for the Remuera Precinct. The two areas are analogous, except the Remuera Precinct is 62,000 m<sup>2</sup> in area whereas The Hill site was 64,000 m<sup>2</sup>. PDP confirms that the PSI/DSI report is suitable and sufficient for use by FRL in support of the Private Plan Change application.

Further with respect to the PSI/DSI report, it is noted that since the time of it's preparation, changes have occurred at the site including the following:

- ✧ The stormwater retention / irrigation pond has been disestablished;
- ✧ The former Track Managers House is being converted in to a sales display suite;
- ✧ The original track underpass has been replaced by a newly constructed underpass; and
- ✧ Earthworks have been commenced in support of the development at the site.

While the PSI/DSI has been updated as a version ('Version 4') to reflect the current site address, and to record the purpose for which, and entity for whom the report is now being utilised, the detail and findings of the PSI/DSI as it relates to site activities and layout have not been altered to reflect the present day condition of the site. This is because the information review activities that were undertaken to support and produce the PSI were carried out in early 2021; and hence the document reflects the findings of that review, as it was completed at the time. This letter is intended to provide clarification about the changes that have occurred since the report was first issued in May 2021; and to confirm that the findings of the contamination investigations completed at the site have not been altered by subsequent activities. Hence, and as noted above, PDP confirms that the PSI/DSI report is suitable and sufficient for use by FRL in support of the Private Plan Change application.

Regarding the CSMP/RAP, this document has been changed to reflect the new site address, and the purpose for which the document is currently being utilised, as discussed above. No other changes have been made, and PDP confirms that the CSMP/RAP report is suitable and sufficient for use by FRL in support of the Private Plan Change application.

## 1.0 Limitations

This report has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Fletcher Living. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the report. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

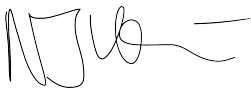
This report has been prepared by PDP on the specific instructions of Fletcher Living for the limited purposes described in the report. PDP accepts no liability if the report is used for a different purpose or if it is used or relied on by any other person. Any such use or reliance will be solely at their own risk.

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Yours faithfully

**PATTLE DELAMORE PARTNERS LIMITED**

Prepared and approved by



**Natalie Webster**

Technical Director - Contaminated Land