

17 December 2025

Knight Investments Limited

## **Ardmore Business Park Fast Track Referral Application – Ecology**

### **Introduction and Project Description**

Knight Investments Limited (applicant) is proposing to develop ‘Ardmore Business Park’ (hereafter the ‘Project’) at Ardmore, Auckland (Figure 1), through the Fast Track Approvals Act 2024 (FTAA).

The purpose of this Project is to deliver a regionally significant industrial and employment hub. The Project capitalises on its location surrounding (and including) Ardmore Airport its accessibility to major transport networks (particularly the planned Mill Road corridor) and its proximity to the growing residential areas of Takaanini, Manurewa, Papakura and Drury.

The Project Area is approximately 511 hectares.

Of this total, it is anticipated that:

- a) The net developable area will be between 193-276 hectares, which excludes significant ecological areas (“SEAs”), streams, stormwater management areas and part of the Ardmore Airport either used for existing operations/runways or already under construction.
- b) The gross floor area for future activities / buildings is expected to be between 67 hectares and 136 hectares, with additional land required for yards, individual site landscaping and car parking etc.

At a broad level the Project includes:

- a) The construction and development of a business park for light industry / service type activities.
- b) A ‘green / blue network’ providing riparian planting, stormwater management and wastewater disposal and protection of existing SEAs.
- c) Upgrades to existing roads and intersections.
- d) New roading connections to the Ardmore Airport and the wider site.
- e) Land modification works and infrastructure.

The sites that form part of the Project are set out in Attachment A to this letter report. Attachment A also identifies those sites and roads for which infrastructure and / or upgrade works are required.

The concept plan for the Project Area is shown in Figure 2. The current zoning of the Project Area in the Auckland Unitary Plan (AUP) is ‘Mixed Rural Zone’.



**Figure 1: Location of Project Area.**



**Figure 2: Proposed concept plan for the Project Area (dated 17/12/25).**

## Approach to Effects Management

Ecological Solutions Ltd. was engaged to undertake an initial high-level terrestrial and aquatic ecological assessment for the Project including the identification of any anticipated or known adverse effects on the environment. Suitably qualified and experienced ecologists will prepare a report for the substantive application that describes the current ecological values, assessment of the actual or potential effects of the proposal and a description of the effects management measures to be undertaken including (if necessary) any measures to avoid, remedy, mitigate, offset or compensate for adverse effects on the values identified.

Specific detailed ecological management plans required to address any adverse effects on ecological values will be prepared for the substantive application. Once the necessary resource consents are obtained, appropriately qualified and experienced ecologists will assist with implementing any ecological management plans as required.

## Background Analysis and Receiving Environment

### Surveys and Analysis

The ecological values of the Project Area have been identified and quantified using desktop investigations of existing ecological databases (New Zealand Freshwater Fish database (NZFFD), Department of Conservation (DOC) Bioweb and eBird) combined with an ecological survey (walkover) within selected properties (shown on Figure 3) within the Project Area on 29–30 October 2025. Properties that could not be accessed by foot were viewed from vantage points such as roadsides and property boundaries where possible. SEAs identified in the Auckland Unitary Plan (AUP) were located using Auckland Council Geomaps<sup>1</sup>.

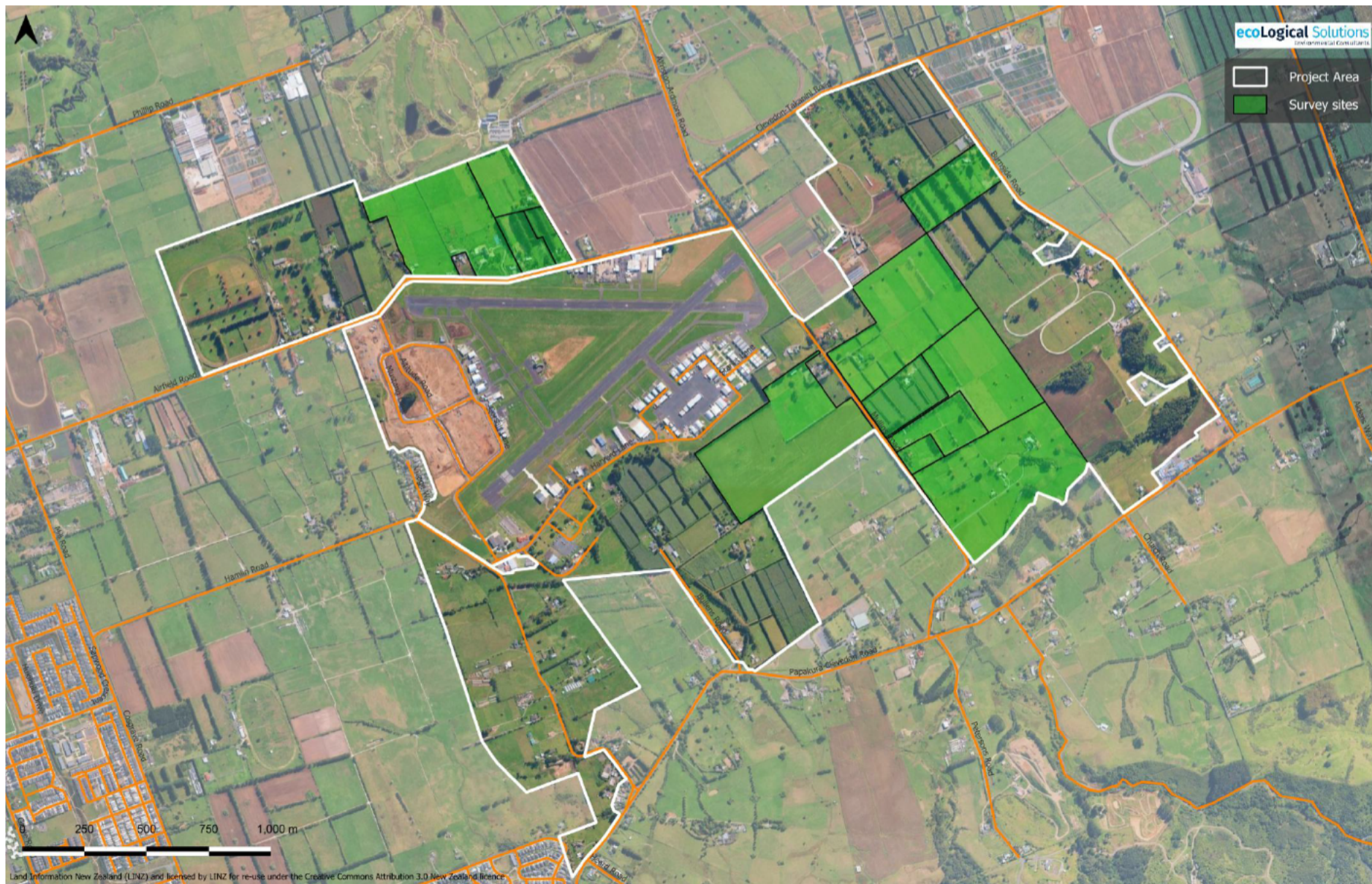
Watercourses within the Project Area were classified as artificial watercourses or natural watercourses (e.g., ephemeral, intermittent, permanent) based on a desktop assessment (e.g., lidar data, 1 m contours) and survey of selected watercourses. An additional site survey, at the time of substantive application would be required to confirm the status of watercourses throughout the Project Area in accordance with criteria outlined in the AUP.

Environmental DNA (eDNA) samples were collected from two locations on watercourses within the Project Area to provide an indication of aquatic invertebrates and fish present.

Ecological features including native vegetation, habitat for fauna and putative wetlands (e.g. areas dominated by hydrophytic vegetation) were indicatively mapped, noting that comprehensive field studies, especially with respect to detailed watercourse classifications, stream ecological valuation, baseline water quality, wetland identification and mapping and specific fauna surveys will be undertaken to inform the substantive application.

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<sup>1</sup> Accessed 16 April 2025.



**Figure 3: Location of surveyed sites.**

## Terrestrial Ecological Features

The Project Area is currently reflective of a highly modified agricultural rural landscape, with a number of rural residential properties. Vegetation consists of a mix of pasture, rank grassland and herffield, cropping (which was cleared at the time of surveys), shelterbelts and hedgerows with indigenous vegetation predominantly limited to a number of small forest remnants (some of which are identified as SEAs) and occasional individual paddock trees.

Shelterbelts were a prominent feature across the Project Area including frequent tall river sheoak (*Casuarina cunninghamiana*), plane (*Platanus* sp.), poplar (*Populus* sp.), pine (*Pinus* sp.), and palms. Exotic weeds were common, particularly around watercourses.

The remnant indigenous vegetation within SEA areas had low canopy diversity and limited understorey and was predominantly comprised of kahikatea (*Dacrycarpus dacrydioides*), with some tōtara (*Podocarpus totara*), rimu (*Dacrydium cupressinum*), and puriri (*Vitex lucens*). These remnant patches are mapped on Auckland Councils Geomaps as Kahikatea Forest MF4 ecosystems type (Singers et al. 2017).

Individual native paddock trees were predominantly kahikatea, rimu, tōtara.

Records held within the eBird database<sup>2</sup> have identified 107 birds (to species level) within 10km of the Project Area. Most records were of common native and introduced species, with fewer records of species of conservation concern concentrated around the coast and within forested areas (e.g., the Hunua Ranges). 139 records of birds were within or adjacent to the Project Area boundary. Of these species, only one (New Zealand pipit) was of conservation concern ('At Risk' declining, Robertson et. al. 2021).

Native species seen/heard during the survey included ten common species typical of rural landscapes (for example: fantail (*Rhipidura fuliginosa*), pūkeko (*Porphyrio melanotus*), welcome swallow (*Hirundo neoxena*) and silvereye (*Zosterops lateralis*). None of the species observed had conservation status.

Habitat for lizards was scarce and isolated (e.g., small remnant forest stands) or poor in quality and common in the surrounding landscape (e.g., rank grassland and weedy margins). DOC's Bioweb<sup>3</sup> indicates the presence of two indigenous skink species (i.e., shore skink (*Oligosoma smithi*), copper skink (*Oligosoma aeneum*) and the exotic plague skink (*Lampropholis delicata*)) as well as two indigenous gecko species (i.e., Auckland green gecko (*Naultilus elegans*), and Pacific gecko (*Dactylocnemis pacificus*)) within 12km of the Project Area. Shore skink, copper skink and Auckland green gecko have an 'At Risk – Declining' conservation status (Hitchmough et al. 2021). Lizards records within 12km are largely focussed around areas with mature vegetation including the edge of the Hunua Ranges, near Clevedon Scenic Reserve and in vegetation surrounding Puhinui Creek. Potential habitat for geckos within the Project Area was limited to remnant stands in the south-east while potential low-quality habitat for copper skink existed over much of the ungrazed and/ or mown areas. Mammalian pests (e.g. rats and mustelids) common in rural environments, are likely to be negatively influencing the lizard populations present.

Native long-tailed bats/pekapeka (*Chalinolobus tuberculatus*) are considered 'Threatened – Nationally Critical' (O'Donnell et al. 2023). The DOC bat database<sup>4</sup> shows bat monitoring locations within and immediately surrounding the Project Area (e.g., within the SEA and along Mill Road in 2020) (Figure 4); however, these have not detected any bat activity. The nearest long-tailed bat records on the DOC database are 4km to the west in the Pahurehure Inlet and 4.5km south-east of the Project Area within an SEA. No bats were detected in the adjacent Sunfield Development during a survey conducted in April 2024 (which spanned a total of 67 valid survey nights) (Bioreserches 2024).

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<sup>2</sup> eBird Database as at December 2024.

<sup>3</sup> DOC database as at March 2024.

<sup>4</sup> DOC Database as at 4 February 2025.



**Figure 4: Ecological Features within the Project Area.**

Mature trees, open paddocks and watercourses within the Project Area could provide foraging and roosting habitat for long-tailed bats. More detailed surveys would need to be undertaken at substantive application stage to confirm their presence.

### Wetland Ecological Features

The Project Area is set in a low gradient landscape with very poorly drained peat soils (according to Smap<sup>5</sup>). Auckland Council Geomaps identifies some of the Project Area as historically a Bog/Fen mosaic ecosystem and there are also areas identified as potential flood plains and flood prone.

Despite historic drainage and vegetation removal, inundated and saturated areas were present in a number of locations. These areas (putative wetlands) may meet the Resource Management Act 1991 (RMA) and NPS-FM (2020) definitions of wetland and natural inland wetland, respectively. More detailed surveys would need to be undertaken at substantive application stage to confirm wetland presence and extent.

Putative wetlands identified during the desktop assessment and site survey were concentrated in the north-west and south-west portions of the Project Area and had a combined total area of 2.51 ha (shown in **Error! Reference source not found.**).

Putative wetlands were highly modified and degraded through historic vegetation removal, drainage and unrestricted livestock access.

### Freshwater Ecological Features

The majority of watercourses within the Project Area are likely to be classified as 'artificial watercourses' in accordance with the AUP because they appear to have been constructed to drain the land and contained no natural portions from their confluence with a river or stream to their headwaters (refer Figure 4).

Modified but natural watercourses within the Project Area are limited to a tributary of Papakura Stream that originates to the south-west of the Project Area and a tributary of Taitaia Stream that originates in the Hunua Ranges and flows through the south-east portion of the Project Area (refer Figure 4). These watercourses were classified as intermittent or permanent streams because they have natural portions in the headwaters. The tributary of Papakura Stream was highly modified through channelisation and provided poor quality habitat for aquatic biota that is typical of artificial watercourses (e.g., farm drains). The tributary of Taitaia Stream that flows through the south-eastern portion of the Project Area was in a more natural state with a meandering flow path within gully landforms. Both watercourses had highly modified (predominantly exotic) riparian vegetation and were poorly shaded.

The NZFFD<sup>6</sup> holds records for three sites within the Project Area. Two surveys were on artificial watercourses in the north-western portion of the site where shortfin eel (*Anguilla australis*), longfin eel (*Anguilla dieffenbachii*) and banded kōkopu (*Galaxias fasciatus*) were recorded. A third survey was on the natural tributary of Wairoa Stream in the south-eastern area where longfin eel and common bully were recorded.

Environmental DNA (eDNA) sampling during the 29–30 October 2025 survey indicated the presence of shortfin eel in an artificial watercourse in the north-eastern portion of the Project Area and shortfin eel, longfin eel and banded kōkopu in the tributary of Taitaia Stream in the south-eastern portion of the Project Area. Longfin eel have an 'At Risk – Declining' conservation status whilst banded kōkopu have an 'At Risk – Naturally Uncommon' status according to Dunn et al. (2025).

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<sup>5</sup> <https://smap.landcareresearch.co.nz/maps-and-tools/app> accessed 9 December 2025.

<sup>6</sup> NZFFDB as at February 2025.

## Known and Anticipated Ecological Effects

The Project will involve works that have the potential for both positive and adverse effects on ecological values within the area. Based on the proposed concept plan (Figure 2), the anticipated effects include:

### Positive Effects:

- Protection and enhancement of remnant stands of indigenous vegetation in the east of the Project Area (SEA areas) will allow the retention of biodiversity values on site including habitat for both birds and lizards.
- Restoration of natural inland wetlands through planting with indigenous species, enhancing health and quality of both the wetlands and their provision of habitat for native fauna.
- Riparian planting will improve stream health and will provide further habitat for terrestrial fauna utilising the site for feeding and movement across exposed habitat (i.e., habitat corridors).
- Removal of farm culverts, improving stream connectivity and fish passage.
- Creation of stormwater treatment devices which may include wetlands with indigenous vegetated riparian margins, will reduce high nutrient runoff attributable to farming, increase the overall area of wetlands and provide habitat for terrestrial fauna such as birds.
- Landscape planting with a preference for indigenous species will increase the amount of habitat and biodiversity for flora and fauna (e.g., birds, lizards, potentially bats long-term) and promote connectivity between habitats.

### Potential Adverse Effects if not Managed Appropriately:

- Removal of poor quality, predominantly exotic, terrestrial vegetation (e.g., pasture, mature exotic trees) and habitat, and the potential for effects of this loss of habitat on terrestrial fauna that may be using it (e.g., birds, lizards, bats).
- Unavoidable loss and/or effects on wetlands.
- Changes in groundwater and overland flow paths that could affect wetland and watercourse hydrology.
- Removal and/or modification of artificial watercourses (including for stormwater conveyance) that may provide habitat for native fish.
- Modification and/or loss of natural intermittent or permanent streams due to culverting and/or realignment and/or unavoidable removal.
- Potential short-term adverse effects on water quality due to sediment mobilisation and/or contaminant discharges and/or dust during earthworks.
- Potential stormwater discharges that affect downstream hydrology and water quality.
- Potential wastewater discharges that affect water quality within the receiving environment.
- The potential for introduction of weed and pest species.

## Approach to Addressing Effects

The general approach to addressing potential effects is outlined below:

- Follow the effects management hierarchy in addressing any potential adverse effects attributable to the proposed works (i.e., avoid, remedy, mitigate, offset).

- Best endeavours will be made to avoid any loss of low quality natural inland wetland habitat, remnant stands of indigenous vegetation and Significant Ecological Areas (SEAs). However, any unavoidable loss will be addressed via mitigation and/or offsetting / compensation measures consistent with the NPS-IB (2023).
- The removal of exotic vegetation and/ or habitat which may result in adverse effects on native terrestrial fauna (e.g., birds, bats, lizards), can be managed to avoid or minimise effects, by using a management plan approach.
  - Management of fauna (specifically lizards) is subject to the provisions of the Wildlife Act 1953, and would require a Wildlife Act Authority (WAA) (if identified within the Project Area) in order to handle, capture and relocate salvaged lizards, and any incidental killing of lizards that are not collected.
  - The approach to managing effects on bats would involve following the Department of Conservation protocols for tree felling. By implementing these protocols, one should not be in a position where bats require handling, thus a WAA would not be required.
  - If bat roosts are identified during detailed surveys, appropriate avoidance and / or mitigation and / or offsetting will be set out in the management plan.
  - The direct effects of vegetation removal on birds would be handled by avoidance (e.g., avoidance of felling during nesting season or if outside this period, avoiding felling any tree with a nest until chicks have fledged). On that basis, a WAA for managing birds would not be required.
- The loss of low quality natural inland wetland habitat will be avoided where possible; however, where loss is unavoidable, this will be addressed via mitigation or offsetting consistent with the NPS-FM (2020). There may be scope to create wetland habitat within the Project Area, utilising the existing contour, freshwater features, peat soils and treated stormwater, however this would be subject to further investigations and confirmation of suitability.
- Earthworks catchments will be managed as far as practicable to avoid effects on hydrology of natural inland wetlands. The proposed Stormwater strategy will take into account groundwater recharge of underlying peat soils (Civil Plan 2025a).
- The loss or modification of permanent/intermittent streams will be avoided where practicable, and where loss cannot be avoided, mitigation and/or biodiversity offsetting will be implemented.
- Stream remedial and offsetting opportunities within the Project Area include restoring existing watercourses through naturalisation of channels (e.g. creating a more meandering pattern in channelised sections) and with riparian planting to promote stream health and create corridors of habitat for existing native fauna.
- Fish capture and transfer will be used to manage the direct impacts of habitat loss and potential mortality on native fish. These effects will be addressed via a dedicated Fish Management Plan.
- Any proposed culverts will be designed in accordance with best practice solutions for fish passage, drawing on the New Zealand Fish Passage Guidelines (NIWA 2024).
- The magnitude of adverse effects on water and aquatic habitat quality due to sediment discharges and sediment and contaminant deposition during earthworks will be minimised thorough best practice approaches to the timing of works, through limits on open areas, construction methodologies and erosion and sediment control measures implemented in accordance with Auckland Council Guidelines (GD05) (Civilplan Consultants, 2025b).

- Dust generated during earthworks will be monitored and managed (an obligation which can be secured by means of a consent condition and/ or management plan). Example management could include staging works, controlling the speed of vehicles, spreading water, using windbreak fences etc (Civilplan Consultants, 2025b).
- Earthworks disruptions to migration and spawning of native fish will be mitigated by managing the timing of works to avoid key migration and spawning seasons and this will be outlined in the Fish Management Plan.
- GWE (2025) have recommended that wastewater be treated and discharged from a single treatment plant comprising a Membrane Bioreactor (MBR) or hybrid Membrane Aerated Biofilm Reactor (MABR/MBR) system. Discharge would be to land in the first instance (with landscaped areas preferred over other areas), and to water if there is insufficient land disposal areas (GWE, 2025).

Prior to a substantive application being lodged, the water quality of the receiving environment will be sampled at sufficient intervals to establish baseline information. This information will be utilised to inform the design of the wastewater treatment plan and its outputs (i.e the discharge criteria). This methodology is the same as what has occurred for other consented MBR treatment plants including the recent Milldale Fast Track.

- Best practice stormwater treatment devices and hydrology mitigation (e.g. via retention and detention) led by a catchment-based approach will be used to manage potential effects of stormwater discharge (CivilPlan Consultants, 2025a).
- Water quality treatment devices will be designed in accordance with GD01 as well as for the industrial and trade activities proposed, as required (CivilPlan Consultants, 2025a). Any stormwater devices which hold volume on-site present an opportunity to create habitat for fauna.
- The potential for the introduction of weeds and pests can be managed via a weed management plan which includes biosecurity protocols (e.g., for earthworks machinery entering the site) and including weed and pest management as part of habitat restoration.

## Conclusion

The known and anticipated adverse effects of developing the Ardmore Business Park will be managed via design (refer to the respective memorandums for stormwater, wastewater and earthworks), the development of suitable consent conditions, implementation of site-specific management plans for particular species (e.g., birds, lizards, bats, fish) and offset/compensation plans as appropriate for habitats (e.g., vegetation, wetlands, modified natural watercourses).

Any WAA for the salvage and relocation of indigenous lizards during vegetation clearance and habitat, as well as incidental injury or death will be sought separately outside the FTAA process (if required).

Any unavoidable loss of wetlands or modified natural watercourses would require biodiversity offsetting/compensation to address residual effects. There are watercourses and wetlands within the Project Area that are suitable for restoration. There are locations where further 'extent' could be created to address loss (subject to confirmation of suitability). A detailed ecological assessment and ecological management plan as well as an offset/compensation plan (if required) will be included in the substantive application.

Prior to a substantive application being lodged, the water quality of the receiving environment will be sampled to establish a baseline. Existing water quality will be accounted for in the design of the wastewater treatment plan and its outputs.

## Qualifications and Experience

Ecological Solutions Ltd (formerly Freshwater Solutions Ltd and The Ecology Company Ltd) are expert freshwater and terrestrial environmental consultants with offices based in Northland, Auckland, Tauranga and Nelson from where we service our national client base. The company is managed by Richard Montgomerie who founded Freshwater Solutions Ltd in 2009. Dr Gary Bramley is the terrestrial team lead and Nick Carter is the freshwater team lead, each with more than 20 years' experience managing a diverse range of environmental projects, including significant infrastructure and housing projects, throughout the country.

Becky Bodley one of our senior ecologists, is the project manager for the Ardmore Business Park project, and has authored this letter in conjunction with Nick Carter. Becky has over 14 years' experience as a consultant and has been a key author, as well as managed the ecology component for plan change applications and consenting for housing projects including most recently Warkworth Ridge (Plan Change 40), Rotokauri Greenway Project, located in Waikato which was granted consent in July 2024 under the COVID-19 Recovery (Fast-track Consenting) Act 2020 and Waipupuke (Private Plan Change 61).

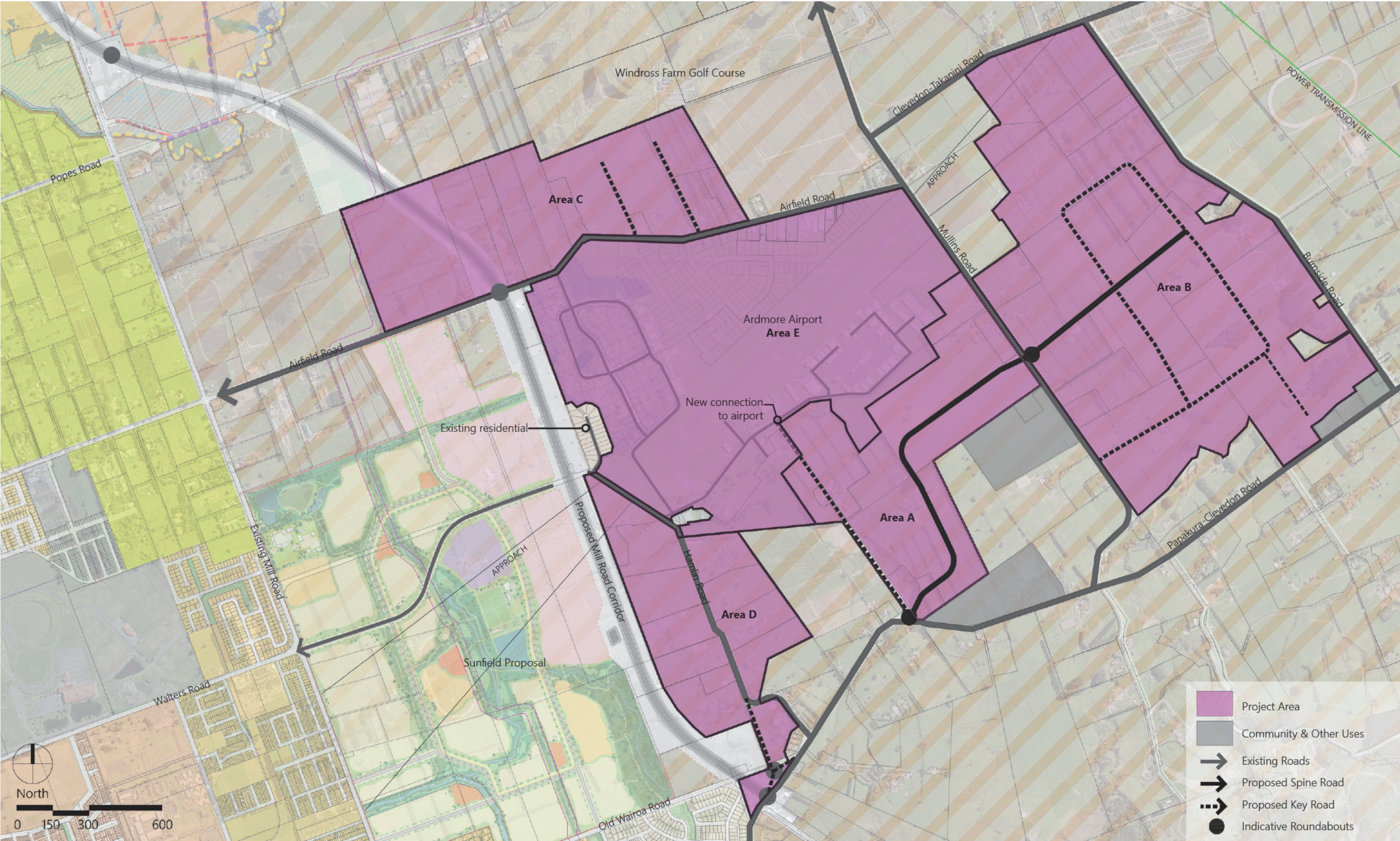
Ecological Solutions Ltd has extensive experience in the Auckland area, having provided ecology services for numerous land development projects and primary sector clients since 2009. Ecological Solutions Ltd are experienced in developing appropriate mitigation and biodiversity offsets required to offset terrestrial, wetland and stream habitat loss and for a range and flora and fauna.

## References

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## Attachment A: Ardmore Project Areas

# Project Area



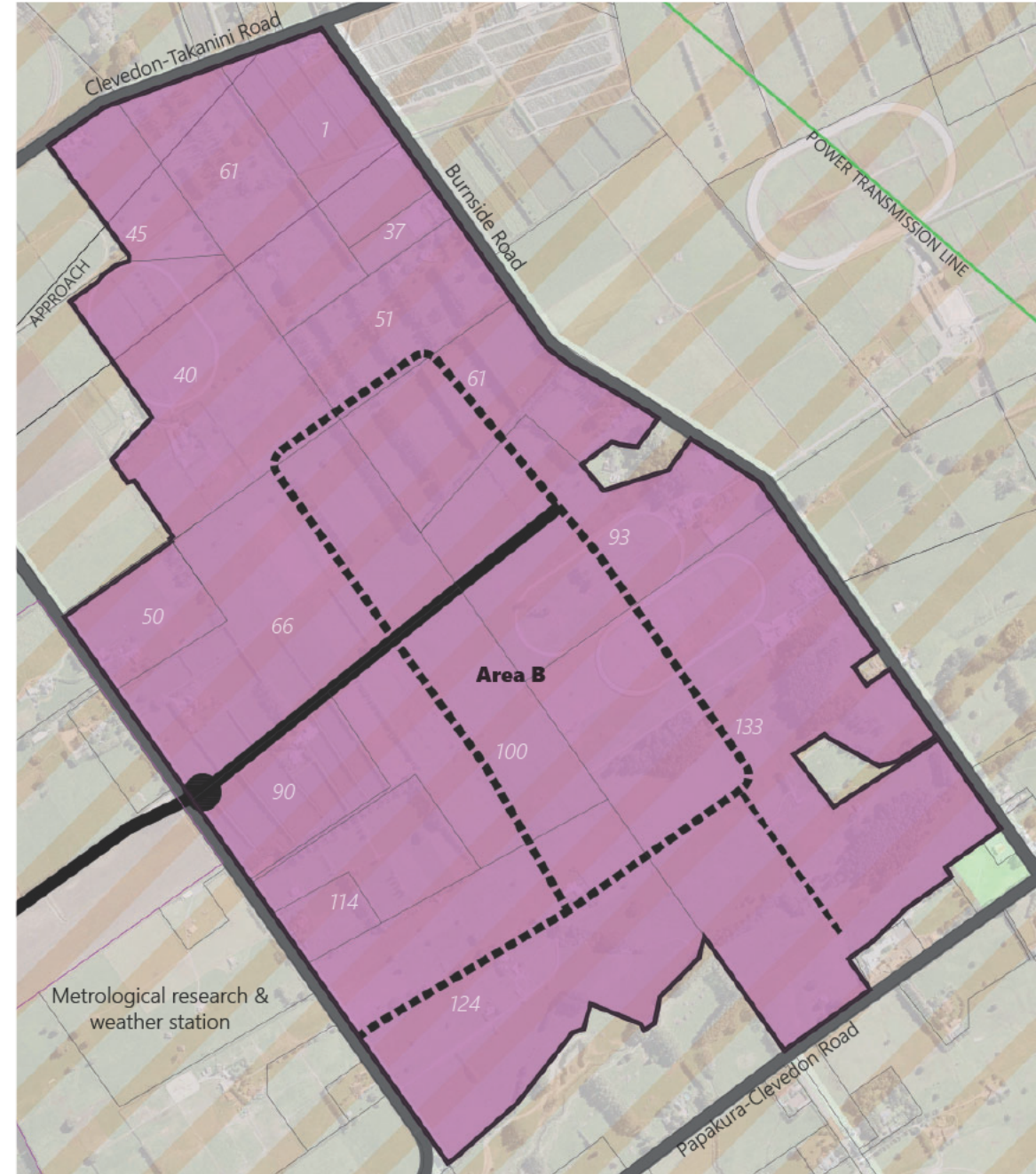
# Project Areas

Area A



Site	Address	Legal Description	Area (m <sup>2</sup> )
1	47 Mullins Road	Lot 2 DP 206430	36,987
2	53 Mullins Road	Lot 3 DP 206430	218,058
3	61 Mullins Road	Lot 1 DP 75641	16,187
4	803 Papakura-Clevedon Road	Lot 1 DP 450259	15,060
5	7 Bullens Road	Lot 1 DP 141367	12,819
6	19 Bullens Road	Lot 2 DP 450259	170,300
7	49 Bullens Road	Lot 2 DP 111591	40,620
8	51 Bullens Road	Lot 2 DP 473510	112,028
9	52 Bullens Road	Lot 1 DP 473510	4,184
<b>Total</b>			<b>626,243</b>

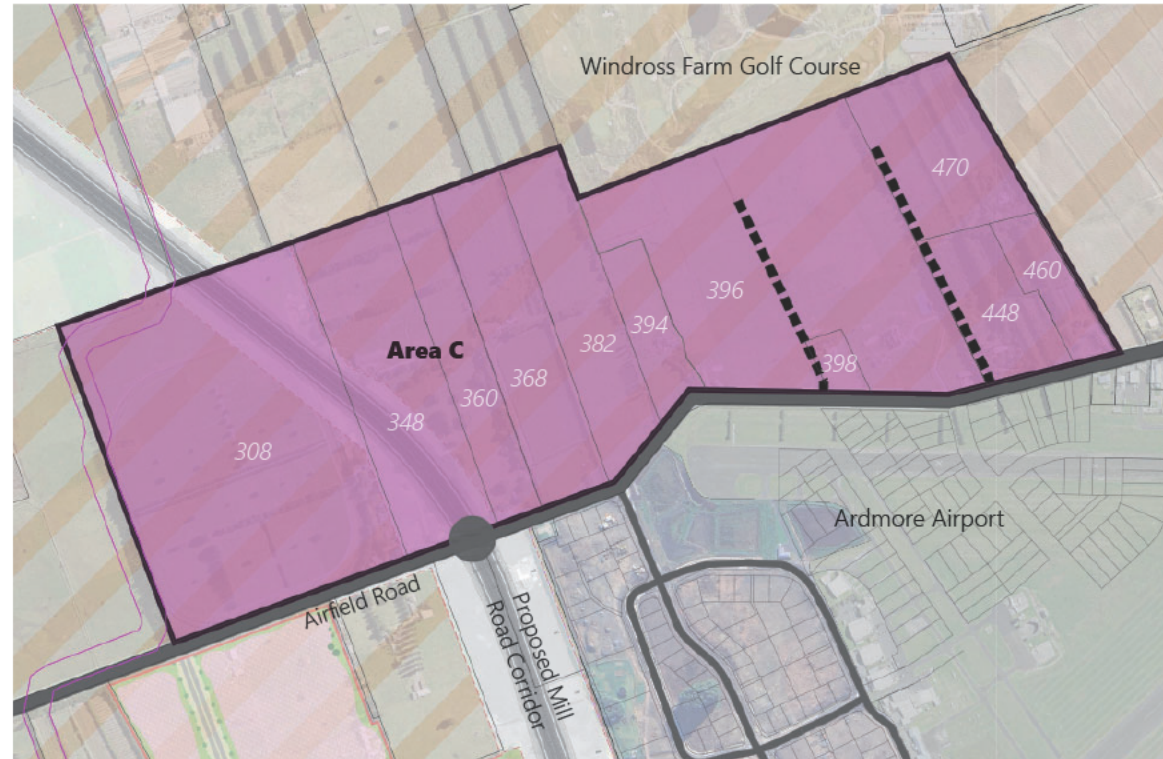
Area B



Site	Address	Legal Description	Area (m <sup>2</sup> )
1	45 Clevedon-Takanini Road	Lot 3 DP 169281	42,200
2	61 Clevedon-Takanini Road	Lot 1 DP 112997	90,708
3	40 Mullins Road	Lot 2 DP 169281	136,208
4	50 Mullins Road	PT ALLOT 50 Parish OF PAPAKURA	40,468
5	66 Mullins Road	Lot 1 DP 22687	192,225
6	90 Mullins Road	LOT 2 DP 598608	57,569
7	100 Mullins Road	LOT 1 DP 598608	123,694
8	114 Mullins Road	Lot 1 DP 95196, Lot 1 DP 81758	50,002
9	124 Mullins Road	Lot 2 DP 129748	224,901
10	1 Burnside Road	Lot 1 DP 165259	69,782
11	37 Burnside Road	Lot 2 DP 165259	11,188
12	51 Burnside Road	Lot 2 DP 112997	67,394
13	61 Burnside Road	Lot 2 DP 311910	98,550
14	93 Burnside Road	PT ALLOT 1 DP 94470	148,013
15	133 Burnside Road	LOT 2 DP 533681	393,676
<b>Total</b>			<b>1,746,578</b>

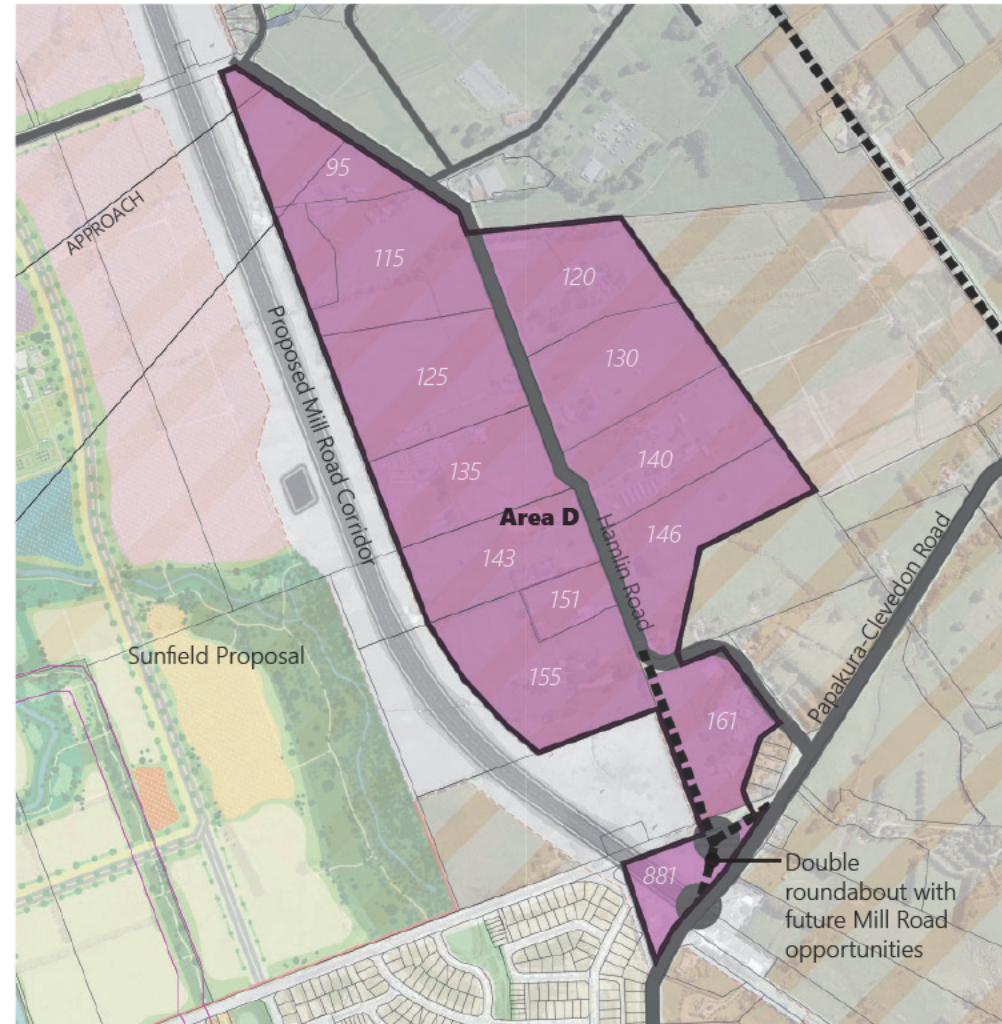
# Project Areas

Area C



Site	Address	Legal Description	Area (m <sup>2</sup> )
1	308 Airfield Road	Lot 5 BLK XV DP 20982	210,209
2	348 Airfield Road	Lot 1 BLK XV DP 192819	81,740
3	360 Airfield Road	Lot 2 DP 192819	40,105
4	368 Airfield Road	Lot 2 DP 96780	60,020
5	382 Airfield Road	Lot 1 DP 96780	52,708
6	394 Airfield Road	Lot 1 DP 198874	20,000
7	396 Airfield Road	Lot 2 DP 208957	175,205
8	398 Airfield Road	Lot 1 DP 208957	6,017
9	448 Airfield Road	Lot 1 DP 336380	32,303
10	460 Airfield Road	Lot 2 DP 336380	17,707
11	470 Airfield Road	Lot 1 DP 92845	51,799
<b>Total</b>			<b>747,813</b>

Area D



Site	Address	Legal Description	Area (m <sup>2</sup> )
1	95 Hamlin Road	Pt Lot 1 DP 50029	30,654
2	115 Hamlin Road	Pt Lot 1 DP 50029 Pt Lot 2 DP 50029	57,230
3	120 Hamlin Road	Lot 1 BLK XV DP 53384	40,589
4	125 Hamlin Road	Lot 1 BLK XV DP 53136	51,817
5	130 Hamlin Road	Lot 2 DP 53384	40,868
6	135 Hamlin Road	Lot 2 BLK XV DP 53136	40,519
7	140 Hamlin Road	Lot 3 DP 53384	41,564
8	143 Hamlin Road	Lot 1 DP 11032	51,395
9	146 Hamlin Road	Pt Lot 4 DP 53384	43,215
10	151 Hamlin Road	Lot 1 DP 316491	11,310
11	155 Hamlin Road	Lot 2 DP 316491	91,113
12	161 Hamlin Road	Lot 6 DP 39433	32,653
13	881 Papakura-Clevedon Road	Lot 1 DP 483053	19,174
<b>Total</b>			<b>552,101</b>

# Project Areas

## Area E - Ardmore Airport



Site	Address	Legal Description	Area (m <sup>2</sup> )
1	371 Airfield Road	LOT 1 DP 578804	1,181,118
2	453 Airfield Road	Lot 200 DP 319290	2,078
3	457 Airfield Road	Lot 202 DP 458277	3,685
4	463 Airfield Road	Lot 203 DP 458277	1,301
5	469 Airfield Road	Lot 204 DP 458277	4,004
6	473 Airfield Road	Lot 205 DP 458277	3,533
7	479 Airfield Road	Lot 206 DP 458277	5,161
8	487 Airfield Road	Lot 207 DP 458277	14,751
9	495 Airfield Road	Lot 208 DP 458277	4,359
10	499 Airfield Road	Lot 209 DP 458277	1,500
11	99 Corsair Lane	LOT 2 DP 578804	222,692
<b>Total</b>			<b>1,444,182</b>

**Public roads that may be subject to the required infrastructure / transport upgrades/connections:**

- Airfield Road,
- Alfriston-Ardmore Road,
- Bullens Road,
- Cosgrave Road,
- Dominion Road,
- Burnside Road,
- Clevedon Road,
- Clevedon-Takanini Road,
- Hamlin Road,
- Mill Road,
- Mullins Road,
- Old Wairoa Road (including a paper road extension),
- Papakura-Clevedon Road,
- Petersons Road
- Village Way