

19 May 2026
Job No: 1093341.0000-v3

Devonport Property Management Ltd
Level 3, 6 Viaduct Harbour Avenue
Auckland 1010

Attention: Nick Turley

Dear Nick

Devonport Mixed Use Development Contaminated Land Assessment

1 Introduction

Devonport Property Management Ltd are preparing a referral application to access the Fast Track consenting process under the Fast Track Approvals Act 2024 for the proposed development, Devonport Mixed Use Development (the “site”) in central Devonport, Auckland.

A Geotechnical and Land Contamination Desktop Assessment was completed by Tonkin & Taylor Ltd (T+T) in March 2024¹, to inform early architectural and planning studies for the project.

T+T has prepared this May 2026 letter report as an update to the T+T 2024 desktop assessment; incorporating an updated bulk and location plan concept and eight asbestos building survey reports, to inform the application for Fast Track referral. This work has been completed in accordance with our variation proposal dated 11 September 2025².

2 Site description

The site is located within the main commercial hub of Devonport, shown in Figure 2.1, and is situated directly north of the Devonport Ferry Terminal. Windsor Reserve is located to the east of the site across Victoria Road.

The site includes the following addresses:

- 1-3 Wynyard Street
- 12 Wynyard Street
- 3 Victoria Road
- 5-15 Victoria Road
- 17-19 Victoria Road
- 21 Victoria Road
- 25 Victoria Road
- 33 Victoria Road
- 14 Wynyard Street
- 41 Victoria Road

¹ T+T, March 2024, *Geotechnical & Land Contamination Desktop Assessment*. Report prepared for Devonport Property Management Ltd.

² T+T, September 2025, *Variation Order 01, Project Rioja, Geotechnical & land contamination services to support application for Fast Track referral*. Report prepared for Devonport Property Management Ltd. Reference: 1093341.

- 43 Victoria Road
- 45 Victoria Road
- 37-39 Victoria Road

The site currently comprises a mix of low-rise residential, commercial, and light industrial buildings. Similar low-rise structures occupy the properties to the north and west. Land Information New Zealand (LINZ) ground surface contours indicate that the site is generally flat and low-lying, gently sloping towards the coast to the south. Ground levels rise steeply further north, beyond the site, up to Takarunga / Mt Victoria, which is located approximately 400 m to the north-east.



Figure 2.1: Site Location. Site boundary shown in red.

2.1 Proposed development

The proposal is for a comprehensive mixed-use urban town centre development located in Devonport, Auckland, within the block bounded by Victoria Road, Clarence Street, and Wynyard Street. The site comprises 14 existing titles and approximately 6,126 m² of brownfield land and includes five Auckland Unitary Plan Category B listed heritage buildings and one Category A listed heritage building.

The development comprises five buildings arranged across three site areas, with building heights ranging from four to eight storeys, and includes up to two basement levels. Buildings 1–3 are located between Victoria Road and Wynyard Street and include a hotel and mixed-use buildings with a two level basement accessed from Wynyard Street. Building 4 is a mixed-use building located at the corner of Victoria Road and Clarence Street and includes one basement level. Building 5 is a mixed-

use building located to the south west of the site on Wynyard Street with on grade carparking access.

The proposal includes a commercially activated ground plane comprising a network of laneways and a central courtyard, providing pedestrian connections between Victoria Road and Wynyard Street and supporting active ground floor uses.

The development includes the adaptive reuse of the Victoria Road heritage buildings, which are integrated into the commercial ground plane.

The development delivers approximately 21,125 m² of total gross floor area and 1,770 m² of commercial ground plane. This encompasses 12,516 m² of residential floor area, 2,382 m² of commercial space, and 3,004 m² of ground floor retail including commercial outdoor ground plane area. The proposal incorporates 2,319 m² of adaptively reused heritage and a new 2,095 m² hotel, with the balance comprising building circulation. The proposal provides options for 2,952 m² – 6,736 m² of basement.

Associated works include carparking and loading facilities potentially ranging between 80 and 200 carparks and loading spaces; earthworks and excavation potentially ranging between 2,000 m² and 6,735 m² and 9,380 m³ and 25,000 m³; and all required associated infrastructure including water supply, stormwater (including any required flood mitigation measures), and wastewater services.

The site is located immediately north of the Devonport Ferry Terminal and associated public transport services.

The proposed development is shown in Figure 2.2. Refer to Appendix A for architectural excerpt.



Figure 2.2: Proposed development. Source: PB&A architectural excerpt (refer Appendix A).

3 Site history information

A high-level overview assessment of the potential for ground contamination was conducted in 2024. Sections 3.1 to 3.4 below are replicated from the T+T 2024 desktop assessment, which also included additional properties on Clarence Street and Wynyard Street that are not within the current site extent. Our review of the newly provided asbestos survey reports is presented in Section 3.5.

3.1 Historical aerial photographs

Historical aerial photographs from the Auckland Council GeoMaps³, Retrolens⁴ and Google Earth Pro (as shown in Table 3.1) have been reviewed. Relevant features of the site and surrounding land are summarised from each aerial photograph. Selected aerial photographs, which highlight the primary changes on-site, are provided in Appendix B.

Table 3.1: Historical aerial photograph review

Year	Site	Surrounding landuse
1940 Source: Retrolens	The site is occupied by what appears to be a mix of residential and commercial buildings. Site surfaces appear sealed and consistent with the current layout. Residential properties appear to be present at 24 and 28 Victoria Road. Dwellings with ancillary structures (presumed sheds), and backyard spaces appear present within residential properties. A square building is present at 1-3 Wynyard Street. Larger (presumed commercial buildings) appear present the along Clarence Street and Victoria Road. Given the quality of the aerial image, a low level of confidence is attributed to the types of buildings (e.g. residential/commercial) present at the site.	The land immediately surrounding the site is as follows: • Residential land is present to the west. • Commercial land is present to the north. • Windsor Reserve to the east. • Devonport Ferry Terminal and the Waitemata Harbour to the south.
1959 Source: Retrolens	The building at 28 Victoria Road has been demolished. The residential buildings at 1-3 Wynyard Street have been demolished and replaced with a structure consistent with the Wynyard Street Motors mechanical workshop.	A building has been constructed on the property to the south of 4 Wynyard Street.
1963 Source: Retrolens	A square building is present at 28 Victoria Road consistent with current site layout. Five rectangular buildings have been constructed along Wynyard Street. Multiple commercial buildings are located along the length of Victoria Road consistent with present day layout.	No significant changes other than.
1977 Source: Retrolens	No significant changes evident.	No significant changes evident.
1989 Source: Retrolens	No significant changes evident.	No significant changes evident.

³ Auckland Council Geomaps: [GeoMaps mapping service \(aucklandcouncil.govt.nz\)](https://geomaps.aucklandcouncil.govt.nz/). Accessed February 2024.

⁴ Retrolens: <https://retrolens.co.nz/>. Accessed February 2024.

Year	Site	Surrounding landuse
2001 Source: Auckland Council Geomaps	No significant changes evident other than the building at 28 Victoria Road has been extended to cover the rear section of the property.	No significant changes evident.
2012 - 2017 Source: Auckland Council Geomaps	No significant changes evident.	No significant changes evident.
2024 Source: Google Earth Pro	No significant changes evident.	No significant changes evident.

3.2 Heritage reports

T+T reviewed the Heritage Themes Study report⁵ supplied by Peninsula Capital Limited. The following information in relation to potentially contaminating activities were outlined in the report. Selected relevant excerpts from the heritage report are provided in Appendix C.

- 1860s – First buildings, mainly of timber, erected on lower Victoria Road.
- 1888 – Fire breaks out at 17 Victoria Road destroying much of the new commercial area.
- An 1883 plan of the area states that a building within the site contained stables/smithy, and a coal and firewood depot. The location of the coal and firewood depot is unknown.
- Buildings generally consisted of two-storey brick and timber dwellings and shops.

3.3 Contamination enquiry

A contamination enquiry report was received from Auckland Council on the 22 February 2024. The Council database was searched for records of consents and incident information within a 200 m radius of the site. The information provided is included in Appendix D and summarised below:

- Auckland Council did not identify any potential activities listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL)⁶.
- There are four (4) issued, 4 expired, and one (1) surrendered consents. Historical and current consents related to drilling three geotechnical bores along Wynyard Street for environmental monitoring for Chevron New Zealand, construction of a retail, restaurant and passenger facility, extensions to the existing Devonport ferry terminal wharf, and to construct a stormwater discharge pipeline.
- There was 1 pollution incident of a van leaking oil (<10 L) along Victoria Road.
- Property notes indicate the verification of contamination acceptable / managed / remediated at 1-3 Wynyard Street, Devonport 0624. There were no details on the source of contamination.

⁵ Clough & Associates Ltd, November 2023. *Historical north fleet precinct, Devonport, Auckland – Heritage themes study preliminary design investigation*, prepared for Peninsula Capital Limited.

⁶ MfE, 2023. *Hazardous Activities and Industries List guidance: Identifying HAIL land*. Wellington: Ministry for the Environment.

We note that 1-3 Wynyard Street is the Wynyard Street Motors mechanical workshop, which based on internet search was previously a petrol station with fuel supplied by Caltex (a brand name owned by Chevron New Zealand). The installation of bores for environmental monitoring may have been associated with potential contamination at 1-3 Wynyard Street.

3.4 Site walkover

A contaminated land specialist completed a site walkover inspection on 27 February 2024. Relevant observations made at the time of the inspection are summarised below. Key site features are shown on Figure 3.1 and selected photographs are included in Appendix E.

General site features include:

- The site topography is generally flat, gently sloping towards the south.
- The site is located in central Devonport and has been an established residential/commercial area since at least 1880s.
- External surfaces consisted of asphalt and concrete hardstand. The concrete seal was cracked in various places.
- The buildings on-site range from two-storey historical buildings to single storey shops. Building materials consisted of timber, concrete block, brick, cement, timber and corrugated iron.

Key site features include:

- An above ground hot water cylinder and unlabelled 200 L drum was located at the rear of Devonport Drycleaners along Clarence Street (which is not part of the current site extent).
- Though not included in the site boundary, a panel beater was identified along Wynyard Street.
- The storage of 200 L fuel drums and 20 L oil containers were noted at the rear of the mechanical workshop at 1-3 Wynyard Street. No staining was observed on the ground. Multiple potholes were filled with compacted asphalt in this area. A suspected underground tank, potentially a waste oil tank given the site's use, appears to be present in the southeastern corner of the property along Wynyard Street.
- Three empty unlabelled 200 L drums, a 200 L waste oil drum, and underground grease trap interceptor was observed at the rear of the properties along Victoria Road. The grease trap interceptor is thought to be associated with the takeaways shop.

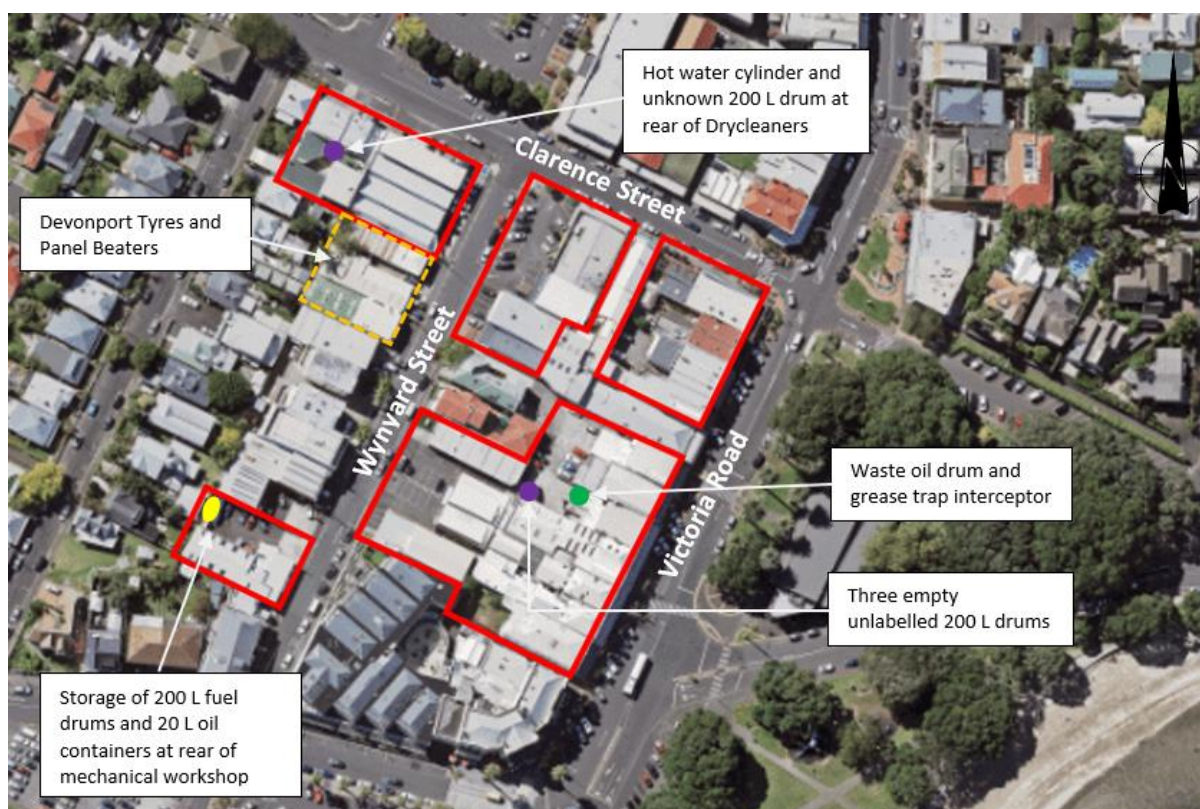


Figure 3.1: 2024 site walkover inspection area (red). Source: Auckland Council Geomaps.

3.5 Asbestos building survey reports

Eight asbestos survey reports have been prepared for the site by Asbestos Environmental Consultants. A summary of the asbestos containing materials (ACM) that were identified are provided in Table 3.2. The reports did not note any ACM in deteriorated condition.

Excerpts from the reports are included in Appendix F, full details are provided in the following reports:

- Asbestos Environmental Consultants, 2018, *Asbestos Management Plan & Site Management Survey – 33 Victoria Road, Devonport, Auckland*. Prepared for NAI Harcourts Takapuna. Project reference: C-00440.
- Asbestos Environmental Consultants, 2018, *Asbestos Management Plan & Site Management Survey – 41 Victoria Road, Devonport, Auckland*. Prepared for NAI Harcourts Takapuna. Project reference: C-00442.
- Asbestos Environmental Consultants, 2018, *Asbestos Management Plan & Site Management Survey – 12 Wynyard Street, Devonport, Auckland*. Prepared for NAI Harcourts Takapuna. Project reference: C-00443.
- Asbestos Environmental Consultants, 2018, *Asbestos Management Plan & Site Management Survey – 19-21 Clarence Street, Devonport, Auckland*. Prepared for NAI Harcourts Takapuna. Project reference: P1082 (C-00215). 19-21 Clarence Street is not within the current site extent, but has been reviewed for completeness.
- Asbestos Environmental Consultants, 2018, *Asbestos Management Plan & Site Management Survey – 1-3 Wynyard Street, Devonport, Auckland*. Prepared for NAI Harcourts Takapuna. Project reference: C-00435.

- Asbestos Environmental Consultants, 2018, *Asbestos Management Plan & Site Management Survey – 23 Victoria Road, Devonport, Auckland*. Prepared for NAI Harcourts Takapuna. Project reference: C-00437. T+T notes that the property covered in this report is 25 Victoria Road.
- Asbestos Environmental Consultants, 2018, *Asbestos Management Plan & Site Management Survey – 5-15 Victoria Road, Devonport, Auckland*. Prepared for NAI Harcourts Takapuna. Project reference: C-00445.
- Asbestos Environmental Consultants, 2018, *Asbestos Management Plan & Site Management Survey – 17-19 Victoria Road, Devonport, Auckland*. Prepared for NAI Harcourts Takapuna. Project reference: C-00446.

Table 3.2: Locations of asbestos containing materials

Property address	Location of ACM	Description	Extent
41 Victoria Road	External rear patio	Cement product – wall/door surround	~5 m ²
	External front of building	Cement product – canopy ceiling	~12 m ²
1-3 Wynyard Street	Ground floor garage	Cement product – infill panel above front door	2 m ²
	Ground floor garage	Cement product – infill panels to upper walls	~5 m ²
	External building front	Cement product – low level eaves	~5 m ²
	External building front	Bitumen product – tile effect metal fascia	~6 m ²
	External building front	Cement product – front canopy ceiling	~35 m ²
	External building front	Cement product – fascia panel above garage door	0.5 m ²
25 Victoria Road	Ground floor shop floor	Electrical mounting board	1 no
	External front of store	Cement product – south side fascia panels to canopy	1 m ²
5-15 Victoria Road	Ground floor staff back room	Electrical mounting board	1 no
	External front canopy ceiling	Cement product – flat sheet fascia panels	8 m ²
	External front canopy ceiling	Cement product – flat sheet ceiling	65 m ²
	External rear side of building	Cement product – balustrade fascial panels	5 m ²
17-19 Victoria Road	Ground floor rear shop	Electrical mounting board	1 no

4 Potential for contamination

The site comprises a series of low-rise mixed residential, commercial and light industrial buildings established in the 1880s. The buildings have undergone a number of refurbishments since the 1880s but the footprint has not changed.

The contamination enquiry provided by Auckland Council did not identify any potential activities listed on the MfE HAIL. However, property notes indicate the verification of contamination acceptable / managed / remediated at 1-3 Wynyard Street. There were no details on the source of contamination, however, T+T note that 1-3 Wynyard Street is the Wynyard Street Motors mechanical workshop, which based on internet search was previously a petrol station with fuel supplied by Caltex.

The Heritage Themes Study report includes an 1883 plan of the area which shows that a building the site contained stables/smithy, and a coal and firewood depot. The location of the coal and firewood depot is unknown.

A review of the asbestos survey reports provided by Asbestos Environmental Consultants indicated that ACM have been detected at the locations identified in Table 3.2. Soil contamination can occur in 'halos' surrounding buildings and structures due to deterioration and maintenance of buildings containing asbestos and lead-based paints, where there is no ground cover. Contamination from deterioration of buildings is usually restricted to near surface soils, unless mobilised by soil disturbance or water runoff.

The high level desktop review and site walkover assessment has identified of a number of HAIL activities within the current site extent (as indicated in Table 4.1) which indicates that there is potential for soil and groundwater contamination to be present on the site.

Table 4.1: Potential HAIL activities

HAIL Activity	Source	Location
Coal or coke yards (Activity E5)	Heritage report	Unknown
Storage tanks or drums for fuel, chemicals or liquid waste (Activity A17)	Site walkover	Rear of 17-19 Victoria Road Front of 1-3 Wynyard Street
Motor vehicle workshop (Activity F4)	Site walkover	1-3 Wynyard Street (Wynyard Street Motors)
Vehicle refuelling, servicing and repair (Activity F7)	Historical landuse	1-3 Wynyard Street (Wynyard Street Motors)
Use of asbestos containing materials and lead based paint in buildings (HAIL Category I).	Site history Asbestos survey reports	Building materials

There is potential for shallow soil (immediately beneath pavements or building floor slabs) and any fill on the site to contain contamination, including asbestos. There is a small possibility of more significant, but likely localised, contamination of soil associated with fuel and chemical storage and handling from mechanical workshop activities.

The basements of the proposed development are expected to intersect groundwater. Groundwater within the site has the potential to be contaminated, due to mechanical workshop activities or the former petrol station, or off-site activities that have the potential to contaminate groundwater e.g. dry cleaners.

5 Consenting pathways and further investigation

5.1 NESCS

The NESCS⁷ applies to specific activities on land where a HAIL activity has, or is more likely than not, to have occurred. Activities covered under the NESCS include soil disturbance, soil sampling, fuel systems removal, subdivision, and land use change.

The high-level desktop assessment has identified a number of activities listed on MfE HAIL which indicates that there is potential for soil and groundwater contamination to be present on the site. Depending on site investigation findings, the NESCS may apply to the site, or parts of the site. Under the NESCS, a Detailed Site Investigation (DSI) completed in accordance with the MfE Contaminated Land Management Guidelines is required to support a resource consent application for a controlled or restricted discretionary activity. A DSI is not required for an application for a discretionary activity, but completion of a DSI can be included as a consent condition.

As most of the site is occupied by buildings, which are tenanted, completion of a DSI at this stage would be logistically difficult and costly. Instead, we recommend completion of a Preliminary Site Investigation (PSI) with limited sampling that will expand on the high-level desktop assessment and include the collection and analysis of soil and groundwater samples to characterise potential contaminants associated with fill and land use activities. The PSI could be used to apply for resource consent under the NESCS (on a discretionary basis) alongside a Contamination Site Management Plan (CSMP) that sets out any additional sampling requirements post-demolition and controls to manage ground contamination during development works.

5.2 Auckland Unitary Plan (AUP)

5.2.1 Discharges of contaminants from contaminated land

Chapter E30 of the AUP covers direct discharges arising from investigation on land containing elevated levels of contaminants, soil disturbance that may liberate contaminants, as well as longer term and legacy discharges.

Rule E30.6.1.4 states that if soil concentrations or the 95% upper confidence limit (UCL) of soil concentrations are below the specified permitted activity criteria detailed in Table E30.6.1.4.1, then a resource consent is not required for the site. If soil contaminant concentrations exceed these relevant guidelines or separate phase is present, then a controlled activity consent for the discharge of contaminants is required under E30.4.1(A6). Key permitted activity thresholds are:

- Soil disturbance – 200 m³;
- Appropriate controls to minimise discharges of contaminants to the environment must be in place; and
- The works must be completed within two months.

Council reserves control over 21 matters for controlled activity applications as specified in Rule E30.7.1. These matters include, but are not limited to:

- The adequacy of the detailed site investigation report;
- The need for, and adequacy of, a site management plan;
- The need for, and adequacy of, a remedial action plan;

⁷ Resource Management (*National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011.

- How stormwater is to be managed;
- Soil management during work and at the completion of work; and
- Groundwater management.

If the activity cannot meet the controlled activity standards (E30.6.2) consent would need to be sought as a discretionary activity. There are no restricted discretionary activities under Chapter E30 of the AUP.

The limited sampling of soil and groundwater to be undertaken for the PSI will be used to assess the requirement for consent under Chapter E30 of the AUP. On the basis that a DSI is not proposed to be prepared, a discretionary consent may be required for the development. This will depend on the soil and groundwater data.

5.2.2 Other discharges of contaminants

Chapter E4 of the AUP considers other discharges of contaminants, such as via dewatering. Dewatering of groundwater from basement excavations may be required for the development. Discharge of onto or into land and/or into water for the purpose of dewatering trenches or excavations (Table E4.4.1 (A5)) is a permitted activity subject to the standards listed in E4.6. The following rules and standards for the discharge of dewatering water are relevant:

- Standard E4.6.1. General standards for all permitted activities, controlled activities and restricted discretionary activities requires that all discharges must not, after reasonable mixing, give rise to any significant adverse effect on aquatic life.
- Rule E4.6.2.3 allows for the discharge of diverted uncontaminated groundwater to water or land as a permitted activity as long as “The discharge must not either by itself or in combination with other contaminants after reasonable mixing exceed the greater of the 95 per cent trigger values for freshwater (groundwater) or the natural background level”.
- Rule E4.6.2.5 allows for the discharge onto or into land and / or into water for the purpose of dewatering trenches or other excavations as a permitted activity as long as the discharge is undertaken in accordance with best management practice to minimise contaminants to the extent possible (i.e. removal of sediment).

Discharge of water not complying with the relevant standards is a discretionary activity (Table E4.4.1 (A16)).

The groundwater sampling to be undertaken for the PSI can be used to assess the requirement for consent under Chapter E4 if discharge of dewatered groundwater to land or water is proposed. If groundwater results indicate that the permitted activity standards cannot be met, disposal to trade waste (via a trade waste agreement with Watercare) is an alternative option to seeking resource consent.

5.3 Asbestos in structures

The Asbestos Regulations outline requirements for manufacturing, supplying, transporting, storing, removing, using, installing, handling, treating, disposing of, or disturbing asbestos ACM.

As identified in Section 3.5, ACM has been identified to be present in the existing building materials at some locations. Removal of asbestos from buildings will likely need to occur under the supervision of an appropriately licensed removalist in accordance with the Asbestos Regulations.

5.4 Asbestos in soil

It is possible that asbestos contamination is present in underlying soils either due to demolition or deterioration of the existing or former structures or associated with fill. Testing of soil in accordance with the New Zealand Guidelines for Assessing and Managing Asbestos in Soil (the Asbestos in Soil Guidelines)⁸ will be required to determine if asbestos is present and, if present, to understand the controls required for on-site management or disposal off-site.

6 Management strategies for ground contamination

It is understood that excavated material will be removed from site and disposed of at a consented facility. Depending on the level of contaminants found in site soils requiring off-site disposal, soil would either need to be disposed of at a licensed landfill facility (for highly contaminated material), licensed managed fill (for material with lower levels of contamination), or a licensed clean-fill facility (for material with levels of contaminants at or below regional background levels).

Current rates for disposal vary around **\$30-35 per tonne (excluding transport and GST)** for managed fill (higher for managed fill with asbestos). If landfill disposal is required, rates of around **\$110 per tonne excl transport & GST** and higher would apply if high levels of contamination or asbestos were found in intrusive investigations. It should be noted that the governments landfill levies are scheduled to incur further increases in price in July 2026 and July 2027. Therefore, minimising off-site disposal should be considered to reduce development costs.

Disturbance of soil containing asbestos (if present) would require specific controls such as dust suppression measures and decontamination facilities, at least in some areas of the site. Oversight by a licensed removalist may also be required if higher concentrations of asbestos are identified in soil.

During earthworks, controls to address the possible discharge of contaminants would likely be necessary. In particular, dust, sediment and stormwater discharges may contain contaminants that could migrate from site and affect surrounding properties and the general public. Dust and sediment will need to be controlled in the same way as for earthworks on uncontaminated sites, except that sediment will need to be disposed as contaminated material to landfill.

There is potential for contaminated groundwater to be encountered if dewatering for basement excavations is to occur. Depending on the contaminant condition of groundwater, water may be disposed of to stormwater, to trade waste via a permit obtained from Watercare Services, or to a licensed liquid waste disposal facility. Water may require treatment prior to discharge to trade waste if this is the selected option, including removal of sediment, and potentially pH control.

7 Summary

Based on the assessments undertaken to date, being the contaminated land desktop review and site inspection, there are no significant contamination issues or widespread potential for contamination associated with the proposed development. However, several HAIL activities (such as vehicle servicing, and storage of fuels and chemicals) were noted within the current site extent that indicate the potential for soil and groundwater contamination. Asbestos survey reports confirmed the presence of ACM within several buildings, and deterioration of these materials could result in minor localised soil contamination, especially in unsealed areas.

As a next step, we recommend completion of a PSI with limited sampling that will expand on the high-level desktop assessment and include the collection and analysis of soil and groundwater samples. The PSI could be used to apply for resource consent alongside a CSMP that sets out any

⁸ BRANZ Ltd, 2024. New Zealand Guidelines for Assessing and Managing Asbestos in Soil.

additional sampling requirements post-demolition and controls to manage ground contamination during development works.

Any adverse ground contamination effects during site redevelopment can be mitigated by standard methodologies and additional remediation measures (if recommended based on the level of contamination).

Management measures that may be required during the construction phase include:

- Removal of asbestos from buildings will likely need to occur under the supervision of an appropriately licensed removalist in accordance with the Asbestos Regulations;
- Excavated soil that is disposed of off-site will need to be disposed to a facility licensed to receive the level of contamination;
- Groundwater from excavation dewatering may need to be disposed of to trade waste, depending on the contaminant condition; and
- Implementation of environmental controls for earthworks that can be set out in the future CSMP.

Through targeted remediation and soil management during construction, legacy contamination risks will be removed off-site or contained, improving environmental quality in central Devonport. Redevelopment will restore the land to a higher environmental standard, particularly important given Devonport's proximity to the Waitematā Harbour, as remediation activities will minimise the potential for pollutants to enter coastal waters through runoff or groundwater flow.

8 Applicability

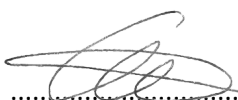
This report has been prepared for the exclusive use of our client Devonport Property Management Ltd, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

We understand and agree that our client will submit this report as part of an application for Fast Track referral, and that an Expert Panel as the consenting authority will use this report for the purpose of assessing that application. We understand and agree that this report will be used by the Expert Panel in undertaking its regulatory functions.

Tonkin & Taylor Ltd

Report prepared by:

Authorised for Tonkin & Taylor Ltd by:

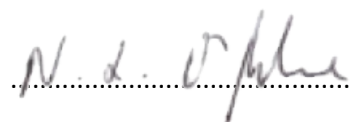


Carmen Thornton
Contaminated Land Consultant



Mark Thomas
Project Director

Report reviewed by:

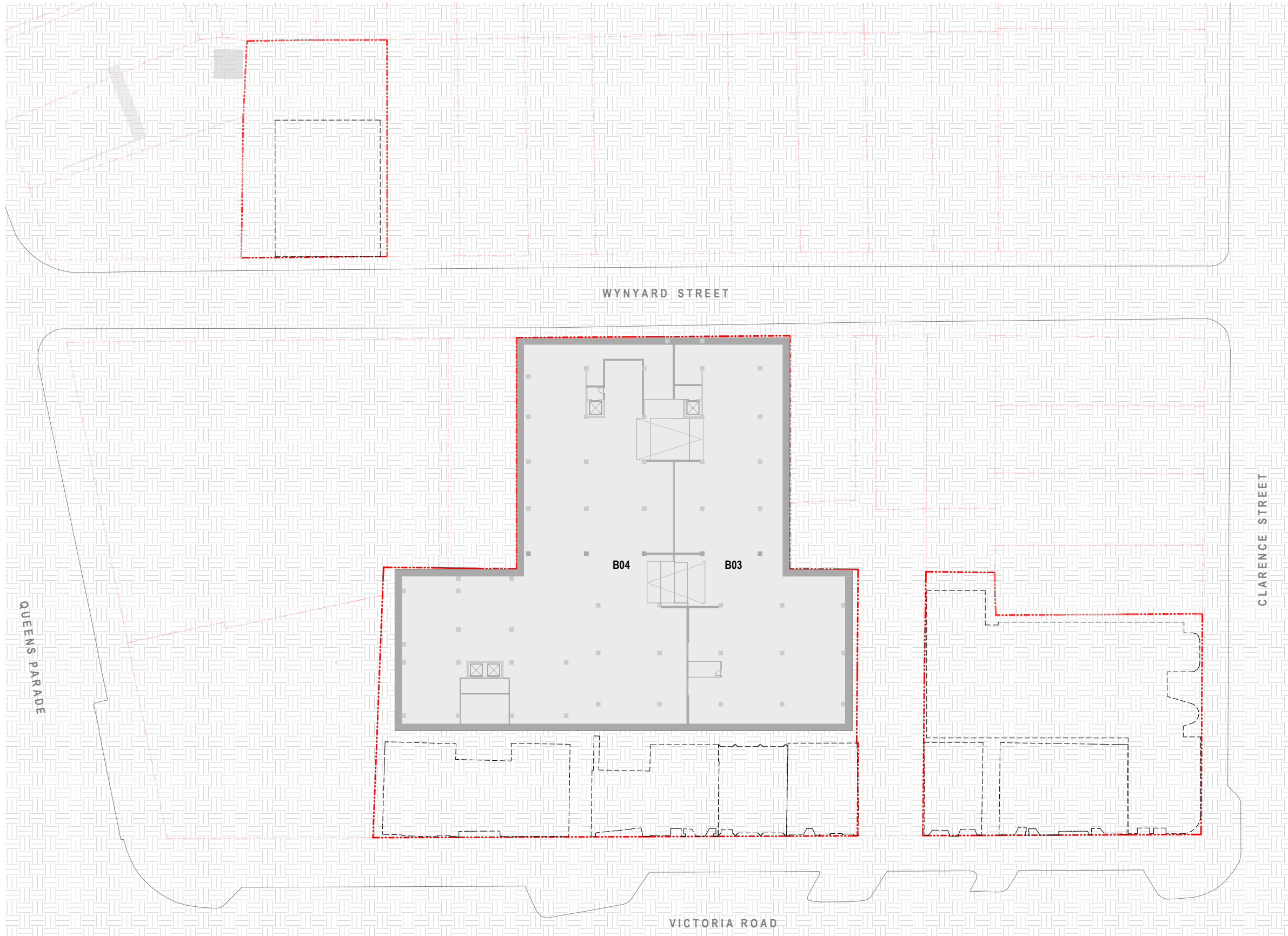


Natalie O'Rourke
Senior Contaminated Land Consultant, CEnvP SC

19-May-26

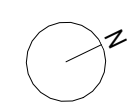
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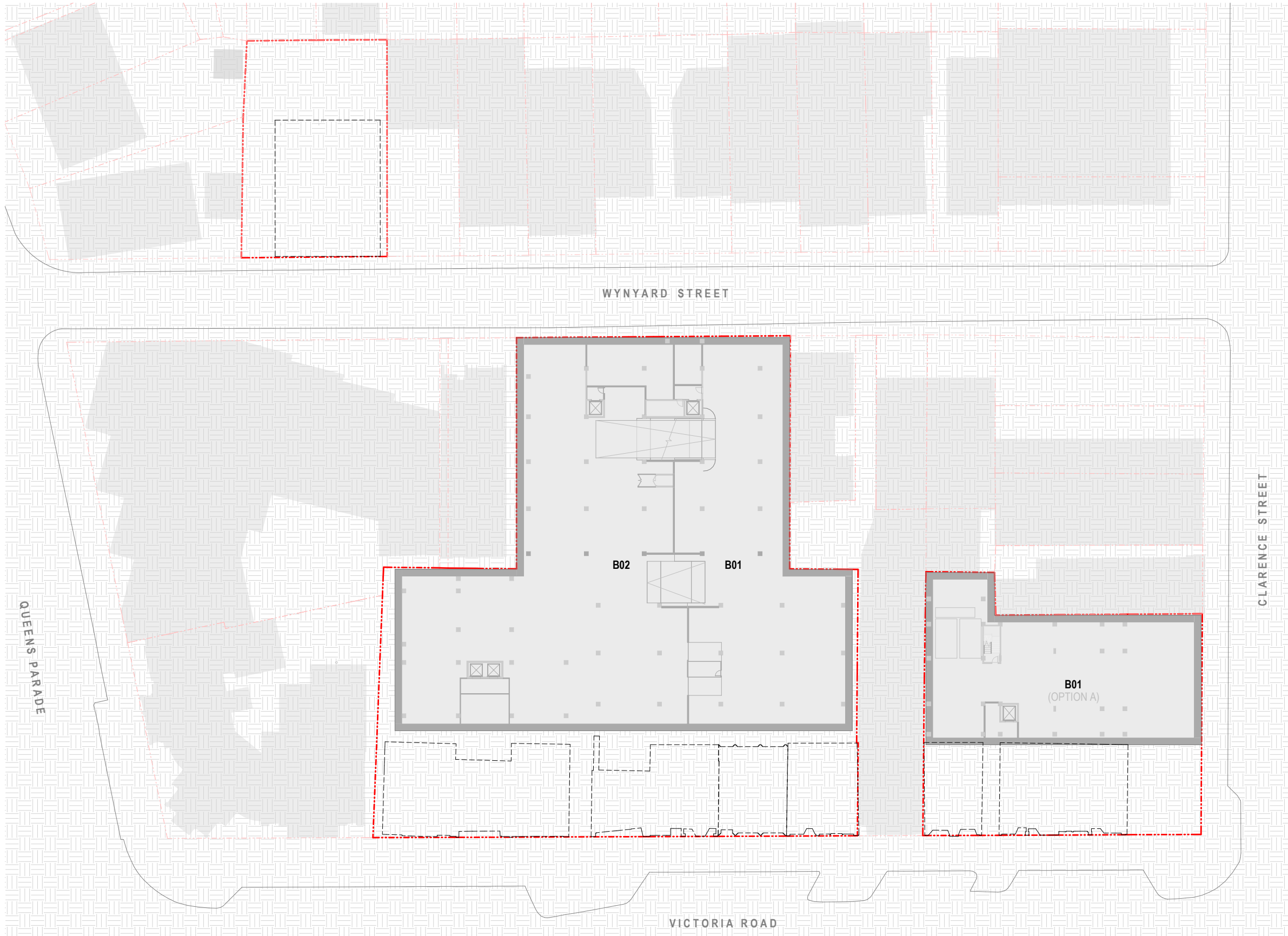
Appendix A Architectural excepts



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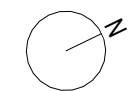
BUILDING KEY





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BUILDING KEY

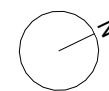




BUILDING KEY



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CLARENCE STREET

WYNYARD STREET

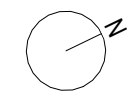
VICTORIA ROAD

QUEENS PARADE

BUILDING KEY



1 | OVERALL L01
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CLARENCE STREET

QUEENS PARADE

WYNYARD STREET

VICTORIA ROAD

BUILDING KEY



1 | OVERALL L02
Scale @ A1 1 : 300



CLARENCE ST

VICTORIA RD

WYNYARD RD



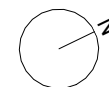
BUILDING KEY



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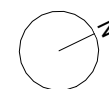
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Autodesk Docs//1089_Project Rioja/1089_PBA_Project Rioja_Site Model.rvt

5/5/2026 3:55:02 pm

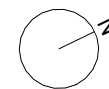




BUILDING KEY



1 | OVERALL L05
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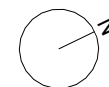




BUILDING KEY



1 | OVERALL L06
Scale @ A1 1 : 300





CLARENCE STREET

QUEENS PARADE

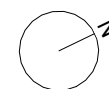
WYNYARD STREET

VICTORIA ROAD

BUILDING KEY



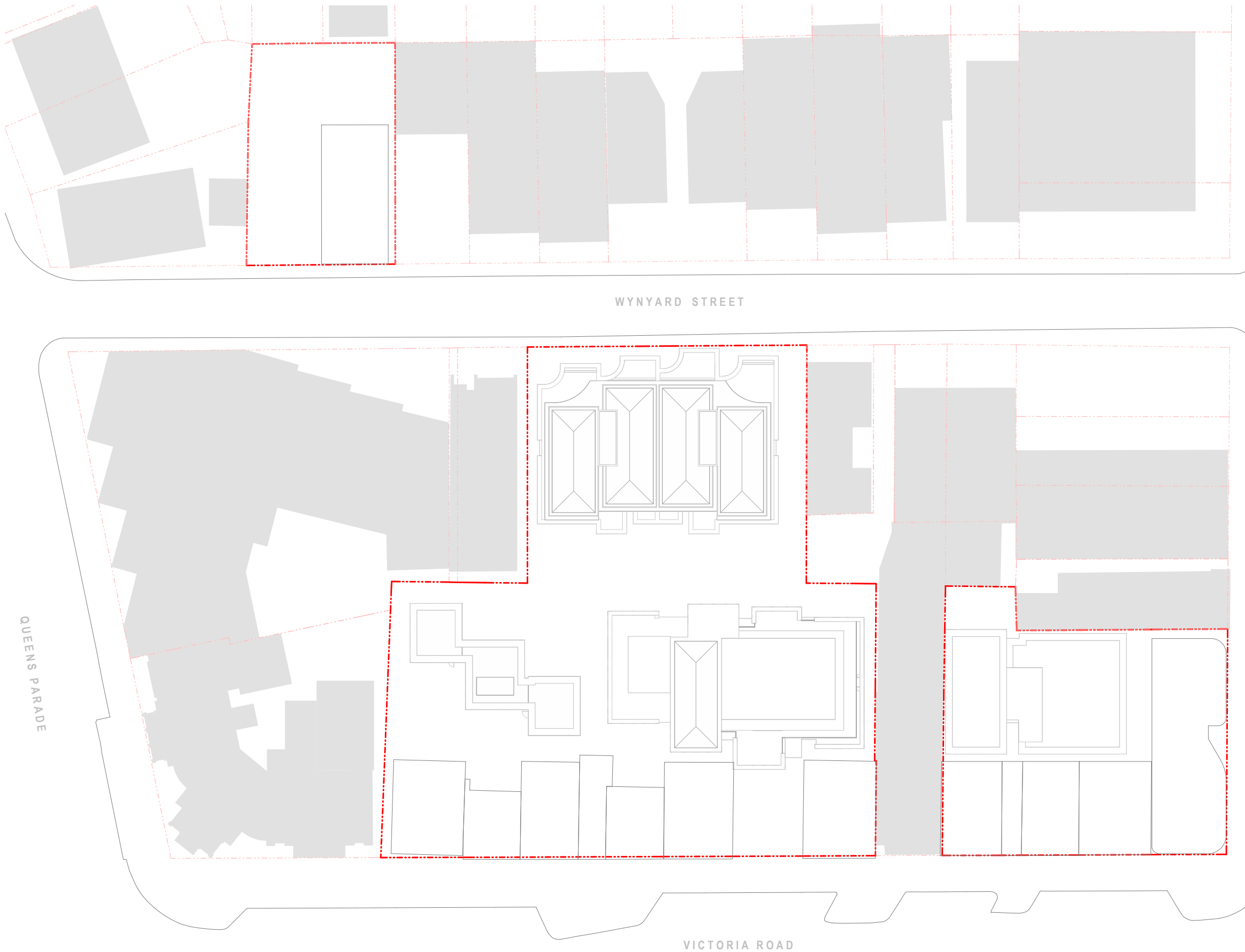
1 | OVERALL L07
Scale @ A1 1 : 300



CLARENCE ST

VICTORIA RD

WYNYARD RD



CLARENCE STREET

WYNYARD STREET

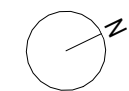
VICTORIA ROAD

QUEENS PARADE

BUILDING KEY



1 | **OVERALL R08**
Scale @ A1 1 : 300





1 | VICTORIA ROAD STREET ELEVATION (EAST)
Scale @ A1 1 : 200

Autodesk Docs/1089_Project Rioja/1089_PBA_Project Rioja_Site Model.rvt

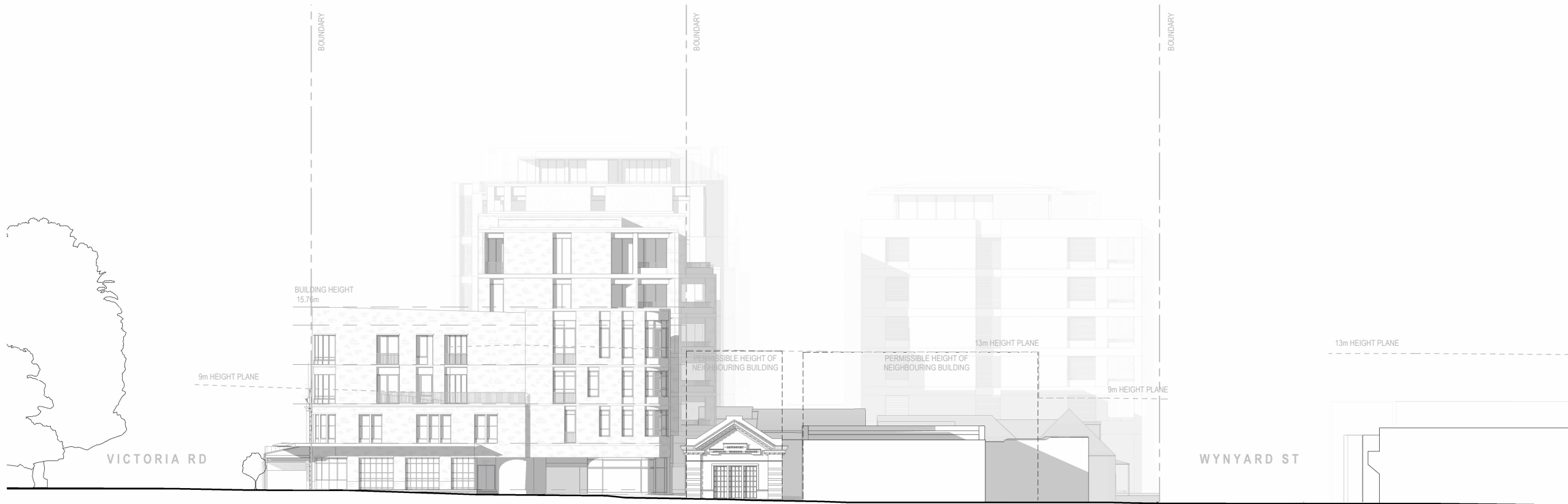
5/5/2026 3:55:36 pm



1 | WEST STREET ELEVATION
Scale @ A1 1 : 200

Autodesk Docs/1089_Project Rioja/1089_PBA_Project Rioja_Site Model.rvt

5/5/2026 3:56:10 pm



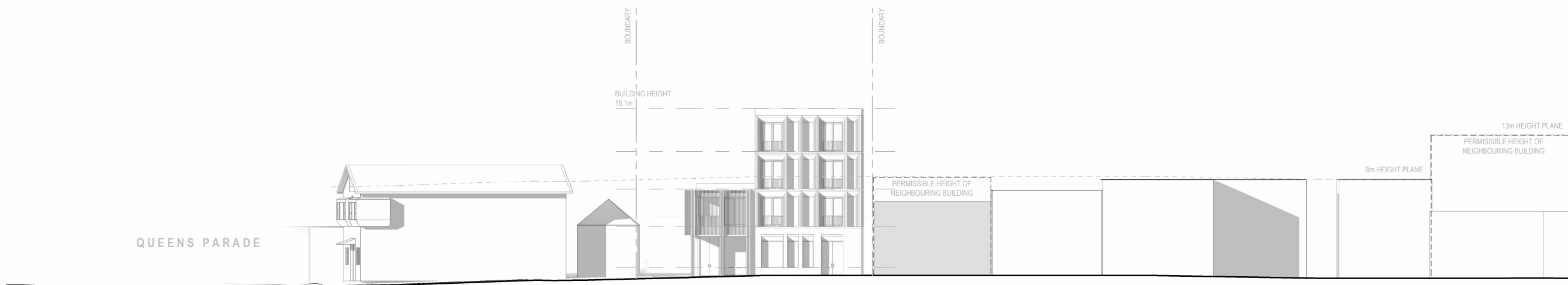
1 | CLARENCE STREET ELEVATION (NORTH)
Scale @ A1 1 : 200

Autodesk Docs//1089_Project Rioja/1089_PBA_Project Rioja_Site Model.rvt

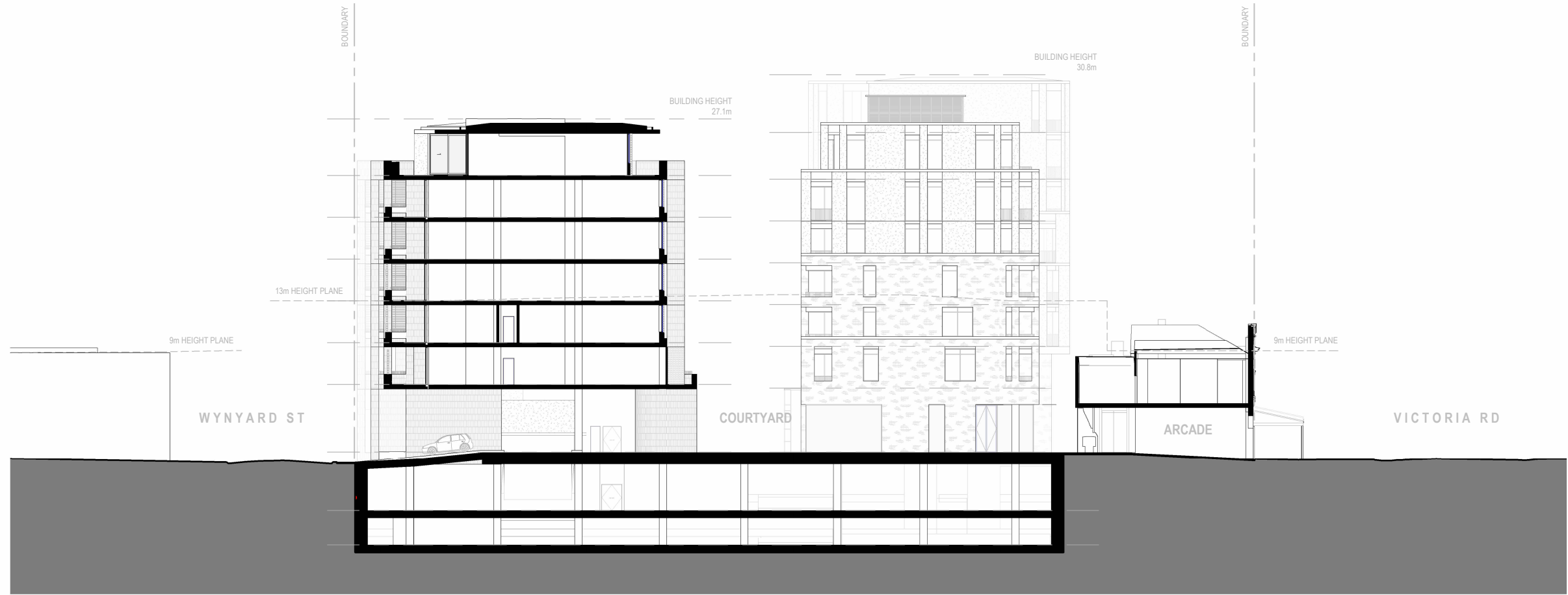
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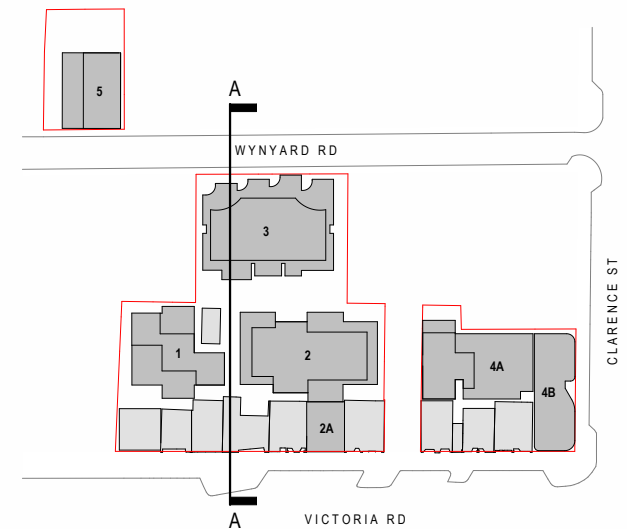
1 | SOUTH STREET ELEVATION
Scale @ A1 1:200



1 | WYNYARD STREET ELEVATION
Scale @ A1 1 : 200



1 | SECTION A - ARCADE
Scale @ A1 1 : 200



Appendix B Historical aerial photographs

6 time-line of relevant events

Maori Pre-European	Pre 1800	c. 1300-1841 Occupation by various Maori tribes; early settlement focuses along the coastline; later settlement focuses around the defended settlements on pa on the volcanic cones Takarunga / Mt Victoria (the hill that stands above), Takamaiwaho / Dunders Hill, Maungāuika / North Head
		c. 1450AD Arrival of <i>Tainui</i> canoe at Torpedo Bay (, with people dwelling at Takararo / Mt Cambria welcoming them to the area, <i>Tainui</i> stranded on the sandbank 'Te Ranga ō Taikahu' off Devonport beach
Maori Post-Contact	1800-1839	1820s – Inter-tribal warfare disperses Maori settlement
		1827 - Dumont U'rville visits the Devonport area, climbs Takarunga/Mt Victoria and finds the area depopulated
		1830s - groups of Maori returned to live at Kaukapua kainga at Torpedo Bay and on the south-western side of Takarunga/Mt Victoria
Early development (pre-fire)	1840-1888	1840 – Devonport foreshore set up as a landing
		1840s - Initial European occupation associated with the naval occupied land (Windsor Reserve); Devonport known as 'Flagstaff'
		1841 - Crown acquires the Mahurangi Block
		1849 - Devonport incorporated into the 'Hundred of Pupuke'
		1857 - Original Crown Grant Allotment 22 Block II Portion of Section No. 2 Parish of Takapuna issued to John Logan Campbell; Victoria Street, Clarence Street and Fleet Street surveyed
		1860s - Naval occupation and use of Windsor Reserve
		1863 - Maori living at Kaukapua left and migrated south as disquiet grew over the approaching NZ Land Wars
		1864-5 Holmes Bros erected Flagstaff Hotel, built a boat building slip at the foot of Victoria Road and wharf at the foot of Wynyard Street, commenced scheduled ferries at Victoria Wharf
		1865 - Section 22 subdivided into 30 lots (Lots 1 – 29A & 29B) and offered for sale as part of the Holmes Bros 'Northfleet' subdivision
		1860s - First buildings, mainly of timber, erected on lower Victoria Road, mostly two-storey with dwelling upstairs and shop at street level
		Until 1872, a two-storey dwelling at 15 Victoria Road was occupied as a baker's shop with the baker, William Newman, residing upstairs
		1873 – Construction of the Victoria Wharf (extended in 1889) and May's Wharf (1876) on the foreshore at the end of Victoria Road
		1882 - Oliver May's Building erected on Section 22 Lots 27 & 28 (9-11 & 13-15 Victoria Road)
		1888 – fire breaks out at 17 Victoria Road destroying much of the new commercial area in Section 22. New buildings north of Lot 28 constructed in brick
		1888 - May's Building extended by the construction of a similar two-storey brick building on Lot 26 Section 66 (17-19 Victoria Road)
Late 19 th C & Early 20 th C Growth (post-fire)	1889-1900	1880s – Russian Scare; new naval craft acquired requiring deep berths at Torpedo Bay
		1890s – 21-23 Victoria Street constructed, early occupants included Lowe's Drapery and the Brighton fruit Palace.
		1903 – The new Esplanade Hotel, designed by Ashley Hunter, opens.
		1908 - Two-storey brick Post & Telegraph Office constructed on Lot 30 Section 22 (3 Victoria Road)
		1909 - May's Building extended by the construction of a similar two-storey brick building on Lot 29 Section 22 (5-7 Victoria Street)
Late 20 th Century Adaptation	1921-1945	1925 – Replacement Victoria Wharf and seawall resulting in a new foreshore alignment
		1940 - Former Post & Telegraph Office at 3 Victoria Road remodelled to become the Devonport Borough Councils new chambers
	1946-1990	1965 – ASB building demolished
		1970s – Gentrification starts in Devonport with new residents attracted to the historical building stock and proximity to the city centre
		197X – New library building built in Windsor Reserve
21 st C Change	1991-2022	1994 – Mays Building passageway is restored connecting Victoria Road and Wynyard Street
		June 1992 – Timber wharf passenger building demolished
		October 1992 – refurbished and rebuilt wharf building is opened by HRH Prince Edward
		2013 – Devonport Library refurbished/rebuilt by Athfield Architects
	2023-beyond	2013 – Marine Square and Wharf Masterplan designed by Sills van Bohemen

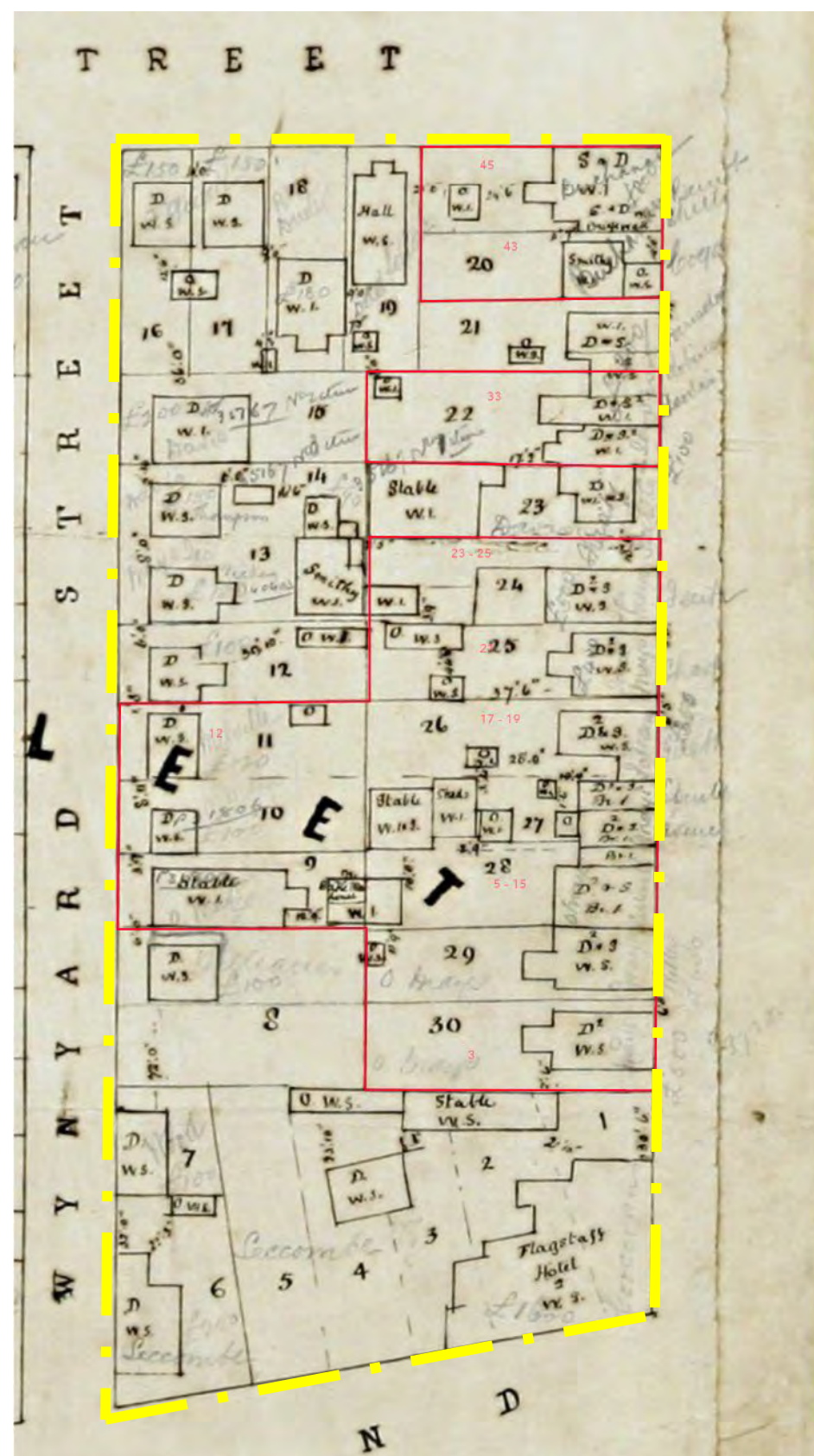


Figure 13 Detail from a plan of Devonport (1883) showing the subdivided lots within Allotment 22 (subject site). The properties owned by PCL are outlined in red with the street address labelled in red (Auckland Council Archives – Map Sheet 9 DBC 852, Item 10)



Figure 14: 1883 map showing land uses.



Photograph Appendix B.1: 1940 aerial photograph (Source: Retrolens).



Photograph Appendix B.2: 1959 aerial photograph (Source: Retrolens).



Photograph Appendix B.3: 1963 aerial photograph (Source: Retrolens).



Photograph Appendix B.4: 1977 aerial photograph (Source: Retrolens).



Photograph Appendix B.5: 1989 aerial photograph (Source: Retrolens).



Photograph Appendix B.6: 2001 aerial photograph (Source: Auckland Council Geomaps).



Photograph Appendix B.7: 2012 aerial photograph (Source: Auckland Council Geomaps).



Photograph Appendix B.8: 2017 aerial photograph (Source: Auckland Council Geomaps).



Photograph Appendix B.9: 2024 aerial photograph (Source: Google Earth Pro).

Appendix C Heritage reports

Legacy Bores

CONSENT_NUMBER	FILE_REFERENCE	CONSENT_HOLDER	CONSENT_STATUS	GRANTED_DATE	EXPIRY_DATE	PROCESSING_OFFICER	PURPOSE	WORKS_DESCRIPTION	EASTING	NORTHING	DISC_IND_ID
32718	C512-12-3758*	Chevron New Zealand	Expired	20060615	20070616	Reginald Samuel	To authorise the construction of three bores for environmental monitoring.	Construction of three 50mm diameter bore to an approximate depth of 5m. Casing grade of D of PVC material. Depth to top of screen to 1m and bottom to 5m. Proposed grouting to be .5m and screen material to be slotted PVC.	1760159	5922319	
32718	C512-12-3758*	Chevron New Zealand	Expired	20060615	20070616	Reginald Samuel	To authorise the construction of three bores for environmental monitoring.	Construction of three 50mm diameter bore to an approximate depth of 5m. Casing grade of D of PVC material. Depth to top of screen to 1m and bottom to 5m. Proposed grouting to be .5m and screen material to be slotted PVC.	1760159	5922319	
32718	C512-12-3758*	Chevron New Zealand	Expired	20060615	20070616	Reginald Samuel	To authorise the construction of three bores for environmental monitoring.	Construction of three 50mm diameter bore to an approximate depth of 5m. Casing grade of D of PVC material. Depth to top of screen to 1m and bottom to 5m. Proposed grouting to be .5m and screen material to be slotted PVC.	1760159	5922319	
32718	C512-12-3758*	Chevron New Zealand	Expired	20060615	20070616	Reginald Samuel	To authorise the construction of three bores for environmental monitoring.	Construction of three 50mm diameter bore to an approximate depth of 5m. Casing grade of D of PVC material. Depth to top of screen to 1m and bottom to 5m. Proposed grouting to be .5m and screen material to be slotted PVC.	1760159	5922319	
32718	C512-12-3758*	Chevron New Zealand	Expired	20060615	20070616	Reginald Samuel	To authorise the construction of three bores for environmental monitoring.	Construction of three 50mm diameter bore to an approximate depth of 5m. Casing grade of D of PVC material. Depth to top of screen to 1m and bottom to 5m. Proposed grouting to be .5m and screen material to be slotted PVC.	1760159	5922319	

Legacy Consents

CONSENT_NUMBER	FILE_REFERENCE	CONSENT_HOLDER	CONSENT_STATUS	GRANTED_DATE	REVIEW_DATE	EXPIRY_DATE	PROCESSING_OFFICER	PURPOSE	WORKS_DESCRIPTION	EASTING	NORTHING
32718	C512-12-3758*	Chevron New Zealand	Expired	20060615		20070616	Reginald Samuel	To authorise the construction of three bores for environmental monitoring.	Construction of three 50mm diameter bore to an approximate depth of 5m. Casing grade of D of PVC material. Depth to top of screen to 1m and bottom to 5m. Proposed grouting to be .5m and screen material to be slotted PVC.	1760159	5922319
32718	C512-12-3758*	Chevron New Zealand	Expired	20060615		20070616	Reginald Samuel	To authorise the construction of three bores for environmental monitoring.	Construction of three 50mm diameter bore to an approximate depth of 5m. Casing grade of D of PVC material. Depth to top of screen to 1m and bottom to 5m. Proposed grouting to be .5m and screen material to be slotted PVC.	1760159	5922319
32718	C512-12-3758*	Chevron New Zealand	Expired	20060615		20070616	Reginald Samuel	To authorise the construction of three bores for environmental monitoring.	Construction of three 50mm diameter bore to an approximate depth of 5m. Casing grade of D of PVC material. Depth to top of screen to 1m and bottom to 5m. Proposed grouting to be .5m and screen material to be slotted PVC.	1760159	5922319
32718	C512-12-3758*	Chevron New Zealand	Expired	20060615		20070616	Reginald Samuel	To authorise the construction of three bores for environmental monitoring.	Construction of three 50mm diameter bore to an approximate depth of 5m. Casing grade of D of PVC material. Depth to top of screen to 1m and bottom to 5m. Proposed grouting to be .5m and screen material to be slotted PVC.	1760159	5922319
14590	H9510712	Auckland Transport (for regional consents)	Issued	19960814		20270601	_Tristine Le Guern	To permit the Consent Holder to undertake construction of a retail, restaurant and passenger facility on the Devonport passenger wharf in accordance with the submitted plans No. 354-01: WD 01(A), WD 02(C), WD 03 (C), WD 05(B), WD 06 (B), WD 07(B), WD 08(B)	Extension to the wharf in the form of three scallop decks, approximately 10m2 in total. Deck extension (5m x 7m = 35m2) Shop intrusion (1m x 10m = 10m2) 30 space cycle racks (30m2) Retention of an electrical transformer Reduction in doorway width.	1760222	5922182
24407	15109	Auckland Council	Issued	20001222	20021230	20351231	_David Nelson	To occupy part of the coastal marine area in accordance with Section 12(2a) of the Resource Management Act 1991 for the purpose of constructing and containing a pipeline for the discharge of stormwater. To use part of the coastal marine area in accordance		1760100	5922300
8460	H928176	TEXAS DEVELOPMENTS LTD	Surrendered	19920603		20270601		To permit the consent holder to undertake construction of a retail, restaurant and passenger facility on the Devonport passenger wharf in accordance with the submitted plans no. 354-01: WD 01(A), WD 92(C), WD 05(B), WD 06(B) WD 07(B), WD 08(B), WD 10(A),		1760222	5922182
8464	H928165	TEXAS DEVELOPMENTS LTD	Expired	19920223		19970406		TO ALLOW THE DEMOLITION AND RECONSTRUCTION OF THE DECK OF THE DEVONPORT PASSENGER WHARF, UNDERTAKE REPAIR WORKS TO THE WHARF, CONSTRUCT AND REMOVE A TEMPORARY CONSTRUCTION JETTY AND INSTALL NEW PILES		1760222	5922182

24406	15109	North Shore City Council	Expired	20001222		20030101	_David Nelson	To construct a stormwater discharge pipeline and to disturb the foreshore for the purpose of this work, in accordance with Section 12 (1) of the Resource Management Act 1991.		1760100	5922300
38052	21891	Auckland Transport (for regional consents)	Issued	20130327		20480327	David Hampson	Extention to the existing devonport ferry terminal wharf.		1760184	5922230
38052	21891	Auckland Transport (for regional consents)	Issued	20130327		20480327	David Hampson	Extention to the existing devonport ferry terminal wharf.		1760184	5922230
32718	CS12-12-3758*	Chevron New Zealand	Expired	20060615		20070616	Reginald Samuel	To authorise the construction of three bores for environmental monitoring.	Construction of three 50mm diameter bore to an approximate depth of 5m. Casing grade of D of PVC material. Depth to top of screen to 1m and bottom to 5m. Proposed grouting to be .5m and screen material to be slotted PVC.	1760159	5922319
24406	15109	North Shore City Council	Expired	20001222		20030101	_David Nelson	To construct a stormwater discharge pipeline and to disturb the foreshore for the purpose of this work, in accordance with Section 12 (1) of the Resource Management Act 1991.		1760100	5922300
24407	15109	Auckland Council	Issued	20001222	20021230	20351231	_David Nelson	To occupy part of the coastal marine area in accordance with Section 12(2a) of the Resource Management Act 1991 for the purpose of constructing and containing a pipeline for the discharge of stormwater. To use part of the coastal marine area in accordance		1760100	5922300

Pollution

INCIDENTNUMBER	XCOORD	YCOORD	NZTMXCOORD	NZTMYCOORD	LOCATION	SUBURB	CATCHMENTCODE	POLLUTANTTYPE	RECIEVED	REPORT	INCIDENTTYPE
10/0316	1760235	5922205	1760235	5922205	Victoria Rd	Devonport	501	Hydrocarbon - Oil	Hotline	van leaking oil	Water / Land Pollution

Property Notes

OBJECTID	Locality	SAPSiteID	SiteStatus	SiteType	SiteObjectType	SiteDescription	SiteArea	PrimaryAddress	SiteName	RoadNameFull	RoadName
304600	Devonport	11104370	Current	Standard	Site (Property)	Lot 2 DP 116745	671	1-3 Wynyard Street Devonport 0624		Wynyard Street	Wynyard
304600	Devonport	11104370	Current	Standard	Site (Property)	Lot 2 DP 116745	671	1-3 Wynyard Street Devonport 0624		Wynyard Street	Wynyard
304600	Devonport	11104370	Current	Standard	Site (Property)	Lot 2 DP 116745	671	1-3 Wynyard Street Devonport 0624		Wynyard Street	Wynyard
304600	Devonport	11104370	Current	Standard	Site (Property)	Lot 2 DP 116745	671	1-3 Wynyard Street Devonport 0624		Wynyard Street	Wynyard
304600	Devonport	11104370	Current	Standard	Site (Property)	Lot 2 DP 116745	671	1-3 Wynyard Street Devonport 0624		Wynyard Street	Wynyard

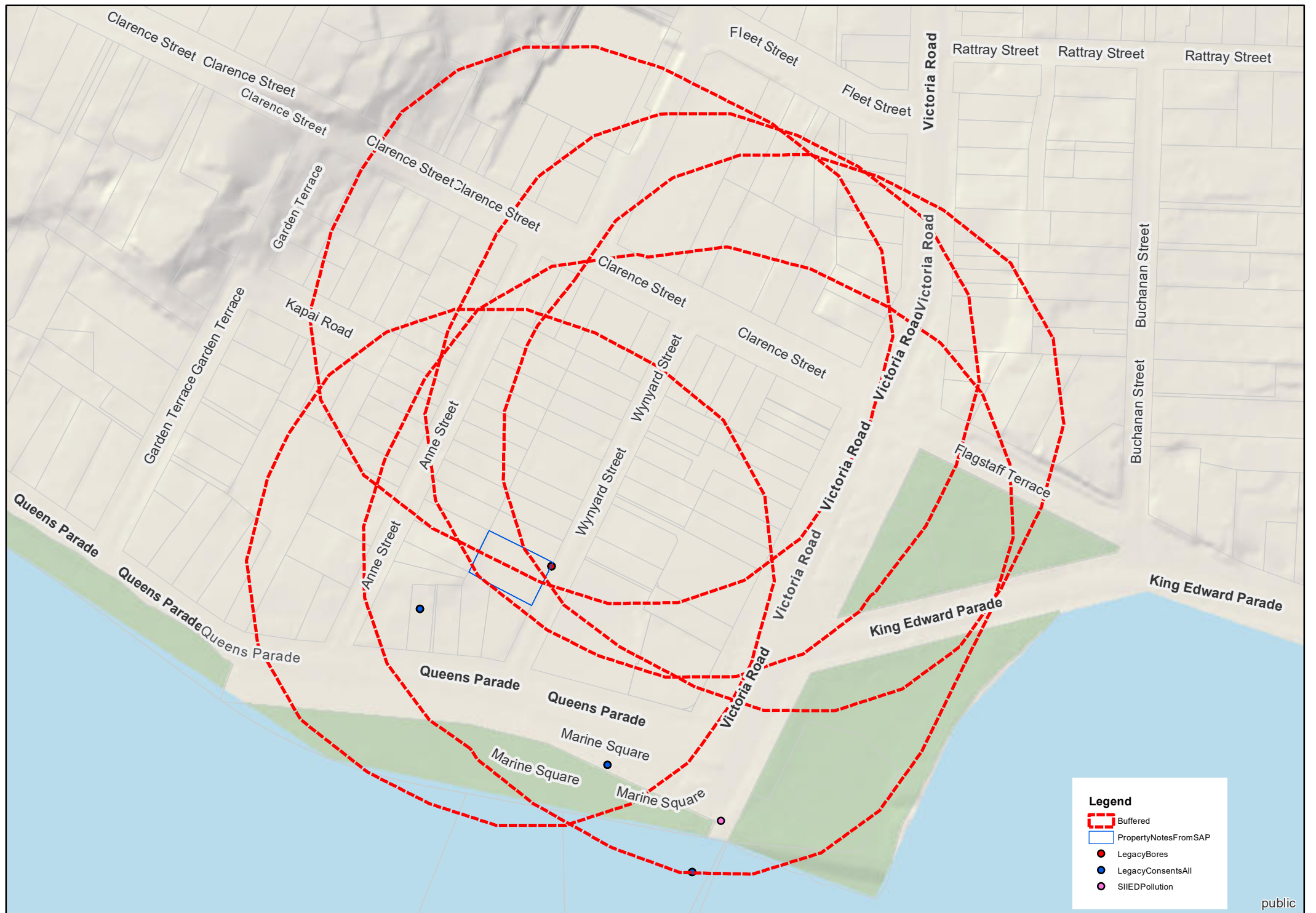
ACTIVITY_STATUS	ACTIVITY_DESCRIPTION	DATE_CREATED	PROPERTY_ADDRESS	LOC_TYP	BORE_ID	BORE_USE	TLA	CONSULTANT
Proposed	To authorise the construction of three bores for environmental monitoring.	20170601	Wynyard Street Devonport North Shore City	Point	22627	Geotechnical	North Shore	AECOM Consulting Services (NZ) Ltd
Proposed	To authorise the construction of three bores for environmental monitoring.	20170601	Wynyard Street Devonport North Shore City	Point	22627	Geotechnical	North Shore	AECOM Consulting Services (NZ) Ltd
Proposed	To authorise the construction of three bores for environmental monitoring.	20170601	Wynyard Street Devonport North Shore City	Point	22627	Geotechnical	North Shore	AECOM Consulting Services (NZ) Ltd
Proposed	To authorise the construction of three bores for environmental monitoring.	20170601	Wynyard Street Devonport North Shore City	Point	22627	Geotechnical	North Shore	AECOM Consulting Services (NZ) Ltd
Proposed	To authorise the construction of three bores for environmental monitoring.	20170601	Wynyard Street Devonport North Shore City	Point	22627	Geotechnical	North Shore	AECOM Consulting Services (NZ) Ltd

ACTIVITY_STATUS	ACTIVITY_DESCRIPTION	SITE_NAME	SITE_DESCRIPTION	DATE_CREATED	PROPERTY_ADDRESS	LOC_TYP	ACTIVITY	ACTIVITY_ID	MONITORING_OFFICER	PREVIOUS_INSPECTION_DATE	NEXT_INSPECTION_DATE
Proposed	To authorise the construction of three bores for environmental monitoring.			20170601172256	Wynyard Street Devonport North Shore City	Point	Bore	22627			
Proposed	To authorise the construction of three bores for environmental monitoring.			20170601172256	Wynyard Street Devonport North Shore City	Point	Bore	22627			
Proposed	To authorise the construction of three bores for environmental monitoring.			20170601172256	Wynyard Street Devonport North Shore City	Point	Bore	22627			
Proposed	To authorise the construction of three bores for environmental monitoring.			20170601172256	Wynyard Street Devonport North Shore City	Point	Bore	22627			
Constructed	Plan amendments including: Extension to the wharf in the form of three scallop decks, approximately 10m2 in total. Deck extension (5m x 7m = 35m2) next to Restaurant 1 Torpedo Bay. Shop intrusion (1m x 10m =10m2) 30 space cycle racks (30m2) Retention of a	Devonport Passenger Wharf	Devonport Passenger Wharf, Devonport, Waitemata Harbour. Map Ref: NZMS 260 R11 705838.	20170601172256	Devonport Passenger Wharf Devonport, North Shore City Waitemata Harbour NSCC	Point	Coastal Structure	21311	_Micah Butt	20090324	20140630
Constructed	To construct a stormwater outfall structure, in accordance with Section 12(1) of the RMA 1991. (Previously outfall/intake structure 20059)	Queens Parade, Devonport	From Wynyard Street, to Queens Parade, Devonport	20170601172256	Queens Parade, Devonport Queens Parade Devonport North Shore City Waitemata Harbour NSCC	Point	Coastal Structure	21072	_Micah Butt	20041124	20091124
Constructed	Plan amendments including: Extension to the wharf in the form of three scallop decks, approximately 10m2 in total. Deck extension (5m x 7m = 35m2) next to Restaurant 1 Torpedo Bay. Shop intrusion (1m x 10m =10m2) 30 space cycle racks (30m2) Retention of a	Devonport Passenger Wharf	Devonport Passenger Wharf, Devonport, Waitemata Harbour. Map Ref: NZMS 260 R11 705838.	20170601172256	Devonport Passenger Wharf Devonport, North Shore City Waitemata Harbour NSCC	Point	Coastal Structure	21311			
Constructed	Plan amendments including: Extension to the wharf in the form of three scallop decks, approximately 10m2 in total. Deck extension (5m x 7m = 35m2) next to Restaurant 1 Torpedo Bay. Shop intrusion (1m x 10m =10m2) 30 space cycle racks (30m2) Retention of a	Devonport Passenger Wharf	Devonport Passenger Wharf, Devonport, Waitemata Harbour. Map Ref: NZMS 260 R11 705838.	20170601172256	Devonport Passenger Wharf Devonport, North Shore City Waitemata Harbour NSCC	Point	Coastal Structure	21311			

Constructed	To construct a stormwater outfall structure, in accordance with Section 12(1) of the RMA 1991. (Previously outfall/intake structure 20059)	Queens Parade, Devonport	From Wynyard Street, to Queens Parade, Devonport	20170601172256	Queens Parade, Devonport Queens Parade Devonport North Shore City Waitemata Harbour NSCC	Point	Coastal Structure	21072			
Proposed	Extension to the existing devonport ferry terminal wharf.	Devonport Wharf, 2 Queens Parade	Allot 83 sec 2 Parish of Takapuna, Pt Harbour BED SO 1071, Lot 1 DP 22936	20170601172256	Queens Parade Devonport North Shore City	Point	Coastal Structure	23577	_Sandra Edwards	20140814	20140930
Proposed	Extension to the existing devonport ferry terminal wharf.	Devonport Wharf, 2 Queens Parade	Allot 83 sec 2 Parish of Takapuna, Pt Harbour BED SO 1071, Lot 1 DP 22936	20170601172256	Queens Parade Devonport North Shore City	Point	Coastal Structure	23577	_Sandra Edwards	20140814	20140930
Proposed	To authorise the construction of three bores for environmental monitoring.			20170601172256	Wynyard Street Devonport North Shore City	Point	Bore	22627			
Constructed	To construct a stormwater outfall structure, in accordance with Section 12(1) of the RMA 1991. (Previously outfall/intake structure 20059)	Queens Parade, Devonport	From Wynyard Street, to Queens Parade, Devonport	20170601172256	Queens Parade, Devonport Queens Parade Devonport North Shore City Waitemata Harbour NSCC	Point	Coastal Structure	21072			
Constructed	To construct a stormwater outfall structure, in accordance with Section 12(1) of the RMA 1991. (Previously outfall/intake structure 20059)	Queens Parade, Devonport	From Wynyard Street, to Queens Parade, Devonport	20170601172256	Queens Parade, Devonport Queens Parade Devonport North Shore City Waitemata Harbour NSCC	Point	Coastal Structure	21072	_Micah Butt	20041124	20091124

ACTIONEDBY	IMPACT	VOLUME	PROBLEMFOUND	CULPRITTRACED	RECORDDATE	INVESTIGATIONDATE
Paul Clement	Stormwater	<10 litres	YES	NO	20100114	20100114

RoadType	ACPropertyID	CONDITIONDESCRIPTION	CONDITIONGROUP	CONDITIONTYPECODE	CONDITIONTYPEDESCRIPTION	DATASOURCE	EFFECTIVEDATE	LAPSEDATE	PROPERTYSITEID	XCoord	YCoord
Street	NSC0049592000	Contamination acceptable / managed / remediated	Contamination	VER	Verification Required	SAP	20080519	99991231	11104370	1760140.514	5922318.31
Street	NSC0049592000	Contamination acceptable / managed / remediated	Contamination	VER	Verification Required	SAP	20080519	99991231	11104370	1760140.514	5922318.31
Street	NSC0049592000	Contamination acceptable / managed / remediated	Contamination	VER	Verification Required	SAP	20080519	99991231	11104370	1760140.514	5922318.31
Street	NSC0049592000	Contamination acceptable / managed / remediated	Contamination	VER	Verification Required	SAP	20080519	99991231	11104370	1760140.514	5922318.31
Street	NSC0049592000	Contamination acceptable / managed / remediated	Contamination	VER	Verification Required	SAP	20080519	99991231	11104370	1760140.514	5922318.31



22/02/2024

Tonkin & Taylor Group Limited
PO Box Number: 2093
Wellington
Attention: Carmen Thornton

Dear Carmen,

Site Contamination Enquiry – GIS Victoria Road

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 the following sites within a 200m buffer of the dictated site have possibly been subject to activities that fall within the HAIL:

More information on **these sites can be found appended to this letter as attachment A**. See the tab labelled property notes from SAP for more details.

- 1-3 Wynyard Street Devonport 0624

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 and results are displayed in Figure 1 below:

- 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.
- Identified HAIL activities.

A map of relevant records is appended to this letter as attachment B.

Relevant details of any pollution incidents and 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**

Appendix D Council contamination enquiry

Appendix E Site photographs



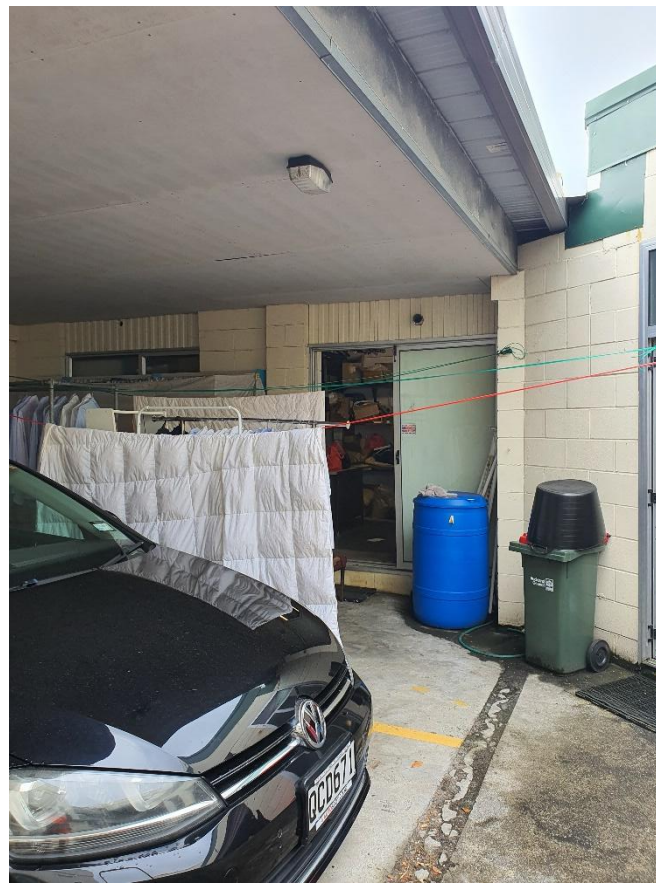
Photograph Appendix E.1: Looking southwest towards 15-21 Clarence Street.



Photograph Appendix E.2: Looking southwest towards Devonport Drycleaners at 21 Clarence Street.



Photograph Appendix E.3: Above ground hot water cylinder was present at the rear of the drycleaners.



Photograph Appendix E.4: An unlabelled 200 L drum was located at the rear of the drycleaners.



Photograph Appendix E.5: Looking south along Wynyard Street.



Photograph Appendix E.6: Looking east along Clarence Street.



Photograph Appendix E.7: Looking northwest towards David Martin Motors and Clarence Street panel beaters.



Photograph Appendix E.8: Looking west towards Wynyard Street Motors.



Photograph Appendix E.9: Storage of 200 L drums and 20 L jerry cans containing fuels and oil at rear of workshop.



Photograph Appendix E.10: Storage of three empty unlabelled 200 L drums at the rear of 5-15 Victoria Road.



Photograph Appendix E.11: Grease trap interceptor and 200 L drum located at the rear of Victoria Road.



Photograph Appendix E.12: Looking south towards The Esplanade.



Photograph Appendix E.13: Looking north towards Victoria Road.



Photograph Appendix E.14: Looking east towards 24 Victoria Road.

Appendix F Asbestos survey reports

ASBESTOS MANAGEMENT PLAN & SITE MANAGEMENT SURVEY

Site: 33 Victoria Road
Devonport, Auckland

Prepared for: NAI Harcourts Takapuna

Project Ref: C-00440

Date of survey: 11 & 16 July 2018



33a											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
External First floor balcony area (001)	Cement Product - Ceiling	A15233	0	-	-	-	-	0	-	A6	
External Second floor balcony area (002)	Bituminous Product - Membrane to floor	A15234	0	-	-	-	-	0	-	A6	

33b											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
2nd Floor Longue area (005)	Vinyl Products - Black and white checkered vinyl floor covering	A15235	0	-	-	-	-	0	-	A6	This layer is under the carpet

33c											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
1st Floor Kitchen (008)	Vinyl Products - Light blue with small grey squares vinyl floor covering	A15236	0	-	-	-	-	0	-	A6	
1st Floor Bathroom (009)	Vinyl Products - Light grey vinyl floor covering	A15237	0	-	-	-	-	0	-	A6	

Pharmacy											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Dispensary (001)	Vinyl Products - Vinyl floor sheet- White	A12691	0	-	-	-	-	0	-	A6	
Ground Floor Dispensary (002)	Mastic Pad - Sink	A12692	0	-	-	-	-	0	-	A6	

Pharmacy											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
External Front left entrance (003)	Cement Product - Porch Ceiling	A13693	0	-	-	-	-	0	-	A6	

No Access Areas

33a, External Roof access (003) - N/A to roof due to no safe accessibility.

33b, Ground Floor Garage (006) - N/A into garage area no keys

No intrusive / destructive techniques used

ASBESTOS MANAGEMENT PLAN & SITE MANAGEMENT SURVEY

Site: 41 Victoria Road
Devonport, Auckland

Prepared for: NAI Harcourts Takapuna

Project Ref: C-00442

Date of survey: 11 July 2018



Appendix A

Asbestos Materials Register

Hum Cafe											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Servery (001)	Vinyl Products - Vinyl floor sheet- black	A13704	0	-	-	-	-	0	-	A6	
Ground Floor Kitchen / cold room (002)	Vinyl Products - Vinyl floor sheet- speckled	A13703	0	-	-	-	-	0	-	A6	
External Rear patio (003)	Cement Product - Wall/ Door surround	A13705	1	1	1	0	2	5	~6 m²	A5	
External Front of building (004)	Cement Product - Canopy ceiling	A13706	2	1	1	0	2	6	~12 m²	A5	No access in wall mounted box

No Access Areas

No intrusive / destructive techniques used

ASBESTOS MANAGEMENT PLAN & SITE MANAGEMENT SURVEY

Site: 12 Wynyard Street
Devonport, Auckland

Prepared for: NAI Harcourts Takapuna

Project Ref: C-00434

Date of survey: 12 July 2018



Appendix A

Asbestos Materials Register

Unit 2											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground floor roof to building (002)	Bituminous Product - Foil clad roofing felt	A13718	0	-	-	-	-	0	-	A6	

No Access Areas

No intrusive / destructive techniques used

Unit 1 Karavan											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground floor (001)	No suspect material detected	-	0	-	-	-	-	0	-	A6	

No Access Areas

Unit 1, Karavan Delicatessen (001) - No access to electrics. Full modern refurbishment, no suspect ACM present within scope of survey.
Unit 3, Ground Floor Unit 3 (003) - No access no internal investigation

No intrusive / destructive techniques used

ASBESTOS MANAGEMENT PLAN & SITE MANAGEMENT SURVEY

Site: 19-21 Clarence Street,
Devonport, Auckland

Prepared for: NAI Harcourts Takapuna

Project Ref: P1082 (C-00215)

Date of survey: 07 May 2018 to 10 May 2018



Network - 19 Clarence Street, Devonport											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Main Area (006)	Decorative Finishes - Textured coating with fleck	A10146	0	-	-	-	-	0	-	A6	Extends from front of shop to wooden panel which runs length of ceiling to ceiling
Ground Floor Small theatre area (007)	Decorative Finishes - Textured coating to ceiling	A10147	1	1	2	1	1	6	~36 m²	A5	
Ground Floor Front entrance (008)	Electrical Mounting Board - Electrical meter board	A10148	1	1	1	1	2	6	<1 m²	A5	
Ground Floor Front entrance (009)	Cement Product - Boxing around electrical cables	A10149	2	1	1	1	2	7	~1.5 m²	A5	
Ground Floor Main Area (019)	Decorative Finishes - Textured coating to ceiling	Reference A10147	1	1	2	1	1	6	~12 m²	A5	Extends from wooden panel to partition with small theatre area

Communal & External Areas - 19-21 Clarence Street, Devonport											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
External Carport (011)	Cement Product - Ceiling lining	A10151	0	-	-	-	-	0	-	A6	
External Entrance to Carport (012)	Cement Product - Wall cladding to archway	A10200	0	-	-	-	-	0	-	A6	
External Outdoor area (013)	Cement Product - High level wall lining	A10201	2	1	1	1	1	6	~48 m²	A4	
External Outdoor area (014)	Cement Product - South-Western Wall	A10202	0	-	-	-	-	0	-	A6	
External 19C Outdoor area (015)	Cement Product - Wall - Profile panels	Reference A10150	2	1	1	1	1	6	~34 m²	A4	
External 19C Toilet (020)	Cement Product - Infill panel to window	A6829	0	-	-	-	-	0	-	A6	
External 19 (021)	Cement Product - Profiled infill above siding door	Reference A10150	2	1	1	1	1	6	~1.5 m²	A4	

Drycleaners - 21 Clarence Street, Devonport											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
External Carport (010)	Cement Product - South-East Wall - Profile panel above sliding door & Window	A10150	2	1	1	1	1	6	~3 m²	A4	

Unit 19A Clarence Street, Devonport											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
1st Floor Bathroom/Laundry (002)	Bituminous Product - Roof felt	A10143	0	-	-	-	-	0	-	A6	
1st Floor Bathroom/Laundry (003)	Decorative Finishes - Textured coating to suspended ceiling	A10144	0	-	-	-	-	0	-	A6	
1st Floor Kitchen (004)	Mastic Pad - Mastic pad to underside of sink	A10145	0	-	-	-	-	0	-	A6	
1st Floor Stairwell (005)	Decorative Finishes - Textured coating to suspended ceiling	Reference A10144	0	-	-	-	-	0	-	A6	The majority of the ceiling has been removed

No Access Areas

No intrusive / destructive techniques used (016)

No access to 19B & 19C - No one home. No access to Drycleaners ceiling void — Fixed (001)

ASBESTOS MANAGEMENT PLAN & SITE MANAGEMENT SURVEY

Site: 1-3 Wynyard Street
Devonport, Auckland

Prepared for: NAI Harcourts Takapuna

Project Ref: C-00435

Date of survey: 12 July 2018



Appendix A

Asbestos Materials Register

Wynyard Street Motors											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Reception (001)	Vinyl Products - Vinyl floor sheet- Grey	A13707	0	-	-	-	-	0	-	A6	
Ground Floor Garage (002)	Bituminous Product - Roofing felt	A13708	0	-	-	-	-	0	-	A6	
Ground Floor Garage (003)	Cement Product - Infill panel above front door	A13709	1	1	1	0	1	4	2 m²	A5	
Ground Floor Garage (004)	Cement Product - Infill panels to upper walls	Presumed	3	1	1	1	0	6	~5 m²	A5	Unable to sample or assess the full extent due to height restrictions and stored items
Ground Floor Kitchen (005)	Vinyl Products - Vinyl floor sheet - Black	A13710	0	-	-	-	-	0	~6 m²	A6	
Ground Floor Toilet (006)	Vinyl Products - Vinyl floor sheet- Green	A13711	0	-	-	-	-	0	-	A6	
Ground Floor Toilet (007)	Electrical Mounting Board - Electrical Mounting Board - Brown	A13712	0	-	-	-	-	0	-	A6	
External Building Front (008)	Cement Product - Low level eaves	A13713	1	1	1	0	0	3	~5 m²	A5	
External Building Front (009)	Bitumen Product - Tile effect metal fascia	A13714	1	0	1	0	0	2	~6 m²	A5	Galbestos type
External Building Front (010)	Cement Product - Front Canopy ceiling	A13715	2	1	1	0	0	4	~35 m²	A5	
External Building Front (011)	Cement Product - Fascia panel above garage door	A13716	1	1	1	0	0	3	0.5 m²	A5	
External Cylinder Store (012)	Cement Product - Walls	A13717	0	-	-	-	-	0	-	A6	

No Access Areas

No intrusive / destructive techniques used

ASBESTOS MANAGEMENT PLAN & SITE MANAGEMENT SURVEY

Site: 23 Victoria Road
Devonport, Auckland

Prepared for: NAI Harcourts Takapuna

Project Ref: C-00437

Date of survey: 11 July 2018



Appendix A

Asbestos Materials Register

Annah Stretton											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Toilet (008)	Vinyl Products - Vinyl floor sheet	A13701	0	-	-	-	-	0	-	A6	
Ground Floor Front of Store (009)	Cement Product - Kicker panels below window	A13702	0	-	-	-	-	0	-	A6	

Blue Illusion											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Shop Floor (001)	Electrical Mounting Board - Electrical Mounting Board	A13694	1	0	1	0	1	3	1 no	A5	
Ground Floor Rear Store (002)	Cement Product - East Wall	A13695	0	-	-	-	-	0	-	A6	
Ground Floor Rear Store (003)	Bituminous Product - Roofing Felt to ceiling	A13696	0	-	-	-	-	0	-	A6	
Ground Floor Rear Store Toilet (004)	Vinyl Products - Vinyl floor sheet- White	A13697	0	-	-	-	-	0	-	A6	
External Rear Store (005)	Cement Product - Eaves	A13698	0	-	-	-	-	0	-	A6	
External Rear Store (006)	Cement Product - Panel to window	A13699	0	-	-	-	-	0	-	A6	
External Front of Store (007)	Cement Product - South side fascia panels to canopy	A13700	2	1	1	1	0	5	1 m²	A5	

No intrusive / destructive techniques used

ASBESTOS MANAGEMENT PLAN & SITE MANAGEMENT SURVEY

Site: 5-15 Victoria Road
Devonport, Auckland

Prepared for: NAI Harcourts Takapuna

Project Ref: C-00445

Date of survey: 27 September 2018



Anglican Community Shop											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Staff toilet (014)	Cement Product - Rear wall	A14019	0	-	-	-	-	0	-	A6	other walls are plaster
Ground Floor Staff back room (015)	Electrical Mounting Board - Electrical Mounting Board - Black	A14020	1	0	1	1	0	3	1 no	A4	Corners are damaged. Encapsulation or removal is recommended

External and communal areas											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
External Front canopy ceiling ends (022)	Cement Product - Flat sheet fascia panels	Reference A14025	2	1	1	0	0	4	8 m²	A5	

External and communal areas											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Entrance/ Bottom of stairs (005)	Vinyl Products - Vinyl floor sheet - Mauve classic design	A14018	0	-	-	-	-	0	-	A6	
External Front canopy ceiling (021)	Cement Product - Flat sheet ceiling	A14025	2	1	1	0	0	4	65 m²	A5	
External Rear side of building (023)	Cement Product - Balustrade Fascia panels	Presumed	3	1	1	1	0	6	5 m²	A5	
External Rear side of building (024)	Cement Product - Porch Ceiling and walls	A14026	0	-	-	-	-	0	-	A6	

Focus Dental											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
1st Floor Surgery (001)	Vinyl Products - Vinyl floor covering	Reference A14017	0	-	-	-	-	0	-	A6	Surgery occupied at time of survey
1st Floor Toilet / Lobby (002)	Vinyl Products - Vinyl floor sheet - Blue	A14017	0	-	-	-	-	0	-	A6	
1st Floor Rear staff areas (003)	Vinyl Products - Vinyl floor sheet - Blue	Reference A14017	0	-	-	-	-	0	-	A6	

Home Styles Depot											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Shop Floor (008)	PVC / Reinforced Plastics - Electrical Mounting Board - Black	Presumed	2	0	1	0	1	4	1 no	A5	

Old brick building being refurbished into restaurant											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Kitchen and toilets (019)	Vinyl Products - Vinyl floor covering - grey	A14023	0	-	-	-	-	0	-	A6	

Raymond Wang Hair											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Throughout tenancy (020)	Vinyl Products - Vinyl floor covering - Salmon	A14024	0	-	-	-	-	0	-	A6	

Suite 2											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
1st Floor Central corridor (017)	Cement Product - Eaves	A14022	0	-	-	-	-	0	-	A6	

The fade room barber shop											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Toilet and Store (016)	Vinyl Products - Vinyl floor sheet - green	A14021	0	-	-	-	-	0	-	A6	

No Access Areas

- 13, Ground Floor Tenancy (012)
- 7b & 5a, 1st Floor tenancy (004) - no access available at the time of inspection
- Anglican Community Shop, Ground Floor Shop Floor ceiling (013) - No inspection to rear of fabric to ceiling
- Bookmark Limited, Ground Floor Shop Floor (010) - No inspection to high level ceilings or to areas obscured by books
- Bookmark Limited, Ground Floor Shop Floor - Electrical cabinet (011)
- Cucchiera Y Via LTD, 1st Floor Tenancy (018)
- Home Styles Depot, Ground Floor Shop Floor Ceiling void (007) - large tiles could not be removed without causing undue damage
- Seven Stars, Ground Floor Restaurant Tenancy (006) - closed at time of inspection
- No intrusive / destructive inspection techniques used

ASBESTOS MANAGEMENT PLAN & SITE MANAGEMENT SURVEY

Site: 17-19 Victoria Road
Devonport, Auckland

Prepared for: NAI Harcourts Takapuna

Project Ref: C-00446

Date of survey: 27 September 2018



Appendix A

Asbestos Materials Register

Catch 22 Fish Shop											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
Ground Floor Shop Floor (002)	Vinyl Products - Vinyl floor sheet - blue speckled	A14028	0	-	-	-	-	0	-	A6	
Ground Floor Rear Shop (003)	Electrical Mounting Board - Electrical Mounting Board Brown	Presumed	1	0	1	0	0	2	1 no	A5	
Ground Floor Rear Shop (003)	Vinyl Products - Vinyl floor sheet - Grey	A14029	0	-	-	-	-	0	-	A6	
External Front of shop, access to level 1 (005)	Cement Product - Porch Ceiling and fascia panel	A14030	0	-	-	-	-	0	-	A6	

Devonport Arts & Gifts											
Space / Location	Description	Sample Ref	Asbestos Type	Surface Treatment	Product Type	Condition	Disturbance Potential	Risk Score	Extent	Action	Comments
External Rear Porch (001)	Cement Product – porch ceiling and walls	A14027	0	-	-	-	-	0	-	A6	

No Access Areas

Catch 22 Fish Shop, Ground Floor Level 1 and rear outhouses (004)

No intrusive / destructive inspection techniques used