



SOUTHERN LINKS 1: RESIDENTIAL DEVELOPMENT – PRELIMINARY SITE INVESTIGATION

Prepared by Swiftsure Consultants Ltd

30 August 2026

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Swiftsure Consultants Ltd Document Control:

Report Title	Preliminary Site Investigation: Southern Links 1 – Residential Development		
Client	Saxby Road JV Ltd	Client Contact	Dillon Kelliher
Date	Revision Details / Status		
30 August 2026	Final for Release		

SQEP Certifying Statement

I certify that the site has been assessed in accordance with current New Zealand Regulations and guidance documents and reported in general accordance with the Ministry for the Environment's Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (dated 2021).

I am considered by Swiftsure Consultants Ltd Limited to be a suitably qualified and experienced practitioner (SQEP) able to certify reports pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Emma Lewis, Contaminated Land Specialist



Dated 30 August 2026

1 Introduction

Swiftsure Consultants Ltd (“Swiftsure”) has prepared a Preliminary Site Investigation (PSI) for the site at Saxbys Road, Deanwell, Hamilton (also known as the “Residential Block”) (the “site”).

2 Project Description

The SL1 Residential South development forms part of the residential component of Southern Links 1, a listed project under FTAA 2024. The Southern Links 1 project is a combined 106ha development, including residential and industrial activities. The residential component comprises circa 46ha and is in single ownership and is currently used for rural farming activities. The landholding includes five land parcels legally described as Lot 2 DP 589463 (22.21 ha); Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha); Lot 1 DPSA 69842, Lot 2 DPSA 11357, Lot 1 DPSA 75305 and Section 1 SO 60814 (26.13 ha); and Part Lot 1 DP 25668 (26.50 ha). This site is part of the wider Southern Links Growth Cell, a circa 440ha contiguous land area that stretches the south-western edge of Hamilton that includes the Hamilton Southern Links (RoNS) designation.

The proposal seeks approval for a Substantive Application under the Fast-Track Approvals Act 2024 for a comprehensively master planned and staged residential development. This includes all necessary resource consents under the Resource Management Act 1991, including regional, district approvals where required.

The residential component provides for the establishment of circa 938 residential units, together with a neighbourhood commercial node, open spaces, waterbodies, and infrastructure devices including wetlands and roading.

The proposal includes substantial enabling works to establish developable land, including bulk earthworks across the site. An integrated stormwater management system including wetlands, detention/attenuation devices and treatment ponds supports the development. Ecological restoration is integrated via riparian and corridor planting with appropriate design measures being adopted to enhance and protect key features including the upper tributaries of the Mangakōtukutuku Stream and associated drains.

Access and integration with the surrounding Hamilton area is provided through connected transport framework, including the establishment of intersections, roading, and walking and cycle networks, along with upgrades to existing transport infrastructure. The residential development is proposed to be serviced via a coordinated strategy, including the extension of public networks, upgrades, and installation of appropriate infrastructure.

3 Purpose and Scope

A PSI is required for the identification of any issues, effects and associated mitigation options with regards to contaminated land. This PSI will provide the following:

- Identify potential sources of contaminants in soils as a result of current and/or historical land use.
- Identify the likely consents required under the NES-CS¹.

¹ National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (April, 2012)

The scope of works included a desk-based review of historical background information. As part of this, the following information sources were reviewed:

- Information made available by Waikato Regional Council (WRC).
- Screening of property files held by Waipā District Council (WDC).
- Historical aerial photographs.
- Local geology, hydrogeology and hydrology.
- Walkover inspection of the site.
- Discussions with persons knowledgeable about the site.

This assessment has been undertaken and reported in general accordance with the following:

- Ministry for the Environment Contaminated Land Management Guidelines (CLMG) No. 1 – Reporting on Contaminated Sites in New Zealand (2011).
- Ministry for the Environment Contaminated Land Management Guidelines (CLMG) No. 5 – Site Investigation and Analysis (2011).

4 Site Description

The site is located at Saxbys Road, Deanwell, Hamilton. The site is approximately 46 hectares in area. The site location is shown in **Figure 1** and an aerial image of the site is shown in **Figure 2**. The area of proposed development is topographically flat across the site with no elevation changes included on the WDC online mapping layer.

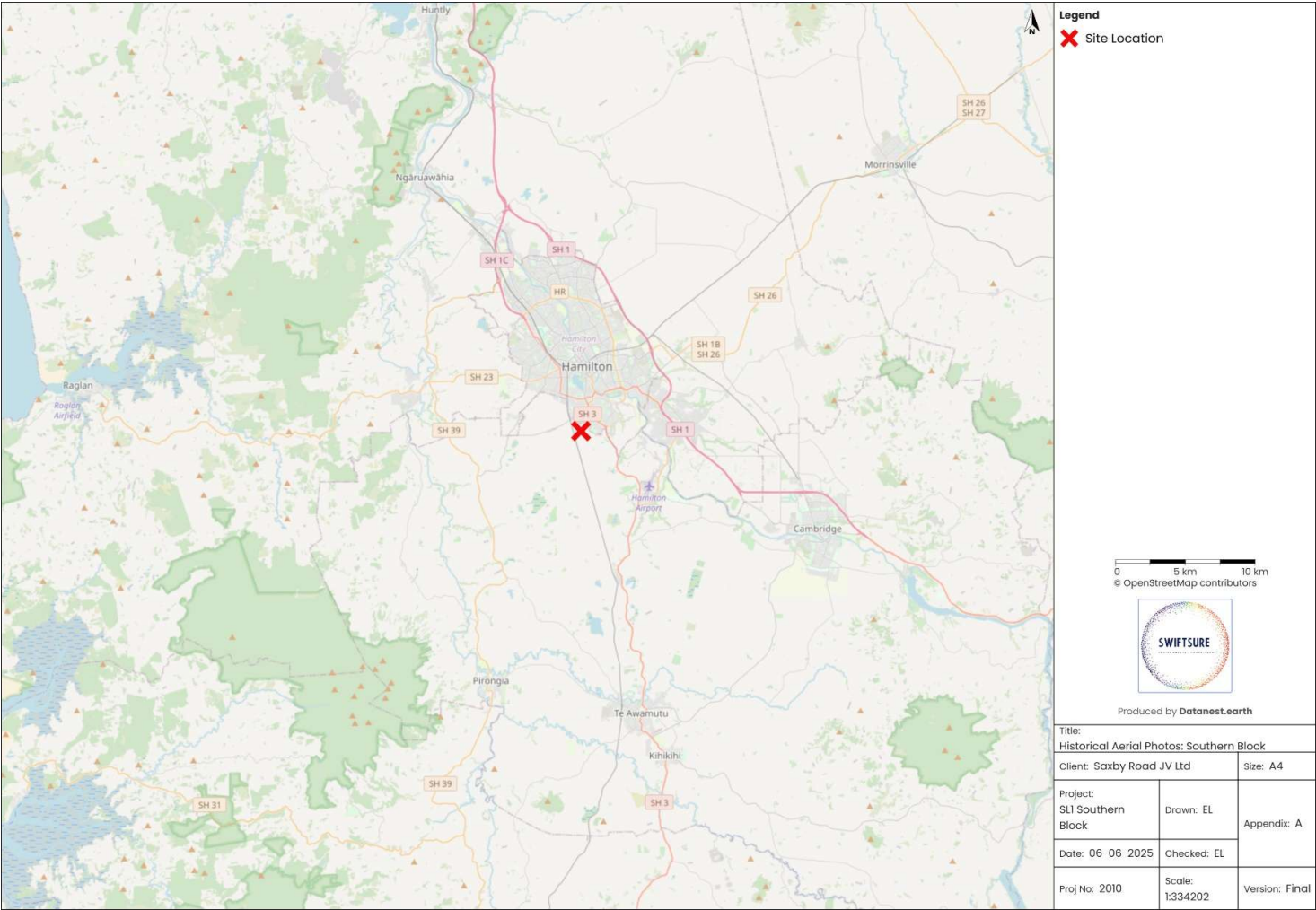




Figure 2: Aerial images of the SL1 Residential Block

5 Published Geology

5.1 Geology and Hydrogeology

Geological maps² for the area indicate the site is underlain by Late Pleistocene River deposits. Cross bedded pumice and sand, silt and gravel with interbedded peat. From the CMW report it has indicated that there are predominantly dense sands to very stiff silts.

The project hydrogeological effects assessment³ identifies the site to be located within the highly modified Mangaotukutuku Stream catchment. There is one headwater stream and farm drains present on the site. Hamilton Lake and the Waikato River are located approximately 2.5km to the north of the site.

There are four bores within 500m of the Site⁵ as follows:

Table 1: Bore Information

Bore ID	Static Water Level (m)	Status
Bore 72 – Station 1628	9.1	Existing
Bore 70 – Station 501	4	Existing
Bore 70 – Station 363	-	-
Bore 72 – Station 4049	2.65	Existing

5.2 Geomorphology

Existing geotechnical assessments for the SL1 area⁴ state that the site is within a wetland/alluvial plain and that this landform is defined by an essentially level to gently undulating plain at between RL43m and RL35m (Moturiki Datum) that lies to the west of the Low Hamilton Hills. The report states that the plains are often crossed with a network of open drains which are typical of farmland in peat areas. Most of the site is low-lying flat farmland.

5.3 Groundwater

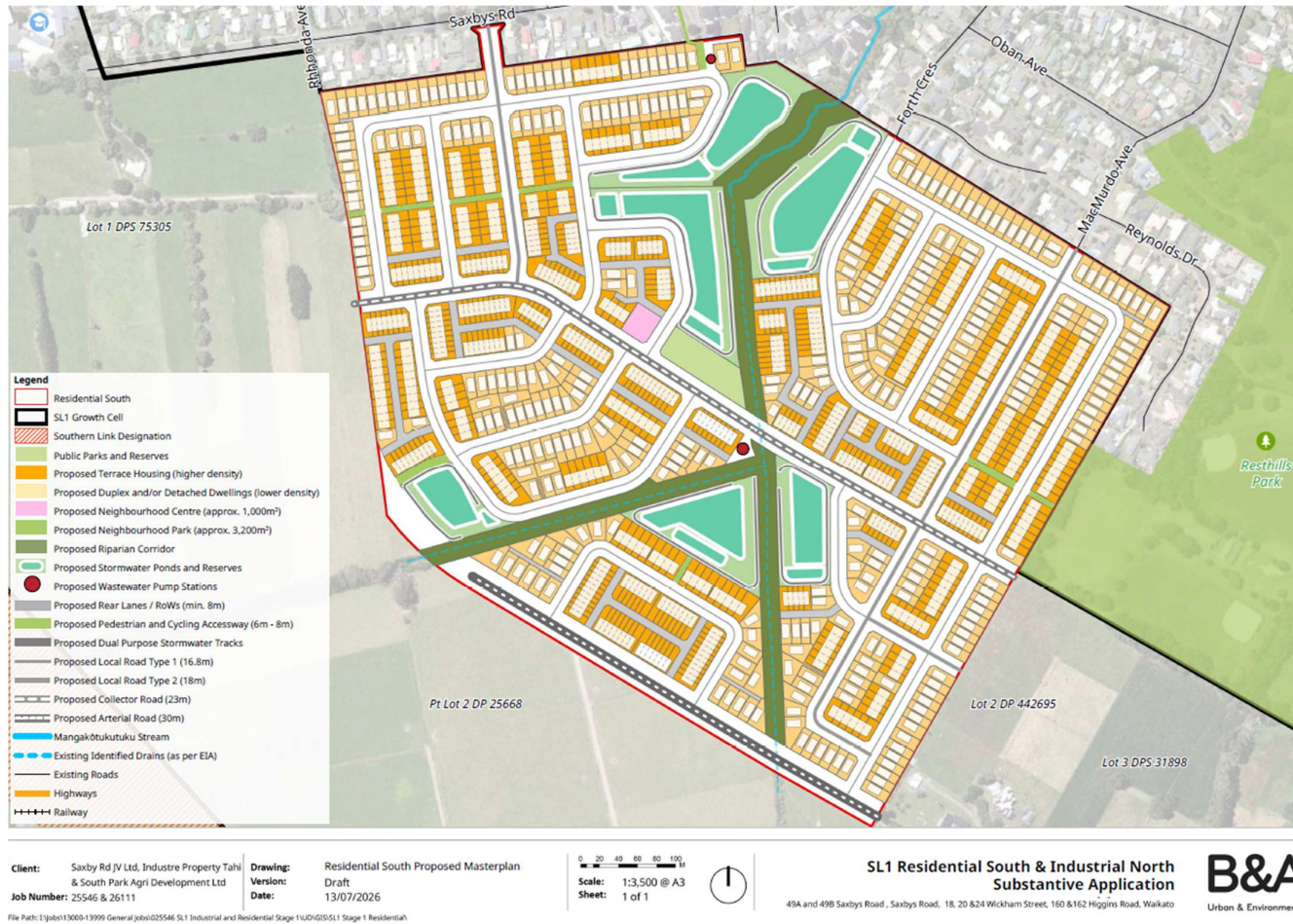
The Geotechnical report³ prepared for the wider area states that groundwater was encountered between 0.0m to >16.2m below the existing ground surface at time of testing. Groundwater within the Low Hamilton Hills areas is expected to get closer to the ground surface the lower in elevation the ground surface is. Perched groundwater tables can be present within the layered Walton Subgroup deposits.

² Geological Map of New Zealand: 1:125K. Institute of Geological and Nuclear Sciences Ltd, 2010.

³ Southern Links 1 Residential Stage 1 Southern Block Hydrogeological Effects Assessment, Wallbridge Gilbert Aztec, May 2026.

⁴ Southern Links 1 – Residential Development, Hamilton. Geotechnical Investigation Report. CMW Geosciences, Rev 3. 15 July 2026.

Figure 2: Residential Master Plan



6 Information Review

A review of information relevant to the site was undertaken as part of this assessment. The following sections provide a summary of the review.

6.1 Historical Aerial Review

Historical aerial photographs have been obtained from Retrolens and Google Earth for the years 1951, 1958, 1968, 1974, 1985, 2008 and 2016. It should be noted that limited availability of historical imagery resulted in some gaps of the review.

Copies of the historical aerial photos can be found in **Appendix A. Table 2** below summarises observations from each photo.

Table 2: Summary of Historical Aerial Photography Review

Year	Key Information
1951	The site is undeveloped pasture/farmland. A turning circle/driveway is evident at the north of the site which exits onto Saxbys Road. The image quality is poor but there looks to be a cluster of dwellings adjacent to the turning driveway. There are also scattered structures located to the north-west of the site and the south of the site. It is unknown what these structures are but are likely farm sheds looking at the size/shape.
1958	No distinguishable change.
1968	No distinguishable change.
1974	Four structures (possibly three houses and one out building/shed) are present along the accessway from the road (now 47 Saxbys Road). Current day observations correlate with these being residential dwellings. Residential development has begun in the peripheral to the turning circle off Saxbys Road. Earthworks are noted south of the turning circle within the site. Farm races are more evident.
1985	The image only covers the northern half of the site. The main observations can be made around the dwellings off 47 Saxbys Road. The southern most structure has been extended (which correlates to today's observations of there being a dairy shed). No distinguishable change for the remainder of the area.
2008	The western half of the site has been recently grazed/wet as pasture is poor. A half round shed is noted towards the north-west of the site. One of the dwellings at 47 Saxbys Road has been removed/demolished. There are now three houses. Various miscellaneous items are stored in the vicinity to the dwellings of 47 Saxbys Road.
2018	No distinguishable change.

6.2 Information held by Council

6.2.1 Waipā District Council

Property files were requested for the three land parcels comprising the site, specifically:

- Lot 2 DP South Auckland 589463.
- Pt Lot 2 DP 25668.
- Lot 3 DP 394366.

Given land parcel Lot 2 DP 589463 is a rural/undeveloped land parcel with no buildings located on it, a property file did not exist.

The property files for the remaining land parcels were reviewed. There was no information pertinent to this assessment.

6.2.2 Waikato Regional Council

A Land Use Information Register (LUR) enquiry was made to WRC. The WRC maintains a register of properties known to be contaminated on the basis of chemical measurements or potentially contaminated on the basis of past land use. This register (called the Land Use Information Register) is still under development and should not be regarded as comprehensive. The 'potentially contaminated' category is gradually being compiled with reference to past or present land uses that have a greater than average chance of causing contamination, as outlined in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL).

The response stated that the site does not appear on the Land Use Information Register.

6.3 Site Visit

On 2 June 2025, representatives from Swiftsure Consultants conducted a site inspection. Photographic documentation of the site is provided in **Appendix B**.

The site is located within a predominantly rural and agricultural setting and is currently in use as a dairy farm. The land comprises mostly pasture and farm races and remains largely undeveloped.

Surrounding features include Resthills Park to the east and a sports centre to the south-east. Residential properties along Saxbys Road border the site to the north, while the North Island Main Trunk railway line is approximately 450 metres to the west.

The Mangaotukutuku Stream runs through the centre of the site in a north–south direction. Several farm drains are distributed across the property, feeding into the stream.

In the northern portion of the site, there are three dwellings along with various farm outbuildings supporting the farm's operations. This area also contains the remains of a former milking shed and a disused water tank. The milking shed was constructed of suspected ACMs (asbestos containing material). A range of miscellaneous items are present, including cement pipes, an old caravan, empty drums, electrical appliances, and farm gates.

Additional farm structures are scattered throughout the site, including half-round iron sheds and iron-clad sheds in varying states of disrepair, many of which appear disused or redundant.

During the site inspection, Swiftsure met with the Farm Manager to discuss current farm operations and historical land uses. The Farm Manager indicated that while offal pits and sheep dips were not currently in place at the site.

7 Summary of Information and Discussion

Limited information was available in relation to historical and current land uses that have the potential to have caused soil contamination. This is not unusual given the rural and undeveloped nature of the site.

The site forms part of a larger operational dairy farm, characterized primarily by pasture used for livestock grazing and farm access tracks (commonly referred to as races). The property has been used predominantly for dairy farming activities for approximately 40 years. Three residential dwellings are located near the Saxbys Road access point. Analysis of historical aerial imagery indicates that these structures were constructed or placed on-site during the 1970s. Originally there were four structures however one of the dwellings had been removed by 2008.

Given that the remaining dwellings were constructed prior to the year 2000, there is a potential for the presence of asbestos-containing materials (ACMs) in their original construction. Furthermore, the historical use of lead-based paints was widespread in New Zealand up until the 1980s. Consequently, due to the age of the buildings, there is a potential for localised contamination of surrounding soils from lead-based paint residues and/or degradation of ACMs.

Long-term and intensive application of superphosphate fertilizers has been scientifically linked to the accumulation of cadmium in agricultural soils. Monitoring data indicates that the national average concentration across all agricultural land classes is 0.4mg/kg of soil (range 0 – 2.5 mg/kg). The concentrations of cadmium in soil are driven largely by phosphate fertiliser use history and soil tillage. Regions with a long history of intensive agriculture and soils with a high phosphatic fertiliser demand tend to have higher cadmium concentrations, with Waikato, Taranaki and Bay of Plenty recording the highest average soil concentrations⁵.

There is no record of superphosphate use at the site in the WRC Land Use Information Register.

A variety of miscellaneous materials—including a disused caravan, household whiteware, a rainwater tank, concrete piping, and gallon drums—are stored in close proximity to a disused milking shed. The shed is assessed to have been constructed with materials suspected of containing asbestos (ACMs) and is currently in a visibly derelict state. Structural degradation of the shed increases the likelihood of ACM weathering, which may have led to the release and subsequent deposition of asbestos fibres into the adjacent soil profile.

Review of historical aerial imagery indicates that the area surrounding the shed has been used as a general laydown and storage area for various materials over an extended period. Based on this historical and ongoing usage, there is the potential that localized contamination (i.e., contamination hotspots) exists within surface soils.

Although general pastoral and dairy farming activities are not individually listed on the HAIL, associated on-farm practices such as sheep dipping, livestock holding yards, farm waste dumps, and the storage or use of agricultural chemicals and petroleum products are included due to their potential to result in

⁵ Cadmium and New Zealand Agriculture and Horticulture: Cadmium Management Group. December 2019

soil and groundwater contamination. These ancillary activities are not always documented in public records or identifiable through desktop assessments.

8 Conceptual Site Model

Based on the information review and limited soil sampling, the conceptual site model is shown in **Table 3**. Included are the HAIL codes considered to apply on a 'more likely than not' basis. **Appendix C** shows the areas of the site where the HAIL code applies.

Table 3: Conceptual Site Model

Source	Contaminant of Concern	HAIL Code	Exposure Pathway	Potential Receptor	Pathway Complete?
Former and existing buildings constructed pre 1980s	Asbestos Lead	E1 - Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition (current and former structures). I- any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.	Exposure of workers to contaminants in soils and groundwater during site redevelopment – dermal contact, ingestion or inhalation of dust/vapours	Construction workers.	Potential Pathway – Contaminants in soils may be at levels to pose a risk to human health.
			Exposure of future site users to contaminants in soils – dermal contact, ingestion or inhalation of dust/vapours.	Future site users.	Potential Pathway – Contaminants in soils may be at levels to pose a risk to human health.
			Exposure of general public to contaminants in soils– dermal contact, ingestion or inhalation of dust/vapours.	General public.	Incomplete Pathway – General public do not have access to the site.
			Groundwater resources for public consumption.	Leaching and migration of soil contaminants into groundwater.	Potential Pathway –Contaminants in soils may be at levels to have the potential to leach.
			Surface water	Sediment and runoff directly into surface water.	Potential Pathway –Contaminants may be at levels to have the potential to leach to adjacent stormwater channel.
			Exposure of workers to contaminants in soils and groundwater during site redevelopment – dermal contact, ingestion or inhalation of dust/vapours.	Construction workers.	Potential Pathway – Contaminants in soils may be at levels to pose a risk to human health.

Source	Contaminant of Concern	HAIL Code	Exposure Pathway	Potential Receptor	Pathway Complete?
Disused milking shed and laydown/storage area	Asbestos Hydrocarbons Heavy metals SVOCs	E1 - Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition (current and former structures). I- any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.	Exposure of future site users to contaminants in soils – dermal contact, ingestion or inhalation of dust/vapours.	Future site users.	Potential Pathway – Contaminants in soils may be at levels to pose a risk to human health.
			Exposure of general public to contaminants in soils– dermal contact, ingestion or inhalation of dust/vapours.	General public.	Incomplete Pathway – General public do not have access to the site.
			Groundwater resources for public consumption.	Leaching and migration of soil contaminants into groundwater.	Potential Pathway –Contaminants in soils may be at levels to have the potential to leach.
			Surface water	Sediment and runoff directly into surface water.	Potential Pathway –Contaminants may be at levels to have the potential to leach to adjacent stormwater channel.
Superphosphate application	Cadmium	I- any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.	Exposure of workers to contaminants in soils and groundwater during site redevelopment – dermal contact, ingestion or inhalation of dust/vapours.	Construction workers.	Potential Pathway – Contaminants in soils may be at levels to pose a risk to human health.
			Exposure of future site users to contaminants in soils – dermal contact, ingestion or inhalation of dust/vapours.	Future site users.	Potential Pathway – Contaminants in soils may be at levels to pose a risk to human health.
			Exposure of general public to contaminants in soils– dermal contact, ingestion or inhalation of dust/vapours.	General public.	Incomplete Pathway – General public do not have access to the site.
			Groundwater resources for public consumption.	Leaching and migration of soil contaminants into groundwater.	Potential Pathway –Contaminants in soils may be at levels to have the potential to leach.
			Surface water	Sediment and runoff directly into surface water.	Potential Pathway –Contaminants may be at levels to have the potential to leach to adjacent stormwater channel.

9 Development Implications

9.1 National Environmental Standard: Contaminated Land

The *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (NES-CS) applies to land as per clause 5(7):

“Land covered:

- (7) *The piece of land is a piece of land that is described by 1 of the following:*
- (a) *an activity or industry described in the HAIL³ is being undertaken on it;*
 - (b) *an activity or industry described in the HAIL has been undertaken on it;*
 - (c) *it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.”*

The following HAIL⁶ activities (please refer to **Table 3** and **Appendix C** for further detail) have been identified for this site on a more likely than not basis:

- **E1** - Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition (current and former structures).
- **I**- any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.

The NES-CS applies to five activities taking place on land identified to have potentially contaminative activities being undertaken on it, as listed on the HAIL. Should a trigger activity be undertaken, the regulations of the NES-CS will apply.

Table 4: NES-SC Trigger Activities

Trigger Activity
Does the proposed activity at the site include the removal or replacement of all, or part of, a fuel storage system?
Does the proposed activity at the site include soil sampling?
Does the proposed activity at the site involve the disturbance of soil?
Does the proposed activity at the site involve the subdivision of the land?
Does the proposed activity involve a change of land use?

9.2 Soil Disturbance

Regulation 8(3) of the NESCS provides for the disturbance of contaminated soil on a “piece of land” (as per Regulation 5(7)) as a Permitted Activity, providing that the criteria in Table 13 (below) are met.

The PSI has determined several smaller ‘pieces of land’- specifically the halo around the former and existing buildings, and the disused milking shed and surrounding laydown area. On a ‘more likely than not’ basis the use of superphosphates is not considered a HAIL activity.

⁶ Hazardous Activities and Industries List (MfE)

Table 5: Permitted Activity Soil Disturbance Criteria

	Criteria	Complies
1	Appropriate dust, erosion and sediment controls are put in place to limit contaminant mobility for the duration of the works and until the site is in an erosion free state.	Yes
2	The soil is in an erosion free state within one month of the completion of works.	Yes
3	The volume of soil disturbance must be no more than 25 m ³ per 500 m ² of the "piece of land".	Unlikely
4	Soil must not be taken away from the site that exceeds 5 m ³ per 500 m ² of the "piece of land" per year.	Unlikely
5	Soil for off-site disposal must be taken to an appropriate facility.	Yes
6	Duration of the works must not exceed two months.	To be confirmed
7	On-site containment of contaminants must not be compromised.	Yes

Based on the above assessment, the proposed soil disturbance and disposal volumes are considered unlikely to meet the permitted activity limits specified in Regulation 8(3) of the NES-CS. Soil disturbance (including soil disposal) will therefore require a land use consent and a Detailed Site Investigation (DSI) is required.

9.3 Change of Land Use

Regulation 8(4) of the NES-CS provides for subdividing or changing use of the piece of land as a Permitted Activity, providing that the criteria in **Table 6** are met.

Regulation 8(4) allows land-use change of a piece of land where it can be demonstrated it is highly unlikely that there will be a risk to human health given the intended activity. Highly unlikely should be interpreted in a plain English way to mean a high probability that there is no serious or real and substantial risk⁷.

Based on the findings of the PSI and considering the likely nature of any contamination as well as potential exposure pathways, there is a potential risk to human health associated with the proposed activity on the site. Under the intended land use, direct or indirect exposure to contaminated soil is considered reasonably likely to pose a risk to human health. Consequently, the proposed change in land use is unlikely to comply with the permitted activity criteria specified under Regulation 8(4) of the NES-CS. As such, a land use consent will be required and a Detailed Site Investigation (DSI) is required.

⁷ Users' Guide: NES for Assessing and Managing Contaminants in Soil to Protect Human Health, 2012

Table 6: Permitted Activity Criteria for Change of Land Use

	Criteria	Complies
1	A preliminary site investigation of the land or piece of land must exist.	Yes
2	The report on the preliminary site investigation must state that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land.	No
3	The report must be accompanied by a relevant site plan to which the report is referenced.	Yes
4	The consent authority must have the report and the plan.	Yes

9.4 Waikato Regional Plan

The Waikato Regional Plan defines 'contaminated land' as:

- a) *If there is an applicable national environmental standard on contaminants in soil, the land is more contaminated than the standard allows; or*
- b) *If there is no applicable national environmental standard on contaminants in soil, the land has a hazardous substance in or on it that-*
 - i) *Has significant adverse effects on the environment; or*
 - ii) *Is reasonably likely to have significant adverse effects on the environment.*

Rules relating to discharges from remediation of contaminated land are defined in Module 5 of the Waikato Regional Plan section 5.3 (Contaminated Land). It states the following:

Permitted Activity Rule – Discharges from Remediation of Contaminated Land

Any discharge arising from remediation of contaminated land is a permitted activity, subject to the following conditions:

- a. any discharge to air arising from the activity shall comply with the conditions and standards and terms in Section 6.1.8 except where the matters addressed in Section 6.1.8 are already addressed by conditions on resource consents for the site.
- b. No contaminants from the remediation of the contaminated land shall be discharged into water or onto land unless discharged to a landfill authorised in Section 5.2.7.
- c. The Waikato Regional Council shall be provided with the following reports prepared in compliance with Contaminated Land Management Guideline No.1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, Wellington, NZ, updated October 2003) prior to commencement of land remediation:
 - i. detailed site investigation report
 - ii. site remedial action plan

- d. After remediation is completed, copies of the following reports prepared in compliance with Contaminated Land Management Guideline No.1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, Wellington, NZ, updated October 2003) must be provided to the Waikato Regional Council:
 - i. site validation report
 - ii. ongoing monitoring and management plan.
- e. Any updates of these reports shall be provided to the Waikato Regional Council if a change in investigation, remediation and monitoring strategy occurs.

10 Conclusion and Recommendations

Given the rural and agricultural nature of the site, limited information is available on past activities that may have caused soil contamination. The property has operated as a dairy farm for around 40 years, with three dwellings built in the 1970s. Due to their age, there is potential for localized soil contamination from asbestos-containing materials (ACMs) and lead-based paint.

Although superphosphate use is not recorded, its long-term application in dairy farming suggests there may be a risk of cadmium accumulation in soils, particularly in the Waikato region. Additionally, a derelict milking shed constructed with suspected ACMs and used for long-term material storage may pose a contamination risk from asbestos and other sources.

While general dairy farming is not listed on the HAIL, associated activities—such farm dumps, chemical storage or waste disposal—may have occurred and can result in soil or groundwater contamination.

Overall, there is potential for localized contamination from historical structures, farm practices, and material storage. Land use consent is required under NESCS Regulations 8(3) and 8(4), though the activity is likely permitted under the Waikato Regional Plan. A Detailed Site Investigation is required to better characterise the soils around those HAIL areas identified as well as sampling of the wider pastoral land.

12 Limitations

This report is the property of Saxby Road JV Ltd and Swiftsure Consultants Ltd. It was produced for the purpose stated above in accordance with the conditions of the contract dated 14 May 2025. It does not purport to provide legal or financial advice. Swiftsure Consultants Ltd accepts no liability to any other party or for any other purpose.

We have only reviewed readily available information. This information may contain errors and omissions, for which we cannot be responsible: we have not validated any information unless specifically stated.

The recommendations in this report are based on information provide to Swiftsure Consultants Ltd at the time of writing this report.

This report is current as of 30 August 2026. Site conditions may change in future, as may regulations and guidance. Readers must make their own judgements as to whether this report remains current at the time of reading, and/or seek further advice from Swiftsure Consultants Ltd.

APPENDIX A: Historical Aerial Photographs













APPENDIX B: Site Photographs





APPENDIX C: HAIL Areas

