



Appendix B – Site Contour Plan



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Site Contour Plan

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
11/12/2023

Appendix C – Environmental HAIL



Hazardous Activities and Industries List (HAIL)

October 2011

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

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

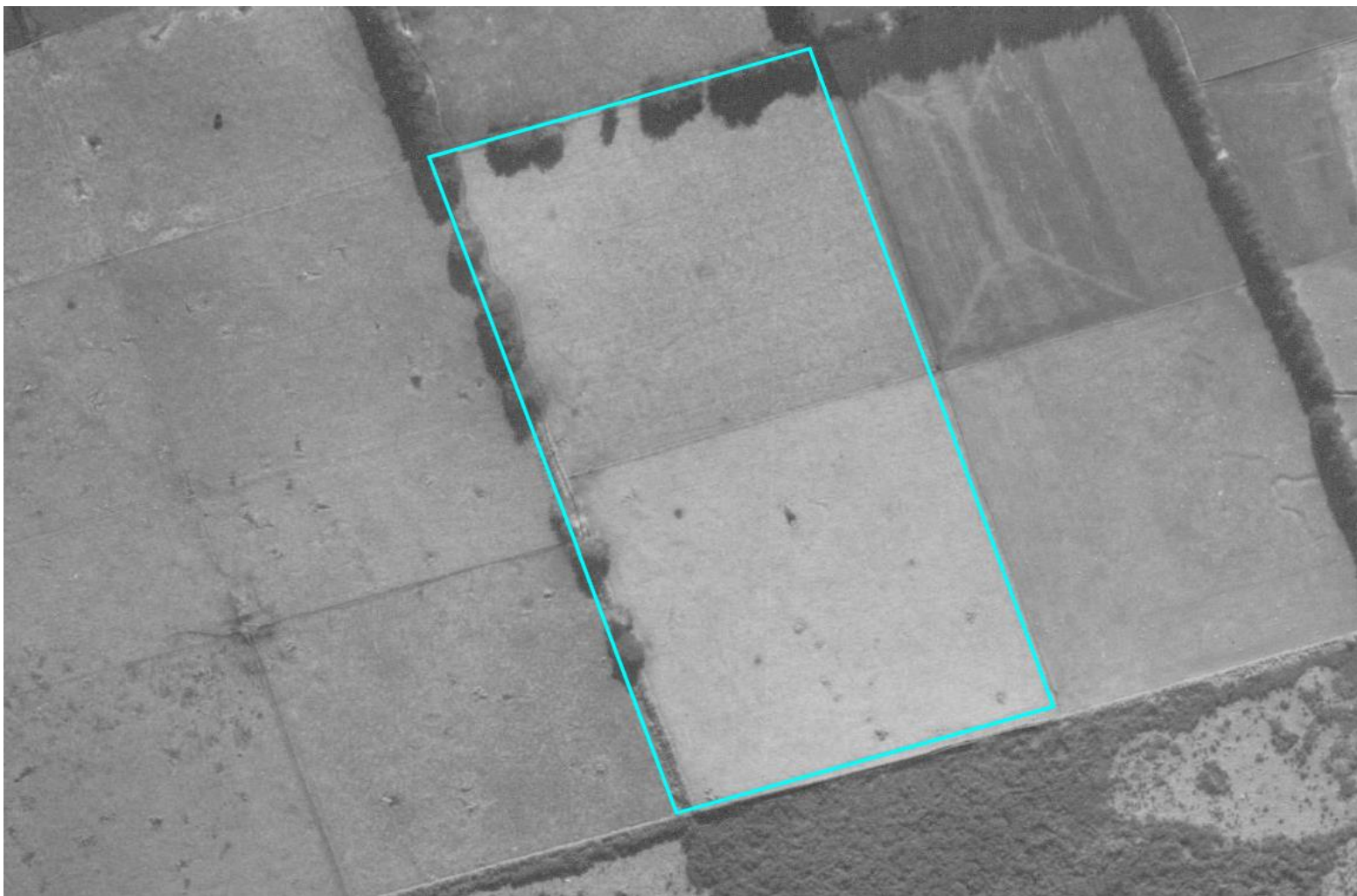
Appendix D – Historical Aerial Photographs

Historical Aerial Photographs

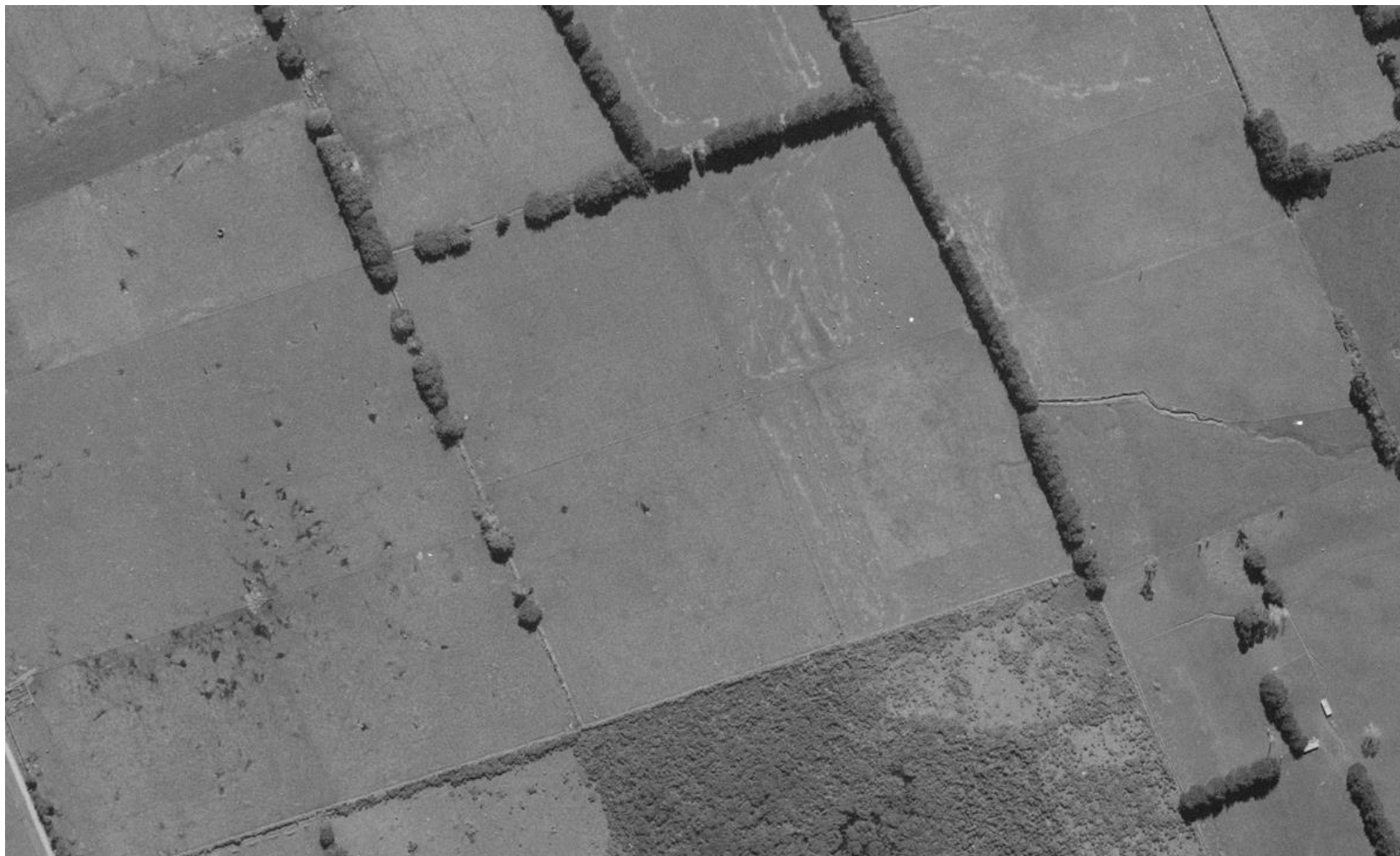
123 Cosgrave Road
Papakura
Auckland

by Focus Environmental Services Limited

1959 Historical Photograph



1960 Historical Photograph



Source: NZ Aerial Mapping

1975 Historical Photograph



Source: NZ Aerial Mapping

1981 Historical Photograph



Source: NZ Aerial Mapping

1988 Historical Photograph



Source: NZ Aerial Mapping

1996 Historical Photograph



Source: Auckland Council GeoMaps

2001 Historical Photograph



2006 Historical Photograph



2008 Historical Photograph



Source: Auckland Council GeoMaps

2010 Historical Photograph



Source: Auckland Council GeoMaps

2015 Historical Photograph



Source: Auckland Council GeoMaps

2017 Historical Photograph



Source: Auckland Council GeoMaps



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier NA57A/1152
Land Registration District North Auckland
Date Issued 07 November 1984

Prior References

NA653/120

Estate	Fee Simple
Area	8.6325 hectares more or less
Legal Description	Lot 4 Deposited Plan 103787

Proprietors

Abernethy Contractors Limited

Estate	Fee Simple - 1/3 share
Area	2417 square metres more or less
Legal Description	Lot 7 Deposited Plan 103787

Proprietors

Abernethy Contractors Limited

Interests

Subject to Section 308 (4) Local Government Act 1974

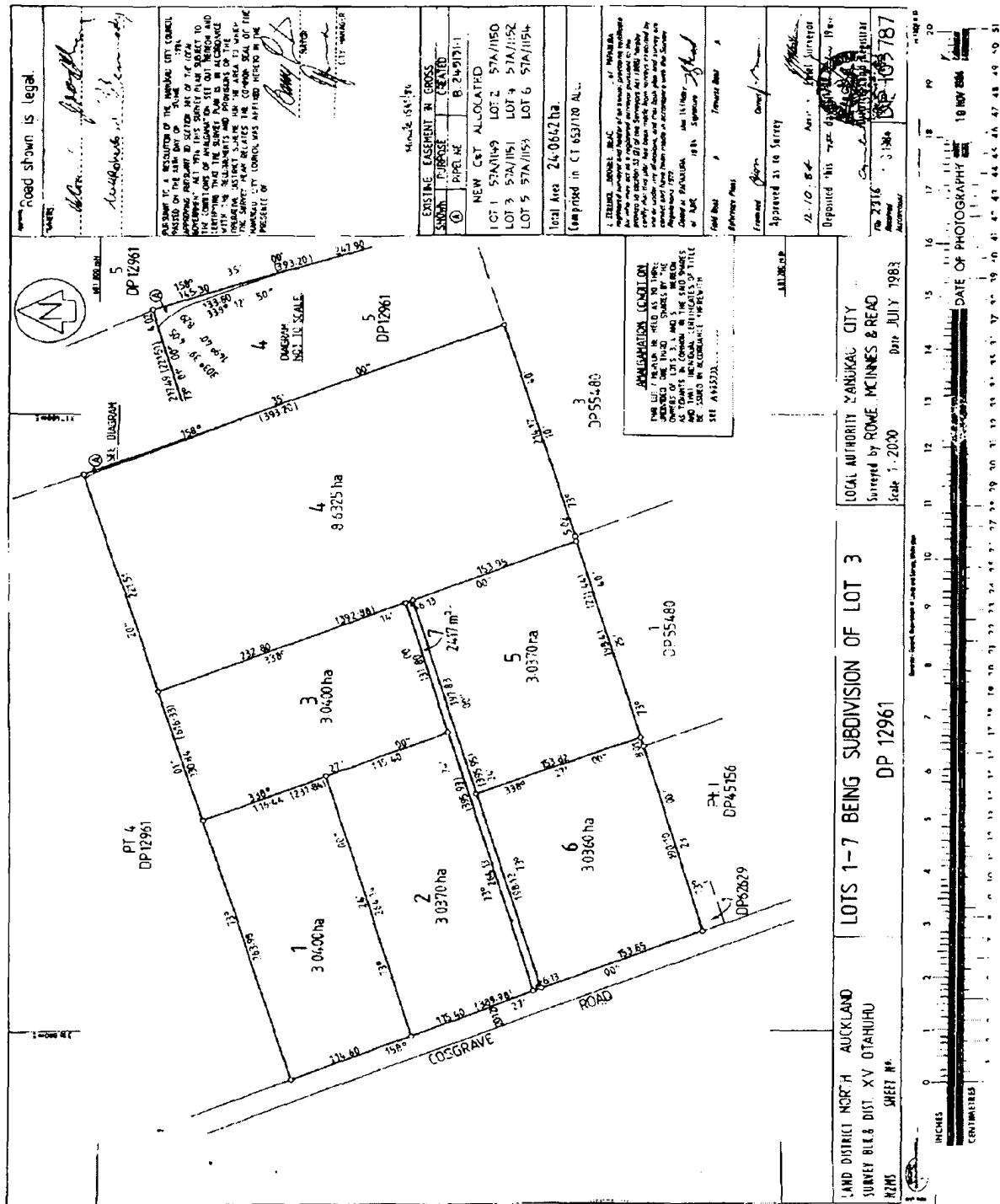
941631.1 Proclamation (N.Z. Gazette 9 July 1981 page 1899) defining the middle line of the Oaonui-Auckland pipeline - 22.6.1981 at 2.33 pm

B245131.1 Pipeline Certificate pursuant to Section 71 of the Petroleum Act 1937 affecting part - 9.12.1983 at 9.41 am

6539168.2 Mortgage to ASB Bank Limited - 18.8.2005 at 9:00 am

8394005.1 Variation of Mortgage 6539168.2 - 3.2.2010 at 9:49 am

8415530.2 Mortgage to Violet Heather Abernethy - 28.4.2010 at 3:52 pm



PRELIMINARY SITE INVESTIGATION
119A COSGRAVE ROAD
PAPAKURA
AUCKLAND

For the Attention of:

Winton Land Limited

Reference: FES 1804.005 December 2023





Company Information

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Quality Information

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119A Cosgrave Road, Papakura, Auckland
Project Number 1804.005
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Report\1804.005_PSI_MT.docx
Date December 2023

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Environmental Scientist

Authorised

David O'Reilly
Principal Environmental Consultant

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Parties	Copies
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Focus Environmental Services Limited	1



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- Appendix C – Environmental HAIL
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Executive Summary

This Focus Environmental Services Limited report is produced under a management system certified as complying with ISO 45001:2018 by SGS New Zealand.

Focus Environmental Services Limited was contracted by Winton Land Limited to carry out a Preliminary Site Investigation (PSI) at 119A Cosgrave Road, Papakura, Auckland. The legal description of the site is Lot 5 DP 103787 – 1/3 SH in Lot 7 DP 103787 with an area of 3.04ha.

The Sunfield Urban Development Area (UDA) consists of nineteen properties located across Cosgrave Road, Old Wairoa Road, Hamlin Road and Airfield Road, Papakura, Auckland.

The scope of this report is limited to the property at 119A Cosgrave Road, and should be read in conjunction with the covering letter summarising the findings of the PSIs and DSIs completed for the Sunfield UDA.

This PSI has been prepared in accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No. 5 (Ministry for the Environment, Revised 2021).

The history of the site was researched by Focus Environmental Services Limited personnel, which involved a review of the available historical aerial photographs of the site.

During the review of the available information, the following potentially contaminating activities or land uses were identified:

- Spray Drift from Neighbouring Horticultural Activities;
- Demolition of historic structures potentially containing asbestos; and
- The use and maintenance of lead-based paints.

The information obtained of the site's history was assessed to determine if any potentially hazardous activities listed on the Hazardous Activities and Industries List (HAIL) had occurred on site as a result of past or current land use.

A walkover and site inspection were not possible, as access to the property was not permitted at the time of writing this report. Therefore, the identification of any potential HAIL activities carried out at the site was limited to a desktop assessment. Once access is granted, it is recommended that a site walkover take place to identify any additional potentially contaminating land uses and/or activities that have not been identified in the information made available.

Based on the results of this Preliminary Site Investigation, it is considered that an activity described in the HAIL has been, or is more likely than not to have been, carried out on the site.

Furthermore, as the impact of the HAIL activities identified on the site soils has not been determined, it is recommended that, prior to any earthworks occurring onsite, a detailed site investigation is completed on the property found at 119A Cosgrave Road, Papakura.

The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the remediation requirements, if any, for the site.

Based on the findings of the preliminary site investigation for the site, it is considered that the regulations of the National Environmental Standard (NES) for Assessing and

Managing Contaminants in Soil to Protect Human Health, and the contaminated land rules as outlined in Chapter E30 of the Auckland Unitary Plan: Operative in Part (AUP: OP), need to be considered and consents under these regulations may be triggered by future development of the site.

The detailed site investigation shall be carried out in general accordance with the Contaminated Land Management Guidelines No. 1 and No. 5 (MfE, Revised 2021).

Following the receipt of the sampling results a technical report summarising the results of the investigation shall be prepared. The report will be prepared in accordance Contaminated Land Management Guidelines No. 1(MfE, Revised 2021). The report will include:

- Recommendations for any additional investigations if required;
- A statement on whether or not any additional consents are required;
- Recommendations that a Site-Specific Management/Remediation Action Plan is prepared in order to provide controls to mitigate against the potential risks to human health and/or the environment as a result of the effects associated with the site redevelopment works.

All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development works, the effects on the environment are likely to be effectively mitigated.

This report is certified by David O'Reilly, Suitability Qualified and Experienced Practitioner (SQEP):



Principal Environmental Consultant
Focus Environmental Services Limited

1.0 Scope

- 1.1 This report has been prepared at the request of Winton Land Limited ("the Client") in terms of the Focus Environmental Services Agreement ("Agreement").
- 1.2 The following report is based on:
 - *Information provided by the Client; and*
 - *A review of historical aerial photographs available for the site.*
- 1.3 We have not independently verified the information provided to us by the Client or its completeness. We do not express an opinion on the accuracy or the reliability of such information.
- 1.4 No warranties are given, intended or implied.
- 1.5 Opinion, inferences, assumptions and interpretations made in this report should not be construed as legal opinion.
- 1.6 Where an assessment is given in this report, the Client must also rely upon their own judgement, knowledge and assessment of the subject of this report before undertaking any action.
- 1.7 This report must not be used in any other context or for any other purpose other than that for which it has been prepared without the prior written consent of Focus Environmental Services.
- 1.8 This report is strictly confidential and intended for the sole use of the Client and shall not be disclosed without the prior written consent of Focus Environmental Services.
- 1.9 This Focus Environmental Services Limited report is produced under a management system certified as complying with ISO 45001:2018 by SGS New Zealand.

2.0 Site Identification

The property is located at 119A Cosgrave Road, Papakura, Auckland as shown in Figure 1 attached. The legal description of the site is Lot 5 DP 103787 – 1/3 SH in Lot 7 DP 103787 with an area of 3.04ha. The site is located at national grid reference 1774059mE and 5898316mN.

The site is rectangular in shape and is zoned 'Rural – Mixed Rural Zone' under the AUP: OP.

The site location plan is presented as Figure 1.

3.0 Proposed Site Redevelopment Activity

It is proposed that the site will be redeveloped for residential purposes. As part of the redevelopment, the site will undergo subdivision, a change of land use and disturbance of soils.

The illustrative masterplan is attached as Appendix A.

4.0 Site Topography

The property at 119A Cosgrave Road, Papakura has a generally flat landscape.

The site contour plan is presented in Appendix B.

5.0 Geology and Hydrology

Published geological maps¹ indicate the site is typically underlain with Tauranga Group Holocene River Deposits. A description of the underlying geology is presented in Table 1 below.

Table 1: Geology of 119A Cosgrave Road, Papakura.

Key name	OIS1 (Holocene) river deposits
Simple name	Holocene river deposits
Main rock name	Mud
Description	Sand, silt, mud and clay with local gravel and peat beds.
Subsidiary rocks	Sand, silt, clay, peat
Key group	Holocene sediments
Stratigraphic lexicon name	Tauranga Group
Absolute age (min)	0.0 million years
Absolute age (max)	0.014 million years
Rock group	Mudstone
Rock class	Clastic sediment

No groundwater investigation was carried out as part of this investigation.

The nearest surface water body is the unnamed, open culvert which flows along Cosgrave Road approximately 286m from the western boundary of the site.

¹ Geology of the Auckland Area (Institute of Geological & Nuclear Sciences 1:250,000 geological map 3, 2011)

6.0 Regulatory Framework

6.1 The National Environmental Standard

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES) came into effect on the 1st of January 2012 and supersedes any District Plan rules that related to contaminated land. Any Regional Plan rules relating to contaminated land are still applicable.

In brief, the objective of the NES is to ensure that land affected by contaminants is identified and assessed and, if necessary, remediated or managed to protect human health. The NES only applies to the activities: removing or replacing all, or part of, a fuel storage system; sampling the soil; disturbing the soil; subdividing the land; and changing the land use, and where an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being, has been, or is more likely than not to have been undertaken on the piece of land.

The NES also contains reference to the Soil Contaminant Standards for human health (SCS_(health)), for a variety of land use scenarios along with reference to best practice reporting documents.

The environmental HAIL is attached as Appendix C.

6.2 The National Environmental Standard

The contaminated land rules of the Auckland Unitary Plan: Operative in Part (AUP: OP) have immediate legal effect following its notification. As the AUP: OP was notified on the 15th of November 2016 the contaminated land rules of the AUP: OP must be considered.

In brief, the objective of the AUP: OP is to manage land containing elevated levels of contaminants to protect human health and the environment and to enable the effective use of the land.

The contaminated land rules of the AUP: OP apply when the land contains contaminants above those levels specified in Table E30.6.1.4.1 of Chapter E30 of the AUP: OP.

7.0 Site History

The history of the site was researched by Focus Environmental Services Limited personnel, which involved a review of the available historical aerial photographs of the site.

7.1 Historical Aerial Photographs

Descriptions of the historical aerial photographs for the subject site are presented in Table 2 below. The historical aerial photographs are presented in Appendix D.

Table 2: Historical Photographs: 119A Cosgrave Road, Papakura.

Date	Description
1960 - 1980	The 1960 – 1980 historical photographs show the subject site is part of a larger parcel of land in use for rural purposes. No structures are visible on the subject site throughout this time period. The surrounding properties are in use for rural and rural-residential purposes.
1988	The 1988 historical photograph shows the subject site is relatively unchanged from the 1980 historical photograph. However, a shed (1) can be observed in the north-western corner of the site. A shared driveway is now visible to the north of the site. The surrounding properties remain in use for rural and rural – residential purposes. A racing oval has been constructed to the east of the site.
1996 - 2017	The 1996 – 2017 historical photographs show the subject site having been subdivided from the larger parcel of land. The site is now in use for rural – residential purposes. A dwelling has been constructed near the western boundary of the site. An additional shed (2) is observed in the north-eastern corner of the subject site. The 2001 historical photograph shows that a driveway has been constructed across the centre of the site. In addition, a large greenhouse is now present on the westerly neighbouring site. However, a shelter belt is present along the western boundary. The neighbouring properties remain in use for rural and rural – residential purposes.

Due to the age of the shed (1) (pre-1988) located in the north-western portion of the site, it is considered likely that lead-based paints would have been utilised in the external building materials.

In addition, it is considered likely that potentially asbestos containing materials would have been used in the construction of the current site buildings (pre-2000).

7.2 Previous Investigations

At the time of writing this report, the results of a geotechnical investigation covering the site was not available. If future geotechnical investigations identify uncertified fills, these shall be investigated as part of any Detailed Site Investigation completed accordingly.

8.0 Site Walkover and Inspection

A walkover and site inspection were not possible at the time of writing the report as access to the property was not permitted. Therefore, the identification of any potential HAIL activities carried out at the site was limited to a desktop assessment. Once access is received, a walkover should take place to identify any additional potentially contaminating land uses and/ or activities that have not been identified as part of the desktop assessment.

The site features able to be identified as part of the desktop assessment are presented as Figure 2.

9.0 Surrounding Environment

The surrounding environment appeared to be predominantly in use for rural and rural-residential purposes. A racing oval is observed to the east of the site. Residential properties were observed further south-west in the wider area.

A large greenhouse is observed on the westerly neighbouring property. However, a shelter belt is present along the boundary between the properties. Given this, it is considered that potential contamination associated with the greenhouse is reduced regarding its impact to the subject site.

The surrounding environment is presented as Figure 3.

10.0 Asbestos Management

Due to the age of the current site buildings (pre-1996), external PACM products are likely to be present in the construction materials.

Any removal of asbestos materials from the site will need to be conducted in accordance with the Health and Safety at Work (Asbestos) Regulations (MBIE, 2016) and the Approved Code of Practice for the Management and Removal of Asbestos (WorkSafe New Zealand, 2016) by a licensed asbestos removals specialist under an approved asbestos removal control plan.

It should be noted that ACM, other than that described, may also be present at the site and a thorough inspection should be carried out by a suitably qualified and competent asbestos surveyor prior to any demolition activities at the site.

11.0 Potentially Contaminating Activities or Land Uses

Following a review of the history and the available information relating to the site located at 119A Cosgrave Road, Papakura the potentially contaminating land uses and/or activities identified have been summarised in Table 3 below.

Table 3: Potential Contaminating Activities and/or Land Uses: 119A Cosgrave Road, Papakura.

Activity Description	HAIL Category
Spray Drift from Neighbouring Horticultural Activities	A10
Demolition of Historic Structures Potentially Containing Asbestos	E1
Maintenance and Use of Lead-based Paint	I

It should be noted that the HAIL item A.10 – Spray Drift from Neighbouring Horticultural Activities is unlikely to present as a risk of contamination to the subject site due to the location of such activities within greenhouses and the presence of the shelter belt along the western boundary of the property.

12.0 Conceptual Model of Exposure Pathways

The assessment provided in Table 4 below expands on the potential sources of contamination identified within the site and was based on the potential effects of the subdivision, change of land use and soil disturbance activities on human health and the environment associated with future residential development.

Table 4: Conceptual Site Model: 119A Cosgrave Road, Papakura.

Potential Source	Potential Pathways	Potential Receptors	Assessment
Contaminated Soil	Dermal Contact with Contaminated Soils	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
	Ingestion of Contaminated Soils	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
	Inhalation of Vapours/Fibres	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
	Surface Water Run-off	Ecological Receptors - Unnamed Culvert	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.

	Migration of Groundwater	Ecological Receptors - Unnamed Culvert	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
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13.0 Regulatory Requirements

13.1 The National Environmental Standard

Potentially contaminating activities and/or land uses were identified across the site, and in the area of proposed development, therefore it is considered that consent under the regulations of the NES may be triggered by future development of the site.

Prior to the development of the site where potentially contaminating land uses and/or activities have taken place, a detailed site investigation (DSI) is recommended. The DSI would confirm if the identified land uses and/or activities have affected the site soils and will confirm the consenting requirements for these areas of the site. The DSI shall be prepared in general accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No. 5 (MfE, Revised 2021).

13.2 Auckland Unitary Plan (Operative in Part)

The contaminated land rules of the Auckland Unitary Plan - Operative in Part (AUP OP) have immediate legal effect following its notification. As the AUP OP was notified on the 15th of November 2016 the contaminated land rules must be considered.

As potentially contaminating activities and/or land uses were identified across the site, the contaminated land rules of the AUP: OP may be triggered by future development of the site.

14.0 Conclusions and Recommendations

This PSI has been prepared in accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No. 5 (Ministry for the Environment, Revised 2021).

The history of the site was researched by Focus Environmental Services Limited personnel, which involved a review of the available historical aerial photographs of the site.

During the review of the available information, the following potentially contaminating activities or land uses were identified:

- Spray Drift from Neighbouring Horticultural Activities;
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A walkover and site inspection were not possible, as access to the property was not permitted at the time of writing this report. Therefore, the identification of any potential HAIL activities carried out at the site was limited to a desktop assessment. Once access is granted, it is recommended that a site walkover take place to identify any additional potentially contaminating land uses and/or activities that have not been identified in the information made available.

Based on the results of this Preliminary Site Investigation, it is considered that an activity described in the HAIL has been, or is more likely than not to have been, carried out on the site.

Furthermore, as the impact of the HAIL activities identified on the site soils has not been determined, it is recommended that, prior to any earthworks occurring onsite, a detailed site investigation is completed on the property found at 119A Cosgrave Road, Papakura.

The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the remediation requirements, if any, for the site.

Based on the findings of the preliminary site investigation for the site, it is considered that the regulations of the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health, and the contaminated land rules as outlined in Chapter E30 of the Auckland Unitary Plan: Operative in Part (AUP: OP), need to be considered and consents under these regulations may be triggered by future development of the site.

The detailed site investigation shall be carried out in general accordance with the Contaminated Land Management Guidelines No. 1 and No. 5 (MfE, Revised 2021).

Following the receipt of the sampling results a technical report summarising the results of the investigation shall be prepared. The report will be prepared in accordance Contaminated Land Management Guidelines No. 1(MfE, Revised 2021). The report will include:

- Recommendations for any additional investigations if required;
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- Recommendations that a Site-Specific Management/Remediation Action Plan is prepared in order to provide controls to mitigate against the potential risks to human health and/or the environment as a result of the effects associated with the site redevelopment works.

All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development works, the effects on the environment are likely to be effectively mitigated.

Figures

Figure 1 – Site Location Plan

Figure 2 – Site Features Plan

Figure 3 – Surrounding Environment



Legend

Site Feature Location

Site Boundary

Site Features	Description
1	Site Entrance (1)
2	Large Shed (1)
3	Dwelling
4	Garden Shed
5	Small Shed (1)
6	Small Shed (2)
7	Site Entrance (2)
8	Large Shed (2)



Appendices

Appendix A – Illustrative Masterplan



Appendix B – Site Contour Plan



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October 2011

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4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

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

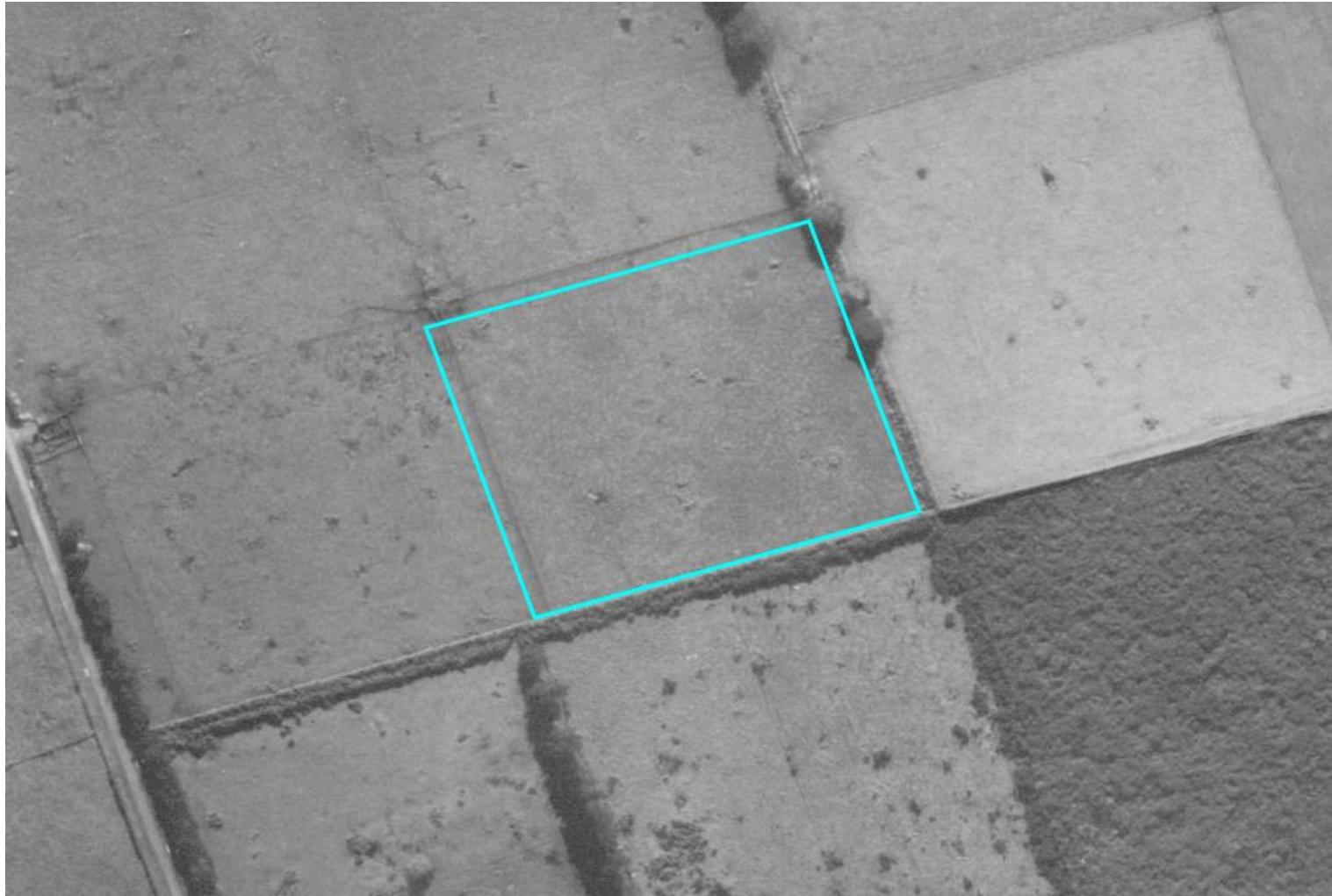
Appendix D – Historical Aerial Photographs

Historical Aerial Photographs

119A Cosgrave Road
Papakura
Auckland

by Focus Environmental Services Limited

1960 Historical Photograph



Source: Auckland Council GeoMaps

1975 Historical Photograph



Source: NZ Aerial Mapping

1980 Historical Photograph



Source: NZ Aerial Mapping

1988 Historical Photograph



Source: NZ Aerial Mapping

1996 Historical Photograph



Source: Auckland Council GeoMaps

2001 Historical Photograph



Source: Auckland Council GeoMaps

2006 Historical Photograph



Source: Auckland Council GeoMaps

2008 Historical Photograph



2010 Historical Photograph



Source: Auckland Council GeoMaps

2015 Historical Photograph



Source: Auckland Council GeoMaps

2017 Historical Photograph



Source: Auckland Council GeoMaps

PRELIMINARY SITE INVESTIGATION
119 COSGRAVE ROAD
ARDMORE
AUCKLAND

For the Attention of:

Winton Land Limited

Reference: FES 1804.004 December 2023





Company Information

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Authorised

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Distribution List

Parties	Copies
Winton Land Limited	1
Focus Environmental Services Limited	1



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Executive Summary

This Focus Environmental Services Limited report is produced under a management system certified as complying with ISO 45001:2018 by SGS New Zealand.

Focus Environmental Services Limited was contracted by Winton Land Limited to carry out a Preliminary Site Investigation (PSI) at 119 Cosgrave Road, Ardmore, Auckland. The legal description of the site is Lot 6 DP 103787 with an area of 3.036ha.

The Sunfield Urban Development Area (UDA) consists of nineteen properties located across Cosgrave Road, Old Wairoa Road, Hamlin Road and Airfield Road, Papakura, Auckland.

The scope of this report is limited to the property at 119 Cosgrave Road, and should be read in conjunction with the covering letter summarising the findings of the PSIs and DSIs completed for the Sunfield UDA.

This PSI has been prepared in accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No. 5 (Ministry for the Environment, Revised 2021).

The history of the site was researched by Focus Environmental Services Limited personnel, which involved a review of the available historical aerial photographs of the site and a review of the Auckland Council property file.

During the review of the available information, the following potentially contaminating activities or land uses were identified:

- Horticultural activities;
- Demolition of historic structures potentially containing asbestos; and
- The use and maintenance of lead-based paints.

The information obtained of the site's history was assessed to determine if any potentially hazardous activities listed on the Hazardous Activities and Industries List (HAIL) had occurred on site as a result of past or current land use.

A walkover and site inspection were not possible, as access to the property was not permitted at the time of writing this report. Therefore, the identification of any potential HAIL activities carried out at the site was limited to a desktop assessment. Once access is granted, it is recommended that a site walkover take place to identify any additional potentially contaminating land uses and/or activities that have not been identified in the information made available.

Based on the results of this Preliminary Site Investigation, it is considered that an activity described in the HAIL has been, or is more likely than not to have been, carried out on the site.

Furthermore, as the impact of the HAIL activities identified on the site soils has not been determined, it is recommended that, prior to any earthworks occurring onsite, a detailed site investigation is completed on the property found at 119 Cosgrave Road.

The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the remediation requirements, if any, for the site.

Based on the findings of the preliminary site investigation for the site, it is considered that the regulations of the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health, and the contaminated land

rules as outlined in Chapter E30 of the Auckland Unitary Plan: Operative in Part (AUP: OP), need to be considered and consents under these regulations may be triggered by future development of the site.


The detailed site investigation shall be carried out in general accordance with the Contaminated Land Management Guidelines No. 1 and No. 5 (MfE, Revised 2021).

Following the receipt of the sampling results a technical report summarising the results of the investigation shall be prepared. The report will be prepared in accordance Contaminated Land Management Guidelines No. 1(MfE, Revised 2021). The report will include:

- Recommendations for any additional investigations if required;
- A statement on whether or not any additional consents are required;
- Recommendations that a Site-Specific Management/Remediation Action Plan is prepared in order to provide controls to mitigate against the potential risks to human health and/or the environment as a result of the effects associated with the site redevelopment works.

All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development works, the effects on the environment are likely to be effectively mitigated.

This report is certified by David O'Reilly, Suitability Qualified and Experienced Practitioner (SQEP):



Principal Environmental Consultant
Focus Environmental Services Limited

1.0 Scope

- 1.1 This report has been prepared at the request of Winton Land Limited ("the Client") in terms of the Focus Environmental Services Agreement ("Agreement").
- 1.2 The following report is based on:
 - *Information provided by the Client;*
 - *A review of historical aerial photographs available for the site; and*
 - *A search of the Auckland Council Property File.*
- 1.3 We have not independently verified the information provided to us by the Client or its completeness. We do not express an opinion on the accuracy or the reliability of such information.
- 1.4 No warranties are given, intended or implied.
- 1.5 Opinion, inferences, assumptions and interpretations made in this report should not be construed as legal opinion.
- 1.6 Where an assessment is given in this report, the Client must also rely upon their own judgement, knowledge and assessment of the subject of this report before undertaking any action.
- 1.7 This report must not be used in any other context or for any other purpose other than that for which it has been prepared without the prior written consent of Focus Environmental Services.
- 1.8 This report is strictly confidential and intended for the sole use of the Client and shall not be disclosed without the prior written consent of Focus Environmental Services.
- 1.9 This Focus Environmental Services Limited report is produced under a management system certified as complying with ISO 45001:2018 by SGS New Zealand.

2.0 Site Identification

The property is located at 119 Cosgrave Road, Ardmore, Auckland as shown in Figure 1 attached. The legal description of the site is Lot 6 DP 103787 with an area of 3.036ha. The site is located at national grid reference 1773873mE and 5898252mN.

The site is rectangular in shape and is zoned 'Rural – Mixed Rural Zone' under the AUP: OP.

The site location plan is presented as Figure 1.

3.0 Proposed Site Redevelopment Activity

It is proposed that the site will be redeveloped for residential purposes. As part of the redevelopment, the site will undergo subdivision, a change of land use and disturbance of soils.

The illustrative masterplan is attached as Appendix A.

4.0 Site Topography

The property at 119 Cosgrave Road, Ardmore has a generally flat landscape.

The site contour plan is presented in Appendix B.

5.0 Geology and Hydrology

Published geological maps¹ indicate the site is typically underlain with Tauranga Group Holocene River Deposits. A description of the underlying geology is presented in Table 1 below.

Table 1: Geology of 119 Cosgrave Road, Ardmore.

Key name	OIS1 (Holocene) river deposits
Simple name	Holocene river deposits
Main rock name	Mud
Description	Sand, silt, mud and clay with local gravel and peat beds.
Subsidiary rocks	Sand, silt, clay, peat
Key group	Holocene sediments
Stratigraphic lexicon name	Tauranga Group
Absolute age (min)	0.0 million years
Absolute age (max)	0.014 million years
Rock group	Mudstone
Rock class	Clastic sediment

No groundwater investigation was carried out as part of this investigation.

The nearest surface water body is the unnamed, open culvert which flows along the western boundary of the site.

¹ Geology of the Auckland Area (Institute of Geological & Nuclear Sciences 1:250,000 geological map 3, 2011)

6.0 Regulatory Framework

6.1 The National Environmental Standard

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES) came into effect on the 1st of January 2012 and supersedes any District Plan rules that related to contaminated land. Any Regional Plan rules relating to contaminated land are still applicable.

In brief, the objective of the NES is to ensure that land affected by contaminants is identified and assessed and, if necessary, remediated or managed to protect human health. The NES only applies to the activities: removing or replacing all, or part of, a fuel storage system; sampling the soil; disturbing the soil; subdividing the land; and changing the land use, and where an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being, has been, or is more likely than not to have been undertaken on the piece of land.

The NES also contains reference to the Soil Contaminant Standards for human health (SCS_(health)), for a variety of land use scenarios along with reference to best practice reporting documents.

The environmental HAIL is attached as Appendix C.

6.2 The National Environmental Standard

The contaminated land rules of the Auckland Unitary Plan: Operative in Part (AUP: OP) have immediate legal effect following its notification. As the AUP: OP was notified on the 15th of November 2016 the contaminated land rules of the AUP: OP must be considered.

In brief, the objective of the AUP: OP is to manage land containing elevated levels of contaminants to protect human health and the environment and to enable the effective use of the land.

The contaminated land rules of the AUP: OP apply when the land contains contaminants above those levels specified in Table E30.6.1.4.1 of Chapter E30 of the AUP: OP.

7.0 Site History

The history of the site was researched by Focus Environmental Services Limited personnel, which involved a review of the available historical aerial photographs of the site and a review of the Auckland Council property file.

7.1 Historical Aerial Photographs

Descriptions of the historical aerial photographs for the subject site are presented in Table 2 below. The historical aerial photographs are presented in Appendix D.

Table 2: Historical Photographs: 119 Cosgrave Road, Ardmore.

Date	Description
1959 - 1981	The 1959 - 1981 historical photographs show that the subject site is part of a larger parcel of land in use for rural purposes. A small structure, possibly a holding pen (HB01), is visible in the north-western corner of the site. Cosgrave Road can be observed bordering the western boundary of the site. A shared driveway has been constructed along the northern boundary of the site from the 1981 historical photograph. The surrounding properties are in use for rural and rural - residential purposes with increasing residential development throughout the time period.
1988	The 1988 historical photograph shows the subject site has been subdivided from the larger parcel of land and is now in use for residential purposes. A driveway leading to a small structure (HB02) in the centre of the site has been constructed. The surrounding properties remain in use for rural and rural - residential purposes.
1996 - 2017	The 1996 - 2017 historical photographs show the subject site is now in use for horticultural purposes. Several large greenhouses have been constructed near the eastern boundary of the site. This boundary is lined with a shelter belt throughout the time period. A large shed (1) has also been constructed to the west of the greenhouses. The 2001 historical photograph shows a second shed (2) has been constructed in the same area along with two water tanks (1 & 2). The 2010 historical photograph shows a pond/well has been constructed near the north-eastern corner of the site. The remaining balance is grassed with shelter belts across the site.

Due to the age of the former (HB02) site building (pre-1988) located at the site, it is considered likely that lead-based paints would have been utilised in the external building materials.

In addition, it is considered likely that potentially asbestos containing materials would have been used in the construction of the current and former site buildings (pre-2000).

7.2 Previous Investigations

At the time of writing this report, the results of a geotechnical investigation covering the site was not available. If future geotechnical investigations identify uncertified fills, these shall be investigated as part of any Detailed Site Investigation completed accordingly.

7.3 Auckland Council Property File Search

The results of the council search showed multiple consents relating to the site at 119 Cosgrave Road, Ardmore. The relevant details of the Property File search are presented in Table 3 below.

Table 3: Relevant Property File Information: 119 Cosgrave Road, Ardmore

Proposed Activity	Applicant	Reference	Date
Application for Permit for Sanitary Plumbing or Drainage Work	David Wighton	5/827	4/12/1987
Building Permit Application - Implement Shed	David Wighton	E 053892	6/01/1988
Building Permit Application - Greenhouse	David Wighton	F 33245	8/03/1988
Building Permit Application - Extension to existing Greenhouse	David Wighton	C1/124	10/11/1988
Building Permit Application - Greenhouse	David Wighton	2986809	8/11/1989
Vehicle Crossing Application - Culvert Upgrade	W S Bird	4037/8	29/11/1989
Building Permit Application - Farm Building to store Implements	David Wighton	H003984	5/02/1990
Building Permit Application - Packing Shed	David Wighton	5660	23/04/1992
Building Consent - Greenhouse	David Wighton	10307	4/06/1993

8.0 Site Walkover and Inspection

A walkover and site inspection were not possible at the time of writing the report as access to the property was not permitted. Therefore, the identification of any potential HAIL activities carried out at the site was limited to a desktop assessment. Once access is received, a walkover should take place to identify any additional potentially contaminating land uses and/ or activities that have not been identified as part of the desktop assessment.

The site features able to be identified as part of the desktop assessment are presented as Figure 2.

9.0 Surrounding Environment

The surrounding environment appeared to be predominantly in use for rural and rural-residential purposes. Ardmore Aerodrome is observed to the north-east of the site. Residential properties were observed further south-west in the wider area. An area of large – scale earthworks is visible to the north-west of the site, likely to facilitate future residential development.

No significant horticultural land use can be observed on the properties neighbouring the subject site.

The surrounding environment is presented as Figure 3.

10.0 Asbestos Management

Due to the age of the current and historical site buildings (pre-1996), external PACM products are likely to be present in the construction materials.

Any removal of asbestos materials from the site will need to be conducted in accordance with the Health and Safety at Work (Asbestos) Regulations (MBIE, 2016) and the Approved Code of Practice for the Management and Removal of Asbestos (WorkSafe New Zealand, 2016) by a licensed asbestos removals specialist under an approved asbestos removal control plan.

It should be noted that ACM, other than that described, may also be present at the site and a thorough inspection should be carried out by a suitably qualified and competent asbestos surveyor prior to any demolition activities at the site.

11.0 Potentially Contaminating Activities or Land Uses

Following a review of the history and the available information relating to the site located at 119 Cosgrave Road, Ardmore the potentially contaminating land uses and/or activities identified have been summarised in Table 3 below.

Table 3: Potential Contaminating Activities and/or Land Uses: 119 Cosgrave Road, Ardmore.

Activity Description	HAIL Category
Horticultural Activities	A10
Demolition of Historic Structures Potentially Containing Asbestos	E1
Maintenance and Use of Lead-based Paint	I

12.0 Conceptual Model of Exposure Pathways

The assessment provided in Table 4 below expands on the potential sources of contamination identified within the site and was based on the potential effects of the subdivision, change of land use and soil disturbance activities on human health and the environment associated with future residential development.

Table 4: Conceptual Site Model: 119 Cosgrave Road, Ardmore.

Potential Source	Potential Pathways	Potential Receptors	Assessment
Contaminated Soil	Dermal Contact with Contaminated Soils	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
	Ingestion of Contaminated Soils	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
	Inhalation of Vapours/Fibres	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
	Surface Water Run-off	Ecological Receptors - Unnamed Open Stream	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.

	Migration of Groundwater	Ecological Receptors - Unnamed Open Stream	Potentially Complete: Sampling and analysis are recommended to confirm the concentrations of contaminants in soil.
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13.0 Regulatory Requirements

13.1 The National Environmental Standard

Potentially contaminating activities and/or land uses were identified across the site, and in the area of proposed development, therefore it is considered that consent under the regulations of the NES may be triggered by future development of the site.

Prior to the development of the site where potentially contaminating land uses and/or activities have taken place, a detailed site investigation (DSI) is recommended. The DSI would confirm if the identified land uses and/or activities have affected the site soils and will confirm the consenting requirements for these areas of the site. The DSI shall be prepared in general accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No. 5 (MfE, Revised 2021).

13.2 Auckland Unitary Plan (Operative in Part)

The contaminated land rules of the Auckland Unitary Plan - Operative in Part (AUP OP) have immediate legal effect following its notification. As the AUP OP was notified on the 15th of November 2016 the contaminated land rules must be considered.

As potentially contaminating activities and/or land uses were identified across the site, the contaminated land rules of the AUP: OP may be triggered by future development of the site.

14.0 Conclusions and Recommendations

This PSI has been prepared in accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No. 5 (Ministry for the Environment, Revised 2021).

The history of the site was researched by Focus Environmental Services Limited personnel, which involved a review of the available historical aerial photographs of the site and a review of the Auckland Council property file.

During the review of the available information, the following potentially contaminating activities or land uses were identified:

- Horticultural activities;
- Demolition of historic structures potentially containing asbestos; and
- The use and maintenance of lead-based paints.

The information obtained of the site's history was assessed to determine if any potentially hazardous activities listed on the Hazardous Activities and Industries List (HAIL) had occurred on site as a result of past or current land use.

A walkover and site inspection were not possible, as access to the property was not permitted at the time of writing this report. Therefore, the identification of any potential HAIL activities carried out at the site was limited to a desktop assessment. Once access is granted, it is recommended that a site walkover take place to identify any additional potentially contaminating land uses and/or activities that have not been identified in the information made available.

Based on the results of this Preliminary Site Investigation, it is considered that an activity described in the HAIL has been, or is more likely than not to have been, carried out on the site.

Furthermore, as the impact of the HAIL activities identified on the site soils has not been determined, it is recommended that, prior to any earthworks occurring onsite, a detailed site investigation is completed on the property found at 119 Cosgrave Road.

The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the remediation requirements, if any, for the site.

Based on the findings of the preliminary site investigation for the site, it is considered that the regulations of the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health, and the contaminated land rules as outlined in Chapter E30 of the Auckland Unitary Plan: Operative in Part (AUP: OP), need to be considered and consents under these regulations may be triggered by future development of the site.

The detailed site investigation shall be carried out in general accordance with the Contaminated Land Management Guidelines No. 1 and No. 5 (MfE, Revised 2021).

Following the receipt of the sampling results a technical report summarising the results of the investigation shall be prepared. The report will be prepared in accordance Contaminated Land Management Guidelines No. 1(MfE, Revised 2021). The report will include:

- Recommendations for any additional investigations if required;
- A statement on whether or not any additional consents are required;

- Recommendations that a Site-Specific Management/Remediation Action Plan is prepared in order to provide controls to mitigate against the potential risks to human health and/or the environment as a result of the effects associated with the site redevelopment works.

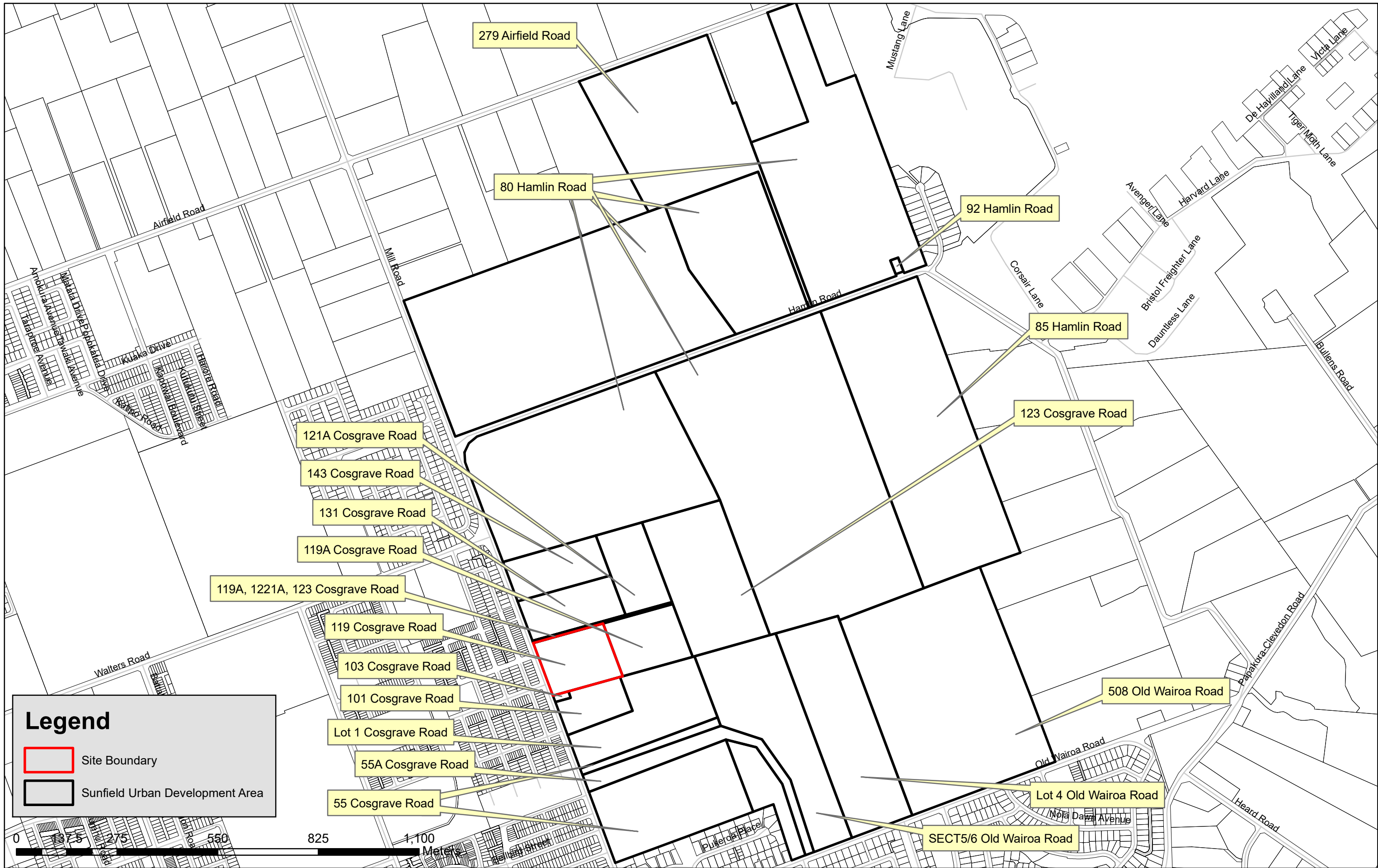
All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development works, the effects on the environment are likely to be effectively mitigated.

Figures

Figure 1 – Site Location Plan

Figure 2 – Site Features Plan

Figure 3 – Surrounding Environment



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Winton Land Limited
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Sunfield Urban Development Area
Papakura
Auckland

Figure 1: Site Location Plan
Preliminary Site Investigation



1804.004

Drawing Number: 1804.004.01

Drawn By: MT

Checked By: DO'R

Date: 06/12/2023



Legend

- Site Features
- Approximate Location of Historic Structures
- Site Boundary

Site Features	Description
1	Site Entrance
2	Greenhouse (1)
3	Greenhouse (2)
4	Water tank (1)
5	Pond/ Well
6	Shed (1)
7	Water tank (2)
8	Shed (2)
9	Shed (3)

0 12.5 25 50 75 100 Meters



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Auckland

Figure 2: Site Features Plan
Preliminary Site Investigation





1804.004

Drawing Number: 1804.004.02
Drawn By: MT
Checked By: DO'R
Date: 06/12/2023



Legend

Site Boundary

 <div>Focus Environmental Services Limited PO Box 11455 Ellerslie Auckland 1542 Ph: +64 9 579 4155 www.focusenvironmental.co.nz</div>	<div>Winton Land Limited</div> <div>119 Cosgrave Road Sunfield Urban Development Area Papakura Auckland</div>	<div>Figure 3: Surrounding Environment</div> <div>Preliminary Site Investigation</div>		Drawing Number: 1804.004.03
				Drawn By: MT
			1804.004	Checked By: DO'R
				Date: 06/12/2023

1804.004

Appendices

Appendix A – Illustrative Masterplan



Appendix B – Site Contour Plan



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.
Height datum: Auckland 1946.

Site Contour Plan

0 10 20 30
Meters
Scale @ A3
= 1:1,000
Date Printed:
6/12/2023



Appendix C – Environmental HAIL



Hazardous Activities and Industries List (HAIL)

October 2011

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

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

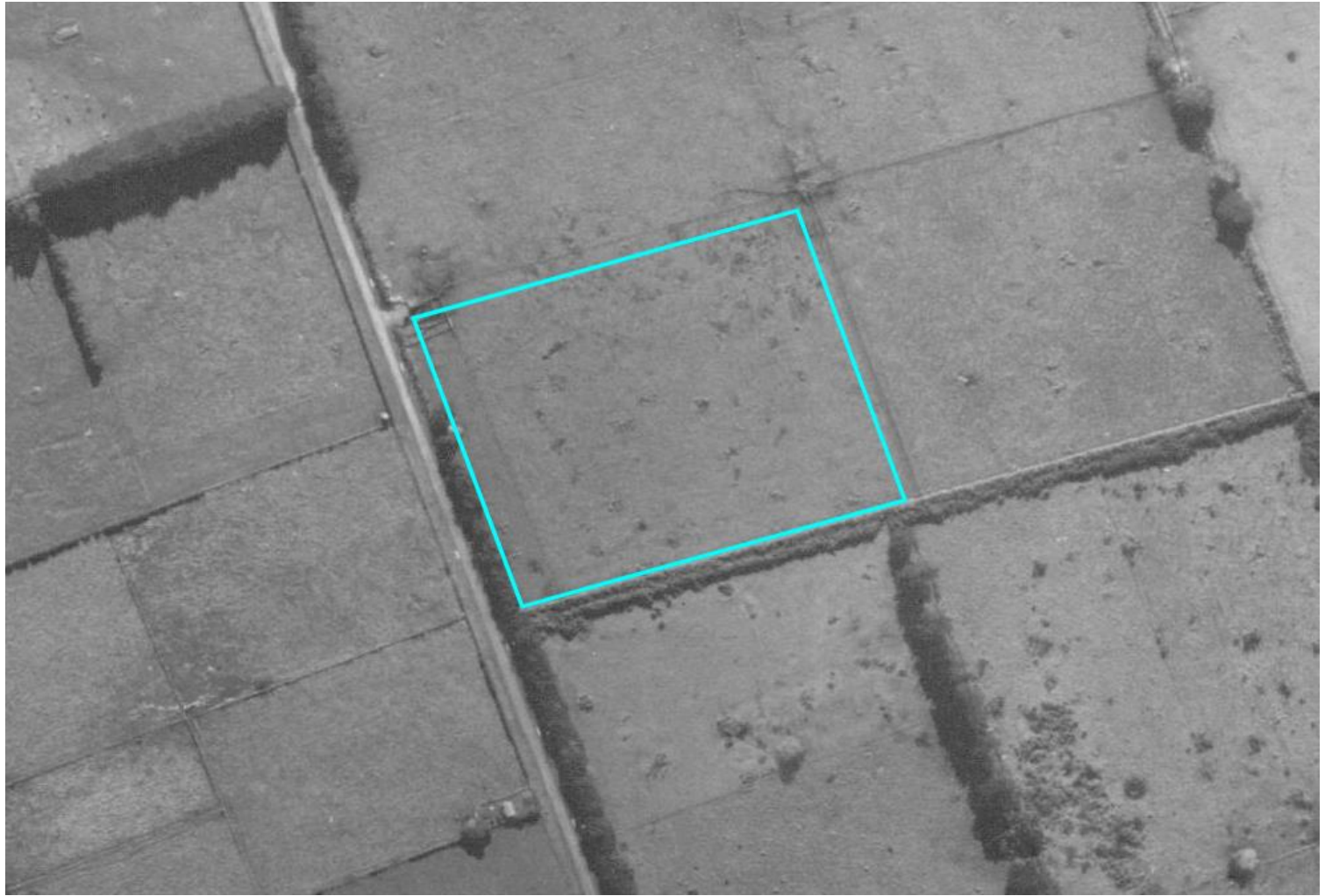
Appendix D – Historical Aerial Photographs

Historical Aerial Photographs

119 Cosgrave Road
Papakura
Auckland

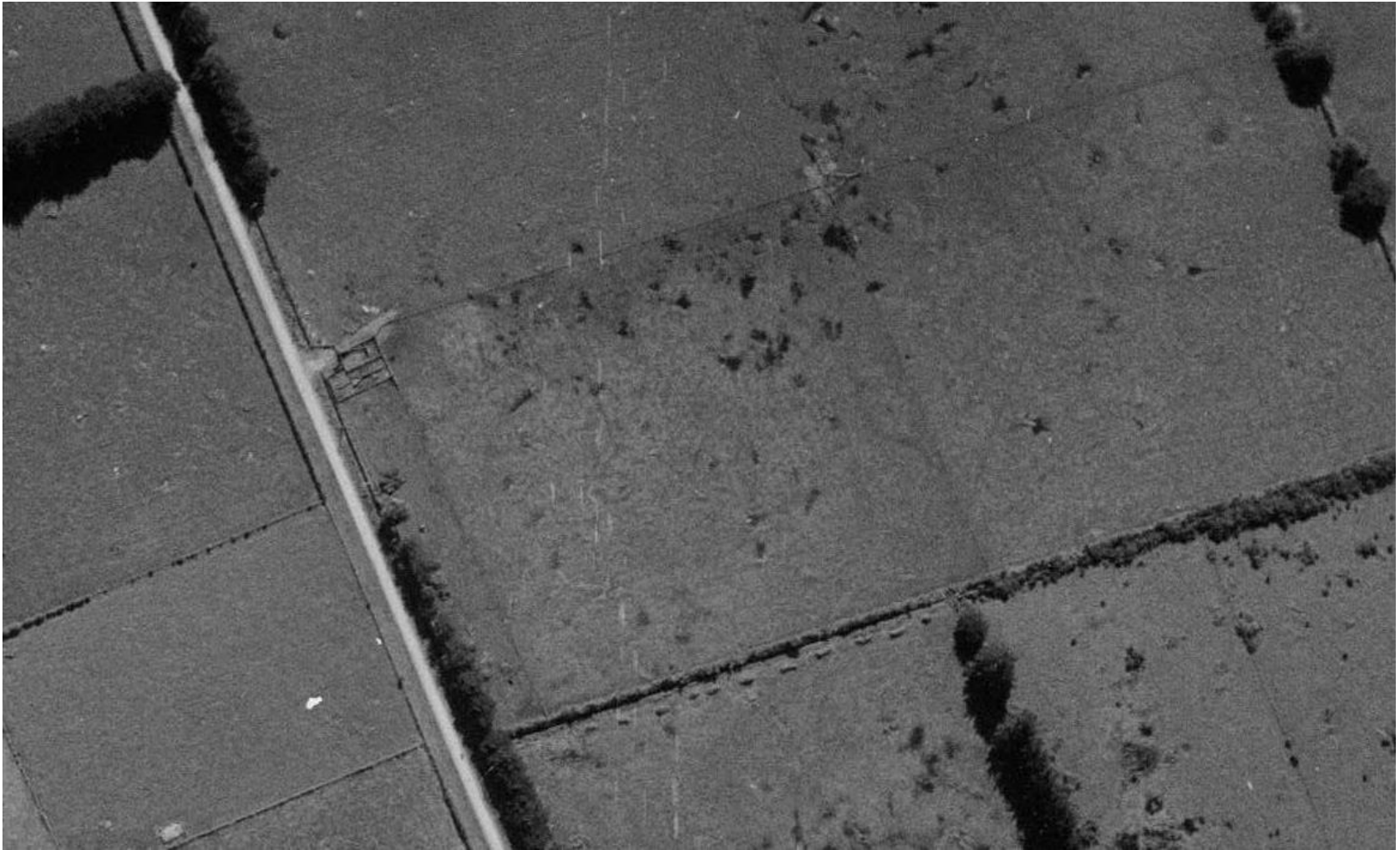
by Focus Environmental Services Limited

1959 Historical Photograph



Source: Auckland Council GeoMaps

1960 Historical Photograph



Source: NZ Aerial Mapping

1975 Historical Photograph



Source: NZ Aerial Mapping

1981 Historical Photograph



Source: NZ Aerial Mapping

1988 Historical Photograph



Source: NZ Aerial Mapping

1996 Historical Photograph



Source: Auckland Council GeoMaps

2001 Historical Photograph



Source: Auckland Council GeoMaps

2006 Historical Photograph



2008 Historical Photograph



Source: Auckland Council GeoMaps

2010 Historical Photograph



Source: Auckland Council GeoMaps

2015 Historical Photograph



Source: Auckland Council GeoMaps

2017 Historical Photograph



Source: Auckland Council GeoMaps

***PRELIMINARY SITE INVESTIGATION
101 & 103 COSGRAVE ROAD
ARDMORE
AUCKLAND***

For the Attention of:

Winton Land Limited

Reference: FES 1443.019 December 2023 (R2)





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Preliminary Site Investigation

Winton Land Limited - 101 & 103 Cosgrave Road, Ardmore

December 2023



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Appendix B – Site Contour Plan

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Appendix E – Site Contamination Enquiry

Appendix F – Historical Certificate of Title

Executive Summary

This Focus Environmental Services Limited report is produced under a management system certified as complying with ISO 45001:2018 by SGS New Zealand.

Focus Environmental Services Limited was contracted by Winton Land Limited to carry out a Preliminary Site Investigation (PSI) at 101 and 103 Cosgrave Road, Ardmore, Auckland. The legal descriptions of the site are PT ALLOT 1 DP 45156 and Lot 1 DP 62629 with areas of 1.94 ha and 0.08 ha respectively.

It should be noted that this report has been revised following the request of the client.

The Sunfield Urban Development Area (UDA) consists of nineteen properties located across Cosgrave Road, Old Wairoa Road, Hamlin Road and Airfield Road, Papakura, Auckland.

The scope of this report is limited to the properties of 101 and 103 Cosgrave Road, Ardmore (henceforth referred to as the site), and should be read in conjunction with the cover letter summarising the findings of the PSIs and DSIs completed for the Sunfield UDA.

This PSI has been prepared in general accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No. 5 (Ministry for the Environment, Revised 2021).

The history of the site was researched by Focus Environmental Services Limited personnel, which involved a review of the available historical aerial photographs of the site, a review of the Auckland Council property file, a contaminated sites inquiry to Auckland Council and a review of the historical certificate of title. During the review of the available information any potentially contaminating activities or land uses were identified.

During the review of the available information, it was noted that due to the age of the current and former site buildings, the potential for ground contamination associated with the historic maintenance and use of lead-based paints, and the demolition of historic buildings potentially constructed of asbestos containing materials was identified. The site contamination enquiry stated that there is no contamination information within council records for the site. However, the enquiry continues to state that, due to the age of the dwelling on site the potential for asbestos and/or lead paint may need to be considered.

The information obtained of the sites history was assessed to determine if any potentially hazardous activities listed on the Hazardous Activities and Industries List (HAIL) had occurred on site as a result of historic and/or current land use.

A walkover and site inspection were not possible as access to the property was not permitted at the time of writing this report. Therefore, the identification of any potential HAIL activities carried out at the site was limited to a desktop assessment. Once access is granted, it is recommended that a site walkover take place to identify any additional potentially contaminating land uses and/or activities that have not been identified in the information made available.

Based on the results of this preliminary site investigation, it is considered that an activity described in the HAIL has been, or is more likely than not to have been, carried out on the piece of land.

Furthermore, as the impact of the HAIL activities identified on the site soils has not been determined, it is recommended that, prior to any earthworks occurring onsite, a

detailed site investigation is completed on the properties found at 101 and 103 Cosgrave Road, Ardmore, located in the north-western portion of the plan change area.

The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the remediation requirements, if any, for the site.

Based on the findings of the preliminary site investigation for the site, it is considered that the regulations of the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health, and the contaminated land rules as outlined in Chapter E30 of the Auckland Unitary Plan: Operative in Part (AUP: OP), need to be considered and consents under these regulations may be triggered by future development of the site.

The detailed site investigation shall be carried out in general accordance with the Contaminated Land Management Guidelines No. 1 and No. 5 (MfE, Revised 2021).

Following the receipt of the sampling results a technical report summarising the results of the investigation shall be prepared. The report will be prepared in accordance Contaminated Land Management Guidelines No. 1(MfE, Revised 2021). The report will include:

- Recommendations for any additional investigations if required;
- A statement on whether or not any additional consents are required;
- Recommendations that a Site-Specific Management/Remediation Action Plan is prepared in order to provide controls to mitigate against the potential risks to human health and/or the environment as a result of the effects associated with the site redevelopment works.

All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development works, the effects on the environment are likely to be effectively mitigated.

This report is certified by David O'Reilly, Suitability Qualified and Experienced Practitioner (SQEP):



Principal Environmental Consultant
Focus Environmental Services Limited

1.0 Scope

- 1.1 This report has been prepared at the request of Winton Land Limited ("the Client") in terms of the Focus Environmental Services Agreement ("Agreement").
- 1.2 The following report is based on:
 - *Information provided by the client;*
 - *A review of historical aerial photographs available for the site;*
 - *A search of the Auckland Council Property File;*
 - *A search of the Auckland Council Contaminated Sites Database; and*
 - *A review of the Historical Certificate of Title.*
- 1.3 We have not independently verified the information provided to us by the Client or its completeness. We do not express an opinion on the accuracy or the reliability of such information.
- 1.4 No warranties are given, intended or implied.
- 1.5 Opinion, inferences, assumptions and interpretations made in this report should not be construed as legal opinion.
- 1.6 Where an assessment is given in this report, the Client must also rely upon their own judgement, knowledge and assessment of the subject of this report before undertaking any action.
- 1.7 This report must not be used in any other context or for any other purpose other than that for which it has been prepared without the prior written consent of Focus Environmental Services.
- 1.8 This report is strictly confidential and intended for the sole use of the Client and shall not be disclosed without the prior written consent of Focus Environmental Services.
- 1.9 This Focus Environmental Services Limited report is produced under a management system certified as complying with ISO 45001:2018 by SGS New Zealand.

2.0 Site Identification

The property is located at 101 and 103 Cosgrave Road, Ardmore, Auckland as shown in Figure 1 attached. The legal descriptions of the site are PT ALLOT 1 DP 45156 and Lot 1 DP 62629 with areas of 1.94 ha and 0.08 ha respectively. The site is located at national grid reference 1773913mE and 5898133mN and 1773829mE and 5898161mN.

The site is largely rectangular in shape and is zoned 'Future Urban Zone' under the Auckland Unitary Plan – Operative in Part (AUP: OP).

The site location plan is presented as Figure 1.

3.0 Proposed Site Redevelopment Activity

It is proposed that the site will be redeveloped for residential purposes. As part of the redevelopment, the site will undergo subdivision, a change of land use and disturbance of soils.

The illustrative masterplan is attached as Appendix A.

4.0 Site Topography

The properties at 101 and 103 Cosgrave Road, Ardmore have a relatively flat landscape.

The site contour plan is presented in Appendix B.

5.0 Geology and Hydrology

Published geological maps¹ indicate that the subject sites are underlain with Holocene deposits of the Tauranga Group.

A description of the underlying geologies is presented in Table 1 below.

Table 1: Geology: 101 & 103 Cosgrave Road, Ardmore

Key name	OIS1 (Holocene) river deposits
Simple name	Holocene river deposits
Main rock name	Mud
Description	Sand, silt mud and clay with local gravel and peat beds
Subsidiary rocks	Sand silt clay peat
Key group	Holocene sediments
Stratigraphic lexicon name	Tauranga Group
Absolute age (min)	0.0 million years
Absolute age (max)	0.014 million years
Rock group	mudstone
Rock class	Clastic sediment

No groundwater investigation was completed as part of this investigation.

The nearest surface water body to the site is the Awakeri Wetlands located approximately 305m west of the site.

¹ Geology of the Auckland Area (Institute of Geological & Nuclear Sciences 1:250,000 geological map 3, 2011)

6.0 Regulatory Framework

6.1 The National Environmental Standard

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES) came into effect on the 1st of January 2012 and supersedes any District Plan rules that related to contaminated land. Any Regional Plan rules relating to contaminated land are still applicable.

In brief, the objective of the NES is to ensure that land affected by contaminants is identified and assessed and, if necessary, remediated or managed to protect human health. The NES only applies to the activities: removing or replacing all, or part of, a fuel storage system; sampling the soil; disturbing the soil; subdividing the land; and changing the land use, and where an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being, has been, or is more likely than not to have been undertaken on the piece of land.

The NES also contains reference to the soil contaminant standards for human health (SCS_(health)), for a variety of land use scenarios along with reference to best practice reporting documents.

The environmental HAIL is attached as Appendix C.

6.2 Auckland Unitary Plan: Operative in Part

The contaminated land rules of the Auckland Unitary Plan: Operative in Part (AUP: OP) have immediate legal effect following its notification. As the AUP: OP was notified on the 15th of November 2016 the contaminated land rules must be considered.

In brief, the objective of the AUP: OP is to manage land containing elevated levels of contaminants to protect human health and the environment and to enable the effective use of the land.

The contaminated land rules of the AUP: OP apply when the land contains contaminants above those levels specified in Table E30.6.1.4.1 of Chapter E30 of the AUP: OP.

7.0 Site History

The history of the site was researched by Focus Environmental Services Limited personnel, which involved a review of the available historical aerial photographs for the site, a review of the Auckland Council property file, a contaminated site enquiry to Auckland Council, and a review of the historical certificate of title.

7.1 Historical Aerial Photographs

Descriptions of the historical aerial photographs for the subject site is presented in Tables 2 & 3 below.

The historical aerial photographs for the site are presented in Appendix D.

Table 2: Historical Photographs: 101 Cosgrave Road, Ardmore

Date	Description
1959 - 1960	The 1959 - 1960 historical photographs show the subject site forming part of a larger parcel of land in use for rural purposes. No structures can be observed on the subject site. Shelter belts are present along the northern, eastern and western boundaries of the site. Cosgrave Road can be observed along the western boundary of the site. The surrounding properties also appear in use for rural purposes.
1975 - 1988	The 1975 - 1980 historical photographs show the subject site has undergone subdivision, and a change of use, and is now in use for rural-residential purposes. A driveway has been constructed in the south-western portion of the site heading east towards a dwelling along the southern boundary of the site. An additional structure is visible along the southern boundary, east of the dwelling. Two further ancillary buildings are visible to the north-east of dwelling in the central southern portion of the site. The 1988 historical photograph shows another structure (HB01) to the west of these buildings. The shelter belts have been removed. The surrounding properties remain in use for rural and rural - residential purposes.
1996 - 2017	The 1996 - 2017 historical photographs show the site to be relatively unchanged. The 2015 historical photograph shows a structure (HB02) has been constructed near the southern boundary of the site and another structure (HB03) is visible to the north of the driveway. The 2017 historical photograph shows both of the structures have been removed. Shelter belts have been replanted along all boundaries of the subject site. The remaining balance of the site appears to be covered with pasture. The surrounding properties remain in use for rural and rural-residential purposes.

Table 3: Historical Photographs: 103 Cosgrave Road, Ardmore

Date	Description
1959 - 1960	The 1959 - 1960 historical photograph shows the subject site forming part of a larger parcel of land and in use for rural purposes. A shelter belt runs through the centre of the site. Cosgrave Road can be seen along the western boundary of the site. The surrounding properties also appear in use for rural purposes.
1975 - 1996	The 1975 - 1996 historical photographs show the subject site has undergone subdivision and a change of land use, and is now in use for residential purposes. A dwelling has been constructed in the central portion of the site. The site remains unchanged through to 1996. The surrounding properties are in use for rural and rural-residential purposes.
2001 - 2017	The 2001 - 2017 historical photographs show the site to be relatively unchanged. The 2001 historical photograph shows a structure (HB04) has been constructed near the northern side of the dwelling. The 2008 historical photograph shows that this structure has been removed. A shed is also visible in the south-eastern corner from 2001 and remains throughout. The surrounding properties remain in use for rural and rural-residential purposes.

Due to the age of the current and former site buildings (pre-1988), it is considered that there is the potential for lead-based paint to have been used on the external building materials and therefore there is the potential for lead contamination to be present in the soils surrounding these structures.

It is also considered likely that, due to the age of the current and former site buildings (pre-2000), there is the potential that asbestos containing materials may have been used in the construction materials of these buildings.

7.2 Previous Investigations

There are no previous environmental investigations relating to soil or groundwater contamination associated with the sites at 101 and 103 Cosgrave Road, Ardmore on file with Auckland Council.

In addition, at the time of writing, the results of a geotechnical investigation covering the site was not available. If future geotechnical investigations identify uncertified fills, these shall be investigated as part of any Detailed Site Investigation completed accordingly.

7.3 Auckland Council Property File Search

The results of the council search showed multiple consents relating to the property at 101 Cosgrave Road, Ardmore. The relevant details of the Property File search are presented in Table 4 below.

Table 4: Relevant Property File Information: 101 Cosgrave Road, Ardmore

Proposed Activity	Applicant	Reference	Date
Construct a dwelling	J.D. Stackpolo	135719	09/08/1962
Construct a double garage	Mr Stackpolo	136055	11/09/1962
Construct stables	K.M. Stackpolo	PER21353765	05/03/1963
Construct a dwelling	K.M. Stackpolo	PER21353764	25/11/1969
Application to carry out plumbing and drainage works	Murray Thomas	-	02/03/1970
Application to carry out plumbing and drainage works – installation of septic tank	H & H Contractors	-	12/03/1970
Addition of ensuite to bedroom	Robert Geoffrey Carr & Coralee June Carr	19168	01/11/2002
Installation of solid fuel heater	Robert Geoffrey Carr & Coralee June Carr	BCO30260662	01/07/2003

In addition, a general property document was included within the property files obtained from Auckland Council that identifies the property at 101 Cosgrave Road as being within one or more defined noise contour boundaries surrounding the Ardmore Aerodrome.

It should be noted that, as the site at 103 Cosgrave Road, Ardmore is a small residential property an Auckland Council property file search was deemed unnecessary for the site.

7.4 Auckland Council Site Contamination Enquiry

An enquiry to Auckland Council's Contamination, Air & Noise Team in the Resource Consent Department was conducted for the property of 101 Cosgrave Road, Ardmore.

The response concluded that there is no contamination information within council records for the site. However, due to the age of the dwelling on site the potential for asbestos and/or lead paint may need to be considered.

The site contamination enquiry response is presented in full as Appendix E.

7.5 Historical Certificate of Title Review

The historical certificate of title review was completed for the properties at 101 & 103 Cosgrave Road, Ardmore.

Following the review of the historical certificate of title no companies/entities were listed that would suggest that the site has been utilised for an activity described in the HAIL.

The historical certificate of title is presented in full as Appendix F.

8.0 Site Walkover and Inspection

A walkover and site inspection were not possible at the time of writing as access to the property was not permitted. Therefore, the identification of any potential HAIL activities carried out at the site was limited to a desktop assessment. Once access is received, a walkover should take place to identify any additional potentially contaminating land uses and/or activities that have not been identified as part of the desk top assessment.

The site features able to be identified as part of the desk top assessment are presented as Figure 2.

9.0 Surrounding Environment

The surrounding environment appeared to be predominantly rural in use for grazing paddocks to the north, south and east of the site. The property to the north of the subject site is in use for horticultural purposes. However, due to the presence of the shelter between the properties, the topography of the site and the confined nature of the horticultural activities in the greenhouse, any potential migration of contaminants onto the subject site associated with the surrounding land use is considered negligible. The properties bordering the west of the site (on the opposite side of Cosgrave Road) appeared all in use for residential land use.

At the time of the site walkover and inspection no activities or land uses described in the HAIL were observed on the properties that bordered the subject site.

The surrounding environment is presented as Figure 3.

10.0 Asbestos Management

Due to the age of the current and historical site buildings (pre-1996), external PACM products are likely to be present in the construction materials.

Any removal of asbestos materials from the site will need to be conducted in accordance with the Health and Safety at Work (Asbestos) Regulations (MBIE, 2016) and the Approved Code of Practice for the Management and Removal of Asbestos (WorkSafe New Zealand, 2016) by a licensed asbestos removals specialist under an approved asbestos removal control plan.

It should be noted that ACM, other than that described, may also be present at the site and a thorough inspection should be carried out by a suitably qualified and competent asbestos surveyor prior to any demolition activities at the site.

11.0 Potentially Contaminating Activities or Land Uses

Following a review of the history and the available information relating to the subject site, the potentially contaminating land uses and/or activities identified have been summarised in Table 5 below.

Table 5: Potential Contaminating Activities and/or Land Uses: 101 and 103 Cosgrave Road, Ardmore

Activity Description	HAIL Category
Maintenance and Use of Lead Based Paint	I
Demolition of Historic Structures Potentially Containing Asbestos	E1
Wastewater Treatment	G6

12.0 Conceptual Model of Exposure Pathways

The assessment provided in Table 6 below expands on the potential sources of contamination and exposure pathways identified within the site and was based on the potential effects of the change of land use and soil disturbance activities on human health and the environment associated with future residential development.

Table 6: Conceptual Site Model: 101 & 103 Cosgrave Road, Ardmore

Potential Source	Potential Pathways	Potential Receptors	Assessment
Contaminated Soil	Dermal Contact with Contaminated Soils	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Ingestion of Contaminated Soils	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Inhalation of Vapours/Fibres	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Surface Water Run-off	Ecological Receptors - Awakeri Wetlands	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Migration of Groundwater	Ecological Receptors - Awakeri Wetlands	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.

13.0 Regulatory Requirements

13.1 The National Environmental Standard

Potentially contaminating activities and/or land uses were identified across the site, therefore it is considered that consent under the regulations of the NES may be triggered by future development of the site.

Prior to the development of the site, for all areas of the site where potentially contaminating land uses and/or activities have taken place, a detailed site investigation is recommended. The detailed site investigation (DSI) would confirm if the identified land uses and/or activities have affected the site soils and will confirm the consenting requirements for these areas of the site. The DSI shall be prepared in general accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No. 5 (MfE, Revised 2021).

13.2 Auckland Unitary Plan (Operative in Part)

The contaminated land rules of the Auckland Unitary Plan - Operative in Part (AUP OP) have immediate legal effect following its notification. As the AUP OP was notified on the 15th of November 2016 the contaminated land rules must be considered.

As potentially contaminating activities and/or land uses were identified across the site, the contaminated land rules of the AUP: OP may be triggered by future development of the site.

14.0 Conclusions and Recommendations

This PSI has been prepared in general accordance with the requirements of the Contaminated Land Management Guidelines No. 1 and No. 5 (Ministry for the Environment, Revised 2021).

The history of the site was researched by Focus Environmental Services Limited personnel, which involved a review of the available historical aerial photographs of the site, a review of the Auckland Council property file, a contaminated sites inquiry to Auckland Council and a review of the historical certificate of title. During the review of the available information any potentially contaminating activities or land uses were identified.

During the review of the available information, it was noted that due to the age of the current and former site buildings, the potential for ground contamination associated with the historic maintenance and use of lead-based paints, and the demolition of historic buildings potentially constructed of asbestos containing materials was identified. The site contamination enquiry stated that there is no contamination information within council records for the site. However, the enquiry continues to state that, due to the age of the dwelling on site the potential for asbestos and/or lead paint may need to be considered.

The information obtained of the sites history was assessed to determine if any potentially hazardous activities listed on the Hazardous Activities and Industries List (HAIL) had occurred on site as a result of historic and/or current land use.

A walkover and site inspection were not possible as access to the property was not permitted at the time of writing this report. Therefore, the identification of any potential HAIL activities carried out at the site was limited to a desktop assessment. Once access is granted, it is recommended that a site walkover take place to identify any additional potentially contaminating land uses and/or activities that have not been identified in the information made available.

Based on the results of this preliminary site investigation, it is considered that an activity described in the HAIL has been, or is more likely than not to have been, carried out on the piece of land.

Furthermore, as the impact of the HAIL activities identified on the site soils has not been determined, it is recommended that, prior to any earthworks occurring onsite, a detailed site investigation is completed on the properties found at 101 and 103 Cosgrave Road, Ardmore, located in the north-western portion of the plan change area.

The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the remediation requirements, if any, for the site.

Based on the findings of the preliminary site investigation for the site, it is considered that the regulations of the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health, and the contaminated land rules as outlined in Chapter E30 of the Auckland Unitary Plan: Operative in Part (AUP: OP), need to be considered and consents under these regulations may be triggered by future development of the site.

The detailed site investigation shall be carried out in general accordance with the Contaminated Land Management Guidelines No. 1 and No. 5 (MfE, Revised 2021).

Following the receipt of the sampling results a technical report summarising the results of the investigation shall be prepared. The report will be prepared in accordance

Contaminated Land Management Guidelines No. 1(MfE, Revised 2021). The report will include:

- Recommendations for any additional investigations if required;
- A statement on whether or not any additional consents are required;
- Recommendations that a Site-Specific Management/Remediation Action Plan is prepared in order to provide controls to mitigate against the potential risks to human health and/or the environment as a result of the effects associated with the site redevelopment works.

All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development works, the effects on the environment are likely to be effectively mitigated.

Figures

Figure 1 - Site Location Plan

Figure 2 - Site Features Plan

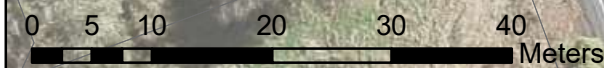
Figure 3 - Surrounding Environment



Legend

- Site Features
- Historical Building Location
- Site Boundary

Site Features	Description
1	Site Entrance
2	Dwelling
3	Garage
4	Small Shed
5	Large Shed
6	Small Shed
7	Site Entrance
8	Dwelling
9	Small Shed
10	Burn Pile



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Winton Land Limited
101 & 103 Cosgrave Road
Sunfield Urban Development Area
Papakura
Auckland

Figure 2: Site Features Plan

Preliminary Site Investigation



1443.019 (R2)

Drawing Number: 1443.019.02
Drawn By: MT
Checked By: DO'R
Date: 20/12/2023



Legend

Site Boundary

0 25 50 100 150 200 Meters



Focus Environmental Services Limited
PO Box 11455
Ellerslie
Auckland 1542

Ph: +64 9 579 4155
www.focusenvironmental.co.nz

Winton Land Limited
101 & 103 Cosgrave Road
Sunfield Urban Development Area
Papakura
Auckland

Figure 3: Surrounding Environment

Preliminary Site Investigation



1443.019 (R2)

Drawing Number: 1443.019.03

Drawn By: MT

Checked By: DO'R

Date: 20/12/2023

Appendices

Appendix A – Illustrative Masterplan



Appendix B – Site Contour Plan



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Site Contour Plan

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
27/02/2023



Appendix C – Environmental HAIL



Hazardous Activities and Industries List (HAIL)

October 2011

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

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

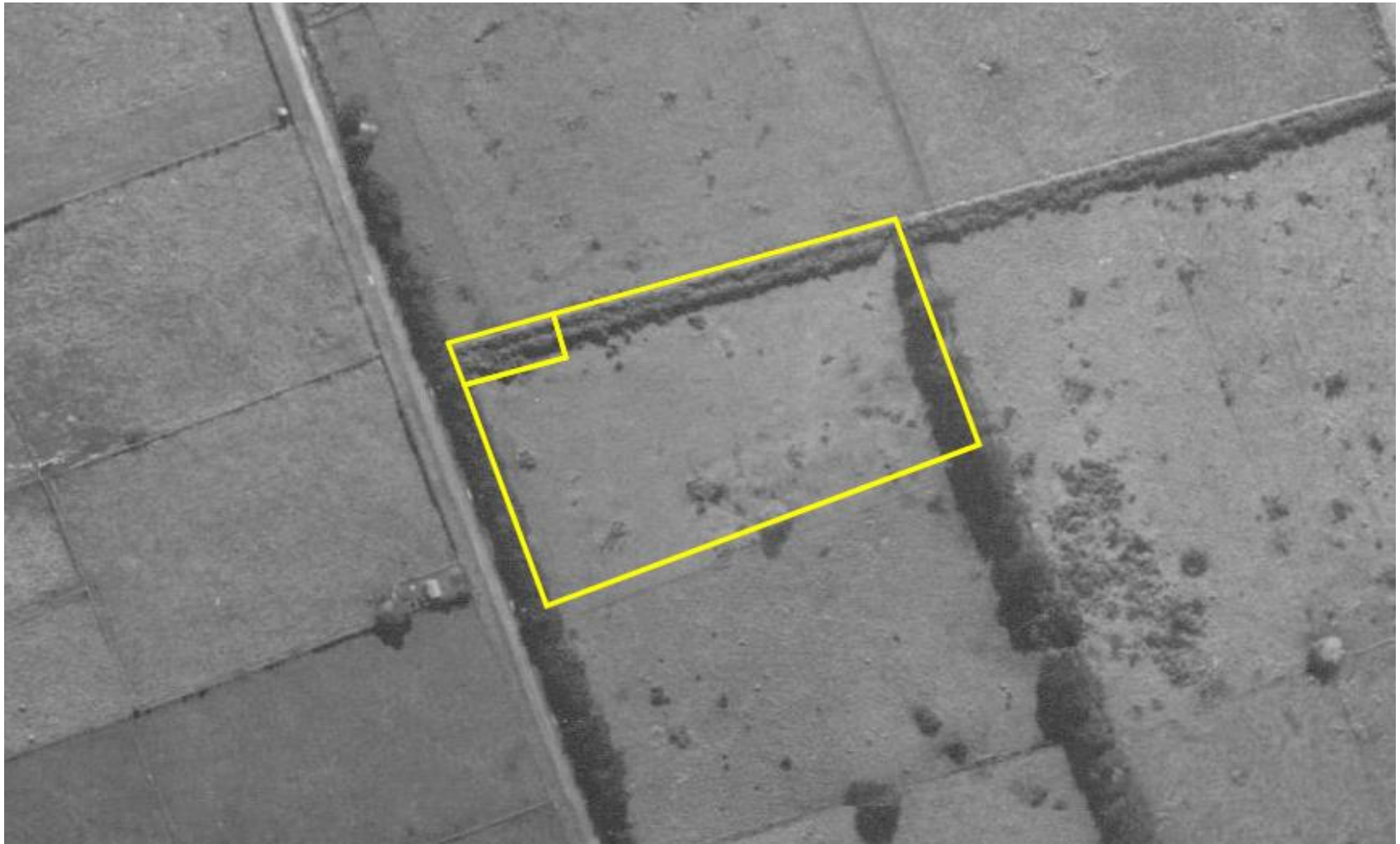
Appendix D – Historical Aerial Photographs

Historical Aerial Photographs

101 & 103 Cosgrave Road
Ardmore
Auckland

by Focus Environmental Services Limited

1959 Historical Photograph



1960 Historical Photograph



Source: NZ Aerial Mapping

1975 Historical Photograph



Source: NZ Aerial Mapping

1980 Historical Photograph



Source: NZ Aerial Mapping

1988 Historical Photograph



Source: NZ Aerial Mapping

1996 Historical Photograph



Source: Auckland Council GeoMaps

2001 Historical Photograph



Source: Auckland Council GeoMaps

2006 Historical Photograph



Source: Auckland Council GeoMaps

2008 Historical Photograph



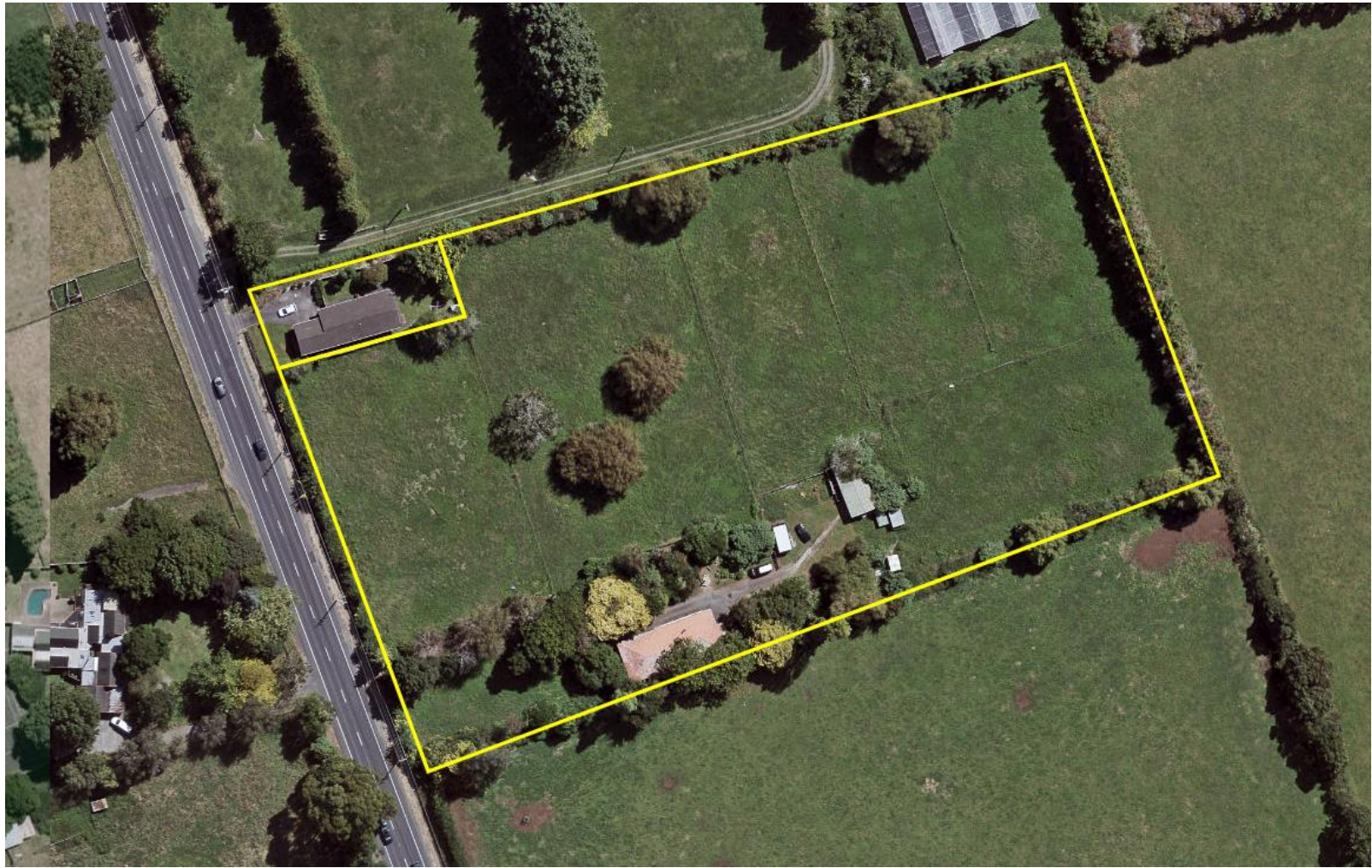
Source: Auckland Council GeoMaps

2010 Historical Photograph



Source: Auckland Council GeoMaps

2015 Historical Photograph



Source: Auckland Council GeoMaps

2017 Historical Photograph



Source: Auckland Council GeoMaps

6 March 2023

Focus Environmental Services
PO Box 11455
AUCKLAND 1542

Attention: Belinda O'Reilly

Dear Belinda

Site Contamination Enquiry – 101 Cosgrave Road, Ardmore

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.

There is no contamination information within Council records for the site.

Due to the age of the dwelling on site the potential for asbestos and/or lead paint may need to be considered.

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)

Legend:

All Consents 	Closed Landfill (Auckland Council owned) 
All Applications 	Closed Landfill (Privately owned) 
All Permitted Activities 	All Incidents 
All Bores 	HAIL activities 

Relevant details of any pollution incidents and consents and HAIL activities 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.

For any identified HAIL sites, please refer to the tab "HAIL activities" for more information (Column C and D include HAIL activity details where these are available).

Please note:

The HAIL activity hatching in Figure 1 only reflects whether a site has been identified as a HAIL site (both verified and non-verified) by the Council and the type of HAIL associated with the site. This does not confirm whether the site has been formally investigated or the contamination status of the property (e.g. contaminated, remediated etc.). Additionally, due to limitations within Council's records, the specific HAIL activity is not included in the data for all properties. For further information on any of these known HAIL sites, a subsequent site contamination enquiry can be lodged for the specific property (up to 5 adjacent properties can be covered in one request).

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 the time involved in this enquiry will follow shortly.

Yours Sincerely,

**Contamination, Air and Noise Team
Specialist Unit | Resource Consents
Auckland Council**

Appendix F – Historical Certificate of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **NA24C/216**
Land Registration District **North Auckland**
Date Issued 27 September 1972

Prior References
NA1837/35

Estate Fee Simple
Area 1.9425 hectares more or less
Legal Description Part Lot 1 Deposited Plan 45156
Original Registered Owners
Robert Geoffrey Carr and Coralee June Carr

Interests

Fencing Agreement in Transfer 639672
C836591.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 28.4.1995 at 12:39 pm
7183242.1 Discharge of Mortgage C836591.3 - 4.1.2007 at 9:00 am
7183242.2 Transfer to Vijay Ranchhod and Subhash Ranchhod (1/2 share) and Vijay Ranchhod and Subhash Ranchhod (1/2 share) - 4.1.2007 at 9:00 am
7183242.3 Mortgage to ASB Bank Limited - 4.1.2007 at 9:00 am
10865098.1 CAVEAT BY JERMYN CHIU-MING HSU - 2.8.2017 at 9:06 am
11167356.1 Withdrawal of Caveat 10865098.1 - 31.7.2018 at 3:16 pm
11167356.2 Discharge of Mortgage 7183242.3 - 31.7.2018 at 3:16 pm
11167356.3 Transfer to Jermyn Chiu-Ming Hsu and Lily Ling-Li Hsu - 31.7.2018 at 3:16 pm

References

Prior C/T 1837/35

Transfer No. 017519.2

N/C. Order No.

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 27th day of September one thousand nine hundred and Seventy-Two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that ALEXANDER ROBERT HAMILTON DONALD of Papakura, Company Director

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4 acres

part
3 rods 8 perches more or less being/Lot 1 Deposited Plan 45156 and being
part Allotments 30 and 43A Parish of Papakura



wahrod
Assistant Land Registrar

METRIC AREA IS

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = 2012 metres

Marukau City

Fencing agreement in Transfer 639672

wahrod
A.L.R.

118151.1 Settled under the Joint Family Homes Act 1964 on Alexander Robert Hamilton Donald abovenamed and Helen Dulcie Donald his wife on 11.10.1972 at 2.530 o/c.

G. B. Williams

A.L.R.

969947.1 CAVEAT BY BROADLANDS FINANCE LIMITED - 10.3.1981 at 2.17 o/c

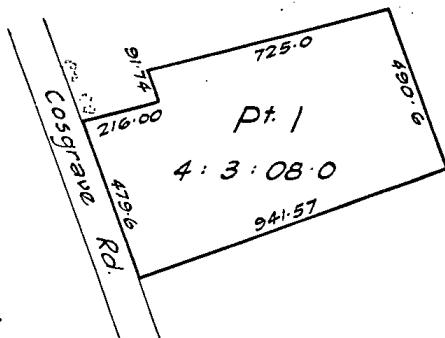
A.L.R.

B.132432.2 Transfer to Donald Andrew Ross of Papakura real estate manager and Colleen Marjory Ross his wife - 3.12.1982 at 12.17 o/c

B.132432.3 Mortgage to Alexander Robert Hamilton Donald and Helen Dulcie Donald - 3.12.1982 at 12.17 o/c

B.139277.1 Mortgage to Gleniffer Grove Limited - 23.12.1982 at 1.35 o/c

B.139277.2 Mortgage to Lenby Group New Zealand Limited - 23.12.1982 at 1.35 o/c



Scale: 1 inch = 4 chains.

OVER

Register copy for L. & D. 69, 71, 72

24C/216

DISCHARGED
28/4/95
B.171588.3 Mortgage to Countrywide Building Society - 5.5.1983 at 9.15 o/c

A.L.R.

B.171588.4 Memorandum of Priority making mortgage B.171588.3 a first mortgage and mortgage B.139277.1 a second mortgage - 5.5.1983 at 9.15 o/c

A.L.R.

DISCHARGED
28/4/95
B.520306.3 Mortgage to Westpac Banking Corporation - 27.3.1986 at 11.16 o/c

A.L.R.

DISCHARGED
28/4/95
C.304351.2 Mortgage to Trust Bank Auckland Limited - 12.9.1991 at 2.24 o/c

A.L.R.

DISCHARGED
28/4/95
C.818218.2 Transfer to Robert Geoffrey Carr of Auckland Company director and Coralee June Carr of Auckland marketing assistant - 3.3.1995 at 1.34 o/c

A.L.R.

DISCHARGED
28/4/95
C.818218.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 28.4.1995 at 1.34 o/c

A.L.R.

C.836591.2 Transfer to Robert Geoffrey Carr company director and Coralee June Carr marketing assistant both of Auckland - 28.4.1995 at 12.39 oc

A.L.R.

C.836591.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 28.4.1995 at 12.39 oc

A.L.R.

