

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
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Winton Land Limited	1
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Contents

Executive Summary	i
1.0 Scope	1
2.0 Site Identification	2
3.0 Proposed Site Redevelopment Activity	2
4.0 Site Topography	2
5.0 Geology and Hydrology	3
6.0 Regulatory Framework	4
6.1 The National Environmental Standard	4
6.2 The National Environmental Standard	4
7.0 Site History	5
7.1 Historical Aerial Photographs	5
7.2 Previous Investigations	5
8.0 Site Walkover and Inspection	6
9.0 Surrounding Environment	6
10.0 Asbestos Management	6
11.0 Potentially Contaminating Activities or Land Uses	7
12.0 Conceptual Model of Exposure Pathways	8
13.0 Regulatory Requirements	10
13.1 The National Environmental Standard	10
13.2 Auckland Unitary Plan (Operative in Part)	10
14.0 Conclusions and Recommendations	11

Figures

- Figure 1 – Site Location Plan
- Figure 2 – Site Features Plan
- Figure 3 – Surrounding Environment

Appendices

- Appendix A – Illustrative Masterplan
- Appendix B – Site Contour Plan
- Appendix C – Environmental HAIL
- Appendix D – Historical Aerial Photographs

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.

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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:

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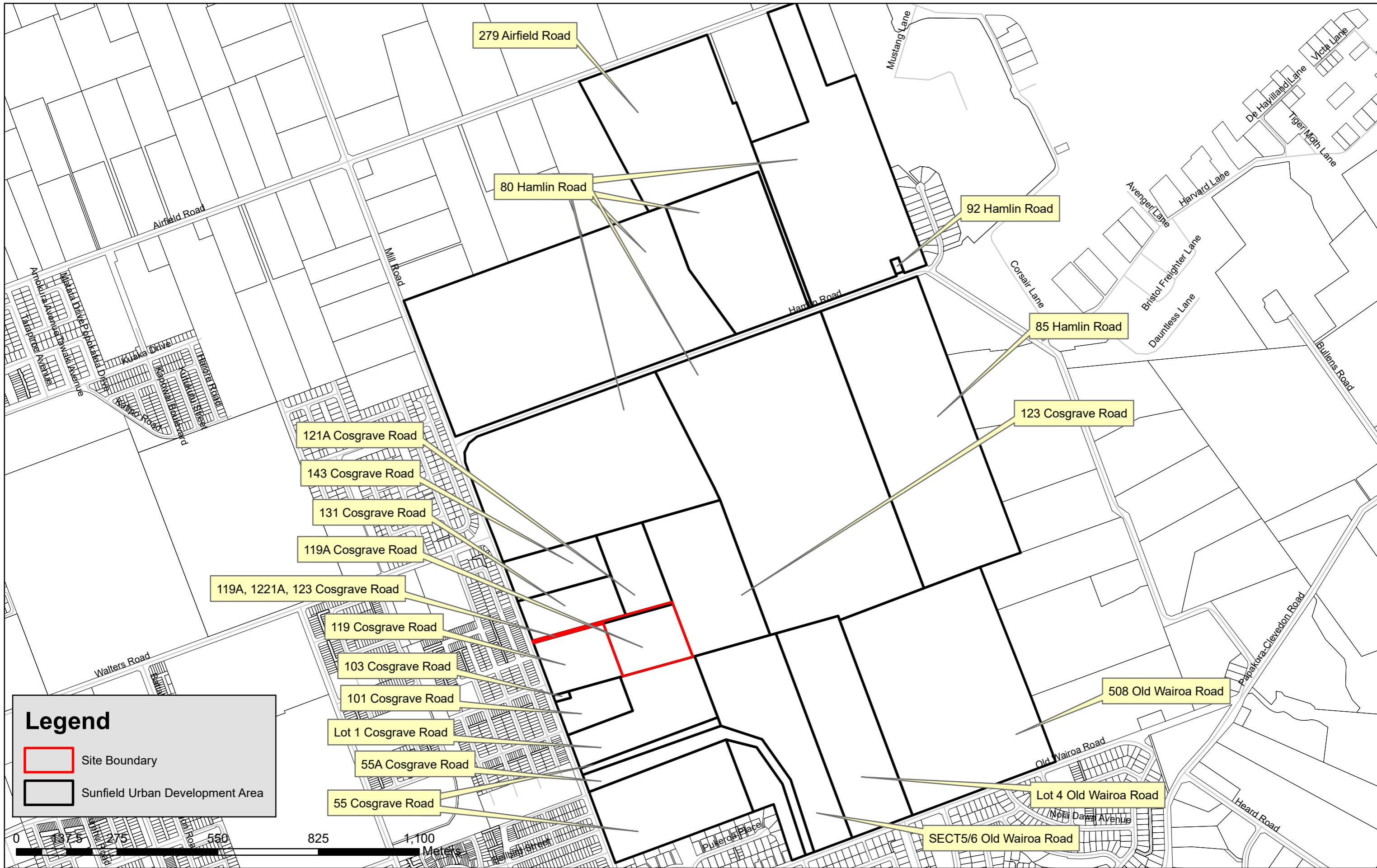
All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development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

Figures

Figure 1 - Site Location Plan

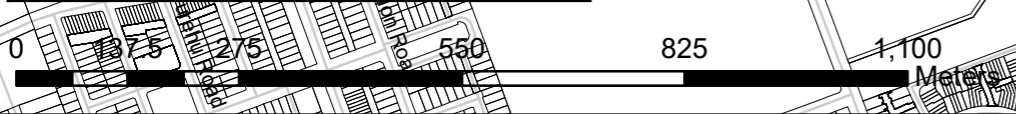
Figure 2 - Site Features Plan

Figure 3 - Surrounding Environment



Legend


- Site Boundary
- Sunfield Urban Development Area




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Figure 1: Site Location Plan
 Preliminary Site Investigation


 1804.005

Drawing Number: 1804.005.01
Drawn By: MT
Checked By: DO'R
Date: 08/11/2023



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)




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Figure 2: Site Features Plan
 Preliminary Site Investigation



1804.005	Drawing Number: 1804.005.02
	Drawn By: MT
	Checked By: DO'R
	Date: 08/11/2023



Legend

- Site Boundary
- Sunfield Urban Development Area





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Figure 3: Surrounding Environment
 Preliminary Site Investigation


 1804.002

Drawing Number: 1804.002.03
 Drawn By: MT
 Checked By: DO'R
 Date: 07/11/2023

Appendices

Appendix A - Illustrative Masterplan

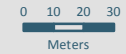


Appendix B - Site Contour Plan



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
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Site Contour Plan



Scale @ A4
= 1:2,500

Date Printed:
7/11/2023





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

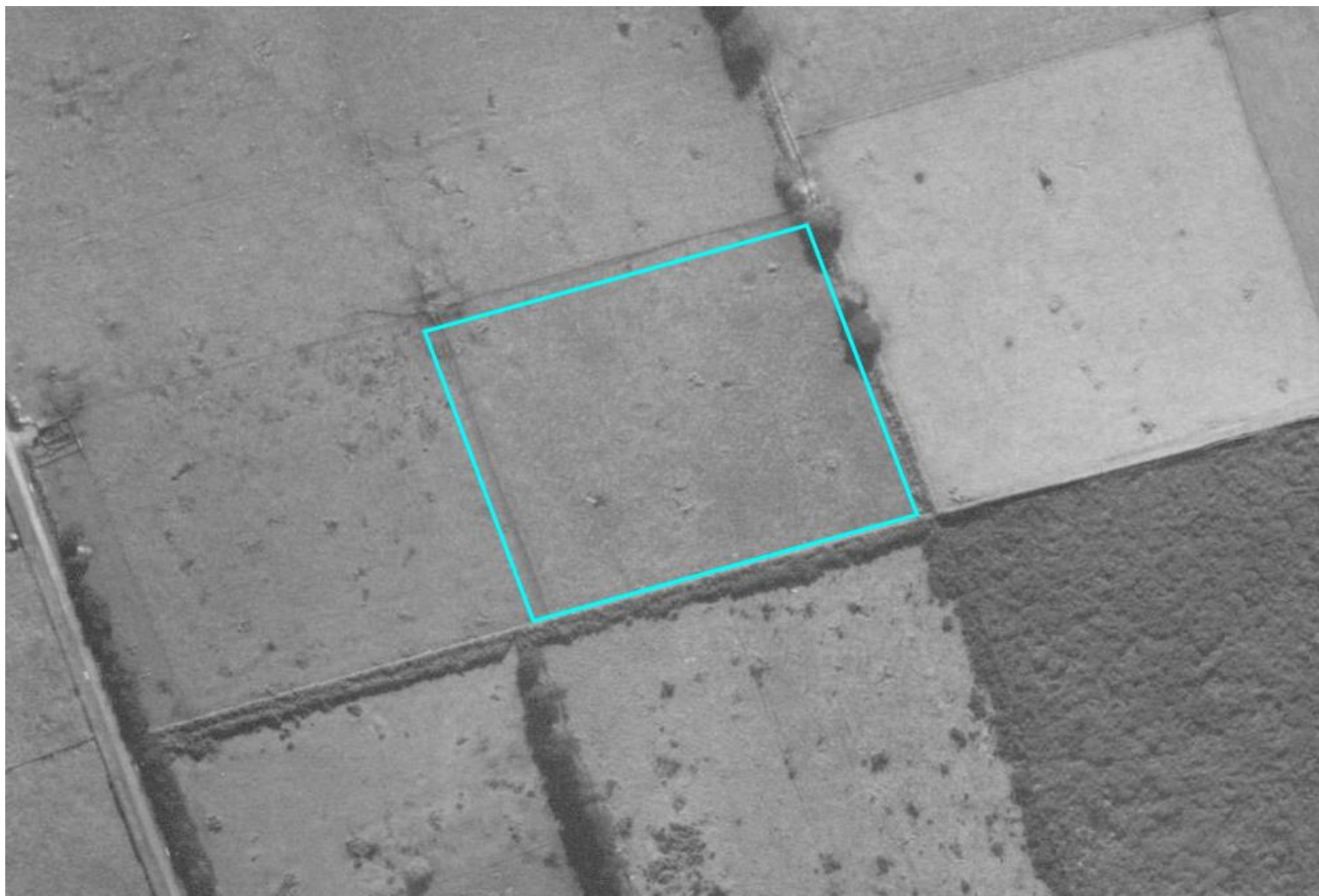
Appendix D - Historical Aerial Photographs

Historical Aerial Photographs

119A Cosgrave Road
Papakura
Auckland

by Focus Environmental Services Limited

1960 Historical Photograph



1975 Historical Photograph



Source: NZ Aerial Mapping

1980 Historical Photograph



Source: NZ Aerial Mapping

1988 Historical Photograph



Source: NZ Aerial Mapping

1996 Historical Photograph



2001 Historical Photograph



2006 Historical Photograph



2008 Historical Photograph



2010 Historical Photograph



2015 Historical Photograph



2017 Historical Photograph



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3.0 Proposed Site Redevelopment Activity	2
4.0 Site Topography	2
5.0 Geology and Hydrology	3
6.0 Regulatory Framework	4
6.1 The National Environmental Standard	4
6.2 The National Environmental Standard	4
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7.1 Historical Aerial Photographs	5
7.2 Previous Investigations	5
8.0 Site Walkover and Inspection	6
9.0 Surrounding Environment	6
10.0 Asbestos Management	6
11.0 Potentially Contaminating Activities or Land Uses	7
12.0 Conceptual Model of Exposure Pathways	8
13.0 Regulatory Requirements	10
13.1 The National Environmental Standard	10
13.2 Auckland Unitary Plan (Operative in Part)	10
14.0 Conclusions and Recommendations	11

Figures

- Figure 1 – Site Location Plan
- Figure 2 – Site Features Plan
- Figure 3 – Surrounding Environment

Appendices

- Appendix A – Illustrative Masterplan
- Appendix B – Site Contour Plan
- Appendix C – Environmental HAIL
- Appendix D – Historical Aerial Photographs

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 121A Cosgrave Road, Papakura, Auckland. The legal description of the site is Lot 3 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 121A 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 121A 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 45001:2081 by SGS New Zealand.

2.0 Site Identification

The property is located at 121A Cosgrave Road, Papakura, Auckland as shown in Figure 1 attached. The legal description of the site is Lot 3 DP 103787 - 1/3 SH in Lot 7 DP 103787 with an area of 3.04ha. The site is located at national grid reference 1774021mE and 5898505mN.

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 121A 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 121A 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 bodies are the unnamed, open culvert which flows along Cosgrave Road approximately 263m from the western boundary of the site and an unnamed open stream located approximately 122m from the eastern 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: 121A Cosgrave Road, Papakura.

Date	Description
1959 - 1980	The 1959 - 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 has been subdivided from the larger parcel of land. The site is now in use for rural - residential purposes. A dwelling has been constructed in the south-western corner of the site and a shared driveway is now visible along the southern boundary. An area of horticulture is present adjacent to the western boundary of the site; however, a shelter belt does run along the length of this boundary. A racing oval is visible directly to the east of the subject site. The neighbouring properties remain in use for rural and rural - residential purposes.
1996 - 2017	The 1996 - 2017 historical photographs show the subject site remains in use for rural - residential purposes. The 1996 historical photograph shows that a shed (1) has been constructed near the dwelling in the south-western corner of the site. The 2001 historical photograph shows another shed (2) has been constructed in the same area. In addition, an extension has been added to the southern-most aspect of the dwelling. The remaining balance of the site remains largely unchanged throughout the time period. However, an extension of the horticultural area on the westerly neighbouring site is observed throughout the time period. The neighbouring properties remain in use for rural and rural - residential purposes.

Due to the age of the dwelling (pre-1988) located in the south-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.

An area of horticulture 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 horticultural activities 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: 121A 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: 121A 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;
- 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 121A 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.

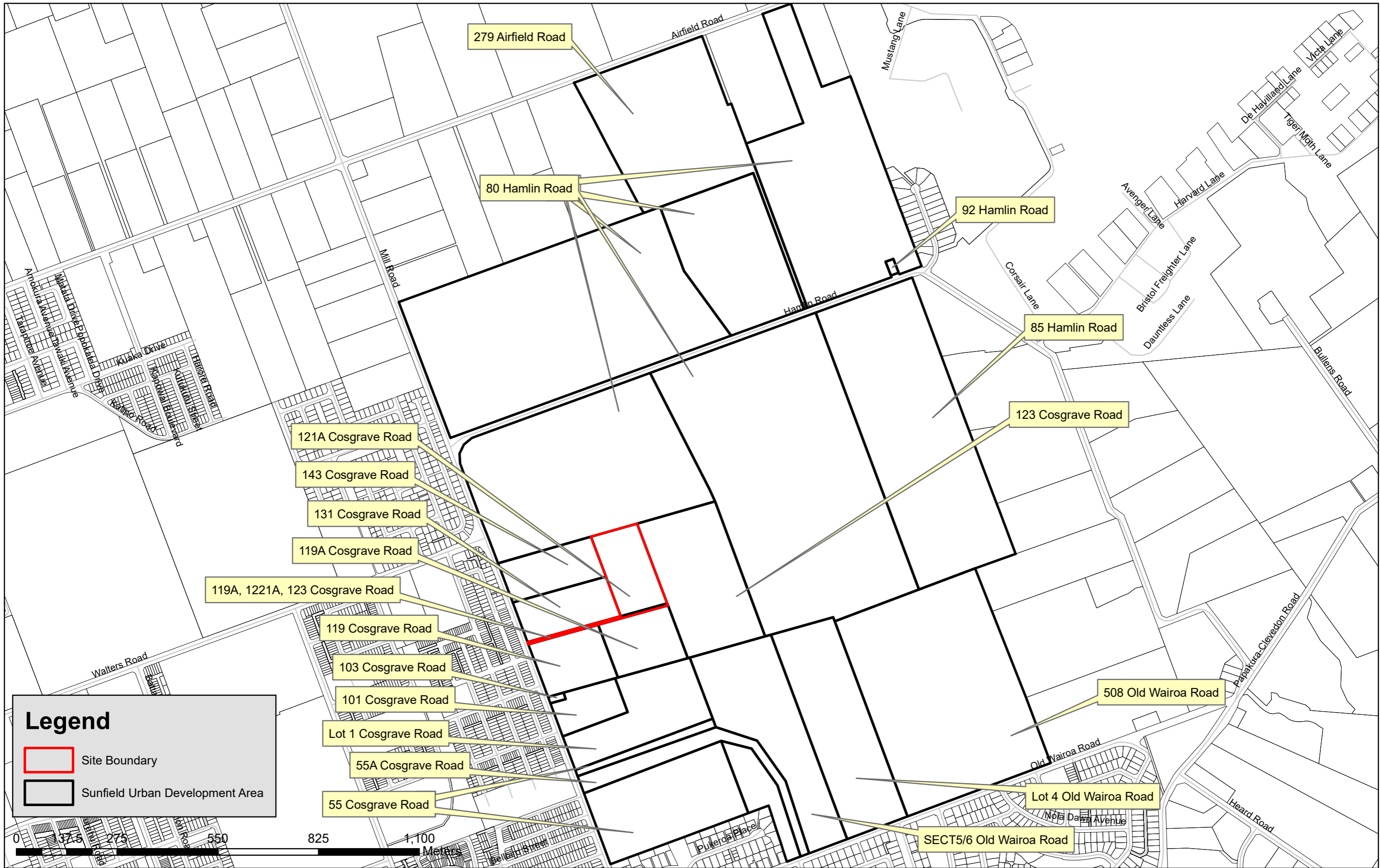
All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development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

Figures

Figure 1 - Site Location Plan

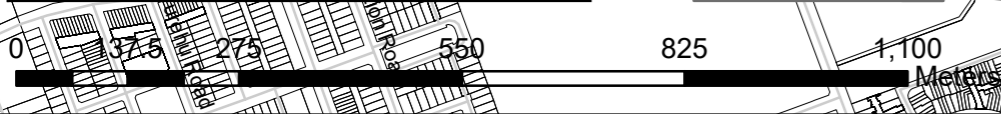
Figure 2 - Site Features Plan

Figure 3 - Surrounding Environment



Legend


- Site Boundary
- Sunfield Urban Development Area




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Winton Land Limited
 121A Cosgrave Road
 Sunfield Urban Development Area
 Papakura
 Auckland

Figure 1: Site Location Plan
 Preliminary Site Investigation


 1804.006

Drawing Number: 1804.006.01
 Drawn By: MT
 Checked By: DO'R
 Date: 28/11/2023



Legend

- Site Features
- Site Boundary

Site Features	Description
1	Site Entrance
2	Shed (1)
3	Shed (2)
4	Shed (3)
5	Shed (4)
6	Garage
7	Dwelling
8	Building Material Pile





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 Sunfield Urban Development Area
 Papakura
 Auckland

Figure 2: Site Features Plan
 Preliminary Site Investigation



1804.006

Drawing Number: 1804.006.02
Drawn By: MT
Checked By: DO'R
Date: 28/11/2023



Legend

Site Boundary


0 45 90 180 270 360 Meters



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Winton Land Limited
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 Sunfield Urban Development Area
 Papakura
 Auckland

Figure 3: Surrounding Environment
 Preliminary Site Investigation



1804.006

Drawing Number: 1804.006.03
Drawn By: MT
Checked By: DO'R
Date: 28/11/2023

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



Scale @ A3
= 1:1,000

Date Printed:
8/11/2023





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

121A Cosgrave Road
Papakura
Auckland

by Focus Environmental Services Limited

1959 Historical Photograph



1975 Historical Photograph



Source: NZ Aerial Mapping

1980 Historical Photograph



Source: NZ Aerial Mapping

1988 Historical Photograph



Source: NZ Aerial Mapping

1996 Historical Photograph



2001 Historical Photograph



2006 Historical Photograph



2008 Historical Photograph



2010 Historical Photograph



2015 Historical Photograph



2017 Historical Photograph



PRELIMINARY SITE INVESTIGATION
123 COSGRAVE ROAD
ARDMORE
AUCKLAND

For the Attention of:

Winton Land Limited

Reference: FES 1804.007 December 2023





Company Information

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Quality Information

Project Name Preliminary Site Investigation
123 Cosgrave Road, Ardmore, Auckland
Project Number 1804.007
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Date December 2023

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David O'Reilly
Principal Environmental Consultant

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Contents

Executive Summary	i
1.0 Scope	1
2.0 Site Identification	2
3.0 Proposed Site Redevelopment Activity	2
4.0 Site Topography	2
5.0 Geology and Hydrology	3
6.0 Regulatory Framework	4
6.1 The National Environmental Standard	4
6.2 The National Environmental Standard	4
7.0 Site History	5
8.0 Site Walkover and Inspection	8
9.0 Surrounding Environment	8
10.0 Asbestos Management	8
11.0 Potentially Contaminating Activities or Land Uses	9
12.0 Conceptual Model of Exposure Pathways	10
13.0 Regulatory Requirements	11
13.1 The National Environmental Standard	11
13.2 Auckland Unitary Plan (Operative in Part)	11
14.0 Conclusions and Recommendations	12

Figures

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- Figure 2 – Site Features Plan
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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 123 Cosgrave Road, Ardmore, Auckland. The legal description of the site is Lot 4 DP 103787 – 1/3 SH IN Lot 7 DP 103787 with an area of 8.63ha.

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 123 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, a review of the previous environmental investigations conducted for the site, a review of the Auckland Council property file and a review of the Historical Certificate of Title.

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

- 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 123 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;*
 - *A geotechnical report titled ‘Geotechnical Investigation Report for 123 Cosgrave Road, Papakura dated 15th June 2011 and prepared by Coffey Geotechnics (NZ) Limited;*
 - *A search of the Auckland Council Property File; 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 123 Cosgrave Road, Ardmore, Auckland as shown in Figure 1 attached. The legal description of the site is Lot 4 DP 103787 - 1/3 SH IN Lot 7 DP 103787 with an area of 8.63ha. The site is located at national grid reference 1774217mE and 5898464mN.

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 123 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 123 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 stream which flows along the northern 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, a review of the previous environmental investigations conducted for the site, a review of the Auckland Council property file and a review of the historical certificate of title.

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: 123 Cosgrave Road, Ardmore.

Date	Description
1959 - 1975	The 1959 - 1975 historical photographs show that the subject site is part of a larger parcel of land in use for rural purposes. No structures are visible on the subject site. The surrounding properties are in use for rural and rural - residential purposes with increasing residential development throughout the time period.
1981	The 1981 historical photograph shows the subject site has been subdivided from the larger parcel of land. A horse racing oval has been constructed across the majority of the site. A small shed (1) has been constructed near the western boundary. A shared driveway is visible leading to the central western area of the site. The surrounding properties remain in use for rural and rural - residential purposes.
1988 - 1996	The 1988 - 1996 historical photographs show the subject site relatively unchanged from the previous time period. The 1988 historical photograph shows a large shed (2) has been constructed in the central western portion of the site. The 1996 historical photograph shows that another shed (3) has been constructed to the north of shed (2) and small shed (4) has been constructed adjacent the northern boundary of shed (2). The area to the south of shed (2) appears to be covered with gravel or hardstand. A dwelling has been constructed in the north-western corner of the site, and as such the site is now in use for rural - residential purposes. The surrounding properties remain in use for rural and rural - residential purposes.
2001 - 2017	The 2001 - 2017 historical photographs show the subject site remains in use for rural - residential purposes with much of the site balance occupied by a horse racing oval. The 2001 historical photograph shows two small sheds (5 & 6) have been constructed in the centre of the oval. A further two sheds (7 & 8) are observed along the northern boundary, along which a shelter belt has been planted. An inground tank is visible adjacent to shed (3). An extension to the dwelling has been constructed from the north-western aspect of the building. The 2006 historical photograph shows an inground pool has been constructed adjacent to the northern aspect of the dwelling. The 2015 historical photograph shows the construction of a small glasshouse in the north-western corner of the site. The remaining balance of the site is grassed.

Due to the age of the dwelling and sheds (1 - 4) (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 dwelling and sheds (1 - 6) (pre-2000).

7.2 Previous Investigations

One previous environmental investigation report completed was made available at the time of writing this report.

A geotechnical report titled '*Geotechnical Investigation Report for 123 Cosgrave Road, Papakura*' dated 15th June 2011 and prepared by Coffey Geotechnics (NZ) Limited summarises the findings of a geotechnical investigation carried out for the property at 123 Cosgrave Road.

Fieldwork was conducted at the site on the 9th June 2011.

In summary, two 50mm diameter hand auger boreholes to depths of up to 2.0 and 3.0m (HA01 & HA02) were drilled across the site. A falling-head percolation test was carried out in HA01 to ascertain the site soakage rates for onsite stormwater disposal design.

Following the testing it was concluded that:

- Topsoil depths were difficult to ascertain due to the organic nature of the underlying soils but may be assumed to be ~10mm;
- Organic silts were encountered up to 0.4m below ground level (bgl) below which were soft organic clays with decaying organic inclusions.

7.3 Auckland Council Property File Search

The results of the council search showed multiple consents relating to the site at 123 Cosgrave Road, Ardmore. The relevant details of the Property File search are presented in Table 3 below.

Table 3: Relevant Property File Information: 123 Cosgrave Road, Ardmore

Proposed Activity	Applicant	Reference	Date
Application for Connection to District Water Supply	Abernethy Contractors Ltd	36703/520/4	1/11/1991
Building Permit - Erect 1/2 Round Building Shed	K.L. Abernethy	5390	6/12/1991
Building Permit - Relocate a Porta-Com	Abernethy Contractors Ltd	5651	2/06/1992
Building Permit - Erect a New Dwelling	Abernethy Contractors Ltd	5703	6/07/1992
Application for Subdivision Resource Consent	Mr W Abernethy	-	24/01/1996
Building Consent - Add a Garage to Existing Dwelling	Abernethy Contractors Ltd	012122	7/03/1996
Building Consent - Fireplace	Abernethy Wayne Stephen	012629	18/07/1996
Building Consent - Inground Swimming Pool	Wayne Abernethy	19222	4/11/2002

7.4 Historical Certificate of Title Review

The historical certificate of title review was completed for the property at 515 Remuera Road, Remuera.

Following the review of the historical certificate of title it was concluded that no registered owners were listed that would suggest the presence of any HAIL activities occurring on the site.

However, it should be noted that the Oaonui - Auckland high pressure gas transmission pipeline runs in the vicinity of the subject site.

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

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 granted, 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.

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 dwelling and sheds (1-4) (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 123 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: 123 Cosgrave Road, Ardmore.

Activity Description	HAIL Category
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: 123 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.

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, a review of the previous environmental investigations conducted for the site, a review of the Auckland Council property file and a review of the Historical Certificate of Title.

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

- 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 123 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.

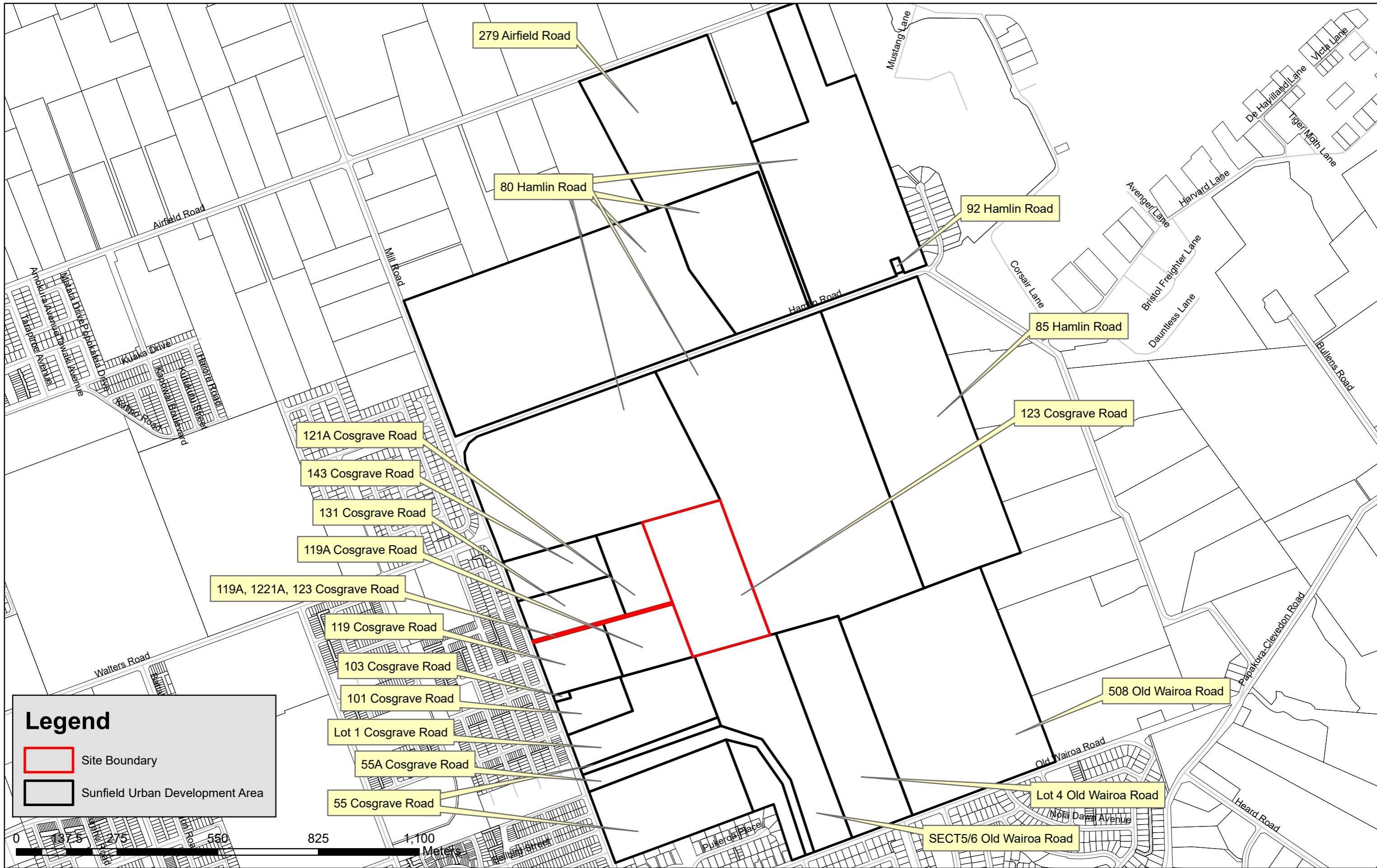
All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development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





Legend

- Site Features
- Site Boundary


Site Features	Description
1	Site Entrance
2	Horse Racing Oval
3	Shed (1)
4	Shed (2)
5	Shed (3)
6	Shed (4)
7	Dwelling
8	Shed (5)
9	Shed (6)
10	Shed (7)
11	Shed (8)
12	Inground Tank
13	Inground Pool
14	Glasshouse




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Winton Land Limited
 123 Cosgrave Road
 Sunfield Urban Development Area
 Papakura
 Auckland

Figure 2: Site Features Plan
 Preliminary Site Investigation



1804.007	Drawing Number: 1804.007.02
	Drawn By: MT
	Checked By: DO'R
	Date: 12/12/2023



Legend


- Site Boundary
- Sunfield Urban Development Area




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 123 Cosgrave Road
 Sunfield Urban Development Area
 Papakura
 Auckland

Figure 3: Surrounding Environment
 Preliminary Site Investigation



1804.007

Drawing Number: 1804.007.03
Drawn By: MT
Checked By: DO'R
Date: 12/12/2023

Appendices

Appendix A - Illustrative Masterplan



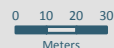
Appendix B - Site Contour Plan



public

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



Scale @ A4
= 1:2,500

Date Printed:
11/12/2023





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

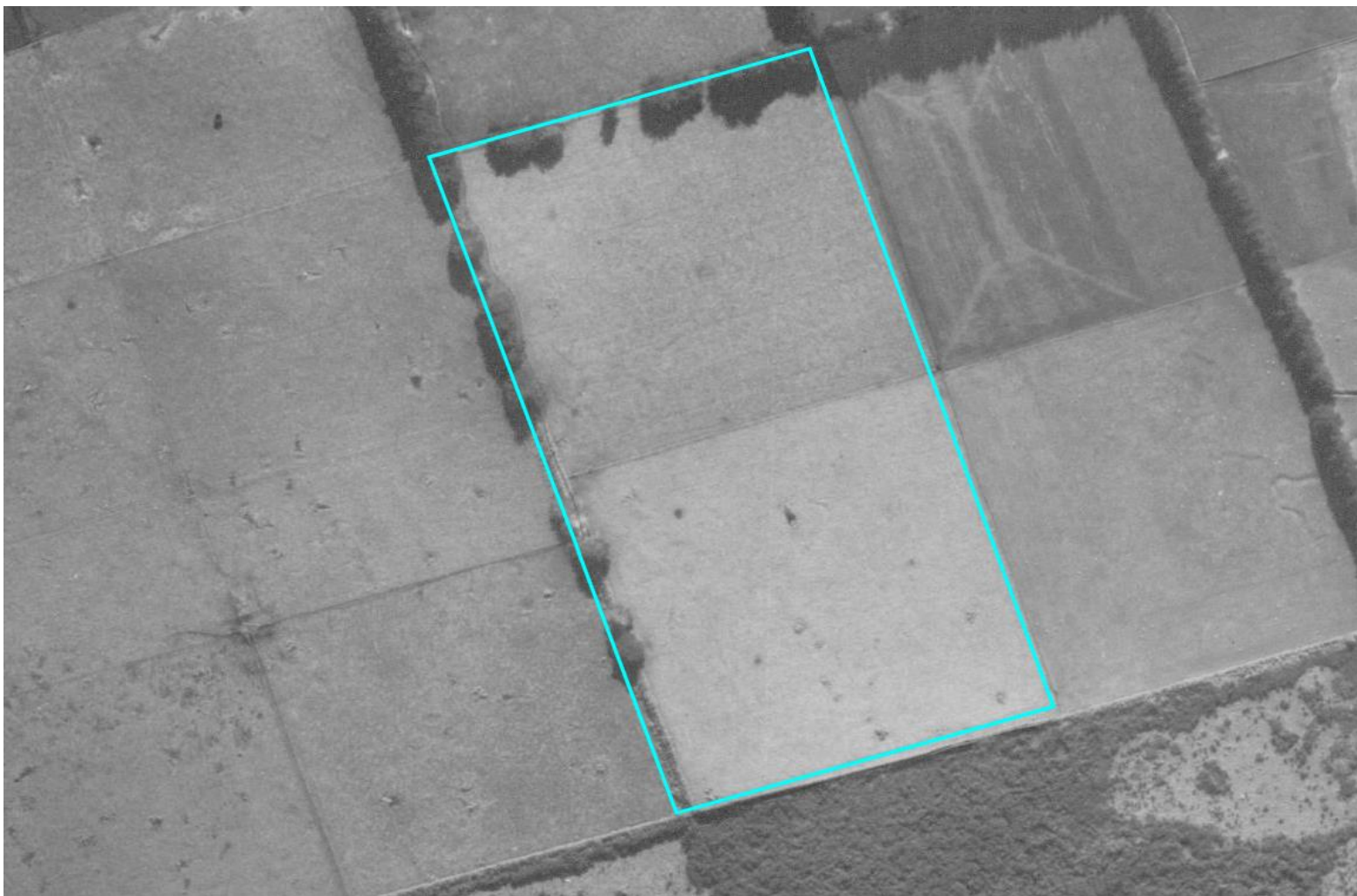
Appendix D - Historical Aerial Photographs

Historical Aerial Photographs

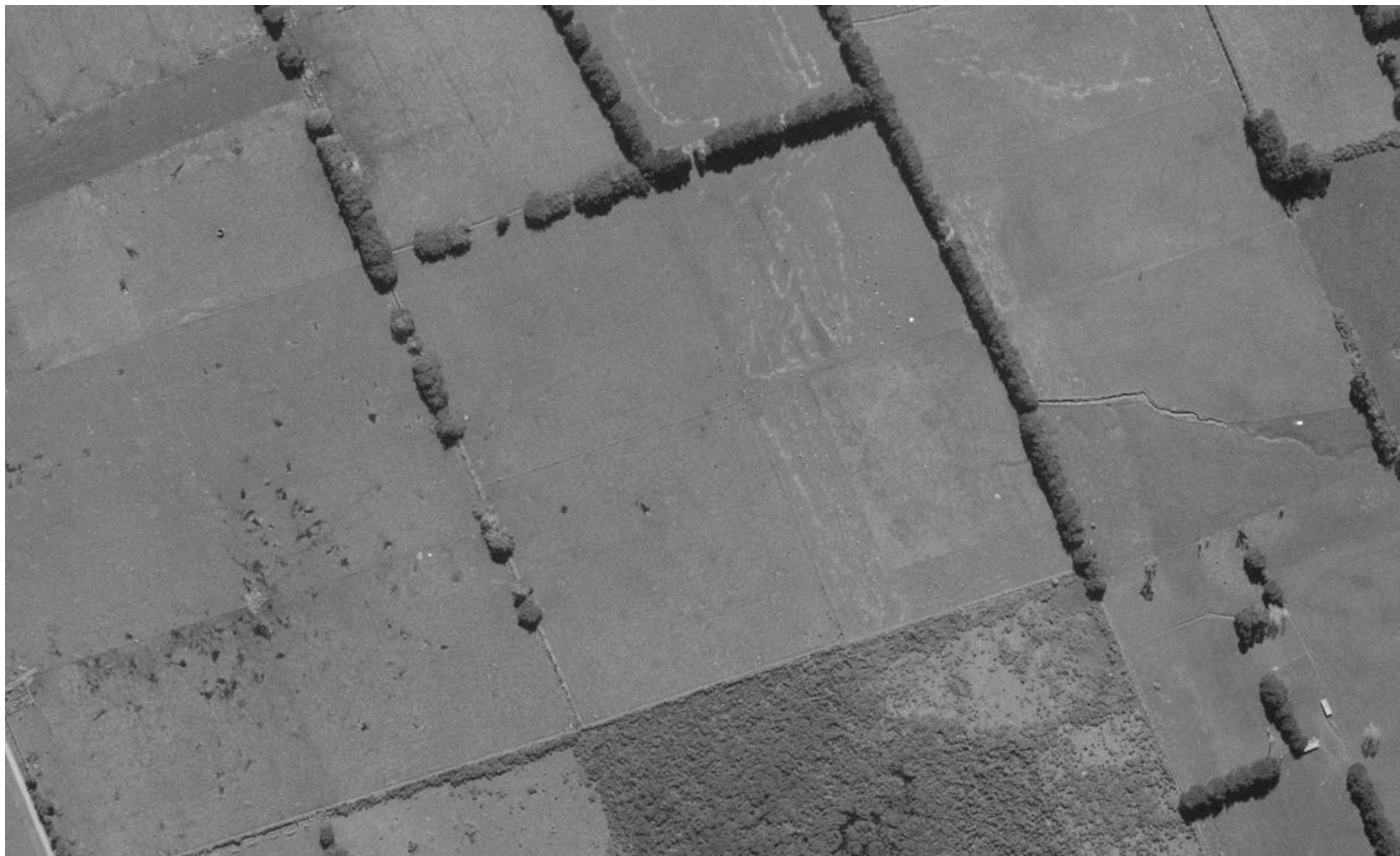
123 Cosgrave Road
Papakura
Auckland

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



2001 Historical Photograph



2006 Historical Photograph



2008 Historical Photograph



2010 Historical Photograph



Source: Auckland Council GeoMaps

2015 Historical Photograph



Source: Auckland Council GeoMaps

2017 Historical Photograph





**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

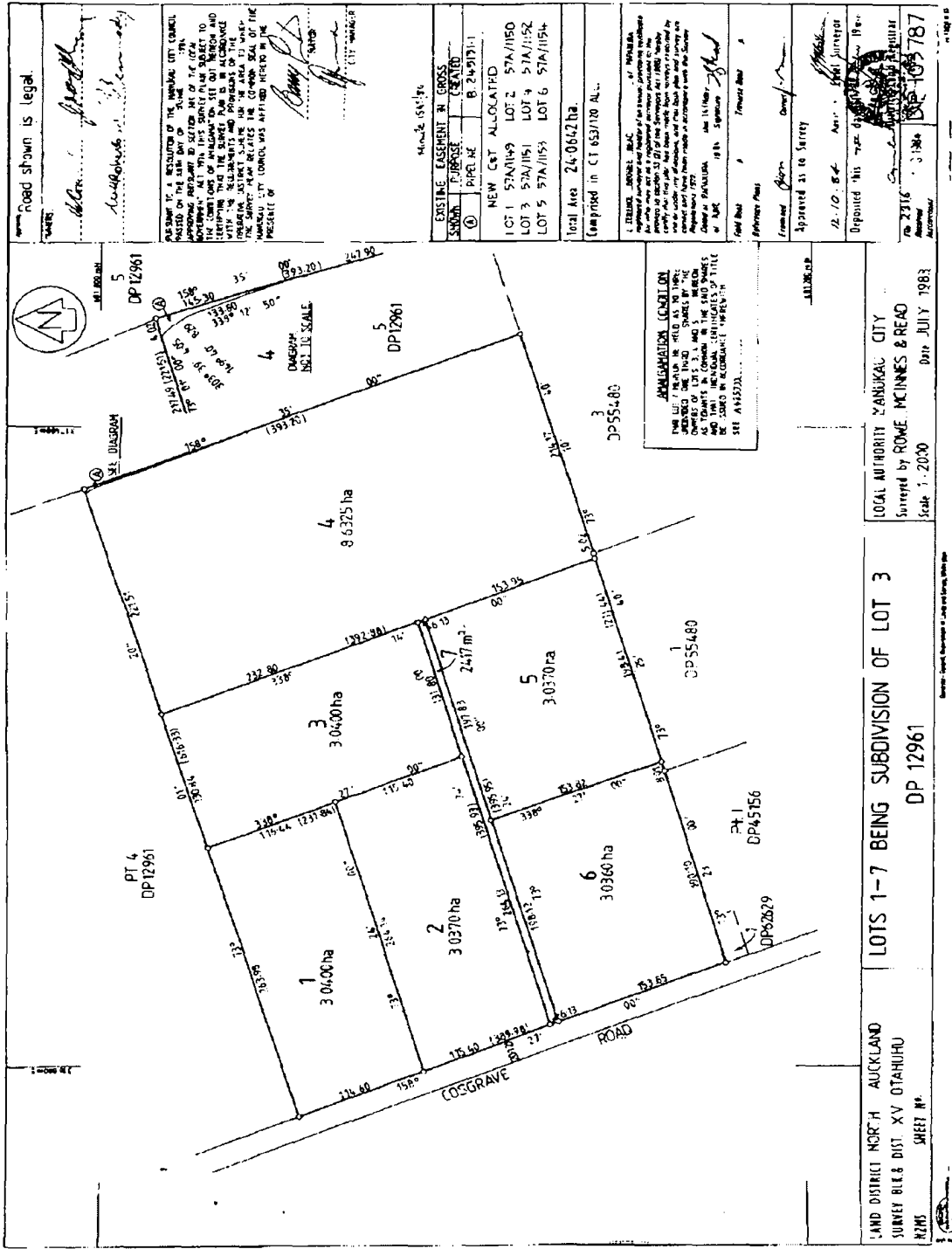
941631.1 Proclamation (N.Z. Gazette 9 July 1981 page 1899) defining the middle line of the Oaonui-Auckland pipeline - 22.6.1981 at 2:33 pm

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
131 COSGRAVE ROAD
PAPAKURA
AUCKLAND

For the Attention of:

Winton Land Limited

Reference: FES 1804.008 December 2023





Company Information

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PO Box 11455
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Email: mail@focusenvironmental.co.nz

Quality Information

Project Name Preliminary Site Investigation
131 Cosgrave Road, Papakura, Auckland
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Date December 2023

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Contents

Executive Summary	i
1.0 Scope	1
2.0 Site Identification	2
3.0 Proposed Site Redevelopment Activity	2
4.0 Site Topography	2
5.0 Geology and Hydrology	3
6.0 Regulatory Framework	4
6.1 The National Environmental Standard	4
6.2 The National Environmental Standard	4
7.0 Site History	5
7.1 Historical Aerial Photographs	5
7.2 Previous Investigations	65
8.0 Site Walkover and Inspection	6
9.0 Surrounding Environment	6
10.0 Asbestos Management	6
11.0 Potentially Contaminating Activities or Land Uses	7
12.0 Conceptual Model of Exposure Pathways	8
13.0 Regulatory Requirements	109
13.1 The National Environmental Standard	109
13.2 Auckland Unitary Plan (Operative in Part)	109
14.0 Conclusions and Recommendations	1140

Figures

- Figure 1 – Site Location Plan
- Figure 2 – Site Features Plan
- Figure 3 – Surrounding Environment

Appendices

- Appendix A – Illustrative Masterplan
- Appendix B – Site Contour Plan
- Appendix C – Environmental HAIL
- Appendix D – Historical Aerial Photographs

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 131 Cosgrave Road, Papakura, Auckland. The legal description of the site is Lot 2 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 131 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 131 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 131 Cosgrave Road, Papakura, Auckland as shown in Figure 1 attached. The legal description of the site is Lot 2 DP 103787 with an area of 3.04ha. The site is located at national grid reference 1773856mE and 5898404mN.

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 131 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 131 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 bodies are the unnamed, open culvert which flows along Cosgrave Road along the western boundary of the site and an unnamed open stream located approximately 286m to the north-east 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: 131 Cosgrave Road, Papakura.

Date	Description
1939 - 1980	The 1939 - 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. Cosgrave Road is visible bordering the western boundary of the subject site. The surrounding properties are in use for rural and rural-residential purposes.
1988	The 1988 historical photograph shows the subject site has been subdivided from the larger parcel of land. The site is now in use for rural - residential purposes. A dwelling and a garage have been constructed in the south-western corner of the site, accessed by a driveway. The western half of the site appears to be in use for horticultural purposes (likely pip and stone), while the remaining balance of the site appears to be grassed. A racing oval is visible to the north-west of the subject site. An area of horticulture can be observed directly to the north of the subject site. The neighbouring properties remain in use for rural and rural - residential purposes.
1996 - 2017	The 1996 - 2017 historical photographs show the subject site remains in use for rural - residential purposes. The 1996 historical photograph shows that an extension to the dwelling has been constructed on the northerly aspect and the driveway extended to service the additional buildings. A secondary dwelling has been constructed to the north of the original dwelling. A racing oval has been constructed to the east of the subject site. The 2001 historical photograph shows another extension has been made to the dwelling on the southerly aspect. Three small sheds (1 - 3) have been constructed surrounding the area of the dwellings. The 2017 historical photograph shows a shed (4) has been constructed to the north of the secondary dwelling and another shed (5) constructed along the northern boundary of the subject site. A shelter belt is present along the northern boundary of the site throughout this time period. Two large greenhouses can be observed on the neighbouring property to the south of the subject site throughout the time period. A shelter belt separates the properties from 2015 onwards. The neighbouring properties remain in use for rural and rural - residential purposes.

Due to the age of the dwelling and garage (pre-1988) located in the south-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, with the exception of sheds (4 & 5), which were built 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.

An area of horticulture is observed on the northerly neighbouring property and is only partially bounded by a shelter belt. Furthermore, two large greenhouses are present to the south of the subject site, with a shelter belt only present between the properties since 2015. Given this, it is considered that potential contamination associated with the horticultural activities may have possibly migrated to the subject site.

The surrounding environment is presented as Figure 3.

10.0 Asbestos Management

Due to the age of the dwelling and sheds (1 and 2) (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 131 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: 131 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

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: 131 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;
- 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 131 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.

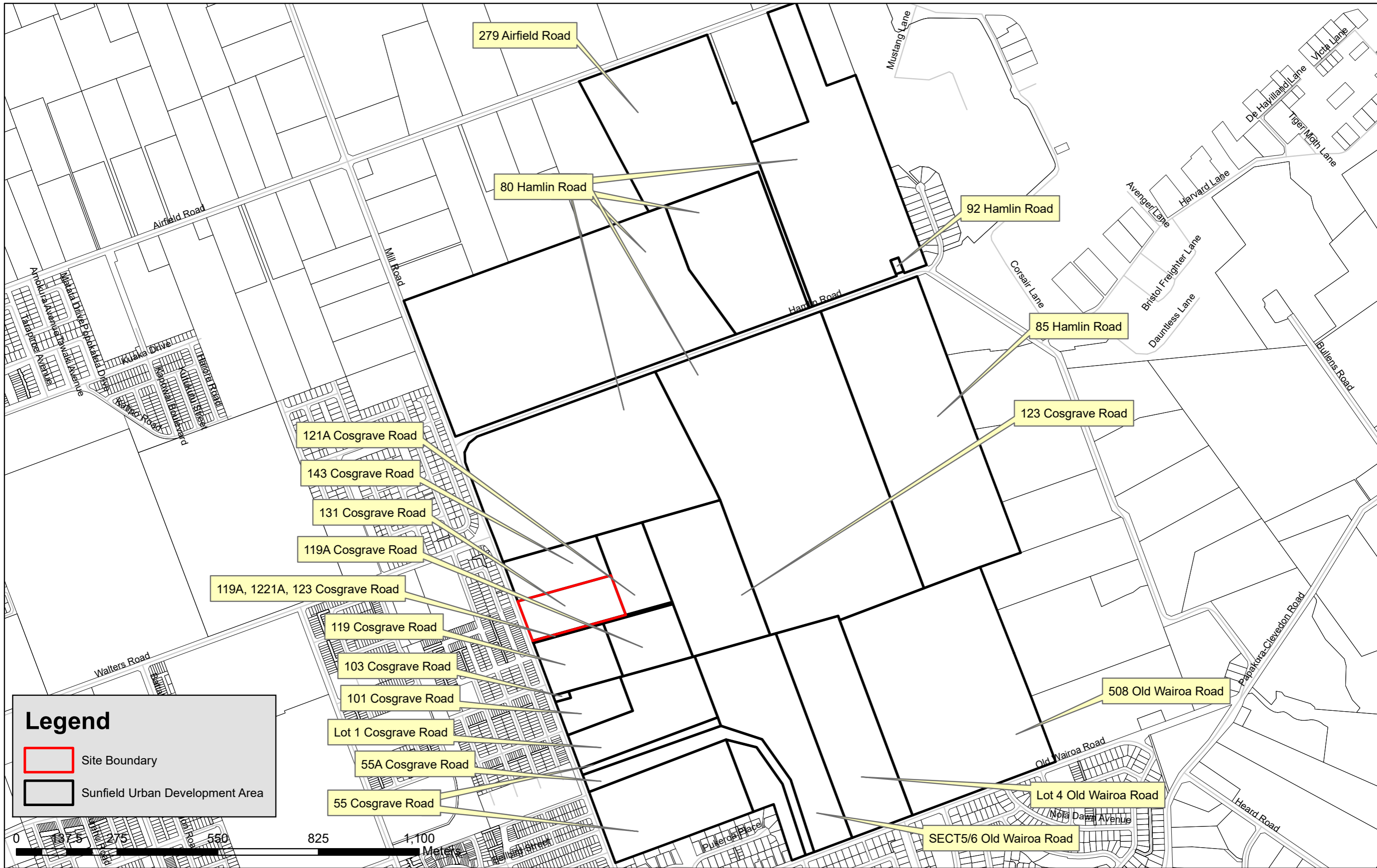
All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development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

Figures

Figure 1 - Site Location Plan

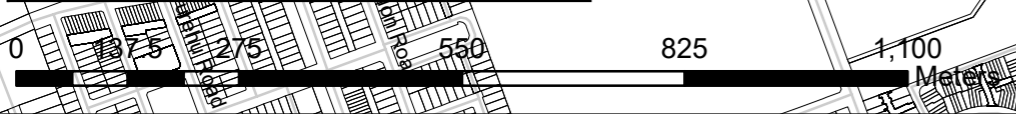
Figure 2 - Site Features Plan

Figure 3 - Surrounding Environment



Legend


- Site Boundary
- Sunfield Urban Development Area




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Figure 1: Site Location Plan
 Preliminary Site Investigation


 1804.008

Drawing Number: 1804.008.01
Drawn By: MT
Checked By: DO'R
Date: 29/11/2023



Legend

- Site Features
- Site Boundary


Site Features	Description
1	Site Entrance
2	Garage
3	Dwelling
4	Secondary Dwelling
5	Shed (1)
6	Shed (2)
7	Shed (3)
8	Shed (4)
9	Shed (5)




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Figure 2: Sample Location Plan
 Preliminary Site Investigation



1804.008	Drawing Number: 1804.008.02
	Drawn By: MT
	Checked By: DO'R
	Date: 29/11/2023



Legend

- Site Boundary
- Sunfield Urban Development Area

0 35 70 140 210 280 Meters



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Figure 3: Surrounding Environment
 Preliminary Site Investigation



1804.008

Drawing Number: 1804.008.03

Drawn By: MT

Checked By: DO'R

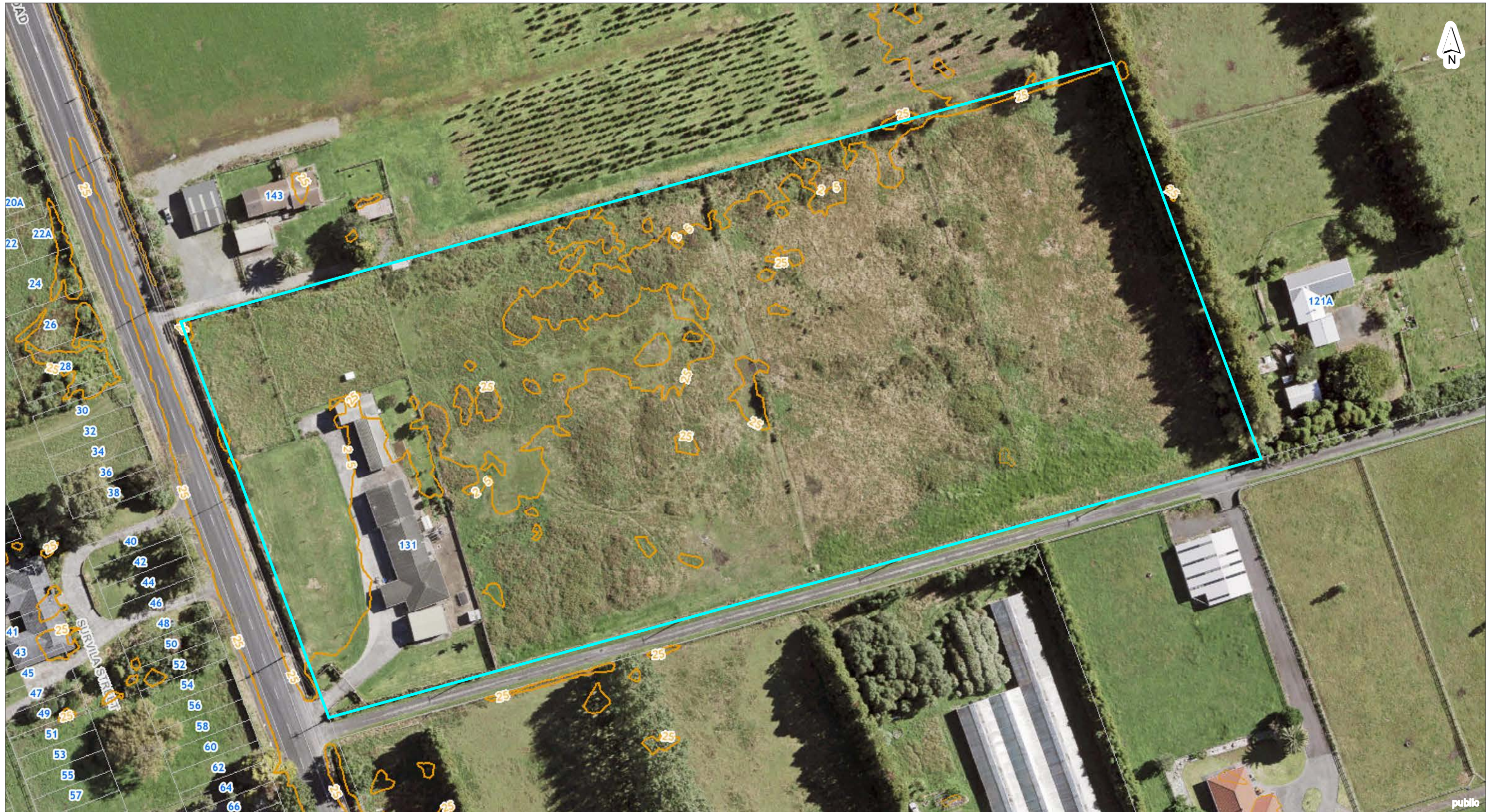
Date: 29/11/2023

Appendices

Appendix A - Illustrative Masterplan

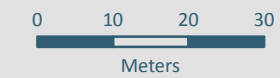


Appendix B - Site Contour Plan



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



Scale @ A3
= 1:1,000

Date Printed:
29/11/2023





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

131 Cosgrave Road
Papakura
Auckland

by Focus Environmental Services Limited

1939 Historical Photograph



1959 Historical Photograph



Source: Auckland Council GeoMaps

1974 Historical Photograph



Source: NZ Aerial Mapping

1980 Historical Photograph



Source: NZ Aerial Mapping

1988 Historical Photograph



Source: NZ Aerial Mapping

1996 Historical Photograph



2001 Historical Photograph



2006 Historical Photograph



Source: Auckland Council GeoMaps

2008 Historical Photograph



2010 Historical Photograph



2015 Historical Photograph



2017 Historical Photograph



PRELIMINARY SITE INVESTIGATION
143 COSGRAVE ROAD
PAPAKURA
AUCKLAND

For the Attention of:

Winton Land Limited

Reference: FES 1804.009 December 2023





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Quality Information

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Date December 2023

Author

Megan Thomas
Environmental Scientist

Reviewed

Claire Johnson
Environmental Scientist

Authorised

David O'Reilly
Principal Environmental Consultant

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Contents

Executive Summary	i
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3.0 Proposed Site Redevelopment Activity	2
4.0 Site Topography	2
5.0 Geology and Hydrology	3
6.0 Regulatory Framework	4
6.1 The National Environmental Standard	4
6.2 The National Environmental Standard	4
7.0 Site History	5
7.1 Historical Aerial Photographs	5
7.2 Previous Investigations	6
8.0 Site Walkover and Inspection	6
9.0 Surrounding Environment	6
10.0 Asbestos Management	6
11.0 Potentially Contaminating Activities or Land Uses	7
12.0 Conceptual Model of Exposure Pathways	8
13.0 Regulatory Requirements	109
13.1 The National Environmental Standard	109
13.2 Auckland Unitary Plan (Operative in Part)	109
14.0 Conclusions and Recommendations	1140

Figures

- Figure 1 – Site Location Plan
- Figure 2 – Site Features Plan
- Figure 3 – Surrounding Environment

Appendices

- Appendix A – Illustrative Masterplan
- Appendix B – Site Contour Plan
- Appendix C – Environmental HAIL
- Appendix D – Historical Aerial Photographs

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 143 Cosgrave Road, Papakura, Auckland. The legal description of the site is Lot 1 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 143 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:

- Horticultural Activities;
- Treated timber storage
- 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 143 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 143 Cosgrave Road, Papakura, Auckland as shown in Figure 1 attached. The legal description of the site is Lot 1 DP 103787 with an area of 3.04ha. The site is located at national grid reference 1773809mE and 5898511mN.

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 143 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 143 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 bodies are the unnamed, open culvert which flows along Cosgrave Road along the western boundary of the site and an unnamed open stream located approximately 251m to the east 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: 143 Cosgrave Road, Papakura.

Date	Description
1959 - 1980	The 1959 - 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. Cosgrave Road is visible bordering the western boundary of the subject site. A racing oval is visible on the property to the west of the subject site. The surrounding properties are in use for rural and rural-residential purposes.
1988	The 1988 historical photograph shows the subject site has been subdivided from the larger parcel of land. The site is now in use for rural - residential purposes. A dwelling has been constructed in the south-western corner of the site. The eastern half of the site appears to be in use for horticultural purposes (likely pip and stone), while the remaining balance of the site appears to be grassed. The horticultural area is bounded by shelter belts on the eastern and western aspects. The northern and southern aspects are unbounded. An area of horticulture can be observed directly to the south of the subject site. The neighbouring properties remain in use for rural and rural - residential purposes.
1996 - 2017	The 1996 - 2017 historical photographs show the subject site remains in use for rural - residential purposes. The 1996 historical photograph shows that a garage has been constructed to the south of the dwelling along with two sheds (HB01 & 1) to the east of the dwelling. The majority of the site boundary is now vegetated with shelter belts. The 2006 historical photograph shows an additional area of horticulture is now present on the site in the central - northern portion. The 2008 historical photograph shows the storage of treated timber directly to the east of HB01. The shelter belt present along the southern boundary has been removed and a further area of horticulture is observed near the western boundary. The 2010 historical photograph shows that the northern shelter belt has also been removed with the majorant of the site now in use for horticultural purposes. The south-western corner has been paved and a shed (2) constructed. The 2017 historical photograph shows the site relatively unchanged with the exception of the removal of HB01. The neighbouring properties remain in use for rural and rural - residential purposes.

Due to the age of the dwelling (pre-1988) located in the south-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, with the exception of shed (2) (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 area of excavation works can be observed to the north-west of the subject site, likely to facilitate further residential development.

The surrounding environment is presented as Figure 3.

10.0 Asbestos Management

Due to the age of the dwelling and sheds (HB01 and 1) (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 143 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: 143 Cosgrave Road, Papakura.

Activity Description	HAIL Category
Horticultural Activities	A10
Treated Timber Storage	A18
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: 143 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:

- Horticultural Activities;
- Treated timber storage
- 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 143 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.

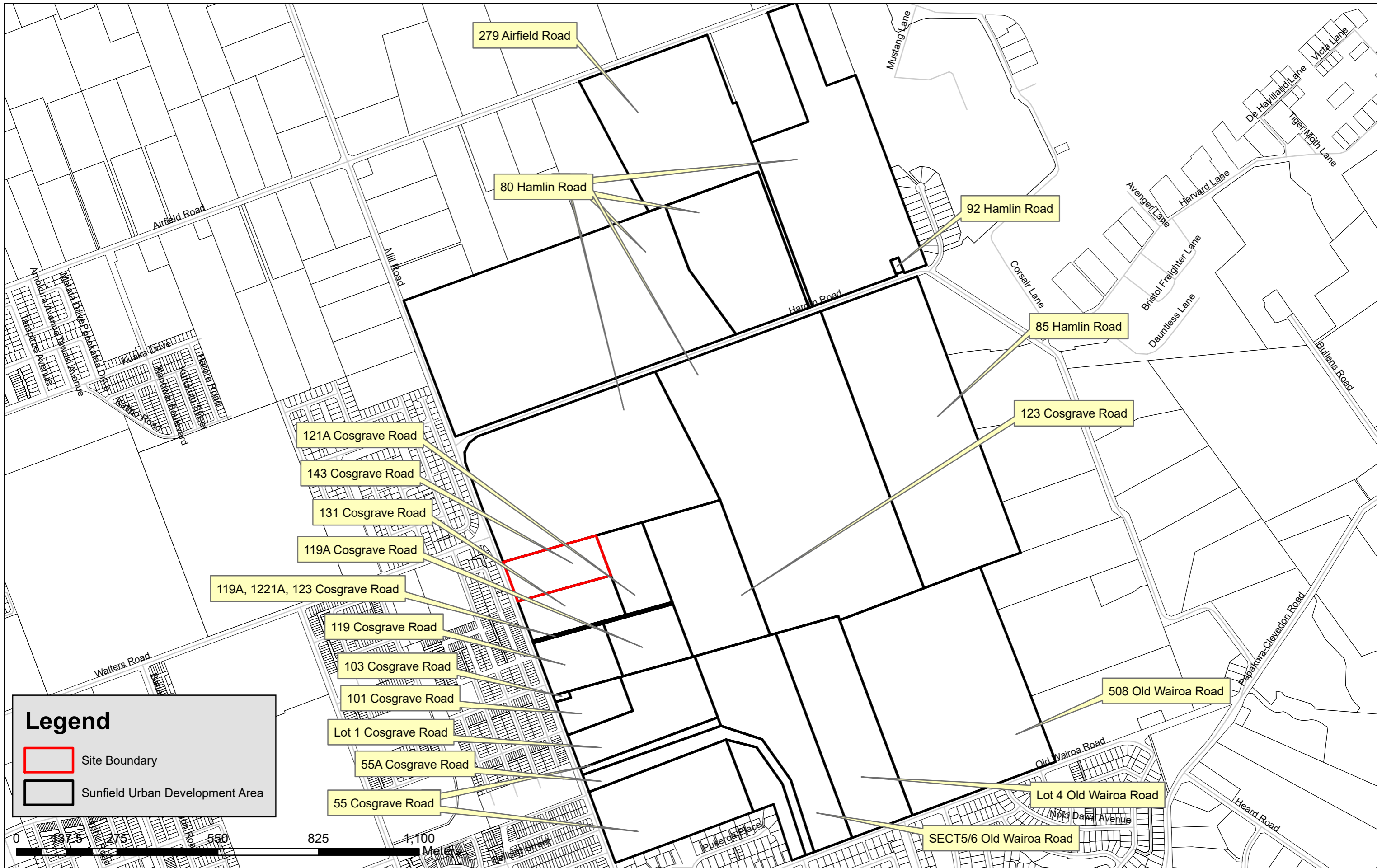
All works should be carried out in accordance with the global Site Management Plan titled '*Site Management Plan, Sunfield Urban Development Area*' dated December 2023 and prepared by Focus Environmental Services. If the controls outlined in the Site Management Plan are implemented during the development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

Figures

Figure 1 - Site Location Plan

Figure 2 - Site Features Plan

Figure 3 - Surrounding Environment



Legend


- Site Boundary
- Sunfield Urban Development Area




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Winton Land Limited
 143 Cosgrave Road
 Sunfield Urban Development Area
 Papakura
 Auckland

Figure 1: Site Location Plan
 Preliminary Site Investigation


 1804.009

Drawing Number: 1804.009.01
Drawn By: MT
Checked By: DO'R
Date: 04/12/2023



Legend

 Site Boundary

Site Features	Description
1	Site Entrance
2	Dwelling
3	Garage
4	Shed (1)
5	Shed (2)
6	Area of Horticulture

0 10 20 40 60 80 Meters



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 Sunfield Urban Development Area
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 Auckland

Figure 2: Site Features Plan
 Preliminary Site Investigation



1804.009

Drawing Number: 1804.009.02

Drawn By: MT

Checked By: DO'R

Date: 04/12/2023



Legend

- Site Boundary
- Sunfield Urban Development Area


0 50 100 200 300 400 Meters



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Figure 3: Surrounding Environment
 Preliminary Site Investigation



1804.009

Drawing Number: 1804.009.03
Drawn By: MT
Checked By: DO'R
Date: 04/12/2023

Appendices

Appendix A - Illustrative Masterplan

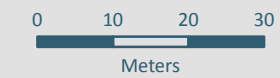


Appendix B - Site Contour Plan



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



Scale @ A3
= 1:1,000

Date Printed:
4/12/2023





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

143 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

1980 Historical Photograph



Source: NZ Aerial Mapping

1988 Historical Photograph



Source: NZ Aerial Mapping

1996 Historical Photograph



2001 Historical Photograph



2006 Historical Photograph



Source: Auckland Council GeoMaps

2008 Historical Photograph



2010 Historical Photograph



2017 Historical Photograph



SITE MANAGEMENT PLAN
SUNFIELD URBAN DEVELOPMENT AREA
PAPAKURA
AUCKLAND

For the Attention of:

Winton Land Limited

Reference: FES 1804.010 December 2023





Company Information

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Project Name Site Management Plan
Sunfield Urban Development Area, Papakura, Auckland
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Date December 2023

Author

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Authorised

David O'Reilly
Principal Environmental Consultant

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Contents

Executive Summary	1
1.0 Scope	3
2.0 Site Identification	4
3.0 Geology and Hydrology	5
4.0 Background	6
5.0 Regulatory Compliance	6
6.0 Roles & Responsibilities	7
6.1 General	7
6.2 Distribution	7
6.3 Review & Update	7
6.4 Implementation	7
7.0 Site Investigation and Reporting	8
8.0 Basis for Guideline Values	9
9.0 Site Management Plan	11
9.1 Erosion and Sediment Control Procedures	12
9.2 Dust Control Procedures	12
9.3 Health and Safety Measures	13
9.4 Excavation, Transportation and Disposal Procedures	13
9.5 Odour Control	14
9.6 Imported Materials Procedures	14
9.7 Dewatering Procedures	14
9.8 Contingency Measures	15
10.0 Site Closure Report	16
11.0 Site Validation Report	16

Figures

Figure 1 - Sunfield Urban Development Area Location Plan

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 prepare a Site Management Plan (SMP) for the proposed soil disturbance works associated with the Sunfield Urban Development Area, Papakura, Auckland.

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

This SMP has been prepared in general accordance with the requirements of the Ministry for the Environment's Contaminated Land Management Guidelines; No. 1 Reporting on Contaminated Sites in New Zealand. In addition, the sampling procedures referred to in the plan generally comply with the Ministry for the Environment's Contaminated Land Management Guidelines; No. 5 Site Investigation and Analysis of Soils.

The history of the nineteen sites comprising the Sunfield UDA has been described in detail in the Preliminary Site Investigations (PSIs) and Detailed Site Investigations (DSIs) completed for the Sunfield UDA prepared by Focus Environmental Services Limited.

In summary, during the review of the available information the following activities which appear on the Hazardous Activities and Industries List (HAIL), were identified at the sites within the Sunfield Urban Development Area, Papakura:

- Horticultural Activities and Pesticide Use;
- Maintenance and Use of Lead-based Paint;
- Demolition of Historic Structures Potentially Containing Asbestos, Products Potentially Containing Asbestos in a Degraded Condition, and Potentially Asbestos Containing Material intermixed with the Site Soils;
- Livestock Dip or Spray Race Operations;
- Bulk Tyre Storage;
- Bulk Storage of Petroleum;
- Bulk Storage of Chemicals;
- Treated Timber;
- Burning of Refuse;
- Potentially Uncertified Filling; and
- Burning of Buildings

Prior to the development of the sites where potentially contaminating land uses and/or activities have taken place and where only a PSI has taken place, an intrusive site investigation is recommended.

The intrusive site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the remediation requirements for these sites. Based on the findings of the PSIs for the Sunfield Urban Development Area, Papakura 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 of the (AUP: OP) may be triggered by future development of the area.

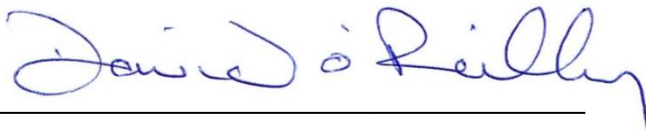
The environmental investigations shall be carried out in general accordance with the Contaminated Land Management Guidelines No. 1 and No.5 (MfE, Revised 2021).

Following the receipt of the sampling results a technical report summarising the results of the investigations will be prepared in accordance with Ministry for the Environment Contaminated Land Management Guideline No.1 "Reporting on Contaminated sites in New Zealand". The report will include:

- Recommendations for any additional investigations if required;
- A statement on whether or not any additional consents are required;
- Either confirmation that the controls outlined in this SMP are suitable to mitigate against the identified human health and or environmental effects associated with the site redevelopment works;
- Or recommend that a Site-Specific Remediation Action Plan is prepared.

If the controls outlined in this Site Management Plan are implemented during the development works, the effects on the environment are likely to be effectively mitigated. All contaminated materials removed from site will require disposal at a suitably licensed disposal facility.

Submitted By,



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 Limited Agreement (“Agreement”).
- 1.2 The following report is based on:
 - *Information provided by the client;*
 - *The individual Detailed Site Investigations for each property within the Sunfield UDA; Focus Reference numbers 1443.008 – 1443.013 & 1686.001; and*
 - *The individual Preliminary Site Investigations for each property within the Sunfield UDA; Focus Reference numbers 1804.002 – 1804.009 & 1443.019*
- 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 Limited.
- 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 Limited.
- 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 Sunfield Urban Development Area (UDA) consists of nineteen properties located across Cosgrave Road, Old Wairoa Road, Hamlin Road and Airfield Road, Papakura, Auckland as shown in Figure 1 attached. It is proposed that the site will be redeveloped for residential purposes.

The site identification details are provided in Table 1 below.

Table 1: Site Identification Details

Physical Address	Legal Description	Area (ha)
55 Cosgrave Road	SECT 3 SO 495342, SECT 4 SO 495342	9.24
SECT 5/6 Old Wairoa Road	SECT 5 SO 495342, SECT 6 SO 495342	11.81
Lot 1 Cosgrave Road	Lot 1 DP 55480	5.80
Lot 4 Old Wairoa Road	Lot 4 DP 55480	10.36
508 Old Wairoa Road	DP 10383	23.63
85 Hamlin Road	Lot 8 Deeds Reg WHAU 38	22.52
80 Hamlin Road	PT Lot 2 DP 22141, Lot 2 DP 21397, Lot 1 DP 21397, Lot 5 DP 12961, Pt Lot 4 DP 12961	117.50
279 Airfield Road	Lot 2 BLK XV DP 199521	14.42
92 Hamlin Road	Lot 1 DP 46615	0.091
143 Cosgrave Road	Lot 1 DP 103787	3.04
131 Cosgrave Road	Lot 2 DP 103787	3.04
121A Cosgrave Road	Lot 3 DP 103787 - 1/3 SH In Lot 7 DP 103787	3.04
123 Cosgrave Road	Lot 4 DP 103787 - 1/3 SH In Lot 7 DP 103787	8.63
119A Cosgrave Road	Lot 5 DP 103787 - 1/3 SH In Lot 7 DP 103787	3.04
119A, 121A, 123 Cosgrave Road	Lot 7 DP 103787	-
119 Cosgrave Road	Lot 6 DP 103787	3.04
101 Cosgrave Road	PT ALLOT 1 DP 45156	1.94
103 Cosgrave Road	Lot 1 DP 62629	0.081
55A Cosgrave Road	SECT 1 SO 495342, SECT 2 SO 495342	2.93

The sites vary in shape from rectangular to irregular.

The properties within the south-west of the Sunfield UDA are zoned 'Future Urban Zone' while the properties in the north-east are zoned 'Rural - Mixed Rural Zone' under the Auckland Unitary Plan - Operative in Part (AUP: OP).

3.0 Geology and Hydrology

Published geological maps¹ indicate that the Sunfield UDA is typically underlain with Tauranga Group Holocene River Deposits to the south-west and sedimentary deposits of the Puketoka Formation to the north-east.

A description of the underlying geologies is presented in Table 2 below.

Table 2: Geology of Sunfield UDA, Papakura

	South-western Portion of Site	North-eastern Portion of Site
Key name	OIS1 (Holocene) river deposits	Late Pliocene to Middle Pleistocene pumiceous river deposits
Simple name	Holocene river deposits	Neogene sedimentary rocks
Main rock name	Mud	Sand
Description	Sand, silt, mud and clay with local gravel and peat beds.	Pumiceous mud, sand and gravel with muddy peat and lignite; rhyolite pumice, including non-welded ignimbrite, tephra and alluvial pumice deposits
Subsidiary rocks	Sand, silt, clay, peat	Mud, gravel, peat, lignite, tephra, pumice
Key group	Holocene sediments	Late Pliocene to Middle Pleistocene sediments
Stratigraphic lexicon name	Tauranga Group	Puketoka Formation
Absolute age (min)	0.0 million years	0.071 million years
Absolute age (max)	0.014 million years	3.599 million years
Rock group	Mudstone	Sandstone
Rock class	Clastic sediment	Clastic sediment

No groundwater investigation was completed as part of this investigation.

The nearest surface water bodies to the site are and two unnamed open streams which flow through the central and northern-central portions of the site and an unnamed open culvert which borders the western boundary of the Sunfield UDA.

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

4.0 Background

The history of the site has been described in detail in the individual PSIs and DSIs completed for each property within the Sunfield UDA.

In summary, during the review of the available information the following activities which appear on the Hazardous Activities and Industries List (HAIL), were identified at the sites within the Sunfield Urban Development Area, Papakura:

- Horticultural Activities and Pesticide Use;
- Maintenance and Use of Lead-based Paint;
- Demolition of Historic Structures Potentially Containing Asbestos, Products Potentially Containing Asbestos in a Degraded Condition, and Potentially Asbestos Containing Material intermixed with the Site Soils;
- Livestock Dip or Spray Race Operations;
- Bulk Tyre Storage;
- Bulk Storage of Petroleum;
- Bulk Storage of Chemicals;
- Treated Timber;
- Burning of Refuse;
- Potentially Uncertified Filling; and
- Burning of Buildings

Prior to the development of the sites where potentially contaminating land uses and/or activities have taken place and where a DSI has not taken place, an intrusive site investigation is recommended.

The intrusive site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the remediation requirements for these sites. Based on the findings of the PSIs for the Sunfield Urban Development Area, Papakura 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 of the (AUP: OP) may be triggered by future development of the area.

5.0 Regulatory Compliance

This Site Management Plan (SMP) has been prepared in general accordance with the requirements of the Ministry for the Environment's Contaminated Land Management Guidelines; No. 1 Reporting on Contaminated Sites in New Zealand. In addition, the sampling procedures referred to in the plan generally comply with the Ministry for the Environment's Contaminated Land Management Guidelines; No. 5 Site Investigation and Analysis of Soils.

6.0 Roles & Responsibilities

6.1 General

This SMP has been prepared to document the earthworks procedures, the monitoring requirements and the management and health and safety requirements relating to the disturbance and/or discharge of potentially contaminated soils and waters which are to be implemented during the site works development of the Sunfield UDA.

6.2 Distribution

A copy of the SMP shall be kept onsite at all times during the site works. It is the responsibility of Winton Land Limited (or their chosen representative) to distribute the plan to the contractor or contractors appointed to carry out the proposed site works.

6.3 Review & Update

Any variations to the SMP proposed by the contractor must be approved by Winton Land Limited (or their chosen representative) and Auckland Council prior to the works commencing, or before the variation is implemented if the works have already commenced. It is the responsibility of the appointed contractor to distribute any changes to the SMP to the relevant parties and to update the site copy.

6.4 Implementation

The responsibility for the implementation of the SMP lies with Winton Land Limited's appointed contractor/s. Winton Land Limited (or their chosen representative) shall engage a contaminated land specialist to carry out inspection and provide advice as required during the works. The contaminated land specialist must be sufficiently experienced to comply with the "suitably experienced practitioner" as required by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES).

7.0 Site Investigation and Reporting

During the desktop review of the available information, it was determined that an activity described in the HAIL has been, or is currently being, carried out on all of the properties within the Sunfield UDA, Papakura.

Therefore, it is considered that an intrusive site investigation is recommended prior to soil disturbance works at the sites where only PSIs have been undertaken thus far.

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

The environmental investigation will involve collecting the minimum of samples required to satisfy the both Auckland Council requirements and the Contaminated Land Management Guidelines No. 1 and No.5 (MfE, Revised 2021).

Samples collected will be sent under full chain of custody documentation to an IANZ accredited laboratory and pending visual/olfactory observations, analysed for a combination of:

- Total recoverable arsenic, cadmium, chromium, copper, nickel, lead, tin and zinc;
- Organo-chlorine pesticides;
- Polycyclic aromatic hydrocarbons;
- Total petroleum hydrocarbons;
- Semi-volatile Organic Compounds; and
- Semi-quantitative asbestos (BRANZ Method).

Following the receipt of the sampling results a technical report summarising the results of the investigations will be prepared in accordance with Ministry for the Environment Contaminated Land Management Guideline No.1 "Reporting on Contaminated sites in New Zealand". The report will include recommendations for the site development works.

8.0 Basis for Guideline Values

Winton Land Limited propose to undertake residential development of the site, therefore the guideline values of the Soil Contaminant Standards for health (SCSS_(health)) residential (10% produce) outlined in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES), and the discharge criteria of the Auckland Unitary Plan: Operative in Part (AUP: OP) are considered relevant and have been adopted as the site assessment criteria.

In addition, as the NES does not contain a reference value for asbestos in soil, in accordance with the hierarchy described in the Contaminated Land Management Guidelines No. 2 – Hierarchy and Application in New Zealand of Environmental Guideline Values (MfE, 2011), the soil guideline value for asbestos in New Zealand, taken from the New Zealand Guidelines for Assessing and Managing Asbestos in Soil (BRANZ Limited, 2017) of 0.001% combined fibrous asbestos and asbestos fines (FA/AF) and/or 0.01% asbestos containing material (ACM) has been adopted as the site assessment criteria.

Furthermore, the concentrations of heavy metals detected will be compared to the maximum background levels for non-volcanic soils in Auckland² (TP153). The relevant values of the above guidelines have been reproduced in Table 3 below.

Table 3: Site Assessment Criteria: Sunfield UDA (mg/kg)

Parameter	NES (SCSS _(health))	AUP: OP	TP153
Arsenic	20	100	12
Cadmium	3	7.5	0.65
Chromium	460	400	55
Copper	NL	325	45
Lead	210	250	65
Nickel	400 ¹	105	35
Tin	47,000 ²	-	4
Zinc	7,400 ¹	400	180
Total DDT	70	12	-
Dieldrin	2.6	0.5 ¹	-
BaP eq.	10	20	-
TPH (C ₇ -C ₉)	2700 ⁴	710 ⁵	-
TPH (C ₁₀ -C ₁₄)	560 ⁴	1,500 ⁵	-
TPH (C ₁₅ -C ₃₆)	NA ⁴	NA ⁵	-
Asbestos	0.001% ⁶ /0.01% ⁷	-	-
Visual ACM	No Visual Evidence of ACM ⁸	-	-

² Background Concentrations of Inorganic Elements in Soils from the Auckland Region, Technical Publication No.153, Auckland Regional Council, 2001.

Note: NL = Not Limited. This is where the derived values exceed 10,000mg/kg; 1= No Soil Contaminant Standards for health (SCSS_(health)) given, guideline values derived in accordance with the Contaminated Land Management Guidelines number 2 - Hierarchy and Application in New Zealand of Environmental Guideline Values (MfE, 2011), and taken from the National Environment Protection (Assessment of Site Contamination) Measure 1999 for Commercial/Industrial land use; 2= Regional screening levels for chemical contaminants at superfund sites (US EPA regions 3, 6 and 9 (Accessed Oct 2012)); 3 =Soil Guideline Values to protect on-site ecological receptors taken from Ministry for the Environment Guidelines for Identifying, Investigating and Managing Risks Associated with Former Sheep-dip Sites, November 2006; 4 = Ministry for the Environment Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand - Tier 1 Soil Acceptance Criteria, Module 4, August 1999 for Commercial/Industrial (silty clay) all pathways with contamination at the surface (<1.0m); 5 = Ministry for the Environment Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand - Tier 1 Soil Acceptance Criteria, Module 4, August 1999 for the Protection of Groundwater Quality for silty clay soils with contamination at the surface (<1.0m) with shallow groundwater; 6 = Soil guideline values for asbestos in Soil of 0.001% combined fibrous asbestos and asbestos fines (FA/AF), taken from the New Zealand Guidelines for Assessing and Managing Asbestos in Soil (BRANZ Limited, 2017); 7 = Soil guideline values for asbestos in Soil of 0.01% asbestos containing material (ACM), taken from the New Zealand Guidelines for Assessing and Managing Asbestos in Soil (BRANZ Limited, 2017) 8= No visual evidence of asbestos containing material in the upper 0.1m of soil in accordance with New Zealand Guidelines for Assessing and Managing Asbestos in Soil (BRANZ Limited, 2017).

Furthermore, the natural background levels of organo-chlorine pesticides, polycyclic aromatic hydrocarbons, total petroleum hydrocarbons and asbestos fibres are considered to be below the analytical levels of detection and hence the detection of these analytes would restrict material from being classified as cleanfill material.

9.0 Site Management Plan

In the event that soils are found to contain concentrations of contaminants elevated above those values outlined in Table 3 (above) the site soils will require management to ensure that any adverse human health and/or environmental effects from contaminated soil materials, will be effectively mitigated during the disturbance works.

During the site works, the quality of soils exposed may vary from soils containing natural background levels to soils where visible contamination may be present.

The procedures outlined below are soil related earthworks procedures for managing the effects of contaminated soils, dust, sediment and water. The procedures include actions to be taken by the contractor should visible or olfactory evidence of contamination be identified during the site works.

If the controls outlined in this Site Management Plan are implemented during the development works, the effects on the environment are likely to be effectively mitigated. All contaminated materials removed from site will require disposal at a suitably licensed disposal facility.

In the event that asbestos containing materials (ACM) are identified, its removal/disturbance from the site shall 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).

In order to meet the requirements of the Health and Safety at Work (MBIE, 2016), it is recommended that the selected contractor incorporates the procedures set out in this SMP into site-specific asbestos removal control plan and that the works are carried out in accordance with the Approved Code of Practice for the Management, Removal of Asbestos (WorkSafe New Zealand, 2016).

In the event that soils do not contain concentrations of contaminants elevated above those values outlined in Table 3 (above) then the procedures and controls outlined in this Site Management Plan likely do not apply to the site and the works can likely be undertaken with the standard earthwork's controls under the existing consent.

Furthermore, if the site investigation identifies contamination that has not been outlined in the site assessment criteria Table 3 (above) then a Site-Specific Remediation Action Plan may need to be prepared for the site.

9.1 Erosion and Sediment Control Procedures

When carrying out any earthworks where soils are disturbed there is a risk of erosion and pollution by sediment being emitted to the receiving water courses. This type of pollution can have a negative effect on the water quality and the ecosystems affecting both plant and fish life.

Install sediment and erosion controls for the development works in accordance with the Auckland Councils Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region, Guideline Document GD2016/005 (Auckland Council, 2016)³.

Erosion and sediment controls measures at the site shall include, but not be limited to the following:

- Earthworks shall not to be carried out during periods of significant rainfall;
- Where possible excavation shall be carried out a rate that matches the rate at which soil can be carted off the site;
- Excavations shall be backfilled as soon as possible;
- Cesspits will be protected using filter socks (and other methods e.g. catch drains if required) and silt fences, diversion bunds and stabilised entrances shall be used where required;
- Excavated soil shall, where possible be placed directly on a truck and stockpiling shall be avoided where possible. If required, stockpiles shall be contained within the footprint of the environmental controls; and
- Erosion and sediment control measures shall remain in place until the surface reinstatement and site cover is established.

9.2 Dust Control Procedures

Site earthworks have the potential to generate dust which could impact the local environment. If conditions are dry during earthworks works, dust deposition could occur. Dust will be controlled in accordance with the Good Practice Guidelines for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2016).

To avoid dust generation the following controls shall be put in place:

- Frequent spraying of water over the excavation and truck loading area during dry, windy periods; and
- Use of a water truck or portable water sprays in trafficked areas to dampen dusts.

³ Auckland Council, Erosion & Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Guideline Document 2016/005.

9.3 Health and Safety Measures

All personnel likely to come into contact with contaminated soils during the site works shall be provided with and wear the following PPE at all times:

- Dust masks (to be worn in particularly dry weather conditions);
- Approved safety footwear (rubber boots, work boots with toe protection);
- Gloves (if handling any contaminated soils is required);
- Hard Hat (if working around plant and excavators);
- Hearing protection (if required);
- Safety Glasses (to be worn in particularly dry weather conditions); and
- Safety Visibility Vest.

All meal breaks are to be taken in designated clean areas or off site, with all personnel washing their hands and mouth area prior to eating, drinking or smoking. Used PPE is to be doffed by all personnel before leaving the site.

The removal/disturbance of any asbestos containing material from the site shall be conducted in accordance with the Health and Safety at Work (Asbestos) Regulations (MBIE, 2016), the Approved Code of Practice for the Management and Removal of Asbestos (WorkSafe New Zealand, 2016) and the New Zealand Guidelines for Assessing and Managing Asbestos in Soil (BRANZ Limited, 2017)

The level of asbestos specific PPE and RPE shall be determined by either the contaminated land specialist or the licensed asbestos removalist (if works are considered to be Class A: Friable or Class B: non-friable.)

9.4 Excavation, Transportation and Disposal Procedures

The following shall be adhered to during the excavation and transportation of excavated soils across the site:

- Sediment and erosion controls shall be in place prior to the commencement of earthworks;
- Trucks shall be loaded within the confines of the environmental controls, where runoff and potential spills during loading are able to be controlled and contained;
- Trucks wheels shall be cleaned following loading and/or splash boards used during loading. There shall be no tracking of materials onto the road network or the footpaths;
- All contaminated materials removed from site will be transported to a suitably licensed facility for disposal;
- All trucks will be securely covered with close fitting tarpaulins;
- All trucks and/or trailers transporting asbestos contaminated soils will have sealed tail gates and be lined internally with 200-micron polyethylene sheeting and taped over each seam with heavy duty PVC tape; and
- All contaminated materials leaving the site will be tracked by way of weighbridge docket which include the disposal location and the weight of the load.

9.5 Odour Control

It is considered unlikely that nuisance odour will be an issue on site. However, in the event that there may be odorous materials encountered, where possible these will be loaded as soon as possible onto the removal trucks. If this is not possible, the odorous material will be covered with non-odorous material prior to being loaded.

9.6 Imported Materials Procedures

Any materials imported onto the site if required to reinstate the ground will have to be tested to ensure their suitability as clean fill materials. Any soil material imported to the site shall comply with the definition of 'cleanfill material', as per the Auckland Unitary Plan: Operative in Part.

All imported materials shall be sourced from a site which has been determined by a Suitably Qualified Contaminated Land Professional to have had no known history of potentially contaminating activities, as detailed on the Ministry for the Environment's Hazardous Activities and Industries List (HAIL); or adequately investigated by a Suitably Qualified Contaminated Land Professional, in accordance with Contaminated Land Management Guidelines (Ministry for the Environment, Revised 2021) to meet the 'Cleanfill material' definition as prescribed in the AUP: OP.

9.7 Dewatering Procedures

If ground water or surface water collects within the excavation during the works, this water shall be allowed to soak into the ground. Any perched groundwater, groundwater, or surface run-off exiting the remediation area that requires removal shall be considered as potentially contaminated, and shall either:

- Be disposed of by a licensed liquid waste contractor; or
- Pumped to sewer, provided relevant permits have been obtained; or
- Discharged to the stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for the protection of 95 percent of species.

9.8 Contingency Measures

The following contingency measures have been developed to support the contractor should the underlying contamination conditions vary significantly from the conditions outlined following the site investigation.

If any unexpected materials are identified during the excavation process, which differ from previous observations, and the site soil assessment (i.e. odorous, unusually coloured), the contractor shall immediately contact the environmental specialist to inspect the material and provide advice for the safe handling and disposal of the material.

Visual and olfactory indicators of contamination include the following:

- Asbestos containing materials (ACM) (board, pipe, free fibres or fragments);
- Demolition debris (polystyrene, steel and timber);
- Refuse materials (other than concrete or brick);
- Odour (petroleum, oil, creosote, solvent, sulphur, landfill gas);
- Discoloured soil (black/green staining is most common);
- Incinerator ash (black coarse sand);
- Gasworks wastes (clinker – black gravel, blue billy, black tar); and
- Harmful non Cleanfill materials.

If any potential ACM or unexpected materials are identified during site works, the area shall immediately be fenced off (barrier tape) with a 2.0m buffer zone, photographs taken and the Contaminated Land Specialist contacted. The Contaminated Land Specialist will then inspect the material and provide advice for the sampling and analysis, safe handling and disposal of the material

Following the discovery of any unexpected materials any environmental investigation is to be carried out in general accordance with the Contaminated Land Management Guidelines No. 1 and No.5 (MfE, Revised 2021).

In the event that soils are found to contain concentrations of contaminants elevated above the relevant site acceptance criteria, the site soils will require remediation and subsequent validation.

All contaminated materials removed from site will require disposal at a suitably licensed disposal facility and site validation sampling is to be completed at a frequency sufficient to meet the requirements of the Contaminated Land Management Guidelines No.5 (MfE, Revised 2021).

In the event that asbestos containing materials are identified at the site, its removal from the site shall 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).

Following the removal of any ACM, a certificate of clearance is to be produced by a suitably licensed asbestos assessor.

In the event that unexpected materials are encountered within the Sunfield UDA, Papakura, Auckland Council are to be notified of the nature and extent of the contamination along and provided with details of the management procedures undertaken at the site.

10.0 Site Closure Report

Where remedial works are not required on a site, following the proposed works, it is recommended that a site closure report shall be prepared. The site closure report should contain sufficient detail to address the following matters:

- A summary of the works undertaken, including a statement confirming whether the excavation of the site has been completed in accordance with the approved Site Management Plan;
- A summary of all additional soil sampling undertaken, tabulated analytical results, and interpretation of the results in the context of the current contaminated land regulatory requirements;
- Copies of the disposal dockets for the material removed from the site;
- Details of any fill materials imported to the site for reinstatement;
- Records of any unexpected contamination encountered during the works, if applicable; and
- Details of any complaints and/or breaches of the procedures set out in the approved Site Management Plan and the conditions of this consent.

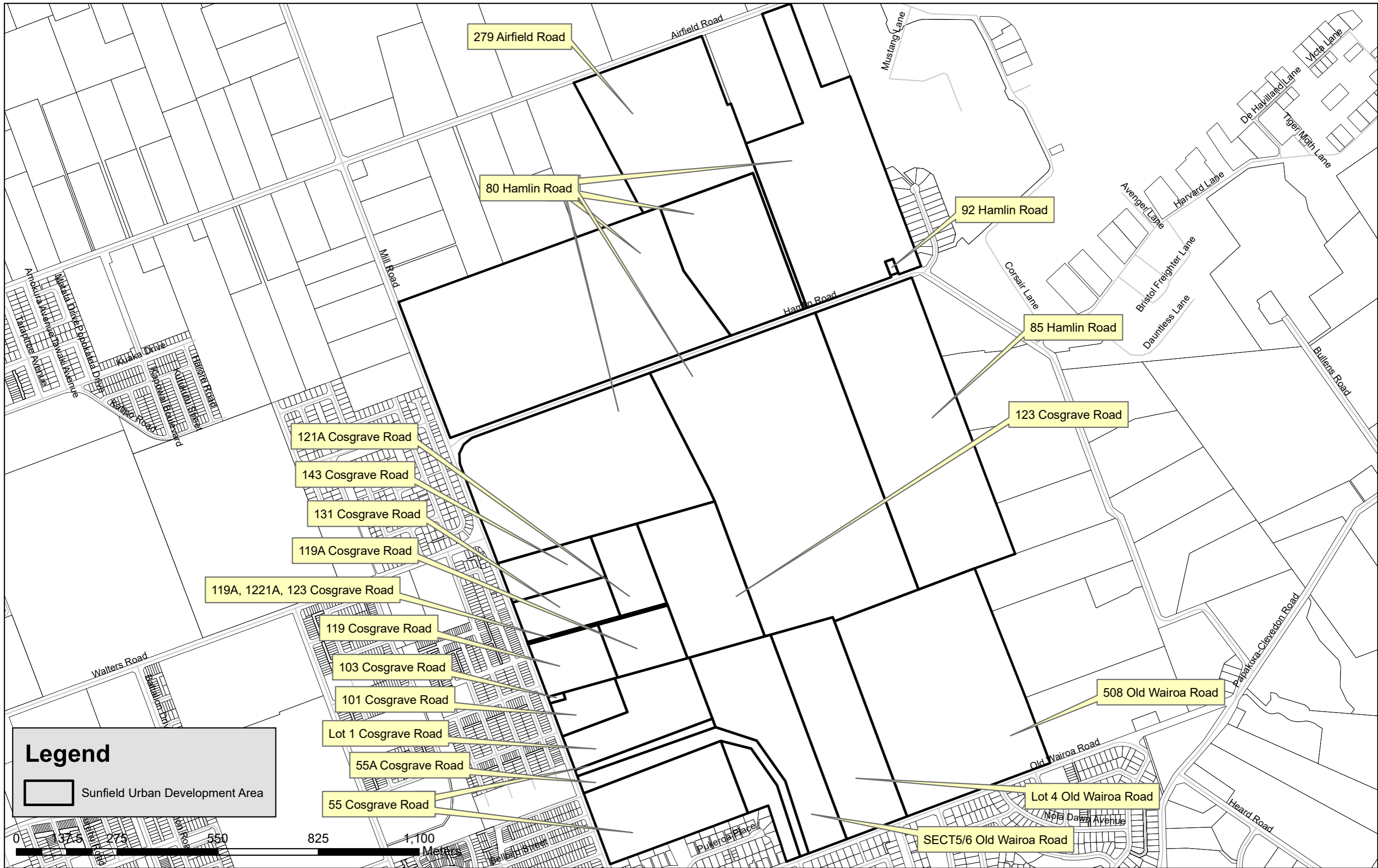
11.0 Site Validation Report

Where remedial works are required on a site, following the remedial works, a site validation shall be prepared. The site validation report should contain sufficient detail to address the following matters:

- A summary of the works undertaken, including a statement confirming whether the remedial works have been completed in accordance with the approved Site Management Plan and/or a Site-Specific Remediation Action Plan;
- A summary of all additional soil sampling undertaken, tabulated analytical results, and interpretation of the results in the context of the current contaminated land regulatory requirements;
- Copies of the disposal dockets for the material removed from the site;
- Details of any fill materials imported to the site for reinstatement;
- Records of any unexpected contamination encountered during the works, if applicable;
- Copies of the Clearance Certificates for the removal of any asbestos; and
- Details of any complaints and/or breaches of the procedures set out in the approved Site-Specific Remediation Action Plan and the conditions of this consent.

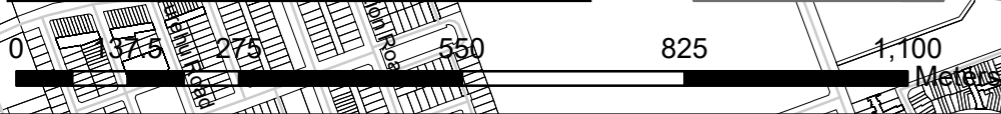
Figures

Figure 1 - Sunfield Urban Development Area Location Plan



Legend

 Sunfield Urban Development Area






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Winton Land Limited
 Sunfield Urban Development Area
 Papakura
 Auckland

Figure 1: Site Location Plan
 Site Management Plan



 1804.010

Drawing Number: 1804.010.01
 Drawn By: MT
 Checked By: DO'R
 Date: 12/12/2023