

PRELIMINARY SITE INVESTIGATION (PSI)

WHENUAPAI BUSINESS PARK PRIVATE PLAN CHANGE AREA



REFERENCE NUMBER: REP-1886/PSI/SEP23

PREPARED FOR: NEIL CONSTRUCTION LIMITED

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info@geosciences.co.nz www.geosciences.co.nz

Auckland

47 Clyde Road, Browns Bay,
Auckland
PO Box 35-366, Browns Bay,
Auckland
(09) 475 0222

Hawkes Bay

73 Bridge Street, Ahuriri,
Napier
(06) 281 2454

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STATEMENT

This site investigation has been prepared in accordance with the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011. It has been managed by a suitably qualified and experienced practitioner (SQEP); and reported on in accordance with the current edition of the Ministry for the Environment's *Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand*.

Report prepared on behalf of GSL
by:



Johan Faurie
Principal
Geosciences Ltd

Report reviewed and authorised
on behalf of GSL by:



Chris Davies
Senior Environmental Scientist
Geosciences Ltd

Thank you for the opportunity to carry out this investigation. Should you have any queries regarding this report please do not hesitate to contact us on 09 475 0222.

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1 INTRODUCTION

Geosciences Ltd (GSL) has prepared the following report for Neil Construction Limited in support of a private plan change application. The plan change is to facilitate the rezoning of a portion of rural / lifestyle land within the Whenuapai area from Future Urban Zone to Business – Light Industry Zone.

This report has been prepared in accordance with the Ministry for the Environment (MfE) Contaminated Land Management Guidelines (CLMG) No. 1 *Guidelines for Reporting on Contaminated Sites in New Zealand* (References 1).

2 PSI OBJECTIVES & PROJECT DESIGN

The primary objective of this investigation is to provide an assessment of whether any actual or potential contaminating activities or land uses exist within the subject portion of land for the purposes of regulatory assessment under the Resource Management Act 1991.

To achieve the objectives of the PSI, GSL has undertaken:

- a review of historical investigation reports in light of the current environmental regulatory framework;
- the identification of actual or potential areas of contamination and those identified during previous investigations;
- a review of publicly available historical aerial photographs to confirm any noticeable changes to land use since the completion of historical investigations;
- a site inspection to assess the current use of the land;
- the provision of recommendations for further soil contamination investigations required to support future resource consent applications for site subdivision and redevelopment works; and
- the preparation of this report in accordance with Contaminated Land Management Guideline No. 1 *Reporting on Contaminated Sites in New Zealand* (MfE, 2021) detailing the findings of this investigation.

3 AREA OF INVESTIGATION

The properties comprising the area under investigation include a number of properties shown in Figure 1 and summarised in Table 1 below and are hereafter referred to collectively as ‘the site’ in this report. The site is located directly to the south-west of the Royal New Zealand Airforce (RNZAF) Base Auckland and within close proximity to Whenuapai Village. Approximately 1.5 km to the west of the site is the Upper Harbour Motorway and Hobsonville. Directly bordering the site to the west, south and east are similar rural / lifestyle blocks.

Table 1. Property details

Address	Title No.	Legal Description	Area
69 Trig Road	NA55D/1228	Lot 3 DP 101583 & Lot 5 DP 101583	5.7170 HA
71 Trig Road	NA66D/175	Lots 2 & 5 DO 101583 and Lot 2 DP 117365	6.9775 HA
73 Trig Road	NA66D/174	Lot 1 DP 117365	2.6085 HA
94 Trig Road	869349	SECT 2 SQ 528987	3.2856 HA
96a Trig Road	1129378	Lot 2 DP 590594	4.0141 HA
96 Trig Road	1129377	Lot 1 DP 590594	4.0392 HA
141 Brigham Creek Road	NA102A/212	Lot 1 DP 169384	6.4974 HA
145 Brigham Creek Road	NA64C/800	Lot 1 DP 114117	2,558 m ²
151 Brigham Creek Road	NA55D/1227	Lot 4 DP 101583	6.1270 HA
153 Brigham Creek Road	143111	Lot 1 DP 334953	1.3607 HA
155 Brigham Creek Road	143112	Lot 2 DP 334953	3.6244 HA
159 Brigham Creek Road	NA101C/697	Lot 1 DP 167537	2.6287 HA

3.1 ENVIRONMENTAL CONTEXT

The site's proximity to the RNZAF Base Auckland places its western extent within the airport's approach slope path, while Whenuapai Village, 500m to the north-west, show rapid growth of high to medium density residential developments mainly in its northern outskirts (see Figure 2).

3.1.1 GEOLOGY & GEOHYDROLOGY

Kermode (Reference 3) describes the geology as pumiceous deposits of the Puketoka Formation of the Tauranga Group.

The site lies within the Kumeu East Waitemata Aquifer, which is listed as a High-use Aquifer Management Area by the AUP(OP).

Groundwater levels vary across the site and have been measured at depth varying from 2m – 4m below ground level during geotechnical investigations conducted within the area.

3.1.2 TOPOGRAPHY AND DRAINAGE

The land is generally flat with the eastern portion of the site at approximately 20m above sea level (asl) rising to 30m asl at the centre and western portions of the site.

Drainage from the site is through soakage via the permeable land surfaces while surface runoff is channeled by overland flow paths to the north-east and north-west to the Totara Inlet and Waiarohia Inlet respectively. Both inlets ultimately discharges into the Waitemata Harbour.

4 STANDARDS AND REGULATIONS

As a result of the proposed change in land use and re-development of the site, it will be necessary to acknowledge the requirements of the following standards, rules, and regulations.

4.1 NATIONAL ENVIRONMENTAL STANDARD (NES)

The *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (NES) (Reference 4) ensures that land affected by contaminants in soil is appropriately identified and assessed. When soil disturbance and/or land development activities take place, it should be, if necessary, remediated or the contaminants contained to make the land safe for human use.

Under the NES, land is regarded as actually or potentially contaminated if an activity or industry on the MfE Hazardous Activities and Industries List (HAIL) has been, is, or is more likely than not to have been, undertaken on the land. Consequently, a change in land use, subdivision, or development requires a preliminary site investigation (PSI) of the land to determine if there is a risk to human health because of any current or former activities that are occurring, or may have occurred, on the land under investigation.

4.2 AUCKLAND UNITARY PLAN (OPERATIVE IN PART) (AUP(OP))

Section 30(1)(f) of the RMA provides the Auckland Council with a statutory duty to investigate land for the purposes of identifying and monitoring contaminated land and for the control of discharges of contaminants into or onto land or water and discharges of water into water.

The Auckland Unitary Plan (Operative in Part) (AUP(OP)), which was formally notified on 30 September 2013, is a combined regional policy statement, regional coastal plan, regional plan, and district plan. Auckland Council notified an operative in part version of the plan on 15 November 2016 (Reference 4).

Chapter E.30 of the AUP(OP) deals specifically with contaminated land and maintains that Council is required to manage both the use of land containing elevated levels of contaminants and the discharge of contaminants from land containing elevated levels of contaminants. As no appeals have been lodged on Chapter E.30, the provisions of that section can be considered operative under Section 87 of the Resource Management Act 1991. For all purposes of this investigation, the relevant provisions of the AUP(OP) relating to soil contamination have legal jurisdiction and those provision have been considered where they may have an impact on the proposed development.

5 FORMER INVESTIGATIONS

5.1 TONKIN & TAYLOR 2001

At the request of Wiatakere City Council, Tonkin and Taylor (T&T) conducted a contaminated site scoping investigation in 2001 of the wider Whenuapai / Hobsonville area including the subject site. The investigation identified a number of HAIL sites within this area with the Whenuapai military base, uncontrolled landfills and timber treatment as activities with the highest potential for soil contamination. Other potential HAIL activities included horticultural activities, service stations,

vehicle maintenance & repairs, poultry farming, piggeries, scrap yards and panel beaters / spray painters.

At the time of the investigation the land was mainly used for horticulture and T&T concluded that contamination from such sources is likely to be low level and dispersed and thus present little constraint to land development.

5.2 AECOM 2016

At the request of Auckland Council, Aecom conducted a Preliminary Contamination Assessment of the Whenuapai Structure Plan (WSP) area that included the subject site in 2016. The Aecom investigation concurred with the T&T findings with respect to the major sources of contamination and concluded that the majority of land within the WSP area was under horticultural and residential landuse. They recommended that more detailed Preliminary Site Investigations be conducted for HAIL sites prior to any change in landuse to ensure soil conditions do not pose a risk to human health.

6 WHENUAPAI BUSINESS PARK - POTENTIAL FOR SOIL CONTAMINATION

It is noted that none of the major sources of contamination identified by the former investigations are present within the boundaries of the proposed WBP Private Plan Change area. With respect to other sources of contamination, GSL has conducted a study of historical aerial photographs of the WBPPC area to ascertain the major current and former land usages within the subject area.

6.1 HISTORICAL AERIAL PHOTOGRAPH STUDY

Historic aerial photographs from 1940, 1950, 1958, 1963, 1972, 1980, and 1988 are available for the site on the Retrolens website, and aerial photographs from 1959, 1996, 2000, 2006, 2008, 2010, 2012, 2015, and 2017 are available from the Auckland Council GEOMAPS website, with several recent satellite images also being available from Google Earth. The findings of the historic aerial photograph review are summarised in Table 2 below, and copies of these images are attached in Appendix A.

Table 2. Historical Aerial Photograph Summary

1940	Brigham Creek and Trig Roads have been established. The land comprising the site is open pasture with fences and hedgerows defining paddocks within the larger area. An overland flow path cuts from south to north through the centre of the portion of the site east of Trig Road. A farmhouse and milking shed are located on this portion of land while a farmhouse and water troughs with animals grazing can be seen in the portion of land to the west of Trig Road.
1950	This image is similar to the former one but much clearer. It shows a number of drinking troughs located in the open paddocks as well as man-made open drains that channel surface water to the east and north away from the site. The runways of the RNZDF airfield have been established.

1959	This image is similar to the one of 1950 but shows a typical horse training track in the southern portion of land to the west of Trig Road. Stables have also been established to the north of the track. A second dwelling has been established to the west of the farmhouse along Brigham Creek Road on the land to the east of Trig Road.
1963	This image is similar as the one above but shows a small orchard established to the south-east of the milking shed on the portion of land to the east of Trig Road.
1969	This image is similar to the former ones but shows a small packing house established to the south of the orchard noted above.
1972	There is no discernible difference between this image and the former one.
1980	The first signs of horticultural activities are evident by the planting pattens in the north-western corner of the block of land to the east of Trig Road.
1988	By this time almost the entire portion of land to the east of Trig Road appears to be under orchard or cultivated as market gardens. The portion of the site to the west of Trig Road is still undeveloped and open pasture.
1996	This image is similar to the former one with only notable changes in the cropping pattens in the paddocks of the block of land to the east of Trig Road.
2000	As above with only the small glasshouse and larger packing shed established to the south-east of the milking shed.
2006 to 2017	By 2006 the horticulture in the eastern block of land has been replaced by crops of plants and a plant nursery firmly established onsite. The site infrastructure remains the same until 2017 with only minor changes to the buildings and roads while the plant nursery patterns across the entire site changes continually as a result of plant rotation and variations in the planting regime.
2022	By 2022 it is evident that the nurse operations have ceased and that the cropping fields are no longer being cultivated or attended to. A large portion of land in the eastern and central portions of the site is being developed and earthworks across this portion of the site is clearly in progress. The portion of land to the west of Trig Road remains undeveloped open pasture.

The historical aerial photograph study has confirmed the T&T and Aecom observations that the main source of potential soil contamination within the WBPPPC area is that of the possible bulk use and application of persistent pesticides. However, this observation is also questionable given that the use of most persistent pesticides was banned in New Zealand during the 1960s and first horticulture activities noted within the area of investigation is only seen in the historical aerial photograph of 1980.

6.2 SITE SPECIFIC INVESTIGATIONS

All properties within the area covered by the proposed plan change have been subjected to a site contamination investigation to the minimum requirements for that of a Preliminary Site Investigation (PSI) as defined by the Ministry for the Environment's Contaminated Land Management Guideline No. 1; *Guidelines for Reporting on Contaminated Sites in New Zealand* (References 1). Some properties have been investigated as a cluster along with other neighbouring properties while other properties have been assessed individually. Site investigation works conducted for each property (singular or as a cluster), along with investigation report references,

are provided in Table 2 below and are shown in Figure 2. Copies of these reports can be obtained on request.

Table 3 below also notes if any potential contaminating activities listed on the MfE Hazardous Activities and Industries List (generally referred to as HAIL activities) were identified during these investigations.

Table 3. Site Investigations and Reports

Address	Report Reference	HAIL Activities Identified
151 Bringham Creek Road 155 Bringham Creek Road 69 Trig Road	LtR-1331/DDI/Mar19 Rep-1475/DSI/Jun20 Rep-1475a/SMP/Jun20/Rev1 LtR-1475/SVR/Sep20	Item G.5: Waste disposal to land Item I: Land that has been subject to the intentional or accidental release of hazardous substances.
71 Trig Road	LtR-1525/DDI/Sep20 Rep-1525/PSI/Feb21 Rep-1525a/SMP/Feb21 Rep-1525a/SMP/Feb21/Rev1 Mem-1525-ACM-Feb22 Mem-1525-SVR-Mar22	Item A.10: Bulk storage or use of persistent pesticides. A.17: Above ground fuel storage tanks. Item I: Storage of end of life machinery & lead-based paint on buildings. Item E.1: Asbestos building materials used on a barn onsite.
73 Trig Road	LtR-1732/DDI/Apr22 Rep-1732a/DSI/Jul22	No HAIL activities identified
94 Trig Road	Mem-1858/SQI/May23	No HAIL activities identified
96a Trig Road	Rep-1880/PSI/Aug23	No HAIL activities identified
96 Trig Road	Rep-1886a/PSI/Sep23	No HAIL activities identified
141 Bringham Creek Road 145 Bringham Creek Road	Rep-1886b/PSI/Sep23	No HAIL activities identified*
153 Bringham Creek Road	LtR-1886c/PSI/Sep23	No HAIL activities identified
159 Bringham Creek Road	Rep-1886d/PSI/Sep23	No HAIL activities identified

*See Section 6.3.3 below for further details

The properties with no identified HAIL activities are not regarded as HAIL land and the Regulations of the NES and Rules of the AUP(OP) do not apply to these properties. These properties are not further discussed.

6.3 FURTHER INVESTIGATION, REMEDIATION AND VALIDATION WORKS

Properties noted in Table 3 above where HAIL activities were identified were further investigated and/or, remediated and validated as described in the sections below.

6.3.1 151 & 155 BRIGHAM ROAD AND 69 TRIG ROAD

An initial due diligence investigation (DDI) for this cluster identified unverified fill (HAIL Item I) at one location as well as a septic tank with associated effluent disposal field (HAIL Item G.5) within the cluster. A subsequent Detailed Site Investigation (DSI) confirmed that although the unverified fill has concentrations of contaminants that slightly exceed the natural background ranges for soil from the Auckland region, it still complies with the NES criteria for residential land use and the AUP(OP) permitted activity criteria.

In this regard GSL provided a Site Management Plan (SMP) that described the procedures that were to be followed to keep the affected soil onsite and to dispose of the septic tank system off-site at a registered landfill facility. Following the remedial works, GSL collected and analysed validation soil samples from the former septic tank and associated effluent disposal field. Analytical results confirmed that the affected area had been remediated. It was therefore concluded that the area of investigation was adequately remediated and no further work is required.

6.3.2 71 TRIG ROAD

An initial due diligence investigation (DDI) of this property identified the following HAIL items to have occurred onsite:

- Bulk storage or use of persistent pesticides (HAIL Item A.10)
- Storage of end-of-life machinery as well as lead-based paint on buildings (HAIL Item I)
- Above ground fuel storage in tanks (HAIL Item A.17).
- Asbestos building materials used on a building (E.1)

A preliminary and a detailed site investigation were launched to determine the soil quality at these potentially affected areas. The investigations confirmed that soil from these areas contain concentrations of contaminants that complies with the NES criteria for residential land use and the AUP(OP) permitted activity criteria but slightly exceeds the background concentrations ranges of natural occurring sedimentary soil from the Auckland region. As a result, GSL provided a Site Management Plan (SMP) that described the procedures that were to be followed to keep the affected soil onsite or to dispose of it at a facility off-site that can accept soil of this quality.

The SMP was approved by Auckland Council, however, during site preparation earthworks, fragments of asbestos containing cement panels (ACM) were discovered at an isolated location in the property. The ACM along with a layer of 250mm of surface soil were removed under the provisions of the site management plan as well as a remediation action plan provided by GSL. Following the removal of the asbestos impacted soil from site, GSL collected and analysed validation soil samples from the area of remediation. Analytical results confirmed that the affected area had been adequately remediated. It was therefore concluded that the area of investigation was adequately remediated and no further work is required.

6.3.3 141 & 145 BRIGHAM CREEK ROAD

A preliminary Site inspection with limited soil sampling for this cluster of properties has not identified any HAIL activities within the boundaries of these properties. However, limited soil sampling has indicated that anthropogenic activities have impacted soil at the centre portion of No 141 Brigham Creek Road. The impact is limited to concentrations of arsenic only and will not affect

the proposed zoning of the property under the NES Commercial/Industrial scenario and for the purpose of the proposed rezoning to Business – Light Industry Zone.

7 CONCLUSIONS

Based on the former investigations and individual site assessments of the properties comprising the proposed Whenuapai Business Park plan change area it is concluded that most of the land has not been affected by any current or former HAIL activities while others that have been affected have been investigated and remediated to levels that comply with the current regulatory framework.

There were also no major environmental issues discovered that will constrain future development of the land especially considering that the proposed plan change will result in less sensitive landuse scenario (Business Park) than the current rural / lifestyle block scenario under the current Future Urban Zoning.

8 REFERENCES

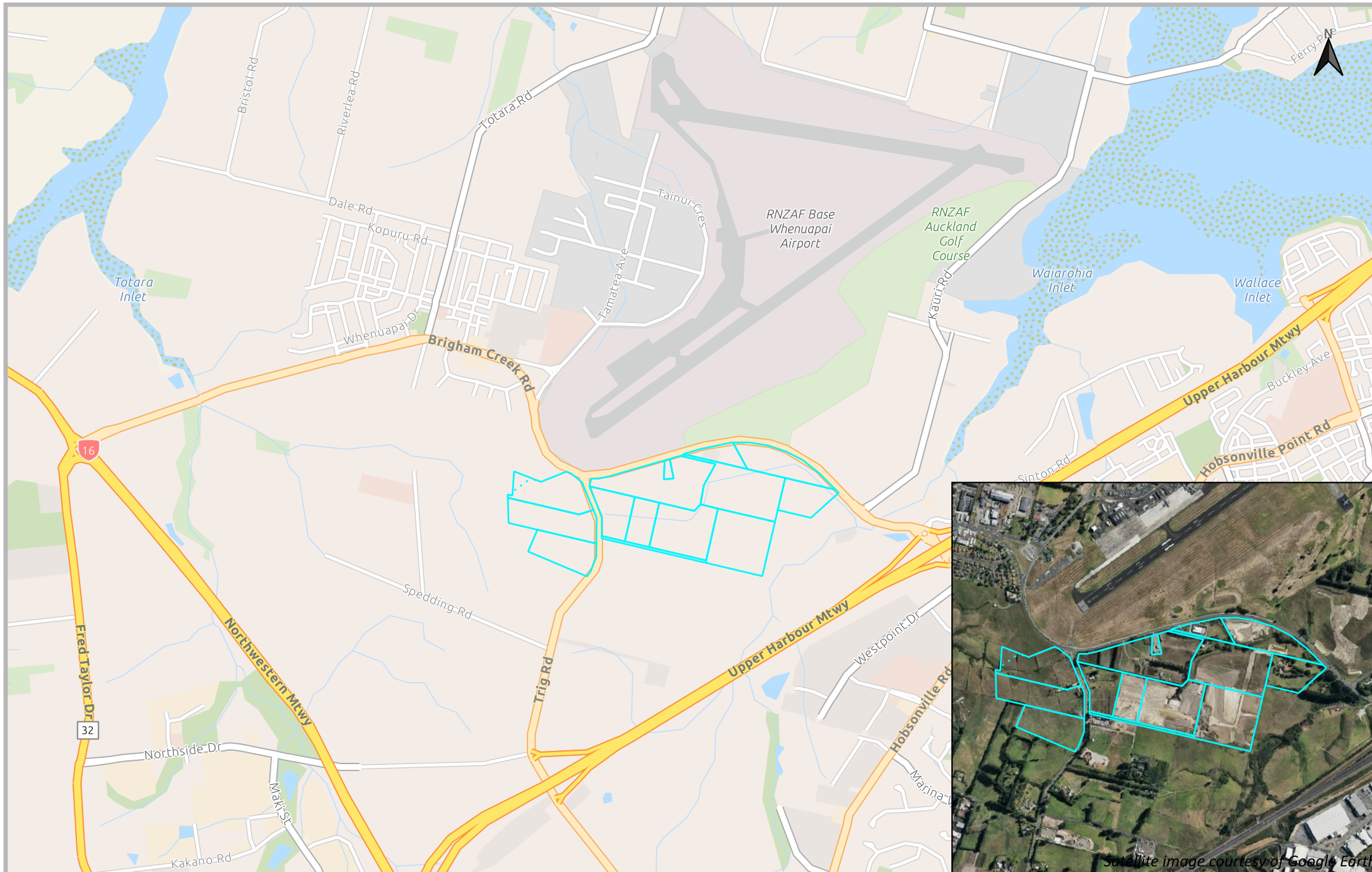
1. Ministry for the Environment (2021) — *Contaminated Land Management Guidelines No.1: Reporting on contaminated Sites in New Zealand*. Wellington, New Zealand.
2. Ministry for the Environment (2012) – *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*. Wellington, New Zealand.
3. Kermode L (1992) – *Geological of the Auckland Urban Area 1:50 000*. GNS Science Geological Map 2, Institute of Geological & Nuclear Sciences, Lower Hutt, New Zealand.
4. Ministry for the Environment (2012) – *Users Guide: Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*. Wellington, New Zealand.
5. Auckland Council (2013) – *Auckland Unitary Plan (Operative in Part)*. Auckland, New Zealand.
6. Auckland Regional Council Technical Publication 153 (2001) – *Background Concentrations of Inorganic Elements in Soils from the Auckland Region*. Auckland, New Zealand.
7. Auckland Council (2016) - *Auckland Council GEOMAPS*. Accessed June 2023, <http://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html>

9 LIMITATIONS

The conclusions and all information in this Report are given strictly in accordance with and subject to the following limitations and recommendations:

1. The assessment undertaken to form this conclusion is limited to the scope of work agreed between GSL and the client, or the client's agent as outlined in this Report. This report has been prepared for the sole benefit of the client and neither the whole nor any part of this report may be used or relied upon by any other party except for Regional and Territorial authorities in their duties under the Resource Management Act 1991.
2. The investigations carried out for the purposes of the report have been undertaken, and the report has been prepared, in accordance with normal prudent practice and by reference to applicable environmental regulatory authority and industry standards, guidelines and assessment criteria in existence at the date of this report.
3. This report should be read in full and no excerpts are to be taken as representative of the findings. No responsibility is accepted by GSL for use of any part of this report in any other context.
4. This Report was prepared on the dates and times as referenced in the report and is based on the conditions encountered on the site and information reviewed during the time of preparation. GSL accepts no responsibility for any changes in site conditions or in the information reviewed that have occurred after this period of time.
5. Where this report indicates that information has been provided to GSL by third parties, GSL has made no independent verification of this information except as expressly stated in the report. GSL assumes no liability for any inaccuracies in or omissions to that information.
6. Given the limited Scope of Works, GSL has only assessed the potential for contamination resulting from past and current known uses of the site.
7. Environmental studies identify actual sub-surface conditions only at those points where samples are taken and when they are taken. Actual conditions between sampling locations or differ from those inferred. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from that predicted. Nothing can be done to prevent the unanticipated and GSL does not guarantee that contamination does not exist at the site.
8. Except as otherwise specifically stated in this report, GSL makes no warranty or representation as to the presence or otherwise of asbestos and/or asbestos containing materials ("ACM") on the site. If fill has been imported on to the site at any time, or if any buildings constructed prior to 1 January 2000 have been demolished on the site or materials from such buildings disposed of on the site, the site may contain asbestos or ACM .
9. No investigations have been undertaken into any off-site conditions, or whether any adjoining sites may have been impacted by contamination or other conditions originating from this site. The conclusion set out above is based solely on the information and findings contained in this report.
10. Except as specifically stated above, GSL makes no warranty, statement or representation of any kind concerning the suitability of the site for any purpose or the permissibility of any use, development or re-development of the site.
11. The investigation and remediation of contaminated sites is a field in which legislation and interpretation of legislation is changing rapidly. Our interpretation of the investigation findings should not be taken to be that of any other party. When approval from a statutory authority is required for a project, that approval should be directly sought by the client.
12. Use, development, or re-development of the site for any purpose may require planning and other approvals and, in some cases, environmental regulatory authority and accredited site auditor approvals. GSL offers no opinion as to whether the current use has any or all approvals required, is operating in accordance with any approvals, the likelihood of obtaining any approvals, or the conditions and obligations which such approvals may impose, which may include the requirement for additional environmental works.
13. GSL makes no determination or recommendation regarding a decision to provide or not to provide financing with respect to the site. The on-going use of the site and/or use of the site for any different purpose may require the owner/user to manage and/or remediate site conditions, such as contamination and other conditions, including but not limited to conditions referred to in this report.
14. Except as required by law or for the purposes of Regional & Territorial Authorities discharging their duties under the Resource Management Act 1991, no third party may use, or rely on, this report unless otherwise agreed by GSL in writing. Where such agreement is provided, GSL will provide a letter of reliance to the agreed third party in the form required by GSL.
15. To the extent permitted by law, GSL expressly disclaims and excludes liability for any loss, damage, cost or expenses suffered by any third party relating to or resulting from the use of, or reliance on, any information contained in this Report. GSL does not admit that any action, liability or claim may exist or be available to any third party.
16. Except as specifically stated in this section regarding Regional and Territorial Authorities, GSL does not authorise the use of this report by any other third party.

FIGURES

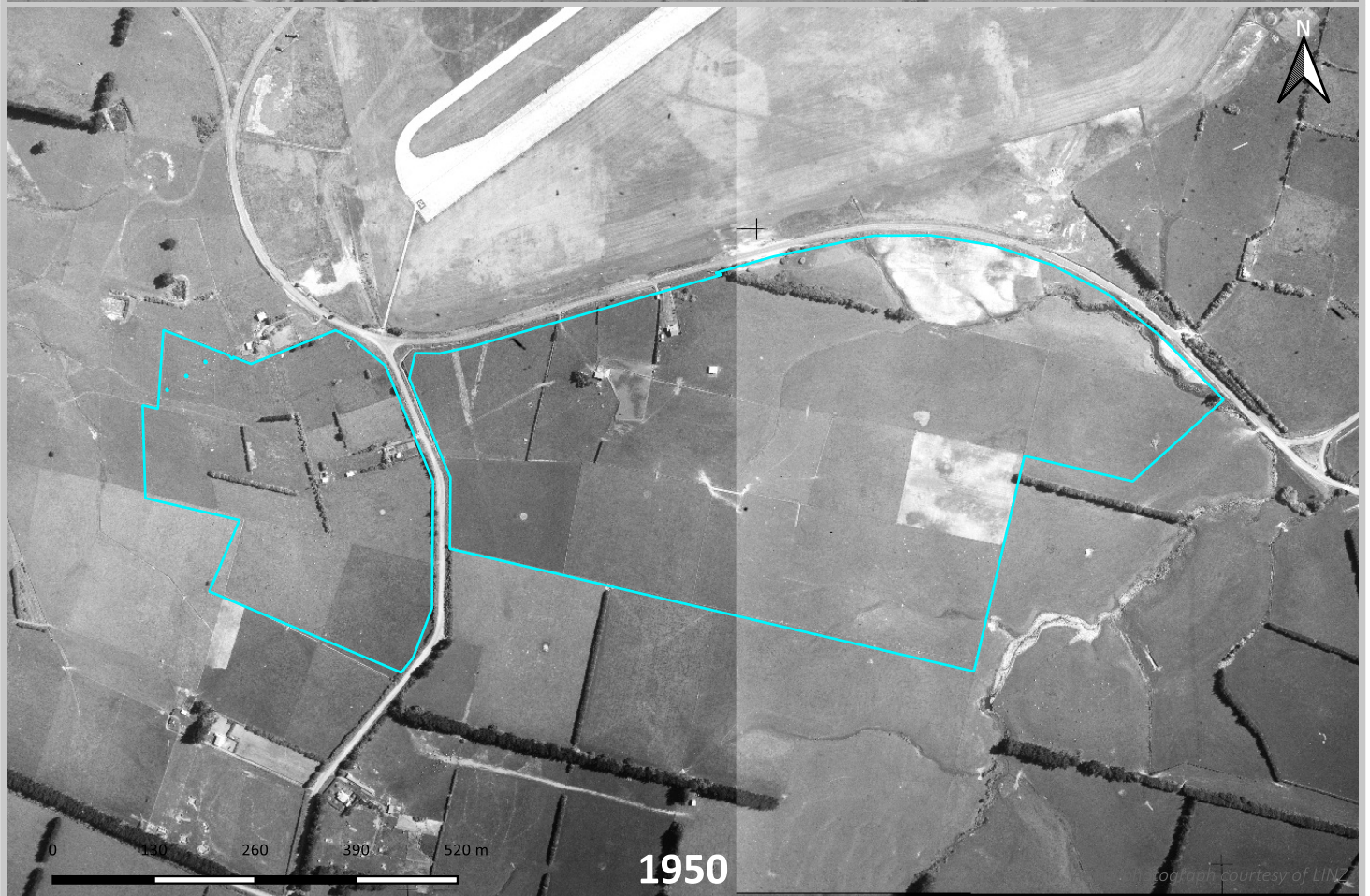


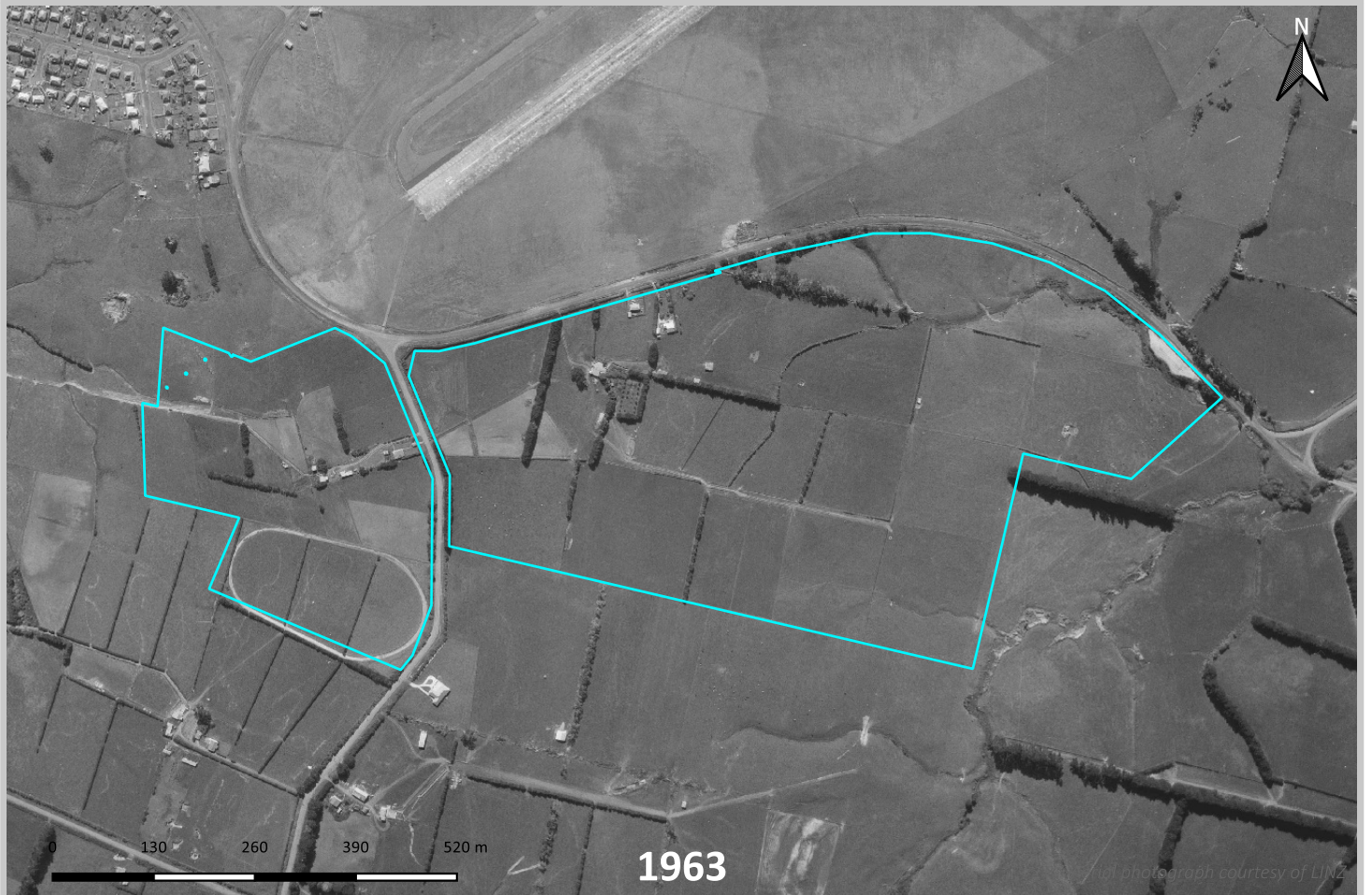
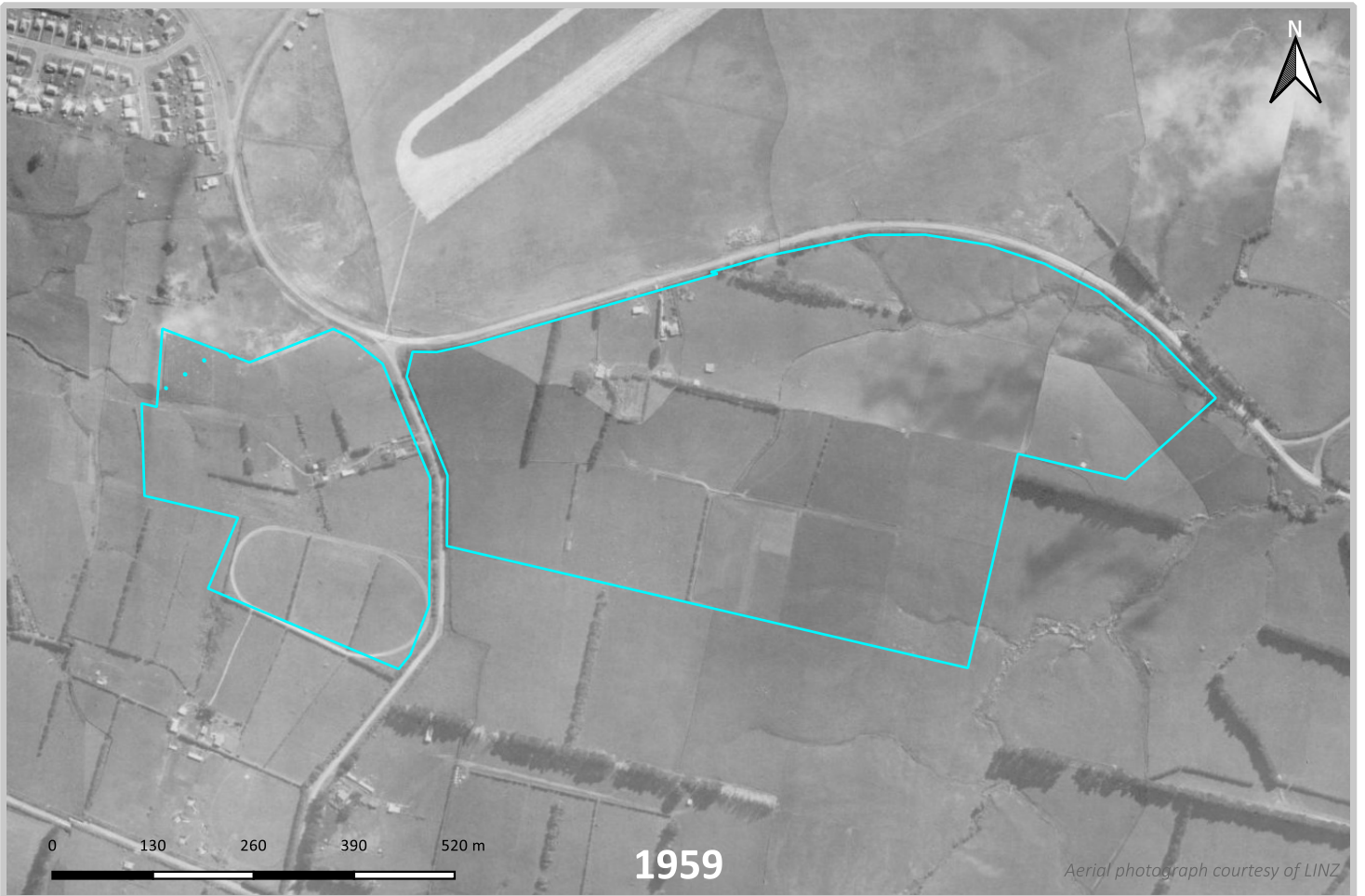
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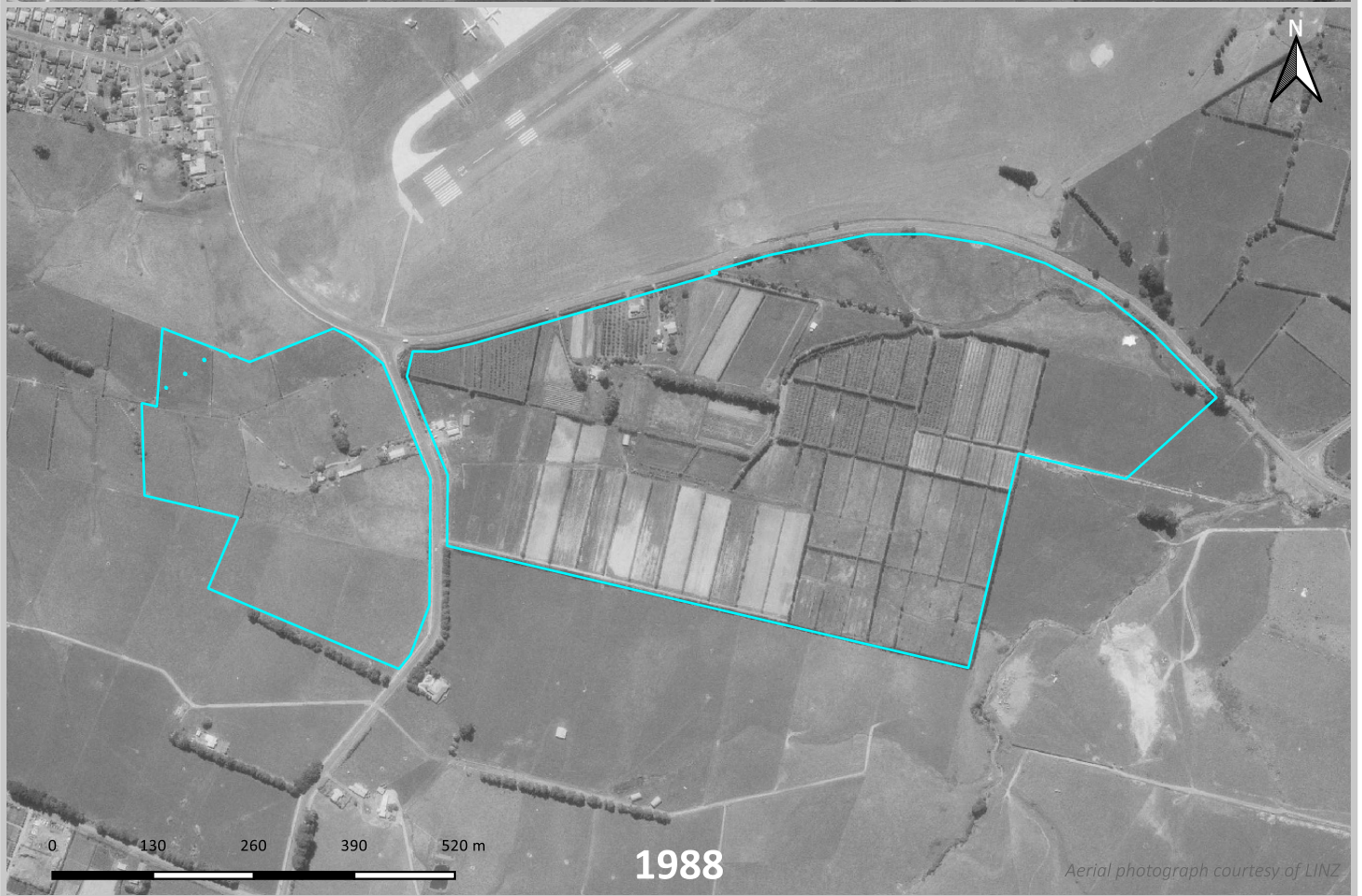
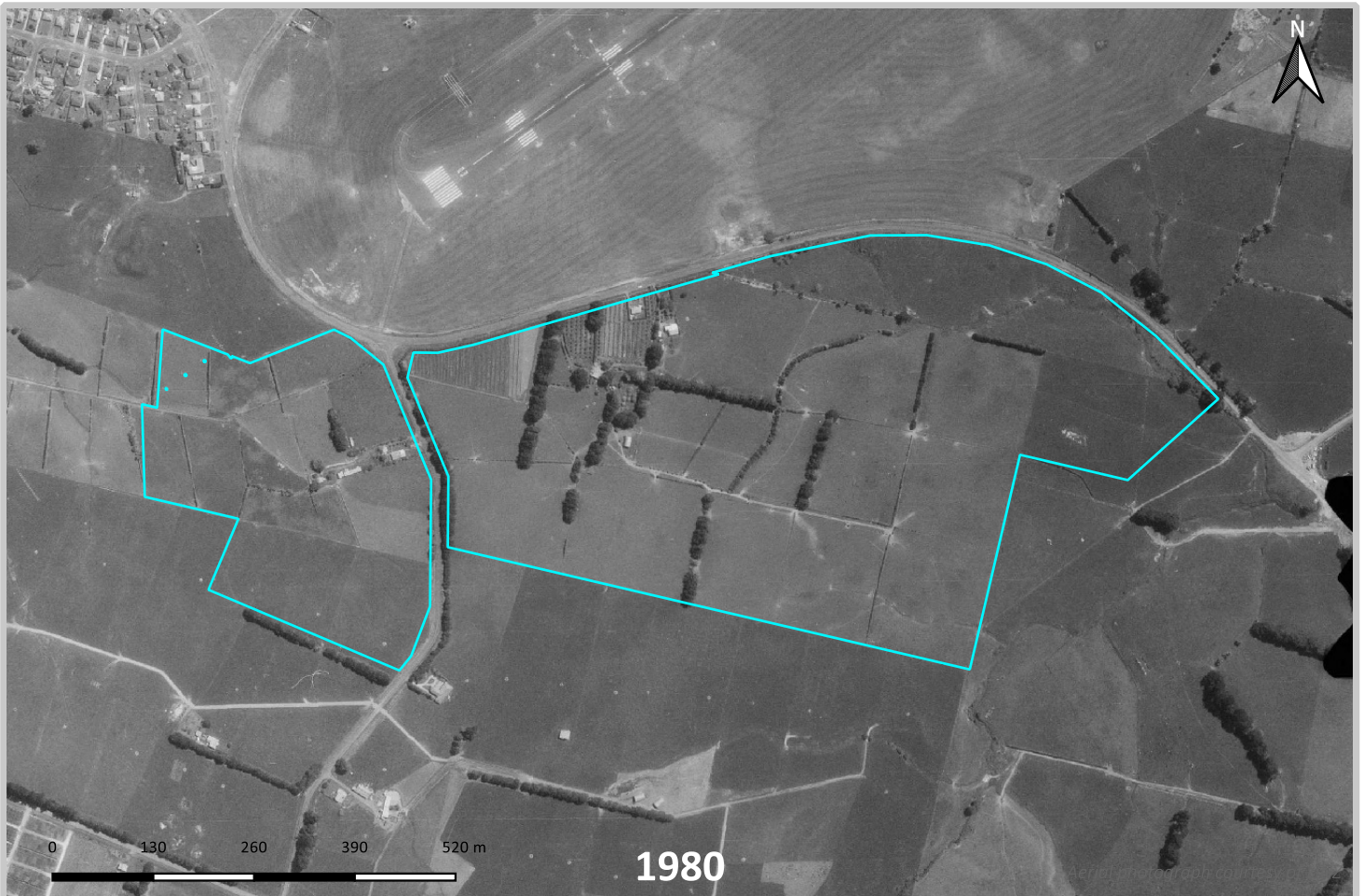
Figure 2 - Previous site investigation reports
Whenuapai Plan Change, Auckland

APPENDIX A HISTORICAL AERIAL PHOTOGRAPHS

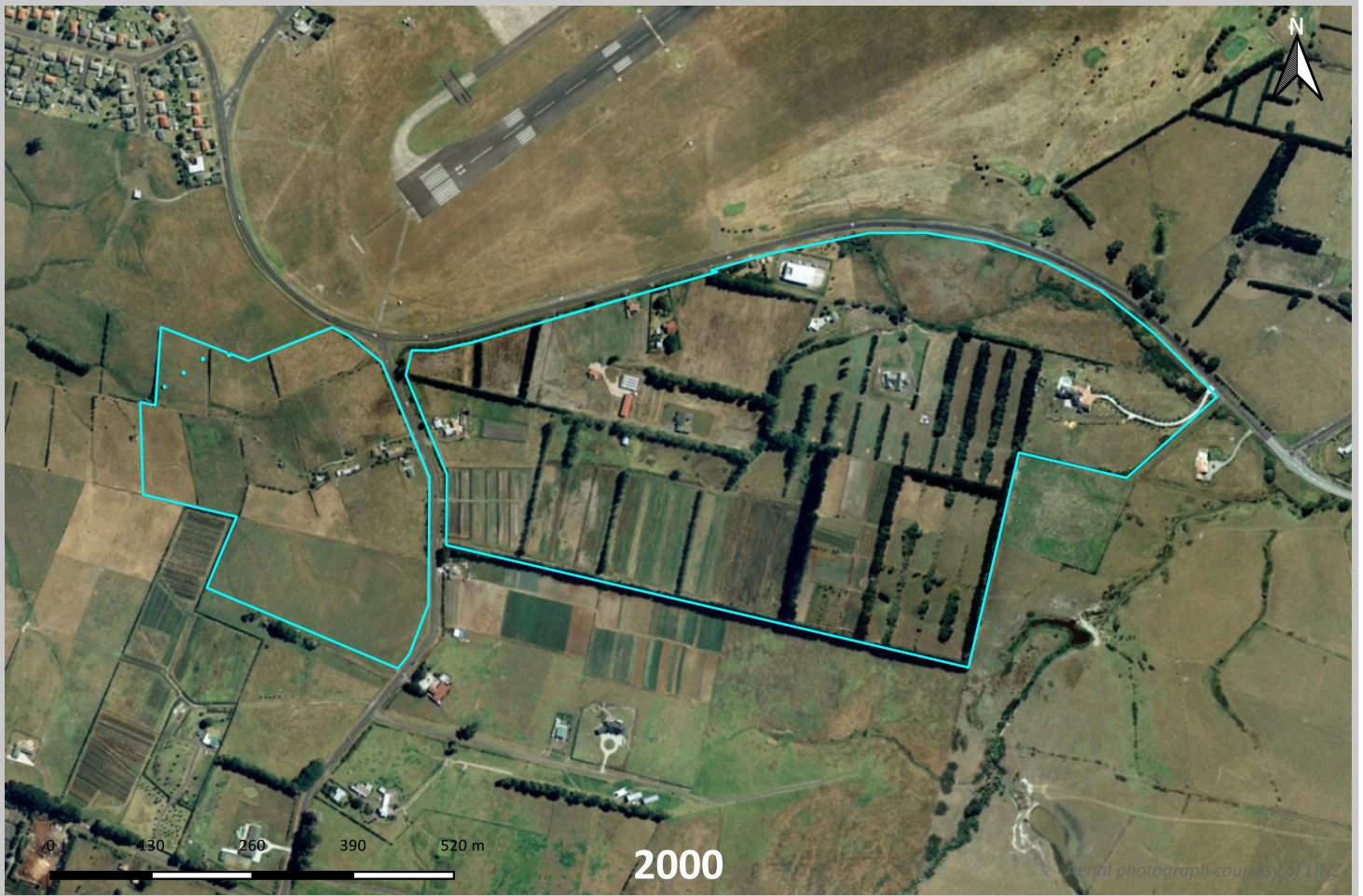
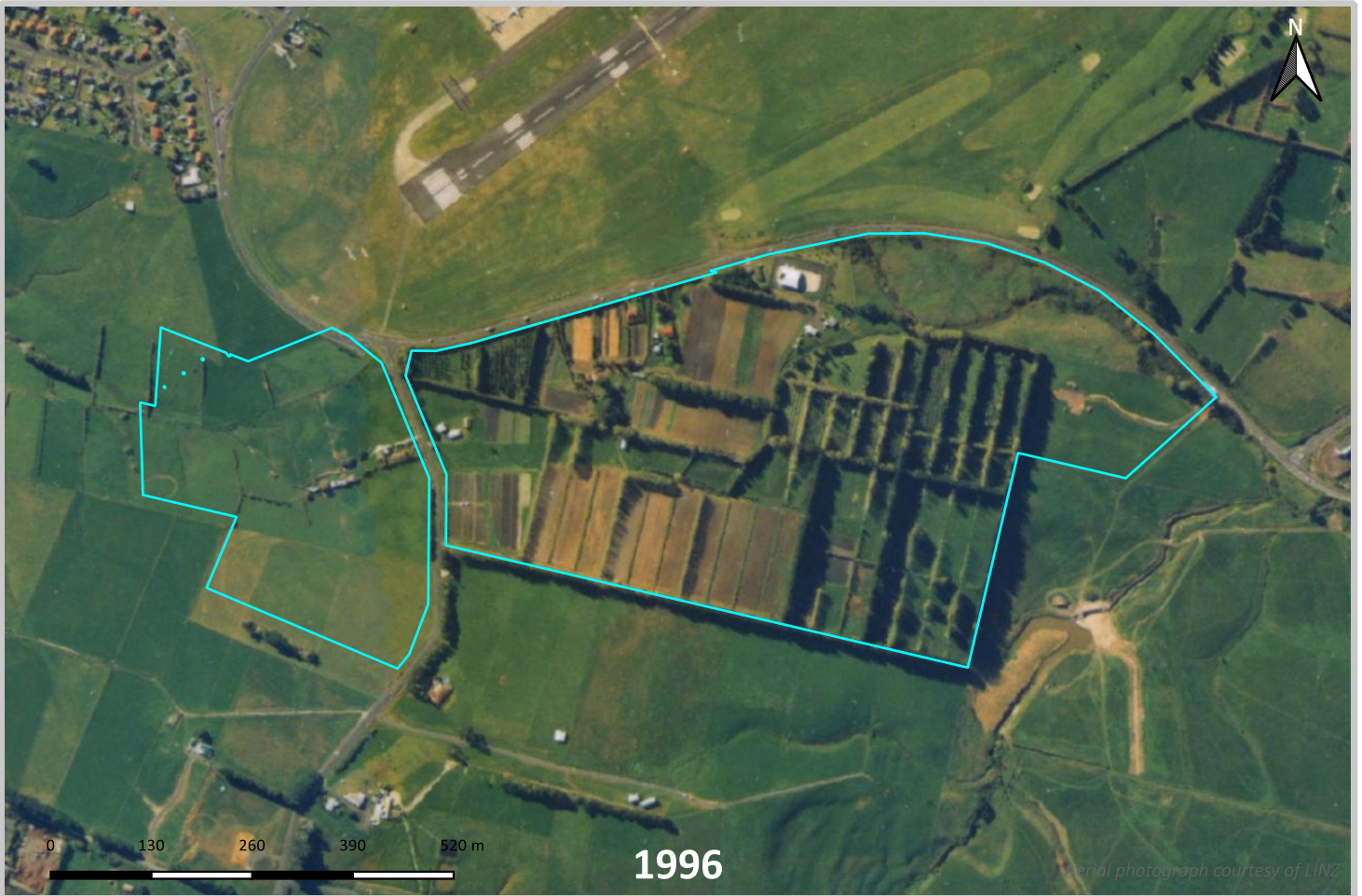


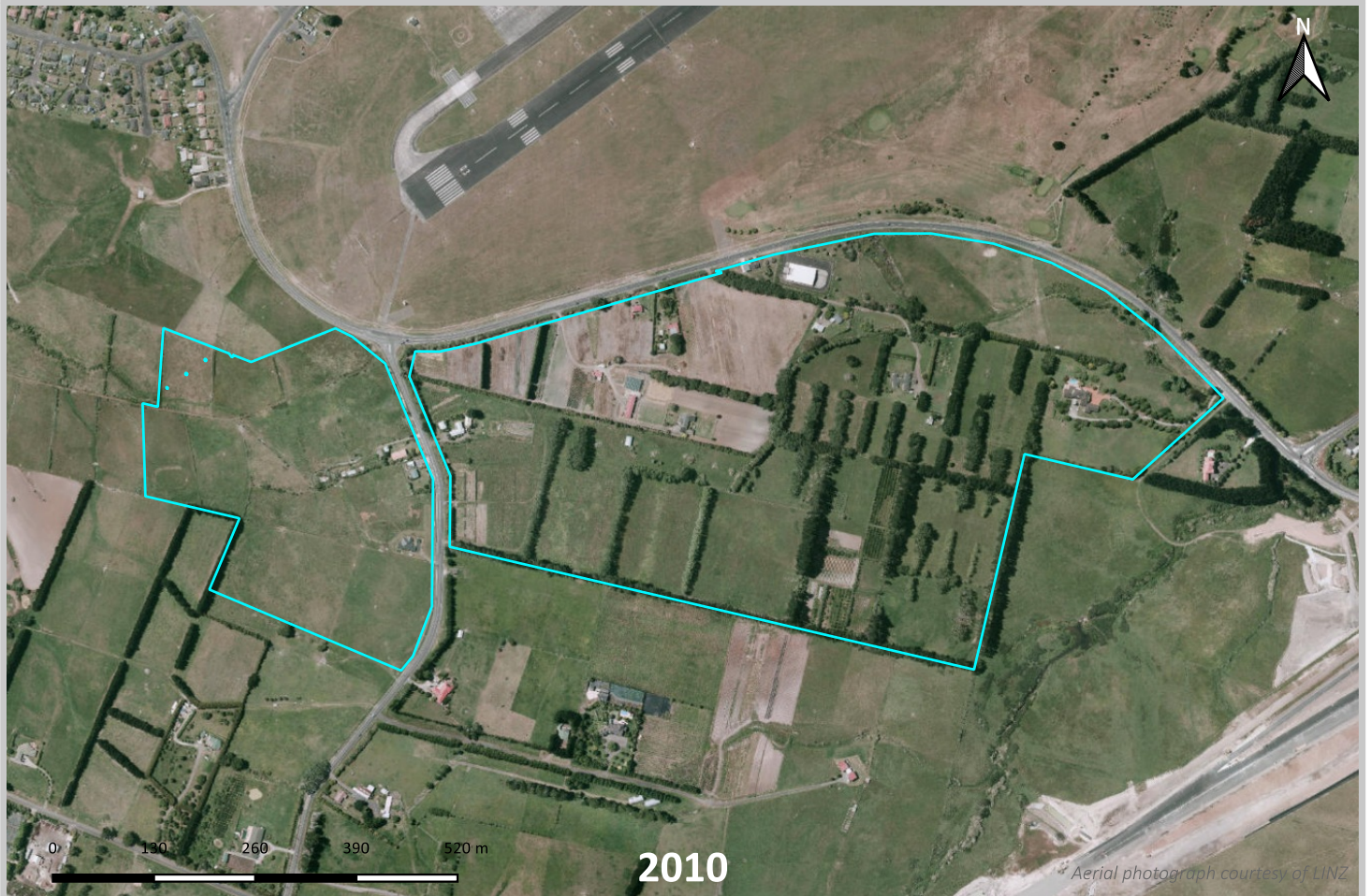
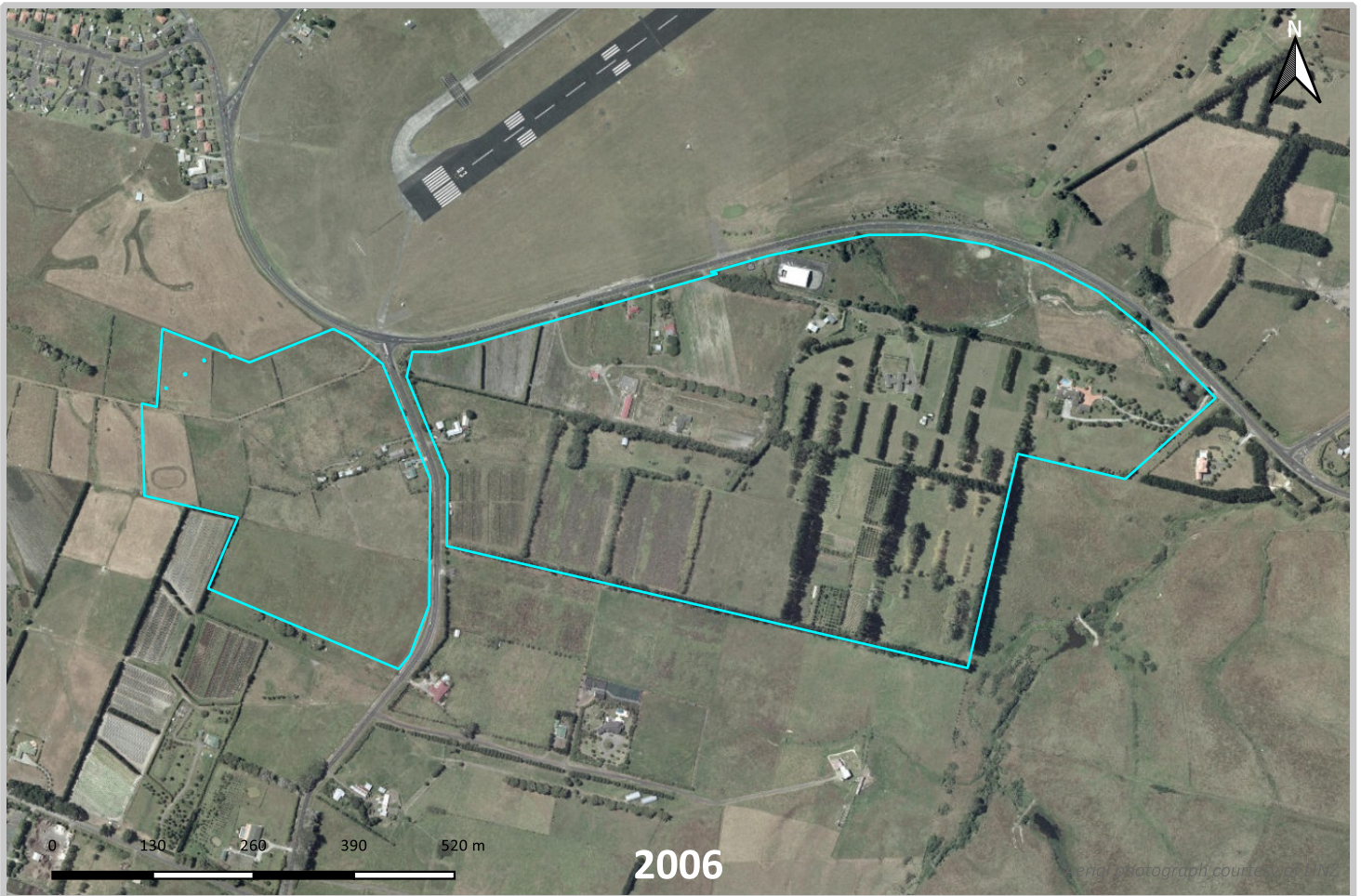






Aerial photograph courtesy of LINZ





geosciences Ltd
 ENVIRONMENTAL
 Level 1, 47 Clyde Road,
 Browns Bay, 0630
 Tel: (09) 475 0222

Historic Aerial Photographs
Whenuapai Plan Change, Auckland

Reference: J1886e
 Date: 2023/09/18
 Drawn: CD
 Approved: JF

