



Preliminary Site Investigation

1080 State Highway 16, Waimauku

CMW Geosciences

Prepared by:

SLR Consulting New Zealand

SLR Project No.: 810.031375.00001

12 August 2025

Revision: 3.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	20 March 2025	S. Hamler	N. Mather	J Blackwell
2.0	28 May 2025	S. Ensoll	N. Mather	
3.0	12 August 2025	S. Ensoll	N. Mather	

Basis of Report

This report has been prepared by SLR Consulting New Zealand (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with CMW Geosciences (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



Executive Summary

SLR has been engaged by CMW Geosciences (CMW, or the Client) to undertake a Preliminary Site Investigation (PSI) of the parcel of land identified as 1080 State Highway 16, Waimauku, Auckland (the site).

SLR understands that a resource consent, under the Fast Track Approval Act 2024, is being sought for the site, with a future residential end land-use proposed.

The PSI has identified a number of isolated activities have and are occurring on the site which are listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL). On this basis, the provisions of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) will apply to the proposed resource consent application. However, in our experience it is unlikely that current and historic activities will have impacted soil to an extent which would preclude the proposed future residential development of the site.

It is recommended that a Detailed Site Investigation (DSI) be completed in support of any future land development to confirm soil contaminant conditions and guide NESCS and Auckland Unitary Plan: Operative Part (AUP:OP) contaminated land consent requirements.



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Acronyms and Abbreviations

AC	Auckland Council
ACM	Asbestos Containing Material
AUP:OP	Auckland Unitary Plan: Operative Part
CLMG	Contaminated Land Management Guidelines
CoPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
GNS	Institute of Geological and Nuclear Sciences
HAIL	Hazardous Activities and Industries List
MfE	Ministry for the Environment
M bgl	Metres below ground level
NESCS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NZGD	New Zealand Geotechnical Database
PSI	Preliminary Site Investigation
SCE	Site Contamination Enquiry
SQEP	Suitably Qualified and Experienced Practitioner



1.0 Introduction

1.1 Preamble

SLR has been engaged by CMW Geosciences (CMW, or the Client) to undertake a Preliminary Site Investigation (PSI) of the parcel of land identified as 1080 State Highway 16, Waimauku, Auckland (the site). The site location is presented in **Figure 1**.

SLR understands that a resource consent, under the Fast Track Approval Act 2024, is being sought for the site, with a future residential end land-use proposed.

1.2 Purpose

The purpose of this PSI is to develop an understanding of the site history and ascertain:

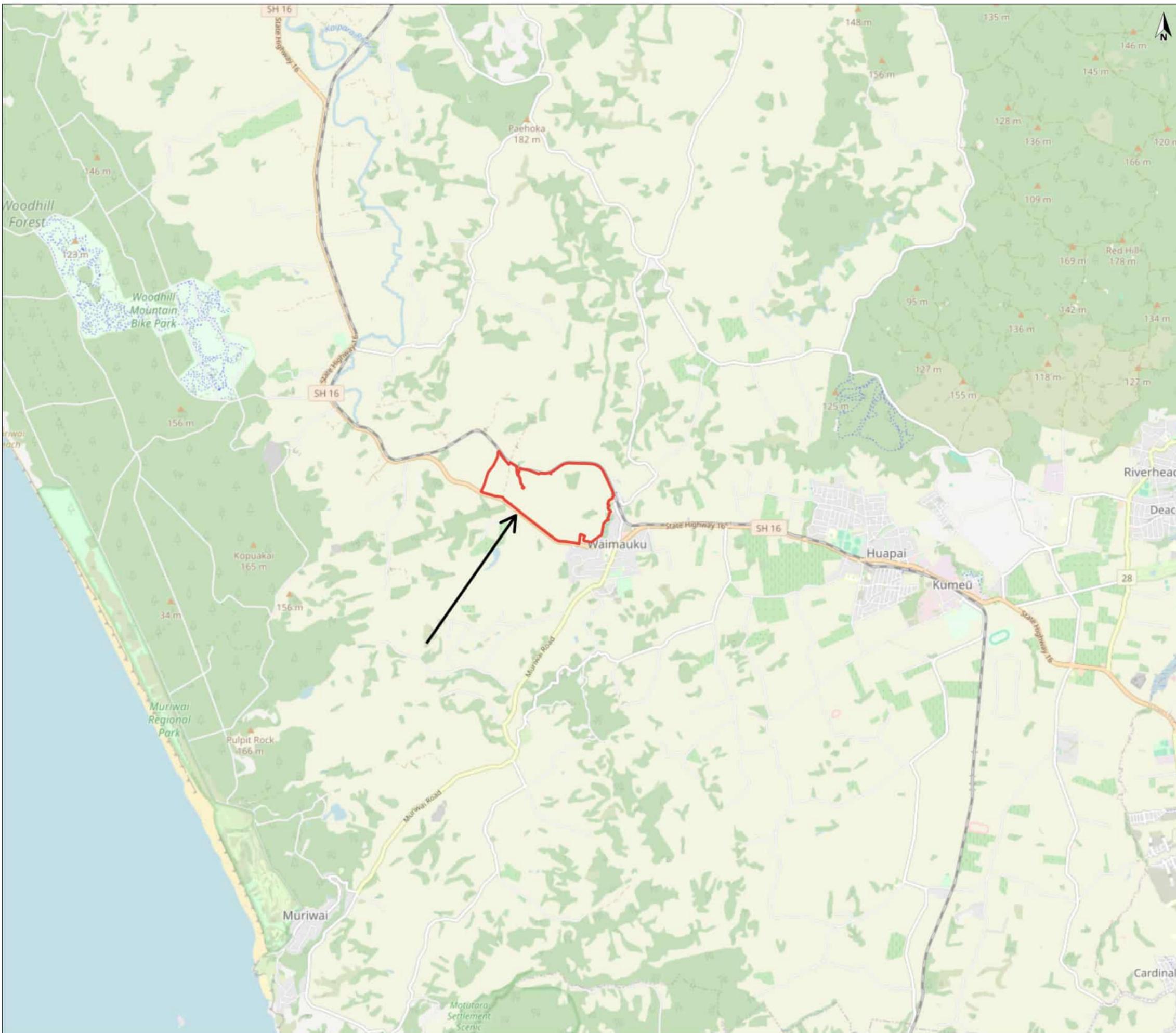
- Whether past or present activities undertaken at the site are described on the Ministry for the Environment (MfE), Hazardous Activities and Industries List (HAIL).
- The applicability of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) with regards to the resource consent and any future residential development of the site.
- If site contaminant conditions are anticipated to present an unacceptable risk to future residential land users.

1.3 Scope of Works

The scope of this PSI has included the following:

- A background review of selected, publicly available information to determine whether or not any activities or industries listed on the HAIL are, have been, or might have been undertaken on the site.
- Completion of a site inspection to visually assess the presence of any activities or industries on the HAIL or evidence of potential contamination from historic land use activities.
- Preparation of this PSI report.





Legend

- Site Boundary

0 1 km 2 km
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SLR

Produced by **Datanest.earth**

Title: Site Location Plan		
Client: CMW Geosciences		Size: A3
Project: Waimauku West PSI	Drawn: SH	Figure No.: 1
Date: 28-05-2025	Checked: SE	
Proj No: 810.031375.00001	Scale: 1:60999	Version: 2.0

2.0 Site Details

Site identification details are presented in **Table 2**. An image of the surrounding environment is provided as **Figure 2**.

Table 1: Site Details

Address	Legal Description	Approximate Area
1080 State Highway 16, Waimauku, 0812 Auckland	Lot 3 DP 29773, Lot 2 DP 200143, Lot 4 DP 29773, Lot 2 DP 29773, Lot 7 DP 202906, Lot 15 DP 202906, Lot 5 DP 202906, Lot 13 DP 202906, LOT 14 DP 202906, LOT 4 DP 202906, LOT 8 DP 202906	195.9 Ha

2.1 Land Use – Current and Proposed

The Auckland Council (AC) Geomaps illustrates that the Site is currently zoned as ‘Rural Production Zone’.

The site is a relatively irregular shaped piece of land with road frontage to State Highway 16 at the southern boundary. The North Island Main Trunk rail line runs along the northern boundary.

The site largely comprises hilly grassed farmland. There are areas of remnant native forest, primarily within the gully areas of the site.

The site is largely free of buildings/structures except three dwellings and multiple farm structures/storage sheds which are located within the centre, south and to west of the site.

The proposed resource consent application is to support future residential land use.

2.1.1 Surrounding Land Use

The surrounding land use to north, west and south direction is zoned as Rural production zone with paddocks, rural residential dwellings and small scale orchards. Large glass houses and horticultural activities are present to south of the Site. A large gravel carpark area is present to northwest of the site which was not in use at the time of the site visit.

Waimauku township borders the site to the east. The land to the east is largely zoned as Residential-Single house zone with Mixed Rural Zone and Mixed housing Urban zone beyond. The land to the southeast is zoned as Business Light Industry zone.

2.2 Environmental Features

2.2.1 Site Topography

The site is a mix of rolling/undulating hill country, with a number of steeper gullies systems. Elevation ranges between 10 m above sea level datum (m asld) in the west and 80 m asld in the east.

2.2.2 Geology

The Institute of Geological and Nuclear Sciences (GNS) 1:250,000 online geological map shows that the Site is underlain by three geological formations as follows:

- The north-eastern and north western portion is underlain by Tauranga Group sediments, consisting of sand, silt, mud and clay with local gravel and peat beds.



- Central portion is underlain by Cornwallis Formation of Waitemata Group volcanic sandstones, consisting of thick bedded, graded, pebbly and gritty volcanic sandstone and thin bedded fine sandstone and siltstone.
- Western and southern portion is underlain by Awhitu Group sediments, consisting of moderately to poorly consolidated, cross-bedded, plane parallel and ripple-laminated sandstone, with paleosols, lignite, carbonaceous mudstone and with local conglomerate and rhyolitic tephra.

2.2.3 Hydrology

The site contains multiple open streams that predominantly follow natural valleys and low laying areas. These streams discharge to the Kaipara River, located approximately 80 m to the north and east of the site, which ultimately discharges to Kaipara Harbour, located approximately 14 km to northwest.

2.2.4 Hydrogeology

AC Geomaps indicates that groundwater underlying the Site consist of Lower Kaipara Waitemata. This is not listed as a High Use or Quality Sensitive aquifer in the Auckland Unitary Plan: Operative Part (AUP:OP) (Chapters D1 and D2 respectively).

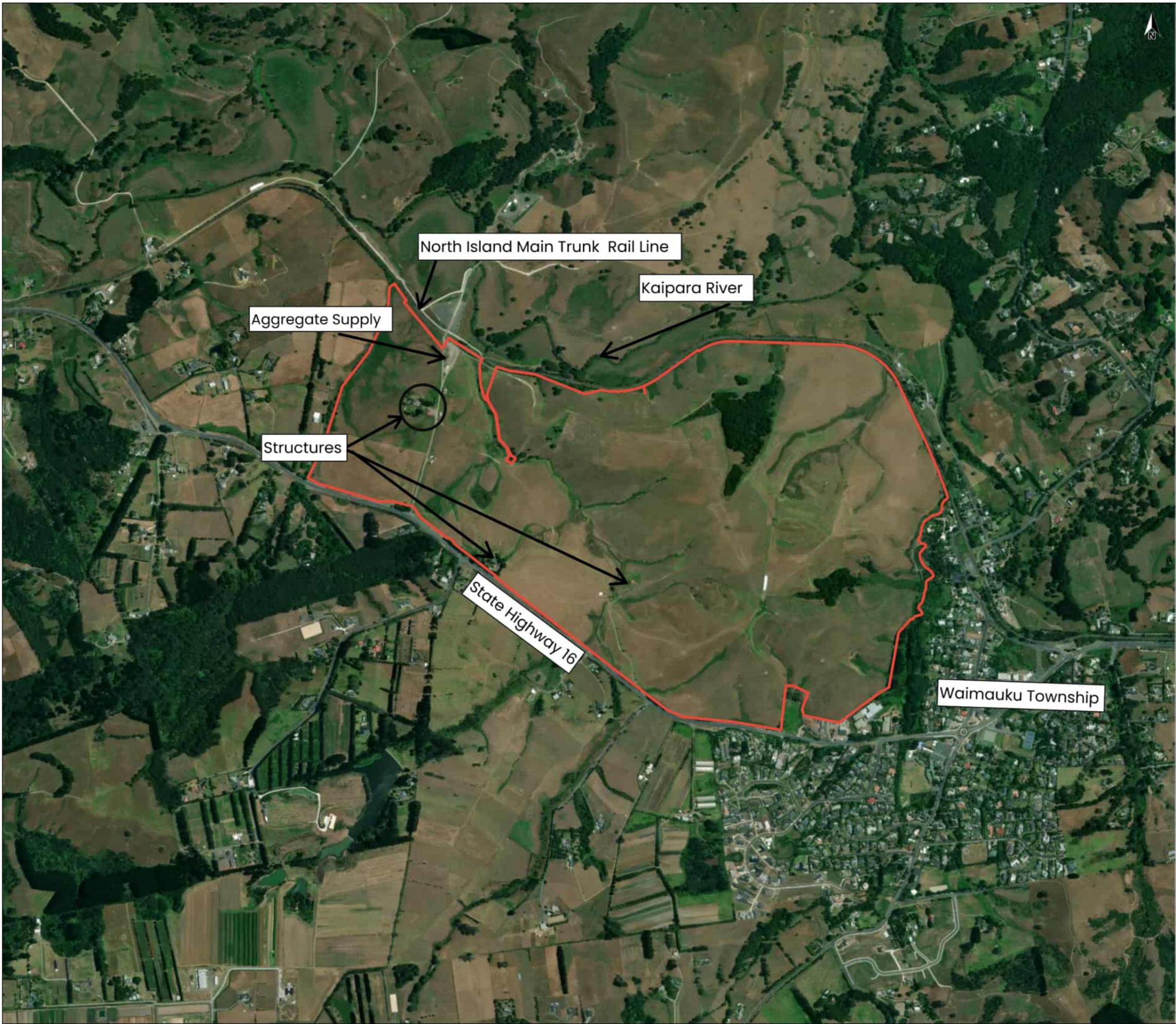
AC has a record of three drilled bores present within a 200 m radius of the Site, as presented in the AC Contaminated Land Enquiry. Bore Details are presented in Table 3.

Table 2: Details of Bores

Borehole ID	Location and Approximate Distance from the Site	Depth	Use
1603	160 m south	300	Irrigation
1612	200 m east	-	-
23076	959 State Highway 16 - 130 m south	210 Static water level recorded at 10.5 m bgl,	Domestic/stock

A search of the New Zealand Geotechnical Database (NZGD) was conducted on 3 March 2025. A review of NZGD identified two bores within the Site and eleven bore records within a 500 m radius from the Site. Bores within the site confirm regional geology mapping and indicate soils comprising silts, clays and sands, underlain by sandstone. Static water levels in bores within 500 m of the site range between 0.3 metres below ground level (m bgl) and 10.5 m bgl.





Legend

□ Site Boundary



Produced by **Datanest.earth**

Title: Surrounding Environment

Client: CMW Geosciences Size: A3

Project: Waimauku West PSI	Drawn: SH	Figure No.: 2
Date: 28-05-2025	Checked: SE	

Proj No: 810.031375.00001	Scale: 1:12530	Version: 2.0
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3.0 Site History

A review of selected publicly available information for the Site was undertaken to understand the history of the Site and the nature and location of any potential contaminating activities.

This included a review of:

- Selected historical aerial photographs available through Retrolens, Auckland Council (AC) Geomaps and Google Earth Pro.
- AC Contaminated Site Enquiry.
- An on-site walkover.

3.1 Aerial Photographs

Historical aerial photographs were sourced from Retrolens, AC Geomaps and Google Earth Pro. These are described in **Table 3** and are presented in **Appendix A**.

Table 3: Historical Aerial Photographs Summary

Year	Reference	Observations
1940	Retrolens (Black & white)	<p>Site: The land form and use largely resembles the current land use, primarily comprising pasture with areas of vegetation/forest mainly within gullies/low laying areas. Several buildings/structures are evident in the western corner and centrally within the Site (<i>Feature 1 and 2</i>). A driveway, entering from Stage Highway 16 along the southern boundary runs through the site from a south to north direction (<i>Feature 3</i>). Another driveway is present south of the Site (<i>Feature 4</i>).</p> <p>Surrounding area: State Highway 16 forms the southern boundary of the site. Landuse in north, west and south direction is primarily pastureland with occasional residential dwellings present. Horticultural activities are evident on the property immediately to the southeast. The North Island Main Trunk (NIMT) rail line is present along northern and eastern boundary. A small cluster of houses is present to the east.</p>
1950	Retrolens (Black & white)	<p>Site: The Site appears to remain largely unchanged, though:</p> <ul style="list-style-type: none"> • Small scale orchard is evident adjacent to the dwelling (<i>Feature 5</i>). • Two additional sheds have been added to south of the existing one (<i>Feature 6</i>). • A farm structure is evident northeast of the dwelling (<i>Feature 7</i>) <p>Surrounding area: No significant changes are observed.</p>
1963	Retrolens (Black & white)	<p>Site: A dwelling with a shed has been constructed in the southwest of the site (<i>Feature 8</i>). An additional shed has been added south of the dwelling, bounded by shelter belts (<i>Feature 9</i>). A shed has been constructed west of the site, along the driveway (<i>Feature 10</i>). A silage storage pit is observed centrally within the site (<i>Feature 11</i>). Livestock are visible within the site.</p>



Year	Reference	Observations
		<p>Surrounding area: There has been further development of Waimauku township east of the site. No other significant changes are observed.</p>
1975	Retrolens (Black & white)	<p>Site: No significant changes observed.</p> <p>Surrounding area: No significant changes are observed.</p>
1981	Retrolens (Black & white)	<p>Site: The farm structures located in the northwest of the site have expanded (<i>Feature 12</i>). Multiple water troughs are evident across the Site (<i>Feature 13</i>). A pond has been constructed in the western portion (<i>Feature 14</i>). Storage of materials is observed north of the farm structures (<i>Feature 15</i>). Small scale orchard has been established adjacent to dwelling located in the south of the Site (<i>Feature 16</i>).</p> <p>Surrounding area: Residential development to the east has increased. Horticultural activities on adjacent properties to south and southwest have extended with glass houses and orchards present.</p>
1996	AC Geomaps (Colour)	<p>Site: Multiple soil erosion features are visible across the site (<i>Feature 17</i>). Livestock are visible within the Site. The orchard adjacent to the dwelling has been cleared (<i>Feature 18</i>).</p> <p>Surrounding area: There has been further development of Waimauku township. Further horticultural development has occurred south of the site. No other significant changes are observed.</p>
2012	AC Geomaps (colour)	<p>Site: the site appears to be in use for cropping activities (<i>Feature 19</i>). There are no other significant changes to the site.</p> <p>Surrounding area: There has been continued development of Waimauku township east and south of the site.</p>
2016	Google Earth Pro (Colour)	<p>Site: Multiple silage bale storage locations are visible across the site (<i>Feature 19</i>). Timber storage (logs) is evident in the south of the site (<i>Feature 20</i>).</p> <p>Surrounding area: Further residential development to the east and southeast has occurred.</p>
2021	Google Earth Pro (Colour)	<p>Site: Large carpark has been constructed in the north-western corner of the site (<i>Feature 21</i>). A silage pit is evident to the south of the Site (<i>Feature 22</i>). Earthworks/exposed soils are visible along the northern boundary of the site (<i>Feature 23</i>).</p> <p>Surrounding area: No significant changes are observed.</p>



3.2 Auckland Council Records

AC holds records of properties where certain HAIL activities that are considered likely to cause land contamination are known to be occurring, may have occurred, or have occurred in the past.

A Site Contamination Enquiry (SCE) was requested from AC and received on 17 March 2025. This is presented in **Appendix B**.

AC does not hold any specific contamination information for the Site, nor any details with respect to environmental incidents at the Site.

The following advice notice were provided as part of the letter:

“If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.

Paints used on external parts of properties up until the mid-1970’s routinely contained lead, a poison and a persistent environmental pollutant. You are advised to ensure that soils affected by old, peeling or flaking paint are assessed in relation to the proposed use of the property, including high risk use by young children.”

Consents and HAIL Activities:

One consent has been recorded for the Property, specifically:

- Stormwater discharge consent – issued November 2010 and expires November 2041. To divert and discharge stormwater associated with railway station, café/restaurant and carpark.

Seven consents were recorded for the surrounding area, as follows:

- Take consent – issued June 1989 and have expired in June 1998 (260 m west of the Site). To take water from damming of an unnamed tributary of the Kaipara River, for irrigation of up to 4 hectares of mixed orchard and 0.1 hectares of nursery crops.
- Discharge consent – issued October 1996 and have expired in December 2003 (40 m southeast of the Site). To discharge contaminants from transport wash area.
- Take consent – issued January 1994 and have expired in December 2006 (250 m southwest of the Site). To take stream water from unnamed tributary of the Kaipara River for trickle irrigation.
- Take consent – issued July 1994 and have expired in May 2008 (160 m south of the Site). To take groundwater for irrigation of 0.18 hectares of glasshouse crops.
- Landfill discharge consent – issued February 1997 and have expired in December 2017 (55 m south of the Site). To discharge leachate from a closed sanitary landfill into the ground and groundwater beneath the site.
- Take consent – issued November 2000 and have expired in June 2002 (260 m west of the Site). To authorise the taking of surface water from a damming of an unnamed tributary of the Kaipara River for irrigation of 2 hectares orchard, 0.1 hectares glass house crops and 0.1 hectares nursery crops.
- Earthwork consent – issued February 2001 and have expired June 2002 (55 m south of the Site). To authorise approximately 2.0 hectares of earthworks associated with landfill remediation works.



Three properties located within the 200 m radius have been identified as HAIL Activity with HAIL Codes recorded as follows:

- 2 Solan Drive, Waimauku (110 m south of the Site). Waste recycling or waste or wastewater treatment.
- 948 State Highway 16, Waimauku (10 m south of the Site). Storage tanks or drums for fuel, chemicals or liquid waste.
- Lot 1 DP 36821 (10 m south of the Site). Landfill sites.

3.3 Site Walkover

A site visit was undertaken on 25 February 2025 by SLR environmental scientist. Photographs from the site visit are presented in **Appendix C**. Key observations from the site inspection are as follows, and are labelled on **Figure 3**:

- The walkover confirmed the topography of the site as undulating land with a number of gullies dissecting the site. Water was observed in the stream running from southeast to northwest (*photos 1-2*).
- The majority of the site comprises farmland and grazing cattle were observed. Areas of bush/forest are present in the eastern portion of the site.
- The silage storage pit identified in the 1963 aerial imagery (*Feature 11*) was observed and was empty at the time of walkover. It is constructed of timber and has a concrete floor (*photo 3*).
- The pond identified in the 1981 aerial imagery (*Feature 14*) is still present (*photo 4*).
- The dwelling located centrally within the site and identified in the 1940 aerial imagery (*Feature 2*) was observed to be vacant and in a deteriorated condition. The dwelling is constructed of timber. Adjacent to this dwelling is a covered silage storage (*photos 6 and 7, respectively*).
- A dwelling located south of the site and identified in the 1963 aerial imagery (*Feature 8*) was observed to be vacated and in good condition. The dwelling is constructed of timber (*photo 8*).
- A farm structure identified in the 1950 aerial image (*Feature 7*) is in a deteriorated condition (*photos 9 and 10*). The shed is constructed of timber.
- Four sheds are situated along the metal driveway which extends from SH16 to the northern boundary of the site (*photo 11 and 12*):
 - Three sheds are constructed from corrugated metal and are in a deteriorated state.
 - One shed is made of timber and is also in a deteriorated condition.
 - Two sheds are currently used for equipment, tools, fencing materials, and building supplies storage. The sheds were noted to have an unsealed floor.
 - The remaining two sheds were locked and could not be inspected.
- Various farm items and pieces of equipment were scattered around the sheds, including metal sheets, farm equipment, pallets, storage containers, barrels, and construction materials. Multiple empty and full drums (labelled as containing Glycol) were observed adjacent to sheds, however, no evidence of spills associated with these drums or soil staining was observed (*Photo 12-15*).



- A metal bin was located adjacent to a shed on the metal driveway which extends from SH16 to the northern boundary of the site. This bin is used to burn rubbish, and has a small (< 2 m²) burned halo surrounding it (Photo 16 and 17).
- Fence posts were observed to be stored on the ground near the sheds (photo 18).
- The two dwellings located to the west of the Site and identified in the 1940 aerial imagery (Feature 1) appeared to be in good condition.
- Hay storage is located at the end of the metalled driveway, north of the Site (photo 19).
- An aggregate landscape supplier operates a yard out of the northwestern corner of the site, with visible stockpiles of gravel materials and a large metalled parking area (photo 20).
- A composting system is located adjacent to sheds (photo 21).

4.0 Key PSI Findings

4.1 Site History

Based on the reviewed historical information, the site has been in pasture and used for livestock grazing since at least the 1940's (earliest historic aerial image).

Improvements to the site are largely limited to a dwelling and small cluster of buildings/structures in the western side of the Site, present since 1940, and two other dwellings centrally and along the southern boundary of the Site (present since 1963). The sheds located in the western side of the site were in a degraded condition.

An aggregate landscape supply business appears to have been established recently in the northwestern corner of the site, operating since 2023 (based on review of Google[®] Earth[™] Pro).

The site walkover identified a fence post storage area, drum storage area and burn pit near the sheds in the western side of the site. In addition, two of the sheds were observed to be used for storage of farm equipment and tools.

4.2 Summary of Potential HAIL Activities

Based on the results of the PSI, a summary of potential HAIL categories pertinent to the site are as follows and summarised in Figure 3:

- *A17: Storage tanks or drums for fuel, chemicals or liquid waste* – associated with drum storage and the potential for discharge of contaminants (hydrocarbons) to ground.

At the time of the site walkover, there was no evidence of drips, spills, soil staining, or discharges to ground associated with these drums.

- *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* – associated with:
 - The fence post storage, and the potential for discharge of timber treatment chemicals to shallow soil.
 - Burn pit, and discharge of contaminants (metals, hydrocarbons) to ground.



- Deteriorated buildings, specifically potential for discharge of lead from lead-based paint to soil.

Contaminants of potential concern (CoPC) associated with the above HAIL activities include:

- Heavy metals.
- Polycyclic Aromatic Hydrocarbons.
- Total Petroleum Hydrocarbons.





Legend

- Buildings
- Drum storage
- Burn Pit
- Fence Post Storage
- Site Boundary

0 50 m 100 m
© Mapbox



Produced by **Datanest.earth**

Title: Potential HAIL Activity

Client: CMW Geosciences Size: A3

Project: Waimauku West PSI Drawn: SH Figure No.: 3

Date: 28-05-2025 Checked: SE

Proj No: 810.031375.00001 Scale: 1:4974 Version: 2.0

5.0 Contaminated Land Regulatory Assessment & Recommendations

Based on the findings of this investigation, it is likely that an activity listed on the HAIL has been or is being undertaken within discrete areas across the western and southern portion and centrally within the Site. Therefore, the provisions of the NESCS will apply to future residential development at the locations where HAIL activities have been identified.

However, based on our experience, it is unlikely that the potential HAIL activities have impacted soil to an extent which would preclude the future residential land development of the site.

It is recommended that a detailed site investigation (DSI) involving a targeted soil sampling is undertaken at the site in support of any future residential land development project. This should be conducted to support the resource application. The results of DSI will:

- Provide an understanding of soil contaminant conditions at locations of HAIL activities have been undertaken.
- Provide an understanding if soil management or remediation is necessary, and inform soil management decisions i.e., suitable reuse of site won soils.
- Ascertain whether NESCS and/or AUP:OP contaminated land resource consents are required to be sought in support of the development.

6.0 Conclusions

SLR has been engaged by CMW Geosciences (CMW, or the Client) to undertake a Preliminary Site Investigation (PSI) of the parcel of land identified as 1080 State Highway 16, Waimauku, Auckland. SLR understands that a resource consent, under the Fast Track Approval Act 2024, is being sought for the site, with a future residential end land-use proposed.

The PSI has identified the following:

- The site has been in pasture and used for livestock grazing since at least the 1940's.
- Improvements to the site are largely limited to a dwelling and small cluster of buildings/structures in the western side of the Site, present since 1940, and two other dwellings centrally and along the southern boundary of the Site (present since 1963). An aggregate landscape supply business appears to have been established recently in the northwestern corner of the site, operating since 2023.
- The site walkover identified a typical farm related activities, including a fence post storage area, drum storage area and burn pit near the sheds in the western side of the site. In addition, two of the sheds were observed to be used for storage of farm equipment and tools.

Based on the findings of this investigation, the NESCS will apply to the proposed future residential land development. However, in our experience it is unlikely that current and historic land use will have impacted soil to an extent which would preclude the future residential development of the site.

It is recommended that a DSI be completed in support of the resource consent application for the proposed future land development to confirm soil contaminant conditions and guide NESCS and AUP:OP contaminated land consent requirements.



7.0 References

Auckland Council Geomaps:

<https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html>. Accessed January 2025.

Auckland Council Unitary Plan – Operative in part (AUP: OP):

http://unitaryplan.aucklandcouncil.govt.nz/pages/plan/Book.aspx?exhibit=AucklandUnitaryPlan_Print.

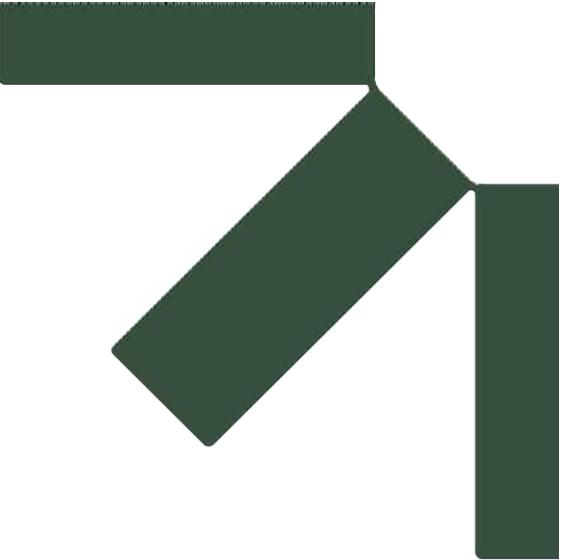
Geological and Nuclear Sciences [GNS]. (2018. New Zealand Geology Web Map. Retrieved from <http://data.gns.cri.nz/geology/>, accessed January 2025.

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Appendix A Historical Aerials

Preliminary Site Investigation

1080 State Highway 16, Waimauku

CMW Geosciences

SLR Project No.: 810.031375.00001

12 August 2025



Legend

□ Site Boundary



F.02
NORTH
AUCKLAND
23-4-40



Feature 1

Feature 3

Feature 2

Feature 4

0 100 m 200 m
© Mapbox



Produced by **Datanest.earth**

Title: Historical Aerial - 1940

Client: CMW Geosciences

Size: A3

Project:
Waimauku West
PSI

Drawn: SH

Appendix: A

Date:
28-05-2025

Checked: SE

Proj No:
810.031375.00001

Scale: 1:7000

Version: 2.0



Legend

□ Site Boundary



0 100 m 200 m

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Produced by **Datanest.earth**

Title: Historical Aerial - 1950

Client: CMW Geosciences

Size: A3

Project:
Waimauku West
PSI

Drawn: SH

Appendix: A

Date:
28-05-2025

Checked: SE

Proj No:
810.031375.00001

Scale: 1:7000

Version: 2.0



Legend

□ Site Boundary

0 100 m 200 m
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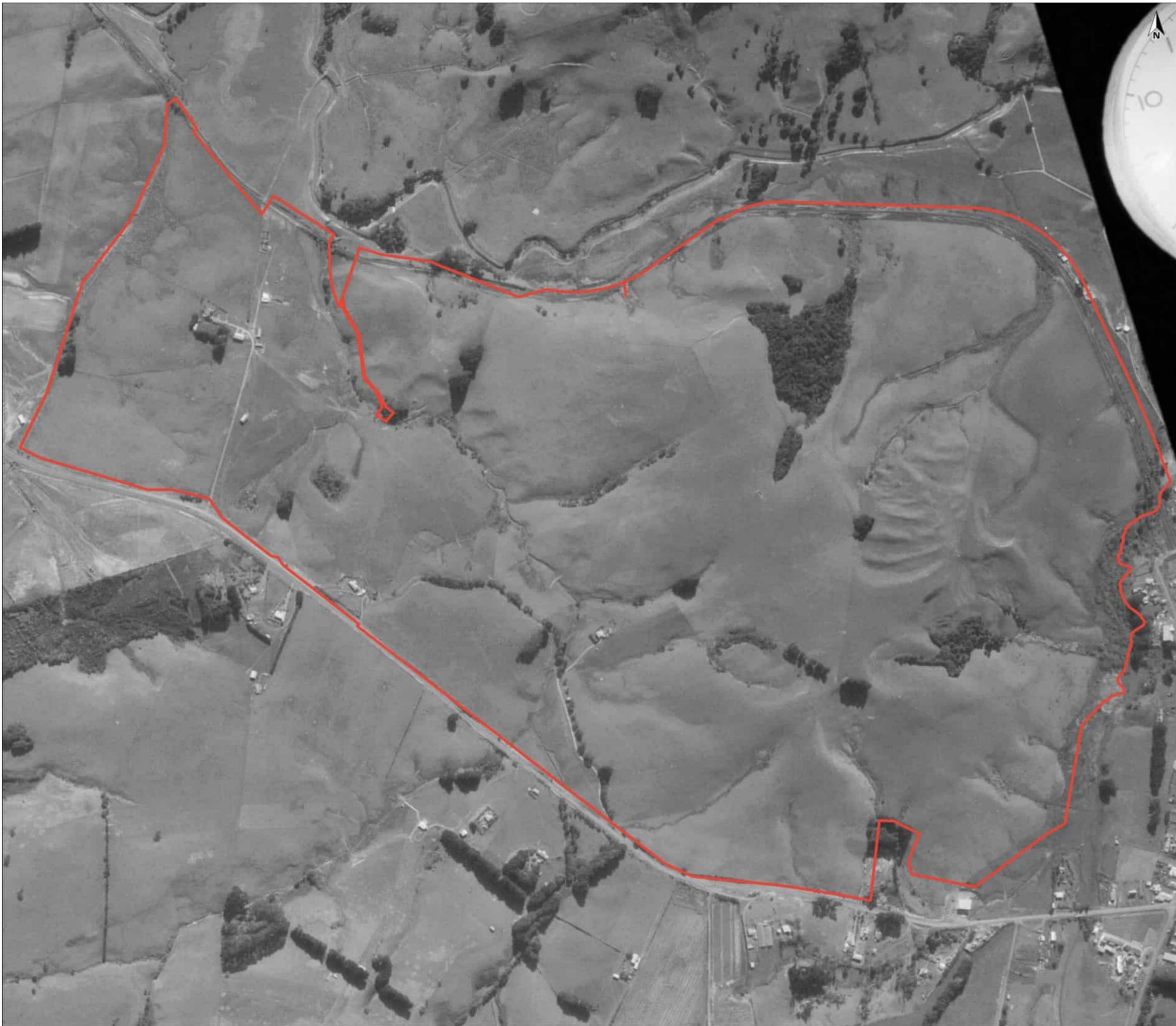
Produced by **Datanest.earth**

Title: Historical Aerial - 1963

Client: CMW Geosciences Size: A3

Project: Waimauku West PSI	Drawn: SH	Appendix: A
Date: 28-05-2025	Checked: SE	

Proj No: 810.031375.00001	Scale: 1:7000	Version: 2.0
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Legend

□ Site Boundary

0 100 m 200 m
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Produced by **Datanest.earth**

Title: Historical Aerial - 1975		
Client: CMW Geosciences		Size: A3
Project: Waimauku West PSI	Drawn: SH	Appendix: A
Date: 28-05-2025	Checked: SE	
Proj No: 810.031375.00001	Scale: 1:7000	Version: 2.0



Legend
□ Site Boundary

0 100 m 200 m
LINZ CC BY 4.0 © Imagery Basemap contributors



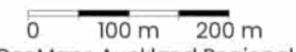
Produced by **Datanest.earth**

Title: Historical Aerial - 1981		
Client: CMW Geosciences		Size: A3
Project: Waimauku West PSI	Drawn: SH	Appendix: A
Date: 28-05-2025	Checked: SE	
Proj No: 810.031375.00001	Scale: 1:7000	Version: 2.0



Legend

□ Site Boundary



© Mapbox, GeoMaps Auckland Regional Council



Produced by **Datanest.earth**

Title: Historical Aerial - 1996

Client: CMW Geosciences

Size: A3

Project:
Waimauku West
PSI

Drawn: SH

Appendix: A

Date:
28-05-2025

Checked: SE

Proj No:
810.031375.00001

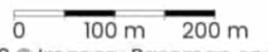
Scale: 1:7000

Version: 2.0



Legend

□ Site Boundary



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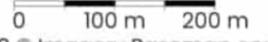
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Client: CMW Geosciences		Size: A3
Project: Waimauku West PSI	Drawn: SH	Appendix: A
Date: 28-05-2025	Checked: SE	
Proj No: 810.031375.00001	Scale: 1:7000	Version: 2.0



Legend

□ Site Boundary



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Produced by **Datanest.earth**

Title: Historical Aerial - 2016

Client: CMW Geosciences		Size: A3
Project: Waimauku West PSI	Drawn: SH	Appendix: A
Date: 28-05-2025	Checked: SE	
Proj No: 810.031375.00001	Scale: 1:7000	Version: 2.0



Legend

Site Boundary

0 100 m 200 m

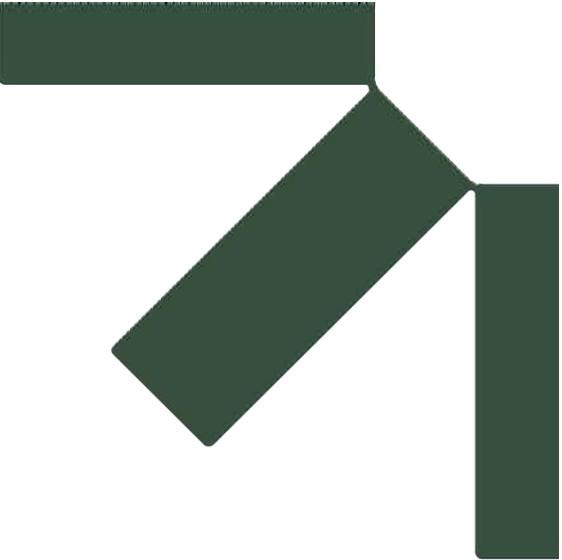
LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Historical Aerial - 2021

Client: CMW Geosciences		Size: A3
Project: Waimauku West PSI	Drawn: SH	Appendix: A
Date: 28-05-2025	Checked: SE	
Proj No: 810.031375.00001	Scale: 1:7000	Version: 2.0



Appendix B Site Contamination Enquiry

Preliminary Site Investigation

1080 State Highway 16, Waimauku

CMW Geosciences

SLR Project No.: 810.031375.00001

12 August 2025

17/03/2025

SLR Consulting New Zealand Limited
201 Victoria Street West, Auckland Central
Auckland

Attention: Sandra Hamler,

Dear Sandra,

Site Contamination Enquiry – 1080 State Highway 16, Reweti

This letter is in response to your enquiry requesting available site contamination information within Auckland Council records for the above site. Please note this report does not constitute a site investigation report; such reports are required to be prepared by a (third-party) Suitably Qualified and Experienced Practitioner.

The following details are based on information available to the Contamination, Air & Noise Team in the Resource Consent Department. The details provided may be from former regional council information, as well as property information held by the former district/city councils. For completeness the relevant property file should also be requested to obtain all historical records and reports via 09 3010101 or online at:

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>.

1. Hazardous Activities and Industries List (HAIL) Information

This list published by the Ministry for the Environment (MfE) comprises activities and industries that are considered likely to cause land contamination as a result of hazardous substance use, storage, and/or disposal.

There is no contamination information held within Council's records for the site (Lower portion of 1080 State Highway 16, Reweti).

Please note:

- *If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Paints used on external parts of properties up until the mid-1970's routinely contained lead, a poison and a persistent environmental pollutant. You are advised to ensure that soils affected by old, peeling or flaking paint are assessed in relation to the proposed use of the property, including high risk use by young children.*

2. Consents and Incidents Information (200m radius of the selected site)

The Council database was searched for records of the following activities within approximately 200 metres of the site and results are displayed in Figure 1 below:

- Pollution Incidents (including air discharges, oil or diesel spills)
- Bores
- Contaminated site and air discharges, and industrial trade process consents

- Closed Landfills
- Air quality permitted activities
- Identified HAIL activities

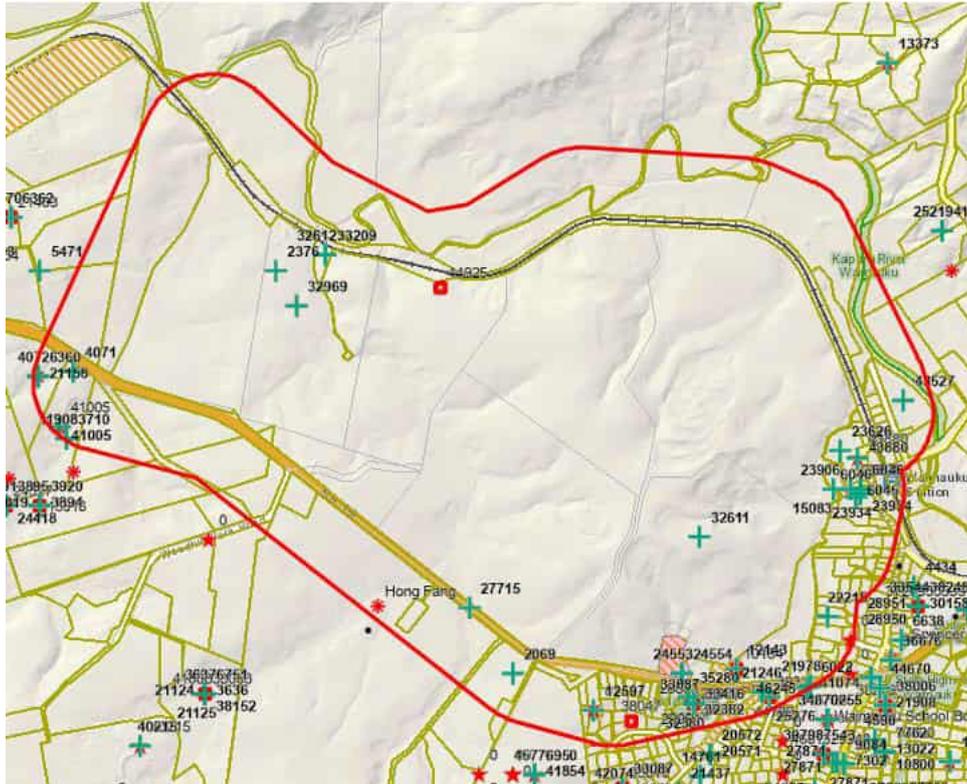


Figure 1: Selected Consents, Incidents and HAIL activities within approximately 200m of the subject site

Legend:

All Consents +	Closed Landfill (Auckland Council owned) □
All Applications ■	Closed Landfill (Privately owned) ■
All Permitted Activities *	All Incidents ●
All Bores *	HAIL activities ▨

Relevant details of any consents and HAIL activities are appended to this letter (Attachment A). Please refer to the column titled 'Property Address' on the spreadsheet to aid in identifying corresponding data on the map.

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

The following site within the search area have been identified as closed landfills and may have been subject to historical filling / importation of unverified-origin material. Please note that this information is indicative only and our database of such sites is incomplete.

A. INDICATIVE ONLY	Please contact closedlandfills@aucklandcouncil.govt.nz
OWNERSHIP:	Auckland Council
SITE ID:	148
PROPERTY DESCRIPTION ADDRESS:	Lot 1 DP 36821, State Highway 16 Reweti 0812
SITE NAME:	Waimauku

Please note:

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

While the Auckland Council has carried out the above search using its best practical endeavours, it does not warrant its completeness or accuracy and disclaims any responsibility or liability in respect of the information. If you or any other person wishes to act or to rely on this information, or make any financial commitment based upon it, it is recommended that you seek appropriate technical and/or professional advice.

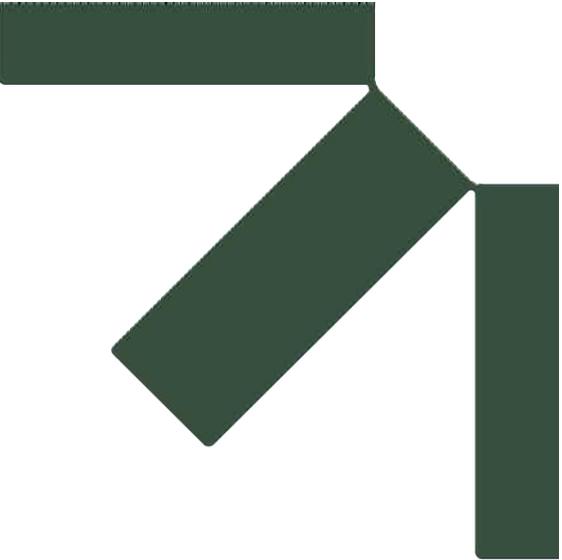
If you wish to clarify anything in this letter that relates to this site, please contact contaminatedsites@aucklandcouncil.govt.nz. Any follow up requests for information on other sites must go through the online order process.

Should you wish to request any of the files referenced above and/or listed in the attached spreadsheet for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure the files will be available).

Please note Auckland Council cost recovers officer's time for all site enquiries. As such an invoice for the time involved in this enquiry will follow shortly.

Yours Sincerely,

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



Appendix C Site Walkover

Preliminary Site Investigation

1080 State Highway 16, Waimauku

CMW Geosciences

SLR Project No.: 810.031375.00001

12 August 2025

Photo Log

Photo 1: General topography of the Site, looking south west (25 February 2025 (25 February 2025)).



Photo 2: General topography of the Site, looking north east (25 February 2025).

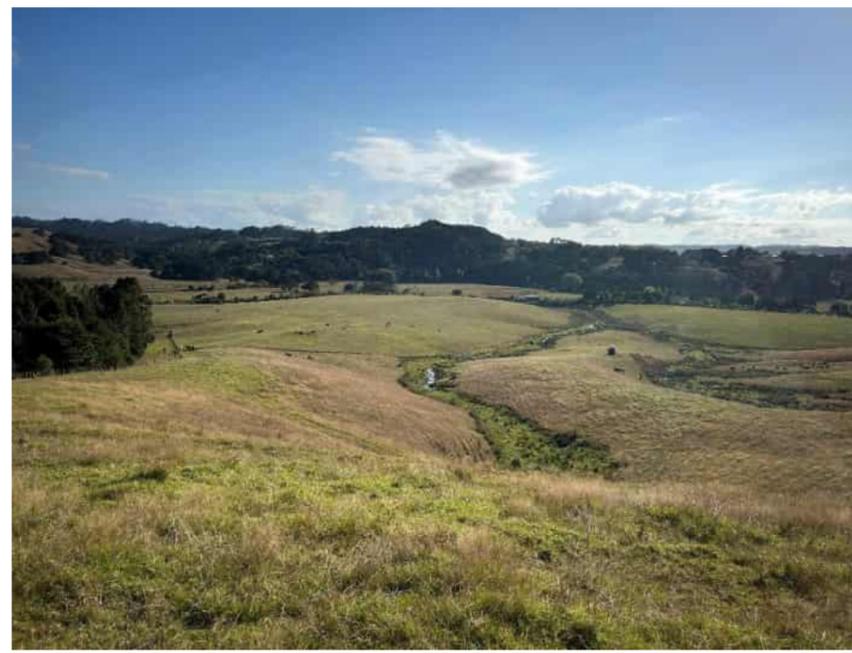


Photo 3: Silage storage structure identified on aerial image as Feature 11 (25 February 2025).



Photo 4: Pond located east of the Site, looking towards east (25 February 2025).



Photo 5: Barren soil around gates and water trough (25 February 2025).



Photo 6: Vacant dwelling located centrally within the Site and identified on aerial image as Feature 2 (25 February 2025).



Photo 7: Silage storage identified on aerial image as Feature 22 (25 February 2025).



Photo 8: Dwelling located south of the Site and identified on the aerial image as Feature 8. Looking towards south. (25 February 2025)



Photo 9: Former farm structure located along metalled driveway and identified on aerial image as Feature 7. Looking towards north (25 February 2025)



Photo 10: Former farm shed (Feature 7; 25 February 2025)



Photo 11: Sheds along metalled driveway, looking towards west (25 February 2025)



Photo 12: Shed along metalled driveway (25 February 2025)



Photo 13: Storage of farm equipment (25 February 2025)



Photo 14: Storage of fences (25 February 2025)



Photo 15: Drums adjacent to shed (25 February 2025)



Photo 16: Burn pit drum (25 February 2025)



Photo 17: Burn pit drum (25 February 2025)



Photo 18: Fence post storage, looking towards west (25 February 2025)



Photo 19: Hay storage located north of the site, looking towards north (25 February 2025)



Photo 20: Aggregate supply, looking towards north (25 February 2025).



Photo 21: Composting system, looking towards north (25 February 2025).



