23 July 2026

Stillhaven Limited
Attn: Caleb Pearson
110 Carlton Gore Road
Auckland 10223

Dear Caleb,

Preliminary Site Investigation - Stillhaven Development, Te Kowhai, Waikato

(Our Reference: 029937.000.001_07)

1 Introduction

ENGEO Ltd was engaged by Stillhaven Limited to undertake a Preliminary Site Investigation (PSI) of five rural properties on Te Kowhai and Horotiu Roads, near Te Kowhai, Waikato. This report has been prepared to support a referral application with the fast-track consenting application pathway.

The Stillhaven development herein referred to as 'the site' includes the following property addresses (see Figure 1):

- 648 Te Kowhai Road, 21.5 ha.
- 570 A Te Kowhai Road, 40 ha.
- 509B Horotiu Road, 17.5 ha.
- 493 Horotiu Road, 7.4 ha.
- 463B Horotiu Road, 17.6 ha.

ENGEO were previously engaged to undertake a geotechnical due diligence assessment of the site. In response to these findings. Stillhaven seek to progress land use and development consent as part of the fast-track process. This PSI is required to identify key contaminated land hazards arising from current and historical land use and which may present a risk or constraint to the design, consenting and construction of the project.

2 Proposed Development

Stillhaven Limited proposes Stillhaven, a thoughtfully planned mixed-use community on approximately 104ha of land located east of Te Kowhai in the Waikato District.

The project is intended to be progressed under the Fast-Track Approvals Act and will require land use and subdivision consents from Waikato District Council, together with regional resource consents from Waikato Regional Council. The development is proposed to integrate with Council's reticulated infrastructure networks, supporting the efficient delivery of services and long-term growth for the area.

Stillhaven will provide a significant contribution to meeting the Waikato District's housing needs by delivering approximately 700 new homes across a range of housing typologies, alongside a retirement village comprising approximately 200 independent living units and associated support facilities. This diversity of housing will provide opportunities for people at different life stages to remain within the local community.

The development will also include approximately (up to) 1,500 m² of commercial floor space across two neighbourhood centres, providing convenient access to shops, services, and employment opportunities for residents while reducing the need to travel for everyday needs.

A key feature of the proposal is the creation of an integrated network of public open spaces, walking and cycling connections, enhanced waterways, stormwater management areas, and ecological restoration. At the heart of the development will be a centrally located public reserve incorporating community-focused social infrastructure, creating a welcoming destination for recreation, community events and everyday social interaction for both new and existing residents of the wider Te Kowhai area.

The master planned community has been designed to promote walkability, connectivity, and healthy lifestyles through an interconnected transport network, safe active transport routes, attractive public spaces, and extensive landscaping. Environmental enhancements, including waterway restoration and ecological planting, will improve local biodiversity and contribute to the long-term health and resilience of the natural environment.

Development will occur in stages / sequence to ensure that housing, community facilities, and infrastructure are delivered in a coordinated manner that aligns with servicing capacity and market demand. This staged approach will support the orderly growth of Te Kowhai while creating a vibrant, sustainable and inclusive community that delivers lasting benefits for both future residents and the existing local community

3 Purpose and Scope of the PSI

The purpose of the PSI is to support the development application's progression through the fast-track consenting process and evaluate risks to human health and the environment. To achieve this the following objectives were set:

- Gather information relating to current and historical land uses to identify potentially contaminating activities included on the Hazardous Activities and Industries List (HAIL; MfE, 2011b); and to develop a preliminary conceptual site model (PCSM) to assess the potential exposure pathways present at the site;
- Assess whether the identified contaminants of concern pose a potential unacceptable risk to human health or identified environmental receptors;
- Identify future Detailed Site Investigation (DSI) requirements; and
- Identify potential management strategies for identified risks, ensuring compliance with regulations.

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In order to achieve the above objectives, the following scope of services were undertaken:

- Desktop review of available information relating to the site including a review of historical aerial imagery, property files and contaminated land information relating to the site;
- Undertake a site walkover to observe the site setting, identify any evidence of contamination and key potential environmental risks and to obtain ground-truth information;
- Development of preliminary conceptual site model (PCSM) to identify contaminant source-pathway-receptor linkages at the site and to enable assessment of the risk associated with the identified completed linkages; and
- Provide future recommendations to support the application and proposed development.

This assessment was undertaken in general accordance with the Ministry for the Environment (MfE) Contaminated Land Management Guidelines (CLMG) No. 1: Reporting on Contaminated Sites in New Zealand (MfE, 2021a). The investigation was supervised, and the report reviewed and approved by a suitably qualified and experienced contaminated land practitioner in accordance with national environmental regulations for soil contamination.

4 Site Information

4.1 Overview

Site information is summarised in Table 1. A site location and layout is presented in Figure 1.

Table 1: Site Information

Item	Description
Site Address	The site covers approximately 104 hectares of rural and currently consists of the following properties. • 493 Horotiu Road – 7.4ha (LOT 3 DP 349516) • 509b Horotiu Road – 17.4ha (LOT 1 DPS 82042) • 570A Te Kowhai Road – 40.1ha (LOT 3 DP 466665) • 648 Te Kowhai Road – 21.5ha (LOT 3 DP 361630) • 463B Horotiu Road – 17.5ha (Lot 2 DP 466110) We understand the above properties are currently zoned HPL-LUC2,
Topography	The topography across the study area can be broadly described as level to very gently undulating between 25 and 27 m RL (NZVD2016 Datum).
Current and Surrounding Land Use	The majority of the site is rural farmland. Each of the properties highlighted above are primarily used as pastoral farmland consisting of farm tracks and associated ancillary buildings typical of general farming use. 509B Horotiu Road also contains a primary dwelling. Key features in the surrounding area include: • Te Kowhai Road borders the site to the south and consist of a number of residential houses; • Horotiu Road borders the site to the northwest; • Hartstone Road is located 350m northeast of the site; • Rural farmland borders to the site to the north, east, west and south of the site; • The Te Kowhai Aerodrome is located 500 m south of the site; and • State Highway 39 is located 600 m south of the site.

4.2 Site Walkover

A site walkover was completed on 2 June 2026 by an ENGEO Engineering Geologist and Environmental Scientist. Observations of conditions present at the site are summarised in Table 2. Photographs taken during the site visit are included in Attachment 1.

463B Horotiu Road was not included in the site walkover, as this property was added to the project scope after the site walkover had been completed.

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Table 2: Site Walkover Observations

Property	Walkover Details	Photo Ref.
493 Horotiu Road	The property is primarily in flat pastoral land. Farm buildings are located centrally on the northern boundary consisting of: • A large empty corrugated iron shed empty at the time of the visit, with remnants of firewood storage. • An animal management area with concrete structures, holding pens, sorting runs and loading ramp. Holding pens and runs are concreted with kerbed drainage channels. Runs and pens appears sized for sheep. Some internal walls line with stipple backed potential asbestos containing material (PACM) in poor repair with significant damage.	1-2 3-8
509B Horotiu Road	The property is primarily in pasture with a brick and tile residential dwelling (refer Photo 9) and farm buildings including a stock handling and loading area are located in the west of the property. Farm buildings consist of the following: • The western building appeared to be of recent construction made of corrugated metal on a concrete foundation. No access to inside the building was available at the time of the visit. • Small open sided shed located centrally within the building complex was of corrugated iron with timber framing with a concrete slab. The shed contained a tractor, trailers, miscellaneous farming equipment and some small sealed agrichemical and paint containers. Evidence of oil staining was noted on the concrete under the tractor. • The southern shed was constructed of plywood with corrugated iron roof and appeared of older construction. The shed contained and was surrounded by miscellaneous farming equipment and some small sealed agrichemical and oil containers. • The large eastern shed was of recent construction consisting of corrugated metal on a concrete slab. No access was available at the time of the visit. • Attached to the southern farm building was a livestock handling and loading area consisting of pens, runs and loading ramp. An additional farm building is location centrally in the eastern portion of the property. The building could only be assessed from distance and appeared to be constructed either with plywood or flat cement board (PACM). Other things of note include: • Small pile of broken concrete partially buried in the paddock near the animal sorting and loading area. • Small pump shed adjacent the livestock handling and loading area. • A chicken run was located in the paddock to the east of the farm buildings.	10 11-14 15-17 18 20-21 24 22 23 19

Property	Walkover Details	Photo Ref.
648 Te Kowhai Road	The property is primarily in pasture with the following additional features identified: • A farm building and stock handling area are located centrally near the southern boundary. This included a concrete, block and iron farm building, water trough, concrete lined holding pens and a stock loading ramp. • Directly south of the farm building is an area overgrown with blackberries with evidence of a potential farm dump / disposal area underneath. Evidence included a derelict car and sloping ground on the southern edge indicating a potential pit. • A waste stockpile was located centrally within the property including broken trough concrete, bailage plastic and fencing materials (posts and wire). • The upright frame poles of a former shed is located in the south-eastern portion of the property, with corrugated iron sheets likely associated with the former shed scattered and partially buried in and around the area.	25-27 28-29 30 31-32
570A Te Kowhai Road	The property is primarily in pasture with the following additional features identified: • Property is accessed via a drive down the eastern boundary which heads west about halfway up to the centre of the site. A small pump shed and a concrete silage area are located south of the access drive • A large Corrugated iron barn is location centrally within the property. Miscellaneous farming materials (fence posts, equipment, wire) are scattered around the perimeter of the barn. The barn housed a number of silage bales on a dirt floor. • North of the barn is a small farm waste pile including wood pallets, trees and bailage plastic. • A set of farm buildings and associated animal management area is located in the east if the site near the access drive. The animal management area contains concrete structures, holding pens, sorting runs and loading ramps. Holding pens and runs are concreted with kerbed drainage channels. Runs and pens appears sized for sheep. A drainage sum is connected on the northern side of the main holding area. • Two small, corrugated iron shed with dirt floors are located north of the animal management area. • The neighbouring property directly to the east of the farm buildings was identified to contain a helicopter with spray boom and the potential for chemical storage and use.	33-34 35-37 38 39-47 48 49-50

4.3 Geology

A review of the GNS Interactive Web Map indicate the site is underlain by a gently north-westward sloping plain (Hinuera Surface) of alluvial sediments deposited by the ancestral Waikato River. The majority of the study area is shown to be underlain by Piako Subgroup alluvium, with the southern part of the site underlain by the older Hinuera Formation.

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ENGEO reviewed our internal database and the New Zealand Geotechnical Database (NZGD) for relevant information in nearby boreholes. The NZGD did not show any existing intrusive investigation within the site boundary however bordering the east of the site at Delta Way, five shallow hand auger boreholes have been undertaken by BCD Group.

The BCD hand augers identified topsoil up to a maximum depth of 0.5 m bgl. Natural ground was logged as 'Swamp Deposits' and comprising of light brown sandy silt and light grey clayey silt from 0.5 to 2.4 m bgl. One log recorded amorphous peat at 0.5 m bgl. No fill or visual / olfactory evidence of contamination were described in the logs.

4.4 Hydrology

The site is located within the low-lying alluvial floodplain of the Waikato Regional Drainage Scheme, between the Waipā and Waikato Rivers, with numerous open drains and streams present within and adjacent to the site. A small surface water feature is evident within the central portion of 509B Horotiu Road. An unnamed tributary of the Waipa River is present north of the site flowing in a northwest direction.

Within the wider area, the Waipa River is located 3.5 km west from the site and the Waikato River is located 4.5 km east from the site. An incised tributary gully system of the Waipa River is located approximately 100 metres south of the site and appears to contain a stream that flows from east to west. The Te Otamanui lagoon is a small backwater wetland system associated with the Waipa River is present 600 m to the west. There are no direct hydrological pathways linking the site to these features therefore it is unlikely that contaminants would migrate from the site to these receptors.

4.5 Hydrogeology

We infer from the presence of open drains and tributaries within the site and surrounding areas that a perched or shallow water table is likely to be present below the site surface. This is supported by review of the BCD hand augers (NZGD) which encountered groundwater levels between 0.9 and 1.7 m bgl. Groundwater is inferred to flow in a westerly direction towards the Waipa River.

5 Site History and Record Search

5.1 Historical Aerial Photographs

Aerial photographs dating from 1941 to 2026 have been reviewed. The aerial photographs were sourced from Retrolens and Google Earth Pro. Relevant visible features on the site and surrounding area are summarised in Table 3 below with reviewed aerial photographs provided in Attachment 2.

Table 3: Aerial Photograph Summary

Date	Description
1940s	• Earliest available mapping shows the site to be predominantly rural farmland and underdeveloped. The site has open paddock with fence lines; • An animal management area, farm building, a shed and accessway is located south of 648 Te Kowhai Road in 1941. Located west of this area, a shed is present; • A dwelling is located at the neighbouring property present east of 648 Te Kowhai Road; • An animal management area and a shed is present located at 493 Horotiu Road. An additional shed is located in the western area of 493 Horotiu Road; • A shed is present located in the eastern area of 570A Te Kowhai Road; • Two sheds are present located in the eastern area of 463B Horotiu Road; • An animal management area, including an associated building is present in the north of 463B Horotiu Road; • Horotiu Road is present bordering the site to the north and west; and • Te Kowhai Road is present bordering the site to the south.
1950s	• A shed is located in the centre of 570A Te Kowhai Road.
1960s	• The western shed located at 493 Horotiu Road is no longer present by 1963. • The two sheds located in the eastern area of 463B Horotiu Road are no longer present. • A shed is present along the southern boundary of 648 Te Kowhai Road. • A building is located in the central area of 463B Horotiu Road. • The shed located in the centre of 570A Te Kowhai Road is no longer present. • A depression feature is located between the animal management area and shed to the east of 570 Te Kowhai Road.
1970s	• By 1974, a shed is located east of the animal management area at 648 Te Kowhai Road; • By 1979, a corrugated iron barn is present in the center of 570A Te Kowhai Road; and • The shed previously located in the eastern portion of 570A Te Kowhai Road includes an access track and an animal management area by 1979. • An additional building is located on the northern boundary of 463B Horotiu Road near the animal management area.
1980s	• Photographs not available.
1990s	• A dwelling, large central shed and associated accessway is present at 509B Horotiu Road. Adjacent to the central shed, an animal management area is present; and • The eastern shed at 509B Horotiu Road is present in 1991.

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Date	Description
2000s	• In 2004 area of possible animal management area (animal pen) is present in the southeast of 463B Horotiu Road. • In 2008, the central barn at 463B Horotiu Road is no longer present with the upright frame poles present. Active ground disturbance is evident at 509B Horotiu Road, including the formation of building platforms; • By 2009, an additional two sheds were present within the building complex at 509B Horotiu Road; and • By 2009, the shed located east of the animal management area at 648 Te Kowhai Road had been removed, with the upright frame poles remaining.
2010s	• In 2010, a number of bales are present in the animal management area at 648 Te Kowhai Road; and • In 2012 a number of soil disturbance activities is present in the south of 648 Te Kowhai Road. A stockpile is noted to be present from 2013.
2020s	• In 2023, a waste stockpile area is present in the northern section of 463B Horotiu Road. • In 2024 a helicopter landing pad and chemical storage area is present east of 570A Te Kowhai Road.

5.2 Waikato Regional Council's Land Use Council HAIL Register

Waikato Regional Council maintains a Land Use Register (LUR) of past and current land uses within the Waikato region which have had an activity included on the HAIL (Hazardous Activity and Industry List, MfE 2011) undertaken on them.

The Waikato Regional Council LUR enquiry was requested by ENGEO on 2 June 2026 and 15 July 2026 for the named sites with records shown in Attachment 3. In response, the council indicated that the properties within the site are not currently registered. If a site is not on the LUR it does not necessarily mean that an activity on the HAIL has not been undertaken, only that it is not known by Waikato Regional Council to have been undertaken.

5.3 Property File Review

The property file held by Waikato Regional Council was received on 13 June 2026. A summary of the information potentially relevant to this investigation is provided in below. Relevant property files can be provided upon request.

5.3.1 493 Horotiu Road and 509B Horotiu Road

The property file review identified that a resource consent has been granted for the subdivision of 483 Horotiu Road to create the property at 493 Horotiu Road and 509B Horotiu Road in 2004. As part of the subdivision request, a site visit was undertaken as part of a planner's report at the property as part of an inspection to assess whether the lots are adequate sizes for complying with building platforms. During the inspection, it was noted to be in pasture with an existing dwelling, garage and stockyards. Additionally, a number of drains are noted to be present across the lots. No additional supporting reports were identified within the property files for 493 and 509B Horotiu Road.

5.3.2 570A Te Kowhai Road

The property file review identified that a resource consent has been granted for the subdivision of 556 Te Kowhai Road, which was subdivided to create the property at 570A Te Kowhai Road in 2013.

Supporting documentation included a Preliminary Site Investigation (PSI) by Envirochem Evaluation Ltd (2013) for 556 Te Kowhai Road to support a proposed rural / residential subdivision of the site. The assessment focused on potential cadmium contamination associated with historic pastoral land use and long-term superphosphate fertiliser application. The site was identified as having been used for grazing with no evidence of point-source contamination. Composite soil sampling was undertaken across the proposed lot area (approximately 1.6 ha), with laboratory results indicating cadmium concentrations ranging from approximately 0.62 to 0.85 mg/kg. Envirochem Evaluation Ltd averaged out the concentration (0.75 mg/kg) and indicated these average concentrations were below the applicable NES-CS soil contaminant standard (SCS) for rural residential human health use (0.8 mg/kg) indicating elevated background levels typical of fertiliser-impacted rural land but not exceeding human health criteria. The PSI concluded that the site is suitable for the proposed subdivision and that further investigation was not required.

5.3.3 463B Horotiu Road

A review of property files identified a resource consent granted in June 2013 for a boundary adjustment between 463 Horotiu Road and 463B Horotiu Road. The consent authorised the widening of the existing access leg to 463B Horotiu Road. The records describe 463B Horotiu Road as a rear lot comprising approximately 17.6 ha used for pastoral farming and containing farm sheds, while 463 Horotiu Road comprised approximately 1.16 ha and contained an existing dwelling and accessory buildings. The application did not involve any physical works, and Waikato Council concluded that the effects of the proposal would be less than minor. The consent documentation also records that the property was not identified as a site where hazardous agricultural activities had occurred.

6 Potential Sources of Contamination

Based on the desktop information, site walkover and review of current and historical site history a number of potential contaminative activities have been identified typical of rural agricultural operations. This includes the following and associated HAIL ID.

- **Animal Management Areas**. A number of animal management areas, including livestock handling and loading, have been identified across the site, with a couple having the potential for animal treatment activities. These areas contain concrete structures, holding pens, sorting runs, and loading ramps. Holding pens and runs are concreted with kerbed drainage channels and appear sized for sheep. There is potential for contamination associated with the accumulation and runoff of animal waste and livestock treatments. *(HAIL ID A8: Livestock dip or spray race operations)*

- **Current and Former Farm Buildings**. A number of farm buildings, including sheds and barns, are present across the site and have been used to store farm equipment, agrichemicals, and other materials. Based on the age of the buildings, it is possible that asbestos-containing materials (ACMs) were used in their construction. Other hazardous building materials commonly associated with older structures, such as lead-based paint, corrugated iron sheeting, and galvanised metals, may also be present.

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The use of these sheds for storing farming equipment, agrichemicals, and oil containers presents a risk of localised contamination from leaks and spills. *(HAIL ID 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)*

- **Farm Dump and Disposal Area**. The site walkover identified a potential farm dump in the south of 648 Te Kowhai Road evidenced by a derelict car and sloping ground on the southern edge indicating a potential disposal pit which has the potential to cause contamination to surrounding soil. (*HAIL ID G5 – Waste disposal to land*)
- **Waste Stockpile Areas**. The site walkover identified two waste stockpile areas containing broken trough concrete, bailage plastic, and fencing materials (posts and wire). This has the potential to cause contamination to surrounding soil. (*HAIL ID I*)
- **Agrichemical Application**. The site has been used for rural farming activities therefore there is potential for the application of agrichemicals such as fertilisers, herbicides, and pesticides to pastoral land. Repeated application of phosphate fertilisers is commonly associated with elevated concentrations of cadmium in soils and previous soil sampling undertaken on-site (see Section 5.3.2) indicate elevated levels of cadmium. *(HAIL ID A1: Agrichemicals)*
- **Off-Site Source - Potential chemical storage area associated with a helicopter spraying operation**. Adjacent to the site potential chemical storage and use is present associated with the operation of a helicopter spraying operation. There is potential for migration to the site associated with chemical storage and handling from this offsite source. *(HAIL ID 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).*

Sources of contamination associated with the activities outlined above are presented in Table 4, including contaminants of concern and their locations. The corresponding sources are shown on Figure 2.

Table 4: Potential Sources of Contamination

Potentially Contaminative Activity Ref	Potential Source of Contamination Figure Reference and Location	Primary Contaminants of Concern
Animal Management Areas	• 1A – Animal management area at 492 Horotiu Road. • 1B – Livestock handling and loading area at 509B Horotiu Road • 1C – Stock handling area located at 648 Te Kowhai Road • 1D – Animal management area located at 570A Te Kowhai Road • 1E – Animal Management area located at 463B Horotiu Road • 1F – Possible stock handling area located at 463B Horotiu Road	• Heavy Metals (including arsenic, copper, zinc and cadmium) • Polycyclic Aromatic Hydrocarbons (PAHs) • Pathogens • Organochlorines (DDT, Dieldrin and Aldrin) • Organophosphates • Synthetic pyrethroids

Potentially Contaminative Activity Ref	Potential Source of Contamination Figure Reference and Location	Primary Contaminants of Concern
Current and Former Farm Buildings	• 2A – Shed located at 493 Horotiu Road • 2B – Central shed located at 509B Horotiu Road • 2C – Southern Shed located at 509B Horotiu Road • 2D – Eastern Shed located at 509B Horotiu Road • 2E – Central eastern shed located at 509B Horotiu Road • 2F – Iron Farm Building located at 648 Te Kowhai Road • 2G – Corrugated iron barn located at 570A Te Kowhai Road • 2H – Two small, corrugated iron sheds located at 570A Te Kowhai Road • 2I – Former sheds located at 648 Te Kowhai Road • 2J – Former central barn located at 463B Horotiu Road • 2K – Former sheds located at 463B Horotiu Road	• Subject to specific activity location: • Heavy Metals (including arsenic, lead, copper, zinc and iron) • PAHs • Total Petroleum Hydrocarbons (TPHs) • Benzene, toluene, ethylbenzene, and xylene (BTEX) • Organochlorines • Asbestos
Farm dump / disposal area	• 3A – Farm dump disposal area at 648 Te Kowhai Road	• Heavy Metals (including lead, copper and zinc) • PAHs • TPHs • Asbestos
Waste Stockpile Areas	• 4A – Waste stockpile located at 648 Te Kowhai Road • 4B – Small farm waste pile located at 570A Te Kowhai Road • 4C – Waste stockpile located at 463B Horotiu Road • 4D - Small pile of broken concrete partially buried in the paddock at 509B Horotiu Road	• Heavy Metals (including lead, copper and zinc) • PAHs • TPHs • Asbestos
Agrichemical application	• 5A – Site Wide	• Heavy Metals (cadmium) • Organochlorines (DDT, Dieldrin and Aldrin)
Off-Site Source	• 6A - Potential chemical storage area associated with a helicopter landing area located east of 648 Te Kowhai Road	• Heavy Metals • PAHs • Volatile Organic Compounds (VOCs)

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7 Preliminary Conceptual Site Model

A PCSM has been developed to assess the potential exposure pathways present at the site. A contamination CSM consists of three primary components. For a contaminant to present a risk to human health or an environmental receptor, all three components are required to be present and connected. The three components of a CSM are:

- Source of contamination.
- An exposure route, where the receptor and contaminants come into contact (e.g., ingestion, inhalation, dermal contact).
- Receptor(s) that may be exposed to the contaminants.

The PCSM is summarised in Table 5.

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Table 5: Preliminary Conceptual Site Model

Potential Source of Contamination	Possible Extent of Contamination	Potential Pathway	Potential Receptor	SPR Linkage
Animal Management Areas	Shallow soils in the location and downslope of holdings pens and runs	Soil ingestion, inhalation of dust, and / or dermal contact	Future site users / site redevelopment workers Surrounding residents	**Potentially Complete** Impacts to soils are likely to be concentrated within animal management areas; however, there is potential for more widespread contamination associated with sheep movement across the site. It is possible for leaching to occur to the underlying groundwater and receiving environment from the potentially contaminative activity.
		Leaching or migration of contaminants to off-site sources via surface water runoff, drainage network and / or groundwater	Open farm drains and streams Groundwater Unnamed Stream located to the north of the site	
		Direct Uptake	Terrestrial ecological receptors	
Current and Former Farm Buildings	Shallow soil within and adjacent to current farm building footprints	Soil ingestion, inhalation of dust, and / or dermal contact	Future site users / site redevelopment workers Surrounding residents	**Potentially Complete** Evidence of oil staining was noted associated with some farm buildings, and it is possible contamination may be present associated with additional leaks and spills. Additionally, there is potential for hazardous building material to be present within the halo of the current and former farm buildings.
		Leaching or migration of contaminants to off-site sources via surface water runoff, drainage network and / or groundwater	Open farm drains and streams Groundwater Unnamed Stream located to the north of the site	
		Direct Uptake	Terrestrial ecological receptors	

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Potential Source of Contamination	Possible Extent of Contamination	Potential Pathway	Potential Receptor	SPR Linkage
Farm dump / disposal area	Shallow and subsurface soil in areas where disposal area has been observed	Soil ingestion, inhalation of dust, and / or dermal contact	Future site users / site redevelopment workers Surrounding residents	**Potentially Complete** Farm dump and disposal area have the potential to cause contamination to the surrounding soil. Contamination is expected to be localised to the area of the farm dump and disposal area.
		Leaching or migration of contaminants to off-site sources via surface water runoff, drainage network and / or groundwater	Open farm drains and streams Groundwater Unnamed Stream located to the north of the site	
		Direct Uptake	Terrestrial ecological receptors	
Waste Stockpile Area	Shallow and subsurface soil in areas where waste stockpile has been observed	Soil ingestion, inhalation of dust, and / or dermal contact	Future site users / site redevelopment workers Surrounding residents	**Potentially Complete** Two waste stockpiles are present within the site which has potential to cause contamination through leaching to the underlying soil. Contamination is expected to be localised in the area of the identified stockpiles.
		Leaching or migration of contaminants to off-site sources via surface water runoff, drainage network and / or groundwater	Open farm drains and streams Groundwater Unnamed Stream located to the north of the site	
		Direct Uptake	Terrestrial ecological receptors	

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Potential Source of Contamination	Possible Extent of Contamination	Potential Pathway	Potential Receptor	SPR Linkage
Agrichemical application	Shallow and subsurface soil in areas agrichemical application have been used (site-wide)	Soil ingestion, inhalation of dust, and / or dermal contact	Future site users / site redevelopment workers Surrounding residents	**Potentially Complete** Based on previous investigations within the site, cadmium levels slightly exceeded the rural residential criteria therefore it is considered likely elevated levels of cadmium may be present in the topsoil across the site.
		Leaching or migration of contaminants to off-site sources via surface water runoff, drainage network and/or groundwater	Open farm drains and streams Groundwater Unnamed Stream located to the north of the site	
		Direct Uptake	Terrestrial ecological receptors	
Off-site Source - Potential chemical storage area	Shallow soils in areas of the site adjacent to the off-site chemical storage area	Soil ingestion, inhalation of dust, and / or dermal contact	Future site users / site redevelopment workers	**Potentially Complete** The chemical storage area is located at a slightly higher elevation than the surrounding site. Therefore, there is potential for migration of contaminants associated with the storage area to occur via overland flow and stormwater discharge to on-site soils.
		Direct Uptake	Terrestrial ecological receptors	

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8 Discussion

8.1 Development Suitability

Multiple activities or industries listed in the HAIL (MfE, 2011a) have been identified to have potentially occurred at the site. Based on the activities identified and our experience on similar sites, contamination, if present, would likely be limited in nature and largely confined to shallow soils. It is expected that where identified through detailed intrusive investigations, contamination above relevant human health and environmental criteria would be able to be remediated to appropriate concentrations for the development land use associated with the development plan using traditional remedial techniques. The selection of appropriate solution would be guided by appropriate options assessment completed as part of developing a Remediation Action Plan (RAP).

None of the activities identified in this PSI are considered likely to present a risk that cannot be suitably managed or mitigated through remedial activities to support the future mixed land use proposed. On this basis, the site proposed for the change in land use, subdivision and development activities are considered to be suitable.

8.2 Construction Phase Risks.

Considering the above, it is unlikely that construction phase risks will be significant. However, if identified during intrusive investigation, these will require appropriate management and controls.

8.3 Waste Disposal and Sustainability Opportunities

It is possible that near surface soils may contain a level of contamination that exceeds regional background conditions and will be unlikely to meet the definition of cleanfill (WasteMINZ 2023). Options for local disposal of contaminated soils are limited, and carry a high cost, particularly where asbestos is confirmed by investigations to be present. The end use of the site is favourable to limiting requirements for off-site soil disposal and any future design should seek to maximise opportunities to retain soils *in situ* on-site. Opportunities to reduce the amount of off-site landfill disposal include:

- Robust investigations and characterisation to avoid conservative earthworks disposal assumptions and volume estimates;
- Building and earthworks design promoting the retention of contaminated soils on-site;
- Use of detailed quantitative risk assessment to reutilise impacted soils in areas of lower sensitivity (i.e. retirement village, landscaping); and
- Identification of alternative development sites for recycling impacted soils (this option will require investigation, risk assessment and consent for any receiving site).

8.4 Regulatory Context

In the Waikato Region, management of potentially contaminated soils is covered by the following regulations:

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS, 2011).
- Waikato Regional Plan (WRP) (WRC, 2021) operative in part June 2021.

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8.4.1 The NESCS

The NESCS may be relevant to soil disturbance, subdivision, and physical land use change (Users' Guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("the Users' Guide"; MfE, 2012)) where an activity listed on the HAIL (MfE, 2011) has occurred or is likely to have occurred, such as is identified for the site.

As activities from the HAIL list have been identified at this site, and large-scale earthworks, subdivision, or changes in land use are planned, the regulations are considered to be applicable at this stage.

The status of any proposed development activity under the NESCS will require further assessment following the findings of Detailed Site Investigations (DSI) to confirm the areas affected by the potential activities identified by this PSI, determine the levels of contaminants in potentially affected areas and assess the associated risk to human health and the environment. If required, the level of consent under the NESCS will be dictated by the concentrations of contamination identified and the associated risk assessment.

8.4.2 Regional Plan

Contaminated land considerations of the WRP are specifically related to discharges arising from the remediation of contaminated land. Remediation and / or management of soils at the Site can be undertaken as a permitted activity under Rule 5.3.4.6 of the WRP provided that all criteria can be achieved, including:

a) Any discharge to air arising from the activity shall comply with the conditions and standards and terms in Section 6.1.8 except where the matters addressed in Section 6.1.8 are already addressed by conditions on resource consents for the site.

b) No contaminants from the remediation of the contaminated land shall be discharged into water or onto land unless discharged to a landfill authorised in Section 5.2.7.

c) The Waikato Regional Council shall be provided with the following reports prepared in compliance with Contaminated Land Management Guideline No.1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, Wellington, NZ, Updated October 2021) prior to commencement of land remediation:

    a. Detailed Site Investigation report; and

    b. Site Remedial Action Plan.

d) After remediation is completed, copies of the following reports prepared in compliance with Contaminated Land Management Guideline No.1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, Wellington, NZ, Updated October 2003) must be provided to the Waikato Regional Council:

    a. Site Validation Report; and

    b. Ongoing Monitoring and Management Plan.

e) Any updates of these reports shall be provided to the Waikato Regional Council if a change in investigation, remediation and monitoring strategy occurs.

Determination of consent under the WRP will be required following detailed site investigations and confirmation of management strategies during development.

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9 Recommendations

Intrusive investigations are recommended in order to confirm and/or de-risk identified contamination activities, and where confirmed to characterise the presence and extent of contamination. Detailed investigation should include the following:

- Ground investigation, soil sampling, and laboratory testing across the site, targeting potential contamination sources identified by this PSI;
- Delineate vertical and lateral extent of contamination;
- 'Tier 1' risk assessment through screening of reported laboratory data against relevant human health, ecological and waste management criteria;
- Revision of the conceptual site model to understand key potential contaminant 'source-pathway-receptor' linkages for the proposed development;
- Determination of remediation and management requirements for the proposed development;
- Identify disposal and reuse options for soil at the site to support project financial and sustainability objectives; and
- Preparation of a DSI report in general accordance with the Ministry for the Environment (MfE) Contaminated Land Management Guidelines (CLMG)

Where contamination is identified the development of a contaminated site management plan (CSMP) and / or Remediation Action Plan (RAP) should be prepared by a SQEP to outline management of potential human health and environmental risks associated with the proposed land use change and soil disturbance and construction activities. The CSMP will be a live document and will require updates as further investigation and assessment is completed. A 'for consent' version of the CSMP will likely be required for submission as part of the substantive fast-track consent application.

It should be noted that some of the buildings onsite were constructed prior to the year 2000. The Health and Safety at Work (Asbestos) Regulations 2016 state if a building constructed or installed prior to January 2000 requires demolition or refurbishment, an asbestos survey must be undertaken by a competent person. ENGEO recommends that an asbestos survey is completed prior to the demolition of the buildings present on-site for which building surveys are not available.

10 Limitations

i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of our client, Stillhaven Limited, their professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.

ii. The recommendations in this report are based on the ground conditions indicated from published sources, site assessments and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.

iii. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.

iv. This Limitation should be read in conjunction with the Engineering NZ / ACENZ Standard Terms of Engagement.

v. This report is not to be reproduced either wholly or in part without our prior written permission.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned if you require any further information.

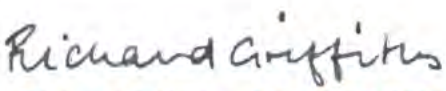
Report prepared by



Lisa Regan

Staff Environmental Scientist

Report reviewed by



Richard Griffiths, CEnvP SC CMEng (PEngGeol), CGeol

Associate Geo-Environmental Engineer

11 References

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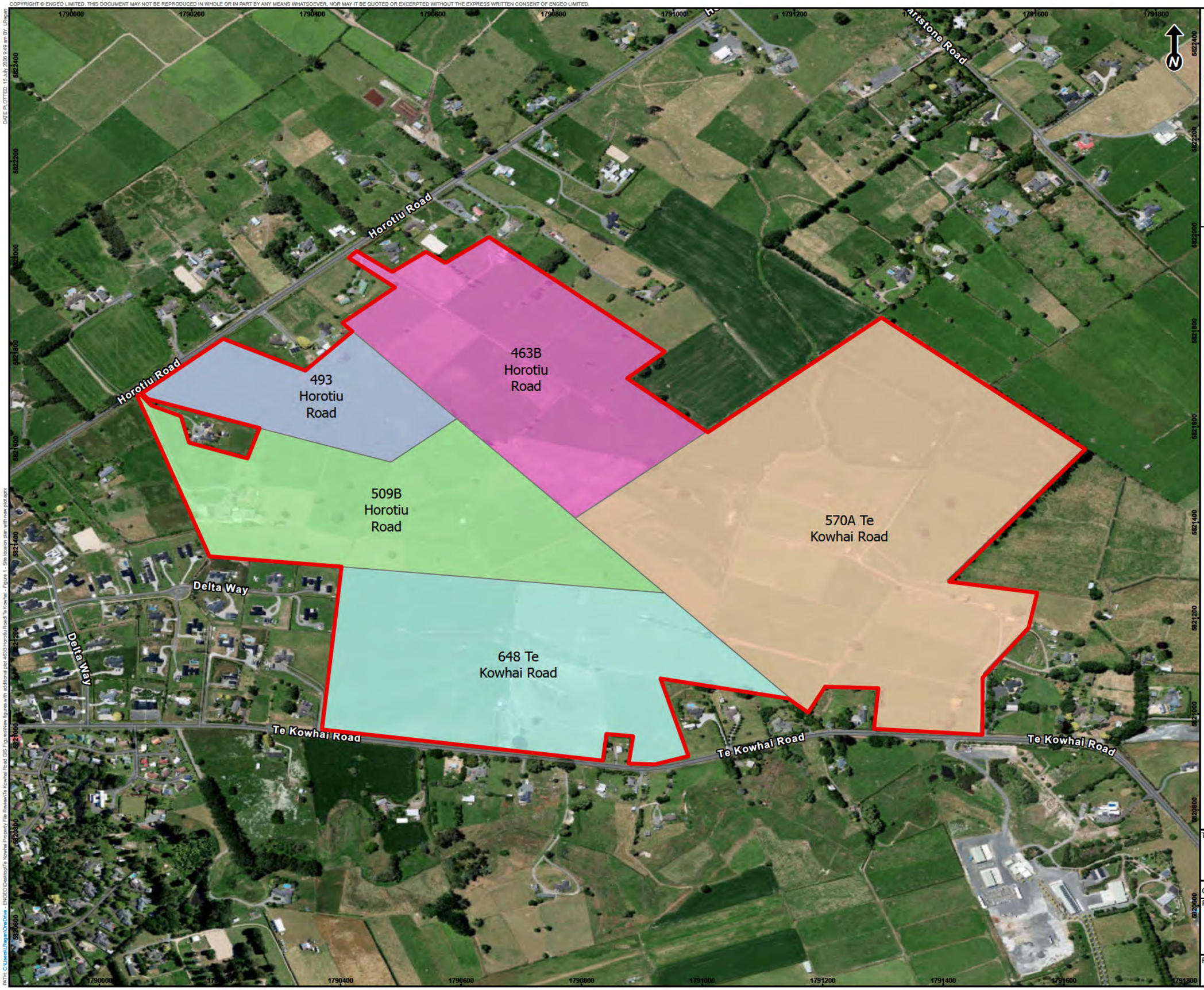
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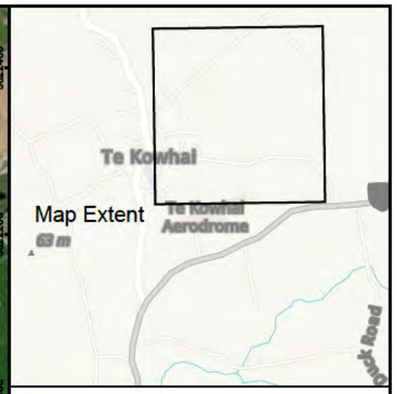
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Figures

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DATE PLOTTED: 15 July 2026 9:49 am BY: LRegan





Legend

- Site Boundary
- 493 Horotiu Road
- 509B Horotiu Road
- 570A Te Kowhai Road
- 648 Te Kowhai Road
- 463B Horotiu Road

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.

0 50 100
Metres

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Tauranga Office
1/314 Maunganui Road
Mount Maunganui, Tauranga 3116
Tel: 07 777 0209, www.engeo.co.nz

Title:
Figure 1 - Site Location Plan and Properties

Client: Stillhaven Limited		Figure No: 1
Project: 570A / 648 Te Kowhai Road	Designed: LR Drawn: LR Checked: AG Date: Jul 26	Size: A3
Proj No: 029937.000.001	Scale: 1:7,385	Revision: A

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PATH: C:\Users\LRegan\OneDrive - ENGEO\Desktop\Te Kowhai Property File Review\Te Kowhai Road GIS Figures\New figures with additional plot 463B Horotiu Road\Te Kowhai - Figure 1 - Site location plan with new plot.aprx

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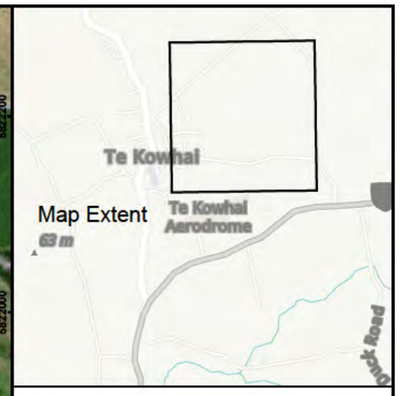
PATH: C:\Users\LRegan\OneDrive - ENGEO\Desktop\Te Kowhai Property File Review\Te Kowhai Road GIS Figures\New figures with additional plot 4\593 Horotiu Road\Te Kowhai - Figure 2 - Potential sources of contamination with new plot.aprx

1790200 1790400 1790600 1790800 1791000 1791200 1791400 1791600

5822200 5822000 5821800 5821600 5821400 5821200 5821000 5820800

N

1E
4C
2J
2K
2K
2A
1A
463B Horotiu Road
493 Horotiu Road
1F
1B
2B
2C
4D
509B Horotiu Road
2E
570A Te Kowhai Road
4B
2G
1D
6A
2H
648 Te Kowhai Road
1C
3A
2I
2F
4A



Legend

- Site Boundary
- Property Boundaries

Sources

- Animal Managment Areas
- Current and Former Farm Buildings
- Farm Dump / Disposal Area
- Waste Stockpile Area
- Off-Site Sources

Aerial: LINZ and Eagle Technology, CC BY 4.0.
Map image: Eagle Technology.

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Metres

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1/314 Maunganui Road
Mount Maunganui, Tauranga 3116
Tel: 07 777 0209, www.engeo.co.nz

Title:
Figure 1 - Location of potential sources of contamination

Client: Stillhaven Limited		Figure No: 2
Project: 570A / 648 Te Kowhai Road	Designed: LR Drawn: LR Checked: AG Date: Jul 26	Size: A3
Proj No: 029937.000.001	Scale: 1:6,300	Revision: A

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Attachment 1

Site Walkover Photographs



Photo 1: 493 Horotiu Rd - Corrugated Iron Shed



Photo 2: 493 Horotiu Rd - Evidence of firewood storage within the corrugated Iron shed.



Photo 3: 493 Horotiu Rd - Animal management area structures.



Photo 4: 493 Horotiu Rd - Damaged potential asbestos containing material (PACM) wall linings.



Photo 5: 493 Horotiu Rd - Entry gate for livestock into building holding pens. Sized for sheep.



Photo 6: 493 Horotiu Rd - Concreted holding pens with channelised drainage.



Photo 7: 493 Horotiu Rd - Animal run associated with pen area.



Photo 8: 493 Horotiu Rd - Stock loading ramp.



Photo 9: 509B Horotiu Rd - Residential dwelling.



Photo 10: 509B Horotiu Rd - Western farm building.



Photo 11: 509B Horotiu Rd -



Photo 12: 509B Horotiu Rd -



Photo 13: 509B Horotiu Rd - Residential dwelling.



Photo 14: 509B Horotiu Rd - Western farm building.



Photo 15: 509B Horotiu Rd -



Photo 16: 509B Horotiu Rd -



Photo 17: 509B Horotiu Rd - Residential dwelling.



Photo 18: 509B Horotiu Rd - Western farm building.



Photo 19: 509B Horotiu Rd – Chicken run.



Photo 20: 509B Horotiu Rd -



Photo 21: 509B Horotiu Rd - Residential dwelling.



Photo 22: 509B Horotiu Rd – Stockpile of partially buried concrete.



Photo 23: 509B Horotiu Rd – Inside pump shed.



Photo 24: 509B Horotiu Rd – Farm building located centrally in the eastern portion of the property. Not able to be accessed during the site walkover.



Photo 25: 648 Te Kowhai Road – Farm building and pens located centrally near the southern boundary of the property.



Photo 26: 648 Te Kowhai Road – Inside farm building



Photo 27: 648 Te Kowhai Road – Loading ramp near the farm building.



Photo 28: 648 Te Kowhai Road – Derelict car covered in blackberries in location of suspected farm dump



Photo 29: 648 Te Kowhai Road - Blackberries in location of suspected farm dump.



Photo 30: 648 Te Kowhai Road – Waste pile in centre of property.



Photo 31: 648 Te Kowhai Road – Former shed frame poles.



Photo 32: 648 Te Kowhai Road – Partially buried corrugated iron near former shed.



Photo 33: 570A Te Kowhai Rd – Small pump shed on south side of access drive to centre of the property.



Photo 34: 570A Te Kowhai Rd – Silage storage area on south side of access drive to centre of the property.



Photo 35: 570A Te Kowhai Rd – Large barn in centre of the property.



Photo 36: 570A Te Kowhai Rd – Storage of miscellaneous materials adjacent the large barn.



Photo 37: 570A Te Kowhai Rd – Silage bales sored in large barn.



Photo 38: 570A Te Kowhai Rd – Waste pile north-east of the large barn.



Photo 39: 570A Te Kowhai Rd – Farm buildings attached to animal handling area in the est of the property.

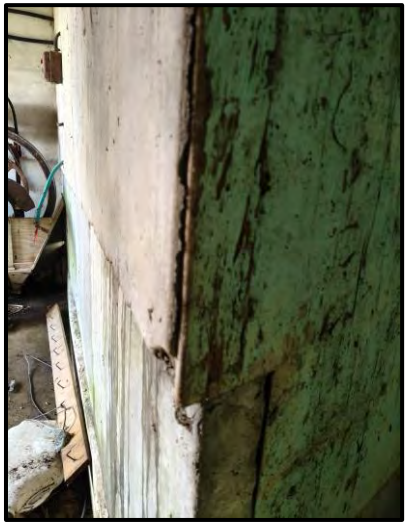


Photo 40: 570A Te Kowhai Rd – PACM internal wall linings within the farm building.



Photo 41: 570A Te Kowhai Rd – Small chemical container storage in the farm building.



Photo 42: 570A Te Kowhai Rd – Main access to the Farm building and associated pens, stock yard and loading ramps.



Photo 43: 570A Te Kowhai Rd – Inside holding pens.



Photo 44: 570A Te Kowhai Rd – Concrete lined run and animal management area.



Photo 45: 570A Te Kowhai Rd - Concrete lined animal management area.



Photo 46: 570A Te Kowhai Rd – Channelised concrete platform adjacent animal run.



Photo 47: 570A Te Kowhai Rd – Sump connected to animal management area.



Photo 48: 570A Te Kowhai Rd – Small corrugated iron sheds near farm buildings and anaimal management area in the east of the property



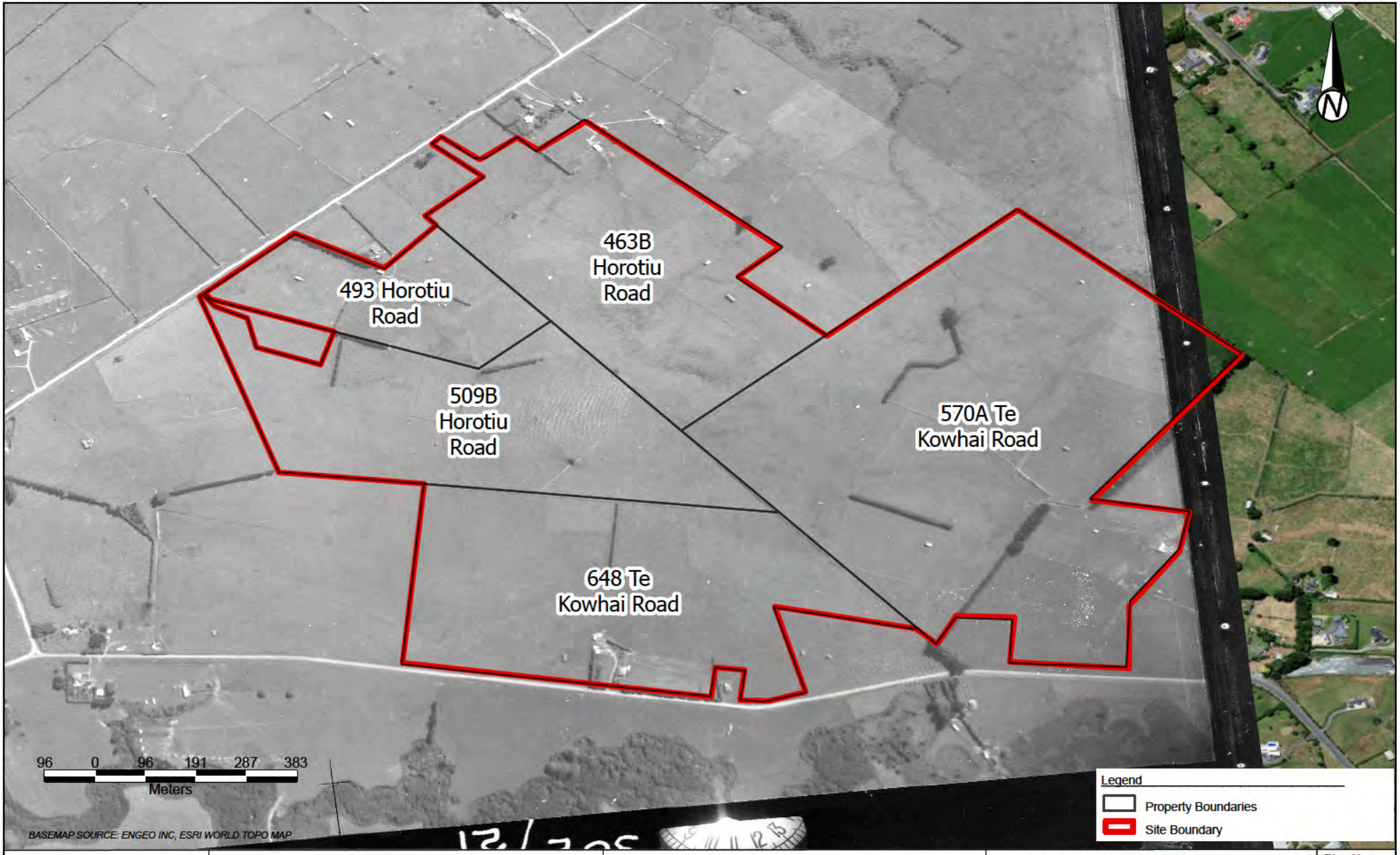
Photo 49: 570A Te Kowhai Rd – Neighbouring yard to the east containing helicopter with spray array setup and potential chemical storage.



Photo 50: 570A Te Kowhai Rd - Helicopter with spray array setup in neighbouring property.

Attachment 2:

Historic Aerial Imagery



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Title:
HISTORICAL AERIAL IMAGERY 1941 (RETROLENS)

Client: STILLHAVEN DEVELOPMENT

Project:
570A / 648 TE KOWHAI ROAD

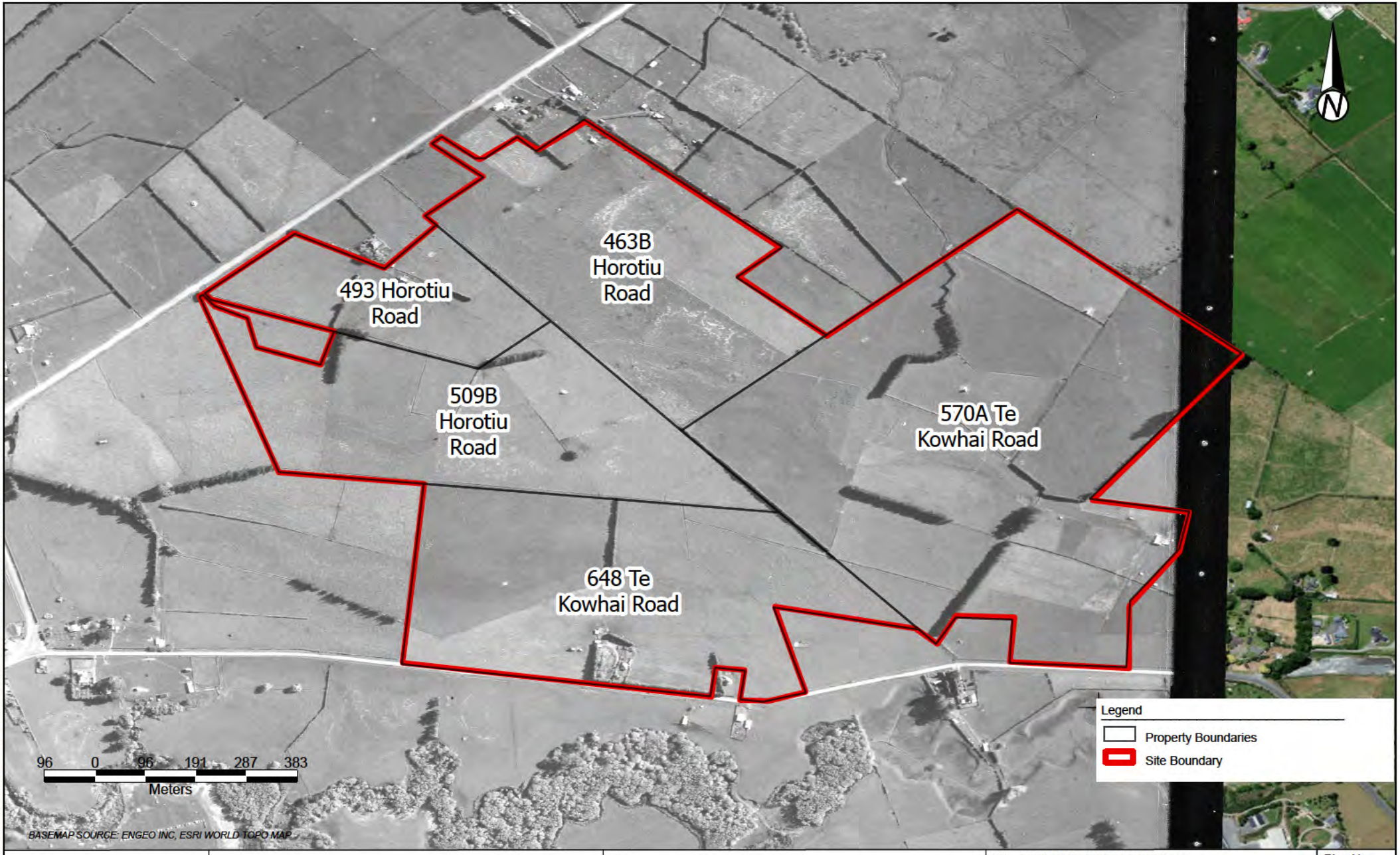
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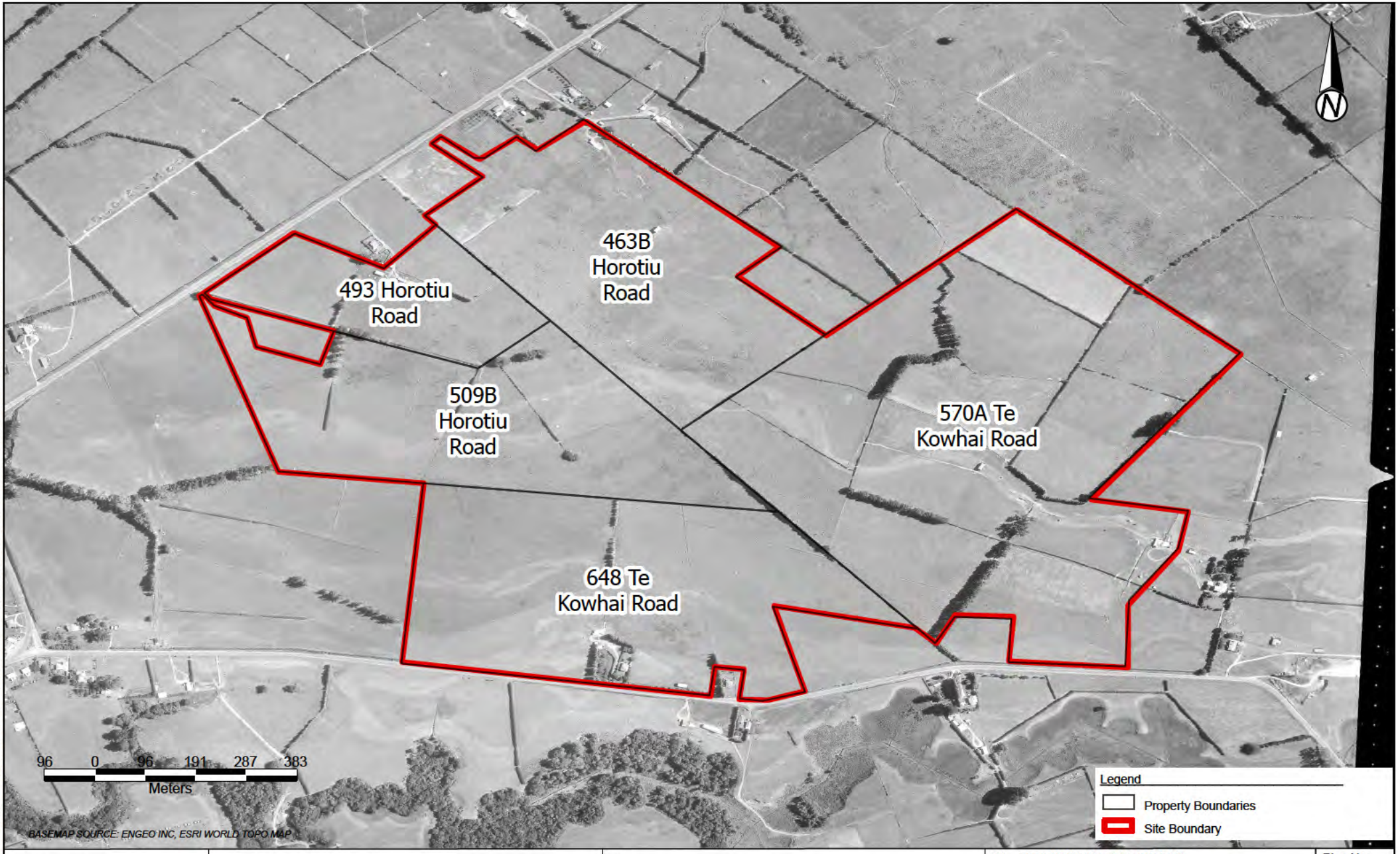
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Client: STILLHAVEN DEVELOPMENT

Project:
570A / 648 TE KOWHAI ROAD

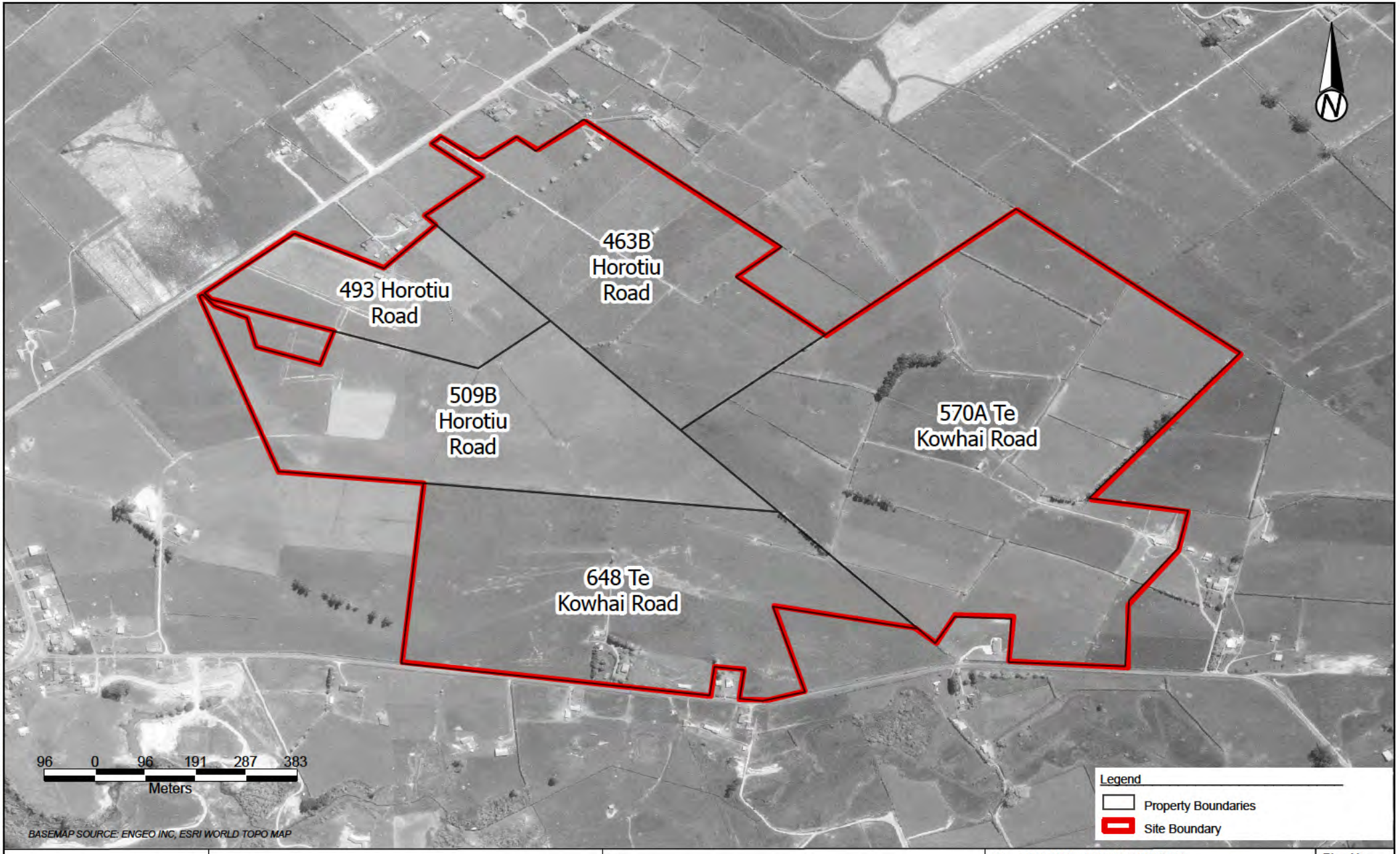
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Size: A4
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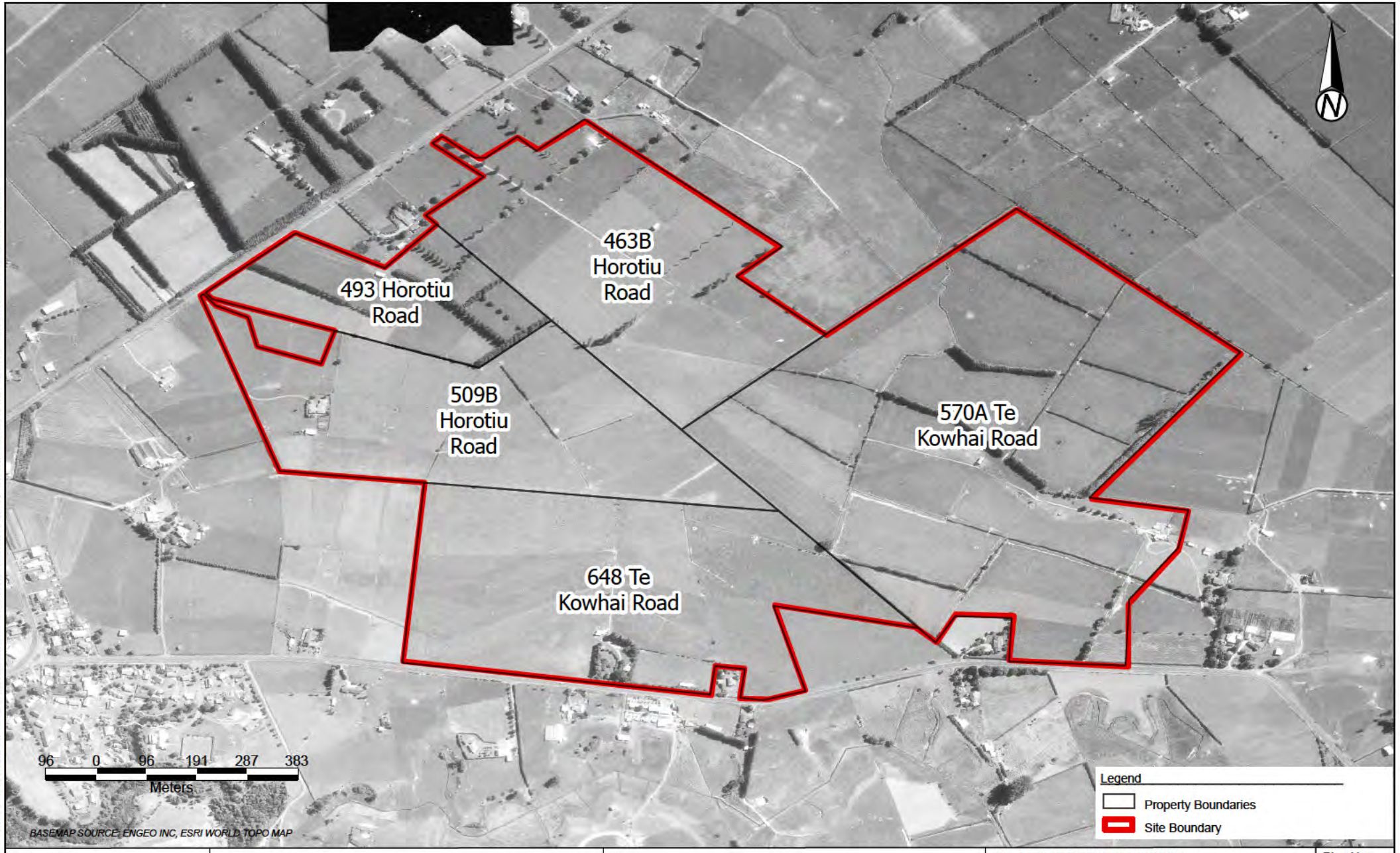
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Project: 570A / 648 TE KOWHAI ROAD	Designed: LR Drawn: LR Checked: AG Date: 15/07/2026	Size: A4
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Client: STILLHAVEN DEVELOPMENT

Project:
570A / 648 TE KOWHAI ROAD

Proj No: 029937.000.001

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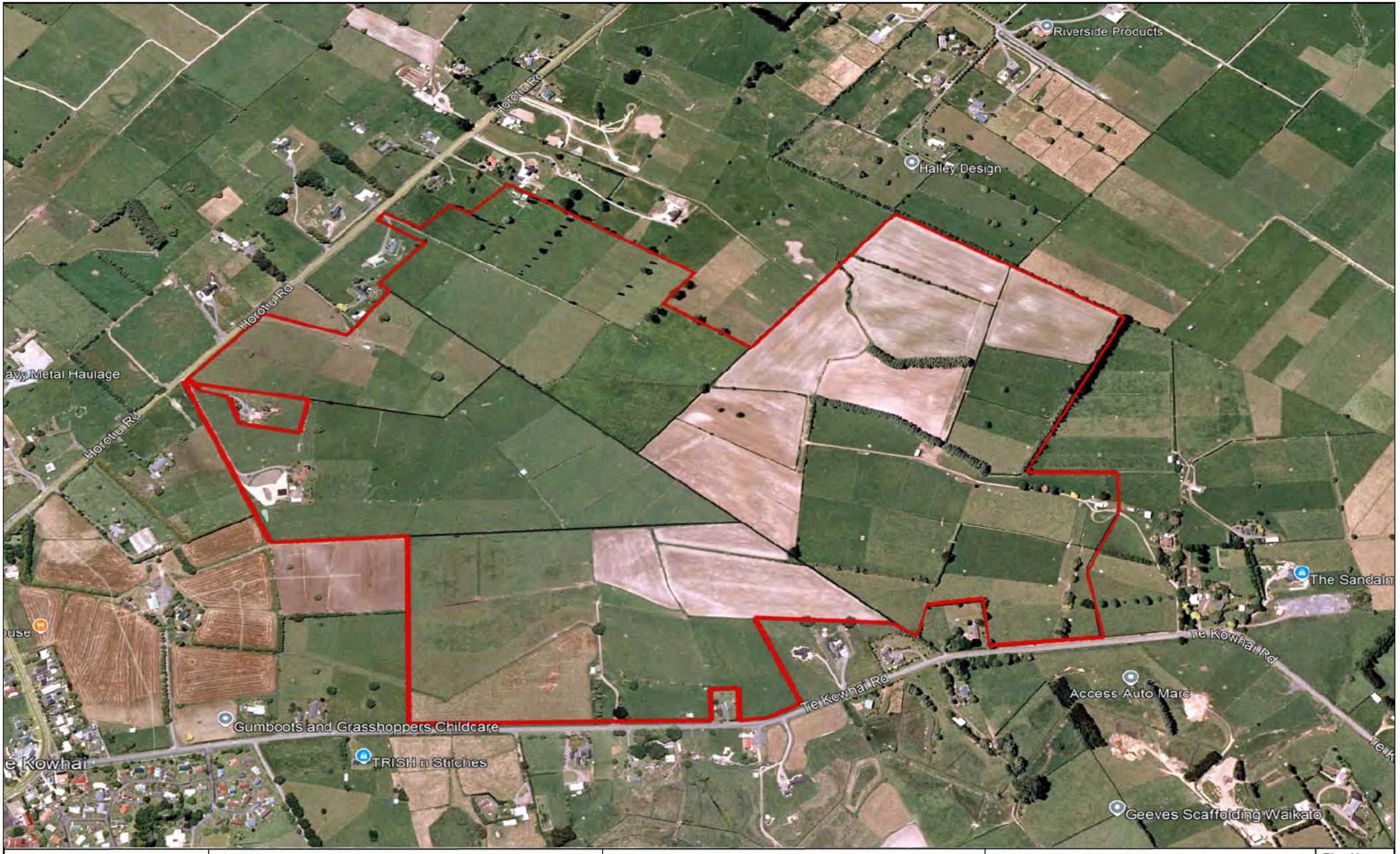
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Project: 570A / 648 TE KOWHAI ROAD	Designed: LR Drawn: LR Checked: AG Date: 15/07/2026	Size: A4
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Title:

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HISTORICAL AERIAL IMAGERY 2009 (GOOGLE EARTH)

Client: STILLHAVEN DEVELOPMENT		Plan No: 7
Project: 570A / 648 TE KOWHAI ROAD	Designed: LR Drawn: LR Checked: AG Date: 15/07/2026	Size: A4
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HISTORICAL AERIAL IMAGERY 2010 (GOOGLE EARTH)

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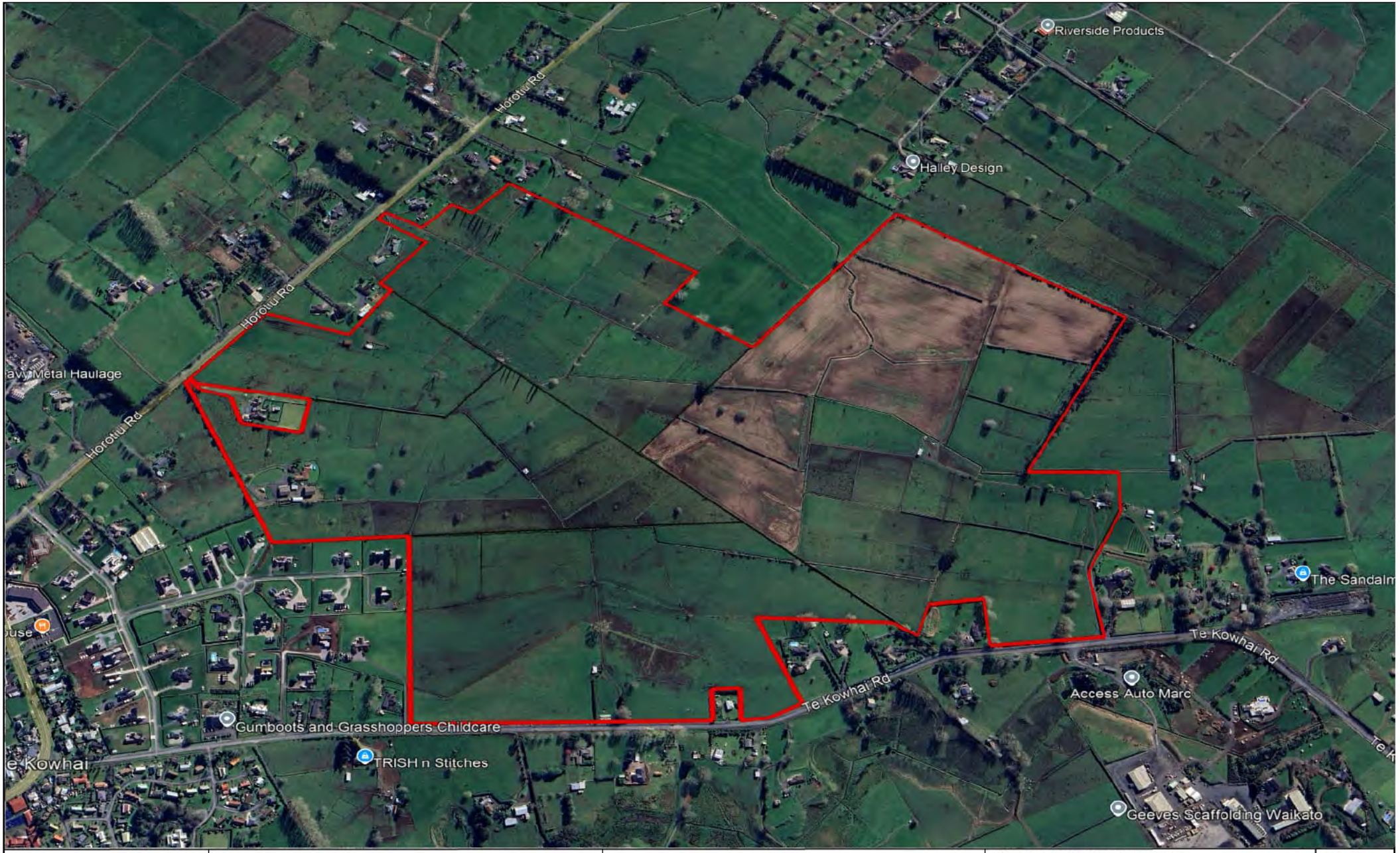
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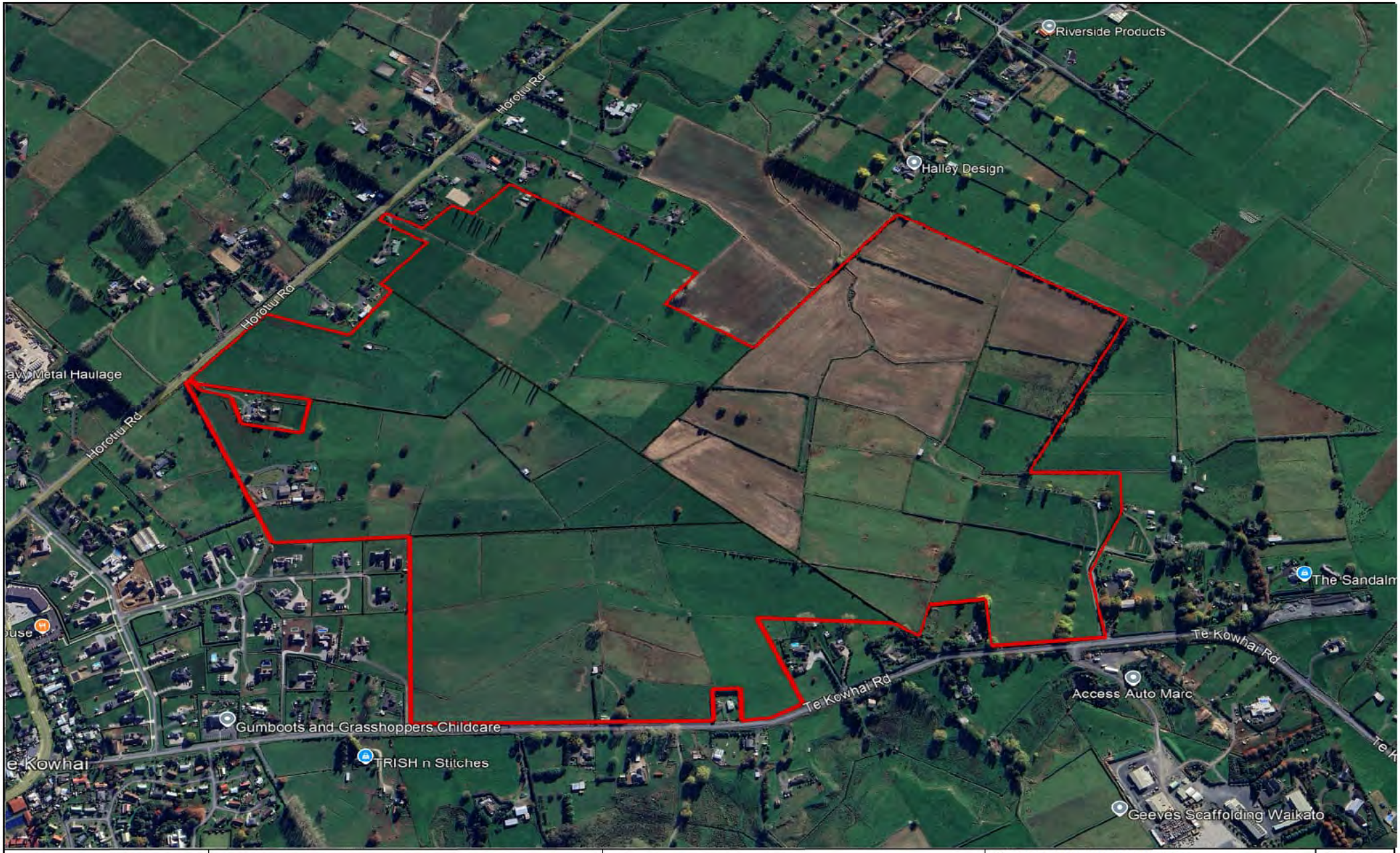
Title:

HISTORICAL AERIAL IMAGERY 2023 (GOOGLE EARTH)

Client: STILLHAVEN DEVELOPMENT		Plan No: 10
Project: 570A / 648 TE KOWHAI ROAD	Designed: LR Drawn: LR Checked: AG Date: 15/07/2026	Size: A4
Proj No: 029937.000.001	Scale: As shown	Revision: A

ORIGINAL PLAN PRINTED IN COLOR

Itemid:



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APPENDIX A - HISTORICAL AERIAL PHOTOGRAPHS

Title:

HISTORICAL AERIAL IMAGERY 2024 (GOOGLE EARTH)

Client: STILLHAVEN DEVELOPMENT		Plan No: 11
Project: 570A / 648 TE KOWHAI ROAD	Designed: LR Drawn: LR Checked: AG Date: 15/07/2026	Size: A4
Proj No: 029937.000.001	Scale: As shown	Revision: A

ORIGINAL PLAN PRINTED IN COLOR

Itemid:

Attachment 3:

WRC LUR Enquiry Response

Subject: Land Use Information Register enquiry for 493 Horotiu Road, 509b Horotiu Road, 570A Te Kowhai Road, 648 Te Kowhai Road, Te Kiowhai (REQ231864)
Sent: 3/06/2026, 8:51:44 am
From: Anita Lewis s 9(2)(a)
To: Lisa Regan

You don't often get email from s 9(2)(a) . Learn why this is important

Security WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Lisa,

Thank you for your enquiry regarding information the Waikato Regional Council may hold relating to potential contamination at the properties indicated below:

493 Horotiu Road, Te Kowhai: LOT 3 DP 349516 BLK XI NEWCASTLE SD SUBJ TO ESMTS (Property VN: 0441031704)



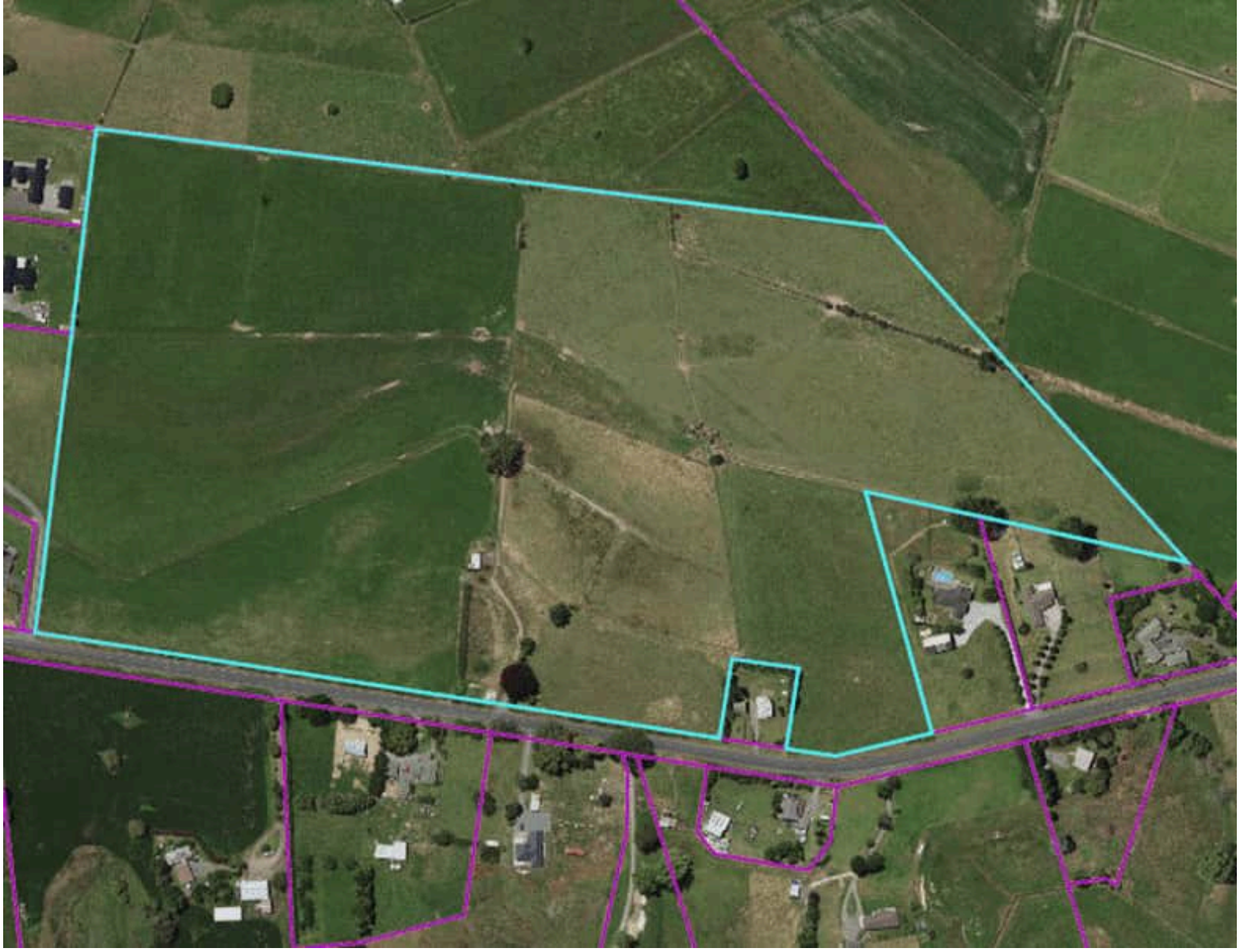
509 B Horotiu Road, Te Kowhai: LOT 1 DPS 82042 (Property VN: 0441031600)



570 A Te Kowhai Road, Te Kowhai: LOT 3 DP 466665 (Property VN: 0441042003)



648 Te Kowhai Road, Te Kowhai: LOT 3 DP 361630 BLK XI XII XVI NEWCASTLE SD (Property VN: 0441042200)



Background: The Waikato Regional Council maintains a register of properties known to be contaminated on the basis of chemical measurements or potentially contaminated on the basis of past land use. This register (called the Land Use Information Register) is still under development and should not be regarded as comprehensive. The 'potentially contaminated' category is gradually being compiled with reference to past or present land uses that have a greater than average chance of causing contamination, as outlined in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL):
http://www.mfe.govt.nz/sites/default/files/hazards/contaminated-land/is-land-contaminated/hazardous-activities-industries-list.pdf

These properties: I can confirm that these properties **do not** currently appear on the Waikato Regional Council's Land Use Information Register.

District Councils: Our records are not integrated with those of territorial authorities, so it would also be worth contacting the Waikato District Council to complete your audit of Council records if you have not already done so. In general, information about known contaminated land will be included on a property LIM produced by the territorial authority.

Rural Land Considerations: Examples of sites that are "more likely than not" to have soil contamination (HAIL sites) include timber treatment activities, service stations and/or petroleum storage, panel beaters, spray painters, etc. Whilst pastoral farming is not included on this list, typical farming activities of horticulture, sheep dipping, chemical storage, petroleum storage and workshops are; but are more difficult to identify and may not be as well represented on the Land Use Information Register. Therefore, individuals interested in pastoral land may be interested in completing further investigations in accordance with Ministry for the Environment Guidelines prior to land purchase and/or development.

Additional Information: Please note that:

- Significant use of lead-based paint on buildings can, in some cases, pose a contamination risk; the use of lead-based paint is not recorded on the Land Use Information Register.
- Buildings in deteriorated or derelict condition which contain asbestos can result in asbestos fibres in soil; the use of asbestos in building materials is not recorded on the Land Use Information Register.

- The long term, frequent use of superphosphate fertilisers can potentially result in elevated levels of cadmium in soil; the use of superphosphate fertiliser is not recorded on the Land Use Information Register.
- We are not currently resourced to fully incorporate historic aerial photographs in our region-wide assessment of HAIL activities. A significant proportion of the Crown historical aerial image archive for the Waikato region is available to view free of charge at http://retrolens.nz/. We recommend this resource is consulted for any HAIL assessment.
- Due to the large volume of enquiries being received, we may not be able to respond to your enquiry as quickly as previously. We are resourced to meet **20-day** response times as per LGOIMA, but endeavour to respond more quickly when workload permits. If your enquiry is urgent, please note this first in your enquiry and we will do our best to assist.

Please feel free to contact me if you have any further queries on this matter. For any new enquiries or requests for information please continue to use the Request for Service form for 'Contaminated Land/HAIL.'
Regards,
Anita.

Anita Lewis | SCIENTIST - CONTAMINATED LAND | Geothermal & Air, Land Ecology & Contamination, Science, Policy
WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato
P: +6478590987
M: +64220126227
F: facebook.com/waikatoregion
Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

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SELECTED LAND USE SITE REPORT

Waikato Regional Council maintains a register of properties known to be contaminated based on chemical measurements, or potentially contaminated based on past land use. The Land Use Information Register is still under development and should not be regarded as comprehensive.

Report Created	15 Jul 2026 02:01:15PM
Report ID	2181612

This report contains information held in the Waikato Regional Council Land Use Information Register for:

Valuation number (VRN)	0441031804
Address	463 B Horotiu Road Waikato District
Legal description	LOT 2 DP 466110

Aerial view of property



SELECTED LAND USE SITE REPORT

Waikato REGIONAL COUNCIL
Te Kaunihera ā Rohe o Waikato

This property appears on the Land Use Information Register.

☐ Yes ☑ No

IMPORTANT THINGS TO NOTE

Information NOT recorded in the Land Use Information Register

- The use of lead-based paint
- The use of asbestos in building materials
- The broadacre use of superphosphate fertiliser
- Historic aerial photography. You can view historic aerial images free of charge at www.retrolens.co.nz - we recommend this resource is consulted for any HAIL assessment

District Councils

Our records are not integrated with those of territorial authorities, so it would also be worth contacting the Territorial Authority (TA) to complete your audit of Council records if you have not already done so. In general, information about known contaminated land will be included on a property LIM produced by the territorial authority.

Hamilton City Council

You may not be aware that we have an information sharing agreement with Hamilton City Council, which acknowledges that their database of HAIL sites is considered the ?master copy? for their area. Therefore we strongly suggest that you also contact Hamilton City Council with a similar request if you have not already done so. They can be reached by telephone: (07) 838 6699, email: info@hcc.govt.nz or website: hamilton.govt.nz.

Rural Land Considerations

Examples of sites that are 'more likely than not' to have soil contamination (HAIL sites) include timber treatment activities, service stations and/or petroleum storage, panel beaters, spray painters, etc. Whilst pastoral farming is not included on this list, typical farming activities of horticulture, sheep dipping, chemical storage, petroleum storage and workshops are; but are more difficult to identify and may not be as well represented on the Land Use Information Register. Therefore, individuals interested in pastoral land may be interested in completing further investigations in accordance with Ministry for the Environment Guidelines prior to land purchase and/or development.

Additional HAIL Information

Please note that:

- Significant use of lead-based paint on buildings can, in some cases, pose a contamination risk; the use of lead-based paint is not recorded on the Land Use Information Register.
- Buildings in deteriorated or derelict condition which contain asbestos can result in asbestos fibres in soil; the use of asbestos in building materials is not recorded on the Land Use Information Register.
- The long term, frequent use of superphosphate fertilisers can potentially result in elevated levels of cadmium in soil; the broadacre use of superphosphate fertiliser is not recorded on the Land Use Information Register.
- We are not currently resourced to fully incorporate historic aerial photographs in our region-wide assessment of HAIL activities. A significant proportion of the Crown historical aerial image archive for the Waikato region is available to view free of charge at Retro Lens . We recommend this resource is consulted for any HAIL assessment.

Soils Investigation Information

Many sites are included on the register for land use information only. If you require specific soil investigation or consent related information for sampled sites (i.e. A Classification of Verified HAIL - Limited Sampling, Contaminated, Sampled, Managed or Remediated) please enter a request using the online Request for Service form for 'Contaminated Land/HAIL,' 'Regulatory, Consents and Compliance' etc. depending on the information required. Please note that we are resourced to meet 20 day response times as per LGOIMA, but endeavour to respond more quickly when workload permits. If your enquiry is urgent, please note this foremost in your enquiry and we will do our best to assist.

General Contaminated Land Information

For more general guidance or information relating to Contaminated Land and Waikato Regional Council, please refer to our website and/or specifically visit the Waikato Regional Council Hail information page.
General contaminated land information For more general guidance or information relating to contaminated land, please refer to our website www.waikatoregion.govt.nz

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Te Kaunihera ā Rohe o Waikato