

Appendix K – Preliminary Site Investigation





Preliminary Site Investigation

120 Tongue Farm Road, Matakana

Sanderson Partners Ltd

Prepared by:

SLR Consulting New Zealand

SLR Project No.: 810.031797.00001

17 October 2025

Revision: 2.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	27 August 2025	S. Hamler	J. Blackwell	N. Mather
2.0	17 October 2025	L. Lutes	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 Sanderson Partners Ltd (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 Sanderson Partners Ltd (the Client) to undertake Preliminary Site Investigation (PSI) on the parcel of land identified as 120 Tongue Farm Road, Matakana, 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 that have and are occurring on the Site which are listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL). Information from the current owner and publicly available information is only available from the early to mid-1990s. Given the Site has been used for sheep and deer farming historically, there is potential for other HAIL activities to have occurred prior to this period.

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.

It is recommended that a targeted 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 Sanderson Partners Ltd (the Client) to undertake a Preliminary Site Investigation (PSI) of the parcel of land identified as 120 Tongue Farm Road, Matakana (the Site). The Site location is presented in **Figure 1**.

SLR understands that the Client seeks to apply for a resource consent, under the Fast Track Approval Act 2024, with a retirement village development 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 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

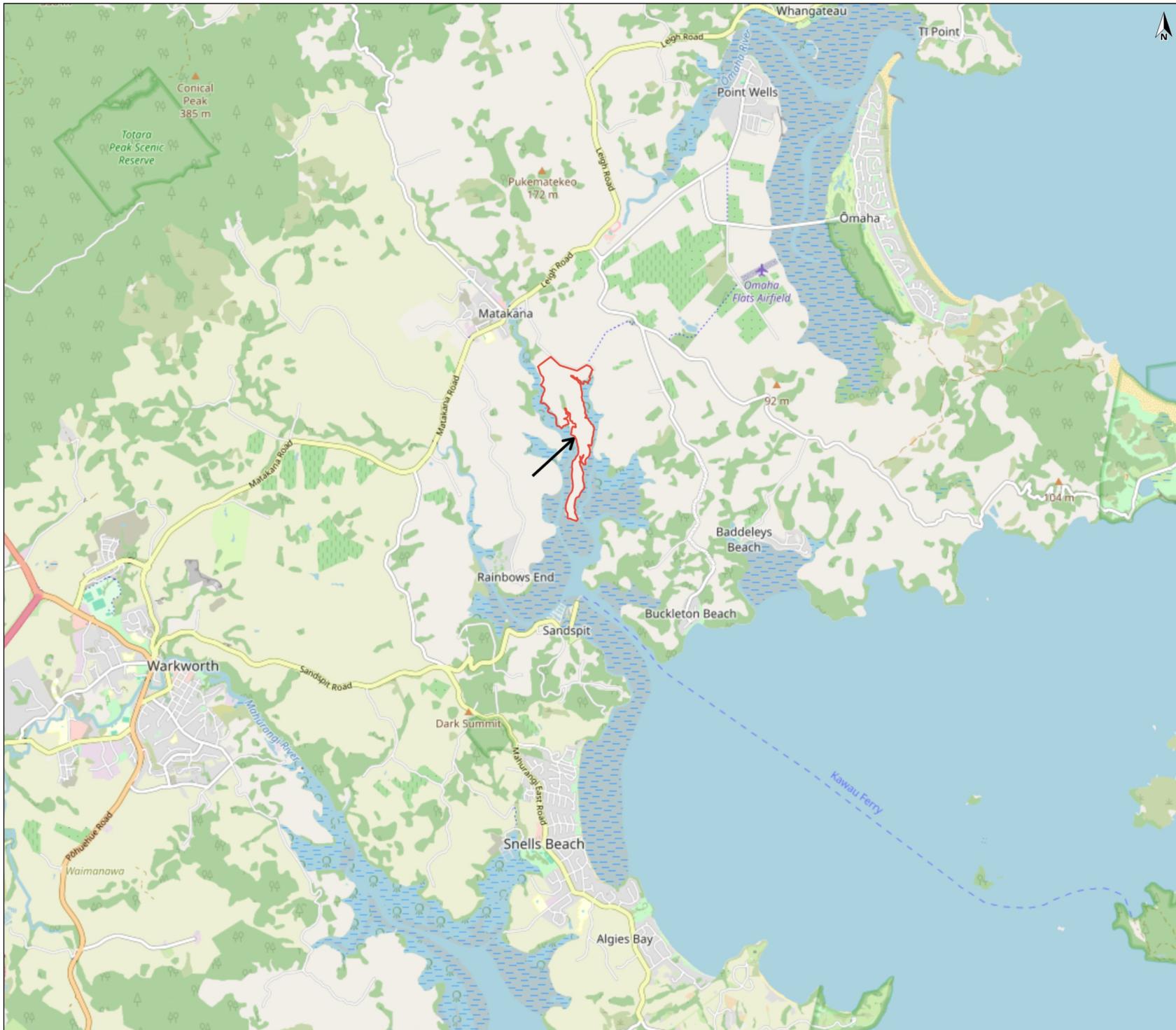
The scope of this PSI has included the following:

- 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 landuse activities.
- Development of this PSI report.

1.4 Report Status

This report has been reviewed by James Blackwell, a Certified Environmental Practitioner – Site Contamination (CEnvP – SC) and Suitably Qualified and Experienced Practitioner (SQEP) as outlined in the current editions of Contaminated Land Management Guidelines No. 5 – *Site Investigation and Analysis of Soils* (CLMG No. 5) and the NESCS. This report fulfils the requirements of a PSI as outlined in the CLMG No. 1 *Reporting on Contaminated Sites in New Zealand*.





Legend

□ Site Boundary

0 1 km 2 km
© OpenStreetMap contributors

SLR
Produced by **Datanest.earth**

Title: Site Location Plan		
Client: Sanderson Partners Ltd		Size: A4
Project: 120 Tongue Farm Road PSI	Drawn: SH	Figure No: 1
Date: 17-10-2025	Checked: NM	
Proj No: 810.031797.00001	Scale: 1:76000	Version: 1.0

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
120 Tongue Farm Road Matakana 0985	Pt Lot 3 DP 13160, Pt Lot 5 DP 13160	73.8787 Ha

2.1 Land Use – Current and Proposed

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

The Site is long and narrow irregular shaped piece of land with road frontage to Tongue Farm Road at the north-eastern boundary.

The Site largely comprises grassed farmland. Native vegetation is located centrally within the Site and along the boundaries. A farm pond is located centrally within the Site.

The Site is largely free of buildings/structures except for two dwellings and four farm sheds scattered around the Site and a pavilion located adjacent to a pond. Farm sheds primarily include a wool shed, deer shed and a hay shed. Two wool sheds are currently decommissioned and scheduled to be demolished. A deer shed is vacant and is proposed to be converted into a wool shed.

The proposed resource consent application is to support a development of a retirement village.

2.1.1 Surrounding Land Use

The surrounding landuse to west, south and east is zoned as a mix of Coastal Transition Zone and General Coastal Marine Zone. The surrounding landuse to north is zoned as Rural Coastal Zone. A small portion of surrounding land at northwestern corner is zoned as Conservation Zone.

The Matakana River forms the western boundary of the Site and converges with adjacent streams within a broader channel located to the south. The riverbanks are densely vegetated with mangroves on both sides. Mangrove growth is also present along the eastern boundary of the Site. South of the Site lies a tidal coastal area.

Beyond the mangrove margins, the surrounding landscape primarily consists of grass-covered farmland. Matakana township is located approximately 800 m to northwest.

2.2 Environmental Features

2.2.1 Site Topography

The Site is flat to gently undulating land with steeper slopes along the boundaries. Elevation ranges between 22 m above sea level datum (m asld) and 55 m asld within the southern portion and between 10 m asld and 88 m asld within the northern portion of the Site. The perimeter of the Site is slightly elevated above the sea level.



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 Tauranga Group sediments, consisting of sand, silt, mud and clay with local gravel and peat beds.

2.2.3 Hydrology

The Matakana River flows along the western boundary of the Site in a north–south direction and ultimately discharges into Kawau Bay, located approximately 2.3 km southeast of the Site.

An additional open stream runs along the eastern boundary and discharges into the Matakana River south of the Site.

A centrally located pond within the Site has an outlet directed toward the southern boundary, ultimately discharging into the Matakana River.

2.2.4 Hydrogeology

AC Geomaps indicates that groundwater underlying the Site consist of two aquifers:

- Western half of the Site consists of Matakana Waitemata
- Eastern half consists of Tawharanui Greywacke.

Neither aquifer is listed as a High Use or Quality Sensitive aquifer in the Auckland Unitary Plan: Operative Part (AUP:OP) (Chapters D1 and D2 respectively).

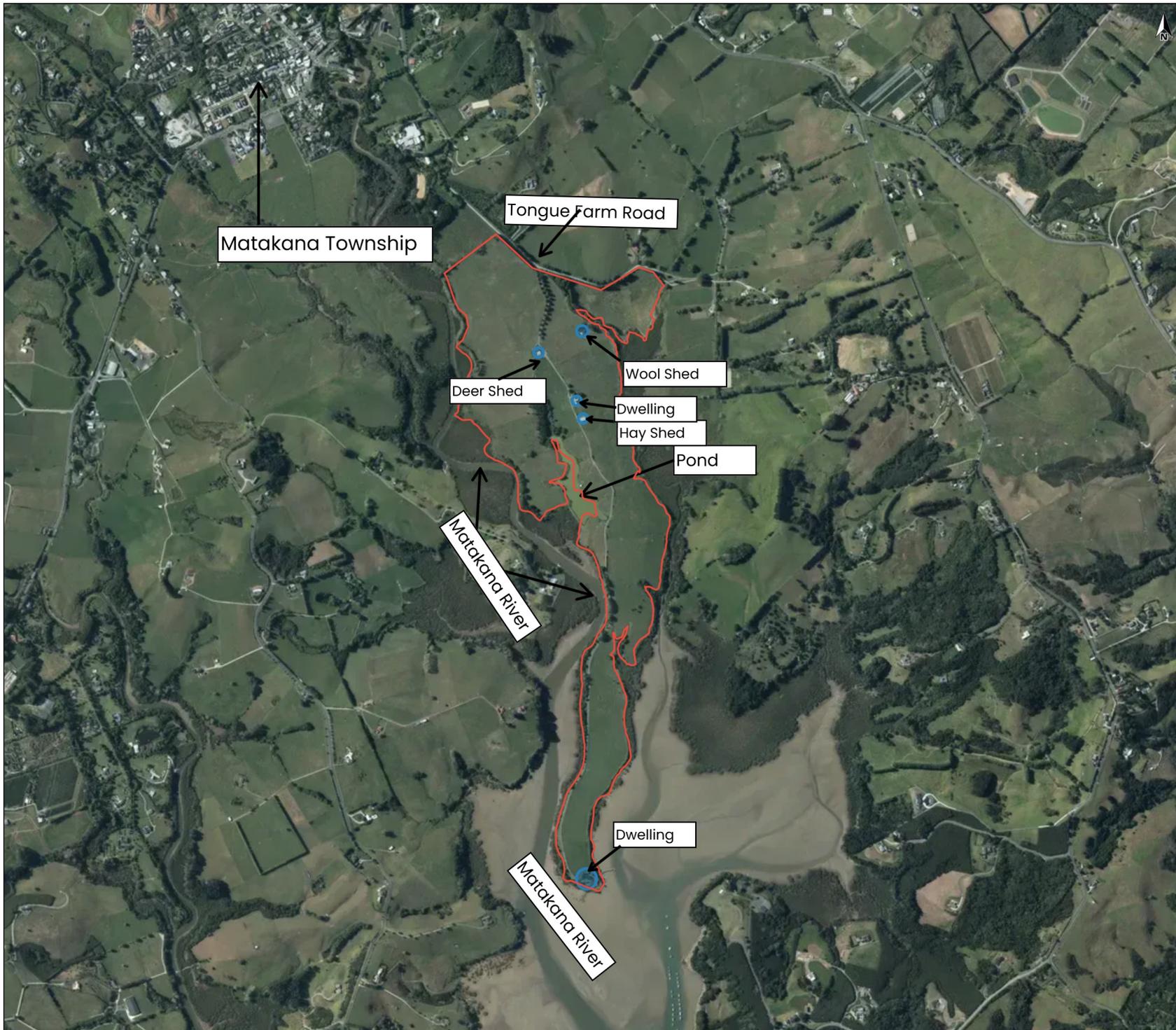
AC has a record of one drilled bore present within a 250 m radius of the Site, as presented in the AC Contaminated Land Enquiry. Bore Details are presented in **Table 2**.

Table 2: Details of Bore

Borehole ID	Location and Approximate Distance from the Site	Depth	Use
29138	228 west	170 m bgl Static level recorded at 3.5 m bgl.	Domestic supply

A search of the New Zealand Geotechnical Database (NZGD) was conducted on 12 August 2025. A review of NZGD identified no bores within the Site and four bore records within a 500 m radius from the Site. Bores 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 2 metres below ground level (m bgl) and 23 m bgl. The use of these bores is unknown.





Legend

- ▭ Site Boundary
- Structures

0 250 m 500 m
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SLR
Produced by **Datanest.earth**

Title: Surrounding Environment		
Client: Sanderson Partners Ltd		Size: A4
Project: 120 Tongue Farm Road PSI	Drawn: SH	Figure No.: 2
Date: 17-10-2025	Checked: NM	
Proj No: 810.031797.00001	Scale: 1:19000	Version: 1.0

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 and Auckland Council (AC) Geomaps.
- AC Contaminated Site Enquiry.
- An on-site walkover.
- Interview with the current Site owner.

3.1 Aerial photography

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

Table 3: Summary of Historical Aerial Photographs

Year	Reference	Observations
1992 (Earliest available image)	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 along the Site boundaries. Two dwellings and farm structures (wool shed, deer shed and a hay shed) are already evident centrally and south of the Site, at present locations (<i>Feature 1</i>). Adjacent to a wool shed is another long structure (<i>Feature 2</i>). A driveway, entering from Tongue Farm Road at northern boundary runs through the site from a north to south direction (<i>Feature 3</i>). A pond is present centrally within the Site in the present layout (<i>Feature 4</i>). A port is present at the south-eastern tip of the Site, extending into the Matakana River (<i>Feature 5</i>). Land disturbance is evident to north-eastern corner the Site (<i>Feature 6</i>).</p> <p>Surrounding area: Tongue Farm Road forms the north-eastern boundary of the Site. Matakana River with its mangroves form western and south eastern boundary of the Site. Open stream and mangroves form eastern boundary of the Site. Landuse in north, west and east direction is primarily pastureland with occasional residential dwellings present. Horticultural activities are evident on the property immediately to the northeast. Morris&James Pottery is already established approximately 400 m northwest of the Site. Earthwork activities are visible to land approximately 380 m northwest of the Site, likely related to Morris&James Pottery.</p>
1995	Retrolens (Black & white)	<p>Site: Paddock with rows, possibly cropping activities are evident north of the Site (<i>Feature 7</i>).</p> <p>Surrounding area: No significant changes are observed.</p>
1996	Retrolens	<p>Site:</p>



Year	Reference	Observations
	(Black & white)	Paddock with rows, possibly cropping activities have been cleared. (<i>Feature 7</i>). Surrounding area: Horticultural activities evident on the property immediately to northeast has been cleared with only shelterbelts remaining.
1999	AC Geomaps (Colour)	Site: No significant changes are observed. Surrounding area: No significant changes are observed.
2010/2011	AC Geomaps (Colour)	Site: The Site appears to remain largely unchanged, though: <ul style="list-style-type: none"> • One of three wool sheds to north-eastern corner has been demolished (<i>Feature 8</i>). • Multiple water troughs are evident across the Site. • Livestock are visible within the Site (<i>Feature 9</i>). • Electric poles are evident to across the site to generally run from north to south direction. • Trees has been planted along the northern section of the driveway. Surrounding area: No significant changes are observed.
2017	AC Geomaps (Colour)	Site: No significant changes are observed. Surrounding area: No significant changes are observed.
2024/2025	AC Geomaps (Colour)	Site: A pavilion has been constructed adjacent to the pond to east (<i>Feature 10</i>). Storage of hay is observed adjacent to a Hay storage, centrally within the Site (<i>Feature 11</i>). Surrounding area: No significant changes are observed.

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 25 August 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 was 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 effected 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:

No consents have been recorded for the Site. Ten consents have been recoded for the surrounding area as follows:

- Wastewater discharge consent – issued 1994, 2008 and 2011 (all surrendered) for the Morris&James Pottery, located 320 m northwest of the Site. To install a new grease trap for café (decommissioning old), upgrade the system, new dripper irrigation at new location.
- Wastewater discharge consent – issued 1995 for the property located 500 m west of the Site. To discharge a treated sewage effluent to Matakana River Estuary.
- Take consent – issued 1994, 1997 and 2014 for the Morris&James Pottery, located 320 m northwest of the Site. To take up to 25 cubic metres per day and 3,000 cubic metres per year of groundwater from an existing Waitemata Sandstone aquifer bore for use in a pottery, a cafeteria, irrigation and staff facilities.
- Take consent – Issued 1998, 2005 and 2018 for the property located 150 m west of the Site. To take groundwater for household & stock watering at Tongue Farm Road Matakana.

One property located 200 m west of the Site has been identified as HAIL Activity with HAIL Code G6: Waste recycling or waste or wastewater treatment

3.3 Site Walkover

A Site visit was undertaken on 14 August 2025 by an SLR environmental scientist. Photographs from the Site visit are presented in **Appendix C**. Key observations from the Site visit are as follows, and are labelled on **Figure 3**:

- The walkover confirmed the topography of the Site as generally flat to undulated land. The western boundary of the Site slopes steeply down to the Matakana River (*photos 3 and 6*).
- Native shrubs/trees with mangroves beyond form the western and southern boundary of the Site (*photo 4*).
- The majority of the Site comprises farmland and grazing, and cattle and sheep were observed (*photo 7 and 8*).
- The pond is located along western boundary of the Site and consistent with observations made during the current and historical aerial image review. A pavilion and a toilet shed are located adjacent to a pond with a corrugated metal roof and timber structure (*photo 9 and 10*).
- A hay shed, located centrally along the driveway was observed to be constructed of corrugated metal and was in deteriorated condition. The shed is used for storage of farm equipment, timber, hay. Minor staining was observed on the ground (*photo 11 - 13*).
- The dwelling located at the southern tip of the Site was observed to be in good condition. Dwelling is constructed of timber (*photo 24*).



- The dwelling located centrally within the Site was observed to be in good condition. The dwelling is constructed of timber. Adjacent to dwelling is a garage, constructed from timber and use for storage of equipment, tools, engine oils etc. The garage was observed to be tidy with a concrete floor (*photo 14 and 15*).
- The deer shed, located along the northern section of the driveway was observed to be in good condition. The shed was closed at the time of a walkover but was told to be used for storage of farm equipment (*photo 16*).
- Fence posts storage was observed adjacent to deer shed (*photo 17*).
- Two remaining wool sheds, located to northeast of the Site were observed to be vacant and in deteriorated condition. A vegetable garden was observed adjacent to sheds to the southeast, with numerous raised garden beds (*photos 18 - 20*).
- Potential asbestos containing material (ACM) was observed on the ground at location of demolished shed in the form of corrugated fibre cement fragment (*photo 21 and 22*).

3.4 Owner Knowledge

During the Site walkover, SLR spoke with the current owner regarding the history of the Site. The following was noted:

- The owner bought the land around 1995 at which time the Site was already operating as farmland, with existing farm sheds present on the land.
- No cropping or horticultural activities have been undertaken on Site during their ownership. *Feature 7* observed on 1995 aerial may correspond to a pumpkin field cultivated by a previous owner.
- The Site has consistently been used for pastoral farming, primarily involving sheep and cattle. Deer were also kept on the property for a period.
- The owner confirmed that no sheep dipping or wool treatment using chemicals has occurred on the Site during their ownership.
- Agricultural spraying products have been stored in limited quantities within the deer shed. The current owner hasn't applied broad scale pesticides / fertiliser treatments to the Site during their ownership.
- No fill materials have been imported to the Site during current ownership.
- A cottage previously located centrally on the Site was relocated, and a new dwelling was constructed in the mid-1990s.
- The original hay shed was demolished in the mid to late 1990s and replaced with the current structure.
- A dwelling situated at the southern end of the Site was constructed in the 2000s, following the demolition of the original structure in the mid to late 1990s.

4.0 Key PSI Findings

4.1 Site History

Limited information is available for the Site prior 1990's. Based on the reviewed historical information, the Site has been in pasture and used for livestock grazing since at least the



1992's (earliest historic aerial image). Potential cropping activities have occurred within northern portion of the Site between 1992 and 1995.

The structures on Site are largely limited to a dwelling and four farm sheds, located mainly within northern portion of the Site. Based on the interview with the owner, both dwellings and a hay shed has been rebuilt in mid to late 1990's with old structured demolished or relocated.

The wool sheds and a hay shed were observed to be in deteriorated condition.

The Site walkover identified a fence post storage area and a potential ACM on the ground. In addition, the hay shed was observed to be used for storage of farm equipment and tools with minor staining observed on the ground.

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**:

- *A10: Persistent pesticide bulk storage or use including sport turfs, market gardens, orchard, glass houses or spray sheds, associated with potential historic horticultural activities.* This category is specifically related to the potential cropping activities, evident on the 1995 aerial imagery.
- *E1: Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in deteriorated condition.* This category is specifically related to building product observed on the ground at location of former wool shed, during the site walkover. The condition of old structures which were demolished in the mid to late 1990s is unknown, and may have also been constructed with ACM.
- *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 soils.
 - Deteriorated buildings, specifically potential for discharge of lead from lead-based paint to soil.
 - Potential spill of a fuel product on the ground, observed in the hay shed during the walkover.
 - Potential historical application of cadmium containing fertilisers including superphosphate.

Information from the current owner and publicly available information is only available from the early to mid-1990s. Given the Site has been used for sheep and deer farming historically, there is potential for other HAIL activities to have occurred pre-1992, with the physical remnants of such activities no longer present on Site. This may include:

- *A8: Livestock dip or spray race operations*
- *A16: Skin or wool processing, including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products.*

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



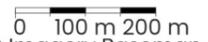
- Asbestos.
- Heavy metals.
- Organochloride Pesticides.
- Polycyclic Aromatic Hydrocarbons.
- Total Petroleum Hydrocarbons.





Legend

-  Cropping
-  Sheds
-  Fence Post Storage
-  Potential ACM
-  Site Boundary



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Produced by **Datanest.earth**

Title: Potential HAIL Activity

Client: Sanderson Partners Ltd Size: A3

Project: 120 Tongue Farm Road PSI Drawn: SH Figure No.: 3

Date: 17-10-2025 Checked: NM

Proj No: 810.031797.00001 Scale: 1:10000 Version: 1.0

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 at the Site. The Site is therefore a Piece of Land in accordance with Regulation 5(7) and Regulation 5(8) of the NESCS.

As this PSI has not concluded that the risk to human health from the proposed development is highly unlikely, the proposed soil disturbance and change of land use associated with the development do not meet the Permitted Activity standards in accordance with Regulation 8(3) and 8(4) of the NESCS.

A Detailed Site Investigation (DSI) involving a targeted soil sampling is required to:

- Understand potential risk to human health and/or the environment.
- Advise on consent activity status under the NESCS and AUP:OP.
- Outline areas requiring further investigation, remediation or management in light of the proposed development.

6.0 Conclusion

SLR has been engaged by Sanderson Partners Ltd (the Client) to undertake a Preliminary Site Investigation (PSI) on the parcel of land identified as 120 Tongue Farm Road, Matakana, 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 the following:

- The Site has been in pasture and used for livestock grazing since at least the 1992's. Potential cropping activities have occurred within northern portion of the Site between 1992 and 1995. Limited information is available for pre-1992 activities undertaken at the Site. Given the history of farming, including sheep farming, it is possible livestock dip / spray race activities may have occurred on the Site.
- The Site walkover identified a fence post storage area, and potential ACM on the ground. In addition, a hay shed was observed to be used for storage of farm equipment and tools. These activities have the potential to result in contamination of shallow soil.
- Based on the findings of this investigation, the NESCS will apply to the proposed future residential land development.
- A targeted DSI is required to be completed in support of the resource consent application for the proposed future land development to understand soil contaminant conditions and guide NESCS and AUP:OP contaminated land consent requirements.

7.0 Closure

We trust that this report meets your requirements. Please do not hesitate to contact the undersigned should you wish to discuss it.

Sincerely,



SLR Consulting New Zealand

Sandra H.

Sandra Hamler
Project Consultant – Environmental Services



James Blackwell, CEnvP SC
Technical Director – Environmental Services

8.0 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 August 2025.

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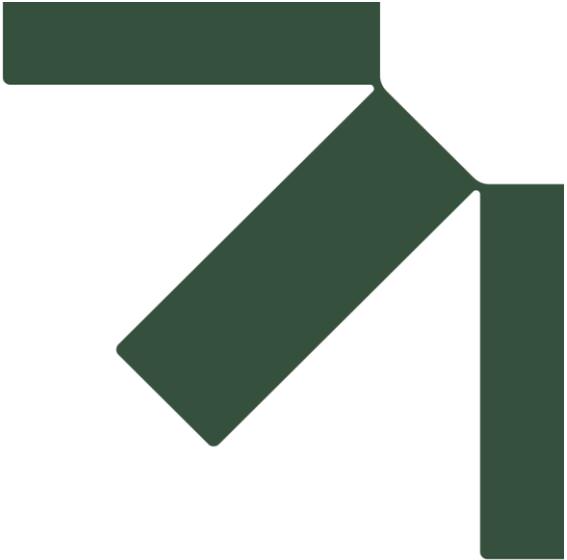
Ministry for the Environment. 2021. Contaminated Land Management Guidelines No 1: Reporting on contaminated Sites in New Zealand (Revised 2021). Wellington: Ministry for the Environment.

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<https://nzgd.org.nz/tenant/295/hierarchy/3563/level/1823/tag/Map>, accessed 26 August 2025.

Retrolens® (2021). Retrieved from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0, accessed August 2025.





Appendix A Historical Aerials

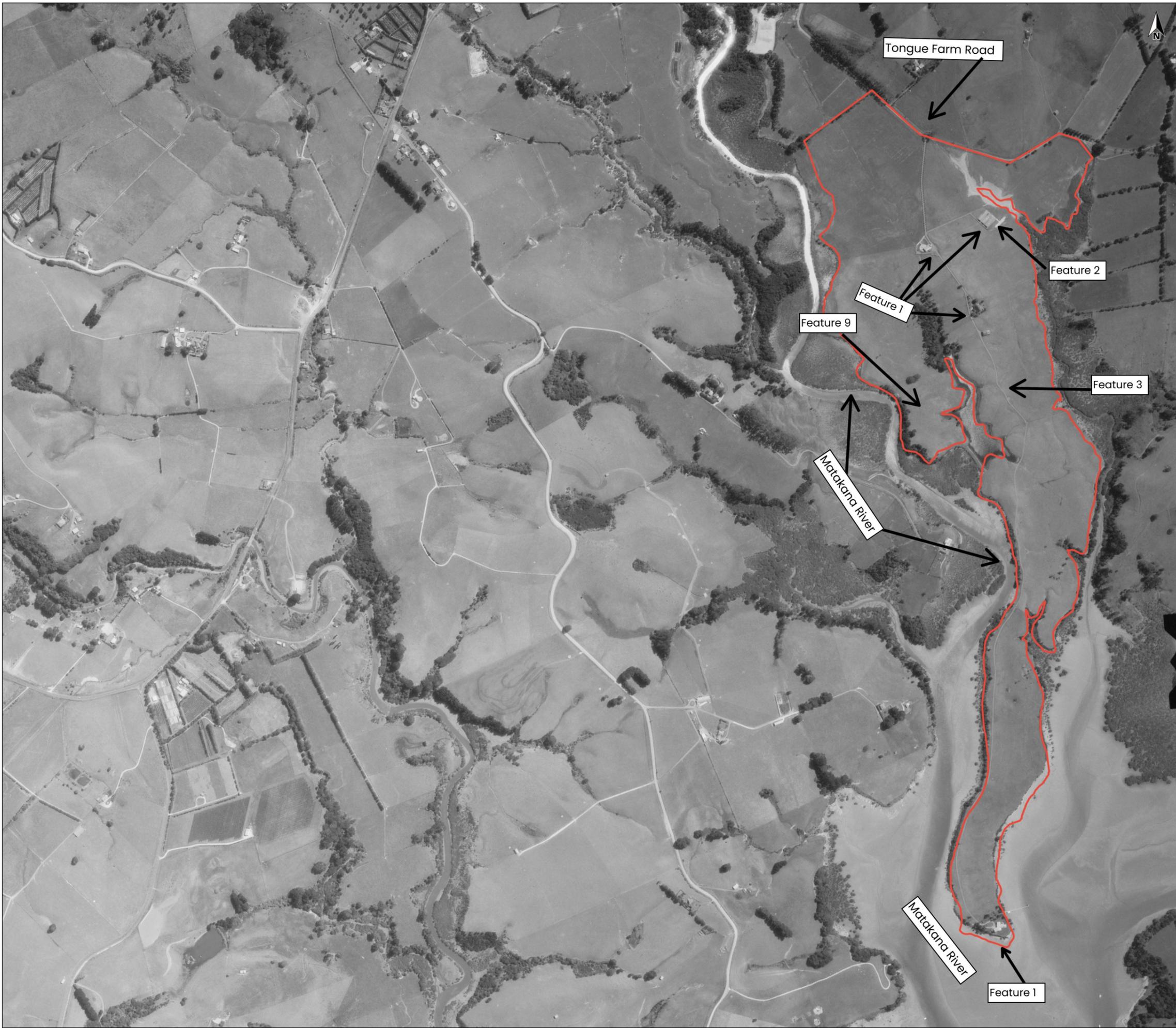
Preliminary Site Investigation

120 Tongue Farm Road, Matakana

Sanderson Partners Ltd

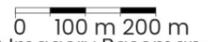
SLR Project No.: 810.031797.00001

17 October 2025



Legend

- Site Boundary
- 1992

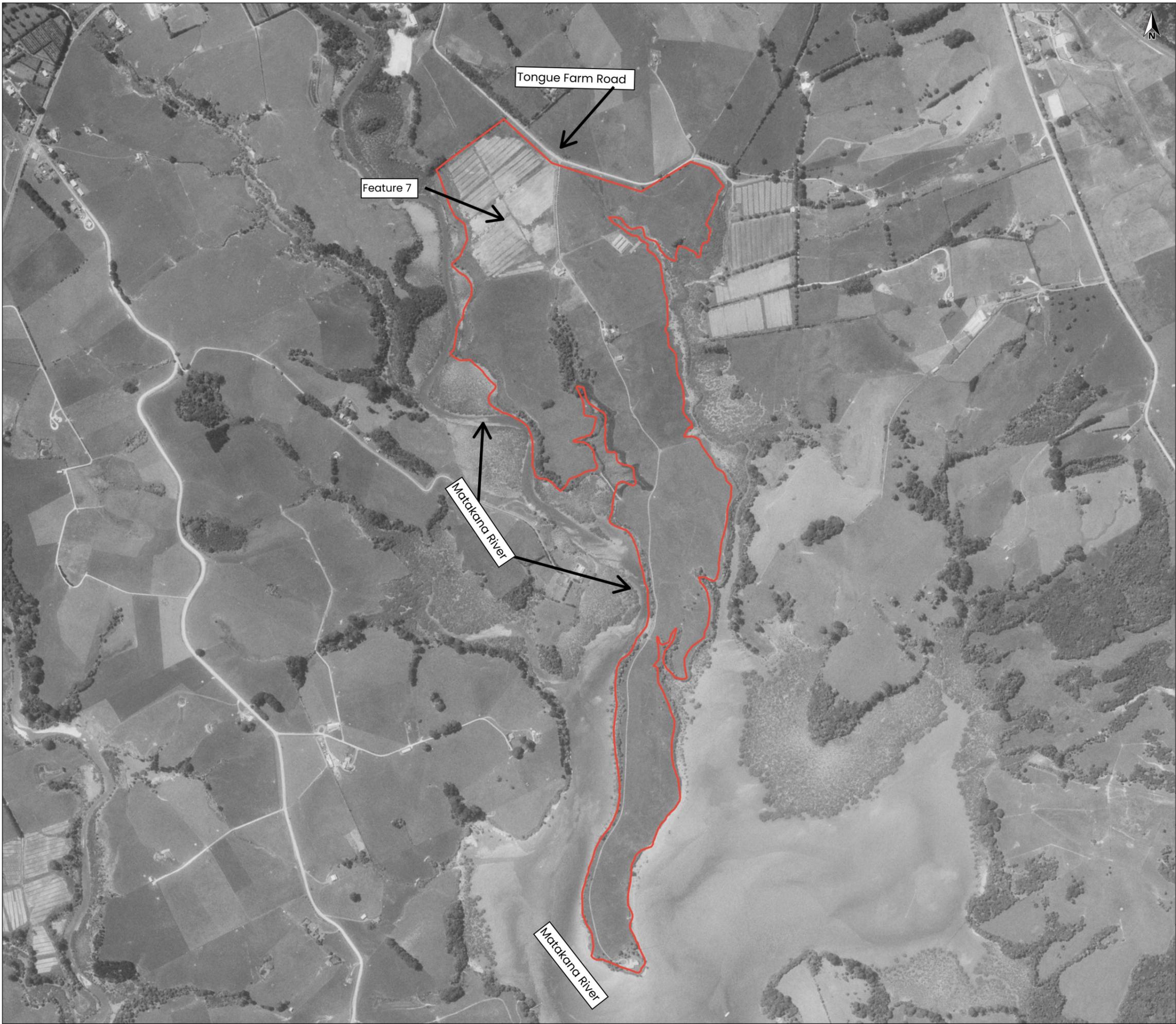


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Produced by **Datanest.earth**

Title: Historical Aerial - 1992		
Client: Sanderson Partners Ltd		Size: A3
Project: 120 Tongue Farm Road PSI	Drawn: SH	Appendix: A
Date: 17-10-2025	Checked: NM	
Proj No: 810.031797.00001	Scale: 1:10000	Version: 1.0



Legend

- Site Boundary
- 1995

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

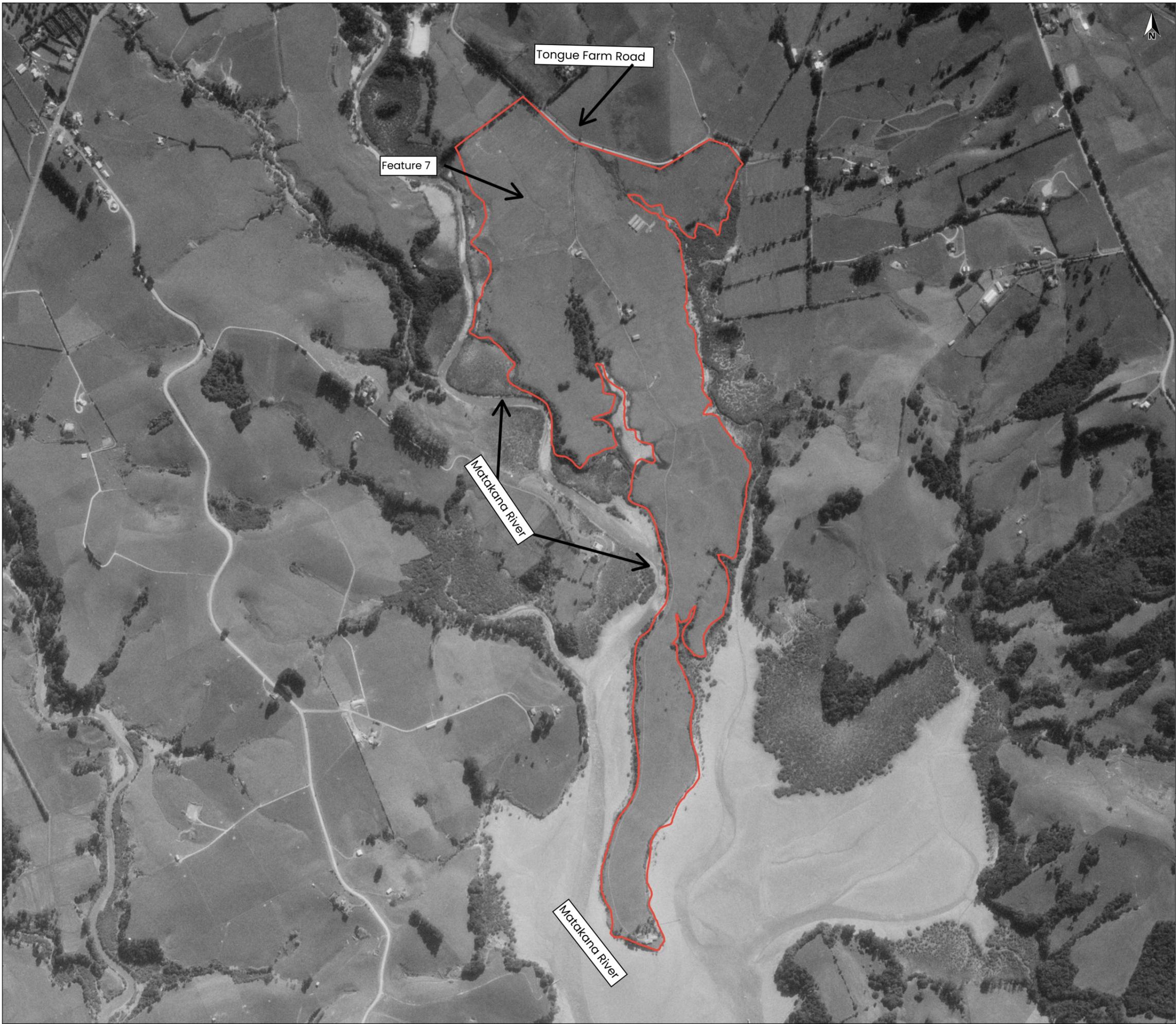
Title: Historical Aerial - 1995

Client: Sanderson Partners Ltd Size: A3

Project: 120 Tongue Farm Road PSI	Drawn: SH	Appendix: A
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Date: 17-10-2025	Checked: NM	
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Proj No: 810.031797.00001	Scale: 1:10000	Version: 1.0
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Legend

- Site Boundary
- 1996


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Produced by **Datanest.earth**

Title: Historical Aerial - 1996

Client: Sanderson Partners Ltd	Size: A3
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Project: 120 Tongue Farm Road PSI	Drawn: SH	Appendix: A
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Date: 17-10-2025	Checked: NM	
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Proj No: 810.031797.00001	Scale: 1:10000	Version: 1.0
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Legend

- Site Boundary
- 📅 1999

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



Produced by **Datanest.earth**

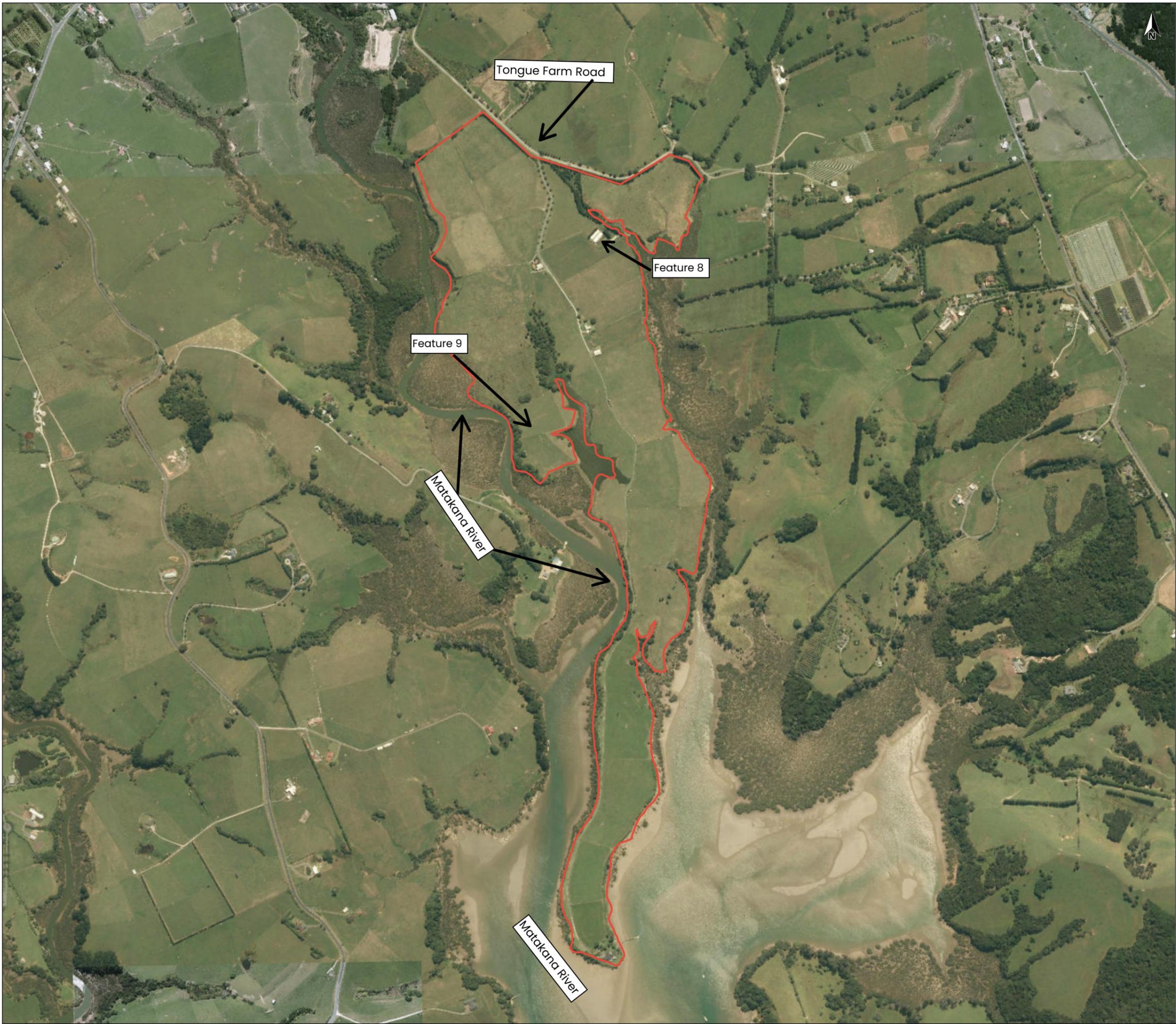
Title: Historical Aerial - 1999

Client: Sanderson Partners Ltd Size: A3

Project: 120 Tongue Farm Road PSI Drawn: SH Appendix: A

Date: 17-10-2025 Checked: NM

Proj No: 810.031797.00001 Scale: 1:10000 Version: 1.0



Legend

□ Site Boundary

0 100 m 200 m

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GeoMaps Auckland Regional Council



Produced by **Datanest.earth**

Title: Historical Aerial - 2010/2011

Client: Sanderson Partners Ltd

Size: A3

Project:
120 Tongue Farm
Road PSI

Drawn: SH

Appendix: A

Date: 17-10-2025

Checked:
NM

Proj No:
810.031797.00001

Scale:
1:10000

Version: 1.0



Legend

- Site Boundary
- 2017

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



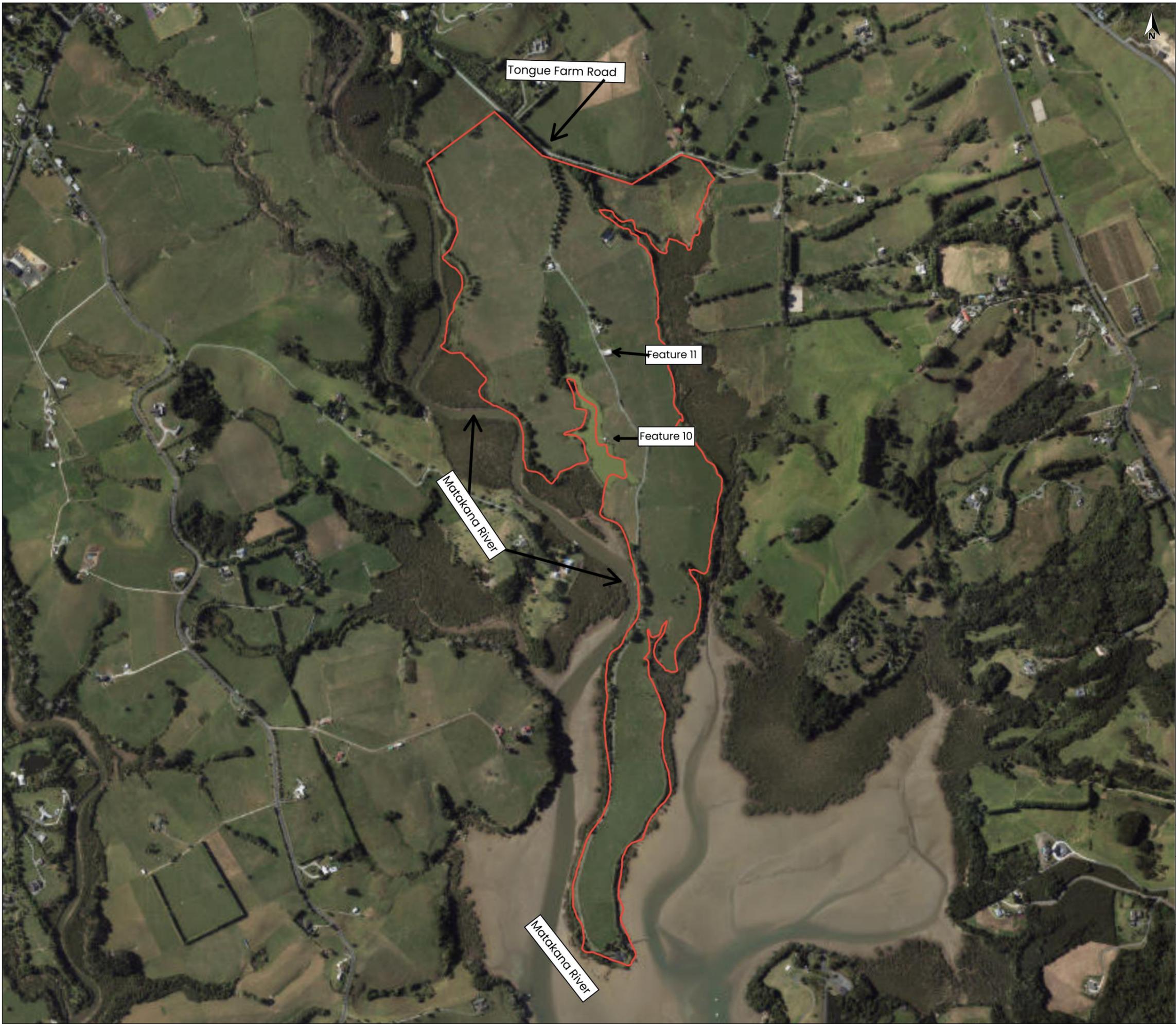
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Title: Historical Aerial - 2017

Client: Sanderson Partners Ltd Size: A3

Project: 120 Tongue Farm Road PSI	Drawn: SH	Appendix: A
Date: 17-10-2025	Checked: NM	

Proj No: 810.031797.00001	Scale: 1:10000	Version: 1.0
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Legend

- Site Boundary
- 2024/2025


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Produced by **Datanest.earth**

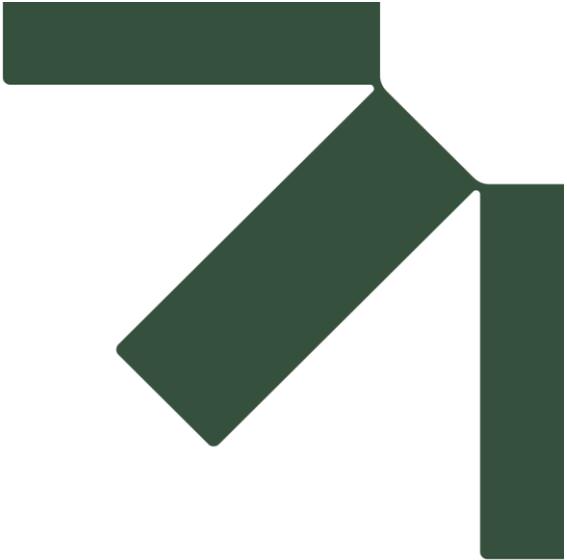
Title: Historical Aerial - 2024/2025

Client: Sanderson Partners Ltd	Size: A3
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Project: 120 Tongue Farm Road PSI	Drawn: SH	Appendix: A
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Date: 17-10-2025	Checked: NM	
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Proj No: 810.031797.00001	Scale: 1:10000	Version: 1.0
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Appendix B Site Contamination Enquiry

Preliminary Site Investigation

120 Tongue Farm Road, Matakana

Sanderson Partners Ltd

SLR Project No.: 810.031797.00001

17 October 2025

25 August 2025

SLR Consulting New Zealand Limited
SLR Consulting NZ Ltd
WHANGAERI
Attention: Sandra Hamler

Dear Sandra,

Site Contamination Enquiry – 120 Tongue Farm Road, Matakana

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 Planning & 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 (120 Tongue Farm Road, Matakana).

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

Please note:

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

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

The Council database was searched for records of the following activities within approximately 200 metres of the site:

- 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

A map of relevant records can be found appended to this letter as Attachment B.

Relevant details of any pollution incidents, consents or 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 Contaminated Sites" for more information (Column C and D include HAIL activity details where these are available).

Please note:

The HAIL activity hatching in Attachment B 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,

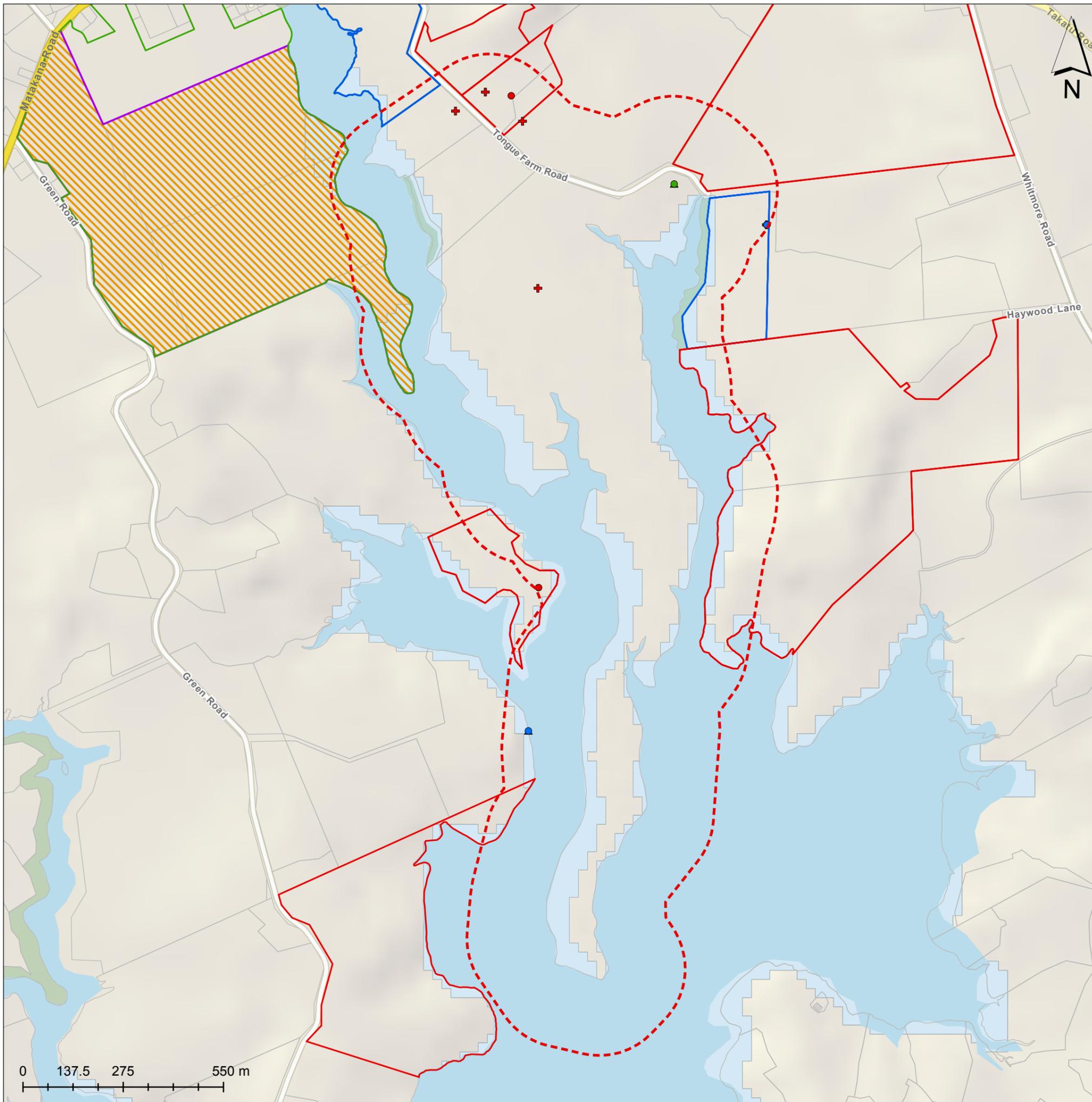
**Contamination, Air and Noise Team
Specialist Unit | Planning & Resource Consents
Auckland Council**

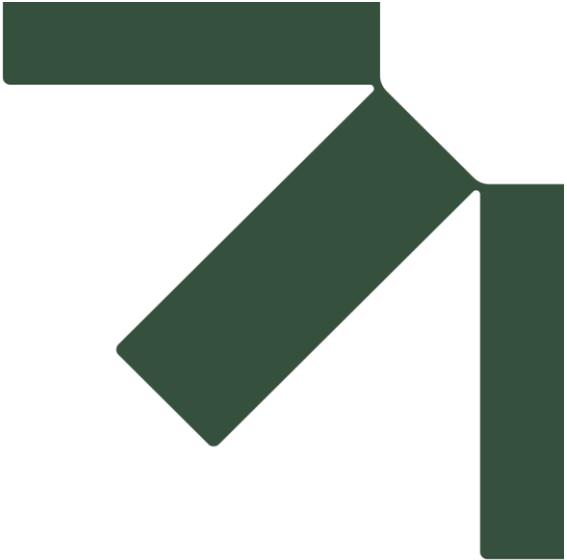
Site Contamination Enquiry Report



Legend

-  Area of Interest
-  Legacy Consent - Bore
-  Legacy Consent - Take
-  Legacy Consent - Discharge
-  Legacy Application - Take
-  Legacy Application - Discharge
-  Legacy Consent - Other Bore
-  Auckland Council Consent - Bore
-  Auckland Council Consent - Take
-  Auckland Council Consent - Discharge
-  SAP Property Characteristic
-  HAIL - Contaminated Sites





Appendix C Site Walkover

Preliminary Site Investigation

120 Tongue Farm Road, Matakana

Sanderson Partners Ltd

SLR Project No.: 810.031797.00001

17 October 2025

Photolog

Photo 1: Paddock at the northern tip of the Site, facing northwest (14 August 2025).



Photo 2: Driveway leading from north to south of the Site (14 August 2025).



Photo 3: General topography of the Site, facing east (14 August 2025).



Photo 4: Mangroves along western boundary with Matakana River beyond (14 August 2025).



Photo 5: Bare soil around gates (14 August 2025).



Photo 6: General topography of the Site, facing east (14 August 2025).



Photo 7: Cattle observed in paddocks centrally within the Site, facing south east (14 August 2025).



Photo 8: Sheep observed in the paddocks centrally within the Site, facing north east (14 August 2025).



Photo 9: Pond located along western boundary (14 August 2025).



Photo 10: Pavilion located adjacent to the pond, facing west (14 August 2025).



Photo 11: Hay shed located along the driveway, facing northeast (14 August 2025).



Photo 12: Equipment, tools and hay located inside of hay shed (14 August 2025).



Photo 13: Staining on the ground inside Hay shed (14 August 2025).



Photo 14: Dwelling located centrally within the site, facing northeast (14 August 2025).



Photo 15: Garage adjacent to a dwelling, facing east (14 August 2025).

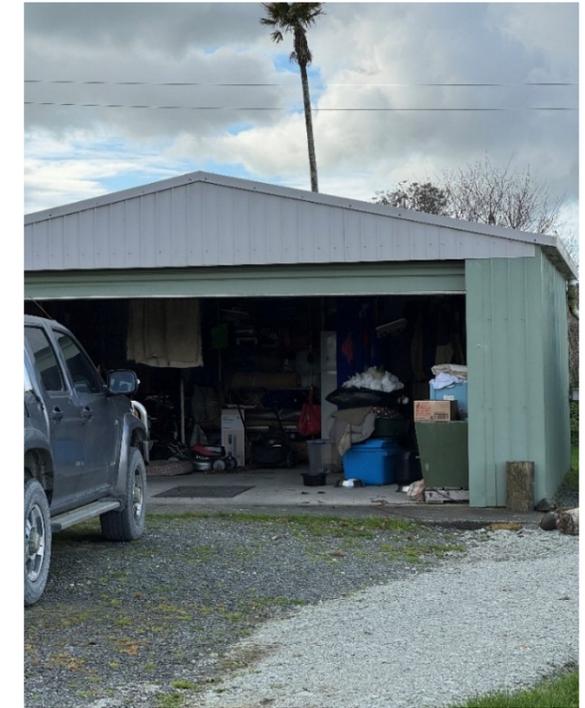


Photo 16: Deer shed located along the driveway, facing northwest (14 August 2025).



Photo 17: Fence post storage adjacent to a deer shed, facing northwest (14 August 2025).



Photo 18: Wool sheds located to north-eastern portion of the Site, facing southeast (14 August 2025).



Photo 19: Inside wool sheds (14 August 2025).



Photo 20: Vegetable garden adjacent to the wool shed, facing east (14 August 2025),



Photo 21: Potential ACM observed on the ground at location of the former wool shed (14 August 2025).



Photo 22: Potential ACM observed on the ground at location of the former wool shed (14 August 2025).

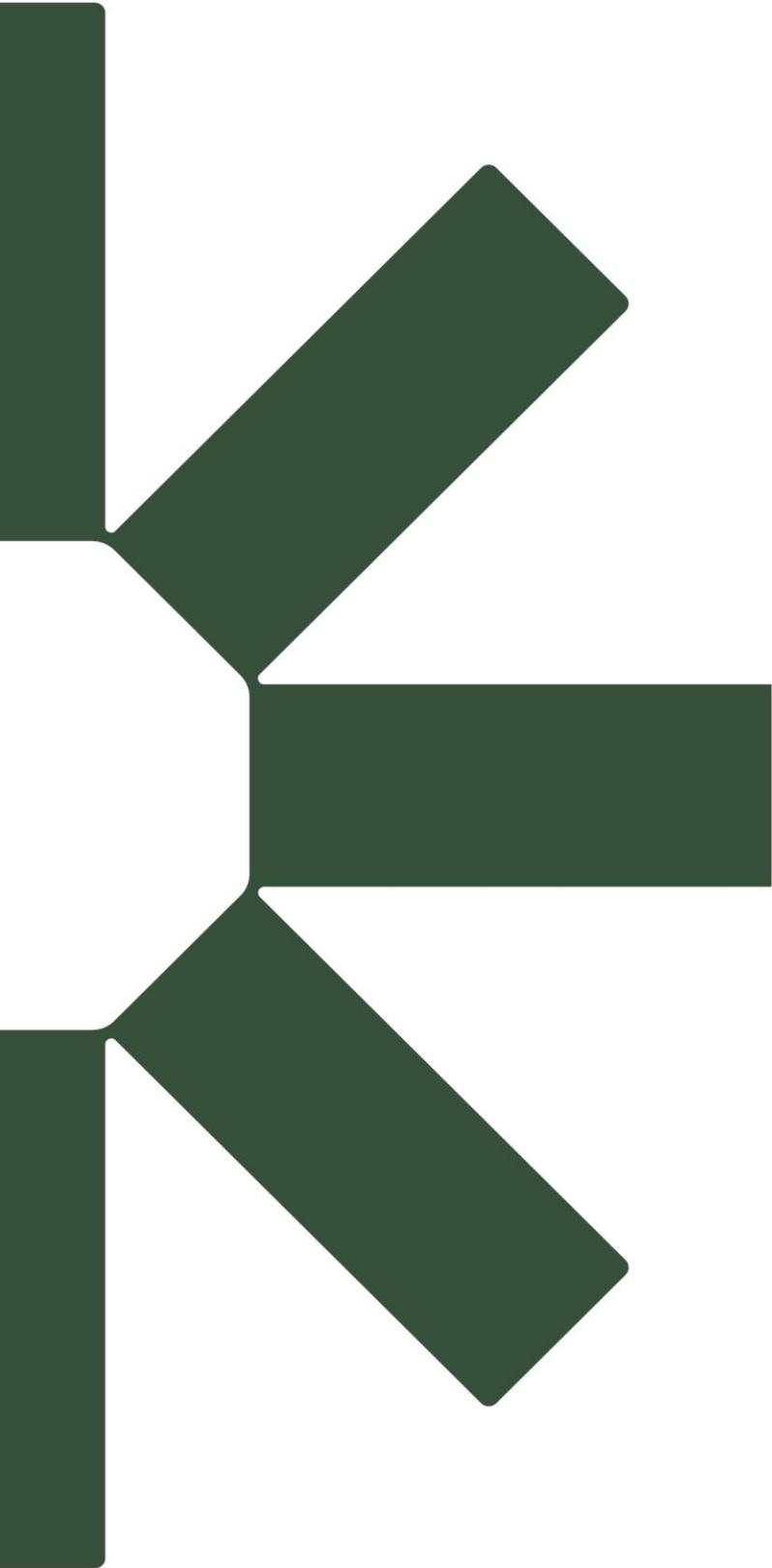


Photo 23: Entrance to the Site at the northern boundary (14 August 2025).



Photo 24: Dwelling located at the southern tip, facing north (14 August 2025).





Making Sustainability Happen