



Preliminary Site Investigation

1073 Tauwhare Road, Tauwhare

CMW Geosciences

Prepared by:

SLR Consulting New Zealand Limited

SLR Project No.: 810.032221.00001

Client Reference No.: #HAM2025-0123

20 April 2026

Revision: 1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	16 April 2026	Michael King	Kevin Tearney	Nigel Mather
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			

Basis of Report

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

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 Consulting New Zealand Limited (SLR) completed a Preliminary Site Investigation for CMW Geosciences (the Client) to support the construction of a proposed multi use development at 1073 Tauwhare Road, Tauwhare 3287 (the Site).

The purpose of the investigation was to determine whether an activity or industry listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL) is being, has been, or is likely to have been conducted at the Site, and to assess potential implications for the proposed change of land use and soil disturbance under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCSC) and Waikato Regional Council (WRC) regional contaminated land rules. The investigation also included an initial assessment of the likelihood of encountering acid sulphate soils (ASS) within the Site.

The PSI comprised a desktop review to assess historic and current land use and identify contaminants of potential concern (CoPC). The review indicated that the Site has an unbroken history of rural agricultural land use since at least 1939. Improvements to the Site included the development of rural residential dwellings, stockyards and other ancillary buildings associated with agricultural land use. Activities associated with HAIL categories A8, A17 and E1 have potentially been undertaken on discrete areas of the Site.

The NESCSC may apply to development at the locations where HAIL activities have been provisionally identified. A Site walkover and if required soil sampling as part of a Detailed Site Investigation (DSI) would be required to guide NESCSC and WRC regional contaminated land consent requirements.

The WRC ASS probability map shows the majority of the Site is mapped as high probability and portions of the eastern extent of the Site are mapped as low probability. An ASS assessment will be required to confirm the presence or absence of ASS.



Table of Contents

Basis of Report	i
Executive Summary	ii
Acronyms and Abbreviations	iv
1.0 Introduction	1
1.1 Terms of Reference	1
1.2 Objectives	1
1.3 Scope of Work	1
1.4 Report Status	2
2.0 Site Details	2
3.0 Preliminary Site Investigation	3
3.1 Historical Aerial Photographs	3
3.2 Waikato Regional Council	4
3.3 Waikato District Council	4
3.4 Hazardous Substances and Incidents Report	4
3.5 Acid Sulphate Soils	4
3.6 Site History Summary	5
3.7 HAIL Summary	5
4.0 Conceptual Site Model	5
5.0 Contaminated Land Regulatory Assessment & Recommendations	7
6.0 Conclusions and Recommendations	7
7.0 Closure	8
8.0 References	8

Tables

Table 1	General Site Information	2
Table 2	Historical Aerial Photographs Summary	3
Table 3	Initial Conceptual Site Model Development Impacted HAIL	6

Appendices

Appendix A	Figures
Appendix B	Historical Aerial Photographs
Appendix C	Waikato Regional Council
Appendix D	Waikato District Council



Acronyms and Abbreviations

ASS	Acid Sulphate Soils
CLMG	Contaminated Land Management Guidelines
CoPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
EPA	Environmental Protection Agency
DSI	Detailed Site Investigation
HAIL	Hazardous Activities and Industries List
LUIR	Land Use Information Register
M bgl	metres below ground level
MfE	Ministry for the Environment
NESCS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
PSI	Preliminary Site Investigation
SPR	Source-Pathway-Receptor
SQEP	Suitably Qualified and Experienced Practitioner
WDC	Waikato District Council
WRC	Waikato Regional Council



1.0 Introduction

1.1 Terms of Reference

SLR Consulting New Zealand Limited (SLR) has been engaged by CMW Geosciences (the Client) to undertake a Preliminary Site Investigation (PSI) to support the construction of a proposed multi use development at 1073 Tauwhare Road, Tauwhare 3287 (the Site). The Site location and layout are presented in **Appendix A, Figure A1**.

The Client is seeking resource consents under the Fast-track Approvals Act 2024 (“FTA”) to develop the Site into a mixed use retirement village, rural residential sub-division and agri-hub (the development). Development plans drawings are currently not available.

Consideration of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCSCS) is required for the activities of sub-division, change of land use, and / or soil disturbance on pieces of land that have been subject to any activities or industries listed on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL). Land covered in the NESCSCS is defined in regulation 5(7) as:

A piece of land that is described by one of the following:

- a) An activity or industry described in the HAIL is being undertaken on it:
- b) An activity or industry described in the HAIL has been undertaken on it:
- c) It is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.

The NESCSCS does not apply to production land, except for parts of production land used for residential purposes, or where subdivision or change of land use results in production land being used for a different purpose.

1.2 Objectives

The objectives of this PSI are to determine whether an activity or industry listed on the MfE HAIL is being, has been, or is likely to have been conducted at the Site, and to assess potential implications for the proposed change of land use and soil disturbance under the NESCSCS and Waikato Regional Council (WRC) regional contaminated land rules. The PSI also includes an initial assessment of the likelihood of encountering acid sulphate soils (ASS) within the Site.

This PSI report has been prepared in general accordance with MfE Contaminated Land Management Guidelines No.1 Reporting on Contaminated Sites in New Zealand (2021) (CLMG No. 1).

1.3 Scope of Work

The scope of work for this PSI comprised the following:

- A review of selected, publicly available information for the Site to determine whether or not any activities or industries on the HAIL are, have been, or more likely than not have been undertaken.
- An overall assessment of the applicability of the NESCSCS.
- ASS assessment based on ASS probability data provided by WRC.

A Site walkover inspection was not undertaken as part of this PSI at the client’s request.



1.4 Report Status

This report has been prepared under the supervision of Kevin Tearney, a Certified Environmental Practitioner – Site Contamination (CEnvP – SC) and Suitably Qualified and Experienced Practitioner (SQEP) as outlined in the 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.

I, Kevin Tearney, confirm that I have read the code of conduct for expert witnesses contained in the Environment Court Practice Note 2023. This report has been prepared in compliance with that code, as if it were evidence being given in Environment Court proceedings. In particular, unless I state otherwise, this contaminated land assessment is within my area of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

2.0 Site Details

The Site details are provided in **Table 1**. The Site location is shown in **Appendix A, Figure A1**.

Table 1 General Site Information

Site Address	1073 Tauwhare Road, Tauwhare 3287
Site Owner	Private landowner
Legal Description	- Lot 2 DP 548121 - Lots 1, 2 DP 407508
Area	55.26ha
Councils	Waikato Regional Council (WRC) and Waikato District Council (WDC)
Land Use / Zoning	The Site is in agricultural land use and contains one rural residential dwelling along with ancillary farm structures associated with the agricultural use of the Site. The Site is located within the Waikato District and is zoned Rural Zone under the Operative Waikato District Plan and General Rural under the Waikato District Plan – Operative in Part.
Surrounding Land Use	The surrounding landuse to the north, northeast, southwest and west is agricultural. Rural residential dwellings of Tuawhare are to the southeast.
Topography	The WRC Geo Hub contours layer indicates the Site is slightly undulating between approximately 48 and 52 metres (m) above sea level datum (asld).
Geology	The Institute of Geological and Nuclear Sciences (GNS) 1:250,000 online geological map shows the majority of the Site being underlain by Late Pleistocene river deposits consisting of cross-bedded pumice sand, silt and gravel with interbedded peat. The northernmost portion of the Site coinciding with an inferred overland flow path is underlain by Holocene river deposits consisting of alluvial gravel, sand, silt, mud and clay with local peat.
Hydrology	The WRC local maps services shows the nearest mapped surface water body is a series of unnamed farm drains that pass through the Site flowing to the north to join the Waitakaruru Stream. Waitakaruru Stream discharges to the Piako River approximately 14 kilometres northeast of the Site.



Hydrogeology	Four bores are recorded on the WRC open data portal database within 250 m of the Site boundary; one of these bores is located within the Site boundary. Static water level (swl) within the bores where listed (three bores) ranged from 2 m below ground level (bgl) (on-Site bore) to 3.3 m bgl. The bores were drilled to depths ranging from 7.4 to 11.2 m bgl. No bore uses were listed.
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3.0 Preliminary Site Investigation

A review of publicly available information for the Site was undertaken to understand the development history of the Site and particularly the nature and location of any potentially contaminating activities. This included review of:

- Selected historical aerial photographs available through Retrolens®, Land Information New Zealand (LINZ) and Google® Earth™.
- Review of the WRC Land Use Information Register (LUIR).
- Review of WDC HAIL database.
- Hazardous Substances and Incidents report provided by the Environmental Protection Agency (EPA).

3.1 Historical Aerial Photographs

Historical aerial photograph images are described in **Table 2**. The images can be found in **Appendix B**.

Table 2 Historical Aerial Photographs Summary

Year	Reference	Observations
1939	Retrolens® (Black & White)	The Site: The land cover of the Site appears to be pasture. Tauwhare Rd and Scotsman Valley Rd are visible. A set of structures (<i>Feature 1</i>) are present in the central portion of the Site, one of the structures appears to be a set of stockyards, what appear to be trees associated with a home orchard are also located near the dwelling. These do not appear to be a commercial operation. A meandering stream is evident crossing part of the Site. Off-Site: The surrounding land cover is broadly rural pasture with various rural dwellings and associated ancillary farm structures.
1946	Retrolens® (Black & White)	The Site: A structure (<i>Feature 2</i>), inferred to be a residential dwelling in later imagery, has been added to the south of <i>Feature 1</i> . Off-Site: No significant changes to the surrounding land cover.
1953	Retrolens® (Black & White)	The Site: A structure (<i>Feature 3</i>) has been added that appears to be associated with another set of stockyards. The dwelling associated with <i>Feature 1</i> has been removed and the land around it cleared of vegetation. Off-Site: No significant changes to the surrounding land cover.
1974	Retrolens® (Black & White)	The Site: All structures associated with <i>Feature 1</i> have been removed, two new structures in the same location have been established (<i>Feature 4</i>). All other features are consistent with the previous imagery. The land cover appears to be a mixture of cropping and pastoral grazing. Visual indication of meandering stream is less evident, it is inferred that it has been channelled into the farm drains that cross the Site. Any evidence suspected home orchard trees has been removed.



Year	Reference	Observations
		Off-Site: There has been minor infill residential development in the township of Tauwhare, no significant changes in land use noted.
1986	Retrolens® (Black & White)	The Site: <i>Feature 2</i> appears to be a residential dwelling. <i>Feature 4</i> appears to be two ancillary farm sheds. An additional structure (<i>Feature 5</i>) has been added and appears to be a hay shed. An area of potential soil disturbance (<i>Feature 6</i>) is noted to the north of <i>Feature 3</i> . Off-Site: no significant changes from the previous imagery.
1995	Retrolens® (Black & White)	The Site: The area of soil disturbance noted in the previous image (<i>Feature 6</i>) is less evident. All other features are consistent with the previous imagery and land use appears consistent. Multiple standalone trees appear to have been planted across the Site. Off-Site: No significant changes from the previous imagery.
2008	GoogleEarth™ (Colour)	The Site: <i>Feature 5</i> has been removed. A structure has been removed and another added to <i>Feature 4</i> . A structure has been added to <i>Feature 3</i> . The trees noted in the previous image are now well established. Off-Site: Significant subdivision and residential development is evident in the township of Tauwhare up to the southeastern boundary of the Site.
2012-2013	LINZ Data Service (Colour)	The Site: no significant changes from the previous imagery. Off-Site: no significant changes from the previous imagery.
Current	LINZ Data Service (Colour)	The Site: A structure (<i>Feature 7</i>) has been established, this appears to be a shed. No other significant changes from the previous imagery. Off-Site: no significant changes from the previous imagery.

3.2 Waikato Regional Council

WRC maintains a record of properties that have or are suspected of having an industry or activity listed on the MfE HAIL undertaken on them. A request for information held by WRC for the Site was submitted on 25 March 2026. WRC confirmed that no properties that comprise the Site are listed on the WRC Land Use Information Register. A copy of the response is provided in **Appendix C**.

3.3 Waikato District Council

A request for information held by WDC for the Site was submitted on 27 March 2026. WDC confirmed that no record of a HAIL activity was found in council records pertaining to the properties that comprise the Site. A copy of the response is provided in **Appendix D**.

3.4 Hazardous Substances and Incidents Report

The Environmental Protection Agency (EPA) maintained a list of reported hazardous substance incidents over the period July 2006 – December 2011. A review of the EPA register over this period, accessed February 2026, did not document any incidents within 500 m of the Site boundary in any direction.

3.5 Acid Sulphate Soils

WRC maintains a probability map of ASS ([Biodiversity & Environment](#)). The ASS probability for the majority of the Site is mapped as high probability, with portions of the eastern extent



of the Site mapped as low probability. An ASS assessment will be required to confirm the presence or absence of ASS. A figure showing the ASS probability map overlaid with the Site is presented in **Appendix A, Figure A2**.

3.6 Site History Summary

- The Site has an unbroken history of agricultural grazing and intermittent cropping since at least 1939.
- All structures associated with Feature 1 (possible stockyards) were removed by 1974. Another set of stockyards (Feature 3) is still present. Spray races or dips associated with these stockyards may have been present.
- Several of the present-day structures associated with Features 2, 3 and 4 were established prior to the year 2000.

3.7 HAIL Summary

Based on a review of the available information for the Site, the following activities listed on the MfE HAIL are considered to have potentially occurred at the Site:

- A8: Chemical manufacture, application and bulk storage - Livestock dip or spray race operations – potentially associated with current and former stockyards (no longer present on the Site).
- A17: Chemical manufacture, application and bulk storage - Storage tanks or drums for fuel, chemicals or liquid – associated with the likely presence of fuel and chemical storage as part of current farming operations.
- E1: Mineral extraction, refining and reprocessing, storage and use - Asbestos products manufacture or disposal, including sites with buildings containing asbestos products known to be in a deteriorated condition – associated with potential asbestos containing material (ACM) that may have been used on current or former structures on the Site.

A figure showing the location of the listed potential HAIL areas for the Site is presented in **Appendix A, Figure A3**.

4.0 Conceptual Site Model

A conceptual site model (CSM) provides a description of the identified potential sources, pathways, and human receptors, and a qualitative assessment of source-pathway-receptor (SPR) linkages. A risk to human health and/or the environment is only present if there is a complete linkage. The Site CSM for identified HAIL that are within the development area is presented in **Table 3**.



Table 3 Initial Conceptual Site Model Development Impacted HAIL

Activity (Source)	Potential HAIL Reference	Location on Site	Potential Contaminants	Pathway	Receptor	Discussion & SPR Linkage
Potential former stock spray races or dips	A8: Chemical manufacture, application and bulk storage - Livestock dip or spray race operations	Former stockyards located in the western and southern portions of the Site.	Heavy metals including arsenic, copper and zinc Organochlorines and Pesticides (OCPs) including aldrin, dieldrin, and DDT.	Direct contact and/or ingestion	Maintenance/excavation workers (during development) Future Site Users	Potentially Complete Two sets of stockyards were previously present on the Site. Historically stock dips or spray races have been located within or adjacent to stockyards. A site visit was not conducted as part of the PSI. A site visit to confirm the location or absence of any dips and spray races as well as soil sampling would be required to confirm that potential contaminants are not present in concentrations that may pose a risk to human health or the environment. Contaminants associated with dips include heavy metals (arsenic, copper and zinc), and OCPs.
				Leaching to groundwater or farm drain	Environment	
Current and redundant Fuel ASTs	A17: Chemical manufacture, application and bulk storage - Storage tanks or drums for fuel, chemicals or liquid	Associated with the likely presence of fuel and chemical storage as part of current farming operations	Hydrocarbons and lead Polycyclic aromatic hydrocarbons (PAHs)	Direct contact and/or ingestion	Maintenance/excavation workers (during development) Future Site Users	Potentially Complete A site visit was not conducted as part of the PSI. A site visit to confirm the location of any fuel and chemical storage will be required as well as soil sampling to confirm that potential contaminants are not present in concentrations that may pose a risk to human health or the environment. Likely contaminants include hydrocarbons, lead, and PAHs.
				Leaching to groundwater or farm drain	Environment	
Potential ACM on current and former structures	Mineral extraction, refining and reprocessing, storage and use - Asbestos products manufacture or disposal, including sites with buildings containing asbestos products known to be in a deteriorated condition	Associated with potential ACM that may have been used on current or former structures on the Site.	Asbestos	Direct contact and/or ingestion	Maintenance/excavation workers (during development) Future Site Users	Potentially Complete A site visit was not conducted as part of the PSI. A site visit to confirm the location and condition of any current ACM will be required as well as soil sampling to confirm that potential contaminants are not present in concentrations that may pose a risk to human health or the environment. Likely contaminants include asbestos in soils.
				Leaching to groundwater or farm drain	Environment	Incomplete Asbestos is not typically vertically mobile in soils and is insoluble, there is unlikely to be a pathway to groundwater or farm drains.



5.0 Contaminated Land Regulatory Assessment & Recommendations

Based on the findings of the PSI, discreet areas of the Site may have been subject to HAIL activities and are therefore may be considered pieces of land accordance with Regulation 5(7) of the NESCS. These areas are shown in **Appendix A, Figure A3**. Therefore, the provisions of the NESCS may apply to development at the locations where potential HAIL activities have been identified.

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

- Inform the likelihood of HAIL activities having occurred at the potential locations identified.
- Provide an understanding of soil contaminant conditions at locations of suspected HAIL activities have been undertaken.
- Provide an understanding if soil management or remediation is necessary, and inform soil management decisions i.e., suitable reuse of site won soils.
- Ascertain whether NESCS or WRC regional contaminated land resource consents are required to be sought in support of the development.

6.0 Conclusions and Recommendations

This PSI, undertaken for the Client to support the construction of a proposed multi use development on the Site, identified the following:

- Pastural land use was being undertaken by at least 1939 at the Site and has been in continued use for livestock grazing.
- Improvements to the Site included the development of rural residential dwellings, stockyards and other ancillary buildings associated with agricultural land use.
- The desktop review of publicly available information identified that HAIL categories A8, A17 and E1 have possibly occurred on discreet areas of the Site and these areas are therefore considered potentially to be pieces of land in accordance with Regulation 5(7) of the NESCS.
- Based on the findings of this investigation, the NESCS may apply to the proposed future land development.
- It is recommended that a Site walkover and if required a DSI be completed in support of the resource consent application for the proposed future land development to confirm soil contaminant conditions and guide NESCS and WRC regional contaminated land consent requirements.
- The WRC ASS probability map shows the majority of the Site is mapped as high probability, portions of the eastern extent of the Site are mapped as low probability. An ASS assessment will be required to confirm the presence or absence of ASS.



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 Limited



Michael King
Senior Environmental Consultant – Land Quality
and Remediation

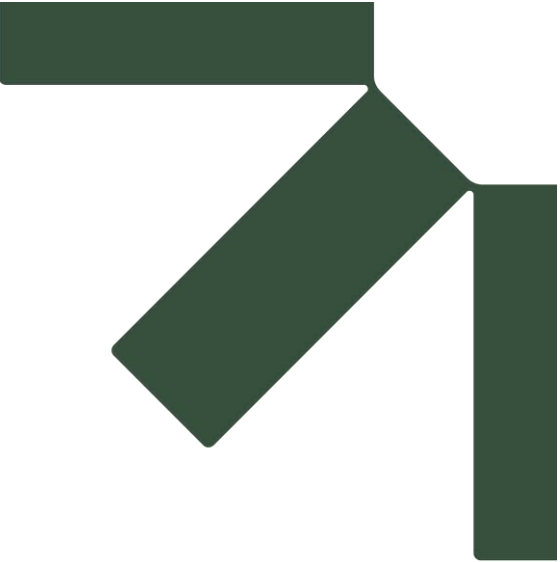


Kevin Tearney, CEnvP SC
Technical Director – Environmental Services

8.0 References

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- Geological and Nuclear Sciences [GNS]. 2024. New Zealand Geology Web Map. Retrieved from <http://data.gns.cri.nz/geology/>, accessed March 2026.
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- Waikato Maps. Retrieved from [Waikato Maps](#), accessed March 2026.
- WRC Data Portal. Retrieved from [Waikato Open Data and OneView](#), accessed March 2026.





Appendix A Figures

Preliminary Site Investigation

1073 Tauwhare Road, Tauwhare

CMW Geosciences

SLR Project No.: 810.032221.00001

20 April 2026



Legend

Site Boundary

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



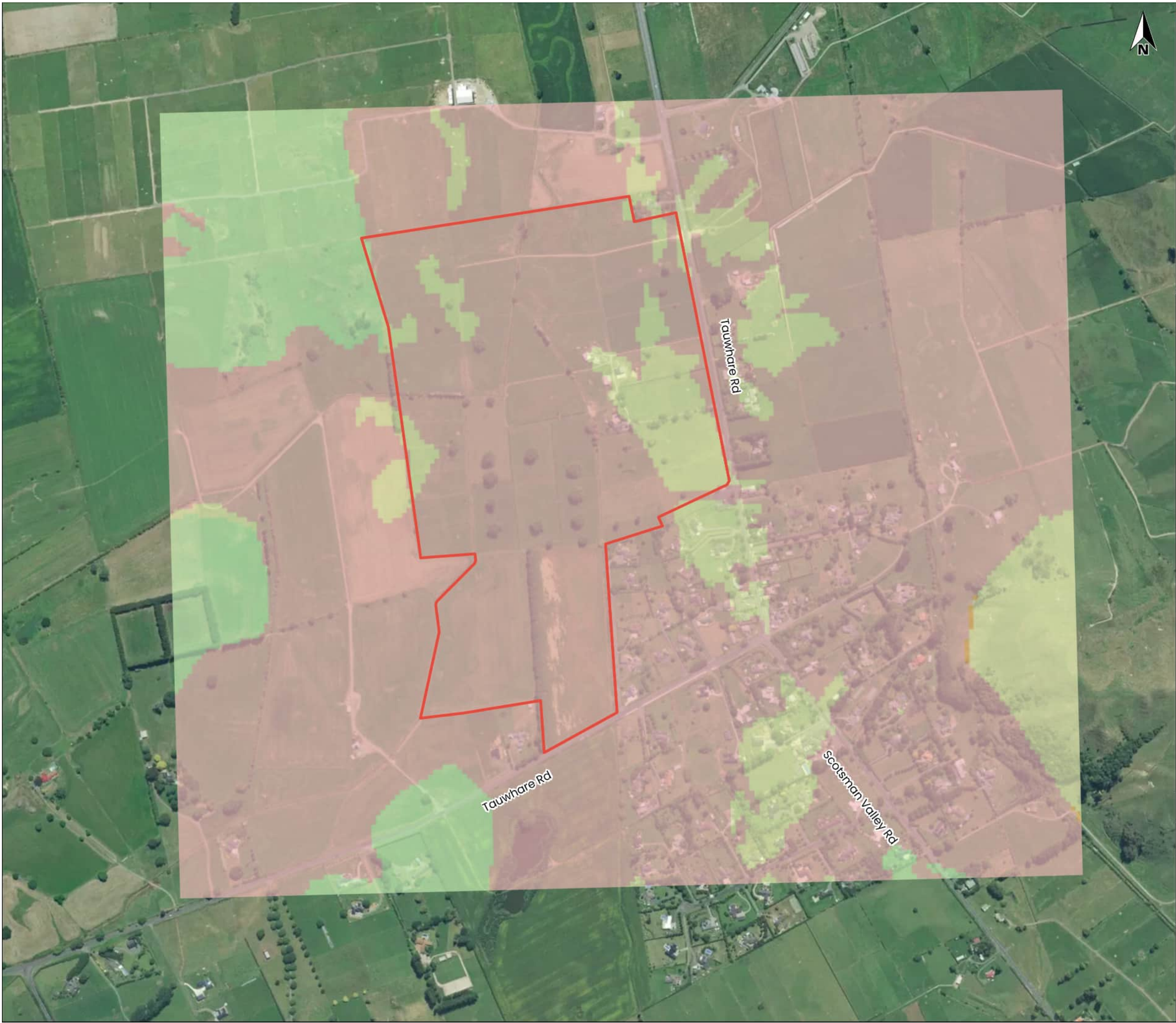
Produced by **Datanest.earth**

Title: Site Location and Layout

Client: CMW Geosciences	Size: A3
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Project: 1073 Tauwhare Road PSI	Drawn: MK	Figure No.: 1
Date: 24-03-2026	Checked: KT	

Proj No: 810.032221.00001	Scale: 1:7500	Version: Final
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- Legend**
- Negligible Probability
 - Low Probability
 - High Probability
 - Site Boundary
 - ASS Probability

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



Produced by **Datanest.earth**

Title: ASS Probability Map		
Client: CMW Geosciences		Size: A3
Project: 1073 Tauwhare Road PSI	Drawn: MK	Figure No.: 2
Date: 24-03-2026	Checked: KT	
Proj No: 810.032221.00001	Scale: 1:7500	Version: Final



Legend

- A8
- A17
- E1
- Site Boundary

0 25 m 50 m

LINZ CC BY 4.0 © Imagery Basemap contributors



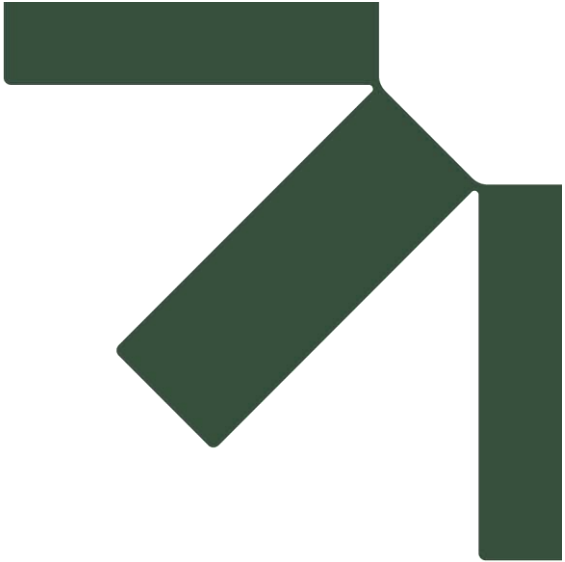
Produced by **Datanest.earth**

Title: Desktop Identified HAIL

Client: CMW Geosciences Size: A3

Project: 1073 Tauwhare Road PSI	Drawn: MK	Figure No.: 3
Date: 24-03-2026	Checked: KT	

Proj No: 810.032221.00001	Scale: 1:2000	Version: Final
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Appendix B Historical Aerial Photographs

Preliminary Site Investigation

1073 Tauwhare Road, Tauwhare

CMW Geosciences

SLR Project No.: 810.032221.00001

20 April 2026



Legend

- Site Boundary
- 1939

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

Title: Historical Aerial - 1939

Client: CMW Geosciences Size: A3

Project: 1073 Tauwhare Road PSI
Drawn: MK
Figure: B1

Date: 24-03-2026
Checked: KT

Proj No: 810.032221.00001
Scale: 1:7500
Version: Final



Legend

- Site Boundary
- 1946

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

Title: Historical Aerial - 1946

Client: CMW Geosciences		Size: A3
Project: 1073 Tauwhare Road PSI	Drawn: MK	Figure: B2
Date: 24-03-2026	Checked: KT	
Proj No: 810.032221.00001	Scale: 1:7500	Version: Final



Legend

- Site Boundary
- 1953

0 100 m 200 m

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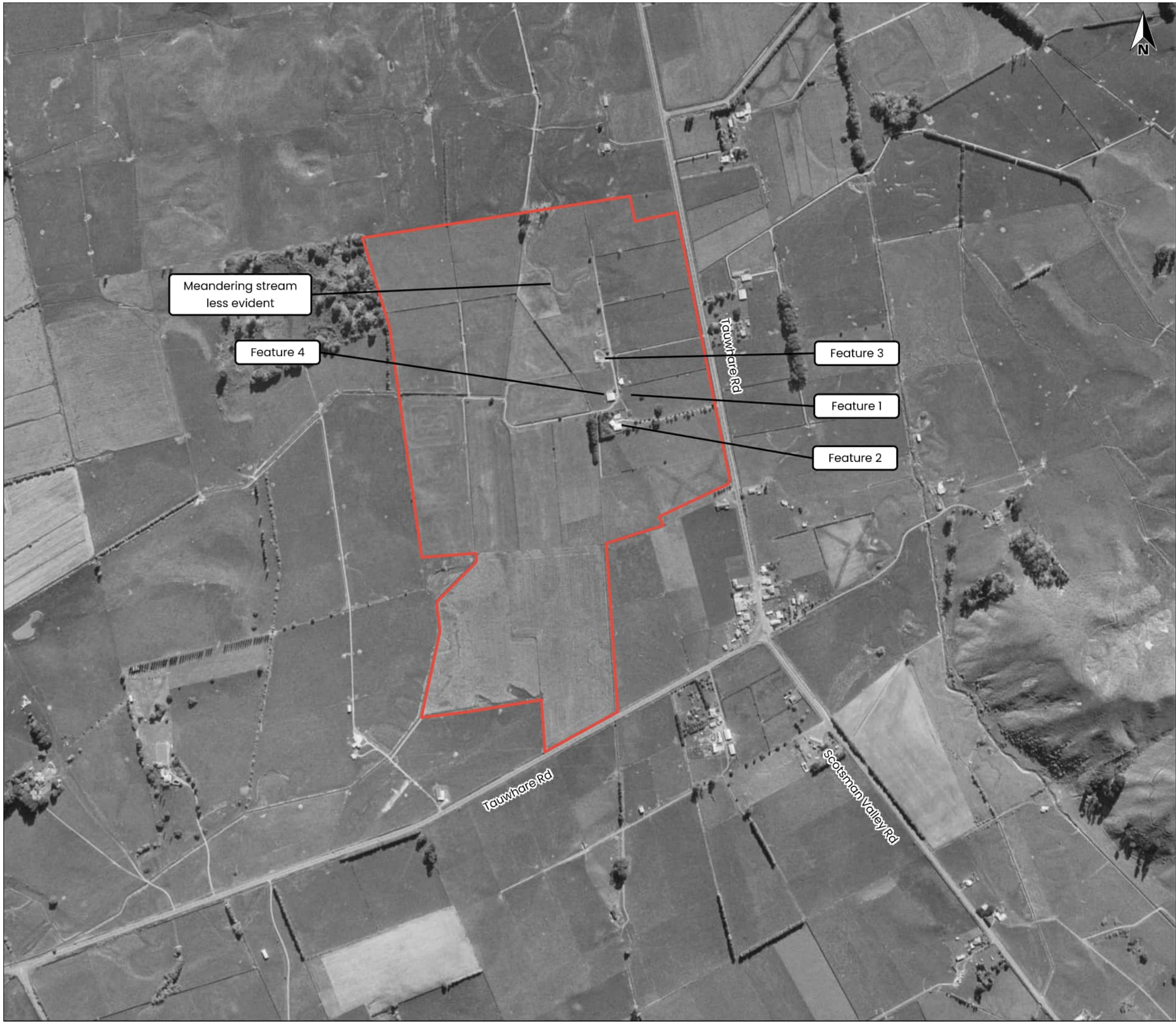
Produced by **Datanest.earth**

Title: Historical Aerial - 1953

Client: CMW Geosciences	Size: A3
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Project: 1073 Tauwhare Road PSI	Drawn: MK	Figure: B3
Date: 24-03-2026	Checked: KT	

Proj No: 810.032221.00001	Scale: 1:7500	Version: Final
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Legend

- Site Boundary
- 1974

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

Title: Historical Aerial - 1974

Client: CMW Geosciences		Size: A3
Project: 1073 Tauwhare Road PSI	Drawn: MK	Figure: B4
Date: 24-03-2026	Checked: KT	
Proj No: 810.032221.00001	Scale: 1:7500	Version: Final



Legend

- Site Boundary
- 1986

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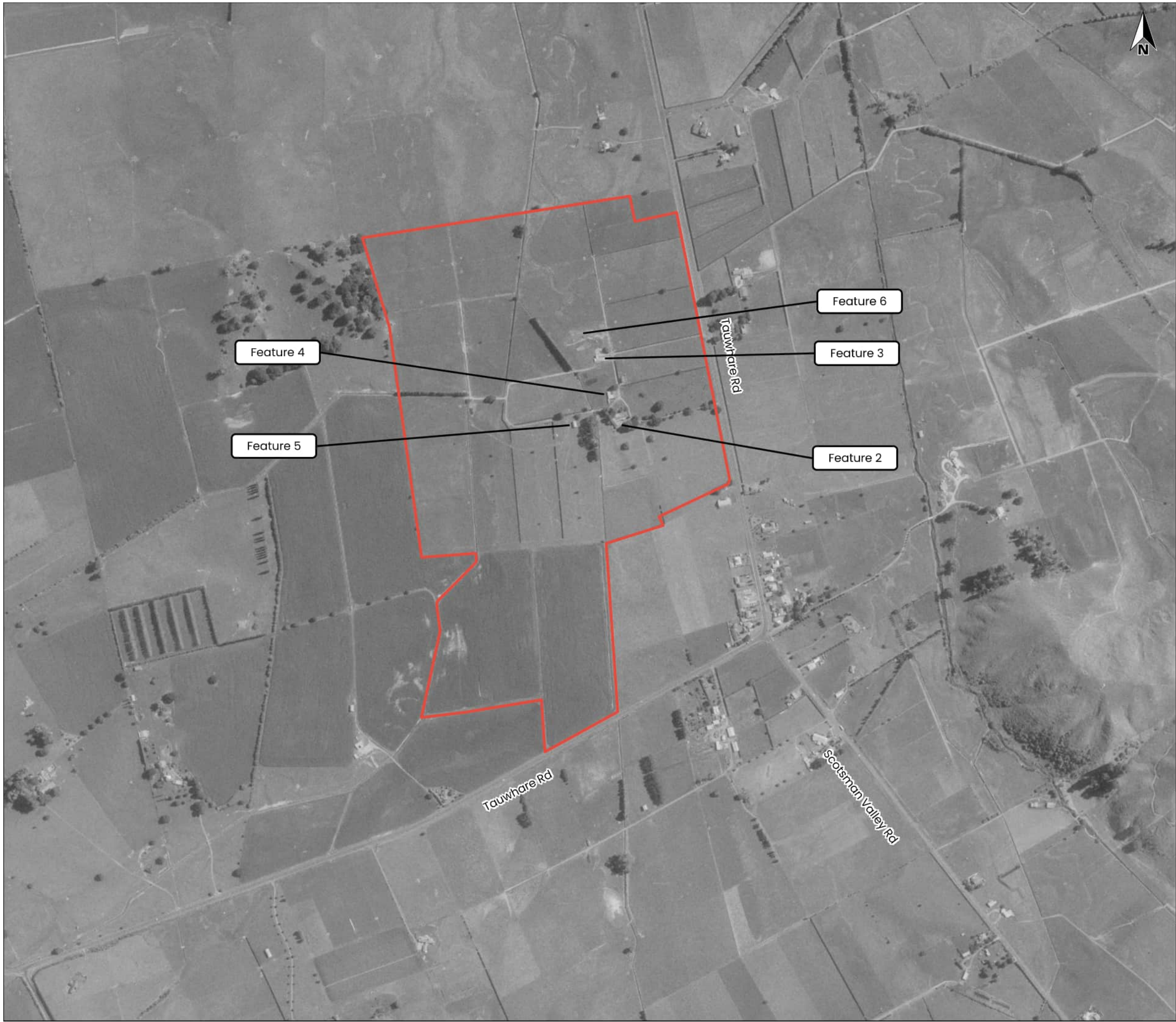
Produced by **Datanest.earth**

Title: Historical Aerial - 1986

Client: CMW Geosciences Size: A3

Project: 1073 Tauwhare Road PSI	Drawn: MK	Figure: B5
Date: 24-03-2026	Checked: KT	

Proj No: 810.032221.00001	Scale: 1:7500	Version: Final
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Legend

- Site Boundary
- 1995

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

Title: Historical Aerial - 1995

Client: CMW Geosciences Size: A3

Project: 1073 Tauwhare Road PSI	Drawn: MK	Figure: B6
Date: 24-03-2026	Checked: KT	

Proj No: 810.032221.00001	Scale: 1:7500	Version: Final
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Legend

- Site Boundary
- 2008

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

Title: Historical Aerial - 2008

Client: CMW Geosciences Size: A3

Project: 1073 Tauwhare Road PSI	Drawn: MK	Figure: B7
Date: 24-03-2026	Checked: KT	

Proj No: 810.032221.00001	Scale: 1:7500	Version: Final
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Legend

- Site Boundary
- LINZ Data Service
- Waikato 0.5m Rural Aerial Photos (2012-2013)

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



Produced by **Datanest.earth**

Title: Historical Aerial - 2012/2013

Client: CMW Geosciences Size: A3

Project: 1073 Tauwhare Road PSI
Drawn: MK
Figure: B8

Date: 24-03-2026
Checked: KT

Proj No: 810.032221.00001
Scale: 1:7500
Version: Final



Legend

Site Boundary

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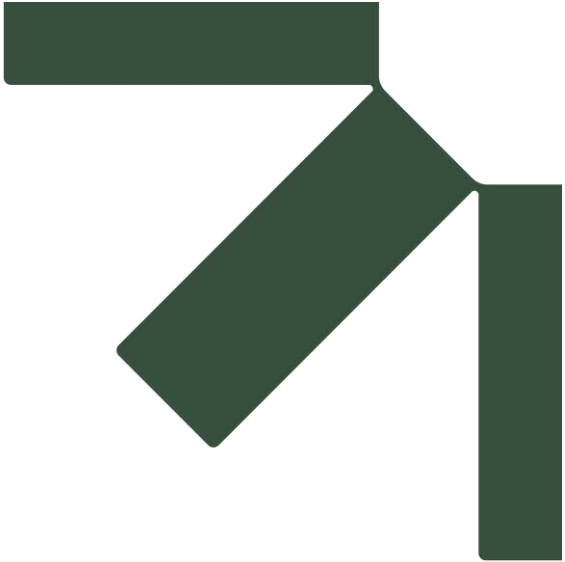
Produced by **Datanest.earth**

Title: Historical Aerial - Current

Client: CMW Geosciences	Size: A3
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Project: 1073 Tauwhare Road PSI	Drawn: MK	Figure: B9
Date: 24-03-2026	Checked: KT	

Proj No: 810.032221.00001	Scale: 1:7500	Version: Final
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Appendix C Waikato Regional Council

Preliminary Site Investigation

1073 Tauwhare Road, Tauwhare

CMW Geosciences

SLR Project No.: 810.032221.00001

20 April 2026

From: [Guy Sowry](#)

Sent on: Sunday, 29 March 2026 11:27:01 am

To: [Michael King](#)

Subject: Land Use Information Register enquiry 1073 Tauwhare Road, Tauwhare (REQ229750) No SLUS

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

Dear Michael,

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

1073 Tauwhare Road, Tauwhare: LOT 2 DP 548121 (VGN 0444165905)



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>

This property: I can confirm that this property does **not** appear on the 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.

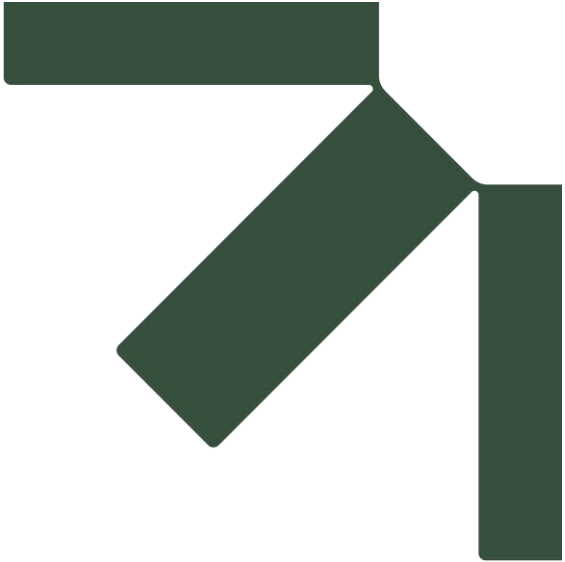
- Additional Information:** Please note that:
- Significant use of lead-based paint on buildings can, in some cases, pose a contamination risk; the use of lead-based paint is not recorded on the Land Use Information Register.
 - Buildings in deteriorated or derelict condition which contain asbestos can 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. '

Kind regards

Guy Sowry | CONTRACTOR | Land and Soil, Science and Strategy
WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato
P: s 9(2)(a)
F: facebook.com/waikatoregion
Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

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Appendix D Waikato District Council

Preliminary Site Investigation

1073 Tauwhare Road, Tauwhare

CMW Geosciences

SLR Project No.: 810.032221.00001

20 April 2026

Your Ref

In reply please quote
HAIL0046/26

If calling, please ask for
Julia Croeser



14 April 2026

Postal Address
Private Bag 544, Ngaruawahia
3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

SLR Consulting New Zealand Limited
Floor 5
95 Customhouse Quay
Wellington Central 6011

Dear Sir/Madam

Property Enquiry - HAIL report

Further to your request for details of whether or not council records indicate that an activity or industry described in the Ministry for the Environment Hazardous Activities and Industries List (HAIL) is being, has been or is more likely than not to have been undertaken on a piece of land I can advise the following:

Property address: 1073 Tauwhare Road, 1171 Tauwhare Road, 1185 Tauwhare Road, Tauwhare

VNZ Property ID: 04441/659.05, 04441/669.00, 04441/672.04

Legal description: Lot 2 DP 548121, Lot 2 DP 407508, Lot 1 DP 407508

No record of a HAIL activity has been found on Council records. NOTE: please see comments below for clarification required in respect of some matters found on the records if development on the property is proposed.

Comments:

The site appears to have been used for pastoral farming activities including dairy farming. Prolonged application of superphosphate fertiliser has the potential to elevate cadmium in soil above the rural-residential soil contaminant standard of 0.8 mg/kg. If residential activities are proposed, information should be supplied on superphosphate fertiliser use on the property using Council's site history checklist to determine if any investigation in respect of cadmium in soil is required. Where consistent application of fertiliser over time is identified or there is limited information available, a screening sample or samples for cadmium should be provided to determine if soil has been impacted by cadmium such that it could be considered a HAIL activity. The samples need not be taken by a contaminated land specialist but should be taken by an independent person with experience in soil analysis such as a fertiliser company representative or soil scientist. A minimum of 3 discrete samples across any proposed residential area is recommended. Sample depth should be between 0-100mm. Soil pH should also be recorded as the soil contaminant standard for cadmium is pH dependent. A soil sample should also be taken for cadmium and pH if possible from an area on the property with similar soil characteristics where the soil has not been modified by application of superphosphate fertiliser and liming to give an indication of the natural soil. Such an area may include gardens of existing older

homesteads, roadside berms, etc. The location and description of this sample site should be clearly identified.

A plan of the site should be provided showing the area where the soil samples were taken. If the samples show cadmium levels well below the soil contaminant standard then no further action would be necessary. If the samples however indicate cadmium at or very close to the standard then we would conclude that a HAIL class I has occurred and a site investigation and report carried out by a suitably qualified and experienced practitioner in contaminated land, prepared in accordance with the Ministry for the Environment Contaminated Land Management Guidelines would be required.

The following records (where applicable) were reviewed in this assessment:

Property file including any parent property file from which the property was developed

Waikato District Council Land Use Register

Waikato Regional Council Selected Land Use Register

Subdivision Consent files

Land Use Consent files

Building Consent files

Aerial Photography:

- 14-11-1946
- 20-08-1953
- 27-09-1979
- 23-05-1986
- 08-02-1991
- 2008
- 2017
- 2025

Disclaimer:

This information is based on records held by the Council and/or Waikato Regional Council and reflects the council's current understanding of the site. The council does not accept any liability for any inaccuracy of this information or liability for any loss or damage suffered by any person acting or refraining from acting on this information.

If this information indicates that no record of a HAIL activity has been identified on Council records, this does not imply that no HAIL activity has been undertaken on the site. This simply means that the Council holds no record of a HAIL activity being undertaken on the property at this point in time. However, Council records may be incomplete. Similarly, if one HAIL activity is identified, this does not preclude another HAIL activity having been undertaken of which no record is held. If an activity is proposed to be undertaken on the site that is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES), Council retains the right to seek further information on the site history of the subject property. Where pastoral farming activities have been identified, Council may seek information in respect of cadmium in soil resulting from application of superphosphate fertiliser if residential activities are proposed.

If you have any queries please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'O Patu'. The signature is stylized, with a large 'O' and a cursive 'Patu'.

Ollie Patu
Environmental Health Specialist

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24-11-1946

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20-08-1953

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27-09-1979

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23-05-1986

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08-02-1991

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2008

Sourced from Waikato District Council Intramaps GIS

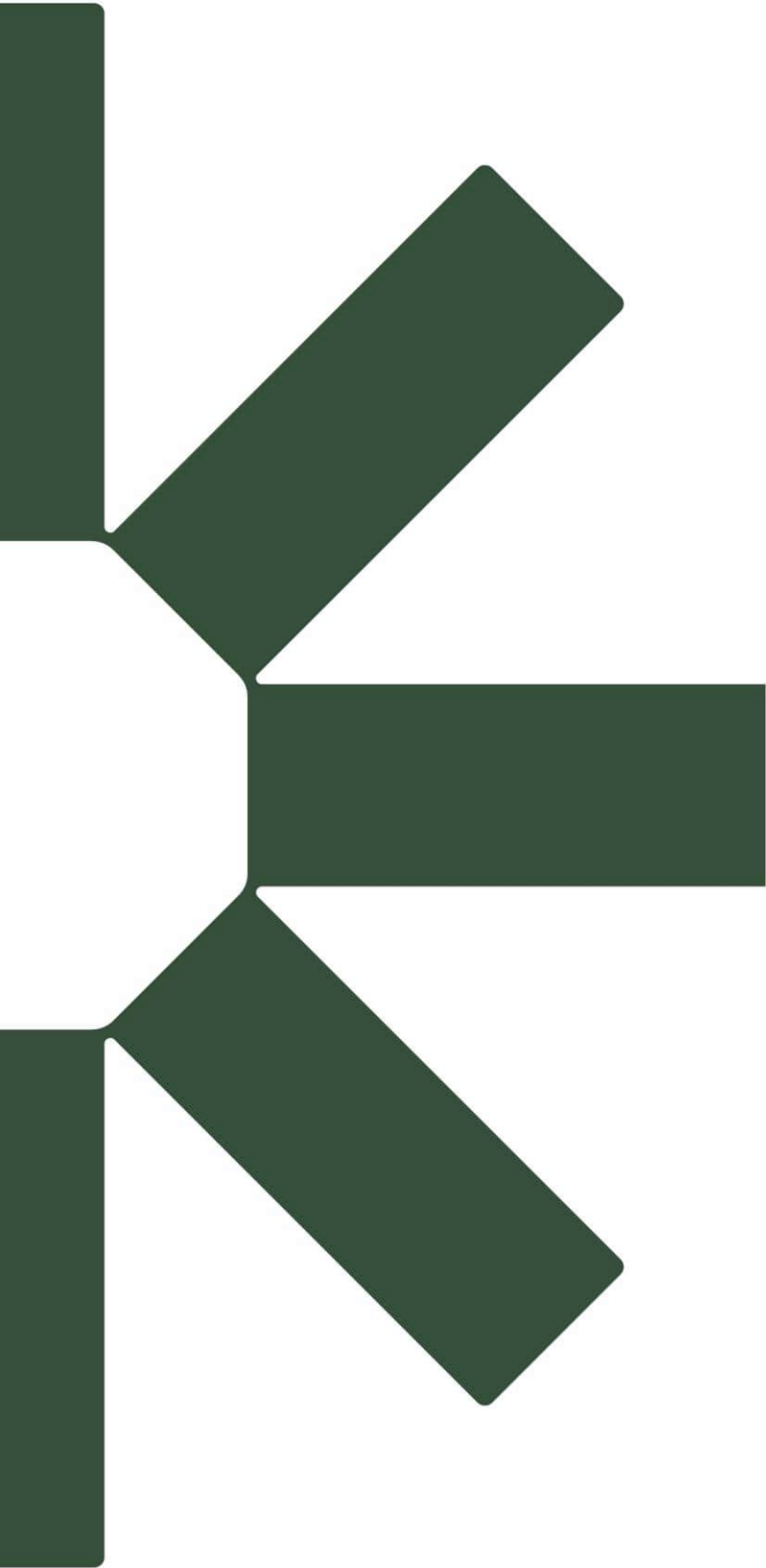


2017

Sourced from Waikato District Council Intramaps GIS



2025



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