



GREENHILL INDUSTRIAL PARK

PRELIMINARY SITE INVESTIGATION

PROJECT NO: HD3783
GREENHILL INDUSTRIAL PARK
CONSORTIUM
REFERENCE: DSI
22 OCTOBER 2025

Auckland

30 Saint Benedicts St, 1010

Hamilton

12 Vialou St, 3204

New Plymouth

45 Egmont St, 4310

hdgeo.co.nz

0800 080 088

Executive summary

Introduction

The Greenhill Industrial Park Consortium is proposing to develop land between Greenhill Road and Puketaha Road, Hamilton, through the Fast-track Approvals Act (FTAA). The proposal includes rezoning rural land to mostly industrial, with a small number of rural residential lots along the south boundary.

The site has a history of activities that may have caused soil contamination. These include livestock treatment in stock races and the degradation of building materials such as lead-based paint and asbestos-containing materials (ACM) (HAIL I). Because the development involves subdivision, land use change, and soil disturbance on land where these activities may have occurred, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is likely to apply.

Desktop study and findings

Our desktop study identified the following potential contamination sources:

- potential livestock spray race operations (HAIL A.8)
- areas of uncharacterised fill or potential waste disposal (HAIL G.3)
- the degradation of lead-based paint or ACM from historical buildings (HAIL I)
- presence of potential or actual acid-sulfate soils within the mapped gley soil (natural hazard)

If these potential contamination sources are confirmed to be HAIL activities, they will be ‘pieces of land’ as identified in the NESCS.

Conclusions

We have identified multiple areas within the proposed Greenhill Industrial Park that are likely to meet the definition of a ‘piece of land’ under the NESCS. These areas are associated with historical and recent HAIL activities, including:

- potential livestock spray race operations (HAIL A.8)
- areas of uncharacterised fill or potential waste disposal (HAIL G.3)
- the degradation of lead-based paint or ACM from historical buildings (HAIL I)

Due to the mapped gley soils, there is a potential risk of acid-sulfate soils being disturbed or generated during earthworks.

As the site contains potential ‘pieces of land’, the NESCS will apply to the proposed development. A detailed site investigation (DSI) is needed to investigate, assess, and refine the ‘pieces of land’.

Further work

A DSI, acid-sulfate soil survey, and a site management plan is likely required to support your Fast-track substantive application.

If contamination is identified above relevant human health guidelines, a remedial action plan, site validation report, and an ongoing site management plan (OSMP) may also be required.

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Report sign off

PREPARED BY: **Matt Moore, CEnvP**

REVIEWED BY: **Paul Gibbins, CEnvP**



Senior Environmental Consultant

██████████
██████████



Principal Environmental Consultant

██████████
██████████

Version no.	Prepared by	Description	Dated
Draft	Matt Moore	Draft report issued	08/10/25
Final	Matt Moore	Minor revision following draft review	22/10/25

1. Introduction

1.1. The development

The Greenhill Industrial Park Consortium propose to develop their site, located between Greenhill Road and Puketaha Road, Hamilton, via the Fast-track Approvals Act (FTAA) referral application process. As part of their development, they propose to:

- rezone the site to have provision for:
 - o 161 industrial lots
 - o 25 rural residential lots
 - o 5 recreational/stormwater management lots
- change the land use of the newly formed lots from production land to a combination of rural residential and industrial
- form road networks to service the proposed lots
- construct 7 stormwater ponds and retain the existing Waikato Regional Council drain

Appendix A includes proposed development plans. Appendix B, figure 101, maps the site location.

1.2. The issue

The site has been subject to the following potential hazardous activities and industries list¹ (HAIL) activities:

- the potential treatment of livestock within stock races (HAIL A.8)
- the degradation of building material to soil at concentrations that pose a risk to human health or the environment (HAIL I)

1.3. The regulatory context

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) requires consideration where certain activities, including subdivision, change in land use, and soil disturbance, are proposed at HAIL sites.

For this site, the NESCS may apply as:

- the site may have been subject to HAIL activities A.8 or I
- the development includes subdivision, change in land use, and soil disturbance

1.4. Purpose, objectives, and scope

We (HD Geo) have been engaged to prepare this preliminary site investigation (PSI). The purpose of this PSI is to determine if the NESCS regulations will apply to the proposed development, and to form part of the fast-track application.

1.4.1. Objectives

The objectives of this PSI are to:

- identify potential sources of soil contamination at or immediately surrounding the site (HAIL activities)
- identify potential contaminant migration pathways within or onto the site

¹ Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL). October 2011

- identify potential human and environmental receptors on, or surrounding, the site
- evaluate any potential risk to the identified receptors
- determine if there is a requirement for further investigation, remediation, or reporting under the NESCS

1.4.2. Scope

The scope of this PSI is limited to:

- a desktop study, including review of historic and recent aerial photos, geology and hydrogeology, applicable council records, and any other relevant environmental studies
- preparation of a report consistent with Ministry for the Environment's Contaminated Land Management Guidelines No. 1²

2. Site information

Site details are included in Table 1.

Table 1: Site details³

Item	Description	
Site address and legal description	Site address	Legal description
	257 Greenhill Road	LOT 3 DP 456019
	133 Pukeroa Road	Section 88 SO 572875
	112 Puketaha Road	LOT 1 DP 515771
	112 A Puketaha Road	LOT 2 DP 515771
	154 Puketaha Road	LOT 1 DPS 15954
	175 Puketaha Road	LOT 2 DP 307097
	192 Puketaha Road	LOT 1 DP 307097
	4 Taha Lane	LOT 1 DP 304594
Zoning	Rural	
Approximate site area	180.72 ha	
Current site use	Production land (grazing), rural residential	
Territorial Authority	Waikato District Council	
Regional Council	Waikato Regional Council	

2.1. Site description

Greenhill Industrial Park is of irregular shape and approximately 180 hectares. It is situated within the Waikato District, adjacent to the eastern side of the Waikato Expressway.

² 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

³ Waikato District Council, Intra Maps, accessed 01/10/25. <https://waikatodc.spatial.t1cloud.com/spatial/intramaps/?configId=e6b2fca7-5d63-4aed-b49c-c32dc8cb1002&project=Public&module=PDP%20-%20Notified%20Stage%20%20Version>



Figure 1: Site location

The site is accessed from Puketaha Road to the north and Greenhill Road to the south. The Waikato District and Hamilton City jurisdiction boundary is defined by Gordonton Road, which is located approximately 1 kilometre to the west of the Waikato Expressway.

2.2. The project

Greenhill Industrial Park is for a comprehensive new industrial park, with direct access to the Waikato Expressway in both directions via Greenhill Road and Pardoia Boulevard. The project is to create vacant lots that can accommodate a range of industrial and compatible commercial activities and associated buildings. The proposal also includes all required infrastructure, including transport, three waters, and associated site and civil works.

3. Preliminary desktop risk assessment

We completed a desktop study to identify potential sources, contaminant migration pathways, and receptors. This included a review of historic⁴ and recent⁵ aerial images, geological maps, and the evaluation of existing records.

3.1. Source assessment

3.1.1. Historical aerial photos

Our aerial photo review evaluated previous land uses and areas of interest. Aerial photos are provided in Appendix C (figures 102a to 102g) and described in Table 2.

⁴ Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY. Accessed 28/07/25

⁵ Google Earth Pro

Table 2: Historical aerial photos

Year	Description	Potential contamination sources
1952	Most of the site is pasture used for livestock grazing. A drainage channel runs centrally through the site. There are 14 buildings within the site. These include 3 in the north-west corner, 5 in the central-north portion (including 1 house), 4 in the south-west corner (including 1 house), and 2 in the south-east corner. A stockyard appears to be in the central-north portion of the site.	If the buildings were painted using lead-based paint or used asbestos-containing material (ACM) in their construction, and if these impacted the surrounding soil at concentrations that pose a risk to human health or the environment, this would be a HAIL under classification I. If the stockyards were used for livestock dipping or as a spray race, this would be a HAIL under classification A.8.
1963	Four buildings have been removed from site. 15 buildings have been constructed, including 1 house in the central-north portion. An area of soil excavation can be seen in the central-east portion of the site. A drainage channel running centrally through the site has been infilled.	If the new buildings were painted using lead-based paint or used ACM in their construction, and if these impacted the surrounding soil at concentrations that pose a risk to human health or the environment, this would be a HAIL under classification I.
1979	Eight buildings have been removed from site. Eight buildings have been constructed, including 1 house centrally within the site, 1 house in the south-east corner, and a milking shed in the central-north portion. An area for storing animal feed and an effluent pond have been constructed in the central-north portion of the site. Tracks have been constructed through the site to give access to the internal paddocks. Fill appears to have been placed within the area of soil excavation.	If the buildings used ACM in their construction, and the ACM impacted the surrounding soil at concentrations that pose a risk to human health or the environment, this would be a HAIL under classification I. If the soil excavation area has been infilled with rubbish or uncharacterised soil, this would be a HAIL under classification G.3.
1991	Three buildings have been removed from site and 5 buildings constructed. A large concrete pad has been constructed north of the central house. A stockyard appears to have been constructed in the north-west portion of the site. Trees have been planted across the east portion of the site.	If the buildings used ACM in their construction, and the ACM impacted the surrounding soil at concentrations that pose a risk to human health or the environment, this would be a HAIL under classification I. If the stockyards were used for livestock dipping or as a spray race, this would be a HAIL under classification A.8.
2008 to 2025	By 2008, 11 buildings have been constructed within the site, including 1 house along the east boundary and 1 house in the north-west corner. An additional effluent pond has been constructed directly south of the existing one. Between 2008 and 2025, 6 areas of infilling, placement of uncharacterised soil, and potential waste disposal can be seen (see Appendix B, figure 103b). Between 2016 and 2024, additional buildings were constructed adjacent to the existing house in the north-west corner. In 2025, a landscape supplies store was constructed in the north-west corner.	If the areas have been infilled with rubbish or uncharacterised soil, this would be a HAIL under classification G.3.

3.1.2. Council records

We requested records from Waikato Regional Council (WRC). Appendix D contains the provided Council response.

WRC do not list the site in their online databases as a HAIL site.

3.1.3. Acid-sulfate soils

The WRC acid sulfate probability map⁶ shows that most of the site is in a 'high' probability zone for being at risk of acid sulfate soils. Following the procedures used to develop the probability maps⁷, we have confirmed the WRC probability map of acid sulfate soils in the 'high risk' area. The inputs used in our assessment are summarised in Table 3 and mapped, below.

Table 3: Acid-sulfate desktop assessment

Desktop parameter	Site-specific data	Level of risk
Geology (GNS Science)	Holocene swamp deposits	High
	Late Pleistocene deposits	Low
Elevation (LINZ DEM)	>10 m above NZ vertical datum	Negligible
Wetlands (MfE)	Potential historic wetlands	Low
Vegetation (WRC)	Not a mapped wetland	Negligible
Land cover (LRIS)	Exotic grassland	Negligible
Soil type (WRC, Hamilton area only)	N/A (Hamilton only)	N/A
Soil order (LRIS, SMAP)	Gley	High
	Allophanic	Negligible
Soil texture (LRIS)	Silty, loamy, clayey	Negligible
Soil pH (LRIS)	4.5-6.4	Negligible
Soil classification (LRIS)	Typic orthic gley	High

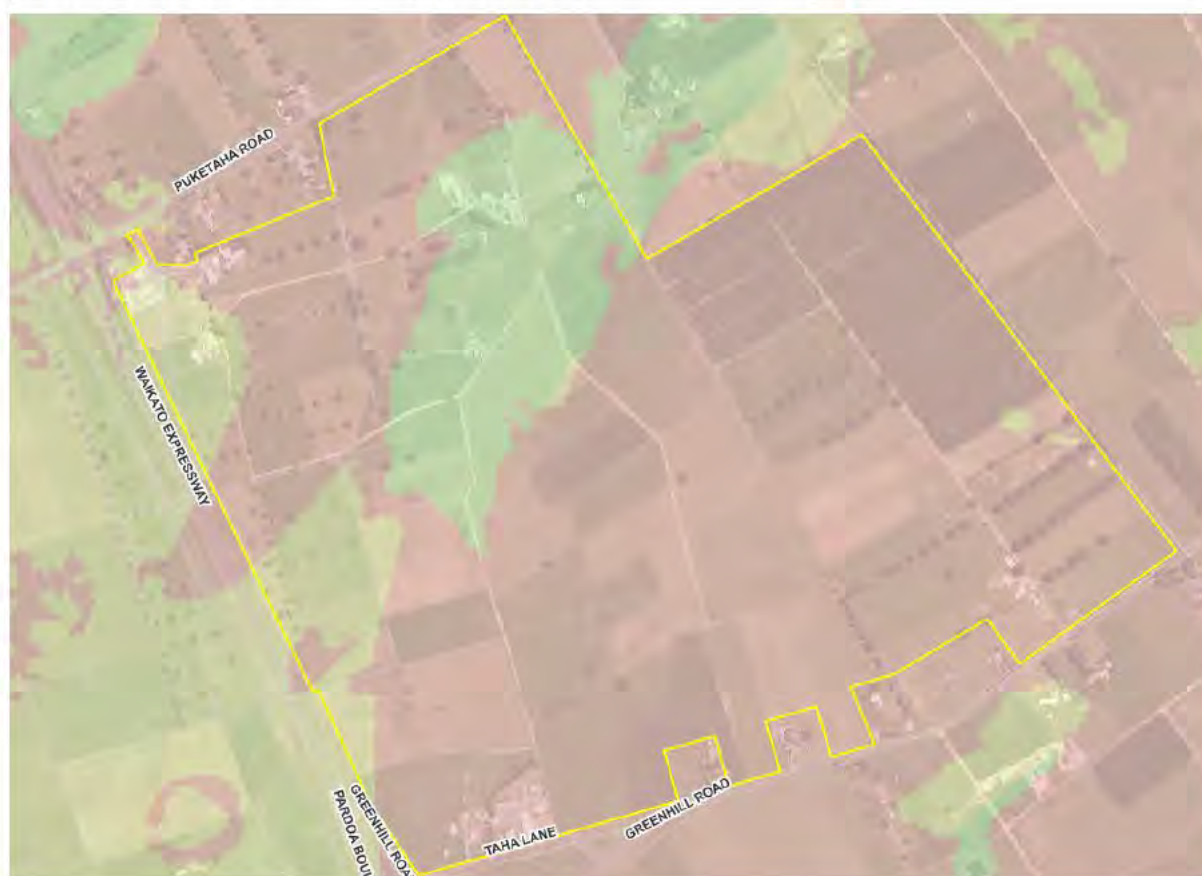


Figure 2: Acid-sulfate risk map

⁶ Waikato Regional Council, Biodiversity & Environment, accessed 04/08/25.

<https://waikatomaps.waikatoregion.govt.nz/Viewer/?map=49a72640c5474484b156d453144044a3>

⁷ Waikato Region acid sulfate soil survey, prepared by GHD for Waikato Regional Council on 13 September 2023

3.1.4. *Summary of our source assessment*

From our review of historic aerial images and available Council records, we have identified the following potential contamination sources and their respective HAIL categories. The contaminants of potential concern (COPC) are summarised below.

HAIL A.8 – Livestock dip or spray race operations

- Associated with a stockrace in the central-north portion of the site
- Associated with a stockrace in the north-west portion of the site
- There is potential the stockraces were used as a pesticide spray race to treat cattle
- The COPCs are heavy metals and organochlorine pesticides (OCPs)

HAIL G.3 – Landfill sites

- Associated with 5 areas of potential infilling with uncharacterised soil or rubbish
- The source and composition of the material is unknown, which means it could be contaminated and present a risk to human health or the environment
- The COPCs are dependent on the material present, and may include heavy metals, polycyclic aromatic hydrocarbons (PAH), OCPs, or asbestos

HAIL I – Degradation of lead-based paint

- Associated with 29 buildings constructed pre-1960
- Based on the age of construction (pre-1960s), it is more likely than not that these buildings have been painted with lead-based paint
- The degradation of lead-based paint can result in soil contamination, which is typically limited to the curtilage of the buildings
- The COPC is lead

HAIL I – Degradation of asbestos-containing material

- Associated with 42 buildings constructed pre-2000s
- Based on the age of construction (pre-2000s), there is potential that these buildings have been constructed using ACM
- The degradation of ACM can result in soil contamination, which is typically limited to the curtilage of the buildings
- The COPC is asbestos

Natural hazard – Potential or actual acid-sulfate soils

- Associated with the presence of gley soils and Holocene swamp deposits across the site
- There is potential for these soils to be actual or potential acid-sulfate soils
 - actual acid-sulfate soils have been historically oxidised and are highly acidic
 - potential acid-sulfate soils can be oxidised when soils are drained or excavated, which produces actual acid-sulfate soils and acidic conditions
- The COPCs are acid, and metals and nutrients which can be mobilised

3.2. Pathways assessment

3.2.1. Geology

The GNS geologic map⁸ of the area indicates that the site is underlain by 3 units:

- **North and west extents:** The Hinuera Formation, described as ‘cross-bedded pumice sand, silt, and gravel with interbedded peat.’
- **Central north extent:** The Walton Subgroup alluvium, described as ‘pumiceous mud, silt, sand and gravel with muddy peat beds; rhyolite pumice, including non-welded ignimbrite, tephra and alluvial pumice deposits.’
- **East and south extents:** Holocene swamp deposits, described as ‘soft, dark brown to black, organic mud, muddy peat and woody peat with minor overbank sand, silt and mud.’
- While not mapped, we anticipate the Walton formation to be mantled by Volcanic Ash given the elevated ground in this area. Lower lying areas are likely to have been eroded or buried by the younger swamp deposits.

We have reviewed the New Zealand Geotechnical Database (NZGD) to determine whether ground investigations have been conducted on or near the site:

- **Onsite:** Eight hand augers (HAs) have been logged in the southwestern corner of the site. These tests found a mixture of sand, silt, and clay consistent with the mapped Hinuera Formation. Groundwater was recorded in all HAs between 0.8 m and 1.5 m below ground level (bgl).
- **Surrounding the site:** Several ground investigations have been completed to the north, south, and west. These investigations encountered sand, silt, and clay consistent with the mapped Hinuera Formation. Groundwater was recorded between 0.9 m and 2.9 m bgl.

3.2.2. Topography and surface water

The site is mostly flat and is between 36 m and 37 m relative to the local datum⁹. The central-north portion of the site rises to 55 m. This elevation change is characterised by gentle to moderate slopes of between 10° to 35°. The immediately surrounding area decreases in elevation towards the west and north-east.

There is a network of drainage channels running through the site, which eventually flow into the Kirikiriroa gully. The closest major body of water is the Waikato River, approximately 3.5 km to the east.

3.2.3. Hydrogeology

Based on the elevation of the test locations listed in the NZGD vs the depth to groundwater, the inferred hydraulic gradient is west towards the Waikato River.

3.2.4. Summary of our pathways assessment

From our review of existing records, we have identified that:

- the site is surfaced with topsoil. Typically, topsoil is organic-rich and is likely to retain low and medium-mobility contaminants, including heavy metals as they have an affinity to bind to carbon

⁸ 1:250,000 Geological Map of New Zealand (QMAP). *New Zealand Geology Web Map*. GNS, 2013. <http://data.gns.cri.nz/geology/>. Accessed 26/05/25

⁹ NZVD2021 [EPSG: 7839]

- there is potential for high-mobility contaminants (such as TPH) or contaminants present near the soil-groundwater interface (such as rubbish pits) to have migrated to groundwater as leachate
- the site is mostly grassed, making contaminant migration via dust an unlikely pathway
- the site geology is likely to consist of clay, silt, sand, and peat. The pathway of any contaminants that migrate through the topsoil will be impacted by the underlying geology (laterally across cohesive soils, vertically through granular soils)
- there is potential for contaminants to have migrated across the site during heavy rain events as stormwater runoff

3.3. Receptor assessment

The proposed development involves a change of land use from production land to mostly commercial/industrial properties, with lifestyle blocks along the south and north boundaries.

We consider the following to be receptors that may be exposed to soil contamination:

3.3.1. Primary receptors

- Current and future occupants
- Current and future site workers
- Neighbouring residents
- Construction workers during earthworks and future maintenance

3.3.2. Other receptors

- Terrestrial beings, such as soil biota and vegetation
- Aquatic environment

4. Preliminary conceptual site model

Our desktop study has identified 4 HAIL activities that have potentially been carried out across the site. The footprint of these HAIL activities are 'pieces of land' under the NESCS and have been mapped in Appendix B, figures 103a and 103b.

In addition, potential or actual acid-sulfate soils may be present across the site (see Section 3.1.3., Figure 2).

We have summarised our preliminary risk assessment in the conceptual site model (CSM) in Figures 3 to 6, below. The CSM is a communication tool for considering potential human health and environmental risk at a site.

Following the source – pathway – receptor (SPR) model throughout this report, the CSM clearly identifies whether there is an actual risk to receptors or not. If any of the 3 aspects of the SPR model are missing, there cannot be a risk to human health.

Figure 3: Preliminary CSM – HAIL A.8 (livestock spray race) and I (lead-based paint)

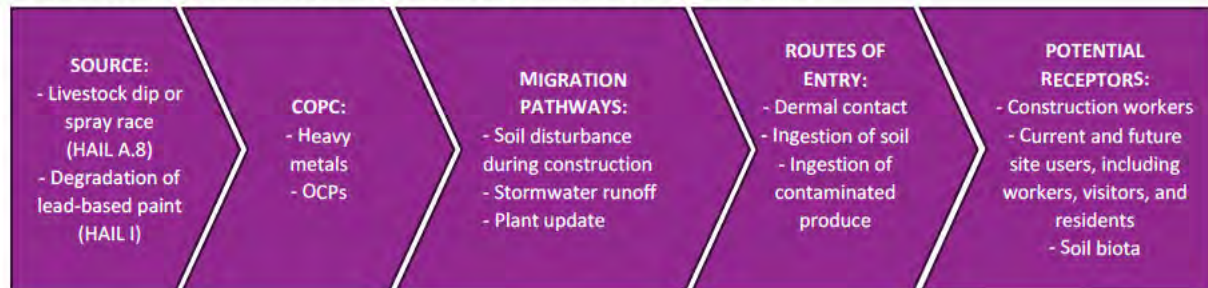


Figure 4: Preliminary CSM – HAIL G.3 (landfill sites)

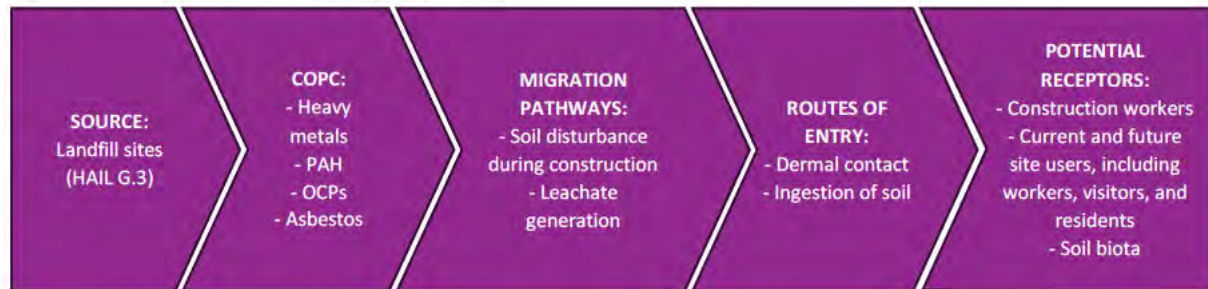


Figure 5: Preliminary CSM – HAIL I (degradation of ACM)

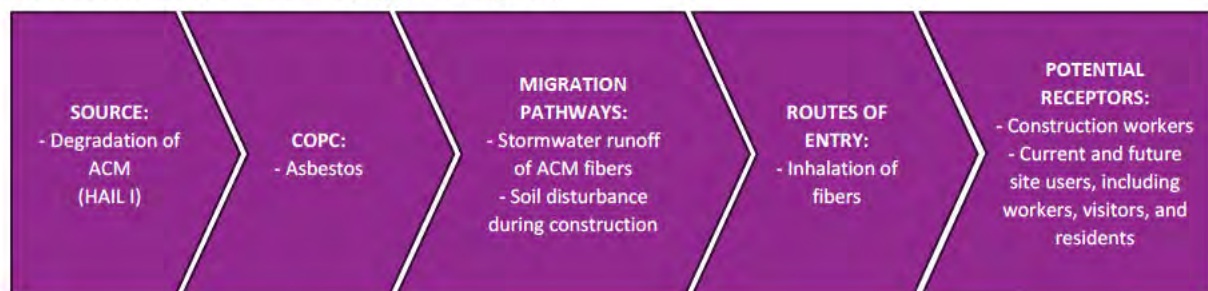
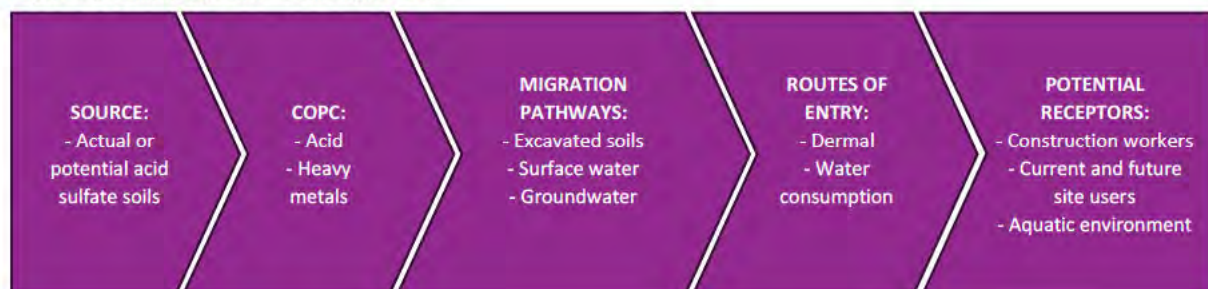


Figure 6: Preliminary CSM – Acid sulfate soils



5. Regulatory assessment

5.1. NESCS

The NESCS applies when a person wants to do a specific activity (in this case, change in land use and soil disturbance) on a 'piece of land' (land where an activity described on the HAIL is, has, or more likely than not has been undertaken on it).

The NESCS will apply to the proposed subdivision, change in land use, and soil disturbance as the site contains multiple 'pieces of land'. Appendix B, figure 103a and 103b, map the preliminary 'piece of land' extents.

To determine what kind of NESCS consent is required for the site (controlled activity, restricted discretionary activity), we recommend that a detailed site investigation (DSI) is prepared to further investigate the 'pieces of land' and refine the conceptual site model.

If a DSI is not prepared before applying for consent, then the application would be a discretionary activity under the NESCS.

5.2. Waikato Regional Plan: Module 5

During the PSI phase of this project, a remedial options assessment has not been completed and therefore it is not known how the 'pieces of land' will be remediated. Once a remedial options assessment and a remedial strategy has been selected, an assessment of Section 5.3.4 of the Waikato Regional Plan: Module 5 (WRP:M5) must be completed.

6. Conclusions

We have identified multiple areas within the proposed Greenhill Industrial Park that are likely to meet the definition of a 'piece of land' under the NESCS. These areas are associated with historical and recent HAIL activities, including:

- potential livestock spray race operations (HAIL A.8)
- areas of uncharacterised fill or potential waste disposal (HAIL G.3)
- the degradation of lead-based paint or ACM from historical buildings (HAIL I)

Due to the mapped gley soils, there is a potential risk of acid-sulfate soils being disturbed or generated during earthworks.

As the site contains potential 'pieces of land', the NESCS will apply to the proposed development. A DSI is needed to investigate, assess, and refine the identified 'pieces of land'.

7. Next steps

The following is likely required to support your Fast-track substantive application:

- a DSI, to investigate, assess, and refine the identified 'pieces of land'
- an acid-sulfate soil survey, to investigate if actual or potential acid-sulfate soil are present on site
- a site management plan (SMP), to put controls in place to manage the disturbance, handling, and disposal of contaminated soil

If contamination is identified above relevant human health guidelines, the following will also be required:

- a remedial action plan (RAP), to safely manage site remediation, followed by oversight and validation sampling by a SQEP
- a site validation report (SVR), detailing the management and remediation of the 'pieces of land' and confirming that all NESCS-related conditions have been achieved
- an ongoing site management plan (OSMP), putting procedures in place to manage ongoing risk for any contaminated soil remaining on site

8. Limitations

This document does not include any assessment or consideration of potential health and safety issues under the Health and Safety Work Act 2015. HD Geo has relied upon information provided by the client and other third parties to prepare this document, some of which has not been fully verified by HD Geo. This document may be transmitted, reproduced, or disseminated only in full. This report has been prepared for the client, their professional advisers, and the relevant territorial and regional authorities for the purposes detailed above and may not be relied on by any other party for any other purposes.

From a technical perspective, the subsurface environment at the site may present substantial uncertainty. It is a heterogeneous, complex environment, in which small subsurface features or changes in geologic conditions can have substantial impacts on water, vapour, or chemical movement. HD Geo's professional opinions are based on its professional judgement, experience, and training. It is possible that testing and analysis might produce different results and/or different opinions. Should additional information become available, this report should be updated accordingly.

9. Certification

This report presents information from an environmental site investigation conducted by and under the oversight of a SQEP with contaminated land expertise, as required by the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and who is a Certified Environmental Practitioner. Detailed qualifications are available upon request.



Matt Moore

Certified Environmental Practitioner, CEnvP #1703





APPENDIX A - SITE DEVELOPMENT PLANS

2.0 Masterplan

Scale: 1:8,000 @ A3

Legend

- Site Boundary
- Proposed Industrial Lots (with indicative buildings and on-lot landscaping)
- Proposed Rural Residential Lots
- Proposed Greenhill Expressway Service Area (Extended)
- Proposed Road Swales
- Proposed Landscape Buffer between Rural Residential and Industrial Lots (10-15m)
- Proposed Landscape Buffer along Waikato Expressway (10-15m)
- Proposed Stormwater Ponds & Riparian Areas
- Potential Existing Mature Trees for Retention (pending further investigation)
- Existing Modified Watercourse for Realignment & Renaturalisation
- WWPS Proposed Wastewater Pumpstation
- Existing Radio Aerial for Retention
- Existing Overhead Power Pole and Lines for Retention
- Designation J17 (Requiring Authority - NZTA)
- Expressway Noise Control Areas
- 1 Existing Rural Residential Properties (outside of the Site)
- 2 Existing Childcare
- 3 Potential Access Options to Greenhill Expressway Service Area
- 4 Existing Residential Dwelling to Retain



Figure 8 High-level Masterplan

2.2 Lot Sizes and Yield Distribution

Industrial	
Lot size and Dimensions	Yield (%)
2,500m ² and less <i>Preferred width x depth: 30-40m x 50-60m</i>	14 (8.7%)
4,000 - 6,500m ² <i>Preferred width x depth: 40-55m x 100-120m</i>	79 (49.0%)
6,500 - 9,000m ² <i>Preferred width x depth: 50-70m x 120-160m</i>	46 (28.6%)
1ha and above <i>Preferred width x depth: 70-100m x 150-300m</i>	22 (13.7%)
Total	161
Greenhill Expressway Service Area	
ODP Zoned	3.20 ha
Extended Area	1.76 ha
Total	4.96 ha
Rural Residential (incl. existing lots)	
Between 2,500m ² - 5,000m ²	25
Total	25

Legend

- Site Boundary
- Existing Residential Dwellings to Retain
- 1 Proposed Industrial Collector Road
- 2 Proposed Industrial Local Road
- 3 Proposed Stormwater Ponds and Riparian Areas
- 4 Existing Regional Council Drains for Realignment & Renaturalisation



Figure 10 Land Uses and Densities



APPENDIX B - SITE PLANS



APPENDIX C - HISTORIC AERIAL IMAGERY

Legend

 Site boundary



Potential stockyard



CLIENT
Greenhill Industrial Park Consortium

TITLE
Greenhill Industrial Park
Historic aerial images - 1952

GENERAL NOTES AND DISCLAIMER

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Project Number	Drawing Reference	Drawn By	Date	Reviewed By	Date
HD3783	HD3783-102a	MM	30/09/25	PG	30/09/25

SCALE 1:11,000



Legend

 Site boundary



Potential infilling

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CLIENT

Greenhill Industrial Park Consortium

TITLE

Greenhill Industrial Park
Historic aerial images - 1963

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Project Number

HD3783

Drawing Reference

HD3783-102b

Drawn By

MM

Date

30/09/25

Reviewed By

PG

Date

30/09/25

SCALE

1:11,000

0

250

500

750

1,000 m

bd
GEO

Legend

 Site boundary

SN 5479 E/20

UNCLASSIFIED
PUBLIC



CLIENT
Greenhill Industrial Park Consortium

TITLE
Greenhill Industrial Park
Historic aerial images - 1979

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Project Number	Drawing Reference	Drawn By	Date	Reviewed By	Date
HD3783	HD3783-102c	MM	30/09/25	PG	30/09/25

SCALE 1:11,000





	CLIENT Greenhill Industrial Park Consortium		TITLE Greenhill Industrial Park Historic aerial images - 1991		GENERAL NOTES AND DISCLAIMER 1. Coordinates are in NZTM. 2. Imagery and cadastral information sourced from LINZ. Crown copyright reserved. 3. Areas and dimensions are approximate only, any use or reliance on this plan is at the users risk. 4. Contour information sourced from LINZ, or local council GIS databases. Crown copyright reserved.		
	Project Number HD3783	Drawing Reference HD3783-102d	Drawn By MM	Date 30/09/25		Reviewed By PG	Date 30/09/25
	SCALE 1:11,000						

Legend

 Site boundary



CLIENT

Greenhill Industrial Park Consortium

TITLE

Greenhill Industrial Park
Historic aerial images - 2016

Project Number

HD3783

Drawing Reference

HD3783-102f

Drawn By

MM

Date

30/09/25

Reviewed By

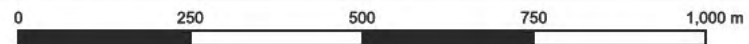
PG

Date

30/09/25

SCALE

1:11,000



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	CLIENT Greenhill Industrial Park Consortium			TITLE Greenhill Industrial Park Historic aerial images - 2025			GENERAL NOTES AND DISCLAIMER 1. Coordinates are in NZTM. 2. Imagery and cadastral information sourced from LINZ. Crown copyright reserved. 3. Areas and dimensions are approximate only, any use or reliance on this plan is at the users risk. 4. Contour information sourced from LINZ, or local council GIS databases. Crown copyright reserved.
	Project Number HD3783	Drawing Reference HD3783-102g	Drawn By MM	Date 30/09/25	Reviewed By PG	Date 30/09/25	
	SCALE 1:11,000	0 250 500 750 1,000 m					



APPENDIX D - COUNCIL RESPONSES

Matt Moore

From: Joshua Evans S 9(2)(a)
Sent: Tuesday, 30 September 2025 3:07 pm
To: Matt Moore
Subject: RE: RE Land Use Information Register enquiry Multiple properties, Puketaha Road (REQ223365) No SLUS

Hi Matt,

See the updated HAIL report below.

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

- **112 Puketaha Road - legal description: LOT 1 DP 515771 - parcel ID: 7906635**
- **112A Puketaha Road – Legal description: LOT 2 DP 515771 – Parcel ID: 7906636**
- **LOT 1 DP 515771 - legal description: SEC 88 SO 572875 - parcel ID: 8569605**
- **4 Taha Lane - legal description: LOT 1 DP 304594 - parcel ID: 6560741**
- **175 Puketaha Road - legal description: LOT 2 DP 307097 - parcel ID: 6733318**
- **154 Puketaha Road - legal description: LOT 1 DPS 15954 - parcel ID: 4494492**
- **257 Greenhill Road - legal description: LOT 3 DP 456019 - parcel ID: 7612216**
- **192 Puketaha Road - legal description: LOT 1 DP 307097 - parcel ID: 6733317**



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): [Hazardous Activities and Industries List guidance: Identifying HAIL land | Ministry for the Environment](#)

This property:

- I can confirm that this property **does not** currently 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.'

Regards,

Joshua Evans | SCIENTIST - CONTAMINATED LAND | Geothermal & Air, Land Ecology & Contamination, Science, Policy
WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato

P: s 9(2)(a)

M: s 9(2)(a)

F: [facebook.com/waikatoregion](https://www.facebook.com/waikatoregion)

Private Bag 3038, Waikato Mail Centre, Hamilton, 3240