



Preliminary Site Investigation

28 Telephone Road, Puketaha

CMW Geosciences

Prepared by:

SLR Consulting New Zealand Limited

SLR Project No.: 810.032215.00001

Client Reference No.: #HAM2025-0122

17 April 2026

Revision: 1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	17 April 2026	Michael King	Kevin Tearney	James Blackwell
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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 Awanui Links, a proposed multi use development at 28 Telephone Road, Puketaha 3281 (the Site).

The purpose of the investigation was to determine whether an activity or industry listed on the Ministry for the Environments (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 (NESCSCS). 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 Site has an unbroken history of rural agricultural land use. 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 potentially been undertaken on discreet areas of the Site.

All identified HAIL may be considered pieces of land in accordance with regulation 5(7) of the NESCSCS, therefore the provisions of the NESCSCS may apply to development at the locations where HAIL activities have been identified. A Site walkover and if required soil sampling as part of a Detailed Site Investigation (DSI) would be required to guide NESCSCS and Waikato Regional Council (WRC) regional contaminated land consent requirements.

The WRC ASS probability map shows the Site is mapped as high probability. An ASS assessment will be required to confirm the presence or absence of ASS.



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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 28 Telephone Road, Puketaha 3281 (the Site), located approximately 10 kilometres (km) east of Hamilton. The Site location and current layout are presented in **Appendix A, Figure A1**.

The Client is seeking resource consents under the Fast-track Approvals Act 2024 ("FTA") to develop Awanui Links (the development), which will include rural residential housing, light industrial development, a retirement village and a golf course. A masterplan of the development is included in **Appendix B**.

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 subdivision, 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) of the NESCSCS 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 purpose of this PSI is 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. 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 this PSI comprised the following:

- A review of selected, publicly available information for the Site to determine whether activities or industries on the HAIL are, have been, or more likely than not have been undertaken at the Site.
- An overall assessment of the applicability of the NESCSCS.



- ASS assessment based on ASS probability data provided by Waikato Regional Council (WRC).

A Site walkover inspection was not undertaken as part of this PSI.

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	28 Telephone Road, Puketaha 3281
Site Owner	Two private landowners
Legal Description	Covers parts of several land parcels comprising; • Lots 2, 3, 4, 5, 6, 7 DP South Auckland 15049; • Lots 1 DP 36551; • Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 DP South Auckland 14821 • Lot 1 Deposited Plan South Auckland 15049
Area	120.98 hectares (ha)
Councils	Waikato Regional Council (WRC) and Waikato District Council (WDC)
Land Use / Zoning	• 115.96 ha of the Site is a pastoral dairy farm with a rotation of fallow cropping and rural residential land use. The smaller property held under separate title (5.02 ha) is in rural residential land use. • 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	Holland Road and Telephone Road (State Highway 18) lie to the south and west of the Site, respectively. A railway line is located between the southern boundary and Holland Road. The surrounding landuse in all directions is general rural with some rural residential development to the south and southwest.
Topography	The WRC Geo Hub contours layer indicates the Site is topographically flat and located approximately 43 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 Holocene swamp deposits consisting of soft, dark brown to black, organic mud, muddy peat and woody peat with minor overbank sand, silt and mud.
Hydrology	The WRC local maps services shows the nearest mapped surface water body is a tributary to the Mangaonua Stream which is located approximately 2.8 km south of the Site at the nearest point. Mangaonua Stream discharges to the Waikato River approximately 5.7 km from the Site. Multiple farm drains are cut across the Site.
Hydrogeology	Seven bores are recorded on the WRC open data portal database within 250 m of the Site boundary, of these, two of the bores are located within the Site boundary. Static water level (swl) within the bores where listed (three bores), ranged from 1.2 to 6 m below ground level (bgl). Total bore depth where available ranged from 13.4 m bgl to 57 m bgl. Bore use is not detailed.

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™ and historical topographic maps from Maps Past.
- 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 and Maps

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

Table 2 Historical Aerial Photographs Summary

Year	Reference	Observations
1929	Maps Past	The Site is shown as being made up of two lots adjacent to the railway line of the East Coast Main Trunk (ECMT) (<i>labelled</i>). Roads representing Telephone Road (<i>labelled</i>), Holand Road (<i>labelled</i>) and Marshmeadow Road (<i>labelled</i>) are shown.
1938	Retrolens® (Black & White)	The Site: the site land cover appears to be irregular bush cover over pasture. Fencelines are visible dividing the Site into paddocks. Off-Site: The alignments of the ECMT, Telephone Rd, Holland Rd, and Marshmeadow Rd are visible bounding the Site. It is unclear if the roads have all been established. The surrounding landcover matches the Site.
1952	Retrolens® (Black & White)	The Site: Bush vegetation has been cleared from the paddocks adjacent to Telephone Rd, structures have been established in the western portion of the Site (<i>Feature 1</i>). Additional fence lines



Year	Reference	Observations
		delineating paddocks have been established. Land use appears to be rural pastoral. Off-Site: Holland Rd north of the intersection with Telephone Rd and Marshmeadow Rd, have not yet been established. The surrounding land use appears to be rural pastoral, no structures are visible.
1963	Retrolens® (Black & White)	The Site: All bush vegetation has been cleared from the Site and land cover appears to be all pasture. Further fencelines have been established across the Site. Shelterbelts are in various stages of growth along some fencelines. One structure from <i>Feature 1</i> has been removed and replaced by two further structures (<i>Feature 1.1</i>), these structures appear to be associated with stockyards. A dwelling and associated farm structures including stockyards have been established in the south of the Site (<i>Feature 2</i>). Off-Site: Holland Rd north of the intersection with Telephone Rd and Marshmeadow Rd have been established. The surrounding land has undergone similar bush clearance to the Site and several structures have been established.
1974	Retrolens® (Black & White)	The Site: One structure associated with <i>Feature 1.1</i> has been removed. An area of potential soil disturbance is evident adjacent to Telephone Rd (<i>Feature 3</i>) and a second area of soil disturbance is located in the eastern portion of the Site (<i>Feature 4</i>), later images confirm this is an area of silage storage. No other significant change of land cover is evident. Off-Site: further rural residential dwellings have been established near the Site, land use appears similar to previous imagery.
1991	Retrolens® (Black & White)	The Site: Cycling of pasture and cropping are evident across the Site. <i>Feature 3</i> appears to be an area of land set aside for wetland or similar. <i>Feature 4</i> appears to be some kind of earthworks. Off-Site: land use continues to be rural pastoral, no significant changes are evident.
2008	GoogleEarth™ (Colour)	The Site: The buildings associated with <i>Feature 1</i> except one residential dwelling are no longer present. No other significant land cover changes are evident. Off-Site: rural residential subdivision and development is evident to the southeast and southwest of the Site.
2012-2013	LINZ Data Service (Colour)	The Site: The stockyards of <i>Feature 2</i> appear to have been redeveloped into a dairy milking shed. <i>Feature 4</i> appears to be an area of silage storage. Land use appears to be similar to previous imagery. Off-Site: no significant changes from the previous imagery.
Current	LINZ Data Service (Colour)	The Site: A pond (<i>Feature 5</i>) has been established adjacent to <i>Feature 4</i> , the purpose of the pond has not been established but is potentially a dairy shed effluent treatment pond. A residential dwelling has been established on the western portion of the Site (<i>Feature 6</i>). 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 D**.

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 E**.

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 Site is mapped as high probability. An excerpt of the WRC ASS probability map is presented in **Appendix A, Figure A2**. An ASS assessment via intrusive sampling will be required to confirm the presence or absence of ASS.

3.6 Site History Summary

- The Site has an unbroken history of agricultural grazing and intermittent cropping.
- The oldest structures established on the Site (Feature 1 and Feature 2) are no longer present. These features appeared to incorporate stockyards. Spray races or dips associated with these stockyards may have been present.
- More recent development of the Site's dairy milking shed is located over the feature 2 stockyards.
- A silage storage area (feature 4) and a pond (feature 5) were established in the 2000s.

3.7 HAIL Summary

Based on a review of the available information for the Site, and from the Site walkover, 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 – associated with 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 HAIL areas for the Site is presented in **Appendix A, Figure A2**.

The treatment and spreading of stock faeces and urine such as with/from oxidation ponds are excluded from HAIL G6: Waste recycling or waste or wastewater treatment (MfE, 2023).

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. 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 able to be 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 able to be 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 have potentially 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 A2**. 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 to inform an assessment of risk to human health and/or the environment and to inform appropriate resource consenting requirements. 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 commenced between 1938 and 1952 at the Site and has been used 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 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 Site is mapped as high probability. An ASS assessment via soil sampling 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

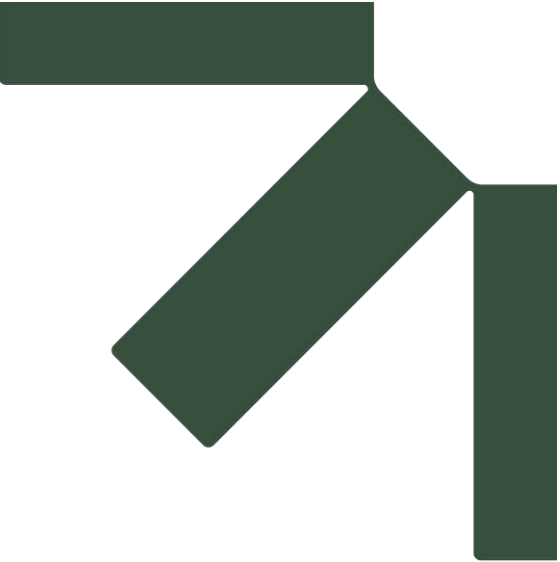


Kevin Tearney, CEnvP SC
Technical Director – Environmental Services

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Appendix A Figures

Preliminary Site Investigation

28 Telephone Road, Puketaha

CMW Geosciences

SLR Project No.: 810.032215.00001

17 April 2026



Legend

 Site Boundary

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



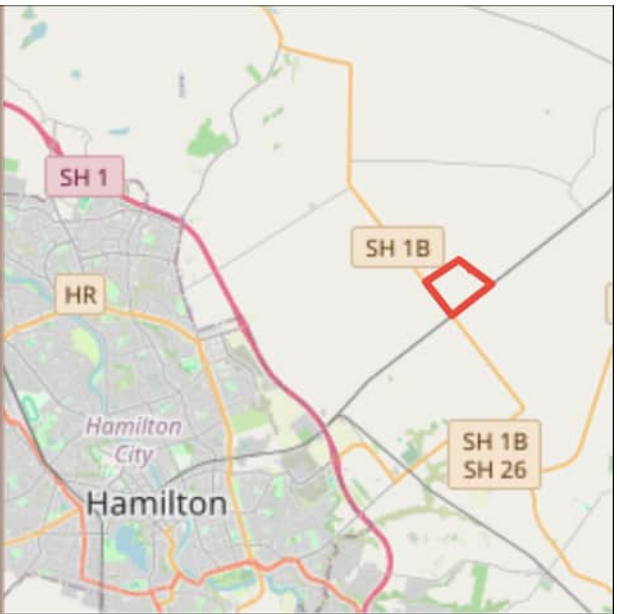
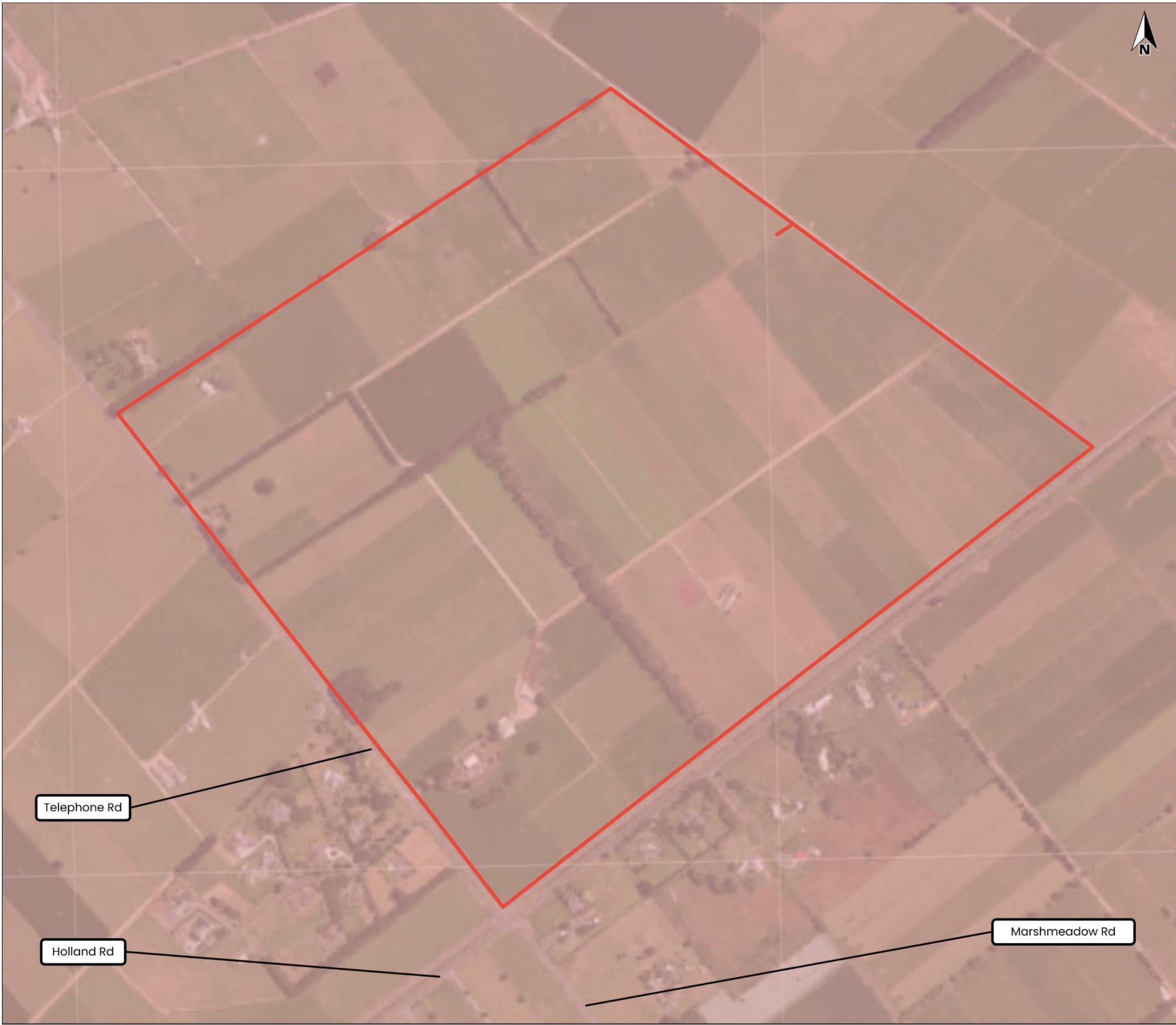
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Client: CMW Geosciences Size: A3

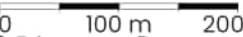
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Date: 24-03-2026	Checked:	

Proj No: 810.032215.00001	Scale: 1:10000	Version: Draft
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Legend

-  Site Boundary
-  ASS Probability Ecerpt
-  Negligible Probability
-  Low Probability
-  High Probability



LINZ CC BY 4.0 © Imagery Basemap contributors



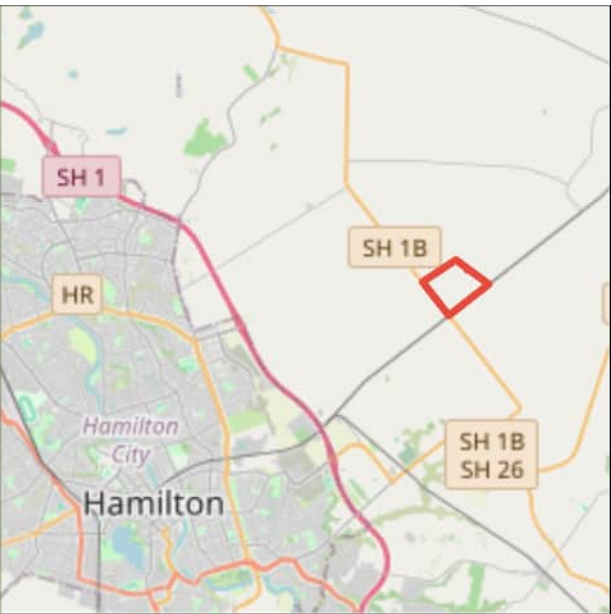
Produced by **Datanest.earth**

Title: ASS Probability Map Excerpt

Client: CMW Geosciences	Size: A3
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Project: 28 Telephone Road PSI	Drawn: MK	Figure No.: 2
Date: 24-03-2026	Checked: KT	

Proj No: 810.032215.00001	Scale: 1:6326	Version: Final
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Legend

-  E1
-  A17
-  A8
-  Site Boundary

0 50 m 100 m

LINZ CC BY 4.0 © Imagery Basemap contributors



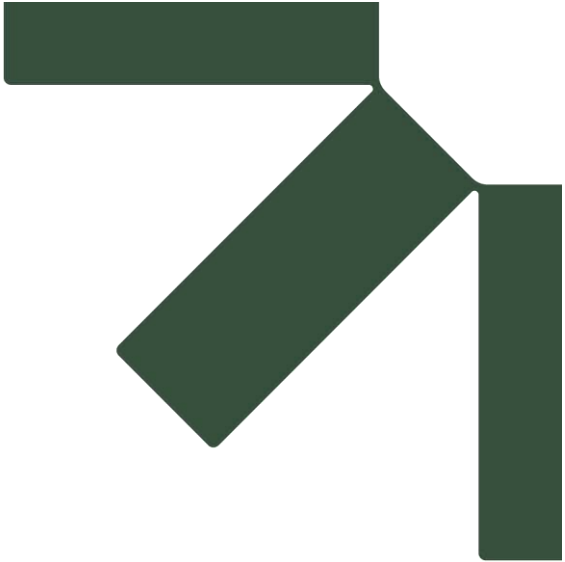
Produced by **Datanest.earth**

Title: Desktop Identified HAIL

Client: CMW Geosciences	Size: A3
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Project: 28 Telephone Road PSI	Drawn: MK	Figure No.: 3
Date: 24-03-2026	Checked: KT	

Proj No: 810.032215.00001	Scale: 1:3000	Version: Final
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Appendix B Development Masterplan

Preliminary Site Investigation

28 Telephone Road, Puketaha

CMW Geosciences

SLR Project No.: 810.032215.00001

17 April 2026



Awanui Links Masterplan

Consultation Document | Hamilton | March 2026

B&A
Urban & Environmental

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1.0 SITE CONTEXT AND ANALYSIS



Scale: 1:40,000 @ A3

1.1 Existing Regional and Local Context

Awanui Links is located on the northern side of Telephone Road, approximately midway between the intersections with Holland Road to the west and Swayne Road to the east. Telephone Road provides a local connection between Gordonton Road (State Highway 1B) to the west and Cambridge Road (State Highway 1) to the east, both of which are key regional transport routes. Access to the site is provided directly from Telephone Road.

Proximity to Centres and Residential Areas

Awanui links is well located and is within close proximity to:

- Hamilton City Centre - 17 minutes (approximately 10kms)
- Rototuna North - 17 minutes (approximately 10kms)
- Gordonton village - 12 minutes (approximately 11kms)
- Cambridge - 20mins (approximately 20km)
- Schools, retail centres and community facilities in Hamilton and Cambridge - within 20 minutes

Legend

- Subject Site
- State Highway
- ←
→
 Arterial Roads
- Railway
- Parks and Open Spaces
- Existing Interchanges
- Existing Roundabout
- Waterbodies
- School and ECE
- Grocery Shop
- Retirement Village
- Golf Course

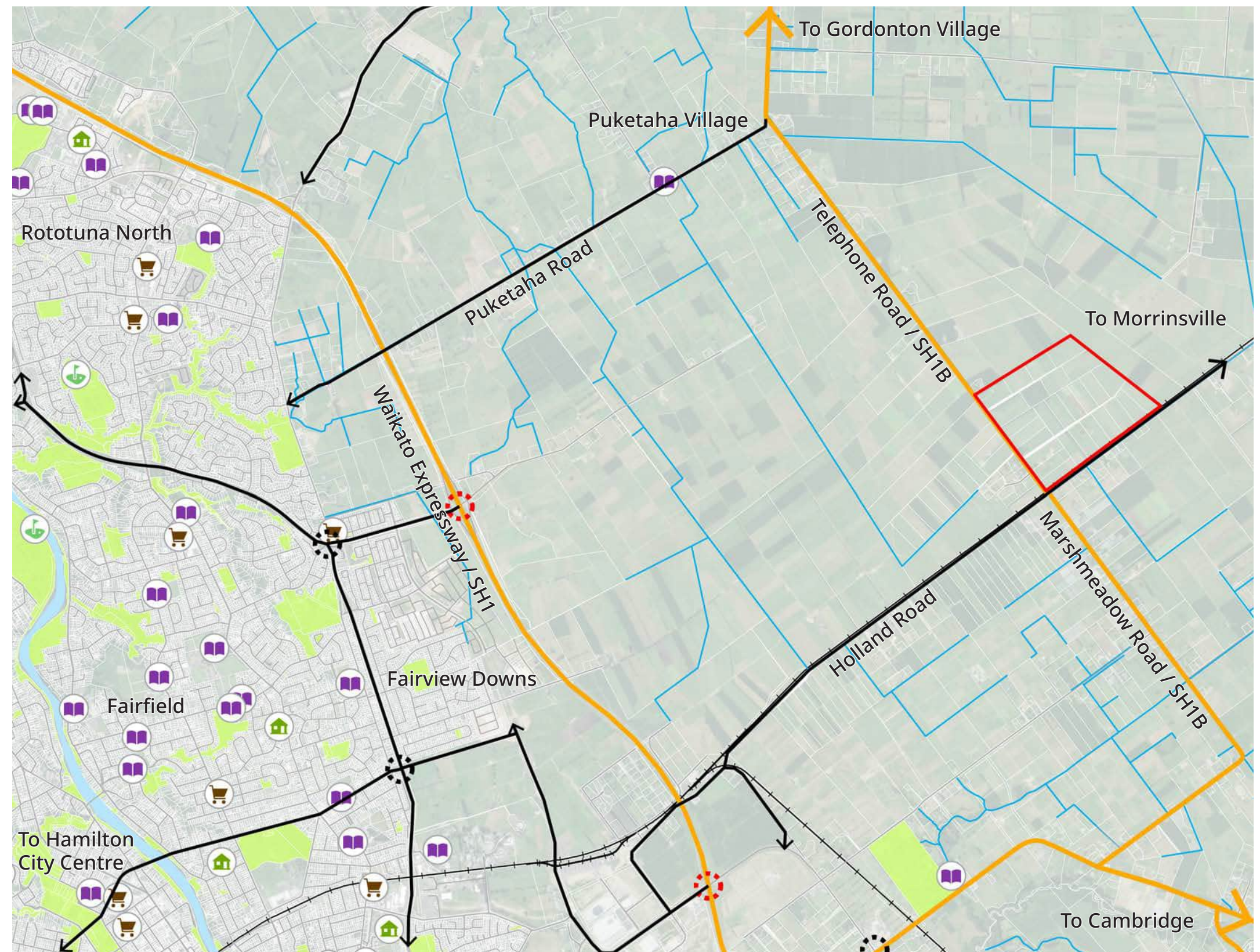


Figure 1 Local Context

1.2 Planning Context

The site is located within the Waikato District and is zoned Rural Zone under the Operative Waikato District Plan (Figure 2) and General Rural under the Waikato District Plan – Operative in Part.

Future development of the site should carefully consider the planning context under the District Plan, in order to create a cohesive and comprehensive transition from the existing rural environment context into a mixed use environment context.

The broader area surrounding Telephone Road is characterised by a mix of rural-residential properties, productive farmland, and emerging lifestyle development. The development of the site into a mixed use environment presents an opportunity to integrate high-end tourism, lifestyle living, retirement accommodation, and employment generating industrial land uses within a rural setting.

Legend

- Subject Site
- State Highway
- Railway
- Existing Interchanges
- WRC Identified Drains
- Regional Flood Hazards Extent
- Water Body
- Zoning Context**
- General Rural Zone
- Residential Zone
- Business/Commercial Centres
- City Centre Zone
- Industrial Zones
- Ruakura Industrial Park Zone
- Major Facilities/Other Uses
- Open Spaces and Esplanade

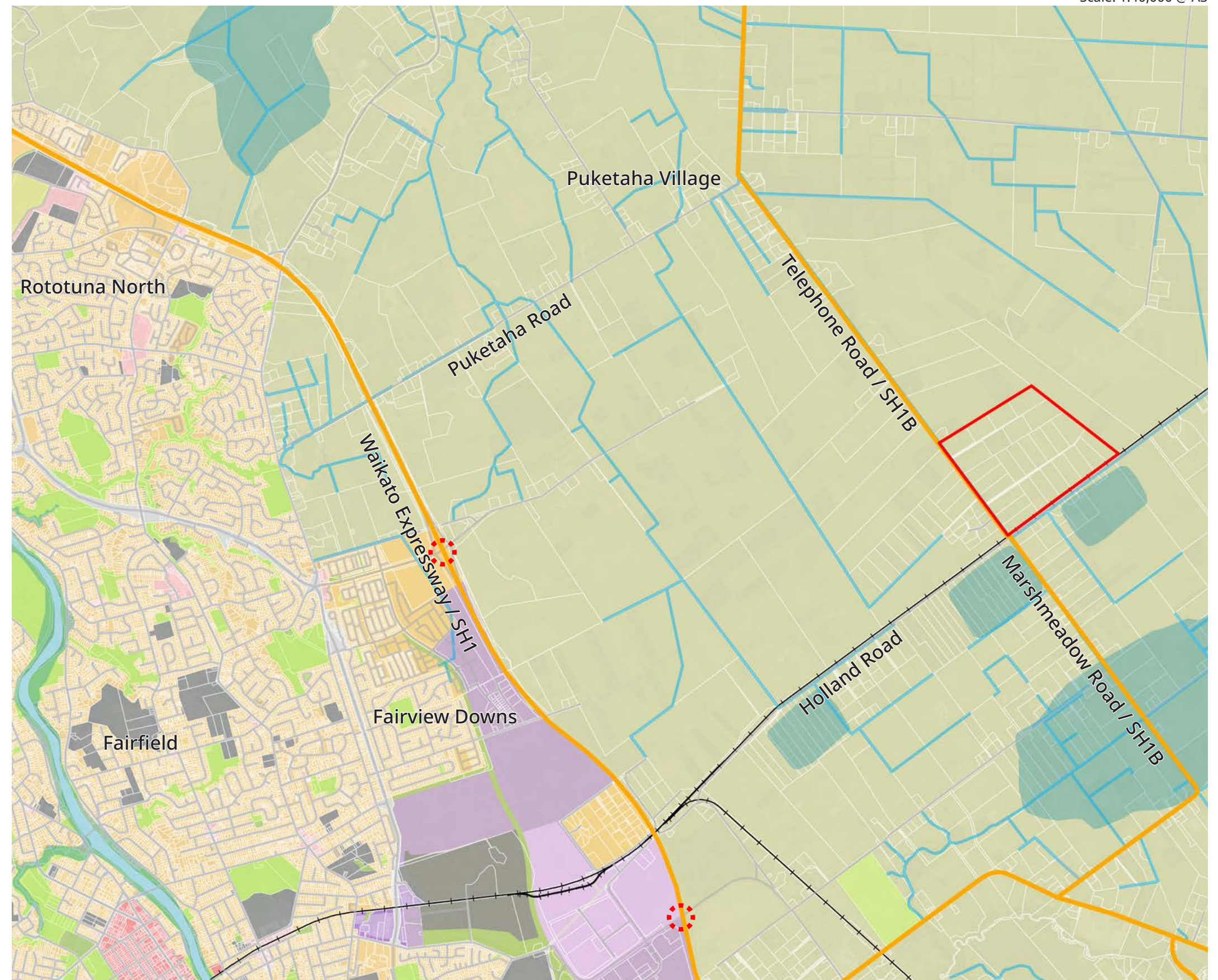


Figure 2 Hamilton City and Waikato District Planning Context

1.3 Permitted Baseline

While the site is zoned Rural, it does not reflect a typical rural environment or landholding pattern. As shown in Figure 3, the site comprises 26 individual lots held under separate legal titles. Under Standard GRUZ-S1 of the Waikato District Plan, and subject to legal access, each lot is entitled to accommodate one dwelling as a permitted activity. In addition, Standard GRUZ-S2 provides for a minor residential unit as a permitted activity on each lot. Together, these provisions establish a unique development baseline that differs significantly from a conventional rural property



Figure 3 Site Titles

1.4 Cultural and Historic Context

The site is of identified cultural and resource management significance to Ngāti Haua, Ngāti Wairere, and Waikato-Tainui.

The Masterplan and the development of Awanui Links present an opportunity to embed a cultural narrative that acknowledges and respects the significance of this whenua and the Waikato Te Awa. These opportunities will be identified together with tangata whenua.



Scale: 1:80,000 @ A3

Legend

- Subject Site
- Waterbodies
- Regional Flood Hazards Extent
- Green Spaces and Parks
- Significant Natural Area and Outstanding Landscape Area (HCC & WDC)
- Significant Archaeological Sites (HCC)

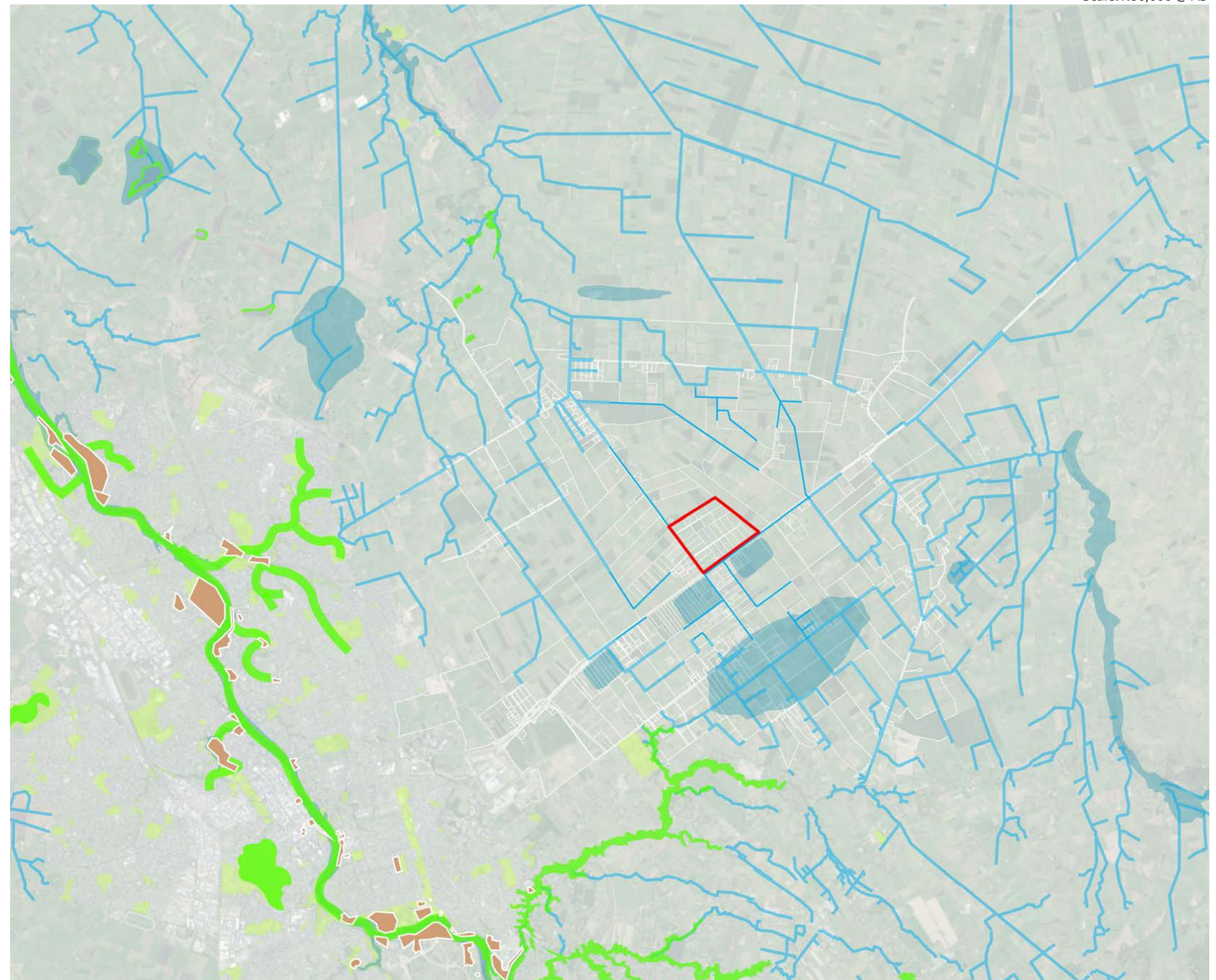


Figure 4 Identified Sites and Areas of Significance to Māori and Archaeological Sites

1.5 Ownership and Land Uses

- 1 Ownership: Melanie Jones & CB Trustee 2010 Limited**

Legal description: Lot 2, 3, 4, 5, 6, 7 DP South Auckland 15049;
 Lot 1 DP 36551;
 Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 DP South Auckland 14821
 Land use: Rural Farm & Rural Residential
 Approx. area: 115.96ha
- 2 Ownership: Claire Jane Howarth & Steven Murray Howarth**

Legal description: Lot 1 Deposited Plan South Auckland 15049
 Land use: Rural Residential
 Approx. area: 5.02ha
- 3 Ownership: Campbell Ross Hammond, Melissa Hammond & New Zealand Trustee Services Limited**

Legal description: Lot 1 Deposited Plan 469960
 Land use: Rural Residential
 Approx. area: 1.21ha
- 4 Ownership: Individual Owners**

Legal description: Lot 1, 2 Deposited Plan South Auckland 62161; Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 Deposited Plan South Auckland 69130; Lot 1, 2 Deposited Plan 388839
 Land use: Rural Residential
 Approx. area: 0.51-1.46 ha

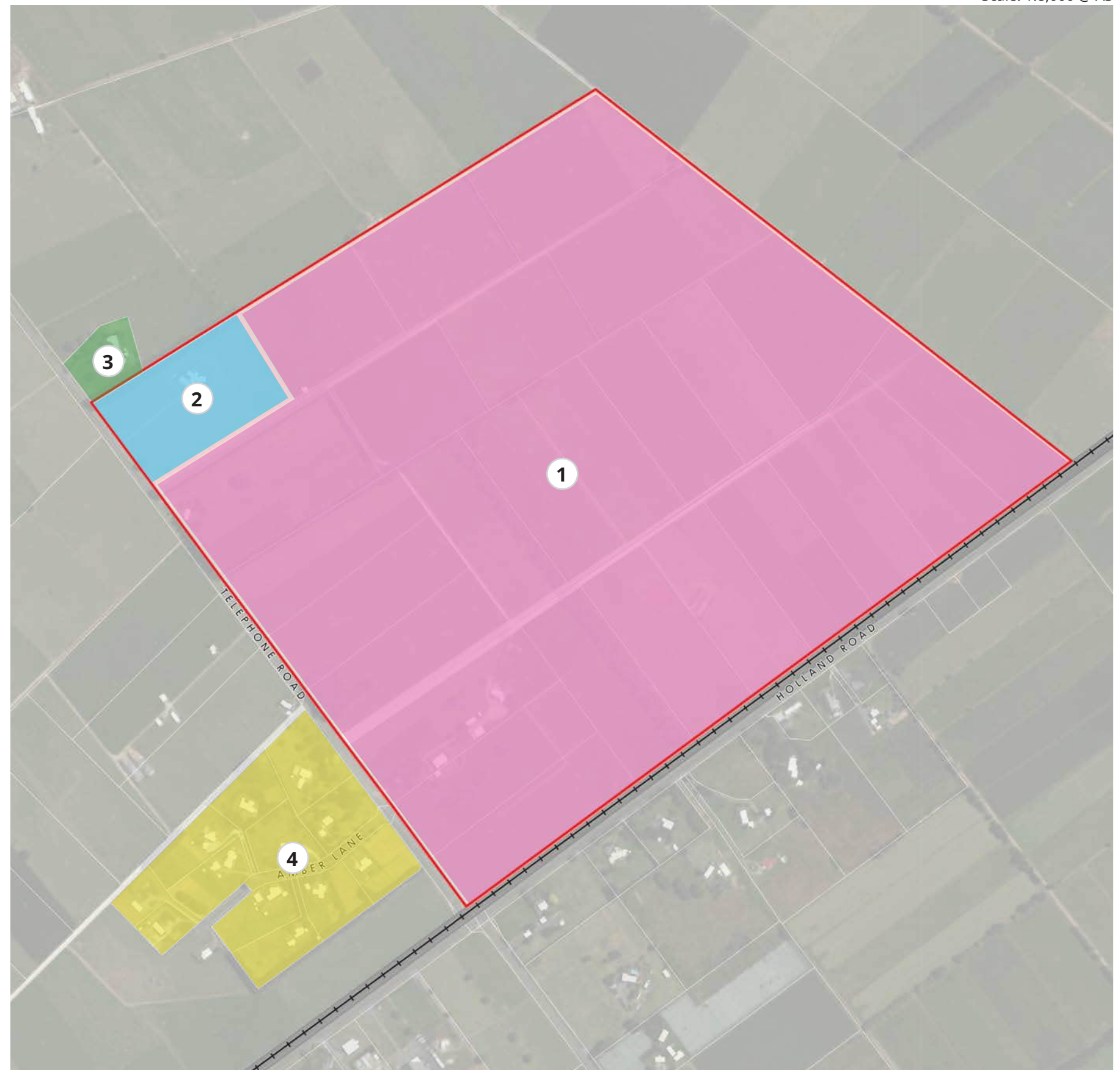


Figure 5 Existing Ownership Context Map

1.6 Ecological and Blue-green Network

The Awanui Links site has been assessed to understand its existing ecological values and to identify opportunities for integrating blue-green infrastructure into the development. The masterplan has been designed to integrate with existing natural features where it is practical and feasible.

The site is characterised by a network of artificial watercourses and modified rural landscapes, with the following key features:

- **Artificial Watercourses:** All watercourses within the site are artificial in origin.
- **Aquatic Ecology:** No fish species, including black mudfish, were captured during recent trapping surveys.
- **Wetland Areas:** Two small indicative wetland areas have been identified within the site. These are subject to further investigation that will occur during the substantive application.
- **Terrestrial Ecology:** Exotic shelterbelts and mature exotic trees across the site may offer potential roosting habitat for native bats. Further assessment will be required to confirm their ecological value. Additionally, several wood debris piles across the site provide potential habitat for lizards.

The development may result in the loss of the two indicative wetlands which are subject to further investigation. Should this occur, there are offsetting opportunities within the site.

Awanui Links is also being developed in accordance with water sensitive design principles. These principles aim to protect and enhance the health of the Waikato River which will be the ultimate receiving environment.



Figure 6 Identified Ecological Features Map

1.7.1 Wider Transport and Accessibility

Awanui Links is strategically located within the Waikato region, offering strong transport connectivity and accessibility to key urban centres and freight corridors. The site benefits from proximity to major state highways, planned infrastructure upgrades, and emerging public transport services, making it well-positioned to support regional growth and development.

- Awanui Links is strategically located within the Waikato, with strong connectivity to key urban centres and freight corridors.
- Proximity to major state highways (including SH1) positions the site to leverage regional growth, planned infrastructure upgrades, and emerging public transport services.
- SH1B forms the critical Hamilton–Gordonton link and ties into SH1, New Zealand’s primary north–south spine, supporting efficient regional movement of people and goods.

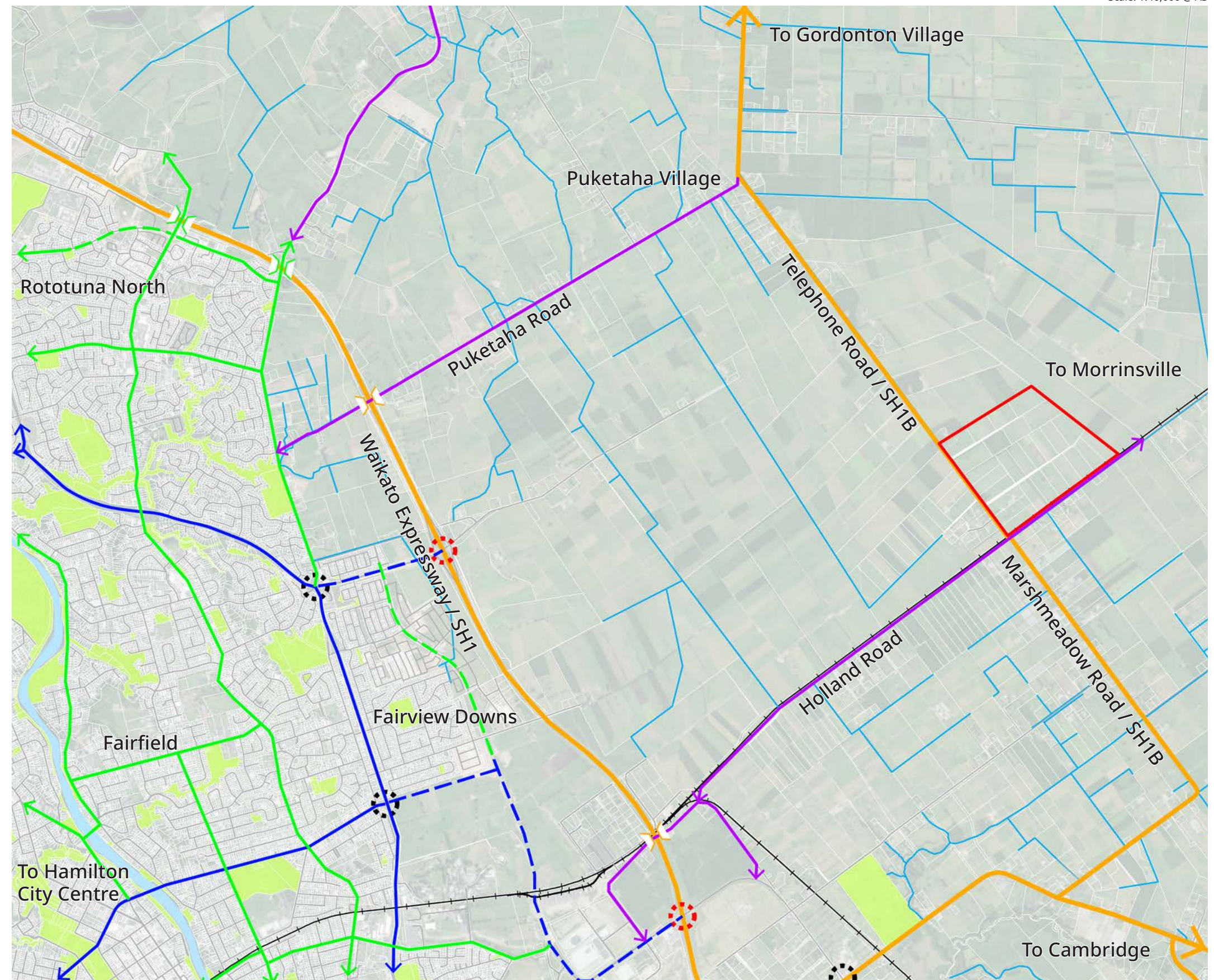
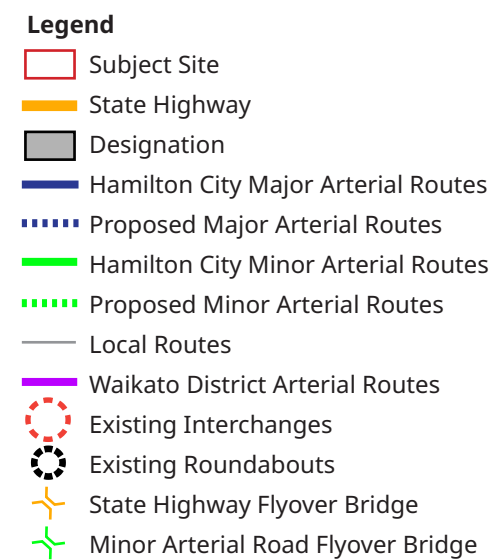


Figure 7 Wider Connectivity and Movement Map

1.7.2 Local Transport and Accessibility

Awanui Links is strategically located within the Waikato region, offering strong transport connectivity and accessibility to key urban centres and freight corridors. The site benefits from proximity to major state highways, planned infrastructure upgrades, and emerging public transport services, making it well-positioned to support regional growth and development.

- Direct access is via SH1B/Telephone Road, integrating the site with the local road network.
- Nearby connections include Holland Road, Marshmeadow Road, and Tauwhare Road, linking surrounding rural communities (Eureka, Puketaha, Newstead, Matangi).
- These routes provide convenient access to schools, employment hubs, and community facilities, supporting everyday trips and local servicing.

Legend

- Site Boundary
- 100m Rail Corridor Noise and Vibration Influence / Alert Area (Kiwi Rail)
- 100m State Highway Noise Influence Area (NZTA)
- Rail Designation
- ⦿ Existing Access Point (Culvert)
- ↔ Existing On-site Access
- ⦿ SH1B / Telephone Road Railway Crossing, Intersection of Holland Road and Telephone Road
- ⦿ Existing Intersection



Figure 8 Site Connectivity and Movement Map

Scale: 1:6,000 @ A3

1.8 Existing Site Features and Opportunities

- The site is centrally located with convenient access to Hamilton, Gordonton, and Cambridge.
- The surrounding context is predominantly rural, with pockets of rural-residential development along the edges.
- The block is broadly regular in shape and generally flat, with only subtle falls that support efficient earthworks and accessible movement.
- Vehicle access is via the existing culvert entrance on SH1B/Telephone Road, which should be upgraded and consolidated to create a clear and safe gateway.
- The site adjoins SH1B's ~100 m Noise Influence Area and the rail corridor's ~100 m KiwiRail Alert Area, so noise-sensitive uses should be located outside these bands where practicable or mitigated through orientation, acoustic design, and landscape/parking buffers.
- The existing farm drain can be re-purposed as a blue-green spine, integrating swales and wetlands to deliver stormwater treatment, attenuation, and amenity.
- Two small areas may qualify as natural wetlands and will require field verification and delineation.
- Edge treatments should use setbacks, layered planting, and height/overlook controls to manage the interface with both rural farming operations and nearby dwellings.
- Part of the existing shelterbelts, hedgerows, and riparian vegetation could be retained and reinforced to provide immediate landscape structure, shade, wind and dust mitigation, and habitat connectivity.
- The central area can accommodate a community hub—such as a main street and public open space—leveraging the flat topography and existing road connection for legible access and efficient servicing.

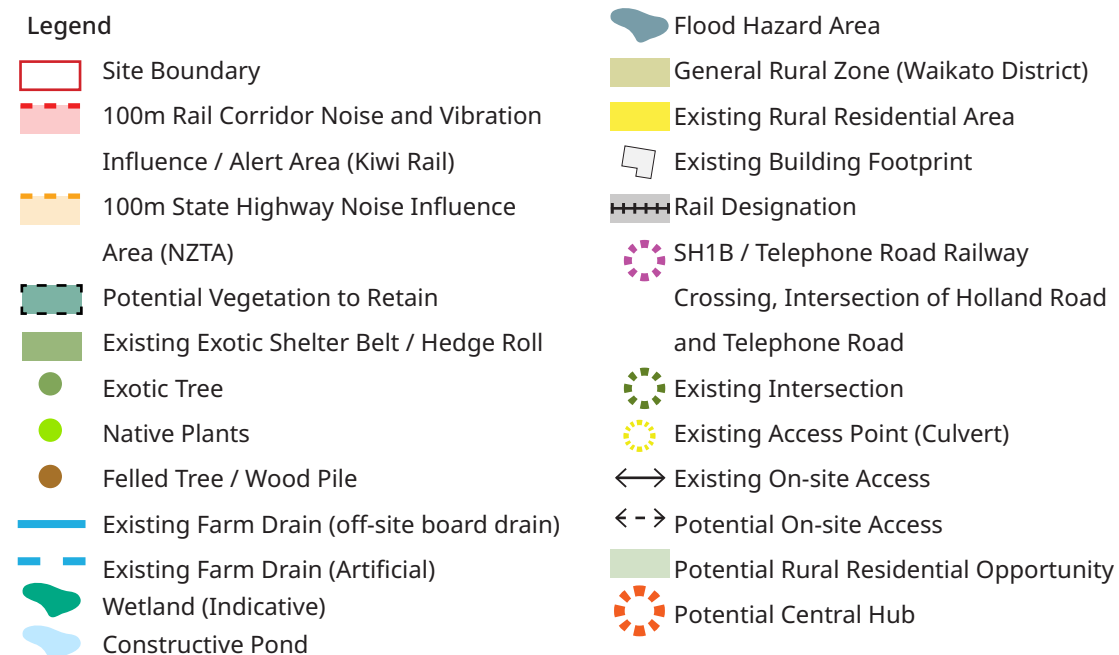


Figure 9 Site Features and Opportunities Map

2.0 Master Plan



Scale: 1:6,000 @ A3

- Legend
- Site Boundary
 - Proposed Rural Residential Lots (70 lots)
 - Proposed Light Industrial Lots (9 lots)
 - Proposed Retirement Village (137 units)
 - Proposed Retirement Village Care Facility
 - Proposed Golf Course Visitor Accommodation
 - Proposed Golf Course Facility Buildings
 - Proposed Golf Course Driving Range and Mini Golf Building
 - Proposed Commercial Amenities / Services
 - Proposed Community Hub / Meeting Space
 - Proposed Indicative Planting / Landscaping
 - Proposed Stormwater Device
 - Proposed Carpark (approx. 6300sqm)
 - Rail Corridor Noise and Vibration Influence / Alert Area (Kiwi Rail) (100m)
 - Existing Railway
 - State Highway
 - 1 Wellness Centre / Fine Dining (approx. 3500sqm)
 - 2 Event Centre / Hotel (approx. 3500sqm)
 - 3 Clubhouse / Club / Cafe (approx. 2550sqm)
 - 4 Proshop (approx. 800sqm)
 - 5 Virtual Golf / Sims (approx. 800sqm)
 - 6 Cart Storage (approx. 1000sqm)
 - 7 Putting Green
 - 8 Storage Shed (approx. 1000 sqm)
 - 9 Open Space / Wedding Venue
 - 10 Visitor Accommodation - Large Luxury Villas (10 villas)
 - 11 Visitor Accommodation - Small Luxury Villas (52 villas)
 - 12 Retirement Village Care Facility (approx. 3000sqm)
 - 13 Cafe (approx. 800sqm)
 - 14 Convenience Store / Pharmacy / Medical Centre / Dentist / Wellness Gym / Physio (approx. 1100sqm)
 - 15 General Recreation / Lawn Bowls / Tennis / Pickle Ball Courts (approx. 2500sqm)
 - 16 Solar Farm (approx. 3000sqm)
 - 17 Driving Range and Mini Golf



Figure 10 High-Level Masterplan

2.1 Movement and Connectivity

Figure 11 identifies the indicative movement network that will connect the site internally and to the surrounding transport system. The road layout aligns with the site's natural landform to reduce earthworks and simplify servicing.

The internal network is designed to be safe, legible, and fit-for-purpose—supporting residential, mixed-use, and industrial activities while balancing general traffic, service vehicles, and active modes.

Legend

-  Proposed Rural Residential Local Road (20m)
-  Proposed Rural Residential Right of Way / Private Access (10m)
-  Proposed Local Road (20m)
-  Proposed Right of Way / Private Access (10m)
-  Proposed Industrial Right of Way / Private Access (10m)
-  Proposed Accommodation Access (5m)
-  Proposed Maintenance Track / Access (4m)
-  Existing Bridge or Culvert to Retain
-  Potential Access to Proposed Rural Residential Lot



Figure 11 Movement Network and Road Hierarchy

2.2 Landscape Strategy



Scale: 1:6,000 @ A3

Character / Visual screening boundary planting:

Enhancing boundary planting along neighbouring rural farms with in-lot vegetation to retain rural character



Populus sp.



Podocarpus totara

Enhanced State Highway Boundary planting:

Enhancing boundary planting along Telephone Road / SH 1B.



Alectryon excelsus



Kunzea ericoides

Enhanced Rail Boundary planting:

Enhance boundary planting along the rail corridor, setting new vegetation a few metres inside the boundary to preserve access for future maintenance.



Pittosporum tenuifolium



Melicytus ramiflorus

Wetland Restoration:

Implement water sensitive stormwater management that protects and enhances ecological values.



Carex secta



Cordyline australis

Planting to separate active and passive activities:

Separate golf course from retirement village and guest accommodation



Phormium tenax



Leptospermum scoparium



Figure 11 Landscape Strategy Plan

2.3.1 Rural Residential Lot Sizes and Housing Typologies Test

Design Vision & Outcomes

The masterplan for the site has been carefully designed to provide a range of lot sizes that respond to market demand for rural residential uses, urban design best practice, and the site's context.

Across all lot sizes, the width and depth parameters have been set to achieve the outcomes below:

- Enable a variety of building forms through a mixed of lot sizes and dimensions.
- Optimised access and circulation for well-functioning access arrangements.
- Functional streetscape with clear street frontage, improving passive surveillance, business visibility and a coherent built form along key roads.



Built Form and Site Layout Assumptions

For the purposes of illustrating realistic scale and bulk within the proposed rural residential area, the Rural Zone Rules of the Waikato Operative District Plan are adopted as a baseline, noting that the 500m² / 2% site coverage standard materially overstates likely built outcomes. In practice, once other development standards are applied, the realistic building footprint would typically exceed 2% site coverage, while the overall building GFA would still generally not exceed 500m². Compared with other rural residential lots in the surrounding area, where typical lot sizes are around 5,000m² (and therefore larger than those proposed), buildings are expected to remain of a similar size for comparable residential use.

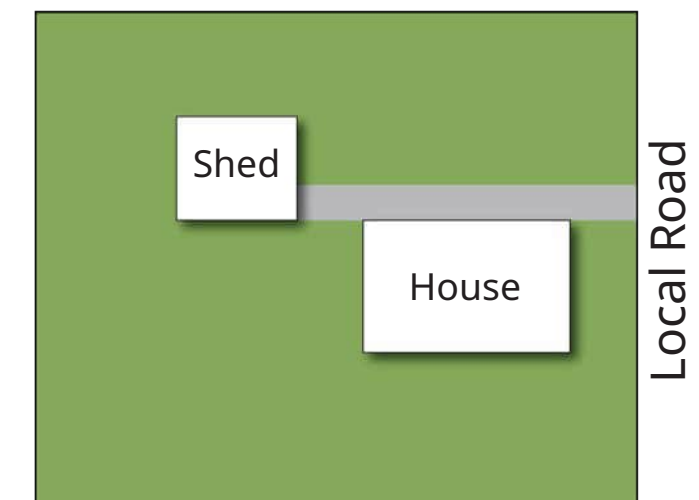
Accordingly, the following indicative standards have been applied to test built form and prepare the diagrams/envelopes. These will better reflect site specific rural residential activity, and required amenity outcomes.

- **Indicative site coverage** (*These ranges reflect typical yard/ marshalling needs, parking supply, and landscape requirements*)
 - 3000 - 5000m²: 15% or 450m²
- **Setbacks from Roads and Right of Ways**
 - Local roads = min 7.5m
 - Right of Way = min 3m
- **Setbacks from other boundaries**
 - All boundaries rather than road boundary: min 12m

Built Form Testing Precedents

Typical Layout for 3,000m² lots

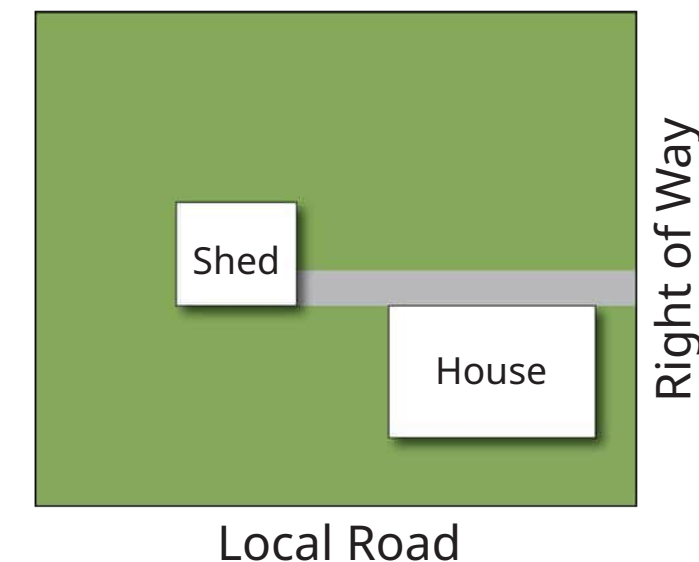
- Lot size = 3,000m² (50m x 60m)
- Building size = House: 350m² (14m x 25m) + Shed: 100m² (10m x 10m)
- Building height = 10m
- Setback from road = 7.5m



Built Form Testing Precedents

Typical Layout for 3,000m² lots

- Lot size = 3,000m² (50m x 60m)
- Building size = House: 350m² (14m x 25m) + Shed: 100m² (10m x 10m)
- Building height = 10m
- Setback from Road = 7.5m
- Setback from Right of Way = 3m



2.3.2 Light Industrial Lot Sizes and Housing Typologies Test

Design Vision & Outcomes

The masterplan for the site has been carefully designed to provide a range of lot sizes that respond to market demand for light industrial activity, urban design best practice, and the site's context.

Across all lot sizes, the width and depth parameters have been set to achieve the outcomes below:

- Efficient industrial typologies to enable a variety of building forms and industrial uses.
- Optimised access and circulation for well-functioning access arrangements.
- Functional streetscape with clear street frontage, improving passive surveillance, business visibility and a coherent built form along key roads.
- Integrated 10-15m buffers and interface treatments, especially critical near sensitive land uses such as rural edges or residential zones.
- The lot layout and size allows for reconfiguration or amalgamation of lots (especially in the 1 ha+ range), supporting future tenant changes and flexibility in subdivision staging.



Built Form and Site Layout Assumptions

For the purposes of illustrating realistic scale and bulk within the proposed rural residential area, the Industrial Zone Rules of the Waikato Operative District Plan are adopted as a baseline, noting that the 70% site coverage standard materially overstates likely built outcomes. In practice, once other development standards are applied, the realistic building footprint would typically sit well below 70% site coverage

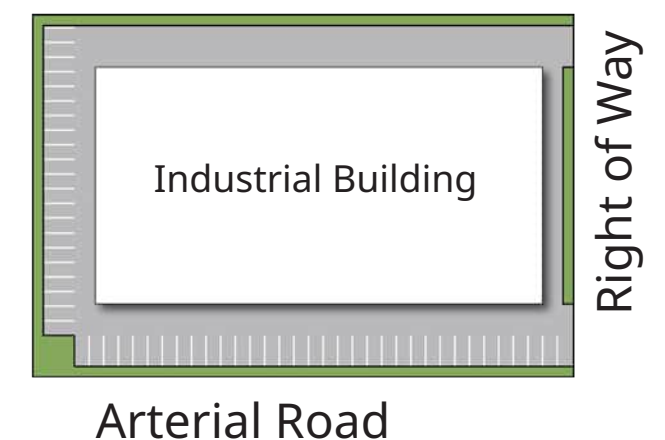
Accordingly, the following indicative standards have been applied to test built form and prepare the diagrams/envelopes. These will better reflect market-typical industrial operations, truck movement geometry and required amenity outcomes.

- **Indicative site coverage** (*These ranges reflect typical yard/marshalling needs, parking supply, and landscape requirements*)
 - 2000 - 6000m²: 75-50%
- **Setbacks from Roads and Right of Ways**
 - Arterial Road = min 10m
 - Right of Way = min 7m
- **Landscaping**
 - Parking areas and storage areas adjacent to roads are separated from the roads by a 2m planted strip of land, and
 - Land within 2m of a national or regional arterial route is planted with a combination of lawn, indigenous groundcover, shrubs and trees

Built Form Testing Precedents

Typical Layout for 2,000m² lots

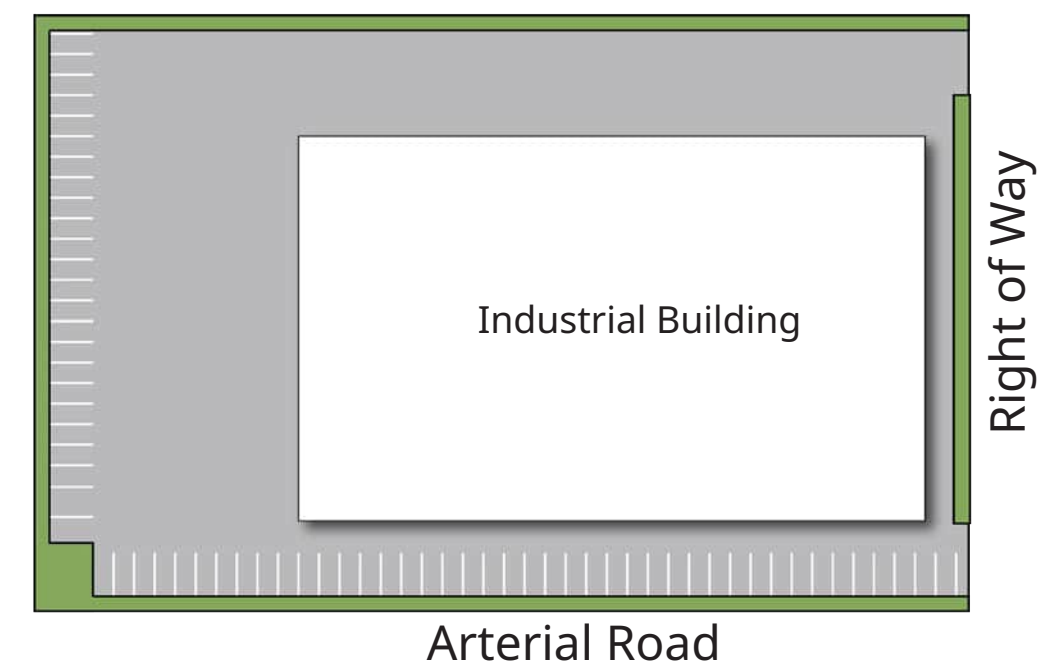
- Lot size = 2,000m² (40m x 50m)
- Building size = 1,500m² (40m x 30m)
- Building height = 15m
- Setback from Arterial Road = 10
- Setback from Right of Way = 7m



Built Form Testing Precedents

Typical Layout for 6,000m² lots

- Lot size = 6,000m² (60m x 100m)
- Building size = 3,000m² (40m x 75m)
- Building height = 15m
- Setback from Arterial Road = 10
- Setback from Right of Way = 7m



2.3.3 Retirement Village and Golf Course – Conceptual Visual Illustrations

Design Vision & Outcomes

A retirement village and golf course are being explored as a potential future use for the Site. The concept includes a purpose-built retirement community supported by on-site amenities such as care centre, cafe, walking paths, recreational spaces, and community facilities. The village is likely to be designed to offer different accommodation types and levels of care, allowing residents to age in place overtime.

The proposal also includes a 18-holes golf course and associated recreational facilities, providing opportunities for outdoor activity, social interaction and community wellbeing. The overall design of these elements are intended to complement the existing rural character of the area and make use of the site's open landscape, while managing effects through appropriate landscaping, access design, and environmental considerations.

At this stage, the concept is indicative only. Further technical assessments and consultation will help shape the final layout, scale, and design response.



2.4 Stormwater

Stormwater runoff within Awanui Links will be managed to ensure that run off from all non-permeable areas such as roading, berms, driveways, ROW's, residential & industrial lots, does not create flooding or ponding within and/ or downstream of the proposed Awanui Links development, while maintaining any conveyance of upper catchment flows through the proposed development.

The key stormwater management feature within the proposed Awanui Links development will be a series of Wetland ponds that will service each area of the proposed development independently of each other. Existing catchment areas will be retained and enhanced, all runoff from the site will be directed into a total of five stormwater ponds via either roadside swales and/or piped infrastructure. Initial treatment will be either via raingardens, bio-retention swales or grassed roadside swale.

The ponds will discharge into adjacent existing stormwater drains and/or channels that form part of the Waikato Regional Komakorau drainage network at a controlled rate which reflects existing discharges rates, with the objective of the proposed stormwater management approach to ensure that stormwater flows from the site are improved from the pre-development levels. The wetland ponds will also have the secondary function of allowing for flood attenuation of up to the 100-year event flows across the site.

Furthermore, the proposed stormwater ponds will also combine within each pond's stormwater treatment bio retention aspects, which protects the quality of the discharge from the proposed urbanised areas. This will be designed with planting established post construction allowing treatment of the stormwater but also allows habitats to be formed for ecology.



Figure 13 Proposed Stormwater Network

2.5 Water & Wastewater

Water

The Awanui Links development Potable Water supply options are still being explored however connection to the existing Waikato District Council network is not feasible. The proposed development will likely be split into different land use areas, with each area having independent Potable Water supply options. Any proposed water bores across the site which will also be utilised during the construction phase of the project. This will aid in reducing dust in the drier months when bulk earthworks and civil work is being undertaken.

- **Rural Residential Areas**

Water supply for the Rural Residential areas will be via On-lot rainwater harvesting and reuse tanks, sized for both potable water supply and firefighting supply as per both the district plan and SNZ PAS 4509:2008-New Zealand Fire Service Firefighting Water Supplies Code of Practice.

- **Industrial Areas**

Water supply for the Industrial areas will be via On-lot rainwater harvesting and reuse tanks, sized for both potable water supply and firefighting supply as per each industries specific needs, the district plan and SNZ PAS 4509:2008-New Zealand Fire Service Firefighting Water Supplies Code of Practice.

- **Retirement Village (RV) Area**

The potable water supply options are still being explored which will likely include a combination of supply from multiple private bores and rainwater harvesting and reuse tanks. A centralised water treatment plant is also proposed as part of RV to ensure that any water sourced from the bore for use as potable water will be treated to the required drinking water standards.

- **Golf/Events Centre Area**

The potable water supply options are still being explored which will likely include a combination of supply from multiple private bores and rainwater harvesting and reuse tanks. A centralised water treatment plant is also proposed as part of Event Centre area to ensure that any water sourced from the bore for use as potable water will be treated to the required drinking water standards.

Greywater collected from the Event Centre wastewater can also be collected and used for irrigation purposed for the golf course.

Wastewater

Similar to Water, Wastewater options for the Awanui Links development are being explored however there is no Waikato District Council wastewater infrastructure in the general area of the proposed development. The proposed development will likely be split into different land use areas, with each area having independent Wastewater treatment & disposal options.

- **Rural Residential Areas**

Rural Residential areas will utilise On-lot treatment & disposal for their wastewater such as On-lot Biocycle Systems & disposal field or similar systems.

- **Industrial Areas**

Industrial areas will utilise On-lot treatment & disposal for their wastewater such as On-lot Biocycle Systems & disposal field or similar systems, this will limit the type of industrial activities suitable for the proposed development and consent notices would need to be applied to limit the type of industrial activity associated with those lots.

- **Retirement Village (RV) Area**

The RV will require a combination of a central wastewater treatment system and On-lot treatment and disposal, with the final options dependant on RV layout, serviceability of individual villas via internal wastewater networks (both gravity and low-pressure systems) and specific requirements of the RV Care facility. A central wastewater treatment system & disposal system, such as an MBR/Aeration plants in combination with Biocycle systems (or similar systems) would accommodate the above approach.

- **Golf/Events Centre Area**

The Golf/Events Centre area will require a combination of a central wastewater treatment system and On-lot treatment and disposal, with the final options dependant on final Villa & Event Centre layout. A central wastewater treatment system & disposal system, such as an MBR/Aeration plants in combination with Biocycle systems (or similar systems) would accommodate the above approach.

The Event Centre can also install a “greywater” system to collect suitable wastewater for storage and reuse within the golf course for irrigation purposes.



2.6 Staging

Rural Residential Lots

Stage 1:

- 39 rural residential lots
- Primary access via Telephone Road
- Construction of Stormwater Wetland A

Stage 2:

- 31 rural residential lots
- Primary access via Telephone Road
- Construction of Stormwater Wetland B

Retirement Village

Stage 1:

- 50 Retirement Village Units
- Internal Access
- Construction of Stormwater Wetland C

Stage 2:

- 12 Retirement Village Units
- Internal Access
- Construction of Stormwater Wetland D

Stage 3:

- 73 Retirement Village Units
- Internal Access

Golf Course

Stage 1:

- Event Centre / Hotel
- Wellness Centre / Fine Dining
- Open Space / Wedding Venue
- Driving Range
- Primary access via Telephone Road, Internal Access
- Construction of Stormwater Wetland E

Stage 2:

- 10 Golf Holes

- 10 Large Luxury Villas, 20 Small Luxury Villas
- Internal Access
- Construction of Stormwater Wetland F

Stage 3:

- Clubhouse / Club
- Proshop
- Virtual Golf / Sims
- Cart Storage
- Storage Shed
- 8 Golf Holes
- 32 Small Luxury Villas
- Internal Access
- Construction of Stormwater Wetland G

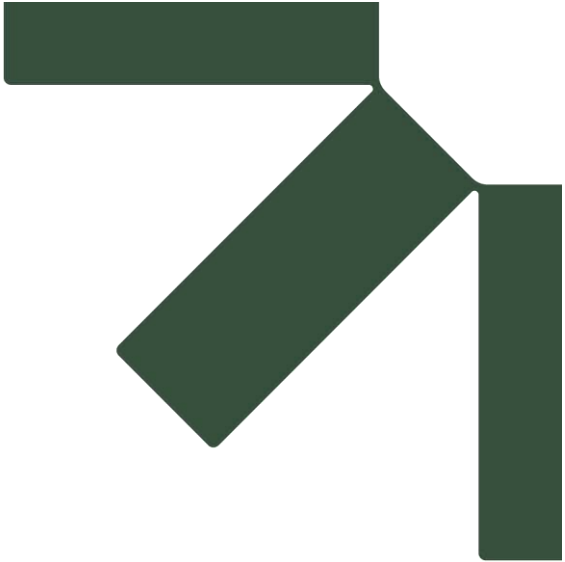
Industrial Lots

- 9 industrial lots
- Industrial Private Access
- Construction of Stormwater Wetland H
- Solar farm



Figure 14 Staging Plan





Appendix C Historic Aerial Photographs

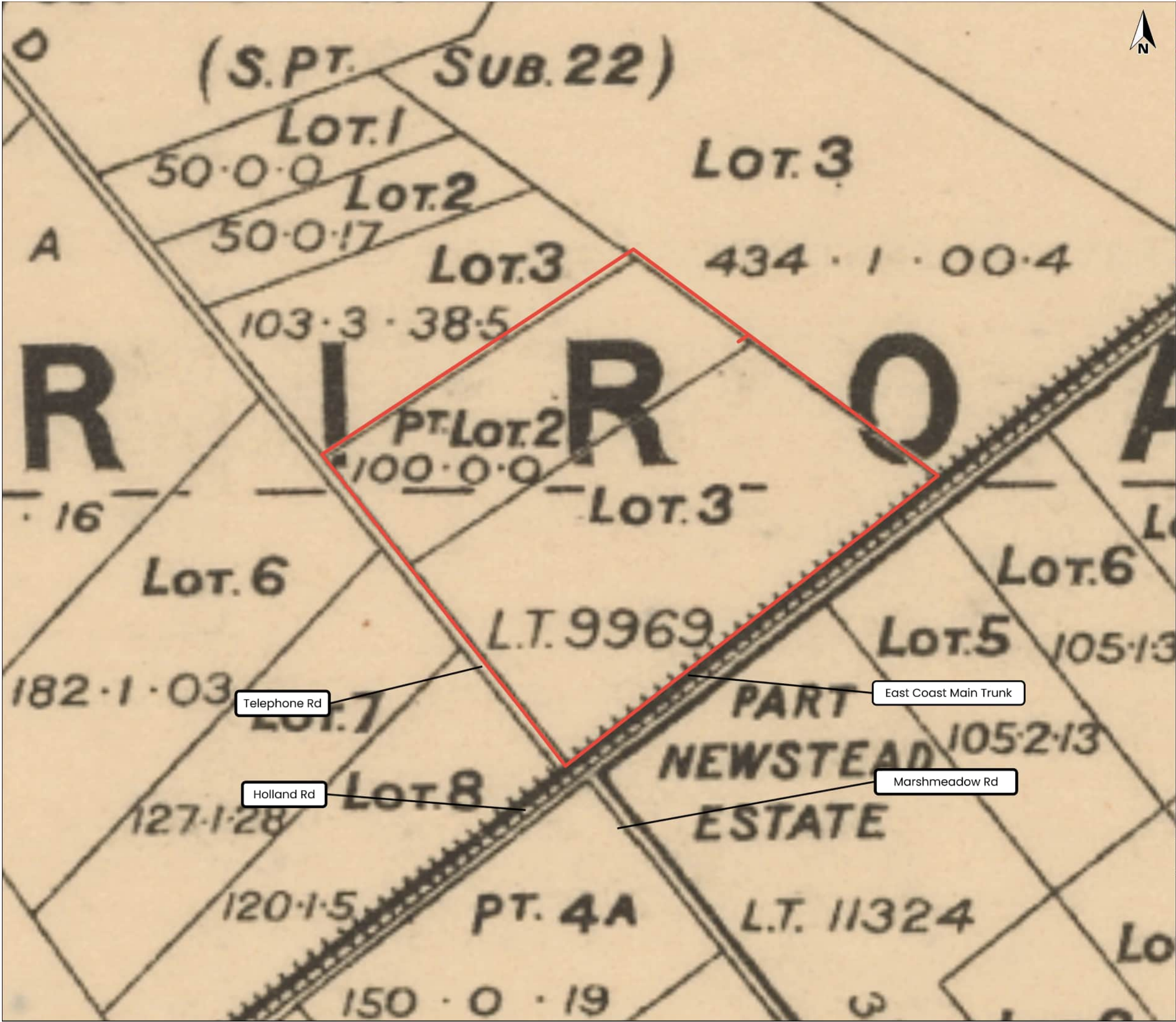
Preliminary Site Investigation

28 Telephone Road, Puketaha

CMW Geosciences

SLR Project No.: 810.032215.00001

17 April 2026



Legend

-  Site Boundary
-  1929

0 100 m 200 m

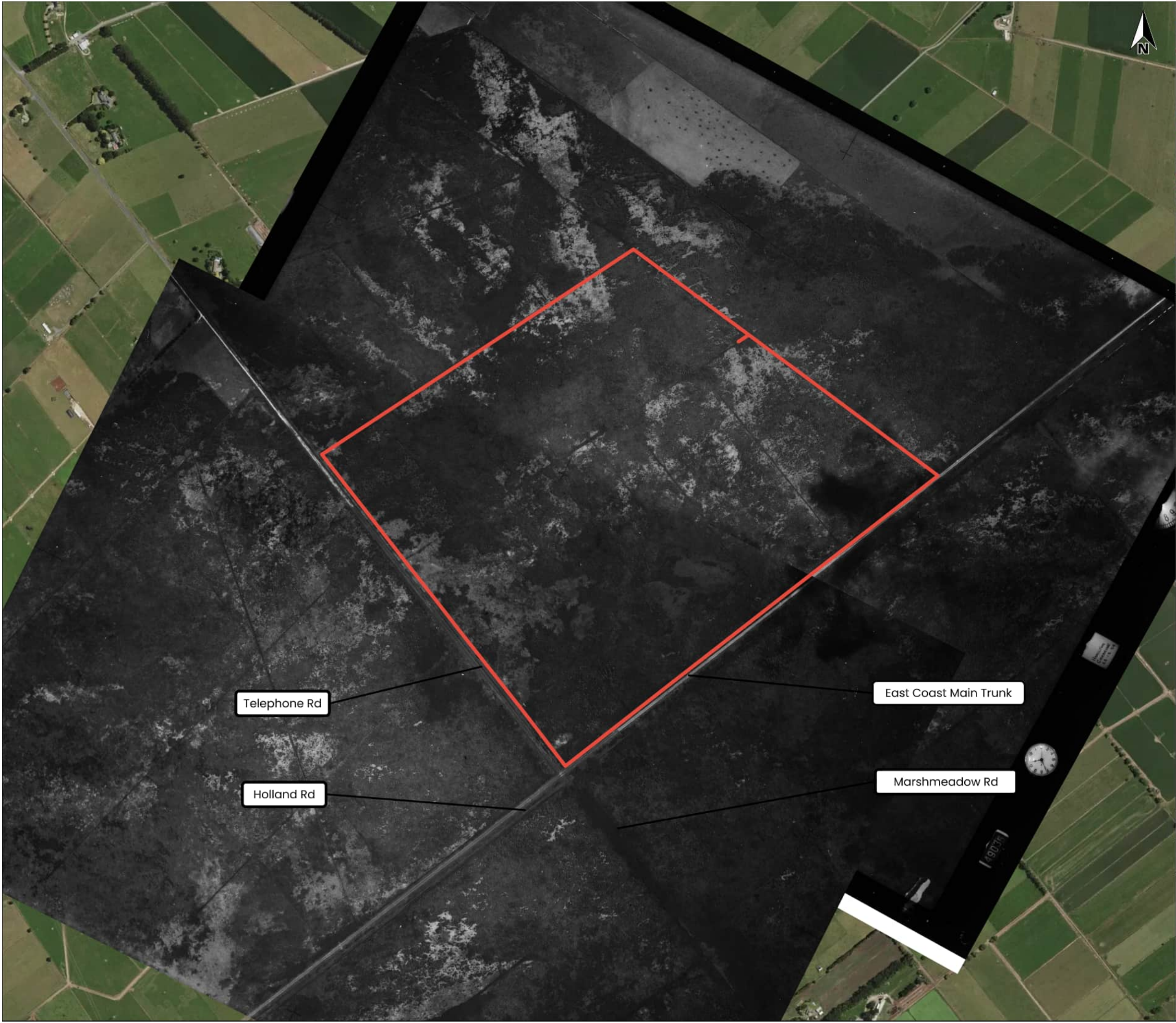
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Title: Historical Aerial - 1929

Client: CMW Geosciences		Size: A3
Project: 28 Telephone Road PSI	Drawn: MK	Appendix: C1
Date: 01-04-2026	Checked: KT	
Proj No: 810.032215.00001	Scale: 1:10000	Version: Final



Legend

- Site Boundary
- 1938

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

Title: Historical Aerial - 1938

Client: CMW Geosciences		Size: A3
Project: 28 Telephone Road PSI	Drawn: MK	Appendix: C2
Date: 01-04-2026	Checked: KT	
Proj No: 810.032215.00001	Scale: 1:10000	Version: Final



Legend

-  Site Boundary
-  1952

0 100 m 200 m

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Produced by **Datanest.earth**

Title: Historical Aerial - 1952

Client: CMW Geosciences		Size: A3
Project: 28 Telephone Road PSI	Drawn: MK	Appendix: C3
Date: 01-04-2026	Checked: KT	
Proj No: 810.032215.00001	Scale: 1:10000	Version: Final



Legend

- Site Boundary
- 1963

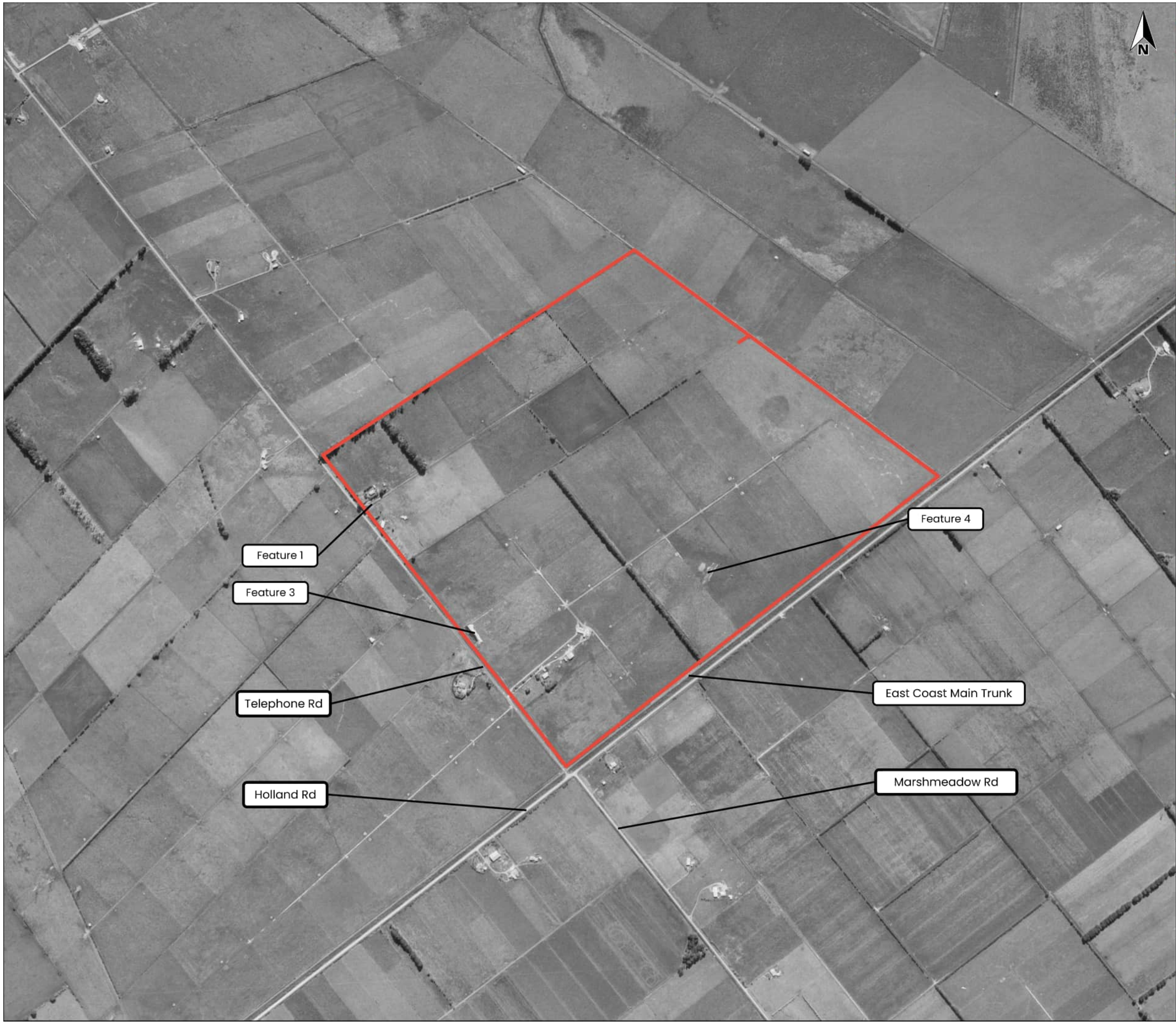
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Produced by **Datanest.earth**

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Date: 01-04-2026	Checked: KT	
Proj No: 810.032215.00001	Scale: 1:10000	Version: Final



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: 28 Telephone Road PSI	Drawn: MK	Appendix: C5
Date: 01-04-2026	Checked: KT	
Proj No: 810.032215.00001	Scale: 1:10000	Version: Final



Legend

-  Site Boundary
-  1991

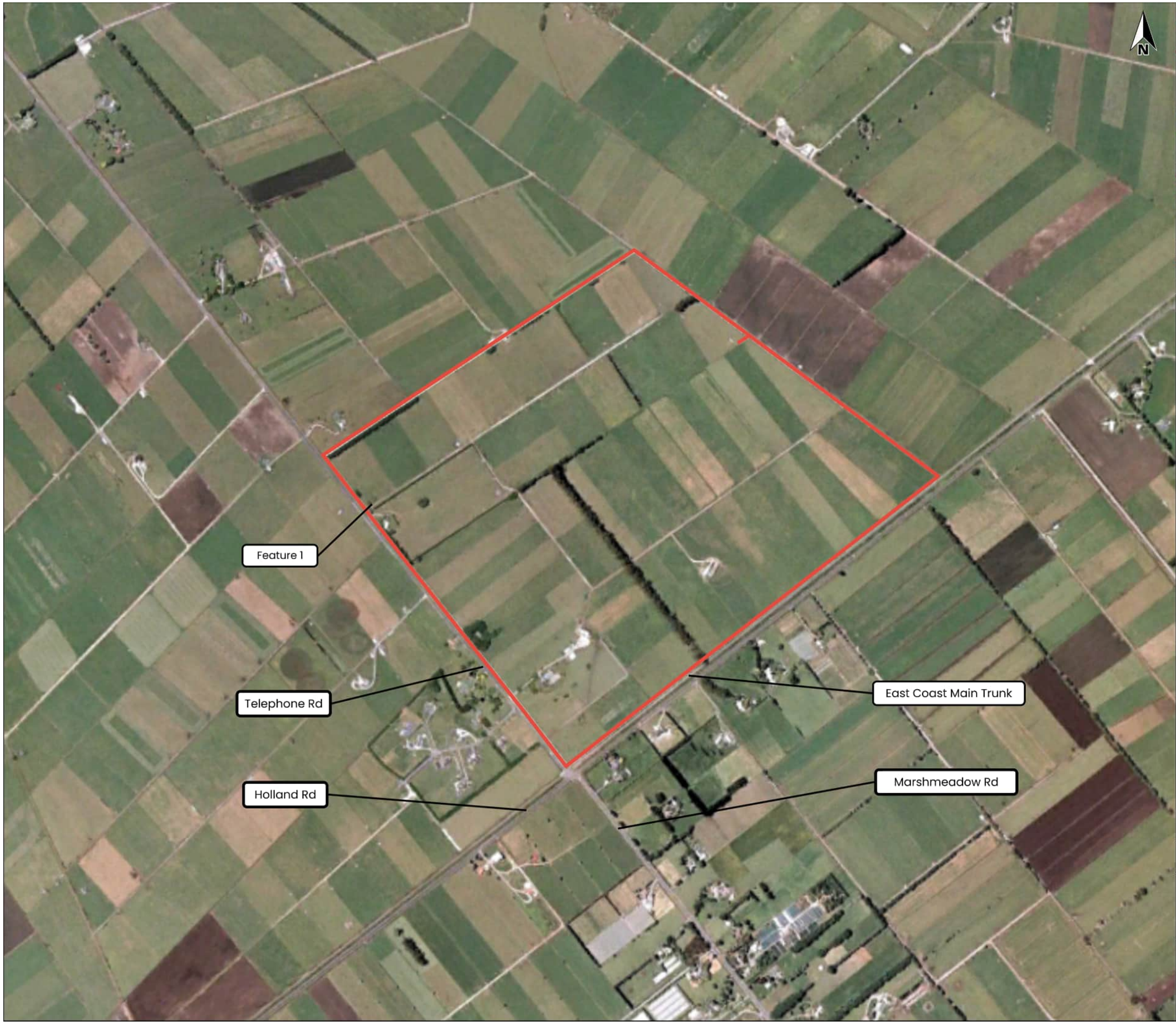
0 100 m 200 m
LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Historical Aerial - 1991

Client: CMW Geosciences		Size: A3
Project: 28 Telephone Road PSI	Drawn: MK	Appendix: C6
Date: 01-04-2026	Checked: KT	
Proj No: 810.032215.00001	Scale: 1:10000	Version: Final



Legend

-  Site Boundary
-  2008

0 100 m 200 m

LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Historical Aerial - 2008

Client: CMW Geosciences		Size: A3
Project: 28 Telephone Road PSI	Drawn: MK	Appendix: C7
Date: 01-04-2026	Checked: KT	
Proj No: 810.032215.00001	Scale: 1:10000	Version: Final



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: 28 Telephone Road PSI	Drawn: MK	Appendix: C8
Date: 01-04-2026	Checked: KT	
Proj No: 810.032215.00001	Scale: 1:10000	Version: Final



Legend

 Site Boundary

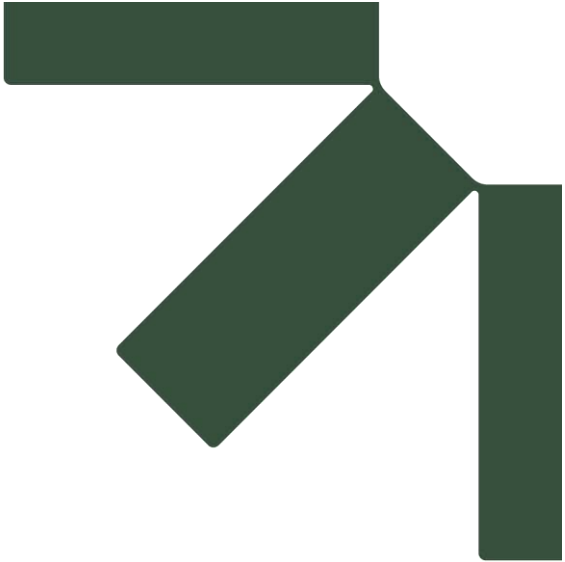
0 100 m 200 m
LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Historical Aerial - Current

Client: CMW Geosciences		Size: A3
Project: 28 Telephone Road PSI	Drawn: MK	Appendix: C9
Date: 01-04-2026	Checked: KT	
Proj No: 810.032215.00001	Scale: 1:10000	Version: Final



Appendix D Waikato Regional Council

Preliminary Site Investigation

28 Telephone Road, Puketaha

CMW Geosciences

SLR Project No.: 810.032215.00001

17 April 2026

From: [Guy Sowry](#)
Sent on: Sunday, 29 March 2026 11:37:36 am
To: [Michael King](#)
Subject: Land Use Information Register enquiry 28 & 100 Telephone Road, Puketaha (REQ229748) No SLUS

You don't often get email from guy.sowry@waikatoregion.govt.nz. [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 properties indicated below:

28 Telephone Road, Puketaha: LOT 1 DP 36551 LOT 1 DPS 14821 LOT 10 DPS 14821 LOT 11 DPS 14821 LOT 12 DPS 14821 LOT 13 DPS 14821 LOT 14 DPS 14821 LOT 15 DPS 14821 LOT 16 DPS 14821 LOT 17 DPS 14821 LOT 18 DPS 14821 LOT 19 DPS 14821 LOT 2 DPS 14821 LOT 2 DPS 15049 LOT 3 DPS 14821 LOT 3 DPS 15049 LOT 4 DPS 14821 LOT 4 DPS 15049 LOT 5 DPS 14821 LOT 5 DPS 15049 LOT 6 DPS 14821 LOT 6 DPS 15049 LOT 7 DPS 14821 LOT 7 DPS 15049 LOT 8 DPS 14821 LOT 9 DPS 14821 (VGN 0443122501)



100 Telephone Road, Puketaha: LOT 1 DPS 15049 (VGN 0443118405)



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

These properties: I can confirm that these properties do **not** 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:

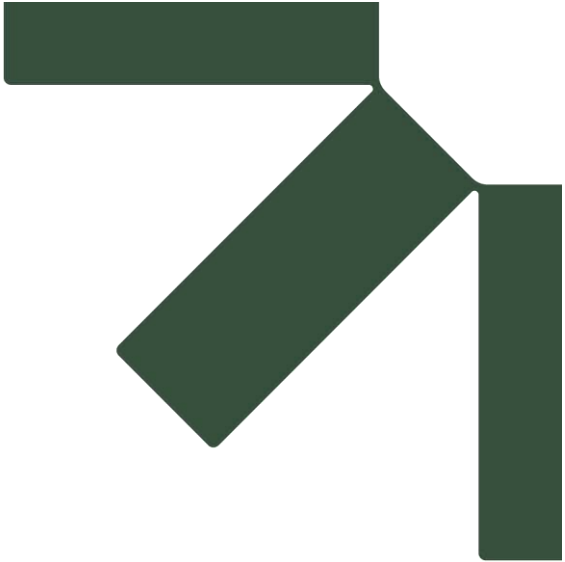
- Significant use of lead-based paint on buildings can, in some cases, pose a contamination risk; the use of lead-based paint is not recorded on the Land Use Information Register.
- Buildings in deteriorated or derelict condition which contain asbestos can result in asbestos fibres in soil; the use of 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: +6478592839
F: facebook.com/waikatoregion
Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

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Appendix E Waikato District Council

Preliminary Site Investigation

28 Telephone Road, Puketaha

CMW Geosciences

SLR Project No.: 810.032215.00001

17 April 2026

Your Ref

In reply please quote
HAIL0045/26

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: 28 Telephone Road PUKETAHA
VNZ Property ID: 04431/225.01
Legal description: LOTS 1-19 DPS 14821 LOTS 2-7 DPS 15049 LOT 1 DP 36551
BLKS XI XC KOMAKORAU SD

No record of a HAIL activity has been found on Council records.

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:

- 26-09-1952
- 13-02-1963
- 25-04-1974
- 16-02-1995
- 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 'O' is a simple circle, and 'Patu' is written in a cursive style.

Ollie Patu
Contaminated Land Specialist

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26-09-1952

Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0



13-02-1963

Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0



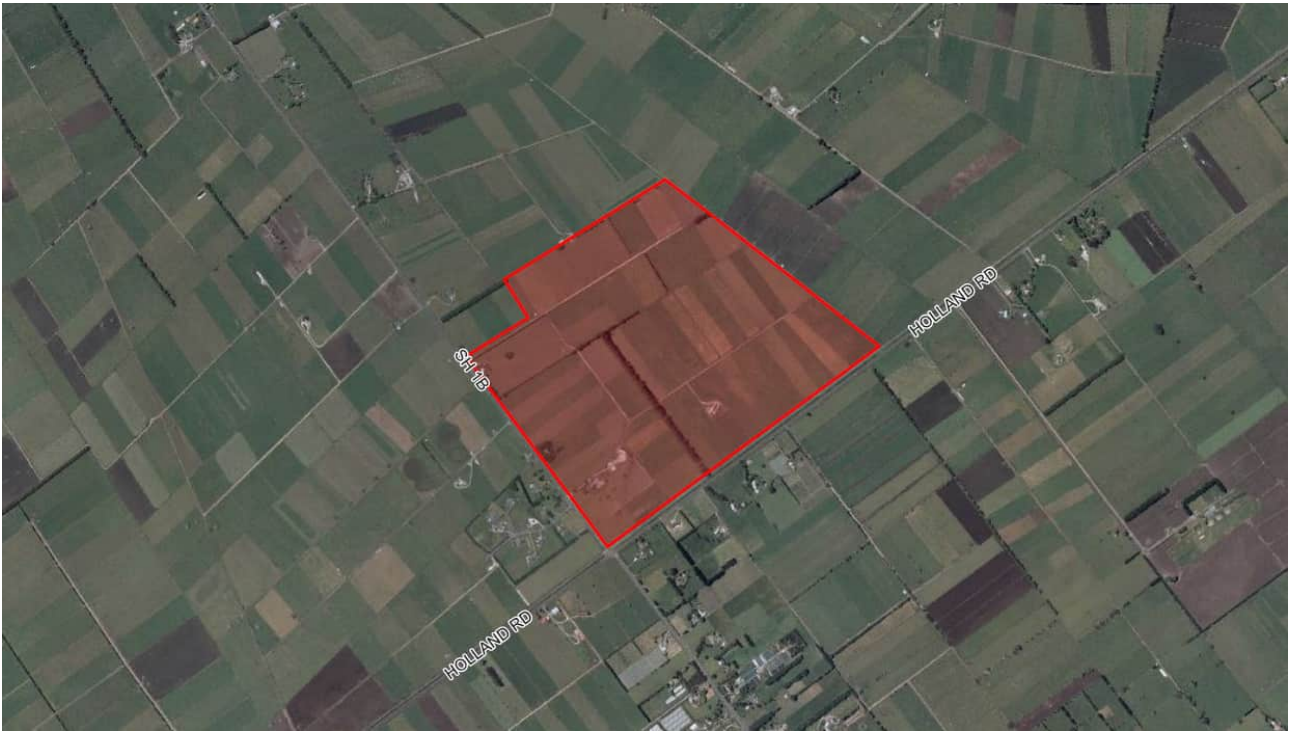
25-04-1974

Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0



16-02-1995

Sourced from Waikato District Council Intramaps GIS



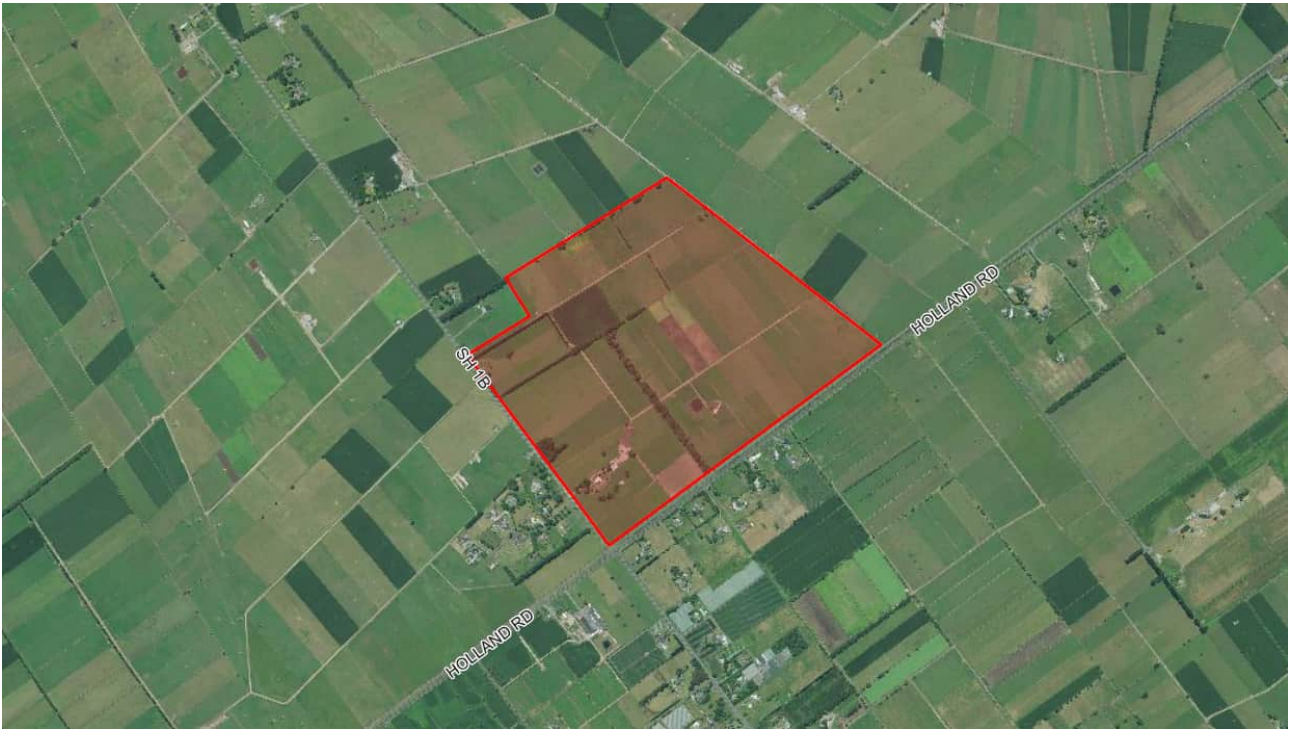
2008

Sourced from Waikato District Council Intramaps GIS

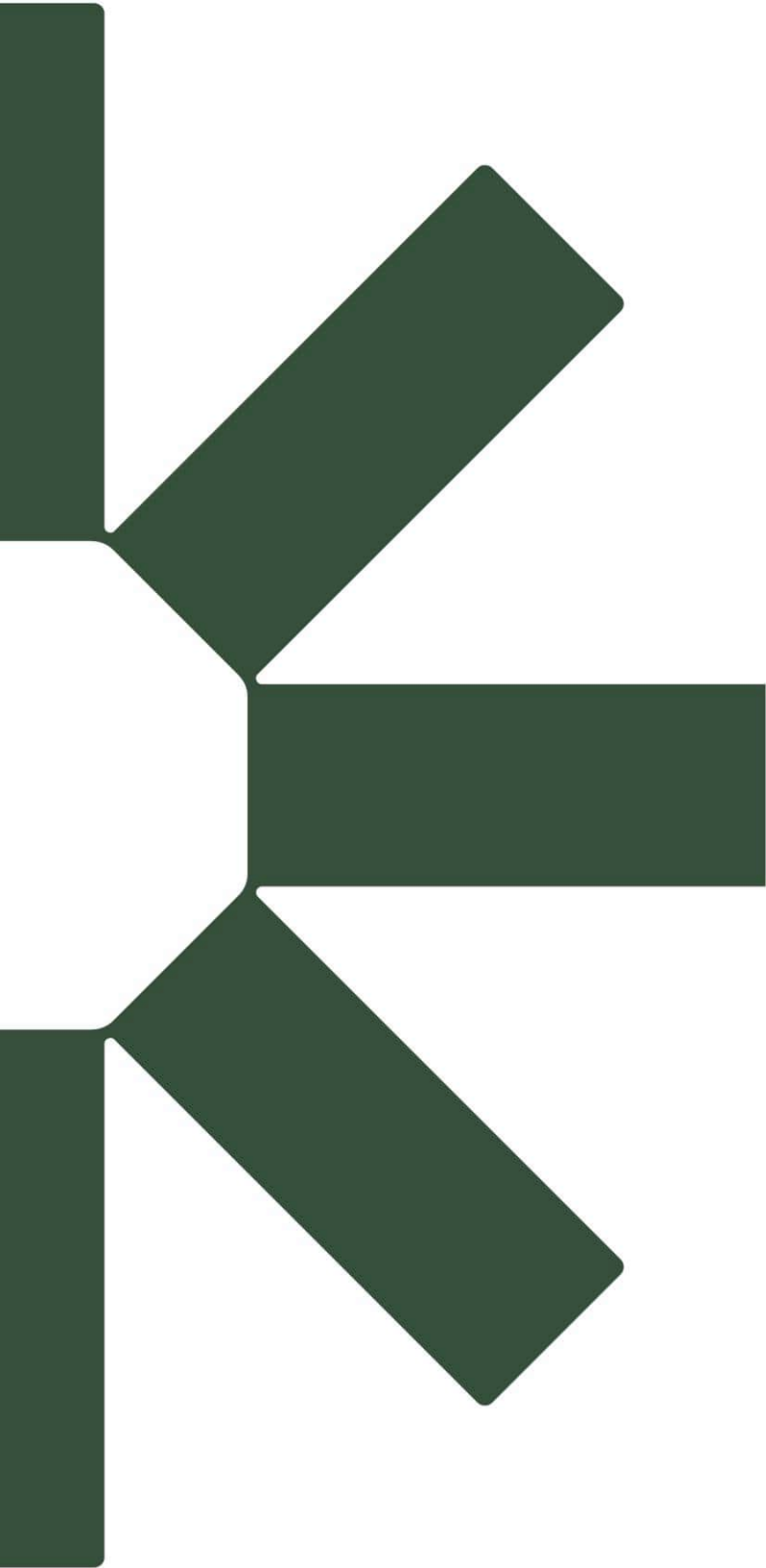


2017

Sourced from Waikato District Council Intramaps GIS



2025



Making Sustainability Happen