

## **Appendix P      Preliminary Site Investigation**

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**enviser**

Enviser Ref: 1480

September 2025

# Preliminary Site Investigation

**Taharoa Ironsand Mine, Taharoa**

**Taharoa Ironsands Limited**

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## 1 Introduction

Taharoa Ironsands Limited (TIL) has engaged Enviser Ltd (Enviser) to prepare a Preliminary Site Investigation (PSI) for the Taharoa Ironsands Mine site (the ‘Site’ shown is Figure 1 below).

### 1.1 Project background

TIL proposes to undertake mining in new and previously mined areas in the Central and Southern Blocks of the Taharoa C Block. This is known as the Central and Southern Block Mining Project and is a listed project under the Fast-track Approvals Act 2024.

The iron sand is mined by a range of methods: above the water table, standard earthmoving equipment is used; and below the water table, floating cutter suction dredge methods are employed. The material is then concentrated through cyclonic and magnetic separators and stored in stockpiles awaiting export<sup>1</sup>. The processed sand is replaced onsite and revegetated.

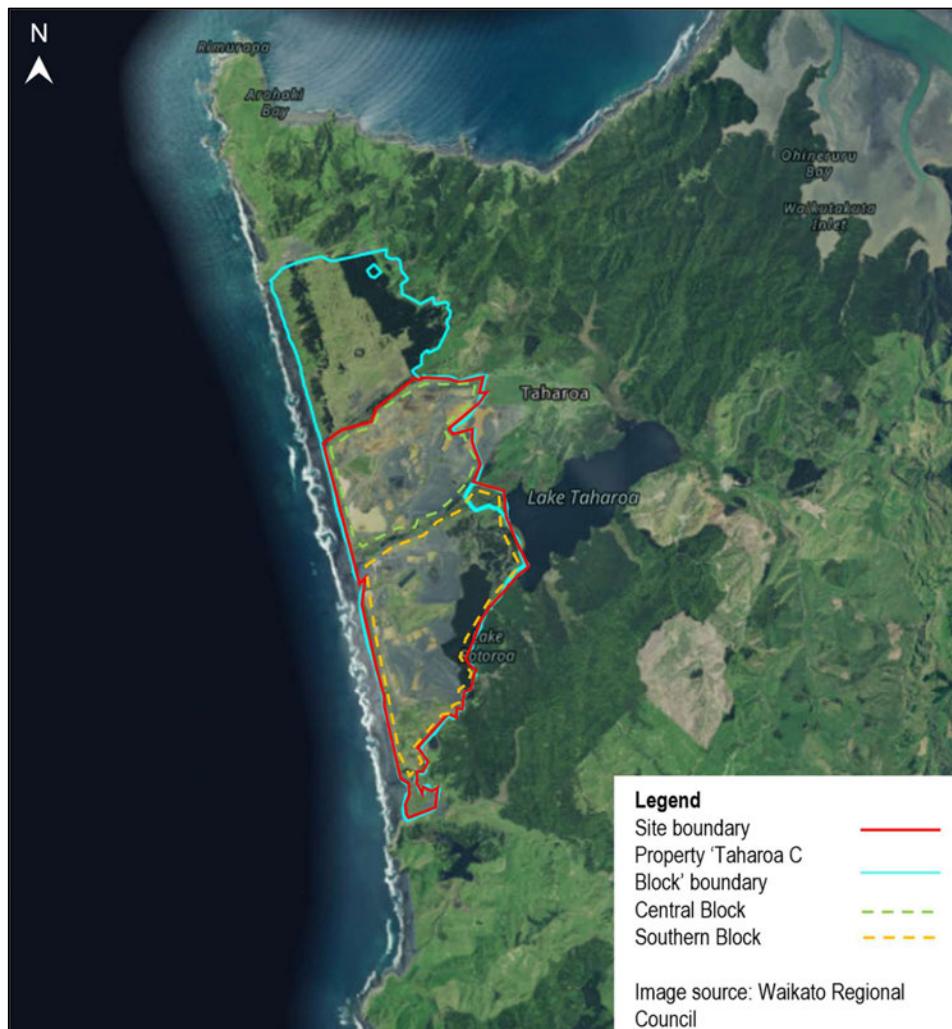


Figure 1: Site location (boundaries shown are approximate only)

<sup>1</sup> <https://www.engineeringnz.org/programmes/heritage/heritage-records/taharoa-ironsand-mining-and-ship-loading/>

## 1.2 Objective and scope

The objectives of the PSI are to assess:

- If any HAIL<sup>2</sup> activities potentially are, or have been, present on the Site
- The applicability of the *Resource Management (National Environmental Standard for Assessing and Managing Contaminated Soil to Protect Human Health) Regulations 2011* (NESCS) to the proposed activities.

The scope of work included:

- Reviewing:
  - Site setting information including available geological, hydrological and hydrogeological details for the Site;
  - HAIL records from Waikato Regional Council's Land Use Register Information<sup>3</sup>;
  - Historical aerial photographs;
  - Archaeological assessment report for the site prepared by Clough & Associates Ltd.
- Assessment of the proposed activities against the NESCS permitted activity requirements; and
- Preparing this PSI report in general accordance with Ministry for the Environment's *Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand* (revised 2021).

The report has been prepared and approved by Suitably Qualified and Experienced Practitioners as required under the NESCS.

## 2 Site description

### 2.1 Site setting

Table 1 below provides a summary of the site identification details and surrounding land uses.

Table 1: Site details

Feature	Description
Address	Taharoa Road, Taharoa
Legal description	Taharoa C Block
Property area	1,317 ha
Site area	911 ha (Central and Southern Blocks)
Site owner	Proprietors of Taharoa C Block Incorporated Ltd
Current land use	Ironsand Mine
Proposed land use	Ironsand Mine
Zoning	Industrial (Operative Waitomo District Plan) Rural Production (Proposed Waitomo District Plan)
Topography	Undulating with sand dunes and modified landscape from previous mining activities

<sup>2</sup> Hazardous Activities and Industries List, Ministry for the Environment, October 2011

<sup>3</sup> The Waikato Regional Council holds the land use register for part of the region, including Waitomo. Waitomo District Council does not hold a HAIL register.

Feature	Description
<b>Surrounding land use</b>	
<b>North</b>	Mitiwai Stream is immediately to the north of the Site, with the Northern Mine Block beyond the stream.
<b>East</b>	Several land uses are immediately adjacent to the site boundary including pastoral grazing, forestry and numerous lakes (Lake Taharoa, Lake Numiti, Lake Rotoroa, Lake Piopio and Lake Rototapu). Taharoa village is approximately 1 km to the east of the site.
<b>South</b>	Predominantly forestry, Lake Harihari
<b>West</b>	Tasman Sea

## 2.2 Environmental setting

### 2.2.1 Geology

The underlying geology of the site is described by GNS Science<sup>4</sup> as Holocene windblown deposits with *loose sand in active unvegetated or sparsely vegetated dune fields and deflation zones*, which is consistent with the site's use as an ironsand mine.

### 2.2.2 Hydrology

Wainui Stream separates the Central and Southern Blocks of the Site. Wainui Stream is dammed approximately 360 m from the western boundary to assist with the water management at the Site.

Surface water runoff from the Site discharges to the Wainui Stream, adjacent lakes (Lake Taharoa, Lake Numiti, Lake Rotoroa, Lake Piopio and Lake Rototapu) and to the sea. The Mitiwai Stream is located to the north of the Site, however due to the topography of the area, it does not receive surface runoff from the Site – aside from the slopes of the gully the stream runs through.

The location of surface water bodies can be found on Figures 2a and 2b, Appendix A.

### 2.2.3 Hydrogeology

The Assessment of Groundwater Effects report<sup>5</sup> prepared by Williamson Water & Land Advisory identifies that the underlying groundwater generally flows to the west, towards the ocean, with localised convergence into stream channels.

Groundwater depth measured as part of the assessment of groundwater effects was reported to vary significantly across the Site, depending on the monitoring location and topography. Initial measurements showed the general groundwater table to lie at 20-40m below ground level. Groundwater is much shallower adjacent to the lake, streams and coastline.

The report also identifies 17 bores within the study area (up to approximately 2.5 km inland from the Site). Two are for community drinking water supply, with the remainder used for geological and

<sup>4</sup> Institute of Geological and Nuclear Sciences Limited (GNS Science), GNS Science Data Portal, accessed 13 August 2025

<sup>5</sup> Williamson Water & Land Advisory Limited, Taharoa Mine Expansion, Assessment of Groundwater Effects, 12 August 2025

monitoring purposes. The drinking water supply wells are located at least 1.2 km to the east of the Site and are not considered to be potential receptors from Site activities.

### 2.3 Site layout

The site layout description provided below is based on recent aerial imagery and information provided by TIL. A site walkover inspection for the specific purpose of this PSI has not been carried out by the Enviser Environmental Consultant, however the SQEP is familiar with site with several visits over the last two years. A summary of the key aspects of the Site is provided below and locations where there is potential for ground contamination resulting from HAIL activities is shown on Figures 2a and 2b, Appendix A.

- The Site is accessed via Taharoa Road. Taharoa Road extends through the mine to the main administration block, to the south of Wainui Stream.
- An uncontrolled historic landfill is located in the north east corner of the Site (separate from active mining and rehabilitation areas) that TIL noted the landfill included municipal waste from the village for approximately 50 years. No mine waste has been deposited at the uncontrolled landfill. Dumping and burying of waste was stopped since TIL took over operation of the mine in 2017. Since 2017, the landfill location has been used as a transfer station, with waste being transported offsite to municipal landfills.
- There are large portions of disturbed sands and manmade waterbodies that form part of the mining operations across the Site (refer Photograph 1 below). Spread around these features are laydown areas and car parks, and above ground pipelines to transport slurry and water across the Site (refer Photograph 2). It is assumed that the locations are temporary and move throughout the Site depending on mining operations.
- Above-ground fuel storage is located towards the east of the Central Block.
- A helicopter pad and associated fuel storage are located in the south-west of the Central Block. This includes the Taharoa Port Operations Centre office and relocatable accommodation buildings.
- A plant nursery is adjacent to the helicopter pad. This is assumed to be of low volume production without significant quantities of fertiliser and herbicides / pesticides used or stored onsite.
- There are two disposal fields for the village wastewater treatment plant in the west of the Central Block. The wastewater treatment plant also processes the waste from above ground septic tanks at the Site.
- A Spiral Separation Plant is located north of the Wainui Stream. This is fixed plant and unlikely to be a source of potential contamination as the process relies on physical and magnetic separation with no chemicals used.
- A pump house and fuel storage are located to the west of Taharoa Road (Photograph 3).
- The main administration block is located in the north-west corner of the Southern Block and includes offices, staff facilities, a laboratory, mechanical and electrical workshops, dangerous goods store, above ground storage tanks (ASTs) for fuel, the Pump Hall and electrical substation. Upgrade works are currently underway for the substation (refer Photograph 4). A fuel spill occurred in the area into an interceptor prior to TIL operating the Site.
- Dangerous goods records for the Site identify the following substances stored onsite:
  - Four mobile tanks that contain a total of 29,500 L diesel
  - Above ground storage tanks containing 300,000 L diesel
  - An AST containing 7,000 L 91 petrol
  - Various paints, thinners, coolants, motor oils in relatively low volumes

- Laboratory includes small volumes of acids, test solutions and flux powders.
- The substances listed on the dangerous goods records are associated with storage locations as noted above. Waste oil and chemical waste is contained and removed offsite by registered waste handlers.
- An area for stockpiling and storing old materials is located south of the administration block. This includes steel, pipes, treated timber pallets and poles, empty IBCs (intermediate bulk containers), appliances including washing machines and fridges, vehicle engines (refer Photographs 5 and 6 below). No materials have been intentionally buried, however some windblown sand now partially covers some waste materials.
- There are three structures potentially used as occasional accommodation on the beach in the south of the Site, with several ancillary buildings. These have the potential to contain asbestos containing materials and lead-based paints.



***Photograph 1: General site view from Taharoa Road. Site entrance is to the right of the photograph***



***Photograph 2: Entrance to administration block and example of above ground pipelines in the foreground***



**Photograph 3: Wainui pump house and fuel storage**



**Photograph 4: Substation upgrade works underway**



**Photograph 5: Stockpile – steel, appliances, engine, treated timber product, empty IBC are visible**



**Photograph 6: Stockpile – steel and pipes, some waste partially covered by windblown sands**

### 3 Site history

#### 3.1 Archaeological report

An archaeological assessment report<sup>6</sup> prepared for the Site identifies that mining commenced in 1972 by the New Zealand Government at the time. Taharoa Mine was established by NZ Steel Ltd (NZS). TIL has been operating the mining operations since 2017.

#### 3.2 Land Use Information Register

Waikato Regional Council (WRC) holds a Land Use Information Register relating to potential contamination for the property. Information provided on 14 August 2025 identified the property to be classified as 'Verified HAIL – Limited Sampling' due to four HAIL activities being formerly or

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<sup>6</sup> Clough & Associates Ltd, Taharoa Ironsands Central and Southern Blocks: Archaeological Assessment, July 2025

currently present, with some sampling undertaken relating to fuel storage tanks. The HAIL activities include:

- Activity A17: Storage tanks or drums for fuel, chemicals or liquid waste
- Activity B4: Power stations, substations, or switchyards
- Activity D5: Engineering workshops with metal fabrication
- Activity F1: Airports including fuel storage, workshops, washdown areas or fire practice areas.

WRC also provided a 2015 report<sup>7</sup> that was prepared for the removal of three underground storage tanks (USTs) (2 x 50,000 L containing diesel and 1 x 20,000 L containing 91 petrol) and assessment of remaining soils. There was contamination noted in soils associated with the petrol UST and some remediation undertaken. The remaining soils were identified to be below commercial / industrial land use criteria. Two aboveground fuel storage tanks (ASTs) (1 x 7,200 L tank containing 91 petrol and 1 x 100,000 L tank containing diesel) were identified to be current at the time of the report and are located near the mechanical workshop area.

All HAIL activities identified by WRC and in the PDP report are located within the Site boundary and locations are shown in Figure 2a and 2b, Appendix A. The Land Use Information Register response provided by WRC is attached in Appendix B.

### 3.3 Historical aerial photographs

Historical aerial photographs were sourced from Retrolens<sup>8</sup> and LINZ Data Service<sup>9</sup> to review and identify any significant changes to the site and potentially contaminating activities. A summary of the aerial photographs reviewed is provided in Table 2 and historical aerial photographs are attached in Appendix C.

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<sup>7</sup> PDP Limited, Site Assessment for the Removal of Two Underground Petroleum Storage Systems at Taharoa Iron Sand Mine – Taharoa Road, Waikato, 4 June 2015

<sup>8</sup> <https://retrolens.co.nz>

<sup>9</sup> <https://data.linz.govt.nz>

**Table 2: Historical aerial photograph review summary**

<b>Aerial photograph</b>	<b>Central Block</b>	<b>Southern Block</b>	<b>Surrounding land use</b>
Date: 23/03/1944 Survey Number: 266 Run / Photo: 847/2 847/3 848/3 849/2	<ul style="list-style-type: none"> <li>Area appears to be open sand dunes and grass / scrubland with Wainui Stream separating the Central and Southern Blocks. The terrain appears to vary naturally.</li> </ul>		<ul style="list-style-type: none"> <li>Coastline is present to the west of the Site.</li> <li>Several lakes to the east and south-east (Lake Taharoa, Lake Numiti, Lake Rotoroa, Lake Piopio and Lake Rototapu) with areas of forestry and farmed / grazing areas. Some residential farm dwellings approximately 500 m to the east of the Site.</li> <li>Area to the north appears to be open sand dunes and grass / scrubland.</li> </ul>
Date: 12/09/1961 Survey Number: 1039 Run / Photo: 2642/2 2652/2	<ul style="list-style-type: none"> <li>No significant changes observed.</li> </ul>		<ul style="list-style-type: none"> <li>No significant changes observed.</li> </ul>
Date: 31/08/1976 Survey Number: 2974 Run / Photo: A/2 B/2	<ul style="list-style-type: none"> <li>Evidence of mining activities commencing. Access road through the Block with two buildings and a helicopter pad located in the west of the Block.</li> <li>General landscape beyond these areas appears to have no significant changes.</li> </ul>	<ul style="list-style-type: none"> <li>Evidence of mining activities commencing. A manmade lake with processing structures is present in the north of the Block.</li> <li>Processing with associated structures (including the current workshop and power station) and tailings stockpiles visible in the north west of the Block.</li> <li>An airfield strip approximately 1 km long is present adjacent to the</li> </ul>	<ul style="list-style-type: none"> <li>No significant changes observed. (Note that the Taharoa village is out of extents of the aerial photographs reviewed)</li> </ul>

Aerial photograph	Central Block	Southern Block	Surrounding land use
		coast. There are no structures near the airfield.	
Date: 27/01/1983 Survey Number: 8166 Run / Photo: A/2	<ul style="list-style-type: none"> <li>No significant changes observed.</li> </ul>	<ul style="list-style-type: none"> <li>The manmade lake visible in 1976 has been infilled and a manmade lake and dredge is approximately 500 m west of the previous location.</li> </ul>	<ul style="list-style-type: none"> <li>The area to the north appears to be predominantly covered with scrub / forestry plantation with some (potentially pedestrian) access tracks visible.</li> <li>The Taharoa township has been developed approximately 1 km to the east of the Site.</li> <li>No other significant changes observed.</li> </ul>
Date: 12/04/1997 Survey Number: 9615 Run / Photo: M/3	<ul style="list-style-type: none"> <li>Approximately 75% of the Block has been planted, potentially for forestry.</li> </ul>	<ul style="list-style-type: none"> <li>The dredging activities are located towards the south of the Block, with the previous manmade lake still visible.</li> <li>The main processing facility in the north west of the Block appears to have expanded with an additional building present and a second area with tailing stockpiles.</li> <li>There appear to be four small structures present across the site.</li> <li>The north eastern portion of the Block appears to have been planted, potentially for forestry.</li> </ul>	<ul style="list-style-type: none"> <li>Forestry to the north of the Site is more established.</li> </ul>
Date: 04/01/2001 Survey Number: 25043 Run / Photo: A/1 B/2	<ul style="list-style-type: none"> <li>Manmade lakes are present in the south west of the Block.</li> </ul>	<ul style="list-style-type: none"> <li>No significant changes observed.</li> </ul>	<ul style="list-style-type: none"> <li>No significant changes observed.</li> </ul>

<b>Aerial photograph</b>	<b>Central Block</b>	<b>Southern Block</b>	<b>Surrounding land use</b>
Date: 2012 – 2013	<ul style="list-style-type: none"> <li>The access track has been altered to take the current Taharoa Road route.</li> <li>The manmade lakes visible in the previous aerial photograph have now been infilled, the manmade lake is present in the centre of the Block and surrounded by excavated sand stockpiles.</li> <li>Three structures are present at the south of the Block.</li> <li>There are indications of landfilling activity visible in the north east corner of the block. The landfilling activity appears to be less than approximately 0.5 ha.</li> </ul>	<ul style="list-style-type: none"> <li>Forested areas have expanded further south into the Block.</li> <li>There are several small piles of pipes (or similar materials) scattered across the Block.</li> <li>There are small buildings / structures visible by the beach in the south.</li> </ul>	<ul style="list-style-type: none"> <li>Forestry to the north of the Site has been cleared. There are no other significant changes observed.</li> </ul>
Date: 2021 – 2024	<ul style="list-style-type: none"> <li>Mining operations have increased with several manmade lakes present and disturbed sands across the majority of the Block.</li> <li>There are several laydown areas across the block that appear to have shipping containers.</li> <li>The process facility at the south of the Block has been expanded with additional structures visible.</li> </ul>	<ul style="list-style-type: none"> <li>Mining operations have increased with several manmade lakes present and disturbed sands across the majority of the Block.</li> <li>The process facility in the north west corner of the Block has been expanded with additional structures visible.</li> <li>A forested area remains to the east of the Block.</li> </ul>	<ul style="list-style-type: none"> <li>No significant changes observed.</li> </ul>

## 4 Risk assessment

### 4.1 HAIL activities

Due to the extensive modification of the Site over the last several decades of mining, some of the former potential HAIL sites are no longer relevant (e.g. former helicopter pad). The soil disturbance associated with the mining activities means that potential contamination has been significantly modified and likely moved onsite.

HAIL activities that are applicable to the Site are summarised in Table 3 and locations shown on Figure 2a and 2b in Appendix A.

**Table 3: HAIL activities**

HAIL activity ID	Description
A17: Storage tanks or drums for fuel, chemicals or liquid waste	<ul style="list-style-type: none"> <li>There are four current locations for fuel storage across the Site – one in the Central Block, and three in the vicinity of the administration block in the Southern Block.</li> <li>There is one former UST (removed in 2015) that resulted in ground contamination, but below the MfE<sup>10</sup> human health criteria for commercial / industrial land use. This location is included in Figure 2b, Appendix A. Other fuel USTs removed in 2015 did not result in ground contamination and have not been shown on Figure 2b, Appendix A.</li> <li>A dangerous goods and laboratory are present in the Southern Block.</li> </ul>
B4: Power stations, substations or switchyards	<ul style="list-style-type: none"> <li>A power station is located in the Southern Block.</li> </ul>
D5: Engineering workshops with metal fabrication	<ul style="list-style-type: none"> <li>A mechanical workshop to support site activities is located in the Southern Block.</li> </ul>
F1: Airports including fuel storage, workshops, washdown areas or fire practice areas	<ul style="list-style-type: none"> <li>A helicopter pad, and likely refuelling facilities are located in the south west corner of the Central Block. It is understood from TIL that fire training activities are not carried out on Site.</li> </ul>
E1: Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition	<ul style="list-style-type: none"> <li>Buildings that were constructed pre-2000s may include asbestos containing materials. Surface soils surrounding the buildings have the potential to be asbestos contaminated, particularly buildings in poor condition.</li> </ul>

<sup>10</sup> Ministry for the Environment, 2011. Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand.

HAIL activity ID	Description
G3: Landfill sites	<ul style="list-style-type: none"> <li>An area with former landfilling activities is in the north-east corner of the Site.</li> </ul>
G5: Waste disposal to land	<ul style="list-style-type: none"> <li>Two disposal fields are located in the Central Block where treated effluent from the community (and Site septic tanks) wastewater treatment plant discharge.</li> <li>A waste materials storage area is located south of the administration block. Some materials may be buried by windblown sands.</li> </ul>
I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment	<ul style="list-style-type: none"> <li>Buildings that were constructed pre-1970s are likely to have lead-based paints. Surface soils surrounding the buildings have the potential to be contaminated by the paint, particularly buildings in poor condition.</li> <li>A fuel spill was reported to discharge to an interceptor, prior to TIL operating the Site. It is understood that no work has been undertaken in this area to assess if the spill resulted in ground contamination.</li> </ul>

## 4.2 Assessment under the NESCS

The NESCS will be applicable to the Site where:

- A fuel storage system is to be removed or replaced; or
- Disturbing the soil of the 'piece of land'.

The 'piece of land' is an area where a HAIL activity is currently being undertaken or has been undertaken, or more likely than not undertaken. The locations of identified HAIL activities that are present and where the potential for contamination exists (i.e. soils have not previously been significantly disturbed during previous mining operations, or where previous sampling has shown there is no resulting ground contamination) are the areas onsite where the NESCS will be applicable. It is understood that there is no proposed soil disturbance in the vicinity of the landfill.

If soil disturbance activities are proposed within the HAIL areas, an assessment against Regulation 8 of the NESCS which covers the permitted activity criteria (including soil volume limits, duration of works) is required. Site investigations comprising targeted soil sampling may need to be undertaken to inform health and safety and soil management procedures. The results of the investigations will be used to develop a Contaminated Site Management Plan for the proposed works that will need to be implemented onsite.

## 5 Conclusions and recommendations

Based on the information reviewed as part of this PSI, there are 18 HAIL areas located across the 911 ha Site, which include:

- A17: Storage tanks or drums for fuel, chemicals or liquid waste
- B4: Power stations, substations or switchyards
- D5: Engineering workshops with metal fabrication
- F1: Airports including fuel storage, workshops, washdown areas or fire practice areas
- E1: Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
- G3: Landfill sites
- G5: Waste disposal to land
- I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment *(for lead based paints and a former fuel spill)*

It is understood that soil disturbance activities are not currently proposed within the HAIL areas and therefore the NESCS would not apply. For potential future developments onsite, the NESCS will be applicable to any soil disturbance activities undertaken within these areas. Site investigations and appropriate management may need to be undertaken where soil disturbance is proposed at the locations identified on Figure 2a and Figure 2b, Appendix A and the specific works exceed the permitted activity criteria outlined in Regulation 8 of the NESCS.

## 7 Applicability

Enviser Ltd has prepared this report for Taharoa Ironsands Limited in accordance with the agreed scope. No other party, aside from Taharoa Ironsands Limited, may rely on this report, or any conclusions or opinions within it, for any purpose without the express written permission of Enviser Ltd.

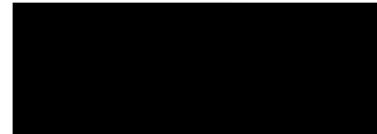
The opinions and conclusions within this report are based on the information that was viewed during preparation of the report.

Prepared by:



Wendy Whitley  
Environmental Consultant

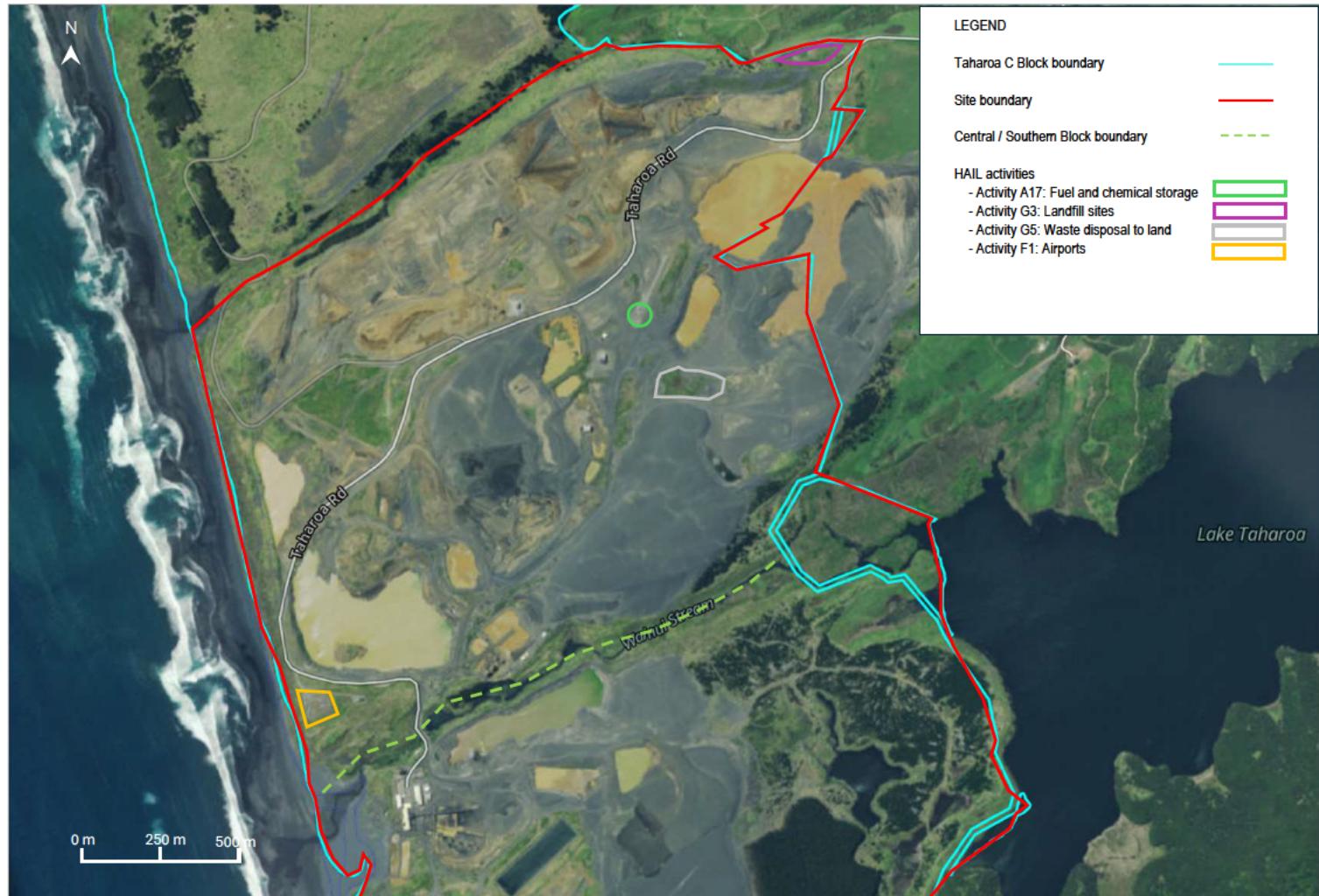
Authorised for Enviser Ltd by:



Jared Pettersson  
Environmental Engineer  
CPEng, MIPENZ, IntPE

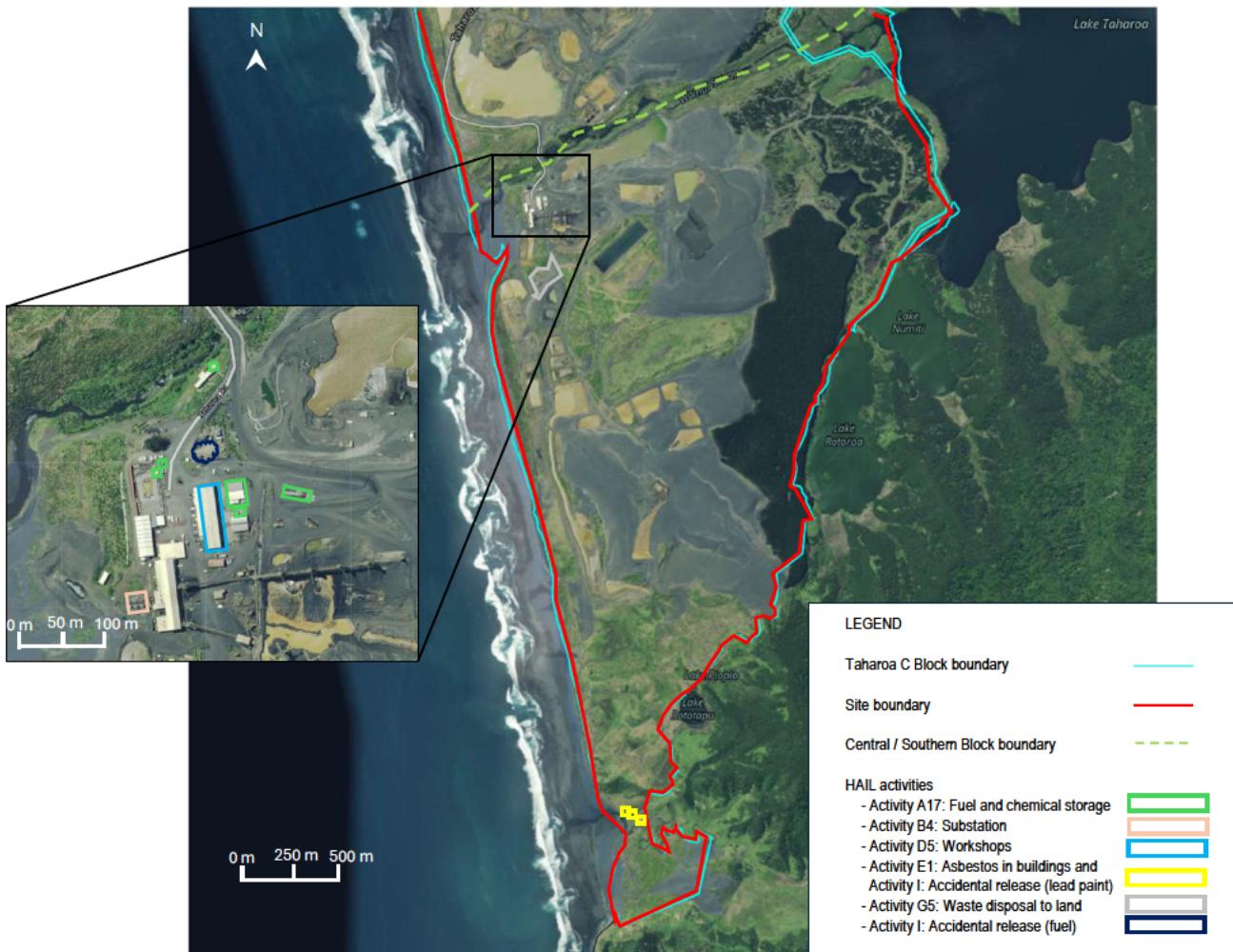
## Appendices

### Appendix A: Figures



Project: TIL PSI  
Job No: 1480  
Date: August 2025

Taharoa Ironsands Mine Preliminary Site Investigation  
Figure 2a: HAIL Locations – Central Block



Project: TIL PSI  
Job No: 1480  
Date: August 2025

Taharoa Ironsands Mine Preliminary Site Investigation  
Figure 2b: HAIL Locations – Southern Block

## Appendix B: Land Use Information Register

## **Wendy Whitley**

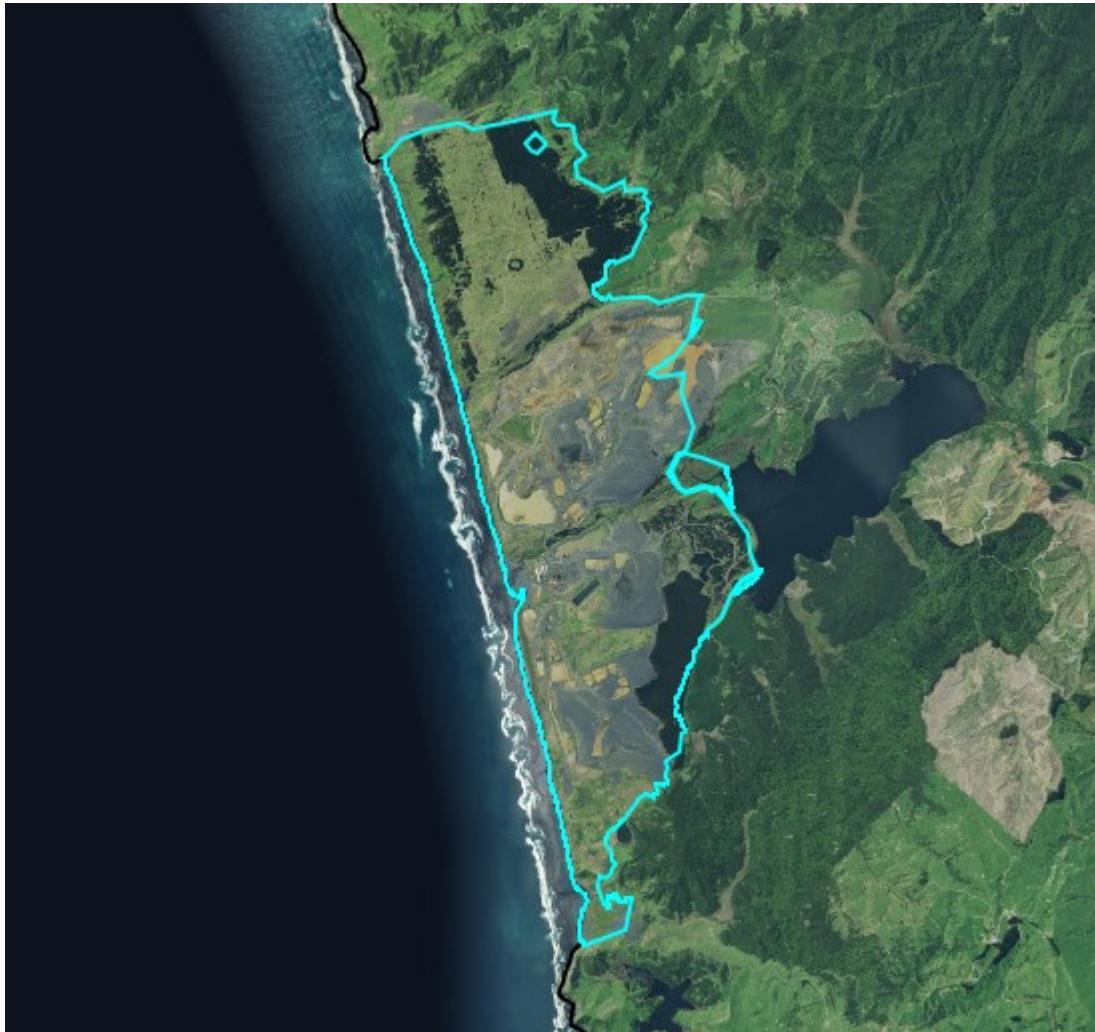
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**From:** Joshua Evans [REDACTED]  
**Sent:** Thursday, 14 August 2025 11:55 am  
**To:** Wendy Whitley  
**Subject:** RE Land Use Information Register enquiry Taharoa Ironsands, Taharoa (REQ222929)  
**LUI03572**  
**Attachments:** Site Assessment for the Removal of Two Underground Petroleum Storage Systems at Taharoa Iron Sand Mine (3423846).PDF; Tank Pull - Shell New Zealand Steel, Taharoa (1136536).DOC

Dear Wendy,

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

**Taharoa Road, Taharoa:** C Taharoa (VGN: 0579123600)

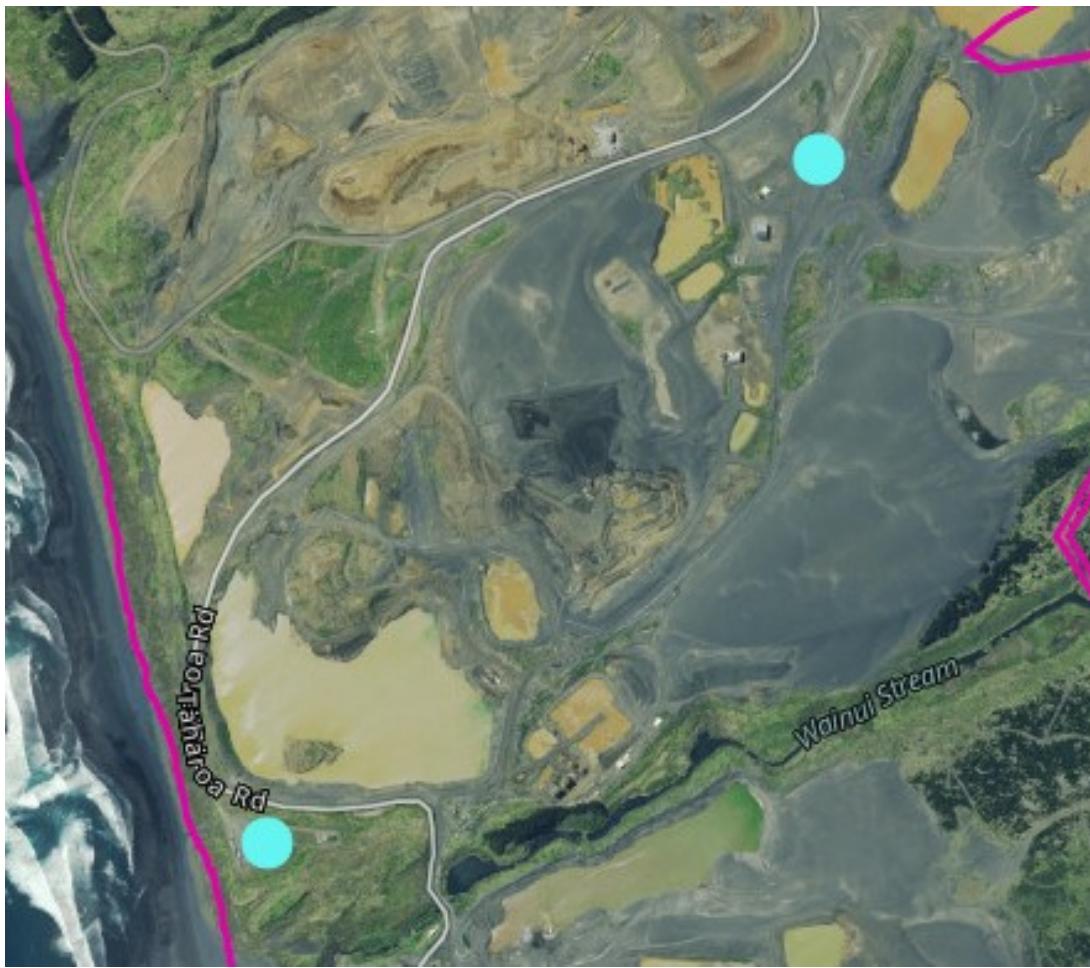


**Background:** The Waikato Regional Council maintains a register of properties known to be contaminated on the basis of chemical measurements, or potentially contaminated on the basis of past land use. This register (called the Land Use Information Register) is still under development and should not 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** appear on the Land Use Information Register, as indicated by the blue shaded area(s) and points on the map below.





The areas above (LUI03572) appear on the Land Use Information Register with a classification of 'Verified HAIL – Limited Sampling' due to past/current land use for HAIL activity 'D5. Engineering workshops with metal fabrication, A17. Storage tanks or drums for fuel, chemicals or liquid waste, B4. Power stations, substations or switchyards & F1. Airports (unknown – present)' associated with Taharoa Ironsands Limited.

Please see attached a site assessment associated with decommissioning of two UST in 2015, prepared by PDP. WRC also hold on our records a tank pull report from 2006, see the review letter provided by WRC summarising the . If you wish to receive the full report for the 2006 tank pull, please let me know and this can be retrieved from our archives.

Documents are also held under consent file number 60 40 32A. If you are interested in sighting the consent documentation relating to this land use record please send a new online request for this information specifically using the [Request for Service form](#) for 'Regulatory, Consents and Compliance.' Please note that consent file requests are handled by the Resource Use Department and any which require 3 hours or more time to review will incur charges.

**District Councils:** Our records are not integrated with those of territorial authorities, so it would also be worth contacting the Waitomo 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,

F: facebook.com/waikatoregion  
Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

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## Appendix C: Historical aerial photographs

Source: Retrolens  
Date flown: 23/03/1944  
Tile: 1 of 4

Site boundary shown in red (part only).  
Refer to yellow inset for area of site.  
Boundaries shown are approximate only.



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Source: Retrolens  
Date flown: 23/03/1944  
Tile: 2 of 4

Site boundary shown in red (part only).  
Refer to yellow inset for area of site.  
Boundaries shown are approximate only.

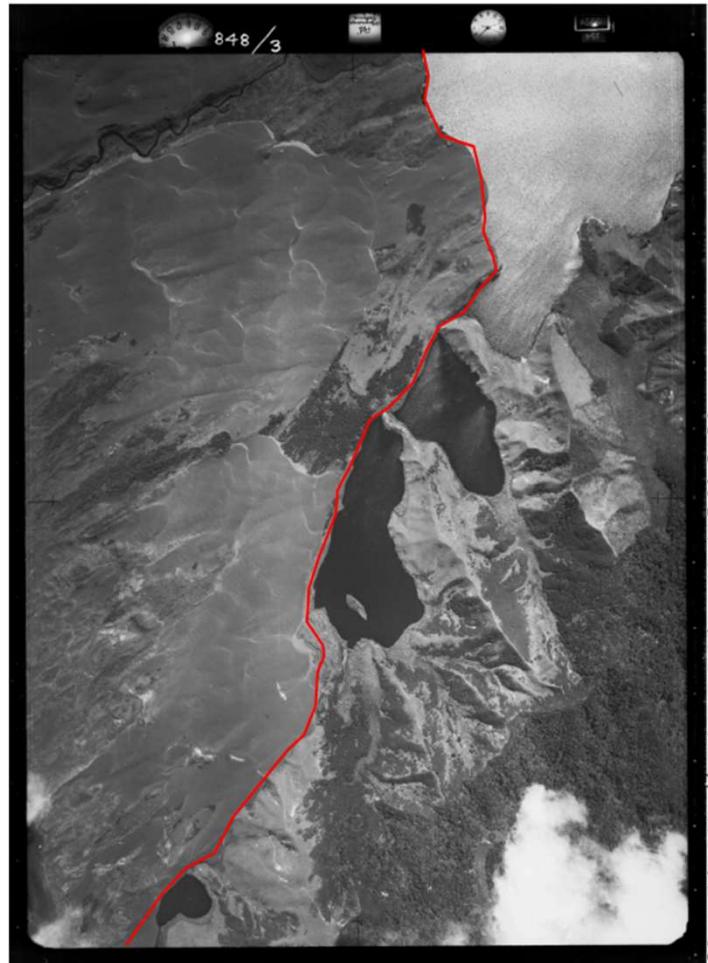


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Source: Retrolens  
Date flown: 23/03/1944  
Tile: 3 of 4

Site boundary shown in red (part only).  
Refer to yellow inset for area of site.  
Boundaries shown are approximate only.



Source: Retrolens  
Date flown: 23/03/1944  
Tile: 4 of 4

Site boundary shown in red (part only).  
Refer to yellow inset for area of site.  
Boundaries shown are approximate only.



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Source: Retrolens  
Date flown: 12/09/1961  
Tile: 1 of 2

Site boundary shown in red (part only).  
Refer to yellow inset for area of site.  
Boundaries shown are approximate only.



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Source: Retrolens  
Date flown: 12/09/1961  
Tile: 1 of 2

Site boundary shown in red (part only).  
Refer to yellow inset for area of site.  
Boundaries shown are approximate only.



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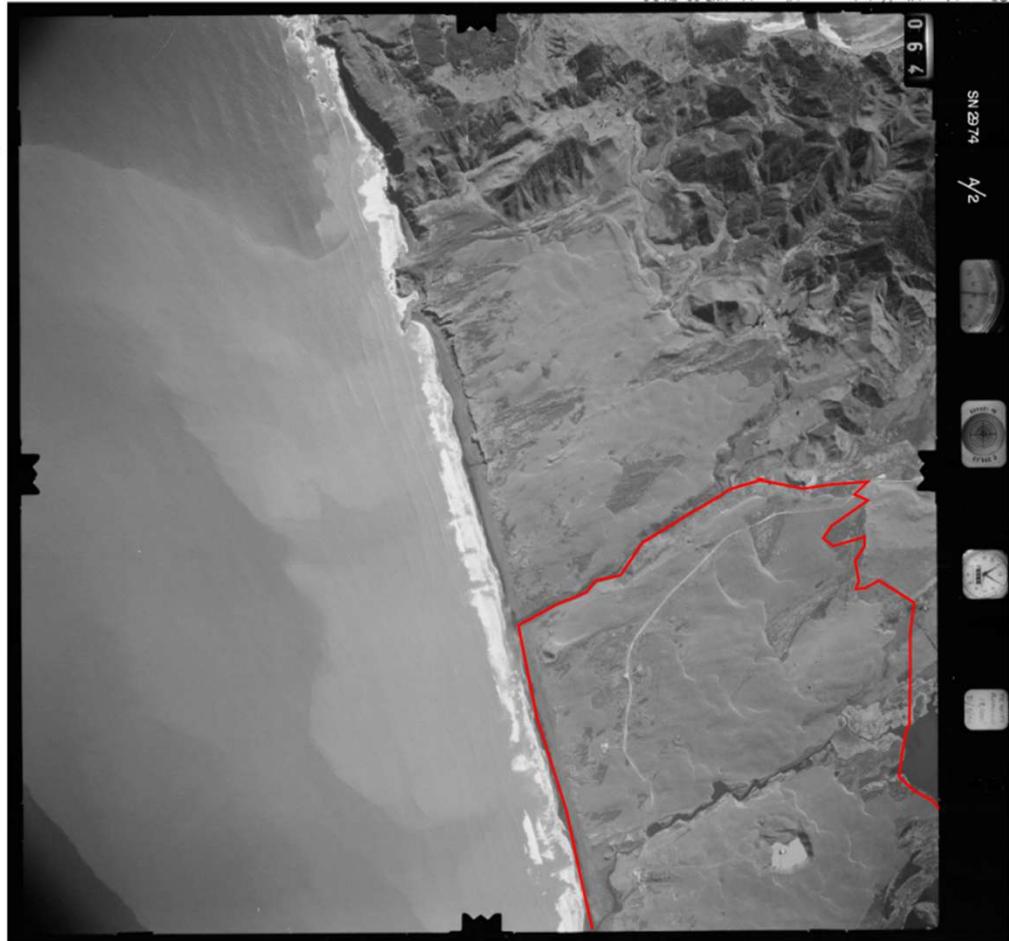
Source: Retrolens  
Date flown: 12/09/1961  
Tile: 2 of 2

Site boundary shown in red (part only).  
Refer to yellow inset for area of site.  
Boundaries shown are approximate only.



Source: Retrolens  
Date flown: 31/08/1976  
Tile: 1 of 2

Site boundary shown in red (part only).  
Refer to yellow inset for area of site.  
Boundaries shown are approximate only.



Source: Retrolens  
Date flown: 31/08/1976  
Tile: 2 of 2

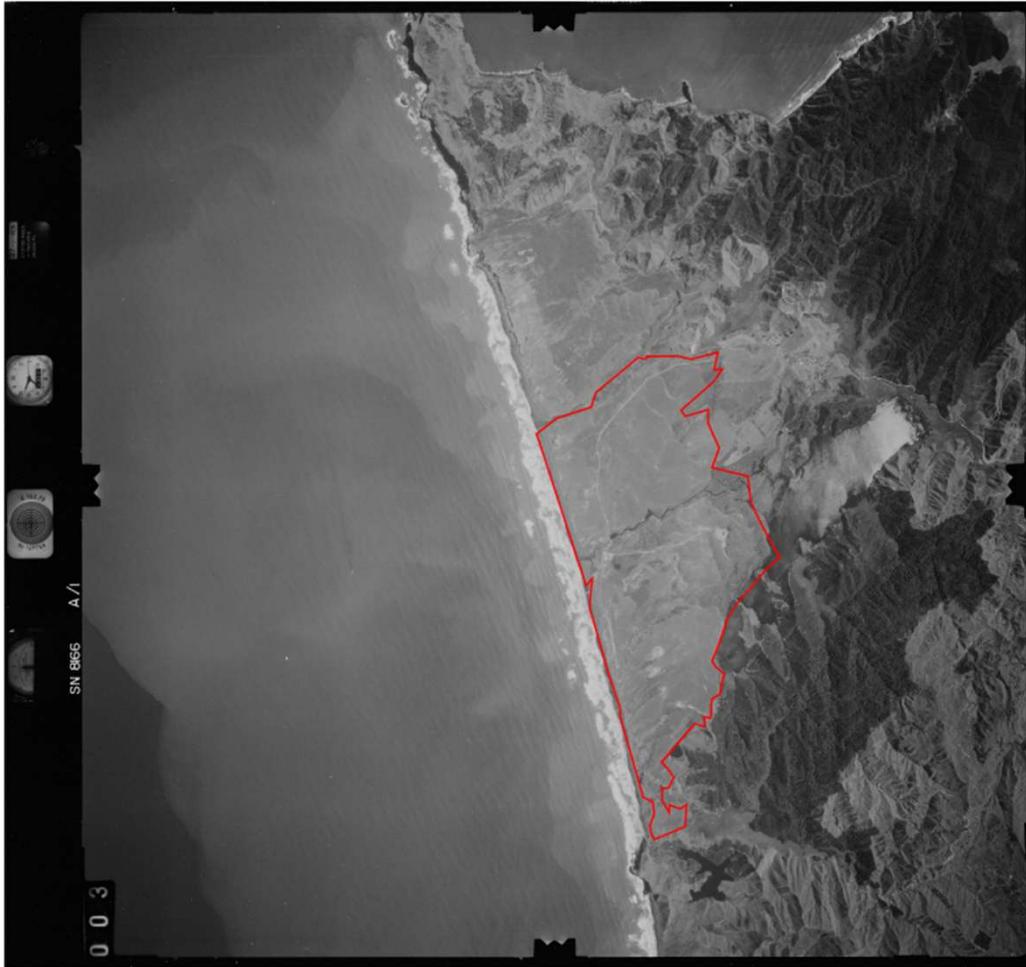
Site boundary shown in red (part only).  
Refer to yellow inset for area of site.  
Boundaries shown are approximate only.



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Source: Retrolens  
Date flown: 27/01/1983

Site boundary shown in red.  
Boundaries shown are approximate  
only.



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Project: TIL PSI  
Job No: 1480  
Date: August 2025

Taharoa Ironsands Mine Preliminary Site Investigation  
Historical Aerial Photographs



Source: Retrolens  
Date flown: 12/04/1997

Site boundary shown in red.  
Boundaries shown are approximate  
only.



Source: Retrolens  
Date flown: 04/01/2001

Site boundary shown in red.  
Boundaries shown are approximate only.



Source: LINZ Data Service  
Date flown: 2012-2013

Site boundary shown in red.  
Boundaries shown are approximate  
only.



Waikato 0.5m Rural Aerial Photos (2012-2013)

□ Waikato 0.5m Rural Aerial Photos (2012-2013)

1:43500 0 1 km  
Created at  
data.linz.govt.nz

Source: LINZ Data Service  
Date flown: 2021-2024

Site boundary shown in red.  
Boundaries shown are approximate  
only.



Waikato 0.3m Rural Aerial Photos (2021-2024)

□ Waikato 0.3m Rural Aerial Photos (2021-2024)

1:43500  
0 1 km  
0 3000 ft  
Created at  
data.linz.govt.nz

Project: TIL PSI  
Job No: 1480  
Date: August 2025

Taharoa Ironsands Mine Preliminary Site Investigation  
Historical Aerial Photographs

 **enviser**