

22/07/2025

Attention: Richard & Dianne Kidd

Hounslow Holdings Limited
22 Catherine Street
Henderson

Ref: 20230033

Dear Mr & Ms Kidd,

TECHNICAL MEMORANDUM: 40 MAHI ROAD, HELENSVILLE

1. Introduction

Hounslow Holdings Limited (the client) proposes to undertake a private plan change for the property located at 40 Mahi Road, Helensville (Formerly part of 151B Rautawhiri Road) in the wider Auckland suburb of Helensville (the site). The proposed private plan change will change the zoning of the property from countryside living, to a mix of single house and countryside living zones.

A site plan is provided as Figure 1 presented in Appendix A. The proposed zone change plan is presented as Appendix B.

A Preliminary Site Investigation Addendum (PSIA) for the southern portion of the property was prepared by Thomas Consultants to determine whether or not an activity or industry listed on the HAIL¹ has occurred on the site, and to determine the resource consent requirements under the NESCS and the contaminated land rules of the Auckland Unitary Plan (Operative in Part) (AUP (OP))², in the context of a proposed plan change. The details are presented in the report entitled “*Preliminary Site Investigation Addendum, 151B Rautawhiri Road, Helensville*” prepared by Thomas Consultants dated May 2023³

The PSIA was prepared with a previous site layout and only included an investigation of the southern portion of the property. The new layout, extended to the north, is presented in Appendix B.

This technical memo has been prepared to investigate the increased site area to the north, and the potential implications/changes to the conclusions of the PSIA.

2. Site Identification

The site is limited to 40 Mahi Road, Helensville (Formerly part of 151B Rautawhiri Road, Helensville) that is subject to the proposed zone change. The site is bordered on all sides by rural residential development. It is noted that the land to the south is still largely undeveloped.

The former site boundary, as referenced in the PSIA, and the new site boundary are presented in Figure 1, appended to this report. The focus of this investigation is the northern area of the site and will be referred to as the “Investigation Area” hereafter.

¹ MfE, 2011. *Hazardous Activities and Industries List (HAIL)*, Ministry for the Environment, Wellington, New Zealand, October

² Auckland Council, 2016. *Auckland Unitary Plan (Operative in Part)*.

³ Thomas Consultants, 2023. *Preliminary Site Investigation, 151B Rautawhiri Road, Helensville*. May.

The site and investigation area identification details are presented in Table 1 below.

Table 1: Site Identification Details

Legal Description	LOT 2 DP 586879
Property Area	17.3660 hectares (ha)
Proposed District Plan Zone	Single House, Mixed Housing Urban and Countryside Living

3. Site History

3.1. Preliminary Site Investigation Addendum (Thomas, 2023)

A Preliminary Site Investigation Addendum (PSIA) for the southern portion of the property was prepared in May 2023 by Thomas Consultants. The results of the investigation are summarised in the report entitled “*Preliminary Site Investigation Addendum, 151B Rautawhiri Road, Helensville*”⁴

The PSIA included a desktop review and a site walkover. The PSIA did not identify any potentially contaminating activities within the former plan change area.

This Technical Memorandum should be read in conjunction with the PSIA.

3.2. Aerial Photography

A review of selected available historical aerial photographs (1940 – 2022) was performed as part of this Technical Memorandum to assess whether any HAIL activities are present within the investigation area.

The investigation area was in use for a mix of agricultural grazing and native bush between 1940-2022, with no potentially contaminating activities identified during this time. In addition, no potentially contaminating activities were identified in close proximity to the investigation area or in an area where they may have adversely impacted site soils.

The available historical photographs are presented in Appendix C.

4. Site Inspection

As part of this report, a walkover targeting the investigation area was undertaken on the 3rd of September 2024. The following is a descriptive summary of the site features existing at the time of the walkover:

- The site was covered in a mix of grass, gorse and native bush.

No staining or odours that could indicate spillage of potentially hazardous substances, or hazardous materials, including potential asbestos-containing materials on the site were noted during the inspection.

Site photographs are presented in Appendix D.

5. Discussion

The review of the PSIA, and the information gathered as part of the investigation of the additional investigation area, did not identify any evidence to suggest that an activity or industry described in the HAIL has been undertaken on the site.

Therefore, in accordance with Regulation 5(7), the property is not considered to be land covered, and the regulations of the NESCS therefore do not apply to the site.

Based on the findings of this report, there is no evidence to indicate that potentially contaminating activities have occurred at the property and therefore, the contaminated land rules of the AUP (OP) do not apply.

⁴ Thomas Consultants, 2023. Preliminary Site Investigation, 151B Rautawhiri Road, Helensville. May.

6. Conclusions

The following conclusions regarding risks to human health and the environment from site soil relative to the proposed development are based on the findings of this investigation:

- Review of site history determined that the site has remained vacant and undeveloped since at least 1940;
- Based on a review of the available information, no potentially contaminating activities have been identified at the site;
- Based on the findings of this report, there is no evidence to indicate that potentially contaminating activities have occurred at or in close proximity to the property. Therefore, in accordance with Regulation 5(7), the site is not considered to be land covered, and the regulations of the NESCS or contaminated land rules of the AUP (OP) are therefore not considered to apply to the site; and
- In the context of the proposed plan change, there are no restrictions or additional requirements relating to soil contamination at the site.

Please do not hesitate to contact me if you have any questions.

Kind Regards,



Joseph McLay | Author & Authoriser
Team Leader – Soil Contamination
Thomas Consultants Limited



Elaina Wells-Boud | Technical Reviewer
Environmental Manager / Senior SQEP
EWB Consultants Limited

APPENDIX A: FIGURE



- LEGEND**
- Site Outline
 - Property Boundaries
 - Former Site Outline

Investigation Area

TITLE: Technical Memorandum
Figure 1: Site Plan

CLIENT NAME: Hounslow Holdings Limited

ADDRESS: 40 Mahi Road
Helensville

JOB CODE: 20230033

DATE: 22/07/2025

REVISION NO: V2.0



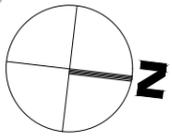
Thomas Consultants Ltd
Central One Building
4 Henderson Valley Road
Henderson
Auckland
Phone: 09-836-1804
Email: info@tcec.co.nz
www.thomasconsultants.co.nz

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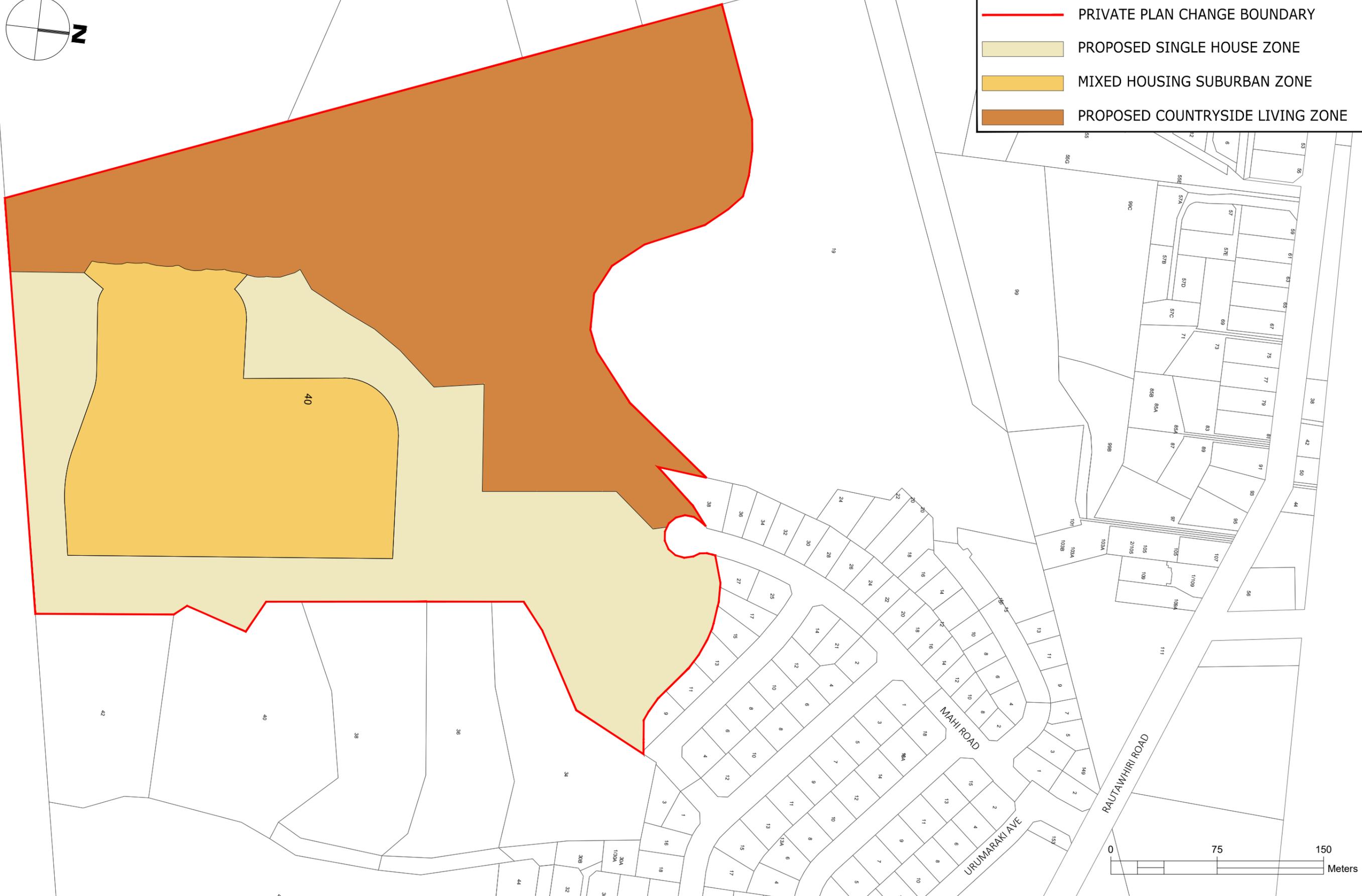
Image sourced from Auckland Council
Contains data sourced from the Auckland Council GeoMaps & LINZ Data Service
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APPENDIX B: PROPOSED ZONING PLAN



LEGEND

- PRIVATE PLAN CHANGE BOUNDARY
- PROPOSED SINGLE HOUSE ZONE
- MIXED HOUSING SUBURBAN ZONE
- PROPOSED COUNTRYSIDE LIVING ZONE



NO.	DATE	DESCRIPTION	BY	CHKD



40 MAHI ROAD
HELENSVILLE

PROPOSED ZONING
PLAN

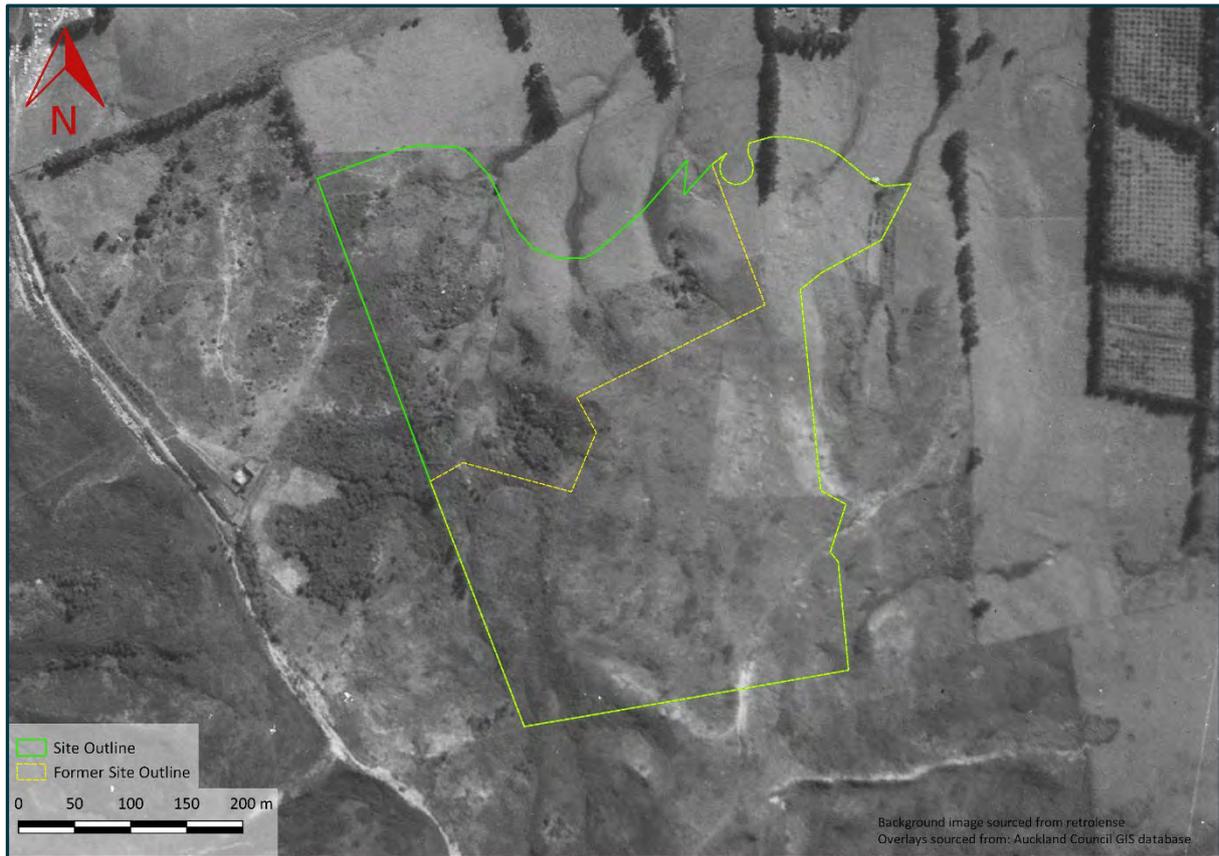
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PR-ZON-001

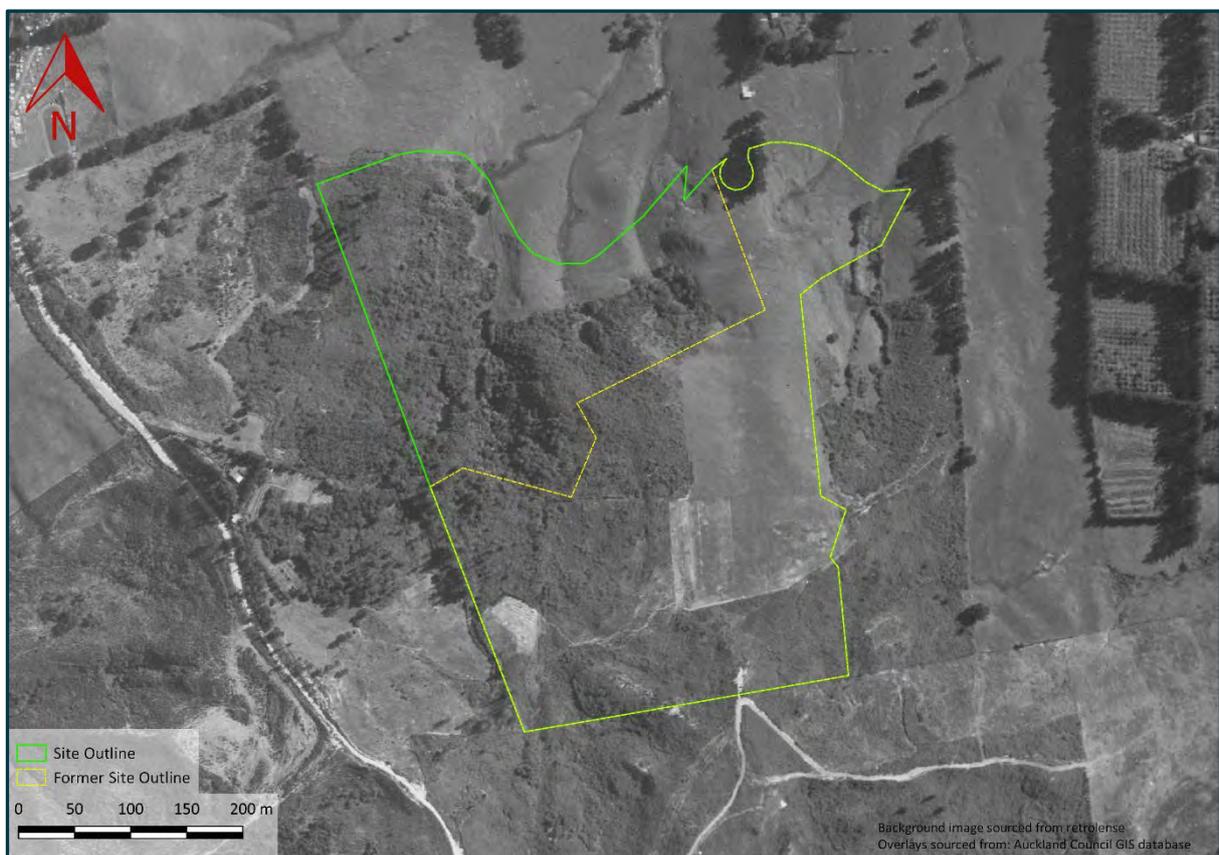
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APPENDIX C: AERIAL PHOTOGRAPHS



1940 Aerial Photograph



1950 Aerial Photograph



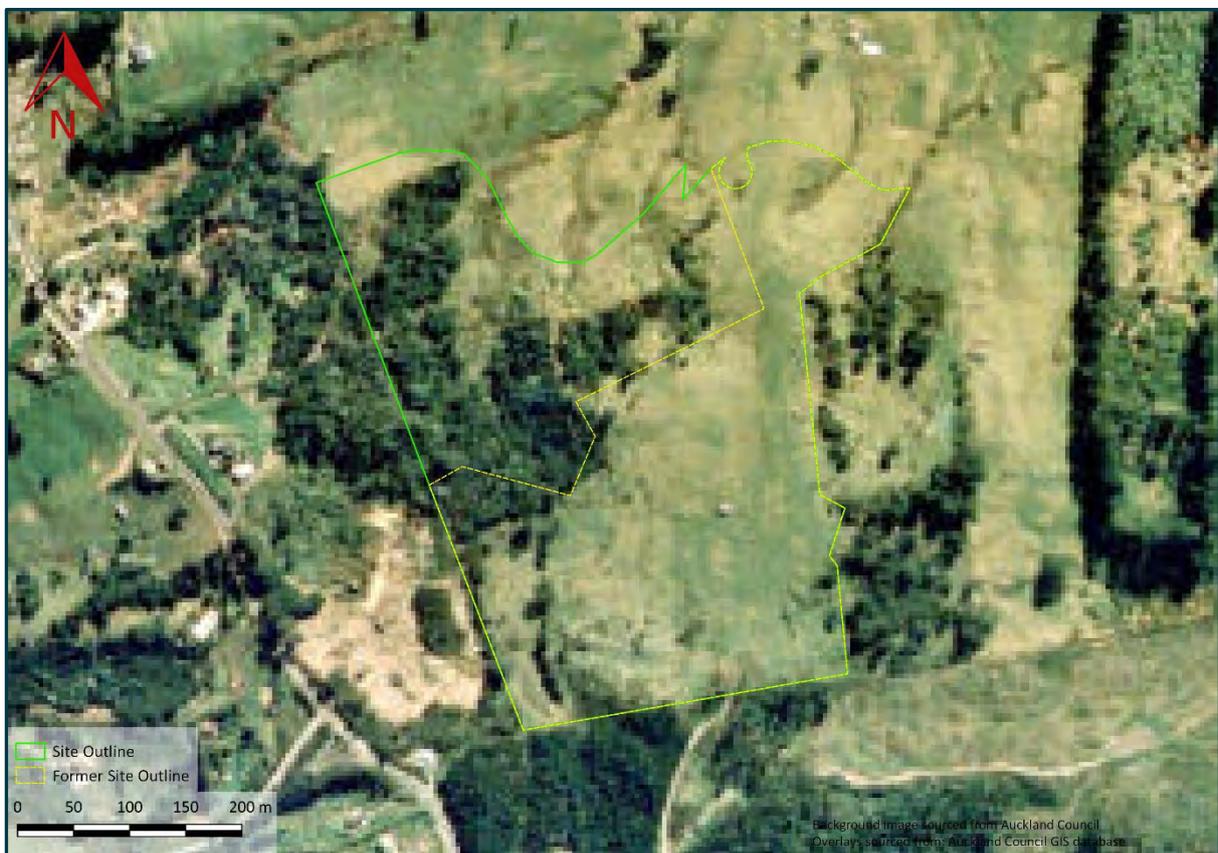
1968 Aerial Photograph



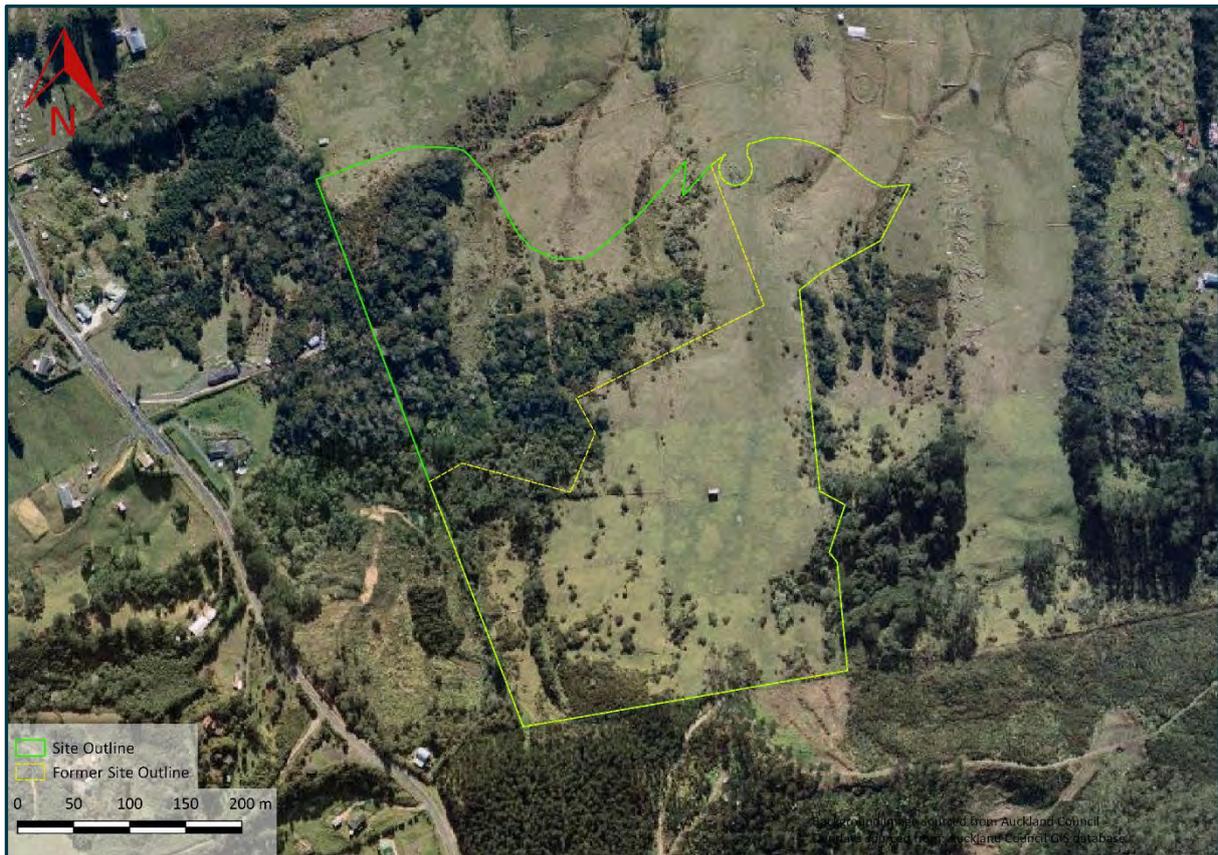
1980 Aerial Photograph



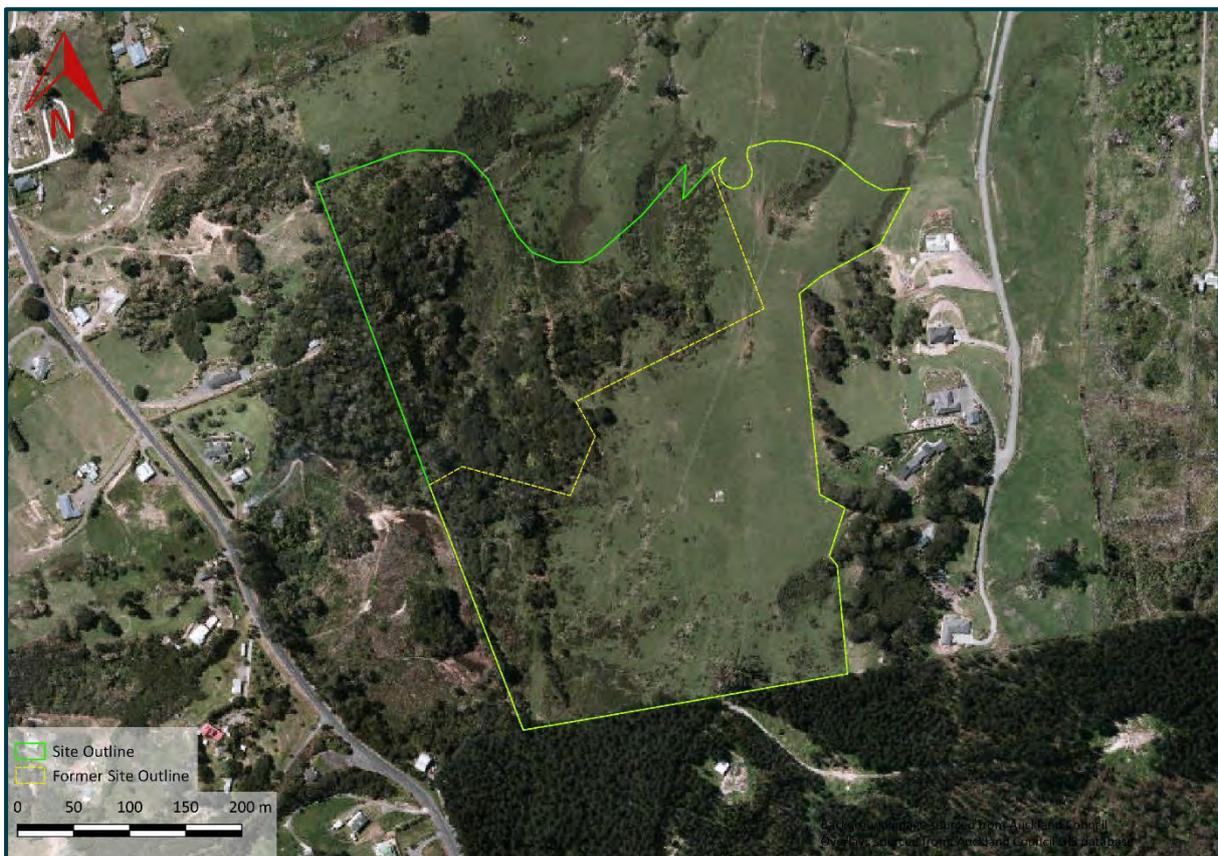
1988 Aerial Photograph



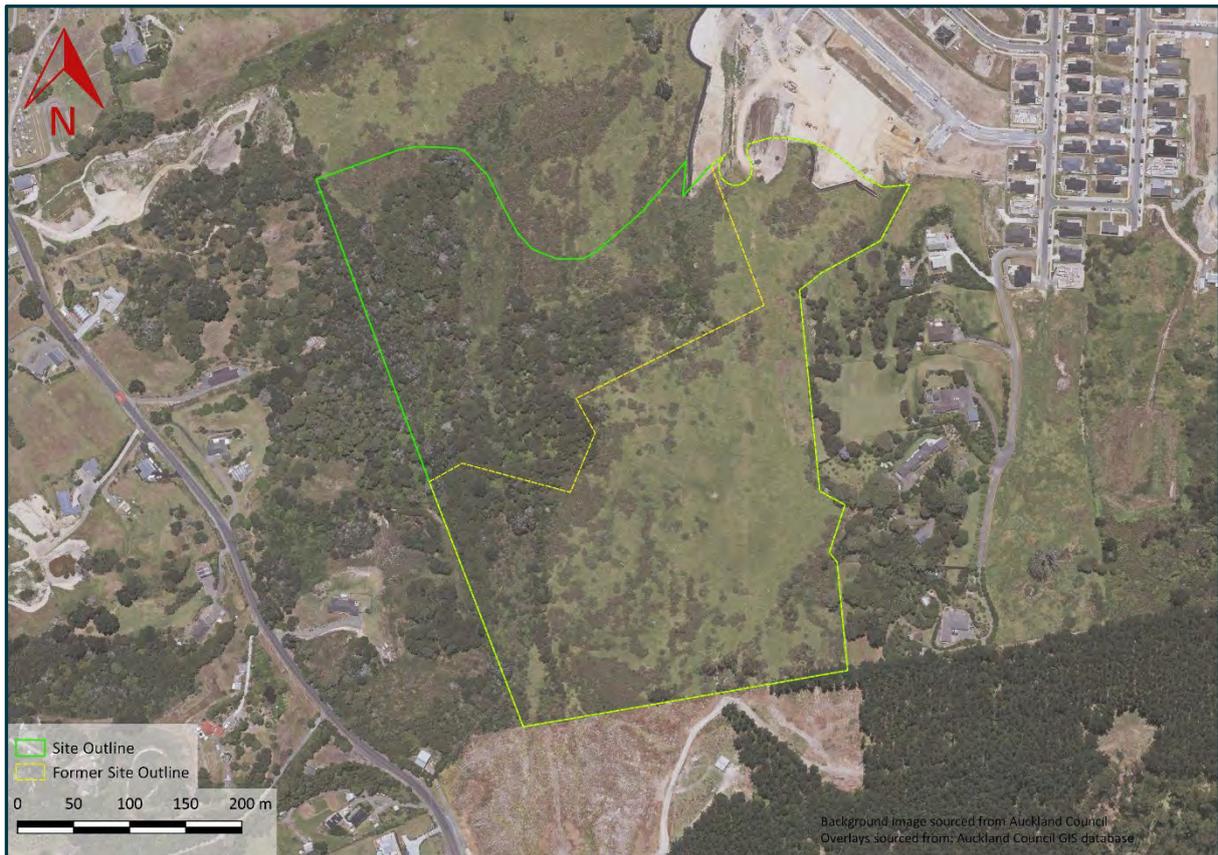
1996 Aerial Photograph



2001 Aerial Photograph



2010 Aerial Photograph



2017 Aerial Photograph



2022 Aerial Photograph

APPENDIX D: SITE PHOTOGRAPHS



Photograph 1: View of the eastern portion of the investigation area, looking west.



Photograph 2: View of the central northern portion of investigation area, facing south.



Photograph 3: View of western portion of the investigation area (background), facing west.



Photograph 4: View of southern portion of the investigation area, facing north.