



**Soil Contamination Risk
Preliminary and Detailed Site Investigation Report**

**227 Hunters Road, Dunsandel
Canterbury**

May 2024



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Specialist soil contamination experts, keeping your project moving.

QUALITY CONTROL AND CERTIFICATION SHEET

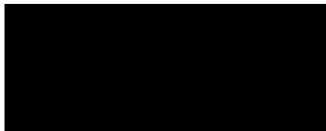
Client: Lifestyle Chickens

Date of Issue: 21 May 2024

Report written by:

Fran Hobkirk, Environmental Scientist, BSc.
(7 years contaminated land experience)

Signed:



Email: fran@momentumenviro.co.nz

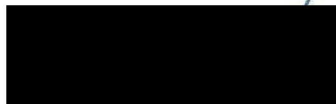
Phone:



Report reviewed and certified as a Suitably Qualified and Experienced Practitioner by:

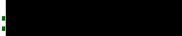
Nicola Peacock, Principal Environmental Engineer, NZCE, CEnvP
(15 years contaminated land experience within 31 years environmental experience)

Signed:



Email: nicola@momentumenviro.co.nz

Phone:



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1 Executive Summary

The subject site is part of a rural residential lot located at 227 Hunters Road, Dunsandel, Canterbury. It is proposed to construct two poultry sheds with associated wastewater disposal fields on the subject site. Discharge consent is required from ECan and therefore an assessment of whether the land is contaminated is required. In addition, the proposal will change the use of the land and will involve disturbance of soils and possible offsite removal of soils. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESC) require an assessment of the likelihood of soil contamination being present.

The Preliminary Site Investigation portion of this investigation determined there was a low risk of heavy metal contamination on part of the subject site from previous horticultural activities. Subsequent soil sampling showed heavy metal concentrations are at or below expected background concentrations. This indicates that HAIL A10 has not occurred on the site.

The subject site is considered suitable for its proposed use as the location of two poultry sheds with associated wastewater disposal fields. The NESC does not apply to the site. For the purposes of assessment under the Canterbury Land and Water Regional Plan (CLWRP), the site is not contaminated or potentially contaminated.

2 Objectives of this Investigation

This report has been written in general accordance with the Ministry for the Environment's (MfE) "Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand, revised 2021" (CLMG) and the "New Zealand Guidelines for Assessing and Managing Asbestos in Soils" (NZGAMAS). The report includes all requirements for a Preliminary and Detailed Site Investigation Report.

The objectives of this investigation are to:

- Collect and assess information from multiple sources to understand previous and current land use.
- Describe the subject site's physical and environmental features to understand potential pathways and receptors.
- Establish whether an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being, has been, or is more likely than not to have been undertaken on the subject site.
- Collect and analyse site information, including soil sampling and testing, to determine the extent of any contamination present to inform remediation or site management options.

3 Scope of Work Undertaken

The scope of the work undertaken has included:

- Review of Environment Canterbury (ECan) data from the Listed Land Use Register (LLUR).
- Search of Land Information New Zealand (LINZ) orchard database.
- Review of relevant historical aerial photographs.
- Review of relevant historical certificates of title (CTs) and
- Review of Selwyn District Council (SDC) property files.
- Designing a sampling and analysis plan based on the identified contaminant risks.
- On site soil sampling and laboratory testing.
- Analysis of results against applicable soil guidelines values (SGVs).
- Preparation of this report in accordance with MfE guidelines.

4 Site Identification

The subject site is part of 227 Hunters Road, Dunsandel, Canterbury as shown on the plan in **Figure 1** below. The subject site encompasses the proposed extents of two new poultry sheds and their associated wastewater disposal fields. The subject site (red outline) is part of LOT 2 DP 82576 (white dashed outline) and has an approximate area of 16.9ha.

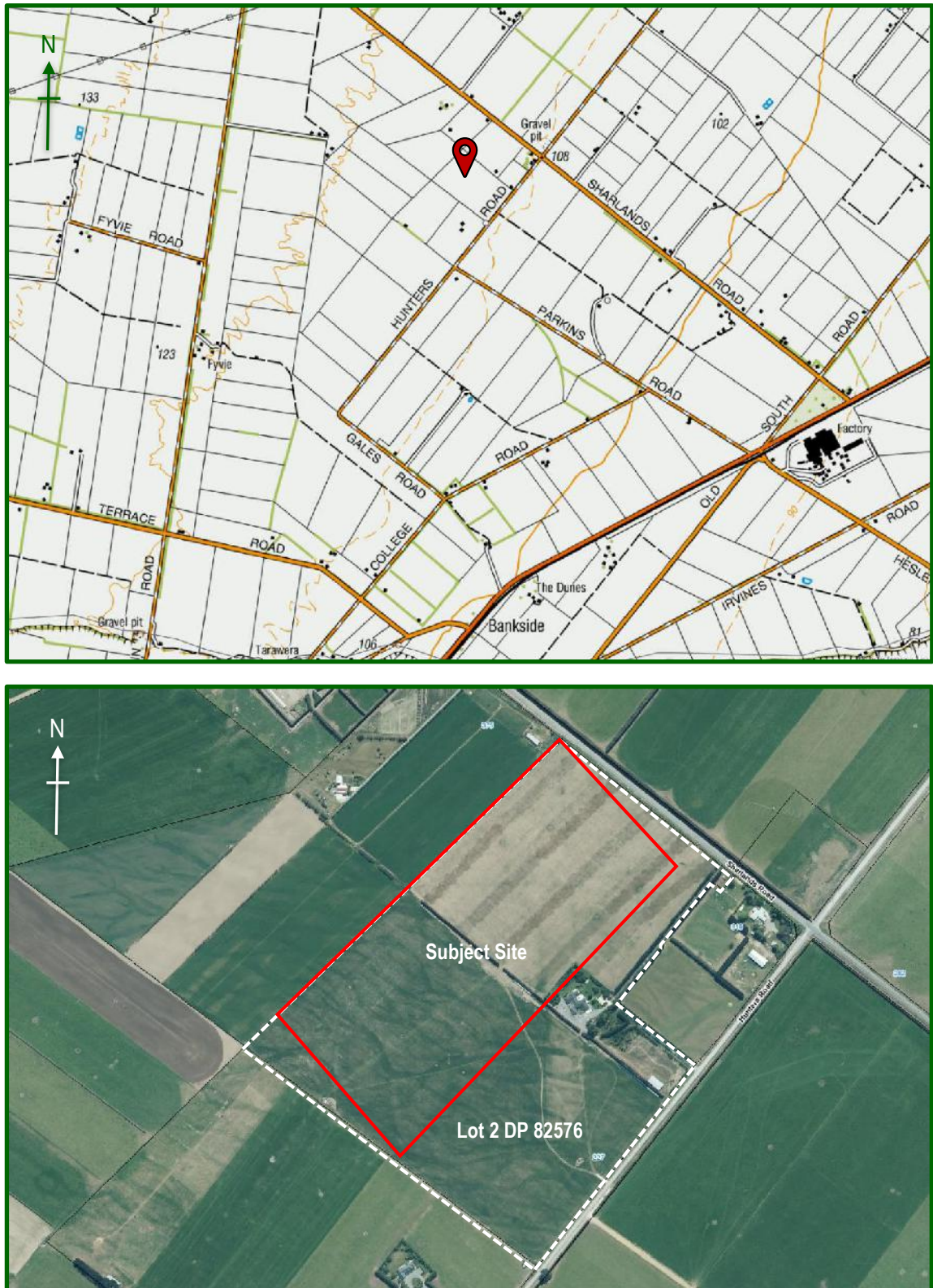


Figure 1 – Location Plan

5 Proposed Site Use

It is proposed to construct two new poultry raising sheds on the subject site. This will change the use of the land and will involve disturbance of soils and possible offsite removal of soils. Each poultry shed will also have an adjacent wastewater disposal field. The proposed site plan is included in **Appendix A**.

6 Site Description

6.1 Environmental Setting

Table 1 – Environmental Information

Topography	The subject site is generally flat land.
Geology	The ECan GIS database describes the soils at the subject site as Lismore shallow silty loam. Bore log information from a well neighbouring the site indicates that topsoils are underlain with free and sandy, claybound gravels.
Soil Trace Elements	According to the ECan GIS database, natural concentrations of trace elements for the subject site are those of the 'Regional, Yellow Brown Stony' soil group.
Groundwater	According to the ECan GIS database, the subject site lies over the semi-confined or unconfined aquifer system. Groundwater information from two nearby wells indicated groundwater levels of around 33m deep. The direction of groundwater flow is generally in a south-easterly direction.
Surface Water	A water race runs adjacent to Sharlands Rd. The Irwell River lies approximately 6km north-east and the Rakaia River lies approximately 8km south-west of the subject site.

6.2 Site Layout and Current Site Uses

The subject site is currently used as grazing paddocks. There are no buildings or structures on the subject site.

6.3 Surrounding Land Uses

The wider underlying lot includes a dwelling surrounded by established gardens, a farm shed, a water tank and a pump shed. The rest of the underlying lot is pastoral farmland.

The land surrounding the underlying lot is a combination of rural and rural residential land.

6.4 Geotechnical Investigations

At the time of writing no geotechnical investigations were made available to Momentum Environmental Ltd (MEL).

7 Historical Site Use

7.1 Previous Site Ownership and Use

Historical Certificates of Title (CTs) were reviewed, and the following ownership information was obtained:

14 August 1886	The Canterbury College
1 May 1896	Lease to John Hurst
9 May 1904	Transfer of lease to Dougall George Matheson
16 July 1904	Transfer of lease to Arthur Cooper, Clara Jane Cooper & Charles Samuels
3 July 1906	Transfer of lease to Arthur Cooper & Clara Jane Cooper
1 May 1910	Lease to Horace Shemmings

17 February 1916	Transfer of lease to Charles Thomas Joseph
1 May 1965	Lease to Allan Breeding
2 December 1966	Transfer of lease to John William Breeding, Rakaia, farmer
1 May 1967	Lease to John William Breeding, Rakaia, farmer
2 November 1978	Transfer of lease to Roland David McGurk & Rana Margaret McGurk
15 December 1993	Transfer to Roland David McGurk & Rana Margaret McGurk, Rakaia, farmers
3 December 2001	Transfer to Bankside Estates Limited
3 June 2014	Transfer to Alpro Farms Limited
25 March 2022	Transfer to Schat Enterprises Limited
21 June 2023	Transfer to Lifestyle Chickens Limited

Note that some of the older information was of poor quality and difficult to follow, therefore the accuracy of the spelling of names and dates is not guaranteed. Copies of the historical CTs are included in **Appendix B**.

7.2 District Authority Records

The subject site is currently zoned Rural – Outer Plains in the operative Selwyn District Plan.

Selwyn District Council (SDC) were asked to provide any information pertaining to soil contamination in the property file for 227 Hunters Road on 10 May 2024. They responded with a Land Information Memorandum (LIM) note that 277 Hunters Road was identified on a preliminary list (prepared by SDC in September 2014) of potentially contaminated sites due to its previous use involving horticulture.

7.3 Regional Council Records

Part of the subject site is part of a larger area listed on ECan's Listed Land Use Registry (LLUR) for land use activities and industries associated with the Hazardous Activities and Industries List (HAIL). Site 118950 was listed in 2014 for HAIL category 'A10 – Persistent pesticide bulk storage or use' from 1998 based on a review of aerial photographs. The plan from the LLUR statement with the subject site overlaid in black is shown in **Figure 2** below. The site is categorised as 'Not Investigated'.

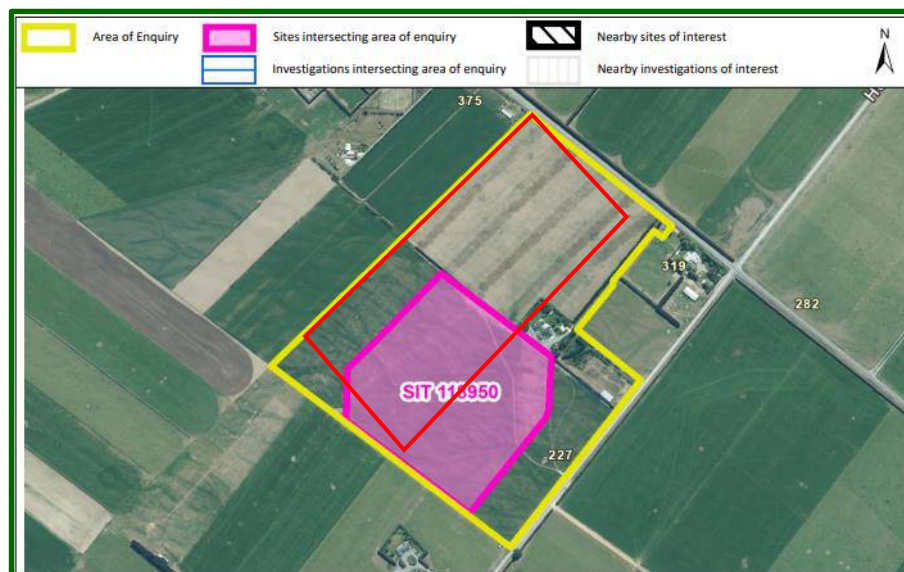


Figure 2 – Subject site (red) with LLUR listed area (pink)

There are no nearby sites listed on the LLUR.

The LLUR Statement is included in **Appendix C**.

Resource consent information was sourced from the ECan GIS database. There is one active resource consent for Lot 2 DP 82576 (the underlying lot) to take groundwater for irrigation of up to 14Ha on the site. There are active resource consents for neighbouring properties to take groundwater for irrigation and to discharge domestic sewage tank effluent into ground.

Bore information was sourced from the ECan GIS database. There are no active bores on the subject site. There is a bore (L36/0887) for domestic and irrigation use on 277 Hunters Road, approximately 360m north-east of the subject site. The nearest downstream active bore is L36/2211, an irrigation bore approximately 220m south-east of the subject site. The nearest downstream community supply well is in Dunsandel, approximately 7km to the east.

7.4 LINZ Records

The LINZ Orchard layer does not show the site, or any directly adjacent properties as having listed orchards.

7.5 Review of Historical Aerial Photographs

A total of ten historical aerial photographs have been sourced from ECan's GIS database to assess the historical use of the subject site. Copies of the aerial photographs used are included in **Appendix D**.

- The earliest available photograph is from **1942**. The subject site is part of a larger area of pastureland with no buildings. Surrounding land is also pastureland.
- The next available photograph is dated **1962**. The subject site and surrounding land remain pastureland.
- On the **1979** aerial photograph, the subject site remains pastureland. A dwelling and sheds have been built beyond the subject site to the east, on the corner of Sharlands and Hunters Roads.
- The **1982** aerial photograph shows no significant changes to the subject site. A shed has been built and trees planted beyond the subject site to the south-east, within the remainder of 227 Hunters Road and adjacent to the Hunters Rd boundary.
- The **1982** aerial photograph shows no significant changes to the subject site or surrounding area.
- The **1985** aerial photograph shows no significant changes to the subject site or surrounding area.
- The **1998** aerial shows that a shelterbelt has been planted, dissecting the subject site in two. There also appears to be a large area of horticultural activity/market gardening on the southwest side of the shelterbelt which extends across and beyond the subject site. The rest of the subject site appears to still be in pasture.
- The **2008** aerial photograph shows that the horticultural activity is still occurring in the same area of the subject site. A dwelling has been beyond the subject site to the south-east, within the remainder of 227 Hunters Road.
- The **2012** aerial photograph shows that the horticultural activities have ceased on the subject site. The entire subject site is now in pasture. A small strip of land beyond the subject site to the south-east appears to still have a horticultural use. There have been landscape plantings around the dwelling on 227 Hunters Road, beyond the subject site to the south-east.
- The **2016** aerial shows no significant changes to the subject site or surrounding area.
- The latest aerial photograph is dated **2020**. There are no significant changes to the subject site or surrounding area.

8 Preliminary Risk Assessment

8.1 Potential HAIL Uses

The Hazardous Activities and Industries List (HAIL) compiled by the Ministry for the Environment identifies industries and activities that are considered potentially contaminating. Based on historical land uses and the information reviewed above, the following categories (*in italics*) have been identified for the site, including a summary of the risks associated with such activities.

A – Chemical manufacture, application and bulk storage

10. Persistent pesticide bulk storage or use, including sport turfs, market gardens, orchards, glasshouses or spray sheds

Part of the subject site was used for horticultural purposes from sometime between 1985 and 1998 until circa 2012. Persistent pesticides may have been used on the subject site as part of the horticultural operations. It is considered unlikely that organochlorine pesticides (OCPs) would have been used given the era of the activities, with most typically used OCP compounds being banned for use in NZ in the 1970s. Contaminants of concern include heavy metals, primarily copper. Although highly unlikely to pose a risk to human health due to the era and short timeframe of use, assessment will be required for ECan discharge consent.

H – Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

This investigation has not identified any potential sources of contamination on adjacent land that would pose a risk of migration of contaminants to the subject site.

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.

There is no evidence of any buildings or structures being present on the subject site now or in the past. It is considered highly unlikely that soil contamination from lead-based paint products or asbestos containing building materials exists on the subject site in sufficient quantities that would pose a risk to human health or the environment.

8.2 Preliminary NESCS Assessment

In terms of the NESCS, Regulation 5(7) states that land is considered to be covered if an activity or industry described in the HAIL is being undertaken; has been undertaken; or is more likely than not to have been undertaken on it. Regulation 6 describes the methods for determining this. Method 6(3) is to rely on a Preliminary Site Investigation. The NESCS Users Guide indicates the test for 'more likely than not' is that there is more than a 50 percent likelihood of the HAIL having occurred. The table below states the likelihood of each HAIL identified:

Table 2 – Preliminary NESCS Assessment

HAIL Category	6(3)a - Is being undertaken	6(3)b – has been undertaken	6(3)c – likelihood of having been undertaken (if not confirmed)
HAIL A10 - Persistent pesticide bulk storage or use	-	-	More likely than not
HAIL H – migration of contaminants to the subject site	-	-	Highly unlikely
HAIL I – Any other land	-	-	Highly unlikely

Therefore, the NESCS does apply to the subject site and resource consent may be required for activities controlled by the NESCS.

8.3 Preliminary Conceptual Site Model

The following preliminary conceptual site model (CSM) indicates a potentially complete exposure pathway associated with the identified risks at the site.

Table 3 – Preliminary Conceptual Site Model

Conceptual Site Model				
Source	Pathways		Receptor	Exposure Pathway Status
Potential heavy metal contamination from former horticultural activities.	Human	Dermal contact, ingestion and inhalation through soil contact	Current and future site occupiers and workers involved in soil disturbance activities.	Unlikely to be complete due to era and short time frame of use.
	Ecological	Infiltration through soils to groundwater	Groundwater is assumed to be ~33m deep at the subject site.	Likely incomplete due to the separation distance
		Surface runoff to waterways	Water race along Sharlands Road, ~330m from the identified risk area.	Likely incomplete due to the separation distance from the risk area

Although the CSM indicates there is unlikely to be a complete exposure pathway, the need to obtain ECan discharge consent means that it is recommended that a Detailed Site Investigation, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk area. The location of the identified risk area is shown on **Figure 3** below.



Figure 3 – Risk Area Plan (on 2008 aerial)

9 Sampling and Analysis Plan

9.1 Sampling Design

For this site, the exposure area is considered to be the part of the subject site with a former horticultural use. Given the mode of possible contamination, any contamination present is likely to be consistent across the exposure area.

Table 4 – Sampling Design Strategy

Contaminants of concern	Heavy metals
Media to be sampled	Soils
Number of sample locations	Grid sampling - 8 sample locations evenly distributed across the risk area.
Depth of samples	Given the possible mode of contamination and proposed use for the subject site, near surface (100mm) samples are considered appropriate.
Testing Methodology	All samples are to be analysed for 7 heavy metals
Field Sampling Technique	Samples to be taken by hand using a stainless-steel spade, trowel or fresh disposable nitrile gloves.

9.2 Soil Guideline Values

Human health soil contaminant standards for a group of 12 priority contaminants were derived under a set of five land-use scenarios and are legally binding under The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Health) Regulations 2011 (NESCS). These standards have been applied where applicable. The regulations describe these as Soil Contaminant Standards. For contaminants other than the 12 priority

contaminants, the hierarchy as set out in the Ministry for the Environment Contaminated Land Management Guidelines No 2 has been followed. These are generally described as Soil Guideline Values. For simplicity, this report uses the terminology Soil Guideline Values (SGV) when referring to the appropriate soil contaminant standard or other derived value from the hierarchy. For soil, guideline values are predominantly risk based, in that they are typically derived using designated exposure scenarios that relate to different land uses. For each exposure scenario, selected pathways of exposure are used to derive guideline values. These pathways typically include soil ingestion, inhalation and dermal adsorption. The guideline values for the appropriate land use scenario relate to the most critical pathway.

There are no generic land-use scenarios applicable for rural uses. The ‘rural residential 25% produce’ provides a highly conservative comparison and ‘commercial/industrial outdoor worker’ as a proxy value to protect the health of construction workers involved in soil disturbance activities.

The adopted trigger values used to determine need for assessment of ecological receptors (including stormwater disposal areas) also referred to as Ecological Guideline Values (EGVs) are the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (online) – Sediment GV-high (ANZWQ).

Heavy metal concentrations will also be assessed against the expected background levels as published in *Background Concentrations in Canterbury Soils*, Tonkin and Taylor, July 2007.

9.3 Quality Assurance and Quality Control

Field quality assurance measures as described in Section 4.3.1 of the “Contaminated Land Management Guidelines No 5: Site Investigation and Analysis of Soils, revised 2021” (CLMG) are to be followed. These include using trained staff, choosing appropriate sample containers, accurate and individual labelling and recording of locations, completing appropriate laboratory chain of custody forms, chilling of samples as appropriate and timely delivery to laboratories. All non-disposable sampling equipment should be decontaminated between samples using Decon 90 and rinsed with tap water. All samples are to be submitted to IANZ accredited laboratories.

10 Sampling Results

10.1 Summary of Works/Field Observations

Soil sampling was undertaken on 06 May 2024. Sampling proceeded in general accordance with the sampling design. A Sample Location Plan is included in **Appendix E**.

A total of 9 soil samples including a duplicate were collected and submitted to the laboratory. All samples were tested for seven heavy metals. The observed soils were dark brown silty topsoils with some stones.

Photographs of the site are included below:



Photo 1 – The subject site



Photo 2 – Typical soils observed (photo from SS3)

10.2 Results of Field & Laboratory Quality Assurance and Quality Control

No quality control issues were identified during sampling. The Relative Percentage Differences (RPD) for the duplicate sample pair were 0-22% which is within acceptable ranges indicating no quality-control issues.

All laboratory tested samples were submitted to Hill Laboratories for analysis. Hill Laboratories holds IANZ accreditation. As part of holding accreditation the laboratory follows appropriate testing and quality control procedures. No quality control issues were identified.

10.3 Evaluation of Results

All results were well below the highly conservative 'rural residential 25% produce' SGVs. All results were also well below the adopted EGVs. Cadmium levels were slightly elevated when compared to the reported trace concentrations for 'Yellow Brown Stony' soils. When lab Uncertainty of Measurement is taken into account, as well as the expected background concentrations for the 'Yellow Brown Stony soil type in the area being based on one sample for an area of approximately 29,885ha, results are considered to be at or below expected background concentrations and are also at or below commonly accepted clean fill criteria for Canterbury clean fill facilities.

A Table of Laboratory Results is included in **Appendix F** and copies of the Laboratory Reports are included in **Appendix G**.

11 Quantified Risk Assessment

Soil sampling has shown contaminant concentrations are at or below expected background concentrations and pose no risk to human health or the environment. The results indicate that HAIL A10 has not occurred, and the site is not contaminated.

12 NESCS Assessment

Soil sampling has shown contamination levels are below the applicable standards in Regulation 7 and are at or below expected background values for the soils at the site. Therefore, the NESCS does not apply.

13 CLWRP Assessment

Pursuant to Rule 5.8 – 3b of ECan’s Canterbury Land and Water Regional Plan (CLWRP), discharge of wastewater from a new, modified or upgraded on-site wastewater treatment system onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the discharge is not onto or into land that is contaminated or potentially contaminated.

The CLWRP defines contaminated land as: *land that has a hazardous substance in or on it that –*
(a) *has significant adverse effects on the environment; or*
(b) *is reasonably likely to have significant adverse effects on the environment*

The sampling has shown that the site is not contaminated.

14 Conclusion

The Preliminary Site Investigation portion of this investigation determined there was a low risk of heavy metal contamination on part of the subject site from previous horticultural activities. Subsequent soil sampling showed heavy metal concentrations are at or below expected background concentrations.

The subject site is considered suitable for its proposed use as the location of two poultry sheds with associated wastewater disposal fields.

15 Limitations

Momentum Environmental Limited has performed services for this project in accordance with current professional standards for environmental site assessments, and in terms of the client’s financial and technical brief for the work. Any reliance on this report by other parties shall be at such party’s own risk. It does not purport to completely describe all the site characteristics and properties. Where data is supplied by the client or any third party, it has been assumed that the information is correct, unless otherwise stated. Momentum Environmental Limited accepts no responsibility for errors or omissions in the information provided. Should further information become available regarding the conditions at the site, Momentum Environmental Limited reserves the right to review the report in the context of the additional information.

Opinions and judgments expressed in this report are based on an understanding and interpretation of regulatory standards at the time of writing and should not be construed as legal opinions. As regulatory standards are constantly changing, conclusions and recommendations considered to be acceptable at the time of writing, may in the future become subject to different regulatory standards which cause them to become unacceptable. This may require further assessment and/or remediation of the site to be suitable for the existing or proposed land use activities. There is no investigation that is thorough enough to preclude the presence of materials at the site that presently or in the future may be considered hazardous.

No part of this report may be reproduced, distributed, publicly displayed, or made into a derivative work without the permission of Momentum Environmental Ltd, other than the distribution in its entirety for the purposes it is intended.

Appendix A – Proposed Site Plan

Copyright of this design/image remains the property of Novasteel International Limited.

- 1) All dimensions and underground service locations to be checked on site prior to commencement of work.
- 2) Do not scale from drawings, if in doubt, ask the DESIGNER!!
- 3) Refer to the specification attached (where applicable).



DESIGN SMART BUILD STRONG
Novasteel International Limited
 5E Amsling Road, Rosevale 0632
 PO Box 301197, Albany
 Auckland 0752
 New Zealand

project -

227 Hunters rd, Rd 13, Rakala

Drawing OVERALL SITE PLAN			
Design	scale	job no.	—
Roy Z	1 : 2000	drawing no.	—
Drawn	revision	checked	—
Roy Z	—	—	—
Date	03.04.2024	Sheet	A00



Appendix B – Historical Certificates of Title

References

Prior C/T 119/217

Transfer No.

N/C. Order No. A87218/6

Land and Deeds 69



CANCELLED REGISTER

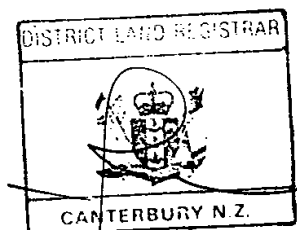
No. 35D / 1204

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of December one thousand nine hundred and ninety three under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that ROLAND DAVID McGURK and RANA MARGARET McGURK, both of Rakaia, Farmers are

isxelsed of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 222.9900 hectares or thereabouts being Part Reserve 2211 ---



ASSISTANT LAND REGISTRAR

Subject to:

Mortgage A87218/3 to Trust Mark Canterbury Limited - 15.12.1993 at 9.36am

Mortgage A116555/2 to Bank of New Zealand - 8.6.1994 at 9.02am

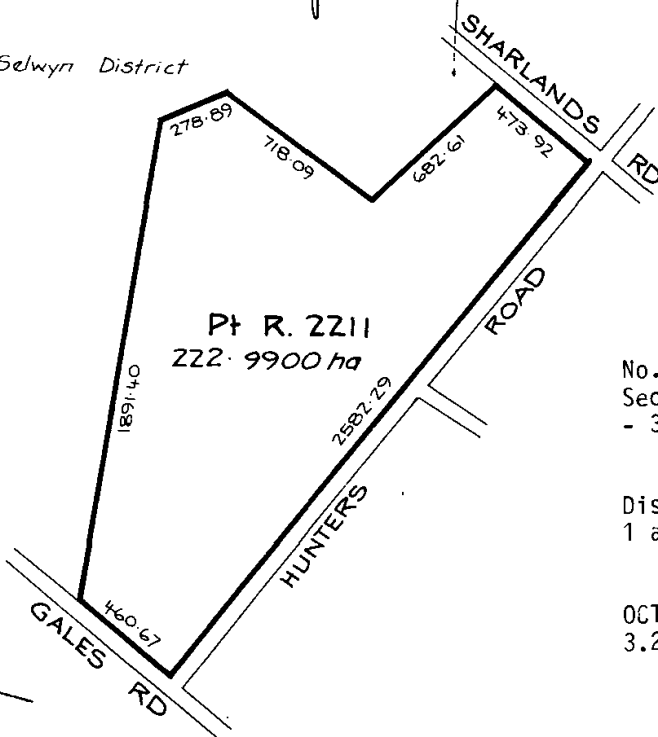
A.L.R.

for A.L.R.

Selwyn District

PLAN No. 68060... LODGED 28/11/1994
AND DEPOSITED 3/2/95

Pursuant to Section 238 Resource Management Act 1991 Lots 5 and 6 Plan 687060 are vested in the Selwyn District Council as road



A.L.R.

No. A157153/1 Certificate pursuant to Section 224(c) Resource Management Act 1991 - 3.2.1995 at 1.59am

Dishcharge of Mortgage A116555/2 as to Lots 1 and 2 DP 68060 - 3.2.1995 at 11.59am

OCT'S A157153/4-7 - Cancelled and Cst 3.2.1995 39D/311-314 issued for Lots 1-4 DP 68060 respectively

CANCELLED DUPLICATE DESTROYED

A.L.R.

Measurements are Metric
S.O. 2416, D.P. 64532

No. 35D / 1204

References

Prior C/T 35D/1204

Land and Deeds 69

Transfer No

N/C. Order No. A157153/6



CANCELLED

REGISTER

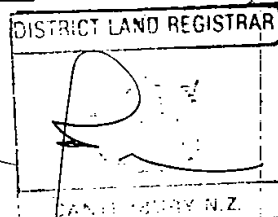
No. 39D / 313

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of February one thousand nine hundred and ninety-five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that ROLAND DAVID MCGURK and RANA MARGARET MCGURK both of Rakaia, Farmers are --

the seller of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 34.6890 hectares or thereabouts being Lot 3 Deposited Plan 68060 ---



ASSISTANT LAND-REGISTRAR

Subject to:

Mortgage A116555/2 to Bank of New Zealand
8.6.1994 at 9.02am

A.L.R.

PLAN No. 73048 LODGED 15 / 7 / 1996
AND DEPOSITED

A311603.1 Certificate under Section
224(c) Resource Management Act 1991 by
the Selwyn District Council (affects DP
73048)

amended 1/2/1999
A311603.2 Transfer to Roland David McGurk
and Rana Margaret McGurk

Land Covenant in Transfer A311603.1

Fencing Covenant in Transfer A311603.1

A311603.3 Easement Certificate affects
Lots on DP 73048

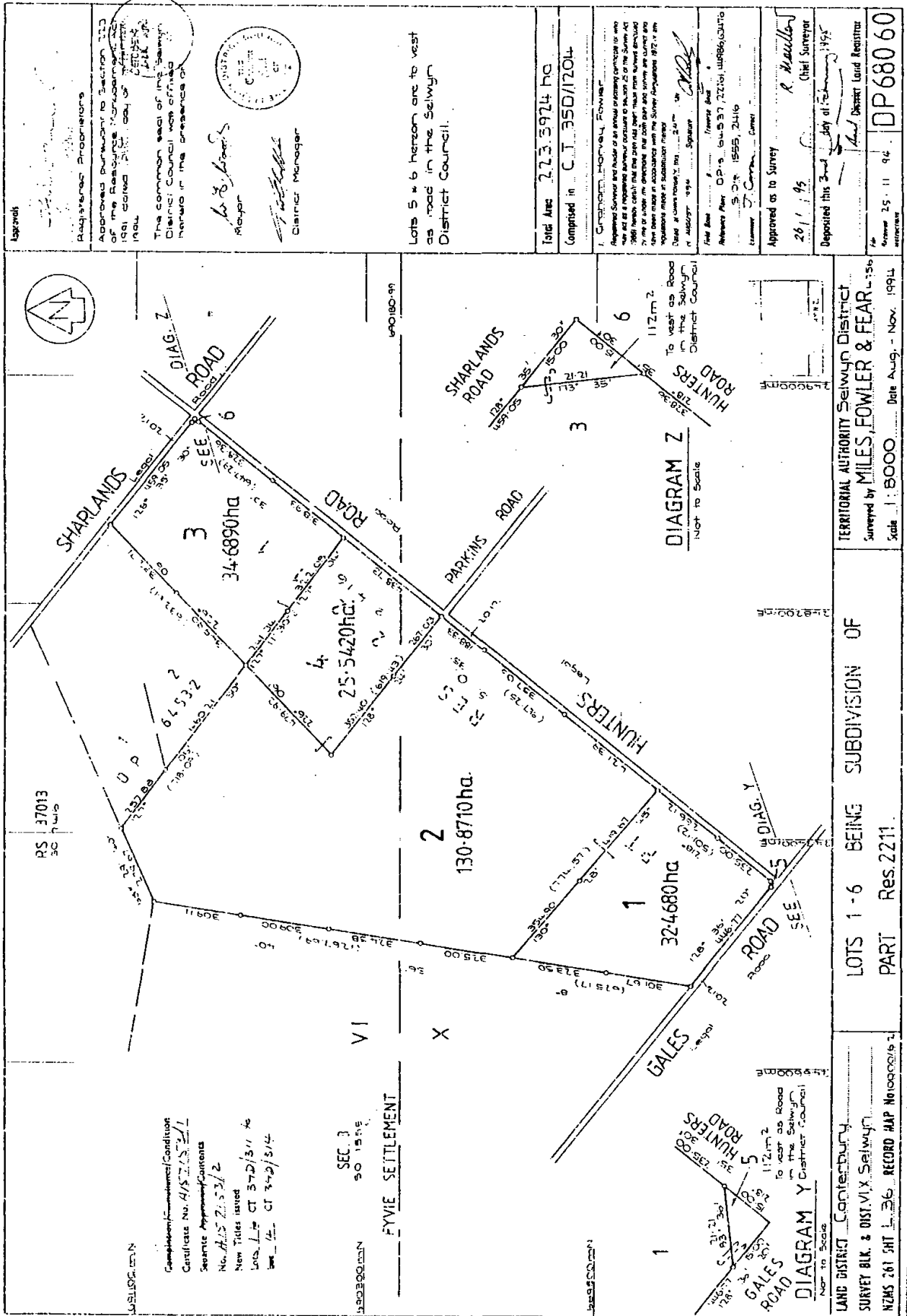
A311603.4,5 CsT 42B/243-244 issued for
Lots 1-2 DP 73048

all 8.8.1997 at 1.26

for DLR

CANCELLED DUPLICATE DESTROYED

No. 39D / 313



Approvals

Registered Provisions

Approved pursuant to Section 113 of the Resource Management Act 1991 dated 25.11.94 of the District Council.

The common seal of the Selwyn District Council was affixed hereon in the presence of

Mayor

District Manager

Notes

Lots 5 & 6 hereon are to vest as road in the Selwyn District Council.

Total Area 22.3.3974 ha

Comprised in C.J. 350/1704

Registered Surveyor and holder of an annual practicing certificate

Registered Surveyor C.J. 350/1704

Field Book C.J. 350/1704

Reference Plan O.P. 1555, 2416

Surveyor R. Maitland

Approved as to Survey

Deposited this 25.11.94 day of February 1995

Scale 1:5000

Date 25.11.94

Signature R. Maitland

Chief Surveyor

Surveyed by MILES, FOWLER & FEAR

Scale 1:5000

Date Aug. - Nov. 1991

Part Res. 2211

Land District Canterbury

Survey Blk. & Dist. VI, Selwyn

NZMS 261 Cont. 1:50,000

Record Map No. 100000/52



References:
Prior CT 39D/313
Document No. A311603.4



**REGISTER
CANCELLED**

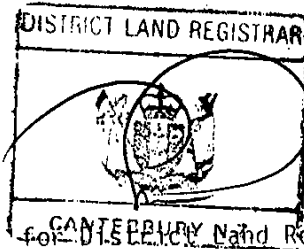
LT 69

No. 42B/243

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 8th day of August one thousand nine hundred and ninety-seven under the seal of the District Land Registrar of the Land Registration District of CANTERBURY
WITNESSETH that ROLAND DAVID McGURK and RANA MARGARET McGURK are ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 10.0000 hectares or thereabouts being Lot 1 Deposited Plan 73048 ---



for DISTRICT Land Registrar

overlaid
1/2/77
CANCELLED
Land Transfer A311603.2 } *see*
Fencing Covenant on Transfer A311603.2 } *transfer A481416.4*
A116555/2 Mortgage to Bank of New Zealand
8.6.1994 at 9.02

A311603.3 Easement Certificate affecting Lots
on DP 73048

EASEMENT	SERVIENT LAND	DOMINANT LAND
Right to convey water	1 & Lot 3	2 & Lot 4 DP 68060
Right to convey electric power	1 & Lot 3	CT 42B/244, DP 68060

NEGATIVE
15/11/2000
SEE TRANSFER
A481416.5
DP 68060

Subject when created to Section 243(a)
Resource Management Act 1991

8.8.1997 at 1.26

for DLR

SEE OVER

No. 42B/243

A481416.2 Certificate under Section 224(c) Resource
Management Act 1991 (affects DP 82576)


A481416.3 Certificate under Section 243(f)(ii) Resource
Management Act 1991 cancelling the easement condition
marked E on DP 82576 and marked C & D, A & B and A
& G on DP 82576 in so far as they are appurtenant to Lot 4
DP 68060

A481416.4 Transfer to Roland David McGurk and Rana
Margaret McGurk

A481416.5 Transfer to Roland David McGurk and Rana
Margaret McGurk

A481416.6 CsT 47D/109-110 issued for part Lots 1-2 DP
82576

all 15.11.2000 at 11.26



For RGI.

CANCELLED
DUPLICATE DESTROYED



References:
Prior C/T 39D/313
Document No. A311603.5



REGISTER
CANCELLED

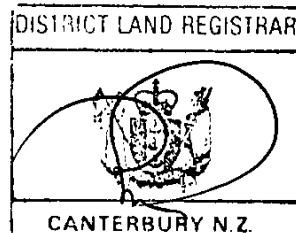
LT 69

No. 42B/244

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 8th day of August one thousand nine hundred and ninety-seven under the seal of the District Land Registrar of the Land Registration District of CANTERBURY
WITNESSETH that ROLAND DAVID McGURK and RANA MARGARET McGURK are ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 24.6890 hectares or thereabouts being Lot 2 Deposited Plan 73048 ---



for District Land Registrar

Land Covered by Transfer A311603.2 } See Transfer
Fencing Easement in Transfer A311603.2 } A481416-4
A116555/2 Mortgage to Bank of New Zealand
8.6.1994 at 9.02

A311603.3 Easement Certificate affecting Lots
on DP 73048

EASEMENT	SERVIENT LAND	DOMINANT LAND
Right to convey water	A, B, CT 42B/213	2
Right to convey electric power	1-A, D	2

Lot 4:
DP 68060
CT 39D/314

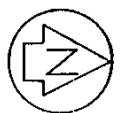
Subject when created to Section 243(a)
Resource Management Act 1991

8.8.1997 at 1.26

for DLR

SEE OVER

No. 42B/244



Completion/Compliance/Condition
Certificate No. A 31103.1
Separate Approval/Comment

New Titles Issued
Lot 1 CT 426/243
Lot 2 CT 426/244

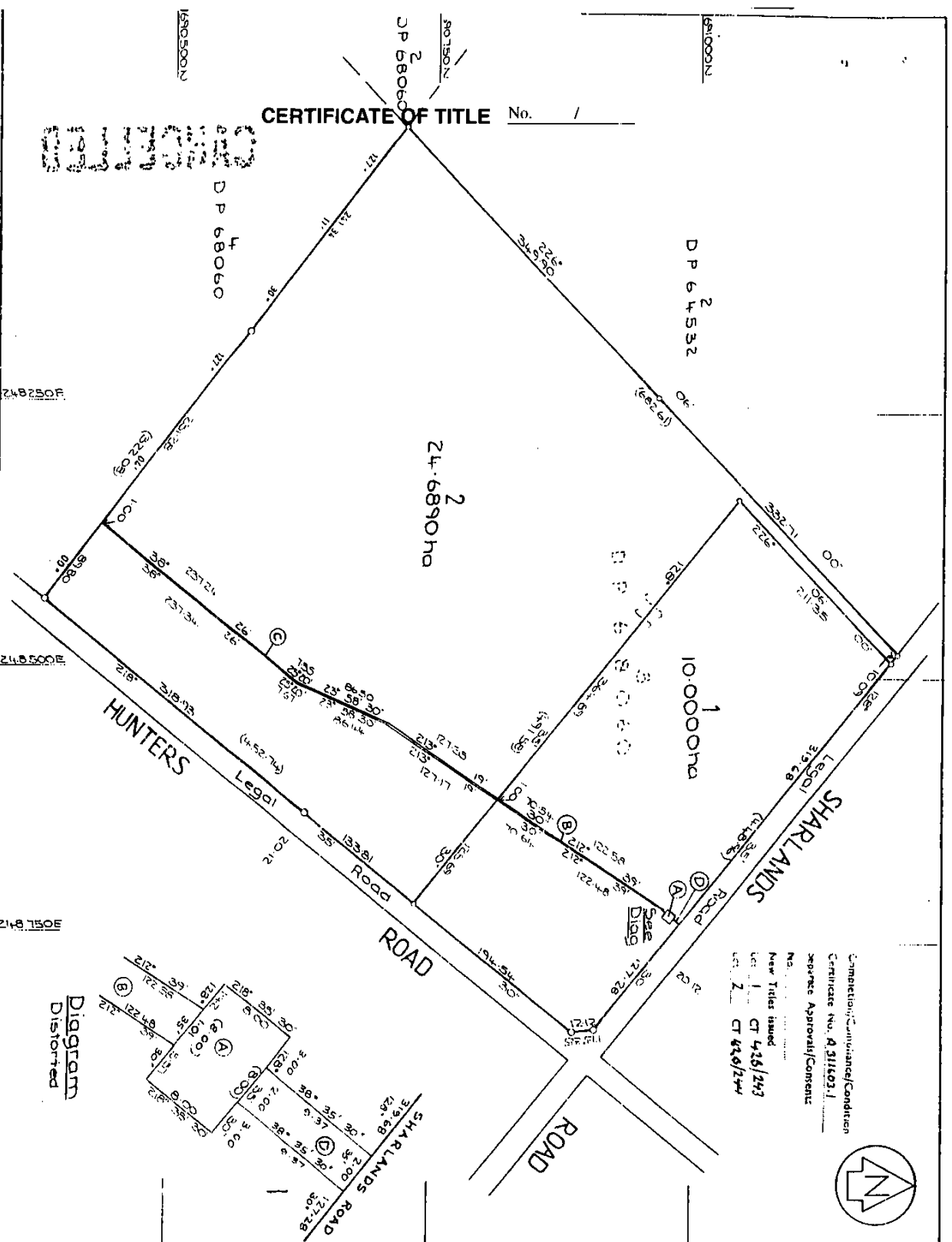


Diagram
Distorted

Approved APPROVED

Registered Proprietor
1996

Pursuant to Section 223 Resource Management Act 1991, I, the Registrar of Land, have approved this plan of subdivision subject to the granting of reserves of the easements set out in the memorandum hereon.



Memorandum of Easements

Nature	Servient Tenement		Dominant Tenement	
	Lot No	Shown	Lot No	Shown
Right to convey water	1	A, B	Lot 4 DP68060 and Lot 2	
Right to convey	2	C	Lot 4 DP68060 and Lot 2	
Right to convey	1	A, B	Lot 4 DP68060 and Lot 2	

Computed in CT 390/313

1. William Farnham, of Christchurch, Registered Surveyor and owner of an estate comprising the area here set out as a proposed subdivision of the land shown on the plan, hereby certifies that the plan and survey have been made in accordance with the Survey Regulations 1977 and that the same are true and correct.

First Date: 1996
Second Date: 1996
Signature: W Farnham
Approved as to Survey: R. Mawdsley
Date: 24/7/96
Chief Surveyor

Deposited this 8th day of August 1997
District Land Registrar
DP73048

LAND DISTRICT Canterbury
Survey Blk. & Dist VI Selwyn
NZMS 261 Sheet L36 Record Map No. 10000 / 62

LOTS 1 & 2 BEING SUBDIVISION
OF LOT 3 DP 68060

TERRITORIAL AUTHORITY Selwyn District
Surveyed by Miles Fowler & Fear
Scale 1:2500 Date May 1996

A481416.2 Certificate under Section 224(c) Resource Management Act 1991 (affects DP 82576)

A481416.3 Certificate under Section 243(f)(ii) Resource Management Act 1991 cancelling the easement condition marked E on DP 82576 and marked C & D, A & B and A & G on DP 82576 in so far as they are appurtenant to Lot 4 DP 68060

A481416.4 Transfer to Roland David McGurk and Rana Margaret McGurk

A481416.5 Transfer to Roland David McGurk and Rana Margaret McGurk

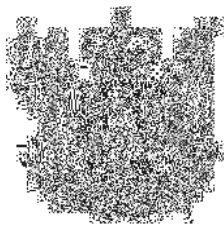
A481416.6 CsT 47D/109-110 issued for part Lots 1-2 DP 82576

all 15.11.2000 at 11.26


For RGL

CANCELLED
DUPLICATE DESTROYED





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **CB47D/110**
Land Registration District **Canterbury**
Date Issued 15 November 2000

Prior References
CB42B/243 CB42B/244

Estate Fee Simple
Area 30.6890 hectares more or less
Legal Description Lot 2 Deposited Plan 82576
Original Registered Owners
Roland David McGurk and Rana Margaret McGurk

Interests

A116555.2 Mortgage to Bank of New Zealand - 8.6.1994 at 9.02 am

A481416.7 Easement Certificate specifying the following easements - 15.11.2000 at 11.26 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 2 Deposited Plan 82576 - herein	A DP 82576	Lot 1 Deposited Plan 82576	
Convey water	Lot 2 Deposited Plan 82576 - herein	B DP 82576	Lot 1 Deposited Plan 82576	
Convey electric power	Lot 2 Deposited Plan 82576 - herein	A DP 82576	Lot 1 Deposited Plan 82576	
Convey electric power	Lot 2 Deposited Plan 82576 - herein	G DP 82576	Lot 1 Deposited Plan 82576	
Convey water	Lot 1 Deposited Plan 82576 - CT CB47D/109	C DP 82576	Lot 2 Deposited Plan 82576 - herein	
Convey water	Lot 1 Deposited Plan 82576 - CT CB47D/109	D DP 82576	Lot 2 Deposited Plan 82576 - herein	
Convey water	Lot 1 Deposited Plan 82576	F DP 82576	Lot 2 Deposited Plan 82576 - herein	

The easement specified in Easement Certificate A481416.7 will be subject to Section 243(a) Resource Management Act 1991 when created

Land Covenant in Transfer A481416.8 - 15.11.2000 at 11.26 am

Fencing Covenant in Transfer A481416.8 - 15.11.2000 at 11.26 am

5118123.1 Transfer to Bankside Estates Limited - 3.12.2001 at 2:27 pm

9739986.1 Discharge of Mortgage A116555.2 - 3.6.2014 at 2:04 pm

9739986.2 Transfer to Alpro Farms Limited - 3.6.2014 at 2:04 pm

9739986.3 Mortgage to ANZ Bank New Zealand Limited - 3.6.2014 at 2:04 pm
12401265.1 Discharge of Mortgage 9739986.3 - 25.3.2022 at 4:10 pm
12401265.2 Transfer to Schat Enterprises Limited - 25.3.2022 at 4:10 pm
12401265.3 Mortgage to Harry Stewart Schat and to Gail Dennise Schat in shares - 25.3.2022 at 4:10 pm
12726753.1 Discharge of Mortgage 12401265.3 - 20.6.2023 at 9:29 am
12759870.1 Transfer to Lifestyle Chickens Limited - 21.6.2023 at 2:39 pm
12759870.2 Mortgage to ASB Bank Limited - 21.6.2023 at 2:39 pm

LT69

47D/110

Reference:

Prior CT: 42B/243, 244

Document No.: A481416.6



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 15th day of November Two Thousand under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of CANTERBURY

WITNESSETH that **ROLAND DAVID MCGURK AND RANA MARGARET MCGURK**

are seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 30.6890 hectares, more or less being **LOT 2 DEPOSITED PLAN 82576**



A116555.2 Mortgage to Bank of New Zealand – 8.6.1994
at 9.02

A481416.7 Easement certificate affecting Lots on DP
82576

NATURE	SERVIENT LAND	DOMINANT LAND
Right to convey water	1-C, D CT 47D/109	2
"	1-F	2
"	2-A, B	1
Right to convey electric power	2-A, G	1

The above easements will be subject to Section 243(a)
Resource Management Act 1991 when created

A481416.8 Transfer to Roland David McGurk and Rana
Margaret McGurk

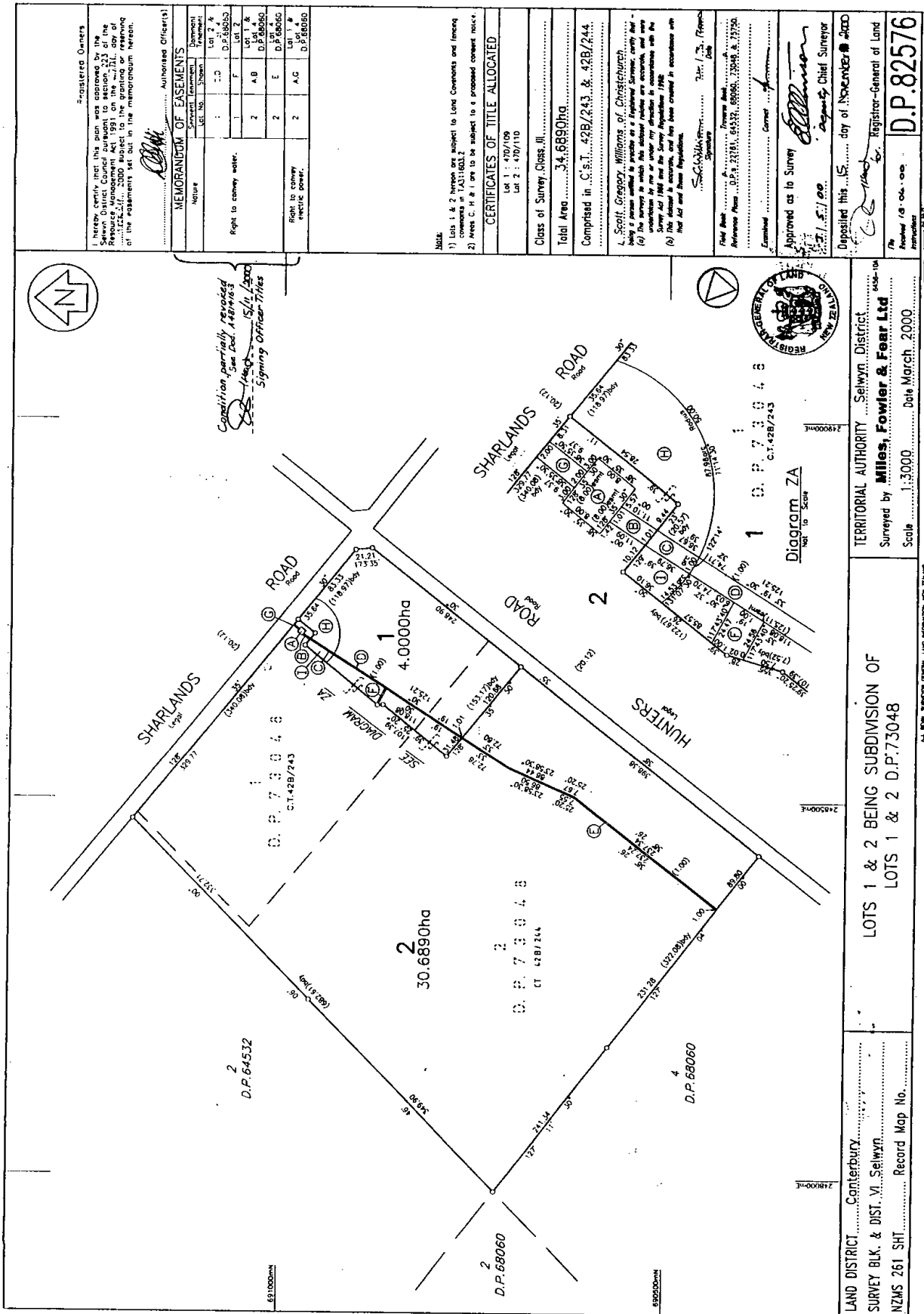
Land covenant in Transfer A481416.8

Fencing Covenant in Transfer A481416.8

all 15.11.2000 at 11.26

For RGL

47D/110



NEW ZEALAND.

CANCELLED

[CERTIFICATE OF TITLE.]

Register Book,

Vol. 119 Folio. 217.

119/217

(C)



Vol. 2. 2400.

In Trust as an Endowment for the
Bible School at Christ Church

The Canterbury College is now seized of an Estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial under written and endorsed thereon of a piece of land situated in Blocks VI and X of the Selwyn District containing Six hundred and forty nine acres three rods section heretofore situated edged pink in the plan heron and being also marked 2211 delineated in the Public maps of the said District described in the office of the Chief Registrar originally acquired from the Crown by the Canterbury College under the provisions of the Native Lands Administration Act 1876 Section 12.

Witnessed whereof I have hereunto signed my name and affixed my seal this fourteenth -- day of August -- One thousand eight hundred and eighty six
Signed in the presence of
the 14th day of August 1886



Mr. Barton
District Land Registrar
of the District of Canterbury.

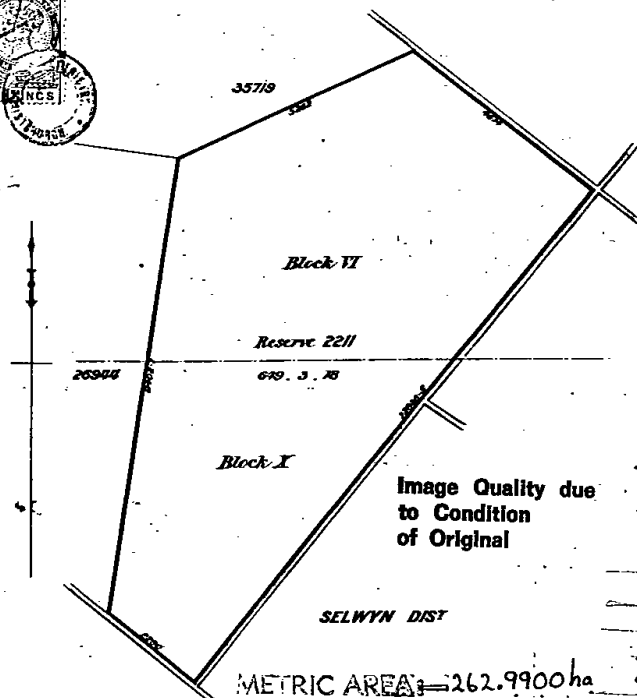


Image Quality due
to Condition
of Original

METRIC AREA = 262.9900 ha

Scale, 20 chains to an inch.

Surveyed by Connell and Moodie.

Chief Surveyor: J.H. Baker.

Draughtsman: *Charles Baker*

5379

Lease 3027 produced 22 September 1896
at 2.45 pm The Canterbury College to
John Hurst for 14 years from 1 May 1896

Transfer of Lease 3027 produced 9 May 1904
at 2 pm John Hurst to Douglas George
Matheson.

Transfer of Lease 3027 produced 16 July 1904 at
11.20 a.m. Douglas George Matheson to Arthur
Cooper Clara Jane Cooper and Charles Henry
Phillip Samuels.

Mortgage 54853 of Lease 3027 produced 16 July
1904 at 11.20 a.m. Arthur Cooper Clara Jane
Cooper and Charles Henry Phillip Samuels
to **DISCHARGED** 7 October 1906

Transfer of Lease 3027 produced 3 July
1904 at 12.30 pm Charles Henry Phillip
Samuels to Arthur Cooper and Clara
Jane Cooper of his interest

Mortgage 62334 of Lease 3027 produced 12
October 1904 at 12.20 pm Arthur Cooper and
Clara Jane Cooper to Mary Ann Carey

Over

Samuels and L.R.

Mortgage 418834/1 of Lease 280837/6
 The Rural Banking and Finance Corporation Ltd.
 - 1.2.1983 at 9.12 a.m. (Affects Lease 89134/1)
 Exercised by *enaction*

for A.L.R.
 No. 418834/2 Memorandum of Priority making
 Mortgages 418834/1 and 347376/1 third and
 fourth mortgages respectively - 1.2.1983
 at 9.12 a.m. (affects Lease 89134/1)
enaction

for A.L.R.

Variation of Mortgage 418834/1 -
 19.6.1984 at 9.03 am. (Affects
 Lease 89134/1)
S.M. Head.

for A.L.R.

Transfer 674811/1 of Lease 89134/1 in
 exercise of Power of Sale under Mortgage
 340837/6 to Roland David McGurk and Rana
 Margaret McGurk - 10.4.1987 at 10.24am
Moex.

for A.L.R.

No. A48599/1 Change of Name of the
 mortgagee under Mortgage 399431/1 to
 Chappie Wholesales Limited - 28.4.1993 at
 10.36am (Affects Lease 89134/1)
C. J. Ware

for A.L.R.

PLAN No. 64532 LODGED 19/8/1993
 AND DEPOSITED 15/12/93

No. A87218/1 Certificate pursuant to
 Section 224(c) Resource Management Act 1991
 - 15.12.1993 at 10.36am
[Signature]

A.L.R.

Transfer A87218/2 and merger of Lease
 89134/1 to Roland David McGurk and Rana
 Margaret McGurk, both of Rakaia, Farmers -
 15.12.1993 at 10.36am
[Signature]

A.L.R.

Mortgage A87218/3 to Trust Bank Canterbury
 Limited - 15.12.1993 at 10.36am
[Signature]

A.L.R.

OCT A87218/4-6 - CsT 35D/1202-1204 issued
 15.12.1993 for Lots 1-2 DP 64532 and
 balance herein respectively
[Signature]

A.L.R.

CANCELLED DUPLICATE DESTROYED

Lease 5265 produced 17 December 1916 at 10.14 am
The Canterbury College to James Horace Shemmings,
for 21 years from 1 day 1910.

Transfer 109617 of Lease 5265 produced 17
February 1916 at 2.20 pm James Horace
Shemmings to Charles Thomas Jewell.

X caveat 5579 against lease 5265
entered 4 November 1915 at 8.55 pm

481558 Evidence of the change of name of the
Proprietor to the University of Canterbury pursuant to the
University of Canterbury Amendment Act 1959
Entered 16/6/1959 at 12.9 p.m.

check 649637 long for years from 1.5.1965
to Mary Jane Breeding 1965 at 10.10 a.m.

Transfer 699258 of Lease 649637 to
John William Breeding of Rakaiia
Farmer - 2/12/1966 at 2.15 am.

Lease 710339 term 8 years from 1.5.1967
at 6 John William Breeding - 8.5.1967 at
2.50 pm

Mortgage 726964 of Lease 710339 to the State
Advances Bank - 21/11/1967 at 11.25 am

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.

Lease 89134/1 in renewal of Lease 710339 term
33 years from 1.5.1971 to John William Breeding
- 14.7.1971 at 9.40 am

Transfer 200796/2 of Lease 89134/1 to Roland
David McGurk and Rana Margaret McGurk as
tenants in common in equal shares - 2.11.1978
at 9.18 am.

Mortgage 200796/3 of Lease 89134/1 to The Rural
Banking and Finance Corporation of New Zealand -
2.11.1978 at 9.18 am.

Mortgage 200796/4 of Lease 89134/1 to John William Breeding
- 2.11.1978 at 9.18 am

Mortgage 200796/5 of Lease 89134/1 to
Australia and New Zealand Banking
Group Limited - 2.11.1978 at 9.18 am.

Mortgage 200796/6 of Lease 89134/1 to
B.N.Z. Finance Company Limited - 2.11.1978
at 9.18 am.

Variation of Mortgage 200796/3 - 21.11.1979
at 9.21 a.m. (affects Lease 89134/1)

Mortgage 252845/3 of Lease 89134/1 to The
Rural Banking and Finance Corporation -
21.11.1979 at 9.21 a.m.

No. 252845/4 Memorandum of Priority making
Mortgage 252845/3 second mortgage and Mortgage
200796/6 third mortgage - 21.11.1979 at
9.21 a.m. (affects Lease 89134/1)

Mortgage 267135 of Lease 89134/1 to Alice
Maude Hopkins - 20-3-1980 at 10.18 a.m.

Transfer 340837/4 of Lease 89134/1 to Brian
Bernard Waldron of Rakaiia, farmer and Odell
Catherine Waldron his wife - 20-8-1981 at
9.47 a.m.

Mortgage 340837/5 of Lease 89134/1 to Roland
McGurk and to Rana Margaret McGurk in shares -
20-8-1981 at 9.47 a.m.

Mortgage 340837/6 of Lease 89134/1 to Roland
David McGurk and to Rana Margaret McGurk in
shares - 20-8-1981 at 9.47 a.m.

Mortgage 347376/1 of Lease 89134/1 to The
Bank of New Zealand Limited - 29-9-1981 at 1.40 p.m.

Mortgage 399431/1 of Mortgage 340837/5 to
G.U.S. Wholesalers Limited - 3-9-1982 at
10.55 a.m. (Affects Lease 89134/1)

OVER.....

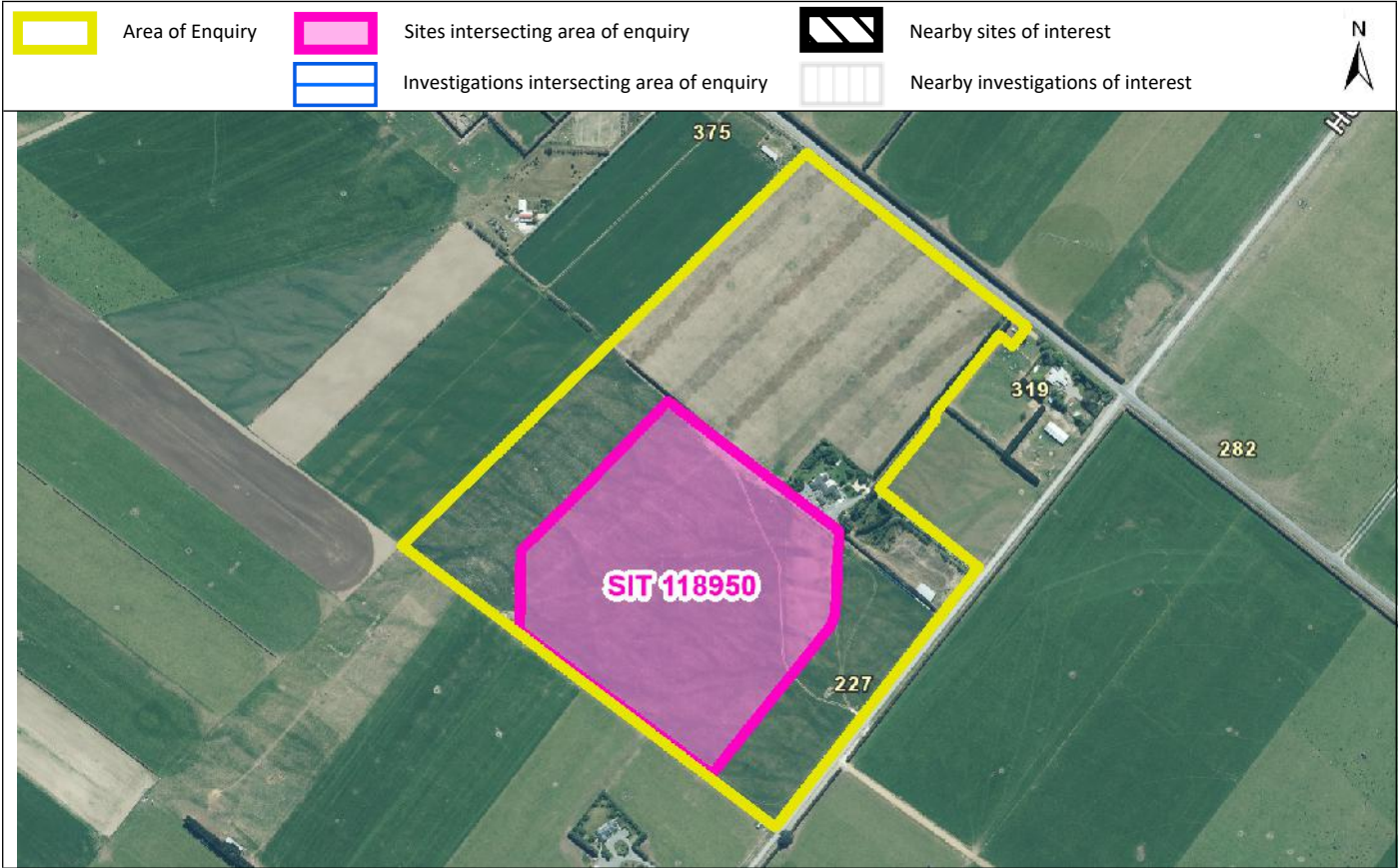
Appendix C – LLUR Statement

Property Statement from the Listed Land Use Register



Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ378617

Date generated: 10 May 2024
Land parcels: Lot 2 DP 82576



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.

Sites at a glance

Sites within enquiry area

Site number	Name	Location	HAIL activity(s)	Category
118950	227 Hunters Road, Dunsandel	227 Hunters Road, Dunsandel	A10 - Persistent pesticide bulk storage or use;	Not Investigated

Please note that the above table represents a summary of sites and HAILs intersecting the area of enquiry only.

Nearby sites

There are no sites associated with the area of enquiry.

More detail about the sites

Site 118950: 227 Hunters Road, Dunsandel (Intersects enquiry area.)

Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Location: 227 Hunters Road, Dunsandel
Legal description(s): Lot 2 DP 82576

HAIL activity(s):	Period from	Period to	HAIL activity
	1998	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

5 Nov 2014 This record was created as part of the Selwyn District Council 2015 HAIL identification project.

5 Nov 2014 Former vineyard

5 Nov 2014 Area defined from 1998 to present aerial photographs. Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.



Investigations:

There are no investigations associated with this site.



Nearby investigations of interest

There are no investigations associated with the area of enquiry.

Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Appendix D – Historical Aerial Photographs

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Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



Scale: 1:5,000 @A4

Map Created by MEL on 15/05/2024 at 2:40 PM



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0 0.07 0.14 0.21 0.28 Kilometres

Scale: 1:5,000 @A4

Map Created by MEL on 15/05/2024 at 2:40 PM



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Scale: 1:5,000 @A4

Map Created by MEL on 15/05/2024 at 2:42 PM



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Scale: 1:5,000 @A4

Map Created by MEL on 15/05/2024 at 2:42 PM



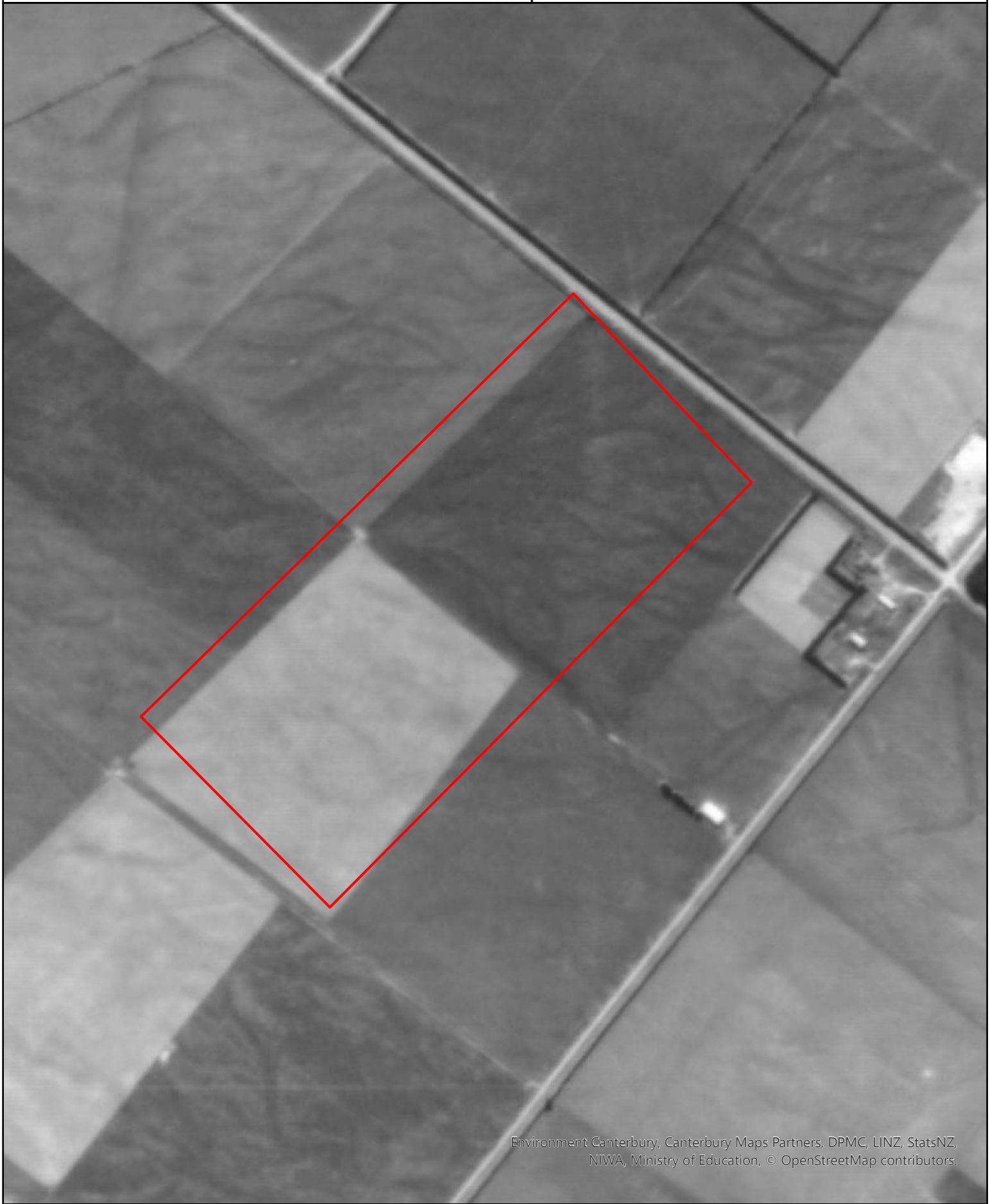
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Scale: 1:5,000 @A4

Map Created by MEL on 15/05/2024 at 2:43 PM



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Scale: 1:5,000 @A4

Map Created by MEL on 15/05/2024 at 2:43 PM



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0 0.07 0.14 0.21 0.28 Kilometres

Scale: 1:5,000 @A4

Map Created by MEL on 15/05/2024 at 2:44 PM



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Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



0 0.07 0.14 0.21 0.28 Kilometres

Scale: 1:5,000 @A4

Map Created by MEL on 15/05/2024 at 2:44 PM



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0 0.07 0.14 0.21 0.28 Kilometres

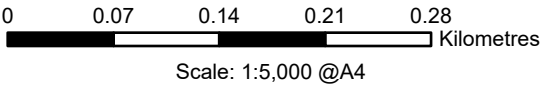
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Map Created by MEL on 15/05/2024 at 2:45 PM



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


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Appendix E – Sample Location Plan



LEGEND

- SS1 Soil sample location
-  Approx. extent of proposed sheds & access tracks
-  Approx. extent of proposed wastewater disposal fields
-  Approx. extent of LLUR listed area.
-  Extent of subject site



2008 Aerial Photograph

Graphic scale is approximate only.



Date: 14 May 2024

Drawing No: 855/1

227 Hunters Road, Dunsandel Sample Location Plan

Notes:

- 1 This plan has been prepared for soil contamination risk assessment purposes only. No liability is accepted if the plan is used for any other purposes.
- 2 Any measurements taken from this plan which are not dimensioned on the electronic copy are at the risk of the user.
- 3 Soil sample locations are approximate only

Appendix F – Table of Laboratory Results

Appendix G – Laboratory Reports