



ATTACHMENT 2

Site Plans



Farm 1 (North) site plan

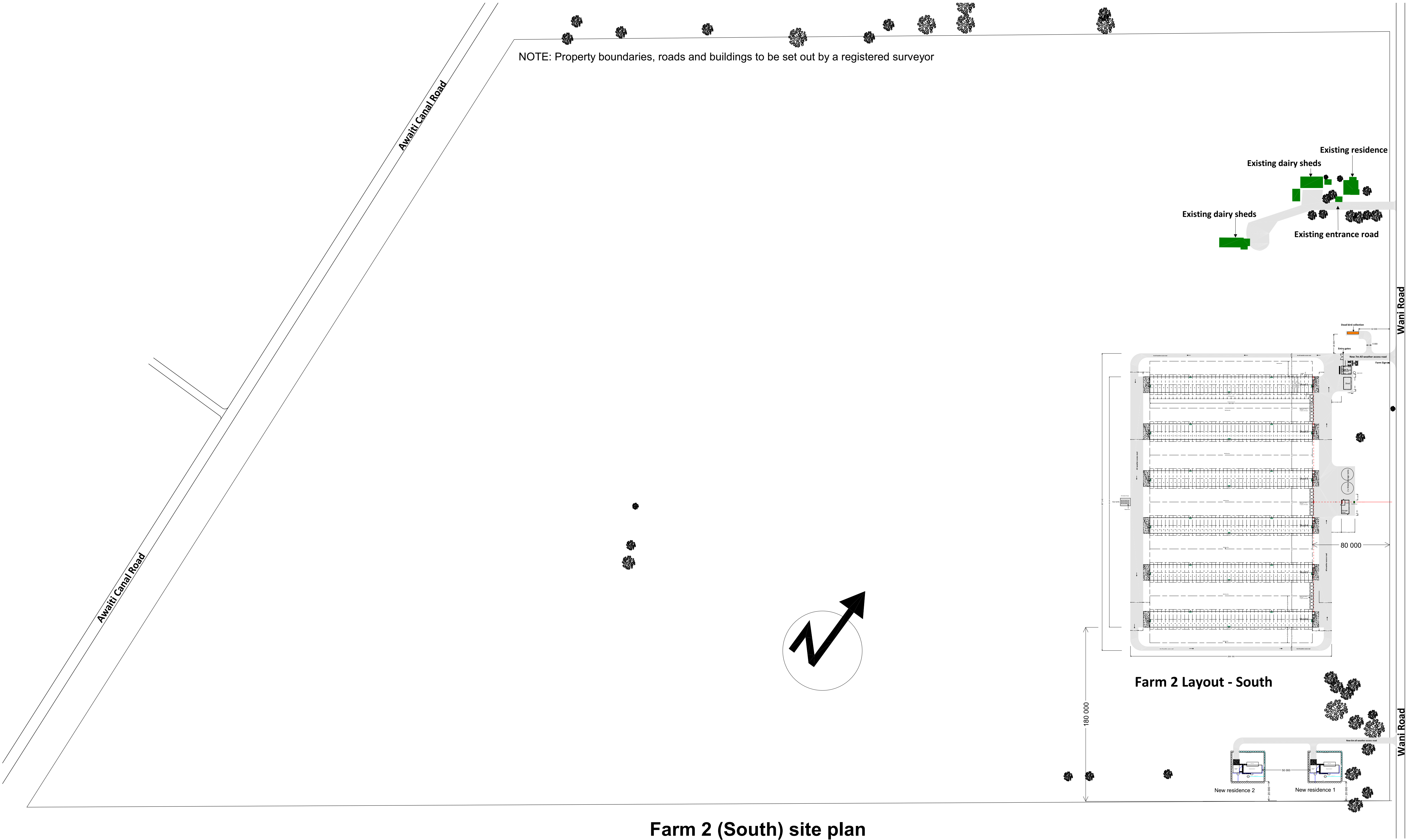
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Client name:	 AGRIGHT New Zealand OpCo Limited	Project name:	Wani Road Free Range Broiler Farm 1 (North) & farm 2 (South) - 6 x Sheds on each farm	Project address:	Wani Road, Awaitei, Paeroa, 3672 New Zealand	Drawing title:	Farm 1 (North) site plan	Scale:	1:1800	Drawing No:	AG WANI 002	Revisions:	
								Date:	16th April 2024	Drafting by:	David Donaldson		

NOT FOR CONSTRUCTION



Farm 2 (South) site plan



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◆ Client name:	◆ Project name:	◆ Project address:	◆ Drawing title:	◆ Scale:	◆ Drawing No:	◆ Revisions:
 AGRIGHT New Zealand OpCo Limited	Wani Road Free Range Broiler Farm 1 (North) & farm 2 (South) - 6 x Sheds on each farm	Wani Road, Awaite, Paeroa, 3672 New Zealand	Farm 2 (South) site plan	1:2000	AG WANI 003	
				◆ Date:	◆ Drafting by:	
				16th April 2024	David Donaldson	

NOT FOR CONSTRUCTION



ATTACHMENT 3

AgFirst Responses on Farm
Productivity Assessments



12th September 2024

Agright New Zealand OPC01 Limited
C/- Mitchell Daysh
PO Box 1307 Hamilton

Dear Mason

SECTION 92 RESPONSE – Productivity Assessments

As requested this letter provides further information following the Section 92 request. Specifically I have been asked to respond to questions 14 and 16.

14 The application form highlights land parcels in which the chicken broiler farms and associated worker dwellings will be located on. Comparatively, the Productivity Assessment assesses the rural productivity effects of the proposal on the two dairy farms which are located over multiple allotments and contained within separate records of title. These records of title could individually be sold off or retired from productive use.

Please provide further analysis of rural productivity effects on the two consent areas/land parcels to which the proposed chicken farms and associated workers dwellings are proposed. This information is required in order to better understand the effects that the loss of productive land will have on the specific land parcels subject to these land use consent applications.

The proposed development minimises the loss of productive dairy farm land, while substantially enhancing the total product produced from the land through the proposed broiler and dairy farm businesses. The question notes the loss of productive land, presumably this refers to the land under the broiler sheds and associated infrastructure where there certainly is a change of land use from pastoral dairy production to chicken production. The land utilised by the broiler farm is minimised through the use of a cut and carry system for all pastoral areas surrounding the broiler farms to ensure these areas can remain productive. By definition a cut and carry system will harvest and move pasture to another farm which is fed to livestock, thereby retaining a productive use of the feed grown surrounding the broiler farm.

Adopting the most appropriate lens to assess productivity is important, arguably there are three levels:

1. Farm business
2. District
3. Individual record of title

Farm Business - The productivity assessments adopted a farm business level. These reports found that the use of chicken manure (plus a small quantity of Palm Kernel for 874 Wani Road) will maintain current dairy productivity, with the likely scenario that dairy productivity increases. Furthermore, once the productivity of the broiler farms are considered this substantially increased overall production compared with the current dairy farms.

District - The productivity assessments outlined there would be chicken manure available for surrounding properties, i.e. the quantities produced by the broiler farms exceed what can be utilised by the subject dairy farms. This would provide an opportunity for surrounding farms to increase production.

Individual record of title/parcel – To consider the productivity under a dairy farming land use for the titles under the proposed broiler farms is a theoretical exercise. Neither of these titles contain the infrastructure to operate as stand-alone dairy farms, and considering the title sizes of 24.3 ha and 59.7 ha for 780 and 874 Wani Road respectively these sizes are insufficient/marginal and practically would be operated alongside adjoining land to form economic dairy farms. As is the case with the current dairy farms they operate across multiple titles, the boundary location and presence of multiple titles have no functional impact on the dairy farms productivity. Formal amalgamation such as a boundary adjustment with a surrounding title is not required. Either a sale and purchase or lease of the entire title are the practical methods to enable the land to be utilise by the adjoining farm.

Notwithstanding the above, and in direct response to the question the table below outlines the production currently as part of the dairy farms and under the proposed mixed land use with both dairy farming and the broiler farms. This shows that under the proposed scenario dairy product (milk solids and red meat) drops by 5.4T and 1.0 T for 780 and 874 Wani Road's respectively, this include the use of chicken manure and in the case of 874 Wani Road some PKE, as described in the report. While there is a negative impact on productivity from the dairy land use perspective the inclusion of chicken production lifts total production from the proposed mixed land use to substantially more than is current.

Table 1. Land use and productivity at the individual title scale

	780 Wani Road		874 Wani Road	
	Current	Proposed	Current	Proposed
Land Use				
Ineffective dairy area	2.44	0.7	5.97	4.3
Effective dairy area	22.0	6.2	53.7	38.8
Broiler area		7.12	0	6.75
Cut and Carry area		10.34	0	9.87
Total Area	24.4	24.4	59.7	59.7

Production				
Total Milksolids	22,361	17,704	59,031	58,126
Total Red Meat	3,535	2,799	9,204	9,063
Total Chicken	-	2,925,000	-	2,925,000
Total Product	25,896	2,945,503	68,235	2,992,189

Note: 10% ineffective area assumed for dairy areas, milk and red meat production is pro-rated on a per ha effective basis, the cut and carry area is assumed to produce the same quantity of milksolids and red meat per ha as the effective dairy areas. Proposed milk and dairy production follow the report utilising chicken manure to lift production.

16 *The Productivity Assessment asserts that the land required under buildings and hardstand areas has a similar role to dairy sheds, herd homes, feed pads and laneways on dairy farms. Please provide further assessment in relation to this matter, particularly in the context of the scale of the proposal.*

A dairy farm requires a dairy shed in order to harvest milk from cows on a daily basis, laneways are required to move stock between paddocks and the cow shed, laneways enable cows to move efficiently and minimises pugging damage from repeatedly walking over soils, a laneway is also required to provide access for the milk tanker to collect milk from the dairy shed. These are all essential items to enable a dairy farm to function.

Herd homes and feed pads are used to feed supplementary feed to cows and in the case of herd homes to provide shade and shelter while standing cows off paddocks. These items are not essential but are commonly used to decrease wastage of supplementary feeds, to minimise soil damage through standing cows off pastures and for animal welfare and productivity through provision of shade/shelter. It is worth noting NZLRI mapping classifies the soils as 3 w, with wetness being the major limitation, and S-Map data shows the soils have a high vulnerability to water logging. This emphasises the benefit herd homes would for the subject properties as an environmentally sustainable option to minimise pugging in times of water logging.

For the broiler farms the chicken sheds are required to house the chickens and to provide the correct environment for the health and welfare of the birds. The hardstand area surrounding the chicken sheds provide vehicle access across the facility to facilitate the efficient transfer of feed and birds. These are essential items required for the proposed broiler farms to function.

In the context of scale, the table below shows a summary of the areas calculated from the productivity assessment for the current dairy farms. The effective areas are based on paddock maps so are the areas grazed by cows. The ineffective areas lie outside the paddock areas and are the areas utilised by laneways, the dairy shed, effluent pond, housing and other infrastructure i.e. they are not productive areas per se but contain infrastructure which is an essential component of the operation.

Table 2. Summary of land areas for dairy and broiler farms

	780 Wani Dairy	780 Dairy Broiler	874 Wani Dairy	874 Wani Broiler
Total Legal Area (ha)	156.2	24.3	87.4	59.7
Total Effective Area (ha)	139.9	20.1	81.2	55.9
Total ineffective Area (ha)	15.1	4.16	6.2	3.79
Horse Area (ha)	1.2	0	0.0	0
Percentage ineffective area of legal area	10%	17%	7%	6%

Note this summary does not include the canal area

For the broiler farms the areas calculated for the chicken sheds, hardstand and associated facilities are 4.16 ha for 780 Wani Road and 3.79 ha for 874 Wani, like the dairy farms these are non-productive areas per se but contain infrastructure which is essential to the operation. These areas under the broiler farms are less than that currently used by the dairy farms for supporting infrastructure of 15.1 ha and 6.2 ha.

In terms of the proportion of the site occupied by supporting infrastructure as a percentage of the land parcel the broiler farms equates to 17% and 6%. These percentages are comparable with the dairy farms across the entire farm business at 10% and 7%.

In comparison to a horticulture land use a search of the Hauraki area showed two properties listed on Trade me:

- 211 Pukekauri Road, Waikino – Total land area of 5.59 ha, 4.32 ha of Avocados – 22.7% ineffective area
- 9653 State Highway 2, Waihi – Total land area of 6.06 ha, 4.21 ha of kiwifruit – 30.5% ineffective area

Under a horticultural land use the Trade me examples show the proportion of ineffective area or area of supporting infrastructure is a greater portion of the total property.

For both dairy and broiler farms there is a requirement for supporting infrastructure which will cause the land under these items to become unproductive, this cannot be avoided. In the context of scale the area for supporting infrastructure for the chicken broiler farms is in line with that under the current dairy farms, and as a portion of the land title it is significantly less than that under horticulture.

If I can provide any further information regarding the Section 92 request please let me know.

Yours sincerely



Steven Howarth

Agricultural Consultant

BAppSc(Hons), MNZIPIM



ATTACHMENT 4

Updated PSI – July 2024

**PRELIMINARY SITE
INVESTIGATION
780 AND 874 WANI ROAD
NETHERTON**

**PREPARED FOR:
AGRIGHT NEW ZEALAND
OPCO 3 LIMITED**

JULY 2024

CSI

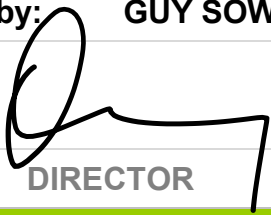
Contaminated Site Investigation

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PSI REPORT: 780 & 874 Wani Road, Netherton	
Prepared by: GUY SOWRY	Date:
	23.07.2024.
DIRECTOR	
CSI	
CONTAMINATED SITE INVESTIGATION	

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0.0 Executive Summary

Purpose	Undertake a Preliminary Site Investigation for a site within 780 Wani Road, Netherton and a site within 874 Wani Road, Netherton.
Current and Proposed Status	The sites are pastoral paddocks with structures present. A chicken broiler farm at each site with farm workers cottages.
Site History	Aerial photos document pastoral land from 1942 to the present day with structures present. Land titles document multiple owners. Council information documents no Hazardous Activities or Industry and no pollution incidents. Anecdotal information documents pastoral land with no livestock dips, farm dumps, fuel storage or superphosphate storage. Superphosphate has been applied.
Geology Hydrogeology Hydrology	Pumice, sands silts and gravels. A very shallow groundwater system at approximately 2 m. Wetland, a channel, farm drains and drainage channels on site.
Site Investigation	Site Walkover No hazardous substances or HAIL noted. History Pastoral farm paddocks with a dwelling in the southeast of 874 Wani Road. Potential Ground Contamination Pastoral farm - none. No livestock dips, farm dumps or fuel storage. DDT and Cadmium more than likely to be well Human Health residential Soil Contaminant Standards and Environmental Guideline Values. Dwelling - none. Potential HAIL None. Conceptual Model A low risk to human health and the environment, as there are no identified potential contaminants/hazards. It is highly unlikely that there will be a risk to human health or the environment from changing the landuse to a chicken farm with residential dwellings (farm cottages).
NES Assessment	Soil disturbance and change of land use at the site are considered to be permitted activities.
Recommendations	1. No further contaminated land investigations are required for this application. 2. That a copy of this report is provided to Hauraki District Council and Waikato Regional Council and that the site are recorded on both councils Landuse Information Registers as 'Investigated – no risk to human health'.
<i>This sheet is intended to provide a summary only. This sheet does not provide a definitive scientific analysis.</i>	

1.0 INTRODUCTION

- 1.1 Contaminated Site Investigations has been appointed by Agright New Zealand OpCo3 Limited to undertake a Preliminary Site Investigation (PSI) of a site within 780 Wani Road, Netherton and a site within 874 Wani Road, Netherton (hereafter referred to as the site(s)). This PSI is to be submitted in support of a resource consent application for the establishment and operation a new chicken broiler farm with worker cottages at each site.
- 1.2 The aim of the PSI is to provide Agright New Zealand OpCo3 Limited with an evaluation of ground conditions to determine if a Hazardous Activity or Industry (HAIL) has occurred at the site and if yes:
 - the potential risk to human health; and
 - the potential risk to the environment.
- 1.3 The PSI has been completed in general accordance with: the Resource Management Act 1991; and the Resource Management Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011(NES).
- 1.4 This report is based on a review of aerial photos, consultation and a site walkover. The report has been prepared by Guy Sowry in accordance with the NES and in particular the Ministry for the Environment *Contaminated Land Management Guidelines No 1 - Reporting on Contaminated Land*.
- 1.5 As per the NES User Guide Suitably Qualified and Experienced Practitioner requirements Guy Sowry holds a postgraduate diploma in 'Environmental Health Science' and over 30 years' experience investigating and reporting on contaminated land.
- 1.6 The following limitations should be noted:
 - due to commercial sensitivity of the proposed ownership and subsequent development, consultation was only undertaken with current landowners;
 - the site walkover was only undertaken in the main areas of development and not over all of the sites; and
 - the investigation is only a preliminary investigation with no soil samples. Should a risk to human health be proven then further contaminated land investigations etc may need to be undertaken.
- 1.7 Attention is drawn to the report conditions shown in Appendix A.

2.0 CURRENT AND PROPOSED SITE STATUS

2.1 Site Identification

- 2.1.1 The sites are located within the wider sites of 780 and 874 Wani Road which, are situated approximately 400 metres northwest of Awaiti and three kilometres southwest of Netherton as shown in Figure 1. Wider site details are presented in Table 1: Wider Site Details

Table 1: Wider Site Details

ADDRESS	VGN	LEGAL DESCRIPTION	SIZE
780 Wani Road	0476008510	LOT 2 DPS 91055 LOT 3 DPS 91055 PLT 4 DP 33133 PLT 5 DP 33133 PSC 19 BLK XV SD Waihou Survey District PSC 33 BLK XI SD Waihou Survey District SEC 32 BLK XI SD Waihou Survey District	152.25 ha
874 Wani Road	0476012100	PML Te Awaiti BLK 1A2B2B SEC 21 BLK XV SD Waihou Survey District SEC 31 BLK XV SD Waihou Survey District	89.89 ha

- 2.1.2 For ease of reference the site has been split into two subsites 780 and 874. 780 occupies the land in the northeast from Wani Road west and includes SEC 32 BLK XI SD Waihou Survey District and PSC 33 BLK XI SD Waihou Survey District as documented in Figure 2A. 874 occupies all of PML Te Awaiti BLK 1A2B2B, the southern part of the wider site as documented in Figure 2B.
- 2.1.3 The sites are roughly rectangular in shape and zoned in the Operative District Plan as 'Rural'.

2.2 Site Description

- 2.2.1 The sites are pastoral land with structures present at 780 as shown in Figures 2A and 2B.
- 2.2.2 **780**
- 2.2.2.1 The site is pastoral land with two structures present. A half round corrugated iron hay barn is present in the southwestern corner. A small, corrugated iron shed is present in the southeast.
- 2.2.2.2 All of the boundaries are fenced with post and wire farm fences excluding gated or open entrances. Beyond the southern boundary is Pukahu Road except in the central east which, is a dwelling and curtilage. Beyond the western boundary Wani Road. Beyond the northern and eastern boundaries is pastoral land with no structures present.
- 2.2.2.3 The site is flat.

2.2.3 874

- 2.2.3.1 The site is pastoral land with no structures present.
- 2.2.3.2 All of the boundaries are fenced with post, wire and farm fences excluding gated or open entrances. Beyond the northern boundary is a drain and then pastoral land. Beyond the eastern boundary is Wani Road with pastoral land further beyond. Beyond the western boundary is Awaiti Road. Beyond the southern boundary is pastoral land.
- 2.3.3.3 The site is flat.

2.3 Surrounding Environment

- 2.3.1 The site is situated in an area typified by pastoral land with rural dwellings.
- 2.3.2 Pastoral land is located immediately beyond all boundaries except for the eastern boundary of 874 which, has Wani Road beyond and the western boundary of 874 which, has a canal beyond.
- 2.3.3 Three rural residential dwelling are present at the wider sites two at 780 and one at 874. Dwelling are present at 832 Wani Road and 484 Pukahu Road and both are surrounded by the site. Two rural residential dwellings are present south of 780 beyond Pukahu Road. Two rural dwelling are present to the west of the site beyond the canals, one in the north and one in the south.

2.4 Proposed Development

- 2.4.1 The intention is to construct, operate and maintain two chicken broiler farms at the site as documented in Figure 3A and 3B.
- 2.4.2 Each farm will include six indoor chicken housing sheds with chicken free areas located next to each shed, associated plant including chicken feed silos and a farm workers cottage will be located in the northeastern corner of 780 and two farm worker cottages will be located in the southeastern corner of 874.

3.0 HISTORICAL REVIEW

3.1 Aerial Photo Review

3.1.1 Reproductions of aerial photos are included in this report as SK01 (1942) to SK09 (2004) and are located in Appendix B.

3.1.2 780

- 3.1.2.1 The 1942 reproduction (SK01) shows the site as pastoral land with two structures present. A rectangular structure is present in the southeast in the same location as the present day shed. A small square structure is present in the central west. All boundaries appear to be fenced and in places hedged or with trees present with drains. Beyond the northern and eastern boundaries is pastoral land. Beyond the western boundary is Wani Road. Beyond the southern boundary is Pukahu Road except in the central east which, is a dwelling and curtilage.
- 3.1.2.2 The 1963 reproduction (SK02) shows similar conditions on site to the 1942 reproduction. Site boundaries and immediate adjacent land shows similar conditions to the 1942 reproduction.
- 3.1.2.3 The 1969 reproduction (SK03) shows similar conditions on site to the 1963 reproduction except a series of in some of the paddocks. These lines are considered to be drainage channels. Site boundaries and immediate adjacent land shows similar conditions to the previous reproduction.
- 3.1.2.4 The 1975 reproduction (SK04) shows similar conditions on site to the previous reproductions except the small square structure in the central west is no longer present. Site boundaries and immediate adjacent land shows similar conditions to the previous reproduction.
- 3.1.2.5 The 1982 reproduction (SK05) shows similar conditions on site to the previous reproductions with lines present in a number of the paddocks. These lines are considered to be drainage channels. Site boundaries and immediate adjacent land shows similar conditions to the previous reproductions.
- 3.1.2.6 The 1991 reproduction (SK06) shows similar conditions on site to the previous reproductions. Site boundaries and immediate adjacent land shows similar conditions to the previous reproductions.
- 3.1.2.7 The 1994 reproduction (SK07) shows similar conditions on site to the previous reproductions. Site boundaries and immediate adjacent land shows similar conditions to the previous reproductions.

- 3.1.2.8 The 1999 reproduction (SK08) shows similar conditions on site to the previous reproduction. Site boundaries and immediate adjacent land shows similar conditions to the previous reproductions.
- 3.1.2.9 The 2004 reproduction (SK09) shows similar conditions on site to the previous reproductions except a structure is present in the southwestern corner. Site boundaries and immediate adjacent land shows similar conditions to the previous reproductions.

3.1.3 874

- 3.1.3.1 The 1942 reproduction (SK01) shows the majority of the site which, is pastoral land with an elongated structure present in the central southeast. The northern boundary is fenced and in places hedged with what appear to be a drain and then pastoral land beyond. The western boundary appear to be fenced and in places hedged with a canal beyond. The eastern and southern boundaries appears to be fenced with pastoral land beyond.
- 3.1.3.2 The 1963 reproduction (SK02) only shows the eastern part of the site which is pastoral with a dwelling in the southeastern corner. The northern boundary is fenced and in places hedged with what appear to be a drain and then pastoral land beyond. The eastern boundary appears to be fenced with Wani Road beyond.
- 3.1.3.3 The 1969 reproduction (SK03) shows the site as pastoral land with structure present. A small square structure is present in the central northwest. An elongated structure present in the central southeast. A structure that is considered to be dwelling is present in the southwestern corner. A large farm drain running from north to south is present in the central east. The northern boundary is fenced and in places hedged with what appear to be a drain and then pastoral land beyond. The western boundary is fenced and in places hedged with a canal beyond. The eastern boundary is fenced with Wani Road beyond. The southern boundary appears to be fenced with pastoral land beyond
- 3.1.3.4 The 1975 reproduction (SK04) shows similar conditions on site to the 1969 reproduction. Site boundaries and immediate adjacent land shows similar conditions to the 1969 reproduction.
- 3.1.3.5 The 1982 reproduction (SK05) shows similar conditions on site to the previous reproductions except only the remnants of the dwelling in the southeastern corner remain. Site boundaries and immediate adjacent land shows similar conditions to the 1969 and 1975 reproductions.
- 3.1.3.6 The 1991 reproduction (SK06) shows similar conditions to the 1982 reproduction except white dots are present next to the farm drains which, are considered to piles of drain sediment. Site boundaries and immediate adjacent land shows similar conditions to the previous reproductions.

- 3.1.3.7 The 1994 reproduction (SK07) shows similar conditions on site to the previous reproductions except the white dots are no longer present. Site boundaries and immediate adjacent land shows similar conditions to the previous reproductions.
- 3.1.3.8 The 1999 reproduction (SK08) shows similar conditions on site to the previous reproductions except the dwelling remains has gone. Site boundaries and immediate adjacent land shows similar conditions to the previous reproduction.
- 3.1.3.9 The 2004 reproduction (SK08) shows similar conditions on site to the previous reproductions except no structures are present. A silage pit is present in the southwest. Lines running east to are present over the majority of the site which, are considered to be drainage channels. Site boundaries and immediate adjacent land shows similar conditions to the previous reproductions.

3.2 Land Titles

- 3.2.1 Reproductions of land titles are located in Appendix C with Table Two: Land Title Summary, providing the names and profession (if provided) of the majority of past owners or occupiers.

Table 2: Land Title Summary

NAME	DATES	OCCUPATION
780		
George Kempt Hodge, Owen Hodge and John Roderick Hodge	1966 - 1973	Farmers
Ronald McKenzie Dickson, Patricia Eileen Dickson, Leslie James McMillian and Gaye Muriel Dickson	1973 - 1981	Farmers
Leslie James McMillian and Gaye Muriel Dickson	1981 - 1991	
John van Eyk Limited	1991 - 2001	
Hare Bros. Limited	2001	
874		
John Northcote Heslop	1944 - 1947	Gentleman
Cecil Stanley Heslop	1947 - 1982	Farmer
Hugh Stanley McWilliams	1947 - 1948	
Margaret Jean Heslop	1948 - 1979	
James Mellow	1979 - 1982	Farmer
James Mellow and Catherine Mellow	1982 - 1998	
Murray Oscar Christensen and Joan Carol Christensen	1982 - 1998	
Edward Thomas Tye, Janet Diane Tye and Charles Fletcher	1983 - 1998	Farmers Barrister

Table 2: Land Title Summary continued

NAME	DATES	OCCUPATION
874		
Keith Malcolm James and Jennifer Mary James	1989 -	
Lucy Jean Parker, Margaret Anne Fowke, Jennifer Mary Parker, Neil Robert Parker and Robert Norman Parker	1989 - 2005	
Jennifer Mary Parker	2005 -	
Jennifer Mary Parker and Neil Robert Parker	2007 -	

3.2 NZ Companies Register

- 3.2.1 John van Eyk Limited was established in 1979 with Harry van Eye and John Van Eyk as directors since 1991 with the address of Canal West Road and Awaiti Canal Road, Paeroa. A reproduction of John van Eyk Limited entry is provided for in Appendix D.
- 3.2.2 Hare Bros. Limited was established in 1933 with Howard Jonathan Hare listed as a director since 1995 with the address 987 Awaiti Road. A reproduction of Hare Bros. Limited entry is provided for in Appendix D.

4.0 CONSULTATIONS AND LITERATURE REVIEW

4.1 Hauraki District Council

- 4.1.1 A property file search was not undertaken as it was considered that it would not provide any added value as the site is and was pastoral land except for the dwelling which, more than likely predates HDC records.

4.2 Waikato Regional Council

- 4.2.1 The following information was requested from the Waikato Regional Council (WRC):

- Selected Land Use (SLUR) HAIL status;
- consents and or permits issued to the site;
- pollution incidents;
- site soil type; and
- groundwater bores at or within close proximity to the site.

- 4.2.2 The site is not listed on WRC SLUR.

- 4.2.3 No specific consent have been issued for or to the actual sites. However two consents/permits have been issued to the wider 780 which, are presented in Table 5: WRC Consents/Permits. No consents/permits have been issued to the wider 874.

Table 5: WRC Consents/Permits

NUMBER	DATE	APPLICANT	SITE	DESCRIPTION
953943.01.01	1996	Hare Bros Limited	780	Discharge permit – discharge farm effluent to land
952080.01.01	1996 - 2002	Hare Bros Limited	780	Discharge permit – discharge farm effluent to land

- 4.2.4 No chemical pollution incidents have been recorded for the site.

- 4.2.5 Soil and groundwater are addressed in Section 5.0.

4.3 Mr. Matthew Bryant, Future Site Owner

- 4.3.1 Mr. Bryant stated that they are in the process of purchasing the wider site.
- 4.3.2 Mr. Bryant stated that as part of the pre purchase process he has walked over the site and noted no evidence of any chemical storage or soil staining in the current structure on site, past structure or farms dumps etc.

4.4 Mr. Howard Hare, Current Landowner 780

- 4.4.1 Mr. Hare stated that they purchased the site in 2001 and at the time of purchase it was a dairy farm with two hay barns present.
- 4.4.2 Mr. Hare stated that no chemicals are stored in the hay barns and no evidence i.e. soil staining, to suggest chemicals have been stored there. To his knowledge the site has never been used for horticultural purposes. However, may have been used to grow maize or lucerne etc as feed stock. There are no current farm dumps or burn pits on site. Superphosphate is applied to the land but it is stored off site. Weedkiller is used on site and is stored off site.
- 4.4.3 Mr. Hare stated that no historical farm dumps have ever been discovered. No dipping including showering structures have ever been found to suggest that cattle foot bathing or sheep dipping occurred. To his knowledge asbestos is not and never has been used in the farm races and he has never found any evidence to suggest this occurred.

4.5 Mrs. Jennifer Parker, Current Landowner 874

- 4.5.1 Mrs. Parker stated she has owned the site since 1989 and at the time of purchase it was paddocks associated with a dairy farm. A silage pit was located in the southeast and they have retained this location for this use as and when required.
- 4.5.2 Mrs. Parker stated that to her knowledge the site has never been used for horticultural purposes. There are no current farm dumps or burn pits on site. No chemicals are used at on the site other than a weedkiller and there are no buildings present and therefore, no chemicals are stored on site. Superphosphate is applied to the land however, it is not stored on the site.
- 4.5.3 Mrs. Parker stated that no historical farm dumps or burn pits have ever been discovered. No dipping including showering structures have ever been found to suggest that cattle foot bathing or sheep dipping occurred. To her knowledge asbestos is not and never has been used in the farm races and she has never found any evidence to suggest this occurred.

4.6 Other Past Owners

- 4.6.1 Other owners identified from the land titles and consents were not contacted due to commercial sensitivity reasons.

4.7 EW Rural Soils Report 2003

- 4.7.1 The Waikato Regional Council *EW Rural Soils Report 2003* is an exact reproduction of the *Historic Pesticides Residues in Horticultural and Grazing Soils in the Waikato Region, Sally Gaw 2003* (Gaw Report) and is the Waikato Region component of her Waikato University Doctor of Philosophy Thesis *Persistence and Availability of Agrichemical Residues in New Zealand Horticultural Soils*.
- 4.7.2 The main purpose of the study was to determine the extent to which, residual historic pesticide contamination is present in Waikato horticultural and pastoral soils. As part of the study soil samples were collected from pastoral land and analysed for organochlorines which, are used in this assessment for comparison purposes against a NES DDT soil contaminant standard (SCS) and against New Zealand derived **The Development of Soil Guideline Values for the Protection of Ecological Receptors, Jo Cavanagh and Kiran Munir, Landcare Research, June 2016** (ECO) DDT soil guideline value (SGV)

4.8 WRC Technical Report 2005/51

- 4.8.1 The WRC Technical Report 2005/51 *Cadmium Accumulation in Waikato Soils*, Dr. Nick Kim, 2005 (Kim Report) provides a comprehensive assessment of cadmium in Waikato soils. The largest single source is superphosphate fertiliser.
- 4.8.2 Included within the report are cadmium concentrations that are likely to be found on pastoral land which, are used in this assessment for comparison purposes against a NES cadmium SCS and an ECO cadmium SGV.

5.0 GEOLOGY, HYDROGEOLOGY AND HYDROLOGY

5.1 Geology

- 5.1.1 The geological map *Edbrook, S. W., 2005, Geology of the Auckland Area, 1:250,000 geological Map 3* shows the site is part of the Tauranga Group with the site underlain by Taupo Pumice Alluvium subgroup, which is pumice, sand, silts and gravels.

5.2 Hydrogeology

- 5.2.1 Information from the WRC documents the likelihood of a shallow groundwater system beneath the site. This is based on three consented within one kilometre of the site as documented in Table 6: Bore Information.

Table 6: Bore Information

BORE	LOCATION	BORE DEPTH	CASING
62_208	431 Awaiti Road	10 m	4 m
72_3329	466 Awaiti Road	4.5 m	
72_6287	471 Awaiti Road	7 m	

- 5.2.2 Based on the number of drains and channels at the site it is considered that groundwater is likely to be present at a depth of around two metres.

5.3 Hydrology

5.3.1 780

- 5.3.1.1 No streams, wetlands or ponds are present.
- 5.3.2.1 Small drainage channels are present approximately every 20 metres in all of the paddock. Farm drains are present around the perimeter of most of the paddocks.
- 5.3.2.2 It is considered that these drains ultimately discharge into the Awaiti Canal. The water quality of the Awaiti Canal is not known however, due to the predominantly pastoral catchment it is considered most likely to be 'poor'.

5.3.2 874

- 5.3.2.1 A stream is present running north to south in the west and a small wetland is present in the central northwest.
- 5.3.2.2 A canal running north to south is present in the central east. A large farm drain is present immediately to the east of this canal.
- 5.3.2.3 Small drainage channels are present in all of the paddocks approximately every 20 metres. Farm drains are present around the perimeter of most of the paddocks.

- 5.3.2.4 It is considered that these drains discharge into the canal and then ultimately into the Awaiti Canal. The water quality of the canal and Awaiti Canal are not known however, due to the predominantly pastoral catchment they are considered most likely to be 'poor'.

6.0 LAND INVESTIGATION

6.1 Walkover

- 6.1.1 A walkover of parts of the site was undertaken by Guy Sowry, a Director of CSI, on 14 March 2024. At the time of the walkover the day was raining. Photos are included in Appendix E.
- 6.1.2 The site was a pastoral farm with no fuel storage or livestock yards noted and no evidence of farms dumps, burn pits or horticultural activities. Small drainage channels are present approximately every 20 metres. Wrapped bales of silage were present in the southwest. There was no evidence of past sheep dips, shower dips or spray races or hummock land to suggest farms dumps.

6.2 Land History

6.2.1 Aerial Photos

- 6.2.1.1 Aerial photos from 1942 to 2004 document 780 as pastoral land with structures present.
- 6.2.1.2 Aerial photos from 1963 to 1994 document 874 as pastoral land with structures present. Aerial photos from 1999 and 2004 document 874 as pastoral land with the remnants of a dwelling in the southeast.

6.2.2 Land Title

- 6.2.2.1 First title issued in 1922. 470 has been owned by Hare Bros. Limited since 2001 and 874 has been owned by Jenifer Parker since 1989.

6.2.3 NZ Companies Register

- 6.2.3.1 Hare Bros. Limited was established in 1933 with Howard Jonathan Hare listed as a director since 1995.

6.2.4 Consultation and Literature Review

- 6.2.4.1 Information from WRC documents: no HAIL; no consents that suggest HAIL; and no pollution incidents.
- 6.2.4.2 Anecdotal information from Mr. Bryant prospective purchaser stated that there is no evidence of any past structures or farms dumps were development is to occur.
- 6.2.4.2 Anecdotal information from Mr. Hare current owner of 780 documents that to his knowledge the site has always been a dairy farm with structure but no evidence of chemical storage. No current dumps or burn pits no evidence of any historical dumps, burn pits or livestock dips etc.

- 6.2.4.4 Anecdotal information from Mrs. Parker current owner of 874 documents that to here knowledge the site has always been dairy farm paddocks with structures including a dwelling in the southeastern corner. No current dumps or burn pits on site and no evidence of any historical farm dumps or burns pits. No evidence of any historical dumps or livestock dips etc.

6.2.6 Proposed Development and Use

- 6.2.6.1 A chicken broiler farm at each site with farm workers cottages.

6.3 Potential Ground Contamination

Pastoral Land

- 6.3.1 Pastoral land with structures present from 1942. Whilst pastoral farming is not considered to be HAIL, farming activities of livestock dipping (including showering and spray races), landfilling (farm dumps), fuel storage, persistent pesticide application (DDT to control grass grub) and the accidental release of cadmium in superphosphate fertilisers, are.

6.3.2 Livestock Dipping

- 6.3.2.1 The site walkover did not document any structures to suggest livestock dipping etc.
- 6.3.2.2 Aerial photos from 1942 to 2004 do not document any structures to suggest livestock dipping etc.
- 6.3.2.3 Anecdotal information from the current owners, documents that the sites have always been dairy farms paddocks with no structures associated with livestock dipping ever discovered.
- 6.3.2.4 Therefore potential ground contaminants associated with livestock dipping etc has more than likely not occurred at the site.

6.3.3 Farm Dumps

- 6.3.3.1 The site walkover did not document any current dumps or hummocky land to suggest historic farm dumps etc at the site.
- 6.3.3.2 Aerial photos from 1942 to 2004 document no evidence of large dumps.
- 6.3.3.3 Anecdotal information from the current owners documents that farm dumping does not occur at the site and no evidence to suggest it ever did.
- 6.3.3.4 Therefore, potential ground contaminants associated with historical farm dumping has more than likely not occurred at the site.

6.3.4 Fuel Storage

- 6.3.4.1 The site walkover did not document any fuel storage at the site.
- 6.3.4.2 Aerial photos from 1942 to 2004 do not document any structures to suggest fuel storage at the sites.
- 6.3.4.3 No HDC dangerous goods record for an underground or above ground fuel tanks at the site.
- 6.3.4.4 Anecdotal information from the current owners documents that fuel storage has not occurred at the sites.
- 6.3.4.5 Therefore, hydrocarbons associated with fuel storage is not considered to be potential ground contaminants at the site.

6.3.5 Persistent Pesticide Application

- 6.3.5.1 It is not known if DDT was used at the site to control grass grubs prior to 1970 as this is when DDT was banned, for this use.
- 6.3.5.2 The Gaw report, documents a DDT high of 0.75 mg/kg for pastoral land. When this value is compared to the NES residential (considered the most appropriate landuse due to a small section size for the farm cottages) DDT SCS of 70 mg/kg, DDT is not considered to be a potential human health ground contaminant at the site. When these concentrations are compared to the ECO residential DDT SGV of 4.8 mg/kg, DDT is not considered to be potential environmental ground contaminant at the site.

6.3.6 Fertiliser Bulk Storage

- 6.3.6.1 The site walkover did not document any bulk fertiliser storage at the site.
- 6.3.6.2 Aerial photos from 1942 to 2004 do not document any structures to suggest bulk fertiliser storage at the site.
- 6.3.6.3 Anecdotal information from the current owners documents that bulk fertiliser storage has not occurred at the site during their ownership and no evidence to suggest it occurred prior.
- 6.3.6.4 Therefore, cadmium from fertiliser storage is not considered to be a potential ground contaminant at the site.

6.3.7 Accidental Release of Hazardous Substances - Cadmium

- 6.3.7.1 Anecdotal information documents that superphosphate has been applied to the site.

- 6.3.7.2 The WRC Technical Report 2005/51 documents for pastoral land a Cadmium average of 0.70 mg/kg and a cadmium high of 1.5 mg/kg. When these concentrations are compared to the NES residential cadmium SCS of 3 mg/kg, cadmium from superphosphate application is not considered to be a human health potential ground contaminant at the site. When these concentrations are compared to the ECO residential cadmium SGV of 17 mg/kg, cadmium from superphosphate application is not considered to be an environmental potential ground contaminant at the site.

Rural Dwelling

- 6.3.8 A dwelling with curtilage in the southeast of 874 from circa 1963 to circa 1975. Lead paint was more than likely present on the dwelling and domestic waste burial may have occurred. The **Hazardous Activities and Industries List Guidance, Identify HAIL land, Ministry for the Environment, March 2023** provides guidance for HAIL and this document does not mention lead paint discharges as a potential HAIL or small scale domestic waste dumps. Therefore, lead paint discharges and contaminants associated with domestic waste dumps are not considered to be potential ground contaminants for this development.

6.3.9 Conclusion

- 6.3.9.1 Based on the above information no potential likely contaminants are considered to be present at the site.

6.4 HAIL

- 6.4.1 Based on the above it is considered that no HAIL has occurred at the site.

6.5 Conceptual Site Model

- 6.5.1 A Conceptual Site Model (CSM) for a chicken broiler farm at each site with farm workers cottages is presented in Table 6: Conceptual Site Model.
- 6.5.2 The risk component of the CSM uses the terms low risk which, is consistent with the concepts and ranking system outlined in the *Contaminated Land Management Guidelines (CLMG) No 3 – Risk Screening System*. Fundamentally: **Low** refers to no risk – the absence of a hazard source or receptor and no exposure pathway link.

Table 6: Conceptual Site Model

ELEMENTS		CONTAMINANTS
HAZARD		None.
PATHWAY	Stormwater	To land. Streams, canals and drains are present at the site. The grass barrier and porous soil will not prevent the horizontal migration of any potential contaminants.
	Groundwater	A very shallow groundwater system. The porous soil will not prevent the vertical migration of any potential contaminants.
	Contact	Development workers – direct contact. Occupiers – small curtilage for outdoor living area. Soil biota - the site is not identified to be of local or national importance.
RECEPTOR	Human Health	None.
	Ecological	On-site - none. Off-site - none.
	Built	None.
RISK	Human Health	LOW.
	Ecological	
	Built	

6.5.3 The conceptual site model documents a low risk to human health and the environment as there are no identified potential contaminants/hazards.

6.6.1 A risk assessment is not required as the risk to human health and the environment is considered to be **LOW** as demonstrated by the conceptual site model.

6.6 Risk Assessment

6.6.1 A risk assessment is not required as the risk to human health and the environment is considered to be **LOW** as demonstrated by the conceptual site model.

7.0 LEGISLATIVE REQUIREMENTS

7.1 WRC Regional Plan

- 7.1.1 A Contaminated Land Remediation rule in the WRC Plan requires that if any remediation of a known contaminated site is to occur then a PSI, Detailed Site Investigation (DSI) and Remedial Action Plan (RAP) must be completed and approved of by WRC prior to any remediation occurring. And at the completion of remediation a Site Validation Plan (SVR) must be submitted to WRC for approval.
- 7.1.2 This rule does not apply as the site is not considered to be a contaminated site.

7.2 NES Review

7.2.1 Application

- 7.2.1.2 The regulation applies when a person wants to do an activity described in any of subclauses (2) to (6) on a piece of land described in subclause (7) or (7).

7.2.2 Activity

- 7.2.2.1 The activities of most relevance for the proposal are considered to be:
- disturbing the soil of the piece of land for a particular purpose; and/or
 - changing the use of the piece of land to a use that is reasonably likely to harm human health.

7.2.3 Piece of Land

- 7.2.3.1 A piece of land is a piece of land that has had HAIL undertaken on it.

7.2.4 Production Land

- 7.2.4.1 Clause 5(7) identifies the activities to which the regulations apply if a piece of land is production land. These include disturbing soil in and around residential buildings or gardens and changing the use of the piece of land in a way that causes the piece of land to stop being production land.

7.2.4 Assessment Criteria

- 7.2.4.1 To determine if a HAIL has occurred on a piece of land a PSI must be completed by a SQEP and is reported on in accordance with the current edition of CLMG#1. The NES does not define what a SQEP is. However, the *MfE User's Guide National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2012*, provides guidance. In summary: the person undertaking a PSI should have relevant expertise relating to possible HAIL, be able to make an independent assessment of the likelihood of the site being contaminated and be able to assess the risk to human health for the proposed land use; a person certifying the report should hold a relevant tertiary education and at least 10 years' experience.

7.2.5 Permitted Activities

- 7.2.5.1 Disturbing the soil of the piece of land is a permitted activity provided the volume of disturbance of the soil of the piece of land is no more than 25 m³ per 500 m² and only, up to 5 m³ per 500 m² is taken away per year.
- 7.2.5.2 Changing the use of the piece of land is a permitted activity provided a preliminary site investigation of the land or piece of land has been undertaken and that the associated report must state that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land.

7.3 NES Assessment

7.3.1 Piece of Land Assessment Criteria

- 7.3.1.1 This PSI clearly documents that no HAIL has occurred at the site. This PSI has been completed by Guy Sowry who holds a post graduate diploma in 'Environmental Health Science' and over 30 years' experience investigating and reporting on contaminated land. This report has been prepared by Guy Sowry in general accordance with CLMG#1 (note it is considered impossible to comply with this guideline hence the term general). This PSI is to be submitted in support of a resource consent application.
- 7.3.1.2 Therefore, the site is not considered to be a **piece of land** under the NES.

7.3.2 Permitted Activity – Soil Disturbance

- 7.3.2.1 Therefore, Soil Disturbance Regulations do not apply.

7.3.3 Changing Use

- 7.3.3.1 Therefore, the Changing Use Regulations do not apply.

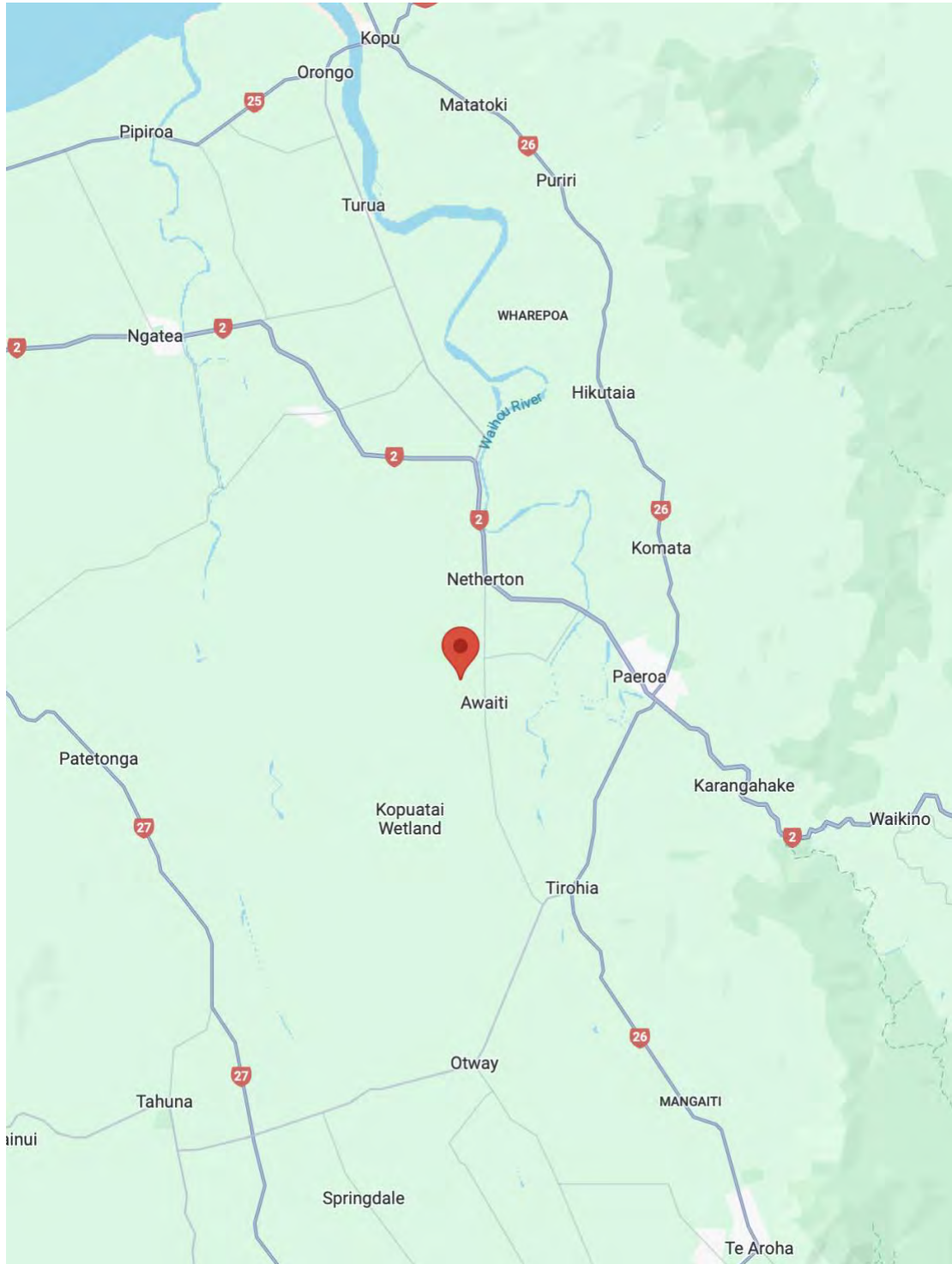
8.0 CONCLUSION AND RECOMMENDATION

8.1 Conclusion

- 8.1.1 The purpose of this investigation was to determine if HAIL has occurred or is occurring at two sites within 780 and 874 Wani Road, Netherton. A chicken broiler farm is to be developed at each site and will include workers cottages.
- 8.1.2 A desk top investigation by Guy Sowry of CSI comprising a review of historical photos, land titles, consultation and a site walkover documents that no HAIL has not occurred at the site.
- 8.1.3 The Conceptual Site Model documents a **LOW** risk to human health and the environment as contaminant pathways are considered to be incomplete as there are no identified potential contaminants/hazards.
- 8.1.4 Therefore, it is highly unlikely that there will be a risk to human health or the environment if the sites are developed into broiler farms with workers cottages.

8.2 Recommendations

- 8.2.1 No further contaminated land investigations are required for this application.
- 8.2.2 That the sites shall be listed on HDC and WRC Selected Land Use Registers as 'Investigated – no risk to human health'.

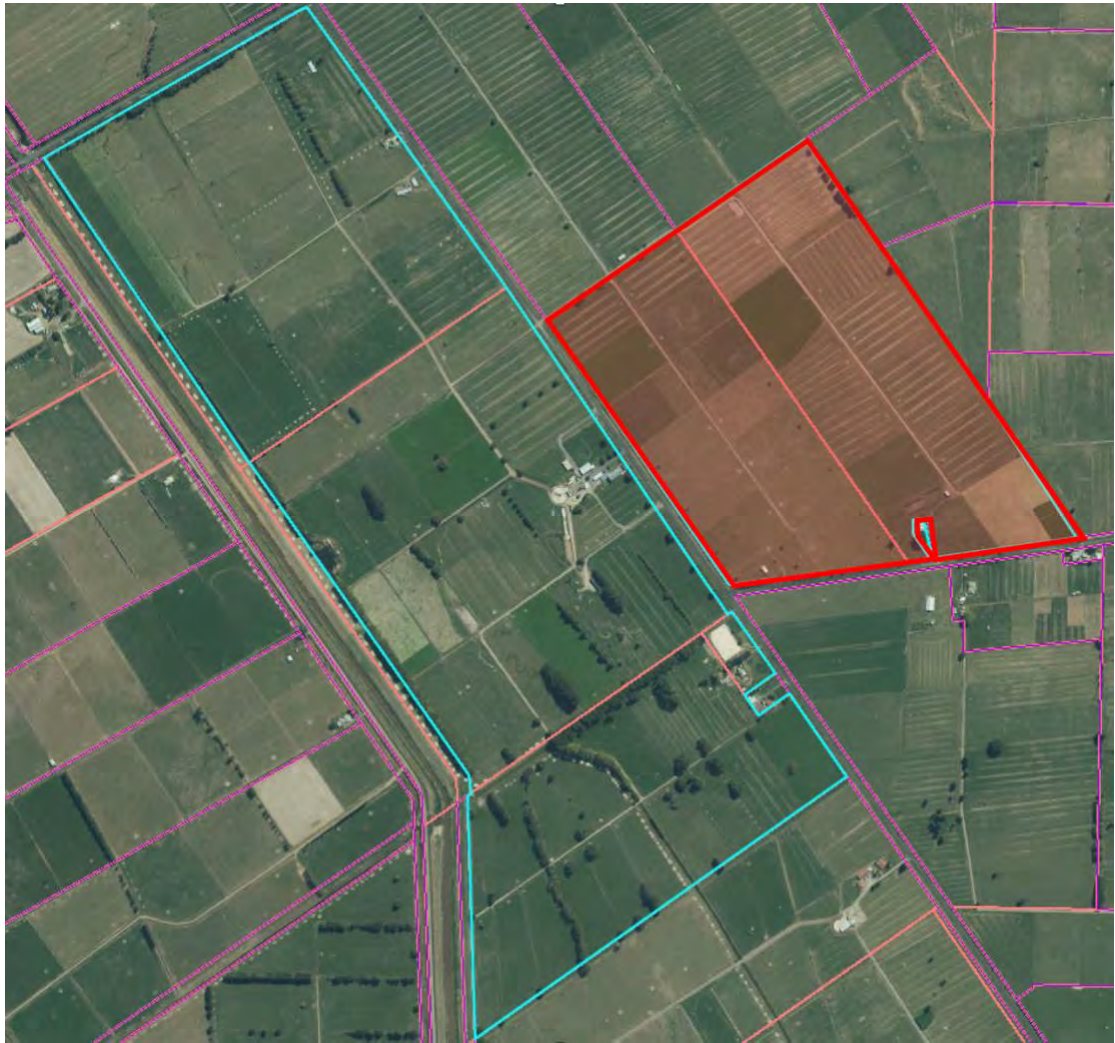


CSI
Contaminated Site Investigations
34 Brookfield Street
Hamilton

780 AND 874 WANI ROAD, NETHERTON

FIGURE 1

SITE LOCATION



CSI

Contaminated Site Investigations
34 Brookfield Street
Hamilton

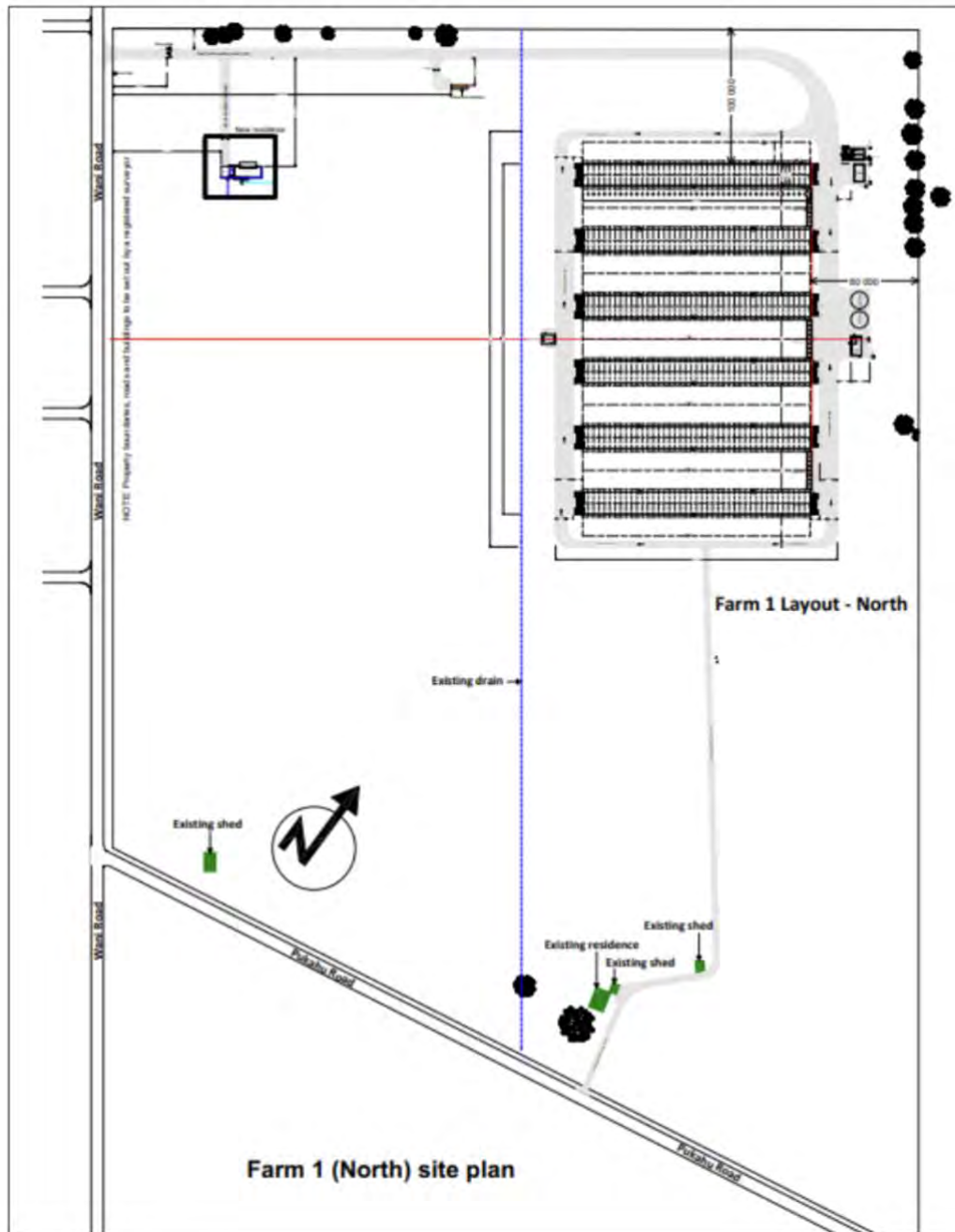
780 WANI ROAD, NETHERTON

FIGURE 2

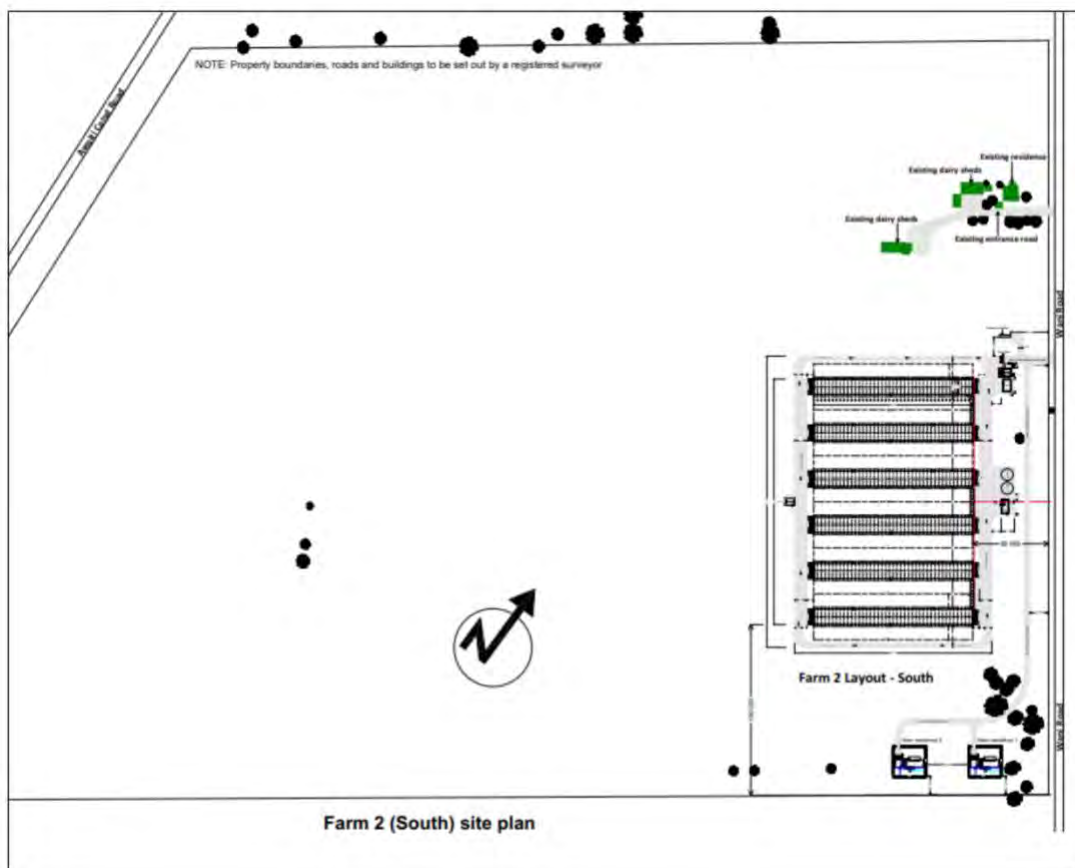
SITE PLAN



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	874 WANI ROAD, NETHERTON
	FIGURE 2
	SITE PLAN



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 WANI ROAD, NETHERTON
	FIGURE 3
	PROPOSED DEVELOPMENT



CSI
Contaminated Site Investigations
34 Brookfield Street
Hamilton

874 WANI ROAD, NETHERTON
FIGURE 3
PROPOSED DEVELOPMENT

APPENDIX A

REPORT CONDITIONS

*This report is prepared solely for the benefit of **Agright New Zealand OpCo 3 Limited** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.*

This report refers, with the limitations stated, to the conditions of site at the time of the investigation. No warranty is given as to the possibility of future changes in the condition of the site.

This report is based on aerial photos, anecdotal information and a site walkover. Some of the opinions are based on unconfirmed data and information and are presented as the best that can be obtained without further extensive research.

Whilst the findings detailed in this report reflect our best assessment, we are unable to give categoric assurances that they will be accepted by regulatory authorities without questions as such authorities may have unpublished more stringent objectives. This report is prepared and written for the proposed uses stated in the report and should not be used in a different context without reference to CSI. In time approved practices or amended legislation may necessitate a re-assessment.

The report is limited to those aspects of land contamination specifically reported on and is necessarily restricted and no liability is accepted for any other aspects especially concerning gradual or sudden pollution incidents. The opinions expressed cannot be absolute due to the limitations of time and resources imposed by the agreed brief and the possibility of unrecorded previous use and abuse of the site and adjacent sites. The report concentrates on the site as defined in the report and provides an opinion on surrounding sites. If migrating pollution or contaminants (past or present) exists further research will be required before the effects can be better determined.

APPENDIX B

AERIAL PHOTOS



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 WANI ROAD, NETHERTON
	SK01
	1942



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 WANI ROAD, NETHERTON
	SK1
	1942



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 WANI ROAD, NETHERTON
	SK02
	1963



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	784 WANI ROAD, NETHERTON
	SK02
	1963



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 AND 874 WANI ROAD, NETHERTON
	SK03
	1969



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 WANI ROAD, NETHERTON
	SK04
	1975



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	874 WANI ROAD, NETHERTON
	SK04
	1975



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 AND 874 WANI ROAD, NETHERTON
	SK05
	1982



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 WANI ROAD, NETHERTON
	SK06
	1991



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	874 WANI ROAD, NETHERTON
	SK06
	1991



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 AND 874 WANI ROAD, NETHERTON
	SK07
	1994



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 AND 874 WANI ROAD, NETHERTON
	SK08
	1999



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	780 WANI ROAD, NETHERTON
	SK09
	2004



CSI Contaminated Site Investigations 34 Brookfield Street Hamilton	874 WANI ROAD, NETHERTON
	SK09
	2004

APPENDIX C

LAND TITLES

References
Prior C/T. 734/191
Transfer No. S.344191
N/C. Order No.



Land and Deeds 59

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 10th day of May one thousand nine hundred and sixty-six under the seal of the District Land Registrar of the Land Registration District of South Auckland

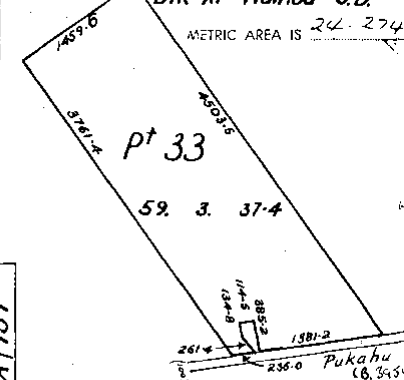
WITNESSETH that GREGOR KEMPT HODGE, OWEN HODGE and JOHN RODERICK HODGE all of Paeroa, farmers are seised of an estate in fee simple as tenants in common in equal shares

~~to be held by the said Gregor Kempt Hodge, Owen Hodge and John Roderick Hodge~~ (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 59 ACRES 3 RODS 37.4 PERCHES more or less being part Section 33 Block XI Waihou Survey District

Subject to the reservation of an easement of full drainage rights over an area 50 links wide along the northern boundary of the within land including rights of ingress and egress in favour of Her Majesty the Queen

S.344192 Mortgage to ~~the New Zealand Banking Group~~ (Paeroa) Limited produced 10.10.66 at 11.20 o/c

Produced 10.10.66 at 11.20 o/c



Scale: 1 inch = 10 chains.



ASSISTANT LAND REGISTRAR

S.609552 Transfer to Ronald McKenzie Dickson farmer and Patricia Eileen Dickson his wife, Leslie James McMillan farmer and Gaye Muriel McMillan his wife all of Paeroa as tenants in common in equal shares produced 26.6.1977 at 11.01 o/c

S.609553 Mortgage to Australia and New Zealand Banking Group Limited produced 26.6.1977 at 11.01 o/c

H.371167 Transfer to Leslie James McMillan of Paeroa farmer and Gaye Muriel McMillan his wife as tenants in common in equal shares produced 15.10.1981 at 9.35 o/c

H.396040.3 Mortgage to Southern Cross Building and Bank Society produced 19.3.1982 at 9.10 o/c

B.003418 Mortgage to New Zealand Banking Group (New Zealand) Limited produced 2.2.1991 at 1.30 o/c

8028587-1

for A.L.R.

CT: 6A/737

B.028587.2 Transfer to John van Eyk Limited -
2.7.1991 at 12.03 o'clock

B.028587.3 Mortgage to Bank Waikato
Limited - 2.7.1991 at 12.03 o'clock
for A.L.R.
21.6.2001
FOR RGL

B664706.2 Transfer to Mare Bros. Limited

B664706.6 Mortgage to ASB Bank Limited

all 21.6.2001 at 3.47

for RGL



over ...

C.T. 814/288

H.239256.1 Transfer of residue to James Mellow of Paeroa produced 29.6.1979 at 2.35 o/c
B. Used
for A.L.R.

H.239256.2 Mortgage of the residue to Waikato Savings Bank produced 29.6.1979 at 2.35 o/c
H 473169.1
B. Used
for A.L.R.

H.239256.3 Mortgage of the residue to Cecil Stanley Heslop produced 29.6.1979 at 2.35 o/c
H 473169.2
B. Used
for A.L.R.

H.281840 Mortgage of the residue to Catherine Mellow produced 16.4.1980 at 40.56 o/c
H 475387.2
DISCHARGED
for A.L.R.

H.299818.1 Mortgage to Rural Banking and Finance Corporation of New Zealand produced 7.8.1980 at 14.26 o/c
H 475387.1
DISCHARGED
for A.L.R.

H.299818.2 Memorandum of Priority making Mortgage H.299818.1 a third mortgage and Mortgage H.281840 a fourth mortgage produced 7.8.1980 at 14.26 o/c
for A.L.R.

H.403100.1 Mortgage of the residue to Paeroa and Hauraki Finance Company Limited produced 15.4.1982 at 9.10 o/c
H 473123.1
for A.L.R.

H.403100.2 Memorandum of Priority making Mortgage H.403100.1 a fourth mortgage and Mortgage H.281840 a fifth mortgage produced 15.4.1982 at 9.10 o/c
for A.L.R.

H.431232.2 Mortgage of the residue to W G Broadbent & Co Nominees Limited produced 22.9.1982 at 11.00 o/c
H 473169.3
for A.L.R.

H.431232.3 Mortgage of the residue to Paeroa and Hauraki Finance Company Limited produced 22.9.1982 at 11.00 o/c
H 473169.5
for A.L.R.

H.431232.4 Mortgage of the residue to W G Broadbent & Co Nominees Limited produced 22.9.1982 at 11.00 o/c
H 473169.4
for A.L.R.

H.431232.5 Memorandum of Priority making Mortgage H.431232.2 a fourth mortgage Mortgage H.431232.3 a fifth mortgage Mortgage H.431232.4 a sixth mortgage and Mortgage H.281840 a seventh mortgage produced 22.9.1982 at 11.00 o/c
for A.L.R.

H.431232.6 Variation of Terms of Mortgage H.281840 produced 22.9.1982 at 11.00 o/c
for A.L.R.

H.431232.7 Mortgage of the residue to Murray Oscar Christensen and Joan Carol Christensen produced 22.9.1982 at 11.00 o/c
H 473169.6
for A.L.R.

H.475387.3 Transfer of the residue to Edward Thomas Tye and Joan Tye both of Paeroa former of Charles Fletcher of Hamilton solicitor produced 22.9.1983 at 2.50 o/c
for A.L.R.

H.479126.1 Mortgage to Cecil Stanley Heslop produced 3.8.1983 at 2.50 o/c
for A.L.R.

H.479126.2 Mortgage to James Mellow produced 3.8.1983 at 2.50 o/c
for A.L.R.

H.479126.3 Mortgage to Bank of New Zealand produced 3.8.1983 at 2.50 o/c
for A.L.R.

H.479126.4 Transfer of Mortgage H.479126.2 to The Thames Valley Dairy Finance Company Limited produced 3.8.1983 at 2.50 o/c
for A.L.R.

H.479126.5 Mortgage to The Public Trustee produced 3.8.1983 at 2.50 o/c
ENTERED IN ERROR
for A.L.R.

H.479125 Mortgage to The Public Trustee produced 3.8.1983 at 2.50 o/c
6049084.2
for A.L.R.

H.479126.1 Mortgage to Stanley Heslop produced 3.8.1983 at 2.50 o/c
6085052.2
for A.L.R.

SEE CONTINUATION PAGE

CONTINUATION PAGE

C.T. 814/288

H.479126.2 Mortgage to J. Mellow
produced 3.8.1983 at 2.50 o/c
H.65679.1

H.479126.3 Mortgage to Bank of New Zealand
produced 3.8.1983 at 2.50 o/c

H.479126.4 Transfer of Mortgage H.479126.2
to The Thames Valley Finance Company
Limited produced 3.8.1983 at 2.50 o/c

H.656791.2 Mortgage to The Rural Banking
and Finance Corporation of New Zealand
produced 14.2.1986 at 12.00 o/c

H.656791.3 Memorandum of Priority making
Mortgage H.656791.2 a third mortgage
and Mortgage H.656791.2 a fourth mortgage
produced 14.2.1986 at 12.00 o/c

H.677868 Variation of Terms of Mortgage
H.479126.1 produced 11.2.1986 at 10.51
o/c (with consent of Mortgagees in Mortgage
H.479126.2)

H.707816.1 Transfer of Mortgage
H.479126.1 to Cecil Stanley Heslop and
Elva Nancy Heslop in equal shares produced 11.2.1987 at
10.35 o/c

H.891606 Variation of Terms of Mortgage
H.479126.1 - 4.8.1989 at 10.46 o/c

B.085052.1 Transmission of Mortgage
H.479126.1 to Cecil Stanley Heslop as
survivor - 8.6.1989 at 11.30 o/c

B495360.3 Transfer to Keith Malcolm James and
Jennifer Mary James

B495360.4 Mortgage to Rabobank New Zealand
Branch Cooperative Centrale Raiffeisen-
Boerenleenbank B.A.

REGISTER

B495360.5 Mortgage to Lucy Jean Parker,
Margaret Anne Fowke, Jennifer Mary Parker,
Neil Robert Parker and to Robert Norman
Parker, Margaret Anne Fowke, Jennifer Mary
Parker, Neil Robert Parker in shares

B495360.6 Mortgage to Thomas Tye,
Janet Diane Tye and Charles Fletcher
BSC 4.8.1998 at 10.51
all 4.8.1998 at 10.51

B495360.7 Correction of Name of the
mortgagee in Mortgage B495360.4
to Cooperatieve Centrale Raiffeisen-
Boerenleenbank B.A. -

B495360.1 Transfer of

Mortgage B495360.4

to Rabobank New Zealand Limited -

At 4.8.2000 at 9:00

26
102 200



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Historical Search Copy



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

Identifier	SA814/288	Part-Cancelled
Land Registration District	South Auckland	
Date Issued	24 April 1944	
Prior References		
SA671/191	SA745/239	

Estate	Fee Simple
Area	59.6775 hectares more or less
Legal Description	Section 21 Block XV Waihou Survey District and Part Te Awaitei 1A2B2B Block

Original Registered Owners

Keith Malcolm James and Jennifer Mary James

Interests

Appurtenant hereto is a right of way created by Transfer 275805

S399291 Gazette Notice taking part within land for soil conservation and river control purposes (2a 2r 16.7p) and declaring the said land to be Crown Land - 8.3.1968 at 2.08 pm

H479126.3 Mortgage to Bank of New Zealand - 3.8.1983 at 2.50 pm

B495360.4 Mortgage to Rabobank New Zealand Limited - 4.8.1998 at 10.57 am

B495360.5 Mortgage to Lucy Jean Parker, Margaret Anne Fowke, Jennifer Mary Parker and Neil Robert Parker and to Robert Norman Parker, Margaret Anne Fowke, Jennifer Mary Parker and Neil Robert Parker in shares - 4.8.1998 at 10.57 am

5149858.1 Departmental dealing correcting the discharge B495360.1 by recording it against Mortgage H479126.3 - 5.2.2002 at 2:52 pm

5149963.1 Discharge of Mortgage B495360.4 - 5.2.2002 at 3:09 pm

5149963.2 Mortgage to Bank of New Zealand - 5.2.2002 at 3:09 pm

5149963.3 Memorandum of Priority making Mortgages 5149963.2 and B495360.5 first and second mortgages respectively - 5.2.2002 at 3:09 pm

6260788.1 Discharge of Mortgage 5149963.2 - 21.12.2004 at 9:00 am

6292837.1 Transfer to Jennifer Mary Parker - 28.1.2005 at 9:00 am

6292837.2 Mortgage to Bank of New Zealand - 28.1.2005 at 9:00 am

7438229.1 Discharge of Mortgage 6292837.2 - 11.7.2007 at 11:47 am

7438229.2 Transfer to Jennifer Mary Parker and Neil Robert Parker - 11.7.2007 at 11:47 am

7438229.3 Mortgage to Bank of New Zealand - 11.7.2007 at 11:47 am

Identifier**SA814/288**

B495360.5 Mortgage to (now) Lucy Jean Parker, Margaret Anne Fowke, Jennifer Mary Parker and Neil Robert Parker and to Jennifer Mary Parker, Margaret Anne Fowke and Neil Robet Parker in shares- 4.8.1998 at 10:57 am

7523421.1 Departmental dealing correcting the name of the mortgagee in Mortgage B495360.5 Neil Robet Parker to Neil Robert Parker - 29.8.2007 at 3:58 pm

7460861.1 Transmission of the share of Robert Norman Bland Parker, Jennifer Mary Parker, Margaret Anne Fowke and Neil Robert Parker in Mortgage B495360.5 to Jennifer Mary Parker, Neil Robert Parker and Margaret Anne Fowke as survivor - 13.7.2007 at 9.00 am

7593470.1 Departmental dealing correcting the structured data supporting Mortgage B495360.5 - 26.10.2007 at 3:28 pm

7594583.1 Discharge of Mortgage B495360.5 - 29.10.2007 at 11:30 am

8236137.1 Transfer to Jennifer Mary Parker - 11.11.2009 at 9:33 am

APPENDIX D**NZ COMPANIES REGISTER**

JOHN VAN EYK LIMITED (198256) Removed

Last updated on 03 Nov 2013

To maintain this company [log on here](#)

[View as Single Page](#) [Certificate of Incorporation](#) [Company Extract](#) [Print](#)

Company Summary

Addresses

Directors (3)

Shareholdings (4)

Documents (27)

PPSR Search

NZBN

Company number:	198256	Additional NZBN Information Trading Name(s): Phone Number(s): Email Address(es): Website(s): Industry Classification(s): View all NZBN details
NZBN:	9429040041841	
Incorporation Date:	08 May 1979	
Company Status:	Removed View Previous Status	
Entity type:	NZ Limited Company	
Constitution filed:	Yes	
Ultimate holding company	Not specified	
Company addresses:	Registered Office 5 Princes Street, Paeroa , New Zealand Address for service 5 Princes Street, Paeroa , New Zealand View all addresses	
Directors	Showing 2 of 3 directors Harry VAN EYK Canal West Road, R D 6, Thames , John VAN EYK Awaiti Canal Road, R D 1, Paeroa , View more director details	
Company record link:	https://app.companiesoffice.govt.nz/co/198256	

Generated on Saturday, 16 March 2024 10:32:45 NZDT

HARE BROS. LIMITED (174298) Registered

To maintain this company [log on here](#)

MY TOOLS

REQUEST AUTHORITY

Last updated on 11 Sep 2023

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[Print](#)

Company Summary		Addresses	Directors (1)	Shareholdings (2)	Documents (54)	PPSR Search	NZBN
Company number:	174298						
NZBN:	9429040151656						
Incorporation Date:	22 Dec 1933						
Company Status:	Registered						
Entity type:	NZ Limited Company						
Constitution filed:	Yes						
AR filing month:	August , last filed on 11 Sep 2023						
Ultimate holding company		No					
Company addresses:		Registered Office 987 Awaiti Road, Rd 3, Paeroa, 3673 , New Zealand Address for service 987 Awaiti Road, Rd 3, Paeroa, 3673 , New Zealand View all addresses					
Directors		Showing 1 of 1 directors Howard Jonathan HARE 987 Awaiti Road, Rd 3, Paeroa, 3673 , New Zealand					
Company record link:		https://app.companiesoffice.govt.nz/co/174298					

Additional NZBN Information

Trading Name(s): Hare Bros.Ltd

Phone Number(s): +64 21 759703

Email Address(es): harebros@gmail.com

Website(s): No website

Industry A016020 Milk production -

Classification(s): dairy cattle

[View all NZBN details](#)

Music

APPENDIX E

SITE PHOTOS



780



780



874



780



ATTACHMENT 5

Copy of e-mail to Mana Whenua

From: [Mason Jackson](#)
To: hako@xtra.co.nz; nikky.fisher@haurakicollective.maori.nz; eu@ngatimaru.iwi.nz; ngatipaoa.info@gmail.com; eddie.manukau@tamatera.iwi.nz; norm@tehira.co.nz; amelia.w7@outlook.com; hrenata@ngaatiwhanaunga.maori.nz; tipa@paoa.co.nz
Subject: RE: Agright - Proposed New Chicken Broiler Farms, Wani Rd, Awaiti.
Date: Friday, 19 July 2024 11:32:00 am
Attachments: [image001.png](#)

Kia ora e te rangatira

I hope you are all well. Further to my earlier e-mail (copied below) seeking feedback on behalf of Agright regarding their proposed chicken broiler farm development on Wani Road, Awaiti, this note is to let you know that resource consent applications have now been lodged with Waikato Regional and Hauraki District Councils. If they haven't yet provided them to you, please find at the link below, copies of the final consent application and AEE along with accompanying technical appendices.

 [MDL002453 Paeroa Chicken Broiler FINAL AEE](#)

For your information, the proposal has not changed to that set out in the consultation information pack previously circulated, although, as you will note, there is now a lot more associated detail. As indicated previously, Agright remains available to discuss the development and/or receive any feedback.

Nāku noa

Mason

From: Mason Jackson
Sent: Thursday, May 2, 2024 10:00 AM
To: hako@xtra.co.nz; nikky.fisher@haurakicollective.maori.nz; eu@ngatimaru.iwi.nz; ngatipaoa.info@gmail.com; eddie.manukau@tamatera.iwi.nz; norm@tehira.co.nz; amelia.w7@outlook.com; hrenata@ngaatiwhanaunga.maori.nz
Subject: Agright - Proposed New Chicken Broiler Farms, Wani Rd, Awaiti.

Tena koe e te rangatira

Ko Mason Jackson taku ingoa. I work for Mitchell Daysh Limited (a resource management and consenting consultancy) in our Hamilton office.

I am writing on behalf of one of our clients, Agright New Zealand OpCo1 Limited ("Agright"), to introduce a chicken broiler development they have planned within your area of interest. To this end, I have attached the following:

- A project consultation document that summarises the proposal and its anticipated effects on the environment and the local community; and
- A letter from Daniel Bryant at Agright inviting you and neighbouring residents to an

open day at their operational Wardville Chicken Broiler farm site on the 18th of May. The purpose of the open day is to show people a working chicken farm to get a better appreciation of its operations and its environmental effects.

The proposed development requires resource consents from Hauraki District and Waikato Regional Councils.

Agright appreciates that mana whenua / kaitiaki interests are likely to be wider than those of the general public, so in this respect, Agright would be very happy to discuss the development separately with you and to arrange a separate visit etc. Overall, Agright welcomes your guidance in terms of preferred next steps in the mana whenua consultation process

Please let me know if you have any queries or concerns, otherwise, I look forward to hearing from you.

Noho ora mai rā

Mason Jackson