

21 September 2026

CDL Land New Zealand Ltd
C/- Woods
8 Nugent St
Grafton
Auckland 1023

Attention: Fergus McArthur
Senior Intermediate Urban Designer

RE: Middle Road Project Substantive Application: Regulatory Assessment Under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Dear Fergus

CDL Land New Zealand Ltd's (CDL) Substantive Application for the Middle Road Project under the Fast-track Approvals Act 2024 (FTAA) requires that the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) be addressed. The project comprises a comprehensively planned residential development of 317 lots, supported by integrated transport, three waters infrastructure and open space, including stormwater management designed in accordance with best practice treatment and attenuation principles.

This letter has been compiled in support of the Substantive Application for the purposes of documenting the requirements of the NES-CS against the baseline of existing intrusive site investigations that have been completed to date.

1.0 Application Site

The application site is located at 92, 108, 148 Middle Road and 139 Te Aute Road in Havelock North (site). The site is held in five separate titles and consists of a combined area of approximately 30.6ha. The site is relatively flat and currently used for rural residential and grazing purposes with four existing dwellings. Figure 1 shows the site extent within the context of Havelock North.

The site is on the southwest side of Havelock North, approximately 900m south of the town centre, which contains a range of retail and commercial uses. The wider land uses to the north, east and west of the site are predominantly suburban residential in character, with a retirement village to the northwest and larger rural landholdings to the southwest.



Figure 1: Location and Extent of Site (Red Outline).



2.0 Regulatory Framework

Any proposed subdivision, development, or change in landuse must consider the following applicable regulations pertaining to actual and potential contamination.

2.1 National Environmental Standard

The NES – CS which came into effect on 1 January 2012, ensures that land affected by contaminants in soil is appropriately identified and assessed when soil disturbance and/or land development activities take place and, if necessary, remediated or the contaminants contained to make the land safe for human use. Under the NES, land is considered actually or potentially contaminated if an activity or industry on the MfE Hazardous Activities and Industries List (HAIL) has been, is, or is more likely than not to have been, undertaken on the land.

Consequently, any subdivision or development on HAIL land requires a detailed site investigation (DSI) of the piece of land to determine if there is a risk to human health as a result of the former activities.

The NES defines five standard landuse scenarios for which soil contaminant standards have been derived. The most sensitive landuse scenario applicable to the proposed change in landuse, subdivision and development at this site is defined by the NES as: Residential: Standard residential lot, for single dwelling sites with gardens, including homegrown produce consumption (10%).



2.2 Hastings District Plan

Section 27.1.4 of the Hastings District Plan delegates the assessment of actual and potential contamination to the national level by means of the NES-CS instrument. Any activity within the controls of the Hastings District must therefore address the NES-CS.

2.3 Hawke's Bay Regional Resources Management Plan

Section 30(1)(f) of the Resource Management Act 1991 provides the Hawkes Bay Regional Council with a statutory duty to investigate land for the purpose of identifying and monitoring contaminated land and for the control of discharges of contaminants into or onto land or water and discharges to air.

With respect to the Regional Plan, Rules 47 – 52 (Chapter 6.6.7 Generic Discharges of Contaminants – Discharges to Land/Water) cover the discharges of contaminants to land. The RRMP outlines the classification status of each activity, conditions, standards, and terms to be met and matters for Council's control / discretion.

Hawkes Bay Regional Council do not define soil contaminant guideline values for the protection of environment, instead to give an indication of potential risk to environmental health from inorganic elements and persistent pesticides, the any analytical results have been compared to the Draft Evo-SGVs defined by Landcare Research in their Contract Report LC2595 User Guide: Background soil concentrations and soil guideline values for the protection of ecological receptors (Eco-SGVs) – Consultation Draft (2016).

3.0 Site Status

CDL has previously commissioned five assessments of ground contamination risks across the site as part of previous development programmes and / or pre purchase due diligence. Those reports are:

- Geosciences Ltd. 2020. Environmental Due Diligence Investigation: Iona Structure Plan Area, Havelock North. Ref: Rep-H0125/DDI/Oct20. Prepared for CDL Land New Zealand Ltd, 20 October 2020.
- Geosciences Ltd. 2020. Environmental Due Diligence Investigation: 92 & 108 Middle Road, Havelock North. Ref: Rep-H0132/DDi/Nov20(Rev1). Prepared for CDL Land New Zealand Ltd, 16 November 2020, Revised 7 December 2020.
- Geosciences Ltd. 2022. Detailed Site Investigation (DSI): 92 and 108 Middle Road, Iona Structure Plan Area, Havelock North. Ref: H-0181A/DSI/Feb22. Prepared for CDL Land New Zealand Ltd, 18 February 2022.
- Geosciences Ltd. 2022. Remediation & Site Management Plan (SMP): 92 & 108 Middle Road, Iona Structure Plan Area, Havelock North. Ref: Rep-H0181a/RAP-SMP/Feb22. Prepared for CDL Land New Zealand Ltd, 18 February 2022.
- Pattle Delamore Partners Ltd. 2024. Ground Contamination Assessment for 139 Te Aute Road, Havelock North. Prepared for CDL Land New Zealand Ltd, 02 August 2024.
- AgFirst Consultants Hawke's Bay Ltd. 2026. Lot 179 Te Aute Road: Prepurchase Due Diligence. Prepared for CDL Land New Zealand Ltd, 12 January 2026.



Each of these reports are summarised in Appendix A and full copies have been provided within the suite of reports submitted. Tabulated analytical results are set out in Appendix B.

For the purposes of CDL's Substantive Application, it is noted:

- The site meets the definition of *Land Covered* as defined in Regulation 5(7) of the NES – CS as HAIL activities have been identified within discrete areas of the site;
- Intrusive soil sampling has been undertaken that identifies priority contaminants of concern exceed the applicable standard for the proposed development;
- Each report identifies a conceptual model of actual and potential contamination, and has sampled accordingly;
- As a result of the scope and scale of the Proposed Development, the permitted activity thresholds of Regulation 8(3) cannot be met;
- All investigations have been completed in accordance with the MfE CLMG No.1 & No.5 and the sum of the reports and associated testing are considered to provide sufficient coverage of the site with respect to detailed site investigations requirements;
- As a result of the findings of all commissioned reports, the proposed development is considered a restricted discretionary activity under Regulation 10 as:
 - Discrete areas of the site contain priority contaminants of concern exceeding the applicable standard;
 - Appropriate intrusive site investigations have been completed across all parcels of the site that meet the requirements for Detailed site investigations; and
 - Copies of those reports have been provided within this Substantive Application.

4.0 Matters of Discretion

With respect to the piece of land, appropriate intrusive investigation has been undertaken across all parcels of the site, which has identified discrete areas where remediation is required. The amount, and type of soil contamination can be readily addressed, and its total amounts to approximately 3.7% of the development area.

An appropriately detailed Remediation Action Plan¹ has been prepared as part of the Substantive application detailing:

- The approach to remediation, management, validation, and certification of the site for achieving the required standard for residential landuse with 10% homegrown produce;
- Timing of remediation amongst development works;
- Mitigation measures;
- Appropriate site management controls;

¹ AgFirst Consultants Hawke's Bay Ltd. 2026. Remediation Action Plan: 92,108, 148 Middle Road and 139 Te Aute Road. Prepared for CDL Land New Zealand Ltd, 21 September 2026.



- Appropriate controls for the transport, disposal, and tracking of soils and other materials required to be removed under the Remediation Action Plan;
- Risk assessment; and
- Appropriate contingency measures should any unexpected contamination be encountered during works.

Consequently, the matters of discretion set out in Regulation 10 have been addressed. Appropriate conditions can be imposed requiring compliance with the provided Remediation Action Plan, and provision of a Site Validation Report post remediation.

5.0 Conclusion

CDL is seeking permission to develop the site into residential configuration via the Fast Track Approvals Act 2024. As part of their substantive application, a Remediation Action Plan has been compiled based on the findings of former intrusive investigations that sets out appropriate practices and procedures for remediating and managing contaminated soils.

Remediation will encompass approximately 3.7% of the site area and requires permission as a restricted discretionary activity. It is expected that standard conditions pertaining to contaminated sites will be included requiring:

- Compliance with the requirements of the provided RAP;
- Provision of a Site Validation Report once remediation has been successful; and
- Notification in the event of any discovery of unexpected contamination;

Following completion of remedial and development earthworks in accordance with the RAP and NES-CS requirements, it is expected residual site areas are highly unlikely to present any risk to human health or the environment.

Yours Sincerely



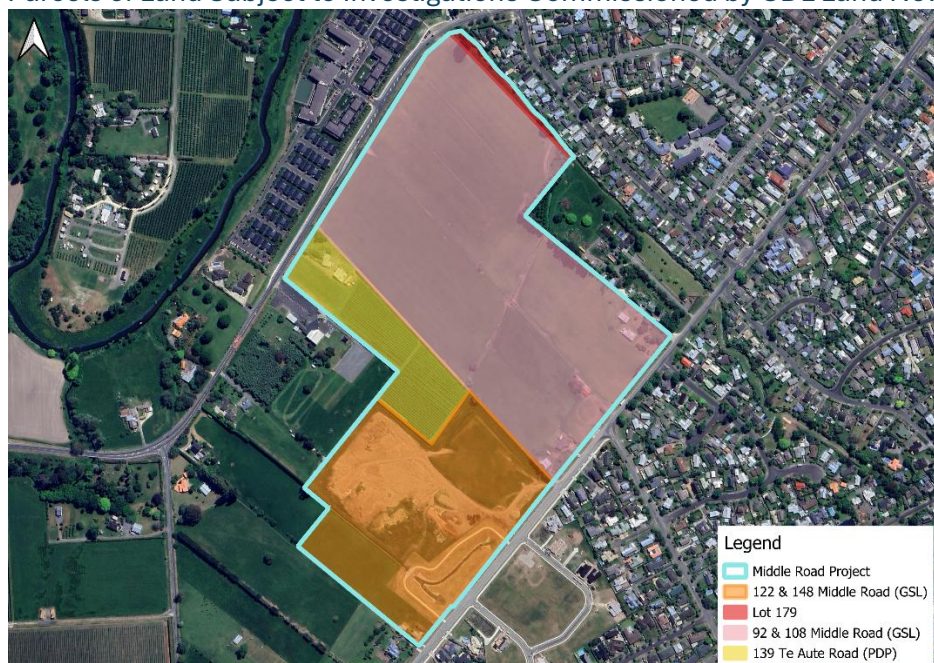
Carl O'Brien
Senior Environmental / Horticultural Consultant
AgFirst Consultants HB Ltd



Appendix A: Summary of Completed Site Investigations

CDL Land New Zealand Ltd has commissioned a range of contamination investigations across the parcels of land comprising the FTAA Application area and adjacent sites as outlined in red below.

Figure A1: Parcels of Land Subject to Investigations Commissioned by CDL Land New Zealand.



Investigations have been completed between 2020 and 2026 and provide sufficient characterisation of the site to enable residential development. A summary of each of the assessments is set out in turn below, while full copies of these reports can be provided upon request.

122 & 148 Middle Road

Geosciences Ltd (GSL) undertook a pre purchase due diligence assessment of the Iona Structure Plan area in October 2020, which included the properties at 122 & 148 Middle Road. Desktop assessment identified that the properties had been utilised for mixed cropping activities amongst a long history of pastoral farming. A series of sheds were constructed on 122 Middle Road in 1988 associated with the dwelling, while a shed and dwelling was constructed in 1969 at 148 Middle Road. No other evidence of potential contamination was recorded within the site history.

Two composite soil samples were collected from the productive areas of these sites to assess soil quality. Both Comp 1 from across 148 Middle Road and Comp 2 from across Middle returned concentrations of heavy metals below the expected naturally occurring background ranges, and concentrations of OCPs below the laboratory limit of reporting. AgFirst notes that there is an error on Figure 3 of this report where the location of Comp-1 is recorded in the key to be above the expected naturally occurring background range.



92 & 108 Middle Road

The properties at 92 & 108 Middle Road have been subject to two distinct assessments, alongside the preparation of a draft remediation action plan.

November 2020

Initial assessment was undertaken in November 2020 as a pre-purchase due diligence which identified portions of the site have been utilised for horticultural & rural activities while buildings and structures present on site are of an age where lead-based paint and asbestos may be present. Stage 1 of intrusive investigation revealed:

- Trace detections of the Organochlorine Pesticide (OCP) DDT were detected in two of the four composite soil samples collected;
- 15 Discrete soil samples collected from within the house and woolshed areas revealed concentrations of lead, copper, cadmium, arsenic, and zinc at levels that present a risk to human health and / or the environment. Concentrations of lead ranged from below background to 2,580 mg/kg while arsenic ranged from below background to 44.5 mg/kg; and
- Traces of OCPs were recorded in three of the seven discrete soil samples assessed.

Subsequent to the above results being recorded and assessed, additional delineation soil sampling was completed and reported, focussed on delineation of lead impacts around the dwelling and lead and arsenic impacts around the woolshed and suspected spray race associated with that woolshed operation. A further five composite soil samples were collected while 37 additional discrete soil samples were collected comprising 30 additional unique locations and seven depth samples from the two worst results recorded. Analytical results revealed:

- Topsoil across the remainder of the horticultural areas is consistent with all five additional soil samples returning concentrations of heavy metals within the expected naturally occurring background ranges for the underlying geology alongside trace levels of DDT;
- Concentrations of arsenic and lead rapidly attenuate from surface with concentrations of arsenic attenuating to be within the expected naturally occurring background range within 750mm of surface and lead within 500mm of surface;
- Arsenic concentrations are concentrated within the race footprint and do not extend widely beyond; and
- Toxic characteristic leaching procedures (TCLP) undertaken on SS7 and SS14 revealed that TCLP results were within the Class A Landfill Acceptance thresholds and there did not require any pre-treatment should offsite disposal be required.

GSL identified that an estimated area of 2100 m² around the dwelling at 98 Middle Road was impacted by lead to approximately 300mm below ground level, comprising some



631 m³ of impacted topsoil. Similarly, an estimated area of 441 m² around the woolshed and race at 108 Middle Road was impacted by heavy metals (primarily arsenic and lead) to a depth of 750 mm below ground level, comprising 331 m³ of impacted soil.

Based on the findings of desktop and intrusive assessment, GSL recommended that the estimated 1072 m³ of impacted soil be removed offsite and disposed of at Omarunui Landfill due to its concentrations and difficulty in mixing to an acceptable threshold. In addition, localised removal of effluent fields associated with residences would be necessary in conjunction with appropriately detailed hazardous building material surveys on all buildings and structures requiring demolition. While the regulations of the NES CS are applicable to the site, the exact activity status would depend on the staging of remedial works through time. A conservative determination of restricted discretionary status was made.

February 2022 – REP-H0181A/DSI/Feb22, GSL

A revised Detailed Site Investigation was prepared by GSL in February 2022 that built on the previous due diligence assessment completed, and included additional delineation samples collected in January 2022. A further 18 discrete sample locations were established in 2022 to assist in refining the extent of contaminated soil around the race and dwelling.

Concentrations of contaminants recorded within the additional delineation samples were consistent with those previously identified showing lead and arsenic above the NES CS Soil Contaminant standard for Residential Landuse (10% Produce) alongside discrete elevations of zinc, cadmium and copper.

Delineation soil sampling confirmed three discrete areas of the site required remediation as follows:

- 92 Middle Road Villa Curtilage: an impacted area of 2,460 m² is impacted by lead to a depth of 300mm and comprising an estimated volume of 738 m³ of impacted soil;
- 108 Middle Road Woolshed Curtilage: an impacted area of 131 m² around the woolshed is impacted by lead to a depth of 300mm, comprising an estimated volume of 39.3 m³ of impacted soil; and
- 108 Middle Road Spray Race: an impacted area of 425m² was identified around the race and holding pens, to a depth of 750mm below ground level and comprising some 318.75 m³ of impacted soil.

GSL concluded that a restricted discretionary consent would be required to facilitate general earthworks under the NES CS. A remediation action plan is cross referenced to facilitate this which is assessed in turn below.

February 2022 Remediation Action Plan – REP-H0181A/RAP-SMP/Feb22, GSL

A combined Remediation Action Plan and Site Management Plan (RAP-SMP) was prepared for the properties at 92 and 108 Middle Road (18.0971 ha) based on the findings



of the pre-purchase due diligence and detailed site investigations completed in 2020 and 2022 respectively. The purpose of the RAP-SMP was to detail remedial procedures for areas of the site that have been identified as containing contaminants above the applicable residential landuse threshold and to document controls to manage risks during site development activities (accidental discovery, soil handling, non-clean fill soil tracking etc). GSL proposed a combination of remedial strategies for the site including:

- Excavation and in-situ mixing;
- Encapsulation and utilisation of soil that exceeds the residential landuse threshold, but not the commercial / industrial thresholds within non sensitive landuse areas (reserves, roadberms etc); and
- Utilisation of topsoil within offsite locations for rehabilitation of sports fields, reserves and other development areas that require topsoil and the assessed quality meets the applicable landuse threshold; and
- Offsite disposal to a licensed waste site as a last resort;

The RAP-SMP sets out appropriate health and safety controls including Personal Protective Equipment (PPE), soil handling, dust, erosion, and stormwater protection controls alongside contingency measures for any accidental discoveries that could occur.

Validation sampling and reporting controls are also included.

139 Te Aute Road

Pattle Delamore Partners Ltd (PDP) undertook a Ground Contamination Risk Assessment in August 2024 across 139 Te Aute Road (Ref *HB010870001L001_Final*). The assessment is in general accordance with CLMG No.1 and No.5 and included a desktop assessment, site walkover, and intrusive soil sampling.

Assessment identified that the site already had a residence established in 1950 with the remainder of the site under pasture cover from which it was developed into orchard between 1964 and 1980. At the time of their assessment, the site remainder under orchard cover.

As the bulk storage and use of persistent pesticides within orchards is included on the MfE HAIL under item A.10, PDP collected 8 composite soil samples from within the orchard footprint and 9 discrete soil samples within the site. Analytical results identified:

- Three composite soil samples and four discrete soil samples returned concentrations of arsenic above the NES SCS for Residential Landuse (10% Produce);
- One soil sample returned a positive detection of asbestos debris; and
- All but two soil samples returned concentration of priority contaminants exceeding the expected naturally occurring background ranges for the underlying geology.



The primary contaminant of concern identified by PDP and requiring remediation is arsenic, with concentrations ranging from 27 to 50 mg/kg, exceeding the residential landuse threshold of 20 mg/kg. It is noted that no concentrations exceed the commercial / industrial or recreational landuse standards of 70 mg/kg and 80 mg/kg respectively. PDP estimated the impacted area to encompass 9,540 m² and represent between 3,816 and 4,770 m³ of topsoil.

While asbestos was detected adjacent to the buildings, the ACM debris recorded was below the laboratory limit of reporting and was therefore assessed as compliant with the Asbestos in Soil Guidelines (ALGA 2017) for residential use.

Lot 179 Te Aute Road

AgFirst undertook a pre-purchase due diligence assessment of Lot 179 in January 2026 in general accordance with MfE CLMG No.1 and No.5 to assess the site history and determine whether any actual or potential contamination risks exist within the piece of land. The report identified that the land has been vacant for its discernible history, with no distinct features, buildings or structures identifiable.

To verify soil quality, one composite and one discrete soil sample were collected, from which both soil samples returned concentrations of priority contaminants within the expected naturally occurring background range. As a result this parcel is not considered contaminated and the provisions of the NES CS are not applicable to this parcel.



Appendix B: Tabulated Analytical results

	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	ΣDDT ⁵	Asbestos ⁶
GSL Nov 2020									
Comp 1	9.7	0.17	-	23.4	24.1	-	-	0.02	-
Comp2	8.1	0.18	-	22.4	23.7	-	-	ND	-
Comp 3	7.5	0.19	-	20.1	23.9	-	-	0.12	-
Comp 4	5.4	0.22	-	19.6	16.6	-	-	ND	-
Comp 5	5.2	0.23	-	20.8	17.8	-	-	0.012	-
Comp 6	6.8	0.27	-	28.0	42.1	-	-	0.014	-
Comp 7	6.8	0.19	-	20.6	21.7	-	-	0.15	-
Comp 8	6.5	0.19	-	23.2	20.9	-	-	0.05	-
Comp 9	9.8	0.18	-	21.4	21.5	-	-	0.02	-
SS1	7.8	7.24	-	243	391	-	-	ND	-
SS2	27.9	2.17	-	180	749	-	-	0.07	-
SS3	6.2	0.26	-	86.6	28.8	-	-	0.2	-
SS4	6.8	0.26	-	98.1	37.7	-	-	ND	-
SS7	44.5	0.24	-	1150	23.8	-	-	ND	-
SS7 (300mm)	61.5	0.13	-	371	13.5	-	-	-	-
SS7 (500mm)	27.2	0.24	-	169	8.10	-	-	-	-
SS7 (750mm)	7.4	0.077	-	22.6	3.5	-	-	-	-
SS7 (1000mm)	9.8	0.067	-	12.5	3.6	-	-	-	-
SS9	9.1	0.631	16.4	52.7	143	11.0	335	-	-
SS10	4.4	0.19	-	42.9	49.1	-	-	ND	-
SS11	16.2	0.593	14.9	49.5	363	10.3	457	0.02	-
SS12	-	-	-	-	1510	-	-	-	-
SS12 (300mm)	-	-	-	-	71.1	-	-	-	-
SS12 (500mm)	-	-	-	-	7.66	-	-	-	-
SS12 (750mm)	-	-	-	-	3.3	-	-	-	-
SS13	-	-	-	-	2070	-	-	-	-

	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	ΣDDT ⁵	Asbestos ⁶
SS14	-	-	-	-	2580	-	-	-	-
SS15	-	-	-	-	482	-	-	-	-
DS1	4.7	0.33	-	54.9	20.4	-	-	-	-
DS2	3.7	0.20	-	32.0	17.9	-	-	-	-
DS3	3.5	0.26	-	30.4	18.2	-	-	-	-
DS4	3.4	0.27	-	28.8	17.6	-	-	-	-
DS5	6.2	0.34	-	65.6	166	-	-	0.006	-
DS6	7.0	0.18	-	55.5	12.3	-	-	-	-
DS7	82.4	0.27	-	540	19.4	-	-	-	-
DS8	13.6	0.23	-	98.7	18.5	-	-	-	-
DS9	13.8	0.22	-	84.4	15.2	-	-	-	-
DS10	12	0.22	-	94.8	13.2	-	-	-	-
DS11	9.8	0.31	-	37.7	49.7	-	-	ND	-
DS12	6.7	0.28	-	34.3	17.5	-	-	ND	-
DS13	-	-	-	-	70.8	-	-	-	-
DS14	-	-	-	-	208	-	-	-	-
DS15	34.6	0.26	13.2	94.7	48.6	7.51	130	-	-
DS16	6.4	3.41	14.9	27.1	345	10.1	359	-	-
DS17	4.2	0.078	14.7	11.4	24.2	9.12	53.2	-	-
DS18	-	-	-	-	141	-	-	-	-
DS19	-	-	-	-	266	-	-	-	-
DS20	36.4	0.4	28.7	39.3	153	8.16	262	-	-
DS21	6.6	0.618	17.1	23.3	878.5	8.45	165	-	-
DS22	-	-	-	-	29.4	-	-	-	-
DS23	-	-	-	-	18.5	-	-	-	-
DS24	-	-	-	-	16.3	-	-	-	-
DS25	-	-	-	-	143	-	-	-	-
DS26	-	-	-	-	44.4	-	-	-	-

	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	ΣDDT ⁵	Asbestos ⁶
DS28	7.3	0.527	20.3	84.3	295	10.8	260	-	-
DS29	8.3	0.509	20.0	48.4	322	11.7	305	-	-
DS30	5.2	0.29	17.1	26.9	52.1	10.2	106	-	-
Geosciences 2020									
Comp 1	11	0.12	19.3	40.3	22.3	-	78.2	-	-
Comp 2	7.2	0.17	19.6	31.3	20.6	-	80.9	-	-
Geosciences 2022									
DS31	-	-	-	-	35.5	-	-	-	-
DS32	-	-	-	-	17.0	-	-	-	-
DS33	-	-	-	-	157	-	-	-	-
DS34	-	-	-	-	126	-	-	-	-
DS35	-	-	-	-	121	-	-	-	-
DS36	-	-	-	-	219	-	-	-	-
DS37	-	-	-	-	209	-	-	-	-
DS39	-	-	-	-	59.2	-	-	-	-
DS42	37.3	-	-	642	-	-	-	-	-
DS42 (300mm)	18.9	-	-	135	-	-	-	-	-
DS43	4.2	-	-	67.4	-	-	-	-	-
DS45	92.2	-	-	2320	-	-	-	-	-
DS45(300mm)	55.2	-	-	829	-	-	-	-	-
DS45 (500mm)	98.6	-	-	61.8	-	-	-	-	-
DS46	6.4	-	-	72.8	-	-	-	-	-
DS48 (300mm)	12	-	-	78.3	31.8	-	-	-	-
PDP 2024									
C1	39	0.13	23	84	121	17	83	0.046	-
C2	35	0.2	22	74	107	17	102	ND	-
C3	35	0.14	20	62	85	15	87	ND	-
C4	12	0.16	20	60	31	15	88	ND	-

	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	ΣDDT ⁵	Asbestos ⁶
C5	12	0.21	18	72	30	15	96	0.014	
C6	13	0.21	20	64	25	14	84	ND	
C7	7	0.16	18	59	21	11	76	ND	
C8	7	0.18	19	41	22	13	72	ND	
SS_F01.1	38	0.18	24	69	95	18	114	0.038	A
SS_F02.1	32	0.29	24	65	117	15	142	ND	A
SS_F03.1	50	1.1	24	96	200	17	220	ND	P
SS_F04.1	16	0.14	23	26	32	17	90	ND	A
SS_F05.1	6	0.11	22	22	26	17	83	ND	A
SSF06.1	9	0.17	20	26	71	16	113	0.066	A
SS_F07.1	11	0.12	23	30	35	19	88	ND	A
SS_F08.1	10	0.16	20	24	45	17	119	ND	A
SS_F09.1	27	0.28	22	107	175	15	230	0.044	A
SS15.2	4	0.25	26	25	23	18	96	ND	A
SS27.2	<2	<0.1	2	<2	2.4	<2	8	ND	A
SS_F03.2	19	0.15	20	21	38	16	92	ND	A
SS_F06.2	15	<0.1	25	16	26	19	99	ND	A
AgFirst 2026									
SC1	5	-	14	-	17.9	-	-	-	-
SS1	8	0.16	18	16	21	12	81	-	-
Applicable Standards									
NES-CS ²	20	3	460	>10,000	210	400	7400	2.6	-
Eco-SGV ³	60	12	390	240	900	-	300	4.8	NA
Background ⁴	9.97	0.33	47.14	56.88	25.83	35.15	97.97	ND	ND

Notes:

1. All results in mg/kg unless otherwise stated;
2. National Environmental Standards (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health – Residential land use with 10% homegrown produce consumption;

3. Landcare Research Envirolink Grant 1935-GSDC156. *Updating the Ecological Soil Guideline Values*, June 2019.
4. Landcare Research Contract Report LC1852: Hawke's Bay Region: Background soil concentrations for managing soil quality (2014);
5. Σ DDT is calculated via summing the total of detectable concentrations of DDD, DDE & DDT isomers within the sample;
6. Presence / Absence Soil Testing in accordance with the Australasian Land and Groundwater Association (ALGA) *New Zealand Guidelines for Assessing and Managing Asbestos in Soil (GAMAS)*, November 2017.
7. Values in **BOLD** exceed the NES-CS Residential 10% criteria, Values in **BOLD** exceed the ECO-SGV Criteria, and values in **BOLD** exceed the expected naturally occurring background ranges;
8. ND = Not Detected at Laboratory Level of Screening;
9. - = Not analysed for within testing suite; and
10. It is noted that a variety of additional contaminants have been screened for and as no detections have occurred, have been omitted from the table of results.