

ANNEXURE 9
Environmental Health and Safety

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23 December 2010

Denwoods Trustees
C/- Fiona Aston Consultancy Ltd
PO Box 1435
CHRISTCHURCH

Dear Sir/Madam

**PHASE 1 ENVIRONMENTAL ASSESSMENT OF 1488 AND 1506 SPRINGS ROAD, LINCOLN -
RECOMMENDATIONS**

Please find our environmental assessment attached. From the information accessed for this desk top review, several issues related to potential land contamination have been identified. However, it is considered that these issues can be managed so as to make the site suitable for the intended residential/recreational development. Recommendations relevant to ensuring the land is suitable for its intended future use are as follows:

- ✧ Decommissioning of the three above ground storage tanks and associated sampling as recommended in the MfE Petroleum Hydrocarbon Guidelines (MfE 1999);
- ✧ Appropriate disposal of the waste oil currently located in a plastic container, and of the visually stained soil surrounding this container. Verification sampling of soil in this area should then be conducted;
- ✧ Identification of the location of the underground storage tank, decommissioning and associated sampling as recommended in the MfE Petroleum Hydrocarbon Guidelines (MfE 1999);
- ✧ If the existing dwellings are to be removed, decommissioning of the associated septic tanks will be required;
- ✧ Removal of all solid waste from the site including miscellaneous farm metal waste, metal drums used to store motor oil and other lubricants, old metal storage tanks, waste disposed of in the stock effluent pond and tyres located next to an assumed historic silage storage area;
- ✧ If groundwater from beneath the site is to be used to supply the residential development, it should be sampled and tested for contaminants;
- ✧ It is understood that no DDT was used on the soil at the site. It would be prudent to confirm this by collection of a small number of surface soil samples from locations within paddocks and analysis for DDT and related isomers. It would be prudent to also analyse these samples for heavy metals given the reported discharge of stock effluent onto the land which may have led to an increased concentration of metals;
- ✧ Further information should be sought on consent application CRC090606 (to discharge contaminants from a closed landfill) to ensure that any off-site issues associated with landfill gas, nuisance or leachate causing groundwater contamination are managed via the consenting process;

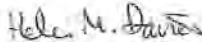
PHASE 1 ENVIRONMENTAL ASSESSMENT OF 1486 AND 1506 SPRINGS ROAD, LINCOLN -
RECOMMENDATIONS

- ✧ Soils at the base of the stock effluent pond used for waste disposal and burning should be sampled following removal of the waste to investigate whether any chemical residues are present as a result of waste disposal activities. Likewise, the base of the remaining two empty stock effluent ponds should be sampled to investigate whether any build up of contaminants associated with stock effluent has occurred from this historic use;
- ✧ A programme of soil sampling should be conducted in the general farm building area on Lot 1 DP 12928 to investigate the presence of petroleum hydrocarbon and metal contamination from the routine running of the farm business. Likewise, a small number of soil samples should be collected from the present and historic agrichemical preparation areas to investigate the presence of agrichemical contaminants in these areas including organochlorine and organonitrogen pesticides.
- ✧ If not already undertaken, the proposed National Environmental Standards for Telecommunications Facilities should be inspected, and dialogue with Selwyn District Council should occur to confirm that the proposed buffer zone around the cell phone tower is adequate.
- ✧ While a site walkover and inspection of available information has been conducted, it is possible that other waste areas and areas used for the storage of hazardous substances may be discovered when the site is being prepared for redevelopment. If this occurs you should contact PDP to allow us to assess the waste material and recommend an appropriate management approach.

Please do not hesitate to call me should you wish to discuss any matter raised within the assessment or any of the recommendations detailed above.

Yours sincerely

PATTLE DELAMORE PARTNERS LIMITED



Helen Davies

Encl. PDP Ltd Letter Report: *Phase 1 Environmental Assessment of 1486 and 1506 Springs Road, Lincoln*

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Dear Sir/Madam

PHASE 1 ENVIRONMENTAL ASSESSMENT OF 1486 AND 1506 SPRINGS ROAD, LINCOLN

1.0 Introduction

Denwood Trustees engaged Pattle Delamore Partners Limited (PDP) to carry out a Phase 1 environmental assessment of an agricultural area located to the southwest of Lincoln township. The purpose of the assessment is to establish the suitability of the land for the intended residential/recreational development given the current and historic agricultural land use activities. The proposed outline development plan is attached.

A site location map and recent aerial photograph are appended as Figures 1 and 2.

2.0 Site Details

The site consists of two land parcels (Lot 1 DP 12928 and Lot 4 DP 12928) as shown on Figure 3. The site addresses are detailed as 1486 Springs Road and 1506 Springs Road, Lincoln, and the combined area of the two land parcels is 71.7 ha (Lot 1 DP 12928 being 60.1 ha and Lot 4 DP 12928 being 11.6 ha). The site entrance is approximately 1.8 km southwest of Lincoln centre.

3.0 Environmental Setting

3.1 General Setting

The site is located in an agricultural area that is relatively topographically flat, being located on the Canterbury plains. However, minor gradients are present across the site and these will affect the drainage of stormwater or any potential contaminants applied to the land or used for farm activities (e.g. pesticides, petroleum hydrocarbon fuels). A drain abuts the western boundary of the site, with agricultural land beyond. Agricultural land also abuts the north, east and southern site boundaries. Land to the north and east is proposed to be rezoned Business 2 and for living purposes, respectively, under Plan Change 7 to the Selwyn District Plan. Another drain runs in a west/east direction across Lot 1 DP 12928 (as shown in Figure 2, attached).

The site consists of two dwellings, one of which is in a roughly central location and which is located close to a collection of farm buildings and associated structures (above ground storage tanks, sheds, disused stock effluent ponds). The other dwelling is located close to Springs Road. In recent years a cell phone antenna and associated equipment has been installed at the northern end of the site. The remainder of the site is largely paddocks. Further details relating to the site layout are provided in section 4.8.

3.2 Geology and Hydrogeology

The Christchurch Area geological map (GNS, 2008, 1:250,000 scale) indicates that the underlying strata consists of quaternary grey river alluvium beneath plains or low-level terraces.

No bore logs are available on Environment Canterbury's (ECan's) GIS database for any of the wells located on the site (refer below for further details on the on-site wells). However, the log for well M36/0433 (56 m deep), located approximately 500 m south of the site is available. This log records gravels and sands to 10.3 m below ground level (bgl) underlain by lower permeability clay to 17.7 m bgl. Beneath this layer, gravel and sand extends to 38.4 m bgl, underlain by clay and gravel to 51.9 m bgl. This is underlain by gravel and sand to the maximum depth drilled of 56 m bgl.

The log for well M36/4976 (15.6 m deep), located approximately 500 m west of the site boundary records clay bound gravels from surface to 3.09 m bgl underlain by gravel to 8.39 m. This is underlain by sandy gravel to 12.6 m bgl, underlain by gravel with some sand to 15.6 m bgl.

According to the ECan GIS database, the site is mainly underlain by Wakanui deep silt loam with two fingers of Templeton deep and moderately deep silt loam on sandy loam and Templeton moderately deep silt loam and Erye shallow silt loam passing through the eastern half of the property.

The ECan information suggests that the site is in an area of transitional geology. The inferred boundary between unconfined or semi confined aquifers and the coastal confined aquifers is indicated by ECan to be approximately 500 m to the east of the site (see Figure 4). Based on the ECan information the site is located over unconfined or semi-confined aquifers. Furthermore, ECan's GIS database identifies the presence of numerous springs approximately 450 m east of the site boundary and beyond, signifying shallow groundwater reaching the surface through gaps in lower permeability soils.

Numerous drains have been constructed in the vicinity of the site to manage surface water drainage, with one of these running east-west across Lot 1 DP 12928, and another, believed to be a historical intermittent natural watercourse that was formalised over 100 years ago, running along the western boundary of the site. Springs Creek is the closest natural waterway, being located approximately 800 m east of the site boundary.

Inspection of ECan's GIS database indicated that thirty nine wells are located within a 500 m radius of the site. Five of these are indicated as being located within the property boundaries (M36/1414, M36/1415, M36/1416, M36/1417, and M36/3532), although two of these are indicated as not used (M36/1416 and M36/1417). In total, thirty one of the thirty nine wells are indicated to be 'active exists', seven are indicated as 'not used', and one is indicated to be 'sealed/grouted up'. Of the thirty one 'active exists' wells, the recorded primary uses are: one for dairy use, five for domestic and stockwater (including on-site M36/1415), four for domestic supply, four for groundwater quality, one for industrial, five for irrigation, two for stock supply (including on-site M36/3532), seven wells for water level observation. Two wells have no recorded use (including on-site M36/1414). The locations of the wells are shown in Figure 5, and a table of information regarding the wells is appended as Table 1.

Bore log information indicates that calculated minimum groundwater levels range on site from 2.2 m – 3.1 m below the measuring point (presumed to be at, or close to ground level) based on groundwater data from wells M36/3532,

M36/1415, M36/1417, M36/1416 and M36/1414. Well M36/0433, located approximately 500 m south of the site boundary has a recorded highest groundwater level of 0.42 m below the measuring point.

According to the ECan GIS data base there is no groundwater quality data within 1,000 m of the site.

3.3 Sensitivity of the Underlying Aquifer With Respect to Petroleum Hydrocarbons

The information presented in section 3.2 indicates that there is a shallow poorly confined aquifer beneath the site and that water from this aquifer is used for potable supply (and other uses). This groundwater is therefore considered to be sensitive with respect to groundwater use as a result of any petroleum hydrocarbon release, in accordance with Section 5.2.3 of the MfE Petroleum Hydrocarbon Guidelines (MfE 1999).

Surface waterways in the form of drains are located on the site and are considered to be theoretically sensitive to possible impact of petroleum hydrocarbon contaminated groundwater on associated ecosystems, in accordance with Section 5.2.3 of the MfE (1999) guidelines. However, the man-made nature and function of these waterways (drains) is likely to limit the ecology present in them.

4.0 Desktop Review of Site History

4.1 Introduction

A desktop assessment was undertaken to provide a generalised overview of any documented past activities that could give rise to chemical residues in the soil. The following information was inspected in order to establish the previous history of the site:

- Historical Aerial Photographs;
- Historical Certificates of Title;
- Land Information Memoranda (LIMs);
- Selwyn District Council Property File;
- Resource Consents;
- Environment Canterbury (ECan) Listed Land Use Register;
- Site Walkover and Interview with Mr Dennis Woods.

4.2 Historical Aerial Photographs

Historical aerial photographs of the site were obtained from ECan for flight runs conducted in 1942-43, 1975 and 1995. These have been reviewed and are appended as Figures 6, 7 and 8 respectively. Additionally, Figure 2 shows the site in 2009.

Lot 1 DP 12928

The 1942-43 photograph shows the land parcel to be comprised of a number of paddocks. A tree lined area is located centrally, towards the eastern side of the land parcel, and this area contains several buildings. The resolution of the photograph does not permit the purpose of the buildings to be identified.

The 1975 photograph shows the site to have a similar layout, although the access roadway to the central dwelling and around the farm buildings appears more prominent. No obvious change is visible in the 1995 photograph, although an

area of activity can be seen to the east of the site (see Figure 8). The 2009 photograph shows very little change since the 1995 photograph, and a cell phone tower can be seen in the north eastern corner of the site.

Lot 4 DP 12928

The 1942-43 photograph shows the land parcel to be comprised of a number of paddocks. When magnified, a collection of approximately four small buildings can be seen, located at the eastern edge of the land parcel.

The 1975 photograph is similar, although the four small buildings appear to have been replaced by one larger building. The 1995 photograph is similar, with an additional building visible (NB, has the potential to be a parked vehicle) near the western edge of the land parcel. The 2009 photograph is also similar.

In summary, the historical aerial photographs confirm the previous use of the site in 1942-43, 1975 and 1995 as agricultural. No structures other than what would be expected on an agricultural property were identified from inspection of the aerial photographs.

4.3 Historical Certificates of Title

Historical Certificates of Title have been obtained and inspected to provide information about ownership of the site. These details can provide information on the historic use of the site.

Lot 1 DP 12928

Ownership	From	To
Cecil Alexander Russell Woods (farmer)	1946	1949
Cecil Andrew Russell Woods	1949	1961
Dennis Andrew Russell Woods (farmer)	1961	1987
Dennis Andrew Russell Woods, Daphne Elizabeth Woods	1987	2001
Dennis Andrew Russell Woods, Daphne Elizabeth Woods, Stewart Alan Stanley and James Hurren Martin Dawson	2001	2003
Denwoods Trustee Limited	2003	Present

Lot 4 DP 12928

Ownership	From	To
Andrew Russell Woods (farmer)	1952	1952
Dennis Andrew Russell Woods	1952	1961
Cecil Andrew Russell Woods (farmer)	1961	1983
Dennis Andrew Russell Woods and James Hurren Martin Dawson (Solicitor)	1983	1986
Clivie Woods and Dennis Andrew Russell Woods	1986	2000
Dennis Andrew Russell Woods, Daphne Elizabeth Woods	2000	2003
Denwoods Trustee Limited	2003	Present

Note that the information presented above is based on photocopies of handwritten records that is, in places, difficult to decipher and may therefore contain inaccuracies. The information indicates that the site has been owned by the Woods family since records for the site began. The family is indicated as being associated with farming activities. The Certificates of Title are appended.

4.4 Land Information Memoranda

Land Information Memoranda (LIMs) were obtained for Lot 1 DP 12928 and Lot 4 DP 12928. Information of potential relevance to activities with the potential to cause land contamination, or require planning consideration is included below, and the LIMs are appended.

Lot 1 DP 12928 (and Lot 1-2 DP 54824, Rural Sec 39065 Blk VIII Leeston SD)

- ✧ Resource Consent R306636, 19 February 2004. Addition of one microwave antenna to existing cell site;
- ✧ Resource Consent R303480, 24 September 1998. To erect a 25m high mast with accessory equipment, shelter and attach a 1 – 2 metre diameter dish antenna to the mast;
- ✧ Building Consent R419242, 10 November 1998. Telecom mast and shelter; and
- ✧ Buildings erected prior to 1965 may not have a building permit record.

Council water supply and sewer scheme are not available.

The LIM mentions the presence of a landfill: 'This site may contain areas of filled ground due to a rubbish pit, that may not reach the required ground bearing capacity for building.' As well as the ground bearing capacity, the landfill may also contain contaminants.

Flooding: This property is located within an area which is known to have a high groundwater table, which may contribute to surface water ponding during periods of high rainfall.

This property is indicated as being located within 300 m of an intensive poultry production facility. This can have planning implications if erecting a dwelling or subdividing. However, it is understood from the current site occupier (Mr Woods) that this facility (named Clover Lea Chickens) ceased operating approximately 6 – 7 years ago.

Lot 4 DP 12928

The LIM indicates that there are no known building sites on the property (however the site walkover identified a residential dwelling with a number of old sheds at the eastern end of the land parcel).

Council water supply and sewer scheme are not available.

Flooding: This property is located within an area which is known to have a high groundwater table, which may contribute to surface water ponding during periods of high rainfall.

In summary, the LIM information for both land parcels identified a cell phone tower on the site which will present requirements for a buffer zone and that wells and septic tanks are required for the supply of water and for treatment of sewage. The presence of a landfill on Lot 1 DP 12928 (or associated land parcels) is relevant, although the location is not noted. Nothing else of note with regard to potential contamination was identified.

4.5 Selwyn District Council Property File

No additional information of relevance was found on inspection of the property files for the two land parcels.

4.6 Resource Consents

ECan's GIS information indicates that there are fifty two resource consents within a 500 m radius of the site. Only one of these is for a current activity located within the site boundaries (consent CRC040785, water permit). Of note, CRC950850 is an expired on-site consent (expired in 2002) for the discharge of dairy effluent. There are no recorded consents for the storage of hazardous substances on the property.

Of all of the ECan resource consents including the one current consent reported for the investigation site (CRC040785), fourteen are current, two are 'activity ceased', two are 'application withdrawn', one is 'Audit (Sec 42a Report), On hold awaiting further information, Compliance Driven', two are 'consent surrendered', five are 'Consent Transferred (replaced by new record)', one is 'Current, EP Driven - Possible Lapsed Record' twenty two are expired, two are 'Not receipted - returned to applicant' and one is 'Passed to Decision Maker'.

Of the fourteen current resource consents, one is for a discharge from a cleanfill/quarry, one is for a discharge from a landfill/transfer station, one is for the discharge of dairy effluent, one is for the discharge of human effluent, one is for the discharge of waste to landfill, one is for earthworks, one is to install a bore/gallery, and seven are to take groundwater.

The landfill related consents are of note in relation to potential for off-site effects including landfill gas and leachate migration. In particular, consent CRC090606 is an application for consent to discharge from a closed landfill located on land parcel RS 4947, which abuts the northern boundary of Lot 1 DP 12928. Further details of this consent are provided in section 4.7. The locations of consents issued by ECan are shown in Figure 9, and a table of consent details is appended in Table 2.

Selwyn District Council's LIMs record 60 consents within a buffer area around Lot 4 DP 12928 and 99 consents within the buffer area around Lot 1 DP 12928. Many consents will be included in both buffer zones. The only notable consent relates to the establishment of the cell phone tower and storage area on Lot 1 DP 12928.

4.7 ECan Listed Land Use Register

A written request was made for information from ECan's Listed Land Use Register (LLUR). This Register is used to hold information about sites that have used, stored or disposed of hazardous substances, based on activities detailed in the Ministry for the Environment's (MfE) Hazardous Activities and Industries List (HAIL).

Neither of the land parcels are included on the LLUR. Land parcel RS 4947, located abutting the northern boundary of the site, is included on the LLUR (site number 268). The HAIL activity associated with this site is a landfill, which was operated by Lincoln University for domestic and university waste disposal. The ECan records indicate that the landfill covered approximately 200 m². A consent for discharge from a closed landfill (CRC090606) has been applied for. This application is on hold awaiting further information. Fill material encountered at the site is indicated to have included hardfill, greenwaste and general domestic rubbish. An investigation was conducted by CPG in April 2010 which involved the excavation and logging of 21 test pits. Volatile organic compound readings were taken in all test pits using a photoionisation detector.

A site plan showing the location of the pit is appended, and details of the CPG investigation are held by ECan. The plan indicates that the landfill is located close to the boundary with Lot 1 DP 12928.

The ECan LLUR information is appended.

4.8 Site Walkover and Interview with Mr Dennis Woods

4.8.1 Introduction

A site walkover was conducted on 9 December 2010. The site walkover had the objective of identifying any possible activities or structures that could have led to the accumulation of contaminants in soil and/or groundwater. Mr Dennis Woods was present on site and was questioned about historic structures and activities. Mr Woods has been associated with the property all of his life, although more recently (presumably associated with his retirement) the farmland has been leased.

The site was originally owned by Mr Woods' grandfather, then passed to his father, and then to him. Section 4.3 provides full ownership details obtained from the historic Certificates of Title for the two land parcels. The leasee of the site was also present at the site during the visit and was consulted briefly regarding hazardous substance storage. He has leased the site for approximately 15 years.

A number of photographs were taken during the site walkover, and these are appended.

4.8.2 Site Use

Both land parcels were predominantly used for arable farming on the day of the visit, although a small number of non-dairy cows were also present. Historically the farm has had a small dairy herd and the remnants of a milking shed remain (shown on Figure 10, attached). Mr Woods indicated that a foot rot trough had never been present on the farm, and any foot rot was treated via an injectable remedy rather than a footbath remedy.

Three depressions in the ground were noted in the general area of the historic milking shed (see Figure 10), and these were thought to be stock effluent ponds. No milking of cows has been undertaken on the site for approximately 20 years and the ponds are therefore unlikely to have been used since then. The bases of the ponds may be nutrient rich from historic infiltration of the stock effluent, and elevated concentrations of metals could also be present from this historic use. A disused stock effluent tank was also noted within the farm buildings area of the site (close to the dairy effluent ponds). This would historically have been used for spray irrigation of effluent to land. A photograph of the tank is appended (Photograph 9).

4.8.3 Waste Pits

Many farms have on site waste pits for disposal of farm and domestic waste. Mr Woods indicated that he was not aware of any waste pits on the site for disposal of farm waste, and all waste was taken off-site. However, a site walkover identified that one of the depressions thought to be a stock effluent pond was currently being used for the disposal of waste, some of which had been burnt. While most of this waste appeared to be inert, one waste oil drum was noted. Photographs 7 and 8 are of the waste and are appended. The LIM for Lot 1 DP 12928 indicates the presence of a landfill on the site (location unknown, and so waste may be buried at unidentified locations on the site).

4.8.4 Septic tanks

Mr Woods confirmed that there was one septic tank and disposal system located on Lot 1 DP 12928 and associated with the dwelling on that land parcel, and one septic tank and disposal system located on Lot 4 DP 12928, and associated with the dwelling on that land parcel.

4.8.5 Hazardous Substance Storage Tanks and Containers

Three above ground storage tanks were observed on Lot 1 DP 12928 in the area containing farm buildings and the dwelling. These were indicated by Mr Woods as having a storage capacity of 2,000 litres each. They were all used for the storage of diesel. The ground beneath the bowser of each tank was observed for diesel staining, and minimal staining was observed. Photographs of the tanks and surrounds are appended (Photographs 1 – 6). Mr Woods indicated that there is also a 2,000 litre disused underground storage tank still present on the site that was historically used to store petrol. The location of this tank, and the pillar to which the bowser was attached was identified by Mr Woods and is indicated on Figure 10 (attached). There was no visible evidence of the tank, including no evidence of the fill point.

An open plastic container located in a barn (see Figure 10, appended) was being used for storage of waste oil. Staining around the edges of the container was evident (see Photograph 10, appended).

An historic, rusty, tank was noted to the west of the buildings on Lot 1 DP12928 (see Figure 10 and Photographs 15 and 16, appended). The location of this tank when it was in use, and the liquid stored within it are unknown.

Oils and lubricants were stored in a nearby shed as shown in Figure 10 and Photograph 23 and 24 (appended).

4.8.6 Agrichemical Storage and Use

Agrichemical storage was primarily in three purpose built sheds located at the southern end of the group of buildings on Lot 1 DP 12928 as shown in Photographs 11 – 14 (appended). Google Earth images indicate that these sheds were installed at some stage between 27 February 2008 and 13 July 2009. Provision has been made for the collection of empty agrichemical containers in the bin shown in Photograph 11 and, presumably, they are disposed of off-site (although this may not always have been the case). An agrichemical preparation area was located next to the sheds and has a water supply associated with it. Fertiliser storage was observed to be at a different location - within a barn close to the dwelling (see Photographs 17 and 18, appended).

The 27 February 2008 image (appended as Figure 11) shows a white structure in the location indicated by Mr Woods as being a shed where hazardous substances were historically stored (at the boundary between Lot 1 DP 12928 and Lot 4 DP 12928). However, this structure is not present in the previous image (14 April 2004), or in any of the other historic photographs obtained from ECan's collection, suggesting that this storage location was short-lived. The structure was not present at the time of the site walkover (9 December 2010) (Photographs 25 and 26, appended).

Following the site visit, Mr Woods was contacted for further information on agrichemical storage, and he confirmed that the historic storage location was short-lived because of changes to hazardous substance storage regulations. Prior to this (short-lived) historic storage location being used, Mr Woods indicated that agrichemicals were not stored on site. Instead they were purchased as required, and were prepared using water from a water tower, located next to the historic storage shed.

It is understood that no DDT was ever used on the land.

4.8.7 Groundwater Abstraction

Mr Woods indicated that there are two functional wells on site, and these were both cited on the site walkover. Historically it is understood from Mr Woods that the pumps associated with water abstraction from these wells were operated using diesel and diesel storage may, therefore, have existed close to these pumps in the past. They are now electric. ECan's GIS database indicates that there are five bores on the site, two of which are not used. The third active well was not located.

4.8.8 Other Matters

Depressions thought to be used for silage production were observed near the historic hazardous substance storage shed. There were numerous old tyres in this area, as shown in Photographs 19 and 20. (attached).

5.0 Conclusions

The site, consisting of two land parcels, has been used for farming since records began. Historic aerial photographs and a site walkover confirm the presence of paddocks and associated buildings from at least 1942-43 to the current day. The site has been used for arable crops and cows have also been raised. A dairying operation was present on the site until relatively recently (within the last 20 years). The following issues potentially relevant to a change in land use have been identified for the site:

- Groundwater beneath the site and surface water in drains are considered to be potentially sensitive to contamination. However, the man made nature and use of the drains on and around the site may limit the sensitivity of any ecological receptors that may be present;
- The site is in an area of transitional geology and there are numerous drains in the area of the site, including one at the western site boundary, and one running west-east across the site. This is relevant to stormwater management of the proposed development. This is addressed in PDP's report entitled *Stormwater Management Feasibility for the Proposed Denwoods Trustees Development* (PDP 2010);
- Historic aerial photographs did not identify any issues of concern in relation to site contamination other than the general issues associated with agricultural use of the land;
- Mr Dennis Woods was interviewed about the use of the site. He and his family have owned the site since records began;
- A cell phone tower and accessory equipment are located on Lot 1 DP 12928;
- It is understood that no foot rot troughs have ever existed on the site, and that DDT has reportedly never been applied to the land;
- The LIM for Lot 1 DP 12928 indicates that a landfill is present on the site, but does not details of the content or location. Mr Woods was unaware of this landfill;
- Off-site, more than one landfill is located within a 500 m radius of the site, and one of these is located close to the site boundary and has been investigated recently. ECan holds the investigation report;
- A depression assumed to be an historic stock effluent pond contains waste, some of which has been burnt. There are also various disused pieces of farm equipment, particularly around the buildings on Lot 1 DP 12928;
- There are understood to be two septic tanks on the site – one associated with the dwelling on Lot 1 DP 12928 and one associated with the dwelling on Lot 4 DP 12928;
- Three functional above ground diesel storage tanks were observed at the site. It is possible that other above ground storage tanks existed in the past. It is understood that one disused petrol underground storage tank exists on the site. A small plastic container was being used for the collection of waste oil from farm machinery;
- A shed is used to store oil and lubricants, and three purpose built sheds are used for the storage of hazardous substances/agricultural chemicals. A preparation area is located next to these three sheds. They are relatively new and replaced a short-lived shed located at the boundary between Lot 1 DP 12928 and Lot 4 DP 12928. The preparation area next to the historic shed has been used for many years for preparation of agricultural solutions; and

- There are a large number of old tyres in the silage area close to the historic agrichemical shed.

6.0 References

Institute of Geological and Nuclear Sciences (GNS) 2008. *Geology of the Christchurch Area*. Scale 1:250,000. ISBN 978-0-478-19648-8.

Ministry for the Environment (MfE) 1999. *Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand*. Ministry for the Environment, Wellington.

Pattle Delamore Partners Limited (PDP) 2010. *Stormwater Management Feasibility for the Proposed Denwoods Trustees Development*.

7.0 Limitations

This letter report has been prepared based on the use of readily available information about the site, along with a site walkover conducted on 9 December 2010 and an interview with Mr Dennis Woods on the same day.

The information contained within this letter applies to the time at which it was written. Pattle Delamore Partners Ltd has conducted a survey of readily available information and presented what was identified from this search. It is possible that further information exists about historic activities at the site that could have caused contamination. Thus, this report should not be regarded as a definitive source of all information available about the historic activities at the site that have the potential to cause contamination.

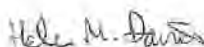
This letter has been prepared by Pattle Delamore Partners Ltd for Denwood Trustees. The information contained in the letter should not be used by anyone else or for any other purposes.

Yours sincerely

PATTLE DELAMORE PARTNERS LIMITED

Prepared by:

Reviewed by:



Helen Davies
Environmental Scientist

Guy Knoyle
Environmental Scientist

Encl. Outline Development Plan

Figures

Photographs

Tables of wells and resource consents located within 500 m of the site

PHASE 1 ENVIRONMENTAL ASSESSMENT OF 1486 AND 1506 SPRINGS ROAD, LINCOLN

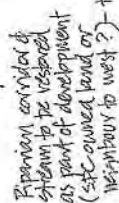
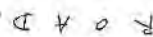
Historic Certificates of Title

Listed Land Use Register Statement

Site Plan for RS 4947

Land Information Memoranda

Historical Aerial Photographs



Twinnwood Twiste's Bldg, Spring's Road, Lincoln.

Dec 3, 2010.

Jeremy Head Landscape Architect Ltd.

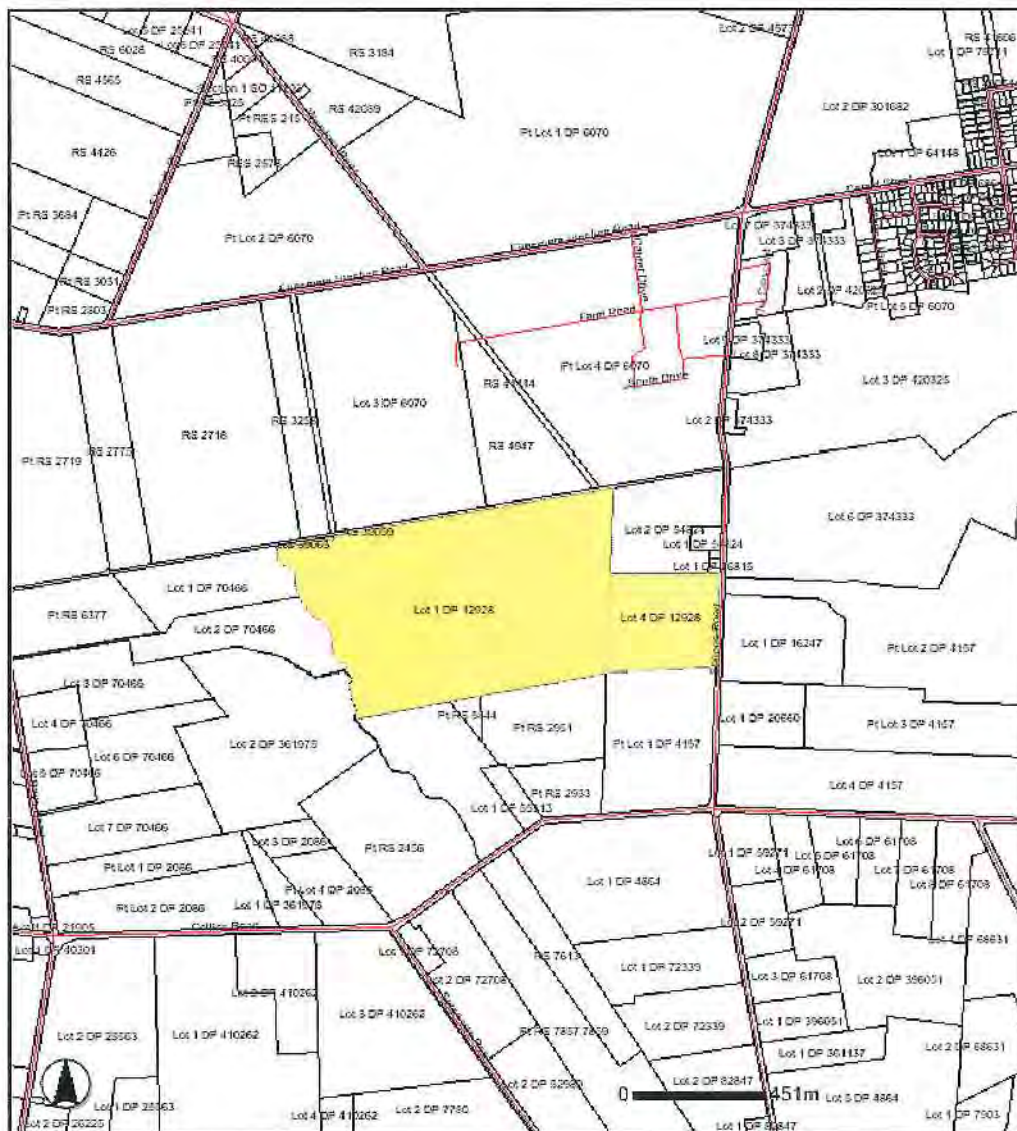
The map displays the Lincoln area in Canterbury, New Zealand. A yellow-shaded rectangular area is labeled 'SITE' with a red arrow pointing to it. This site is located between Sunday Road to the west and James Road to the east, and between Gooderich Road to the south and the Lincoln city boundary to the north. The map shows a network of roads including Sunday Road, James Road, Gooderich Road, and various local streets like Pendah Road and Chudleigh Road. Surrounding areas include Springston South to the south and Lincoln to the north. An inset map in the top left corner shows the West Coast of the South Island of New Zealand, with a red dot indicating the location of Canterbury.

SCALE 1 : 50,000 (A4)

Figure 1 : Site Location

PATTLE DELAMORE PARTNERS LTD

SPRINGS ROAD, LINCOLN



ECan Online GIS

- Selected Features
- Roads
- Main Towns/Cities
- Towns
- Main Rivers
- Region Boundaries
- Local Authority Boundaries
- Land Parcels

Figure 3 : Site Land Parcels

PATTLE DELAMORE PARTNERS LTD

	Selected Features		Piezometric Contours
	Roads		Coastal Confined Aquifers
	Streams		Unconfined and Semi-confined Aquifers
	Main Towns/Cities		Land Parcels
	Towns		
	Main Rivers		
	Region Boundaries		
	Local Authority Boundaries		
			

Figure 4 : Location of the Site with Respect to the Unconfined and Semiconfined Aquifers and to the Coastal Confined Aquifers (Sources from ECan's GIS Database)



Figure 6 : Aerial Photograph 1942-43



Figure 7. Aerial Photograph of the Site, 1975



Figure 8 : Aerial Photograph of the Site, 1995



Figure 10 : Buildings Located on Lot 1 DP 12928



Photographs 1 & 2 : Above Ground Storage Tank 1



Photographs 3 & 4 : Above ground Storage Tank 2



Photographs 5 & 6: Above ground Storage Tank 3



**Photographs 7 & 8 : Waste Disposal and Burning in an
Historic Stock Effluent Pond**



Photograph 9 : Assumed Historic Stock Effluent Tank



**Photograph 10 : Container Filled With Waste Oil – Note
Staining of Surrounding Ground**



Photographs 11 and 12 : Hazardous Substance Storage Preparation Area and Water Tower



Photographs 13 and 14 : Hazardous Substance Storage Sheds

SPRINGS ROAD, LINCOLN



Photographs 15 and 16 : Historic Storage Tank

PATTLE DELAMORE PARTNERS LTD



Photographs 17 and 18 : Fertiliser Storage



**Photographs 19 and 20 : Assumed Historic Silage Areas
With Associated Old Tyres**



Photographs 21 and 22 : Empty Motor oil Drums



Photographs 23 and 24 : Lubricant Storage Shed



**Photographs 25 and 26 : Site of Historic Hazardous
Substances Shed (Shortlived)**

Table 1 : Wells Located Within a 500 m Radius of the Site

Bold indicates that the well is located on-site

Rec	Well No	Well Type	Well Status	Well Description	End of Street	Well Owner	Depth	Diameter	Date Drilled	Use	Use	Top of Screen 1	Bottom of Screen 1	Highest Water Level	Lowest Water Level	Start Readings	End Readings
1	M36/1600	Bore or Well	AE	Active (exist, present)	LINCOLN COLLEGE	LINCOLN COLLEGE	14.6	150	1968	Domestic and Stockwater	Domestic and Stockwater	11.6	14.6				
2	M36/1591	Bore or Well	NO	Not Used	ELESMERE JUNCTION ROAD	LINCOLN UNIVERSITY	39	150	1969	Water Lock	Water Lock	3E	3E				
3	M36/1498	Bore or Well	NO	Not Used	SOIL SCIENCE BLOCK	LINCOLN UNIVERSITY	10.1	150	1962	Water Level	Water Level	7.3000002	10.1				
4	M36/1597	Bore or Well	AE	Active (exist, present)	ELESMERE JUNCTION ROAD	LINCOLN UNIVERSITY	93	305	1965	Irrigation	Irrigation	93	93				
5	M36/1414	Bore or Well	AE	Active (exist, present)	SPRINGS RD WOODS D.A.	SPRINGS RD WOODS D.A.	20	150									
6	M36/1521	Bore or Well	AE	Active (exist, present)	COLLINS ROAD	COLLINS ROAD				Domestic Supply	Domestic Supply						
7	M36/1417	Bore or Well	NO	Not Used	SPRINGS RD WOODS D.A.	SPRINGS RD WOODS D.A.	8.0999999	51									
8	M36/1416	Bore or Well	NO	Not Used	SPRINGS RD WOODS D.A.	SPRINGS RD WOODS D.A.	8.0999999	150									
9	M36/1475	Bore or Well	AE	Active (exist, present)	SEATTLE, D.H. DAYS ROAD & S.P.	SEATTLE, D.H. DAYS ROAD & S.P.	15.6	150	1995	Domestic and Stockwater	Domestic and Stockwater	15.6	15.6				
10	M36/1477	Bore or Well	AE	Active (exist, present)	WYN KEM, A. & H. DAYS ROAD	WYN KEM, A. & H. DAYS ROAD	18	150	1995	Domestic and Stockwater	Domestic and Stockwater	18	18				
11	M36/1472	Bore or Well	AE	Active (exist, present)	SPRINGS ROAD	MCNAB		38		Stock Supply	Stock Supply						
12	M36/1471	Bore or Well	AE	Active (exist, present)	SPRINGS RD	WORMER, C.J. & S.P.	20.4	125	1989	Domestic Supply	Domestic Supply	18.4	20.4				
13	M36/1534	Bore or Well	NO	Not Used	SPRINGS RD	WORMER, C.J. & S.P.	19	150	1989	Irrigation	Irrigation	16	18				
14	M36/1538	Bore or Well	AE	Active (exist, present)	SPRING RD	ROBSON M.T.				Domestic Supply	Domestic Supply						
15	M36/1475	Bore or Well	NO	Not Used	SPRINGS RD	ROBSON M.T.											
16	M36/1419	Bore or Well	AE	Active (exist, present)	SPRINGS RD	GREENSLADE, J.C. & L.T.	27.5	27.5	2001			D		0			
17	M36/1431	Bore or Well	AE	Active (exist, present)	SPRINGS RD D.A.F.	WOODS	18.5000001	189		Irrigation	Irrigation						
18	M36/1512	Bore or Well	SE	Scald / Grouched up	SPRINGS ROAD	LINCOLN UNIVERSITY (DAIRY FARM)	87.5	64	1928					0.59	-4.6830002	1969	2007

Table 2 : Resource Consents Located Within a 500 m Radius of the Site

Bold indicates that the resource consent is for an activity located on-site

Rsc	Record No	Record Type	Permit Type	Status	Current From	Current To	Client Name	Location	RMA Section	Activity	Operation
1	CR0001158	Consent	Water Permit	Current	2003	2035	Mr & Mrs J C & L J Greenslade	Springs Road, LINCOLN	Sec14 - Water	Take Groundwater	Daily Farming
2	CR0001333	Consent	Water Permit	Transferred (replaced by new record)	2003	2003	Mr D A R Woods	Road And Collins Road, LINCOLN	Sec14 - Water	Take Groundwater	
3	CR0001485	Consent	Water Permit	Current	2003	2035	Mr M J Collins	Collins Road, SPRINGSTON	Sec14 - Water	Take Groundwater	Farming, Wood
4	CR0010788	Consent	Water Permit	Current	2000	2035	Lincoln University	Junction Road, LINCOLN	Sec14 - Water	Take Groundwater	Education Facilities
5	CR0020583	Consent	Discharge Permit	Current	2002	2017	Mr & Mrs J C & L J Greenslade	Springs Road, LINCOLN	Sec15 - Discharges	Discharge of Waste to Landfill	Hardfill-Inert
6	CR0020583	Consent	Discharge Permit	Current	2002	2017	Mr & Mrs J C & L J Greenslade	Springs Road, LINCOLN	Sec15 - Discharges	Discharge from Landfill/Transfer Sta	Hardfill-Inert
7	CR0030871	Permitted	Discharge Permit	Activity Ceased	2003	2004	Lincoln University	Springs Road, LINCOLN	Sec15 - Discharges	Discharge of Dairy Effluent	Daily Farming
8	CR080470	Consent	Water Permit	Expired	1990	2001	Lincoln University	Ellesmere Junction Road, LINCOLN	Sec14 - Water	Take Groundwater	
9	CR080473	Consent	Discharge Permit	Expired	1990	2001	Lincoln University	Ellesmere Junction Road, LINCOLN	Sec15 - Discharges	Discharge of Dairy Effluent	Daily Farming
10	CR0916908A	Consent	Water Permit	Expired	1992	2001	Mr & Mrs J C & L J Greenslade	Springs Road, LINCOLN	Sec14 - Water	Take Groundwater	
11	CR0918830	Consent	Water Permit	Driven - Possible Lapsed	1993	2008	Lincoln University	Junction & Weadons Roads, LINCOLN	Sec14 - Water	Take Groundwater	Education Facilities
12	CR0918835	Consent	Water Permit	Consent Surrendered	1993	2009	Lincoln University	Springs Road, LINCOLN	Sec14 - Water	Take Groundwater	Education Facilities
13	CR0906890	Permitted	Discharge Permit	Activity Ceased	1996	2002	Mr D A R Woods	Springs Road, LINCOLN	Sec15 - Discharges	Discharge of Dairy Effluent	Daily Farming
14	CR0952338	Consent	Land Use Consent	Expired	1995	1997	Mr & Mrs R H & A C Friedman	Days Road, SPRINGSTON	Sec09 - Land	Install a Bore/Gallery	
15	CR0952339	Consent	Land Use Consent	Expired	1995	1997	Mr & Mrs R H & A C Friedman	Days Road, SPRINGSTON	Sec09 - Land	Install a Bore/Gallery	
16	CR0952343	Consent	Water Permit	Transferred (replaced by new record)	1995	1998	Mr & Mrs R H & A C Friedman	Days Road, SPRINGSTON	Sec14 - Water	Take Groundwater	
17	CR0952344	Consent	Water Permit	Transferred (replaced by new record)	1995	1996	Mr & Mrs R H & A C Friedman	Days Road, SPRINGSTON	Sec14 - Water	Take Groundwater	
18	NCY700332	Consent	Water Permit	Expired	1969	2001	Lincoln University		Sec14 - Water	Take Groundwater	Daily Farming
19	NCY700339	Consent	Water Permit	Expired	1969	2001	Lincoln University		Sec14 - Water	Take Groundwater	
20	NCY790588A	Consent	Water Permit	Expired	1969	2003	Mr D A R Woods	, LINCOLN	Sec14 - Water	Take Groundwater	
21	NCY790660B	Consent	Water Permit	Expired	1969	2003	Mr D A R Woods	Springs Rd, LINCOLN	Sec14 - Water	Take Groundwater	
22	NCY800687	Consent	Water Permit	Expired	1968	2003	Mr D A R Woods	, GREENPARK	Sec14 - Water	Take Groundwater	
23	NCY800698	Consent	Discharge Permit	Expired	1969	2001	Salwyn District Council	Junction Road, SPRINGSTON	Sec15 - Discharges	Discharge of Water- Pure	Local Authority
24	NCY810082	Consent	Water Permit	Expired	1981	1991	Lincoln University	Junction & Weadons Roads, LINCOLN	Sec14 - Water	Take Groundwater	
25	NCY810126A	Consent	Water Permit	Expired	1981	1991	Mr & Mrs J C & L J Greenslade	Springs Road, LINCOLN	Sec14 - Water	Take Groundwater	
26	NCY830104	Consent	Water Permit	Expired	1981	1991	Lincoln University	Springs Road, LINCOLN	Sec14 - Water	Take Groundwater	Daily Farming
27	NCY850404	Consent	Water Permit	Expired	1969	2003	Mr M J Collins	, SPRINGSTON	Sec14 - Water	Take Groundwater	

28	NCY890560	Consent	Water Permit	Expired	1989	2001	Robson Environmental Services Limited	Springs Road, LINCOLN	Sec14 - Water	Take Groundwater	
29	NCY890647	Consent	Water Permit	Transferred (replaced by new record)	1989	1996	Mr N L Moore	Springs Rd, LINCOLN	Sec14 - Water	Take Groundwater	
30	CRC952343.1	Consent	Water Permit	Transferred (replaced by new record)	1998	2000	Mr & Mrs D H & S J Beattie	Days Road, SPRINGSTON	Sec14 - Water	Take Groundwater	
31	CRC952343.2	Consent	Water Permit	Current	2000	2030	Mr & Mrs D M & J F Fletcher	Days Road, SPRINGSTON	Sec14 - Water	Take Groundwater	Farming Mixed
32	CRC952344.1	Consent	Water Permit	Current	1996	2030	Mr & Mrs A & H van Keken	Days Road, SPRINGSTON	Sec14 - Water	Take Groundwater	Farming Mixed
33	NCY900647.1	Consent	Water Permit	Consent Surrendered	1996	2000	Mr G J Womer	Springs Rd, LINCOLN	Sec14 - Water	Take Groundwater	
34	CRC040786	Consent	Water Permit	Current	2003	2038	Mr D A R Woods	Road And Collins Road, LINCOLN	Sec14 - Water	Take Groundwater	Farming Mixed
35	CRC040838	Consent	Land Use Consent	Expired	2003	2006	Mr & Mrs J C & L J Greenslade	Springs Road, LINCOLN	Sec09 - Land	Install a Bore/Gallery	Dairy Farming
36	CRC001333.1	Consent	Water Permit	Current	2003	2035	Mr & Mrs A & M M Moglin	Springs Road, LINCOLN	Sec14 - Water	Take Groundwater	Farming Mixed
37	CRC041615	Consent	Land Use Consent	Expired	2004	2007	Mr & Mrs J C & L J Greenslade	Springs Road and Collins Road, LINCOLN	Sec09 - Land	Install a Bore/Gallery	
38	CRC042804	Consent	Discharge Permit	Current	2004	2038	Mr & Mrs J C & L J Greenslade	Collins Road, LINCOLN	Sec15 - Discharges	Discharge of Dairy Effluent	Dairy Farming
39	CRC050885	Consent	Water Permit	Application withdrawn			Clovellea Foods Limited	Collins Road, LINCOLN	Sec14 - Water	Take Groundwater	
40	CRC053075	Permitted	Discharge Permit	Current	1997	9999	Mr & Mrs B C & V O Gernell	Springs Road, LINCOLN	Sec15 - Discharges	Discharge of Human Effluent	Single Dwelling
41	CRC063846	Consent	Land Use Consent	Expired	2006	2009	Ms J M Coffin	Springs Road, LINCOLN	Sec09 - Land	Install a Bore/Gallery	
42	CRC061025	Consent	Land Use Consent	Expired	2007	2009	Lincoln University, Unoworks Property Services	Weedons Road, LINCOLN UNIVERSITY	Sec09 - Land	Install a Bore/Gallery	Investigative Drilling
43	CRC081025	Consent	Land Use Consent	Expired	2007	2009	Lincoln University, Unoworks Property Services	Weedons Road, LINCOLN UNIVERSITY	Sec09 - Land	Install a Bore/Gallery	Investigative Drilling
44	CRC081025	Consent	Land Use Consent	Expired	2007	2009	Lincoln University, Unoworks Property Services	Weedons Road, LINCOLN UNIVERSITY	Sec09 - Land	Install a Bore/Gallery	Investigative Drilling
45	CRC082184	Consent	Land Use Consent	Current	2009	2013	Ngai Tahu Property Group Limited	& Springs Road, LINCOLN	Sec09 - Land	Install a Bore/Gallery	Investigative Drilling
46	CRC083726	Consent	Discharge Permit	Application withdrawn			Lincoln University	Weedons Road, LINCOLN	Sec15 - Discharges	Discharge from Composting	
47	CRC090606	Consent	Discharge Permit	42a Report, On hold awaiting			Lincoln University	Weedons Road, LINCOLN	Sec15 - Discharges	Discharge of Leachate	Landfill - Municipal
48	CRC001333.2	Consent	Water Permit	Not resubmitted returned to applicant			Mr & Mrs A & M M Moglin	Springs Road And Collins Road, LINCOLN	Sec14 - Water	Take Groundwater	
49	CRC101731	Consent	Water Permit	Not resubmitted returned to applicant			LD & M L Roper	Springs Rd, LINCOLN	Sec14 - Water	Take Groundwater	
50	CRC102312	Consent	Land Use Consent	Current	2010	2030	University Property Joint Venture	Springs Road, LINCOLN	Sec09 - Land	Earthworks	Quarrying
51	CRC102580	Consent	Discharge Permit	Current	2010	2030	University Property Joint Venture	Springs Road, LINCOLN	Sec15 - Discharges	Discharge from Cleaning/Quarry	Subdivision- Residential
52	CRC001333.3	Consent	Water Permit	Passed to Decision Maker			Mr & Mrs A & M M Moglin	And Collins Road, LINCOLN	Sec14 - Water	Take Groundwater	Farming Mixed



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier CB563/74
Land Registration District Canterbury
Date Issued 26 September 1952

Prior References
CB389/226

Estate Fee Simple
Area 11.6322 hectares more or less
Legal Description Lot 4 Deposited Plan 12928

Original Proprietors

Dennis Andrew Russell Woods, Daphne Elizabeth Woods, Stewart Allan Stanley and James Hurren Martin
Dawson

Interests

451491.1 Mortgage to Dennis Andrew Russell Woods - 6.9.1983 at 10.37 am
459936.1 Mortgage to Clivie Woods and Dennis Andrew Russell Woods - 31.10.1983 at 10.28 am
5766654.1 Transfer to Denwoods Trustee Limited - 16.10.2003 at 9:00 am
5785416.1 Transfer of Mortgage 459936.1 to Dapwoods Trustee Limited - 4.11.2003 at 9:00 am

NEW ZEALAND



Register-Book

Form B.

Vol. 363, folio 74

Fol. 389, folio 226

Transfer No.

Application No.

Order for N/C No. 366391

Reference:

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty-ninth day of September, one thousand nine hundred and eighty-two, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, Witnesseth that ANDREW RUSSELL TONG of Lincoln, Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan known bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing TWENTY-NINE ACRES TWO RODES AND TWENTY-THREE PERCHES or thereabouts situated in Block VIII of the Leiston Survey District being Lot 4 on Deposited Plan No. 12928 part of Wairua Section 2951



Lawrie
District Land Registrar

370764 Transfer Andrew Russell
Wairua Sec. 2951 Andrew Russell
Wairua Sec. 2951 Andrew Russell
16 December 1952 at 2 pm

370770 Mortgage Andrew Russell
Wairua Sec. 2951 Andrew Russell
Wairua Sec. 2951 Andrew Russell
2 pm

370771 Mortgage Andrew Russell
Wairua Sec. 2951 Andrew Russell
Wairua Sec. 2951 Andrew Russell
1952 at 2 pm

370772 Mortgage Andrew Russell
Wairua Sec. 2951 Andrew Russell
Wairua Sec. 2951 Andrew Russell
14 October 1952 at 2.17 pm

370773 Mortgage Andrew Russell
Wairua Sec. 2951 Andrew Russell
Wairua Sec. 2951 Andrew Russell
1952 at 2.17 pm

370774 Mortgage Andrew Russell
Wairua Sec. 2951 Andrew Russell
Wairua Sec. 2951 Andrew Russell
1952 at 2.17 pm

370775 Mortgage Andrew Russell
Wairua Sec. 2951 Andrew Russell
Wairua Sec. 2951 Andrew Russell
1952 at 2.17 pm



METRIC AREA: 11.6321 ha

Scale: 5 chains to an inch

OVER

THIS REPRODUCTION FOR A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
A. Simpson L.R.

563/74

Transfer 445151/1 to Dennis Andrew Russell
Woods of Lincoln, Farmer and James Hurren
Martin Dawson of Christchurch, Solicitor -
26-7-1983 at 10.54a.m.

[Signature]
for A.L.R.

Mortgage 451491/1 to ~~James Hurren Martin Dawson~~
and Dennis Andrew Russell Woods - 6.9.1983
at 10.37 a.m.

[Signature]
for A.L.R.

Mortgage 459936/1 to Cecil Andrew Russell Woods
- 31.10.1983 at 10.28 a.m.

[Signature]

Transmission 533925/1 of Mortgage
459936/1 to Clivie Woods and Hurren
Martin Stanhope Dawson As Executors
- 5.3.1985 at 11.25a.m.

for A.L.R.

Transmission 621690/1 of the share
of Hurren Martin Stanhope Dawson
in Mortgage 459936/1 to Clivie Woods -
4.7.1986 at 10.56a.m.

[Signature]
for A.L.R.

Transfer 621690/2 of the share
acquired by Transmission 621690/2
to Clivie Woods and Dennis Andrew
Russell Woods - 4.7.1986 at 10.56a.m.

[Signature]
for A.L.R.

A462579.1 Transfer to Dennis Andrew
Russell Woods, Daphne Elizabeth Woods,
Stewart Allan Stanley and James Hurren
Martin Dawson - 16.5.2000 at 12.24

[Signature]
for A.L.R.

[Signature]
for RGL





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier CB496/73
Land Registration District Canterbury
Date Issued 06 August 1946

Prior References
CB389/226

Estate Fee Simple
Area 60.0983 hectares more or less
Legal Description Lot 1 Deposited Plan 12928
Original Proprietors
Dennis Andrew Russell Woods as to a 1/2 share
Daphne Elizabeth Woods as to a 1/2 share

Interests

7C/254 Deed of Easement - 26.10.1967 at 9.10 am

Type	Servient Tenement	Easement Area	Dominant Tenement
Right of way	Rural Section 39059	Yellow Deed of Easement CT CB7C/254	Lot 1 Deposited Plan 12928 - herein

385817.1 Transfer creating the following easements - 8.6.1982 at 10.48 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Rural Section 41414 - CT CB23K/420	-	Lot 1 Deposited Plan 12928 - herein	

5038660.1 Transfer to Dennis Andrew Russell Woods, Daphne Elizabeth Woods, Stewart Alan Stanley and James Hurren Martin Dawson - 3.5.2001 at 9:00 am

5766654.1 Transfer to Denwoods Trustee Limited - 16.10.2003 at 9:00 am

REGISTER

(Land and Deeds)

NEW ZEALAND

Form B.

Vol. 389, Folio 226
Transfer No. 271036
Application No.
Order for N/O No.

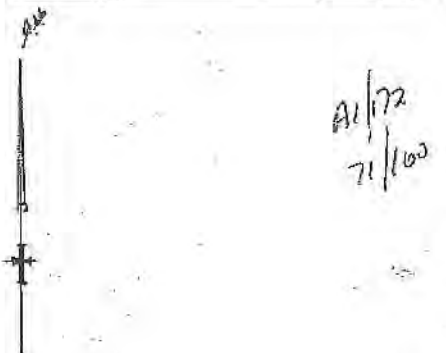


Register-book
Vol. 495, Folio 73

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the 21st day of AUGUST, one thousand nine hundred and Forty-six
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury in witness whereof
CECIL ALEXANDER RUSSELL WOODS of Lincoln, Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off made under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan herein bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ONE HUNDRED AND FIFTY EIGHT ACRES TWO ROODES AND ONE PERCH or thereabouts situated in Block VIII of the Lepton Survey District being lot 1 on plan deposited in the Land Registry Office at Christchurch on No. 12928 part of Rural Sections 2456, 2951 and 5214.



Assistant
District Land Registrar

Mortgage 271036 registered on 19/6/1946 at 3.55 a.m.
Cecil Alexander Russell Woods of Lincoln, Farmer

DISCHARGED
8/2/1947 at 11.10 a.m.
Signature of the mortgagor is here.

Andrew Russell Woods produced 18 August 1946 at 1.15 p.m.

34697 mortgage of Andrew Russell Woods of Lincoln, Farmer produced 18 August 1946 at 1.15 p.m.

18/8/46 mortgage of Andrew Russell Woods of Lincoln, Farmer produced 18 August 1946 at 1.15 p.m.

18/8/46 mortgage of Andrew Russell Woods of Lincoln, Farmer produced 18 August 1946 at 1.15 p.m.

Transfer of the land to Andrew Russell Woods of Lincoln, Farmer produced 18 August 1946 at 1.15 p.m.

Mortgage of the land to Andrew Russell Woods of Lincoln, Farmer produced 18 August 1946 at 1.15 p.m.

18/8/46 mortgage of Andrew Russell Woods of Lincoln, Farmer produced 18 August 1946 at 1.15 p.m.

18/8/46 mortgage of Andrew Russell Woods of Lincoln, Farmer produced 18 August 1946 at 1.15 p.m.

18/8/46 mortgage of Andrew Russell Woods of Lincoln, Farmer produced 18 August 1946 at 1.15 p.m.

18/8/46 mortgage of Andrew Russell Woods of Lincoln, Farmer produced 18 August 1946 at 1.15 p.m.

METRIC AREA: 60.0983 ha

Scale: 20 chains to an inch

496/73

Vol 7c Folio 254 Deed of grant of easement granting a R.O.W. over the part R.S 39059 coloured yellow on the diagram annexed to the said Deed; appurtenant to the within land 26.10.1967 at 9.10a

R.I. Houst
A.L.R.

REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 115A LAND TRANSFER ACT 1952.
Simson
A.L.R.

Mortgage 800804 to ~~State Advances~~ Corporation - 27/3/70 at 11.45 a.m.
DISCHARGED
Robinson
A.L.R.

Mortgage 800806 to ~~New Zealand~~ - 26/6/1970 at 11.15 a.m.
DISCHARGED
Robinson
A.L.R.

Transfer 385817/1 grant of right of way appurtenant hereto over R.S. 42416 (23K/420) - 8.6.1982 at 10.48 a.m.
Robinson
A.L.R.

Certificate No. 472856/2 that the within Mortgage No. 800804 is vested in the Rural Banking and Finance Corporation of New Zealand 3/2/74 at 11.24 a.m.
Robinson
A.L.R.

Transfer 707662/1 of a one-half share to Daphne Elizabeth Woods of Lincoln, Married Woman - 19.10.1987 at 11.29am

Robinson
for A.L.R.



10 December 2010

Pattle Delamore Partners Ltd
PO Box 389
CHRISTCHURCH 8140



58 Kilmore Street, PO Box 345, Christchurch

General enquiries: 03 365 3828

Fax: 03 365 3194

Email: ecinfo@can.govt.nz

Customer services: 03 353 9007

or 0800 EC INFO (0800 824 636)

Website: www.can.govt.nz

Dear Helen

Thank you for submitting your property enquiry. I have searched our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

There are currently no LLUR sites located on the land parcel(s) you enquired about; however I have included information regarding a site (or sites) located nearby which may be of interest to you. The enclosed LLUR statement indicates the location of the site(s) relative to the land you enquired about, and details the information we currently hold for the site(s) on the register.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive additional information and conduct our own investigations into current and historic land uses.

The LLUR does not contain all the information held by Environment Canterbury about a property, and other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please be aware that while they are generally not listed on the LLUR, many current and past activities undertaken on farms have the potential to cause contamination. Examples include the storage, formulation, use and disposal of pesticides, offal pits, foot rot troughs and animal dips and underground and above-ground fuel storage tanks.

Please contact a Contaminated Sites Officer if you wish to discuss the contents of this letter, or if you require additional information.

Yours sincerely

Carissa Barnes
Advisory Officer

For

Nick Griffiths
Contaminated Sites Officer

End:

Statement from Environment Canterbury's Listed Land Use Register
Listed Land Use Register Information Pamphlet

Our Ref: IN7C/542

Your Ref: Enquiry 6434

Statement from the Listed Land Use Register



58 Kilmore Street, PO Box 345, Christchurch

General enquiries: 03 365 3838

Fax: 03 365 3194

Email: ecinfo@ecan.govt.nz

Customer services: 03 353 9007

or: 0800 EC INFO (0800 324 636)

Website: www.ecan.govt.nz

Date:

9 December 2010

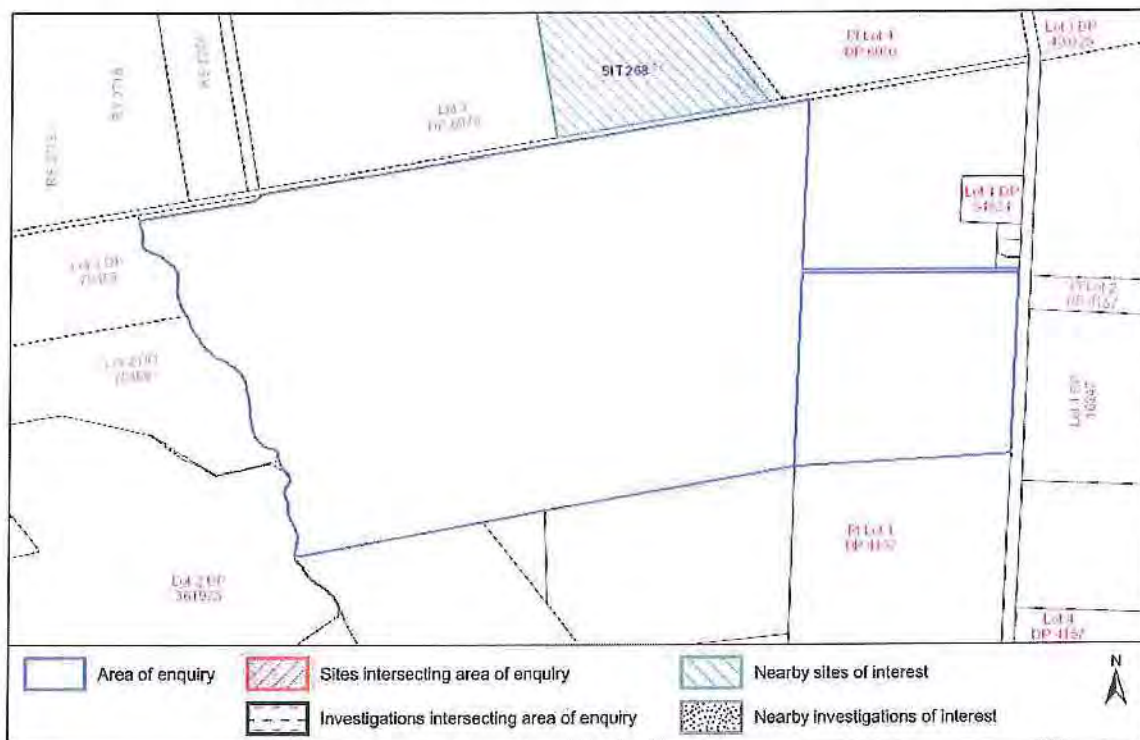
Land Parcels:

• Lot 1 DP 12928

Valuation No(s): 2405243800

• Lot 4 DP 12928

Valuation No(s): 2405243700



Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
268	Lincoln University Landfill	Slth end of Weedons Ross Road, Lincoln	Landfill sites	Unverified HAIL

Information held about the sites on the Listed Land Use Register

Site 268: Lincoln University Landfill (Within 100m of referenced land.)

Site Address:	Stn end of Weedons Ross Road, Lincoln
Legal Description:	RS 4947

Site Category:	Unverified HAIL
Definition:	The relevant land-use / HAIL history has not been confirmed.

Land uses (from HAIL):	Period From	Period To	HAIL land use
	?	?	Landfill sites

Notes

- 19 Mar 2007 Lincoln University operated landfill located at the south end of Weedons Road. Approx. 200 squared metres in area. Domestic and university waste disposed at the fill. Information supplied by Selwyn District Council.
- 1 Oct 2009 A passive discharge consent (CRC090606) has been applied for and is on hold awaiting further information. The site will be registered under an appropriate category once the consenting process has been completed.
- 8 Dec 2010 The consent for discharge of leachate from this site is still on hold awaiting further information. An investigation was conducted by CPG in April 2010 which involved the excavation and logging of 21 test pits. PID readings were taken in all pits with results reportedly indicating no significant volatile compounds were present. Fill material encountered at the site included hardfill, greenwaste and general domestic rubbish. The maximum depth of excavation was 7 m below ground level, and no groundwater was encountered in any of the pits.

Investigations

- 24 Jul 2008 INV 6551: Resource Consent Application and Assessment of Environmental Effects
Duffill Watts
- 25 Jun 2010 INV 6552: Response to Request for Further Information - CRC090606
CPG

Summary of investigation(s)

Report(s) have not yet been audited.

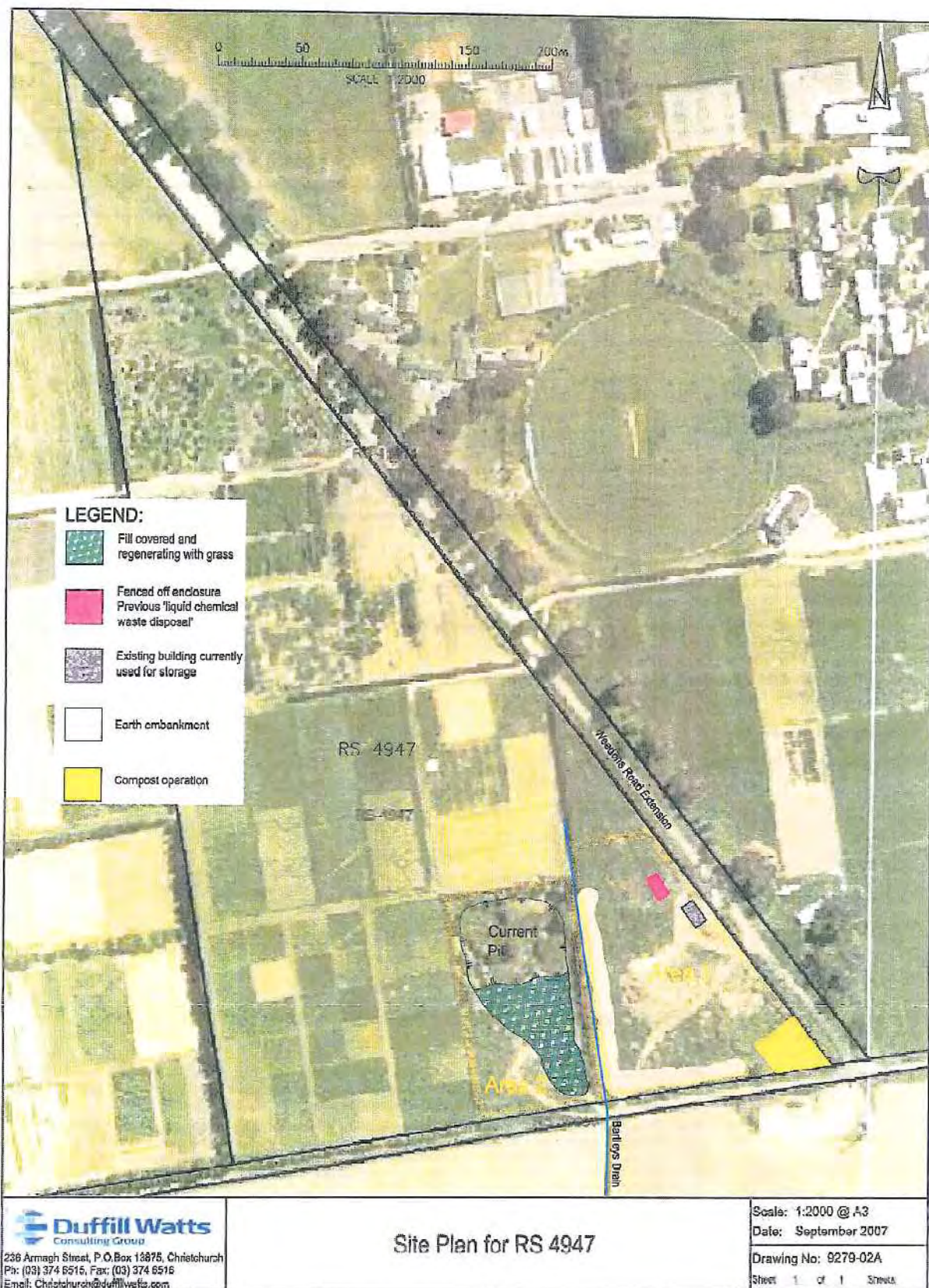
For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 6434.

Disclaimer:

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).

This information reflects Environment Canterbury's current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

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



Duffill Watts
Consulting Group
236 Armagh Street, P.O. Box 13875, Christchurch
Ph: (03) 374 6515, Fax: (03) 374 6516
Email: Christchurch@duffillwatts.com

Site Plan for RS 4947

Scale: 1:2000 @ A3
Date: September 2007
Drawing No: 9279-02A
Sheet 1 of 1 Sheets

Land Information Memorandum

L101110

This Land Information Memorandum (LIM) has been issued after the Canterbury earthquake on 4th September 2010. Due to events surrounding the earthquake, an Order in Council pursuant to section 6 of the Canterbury Earthquake Response and Recovery Act 2010 has been in effect from 4 September 2010 which exempts the Council from complying with section 44A(2) of Local Government Official Information Act 1987. This exemption to section 44A(2) recognises that as a consequence of the Canterbury Earthquake that there is new information that the Council cannot provide in this LIM because the information is not readily available or in a form suitable for inclusion in this LIM.

Application

DENWOODS TRUSTEE LTD/HELEN DAVIES	No.	L101110
PDP LTD	Application date	30/11/10
PO BOX 389	Issue date	7/12/10
CHRISTCHURCH 8140	Phone	03 363 3180
	Fax	03 363 3101

Property

Valuation No.	2405243800
Location	Springs Road
Legal Description	Lot 1 of proposed subdivision of Lot 1-2 DP 54824 Lot 1 DP 12928 Rural Sec 39085 Blk VIII Leeston SD
Owner	Woods Dennis Andrew R : Woods Daphne Elizabeth
Area (hectares)	70.9563

No certificate of title was submitted with this application, a copy can be obtained from Land Information New Zealand 195 Hereford Street, such as to check for covenants, easements, etc.

Being a relatively new sub division the contents of this report may also contain comments which are relevant to the underlying parent title. Where possible only information which is relevant to the parcel of land being the subject of this request have been included.

Rates

Rateable Value

The date of Selwyn's last General Revaluation was 1/07/09. For further information please contact Council's Rates Department.

Revaluation Year	2006	2009
Land	\$2,250,000	\$2,250,000
Capital Value	\$2,750,000	\$2,750,000
Improvements	\$500,000	\$500,000
Current Rates Year 2010 to 2011		
Annual Rates	\$4,251.70	
Current Instalment	\$1,068.75	

Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	17/02/11

Next Revaluation Due 2012.

The rates listed for this property are correct as at the date of this report being issued.

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

If a ratepayer in the district purchases additional properties, that ratepayer maybe eligible for certain rating exemptions due to multiple ownership. The exemptions would only apply to uniform library charges on bare land blocks and an exemption from the uniform annual general charge if contiguous or same use land is purchased.

Please contact the Councils rates section if you require clarification (03) 347 2800.

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

Outstanding Requisitions

No outstanding requisitions located.

Planning/Resource Management

Operative District Plan Zoning: Rural Outer Plains

19/02/04 Resource Consent R306636
Addition Of One Microwave Antenna To Existing Cell Site
Decision Notified 26/02/04

24/09/98 Resource Consent R303480
To Erect A 25m High Mast With Accessory Equipment, Shelter And Attached
A 1-2 Metre Diameter Dish Antenna To The Mast
Decision Notified 23/11/98

PLANNING NOTES: This property is located within 300 metres of an intensive poultry production facility. This can have planning implications if erecting a dwelling or subdividing. For further information please contact Council's Planning Department.

Building

10/11/00	Building Consent 002243 Conservatory Lapsed 14/11/01
10/11/98	Building Consent R419242 Telecom Mast & Shelter Code Compliance Certificate Issued 19/08/99
19/03/75	Building Permit G55209 Rebuild Haybarn
23/04/68	Building Permit A012246 Erect New Dwelling with attached Garage 2,000 sq feet floor area

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

No Code Compliance Certificate is required for a Building Permit. For those Building Consents with numbers that follow on from R410707 a Code Compliance Certificate is required. Consent R410707 is the first Building Consent issued by this Council which was not necessarily for this property.

Services

Water	Council water supply not available. Own potable water supply required.
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For those properties not connected to a Council reticulated water supply, it is encouraged that the quality of the domestic water supply be regularly tested to ensure that it is to a potable standard. If the same water supply is also used for irrigation or stock water, check that there is a backflow protection device to prevent any contamination of water supply.

Sewer Council sewer scheme not available.
On-site sewage treatment and disposal.

For those properties not connected to a Council reticulated sewer system, it is important that the effluent system is regularly checked and maintained. You should also be aware of the limits on what can and should not be disposed of through these systems. Any concerns should be referred to an organization that carries out checks and maintenance or the product manufacturers.

Any replacement to onsite sewage treatment and disposal in relation to construction and location will need to meet the requirements of the Selwyn District Council and Environment Canterbury (Canterbury Regional Council). This is due to the variable nature of the soil substrata installations which requires specific investigation and design.

Land Note: Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury. As this property may have or require consents from Environment Canterbury so to may the surrounding properties for a variety of discharges. This could have an adverse effect on this property in relation to odour, potable water supply quality, or be of a general nuisance factor. Information regarding what consents have been granted for this or surrounding properties can be obtained by contacting the issuing authority Environment Canterbury – phone 3653828.

Land Note: Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited onto the land over time. If any soil tests have been carried out, please forward a copy to the Council in order for the records to be updated.

Stormwater: To Land Drainage

All discharges from roofs of buildings, structures, or hard standing of Stormwater to a water course will require a Discharge Consent from Environment Canterbury.

Water Race: An open or piped water race may run through or adjacent to this property. This may have implications in terms of water race maintenance. For further information regarding fencing, planting, stock access, cleaning requirements and the siting of buildings near a water race contact the Water Race and Land Drainage Co-ordinator, Selwyn District Council's Asset Department – phone 03 3472800.

Refuse: Council refuse and recycling collection available Monday.

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these accessways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas. For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800.

Land and Building Classifications

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

Land Notes: This property is within the area encompassed by the 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS). The published Strategy outlines a range of strategic transportation initiatives to cater for long term growth in this area of the District. This includes the upgrading of existing roads and the provision of new roads which may affect private property. Further information on this Study can be viewed on the Councils website www.selwyn.govt.nz under "Transportation and Roading".

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Springs Road is a formed and sealed strategic road maintained by NZ Transport Agency.

Strategic Roads: Roads which are of strategic regional importance e.g. State Highways (under jurisdiction of NZ Transport Agency) and Springs Road.

Special Land Features

Earthquake zone Zone C

Wind zone High wind zone (44 metres/second)

Snow loading Open ground snow load (Sg) 0.33 kPa at altitude 10 metres

Corrosion Zone Zone 1

Loading Notes:

1. Site loadings are specific to the building site under the current edition of NZS 3604 and this information is a guide only for those Buildings. The use of AS/NZS 1170 may result in different values.
2. Specifically Designed Buildings (those outside the scope of NZS 3604) will need to use loading value information relevant to the conditions expected at the proposed site in accordance with the current edition of AS/NZS 1170.

The following is a general guide :

Closer to the Alps / Port Hills – the higher the Wind Zone
Snow Loading and
Earthquake Risk

Closer to the Sea – the higher the Corrosion Zone

Flooding: This property is located within an area which is known to have a high ground water table, which may contribute to surface water ponding during periods of high rainfall.

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: This site may contain areas of filled ground due to a rubbish pit, that may not reach the required ground bearing capacity for building. NZS 3604 (1999) states that a minimum of 300 kPa ultimate ground bearing capacity is required for a light timber framed building.

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Types:

Templeton moderately deep silt loam + Eyre shallow silt loam

Wakanui deep silt loam

Templeton deep and moderately deep silt loam on sandy loam

Temuka deep silt loam and deep silt loam on clay loam, strongly gleyed phase

Liquefaction and Subsidence: None known

Licences/Environmental Health

No information located.

Selwyn District Public Libraries

Residents and ratepayers of the Selwyn District may join any library in the District without charge. Please note: photo identification is required.

The following is a list of the libraries within Selwyn:

Darfield Library, Macmillan Street

Leeston Library, High Street

Lincoln Library, Gerald Street

Rolleston Library, Rolleston Drive

Glentunnel Library, Homebush Road

Tai Tapu Library, Old Tai Tapu Road

The Mobile Library visits many smaller communities in the District, most of which do not have a library nearby.

For a list of Library hours, stopping points for the Mobile Library or enquiries regarding Library services in Selwyn, please phone the Rolleston Library on (03) 347 7750 or visit the libraries website at <http://libraries.selwyn.govt.nz/>

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:

- a) Discharge consents.
- b) Well permits.
- c) Consents to take water.
- d) The existence of contamination and/or hazardous sites.
- e) Flooding.
- f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken.

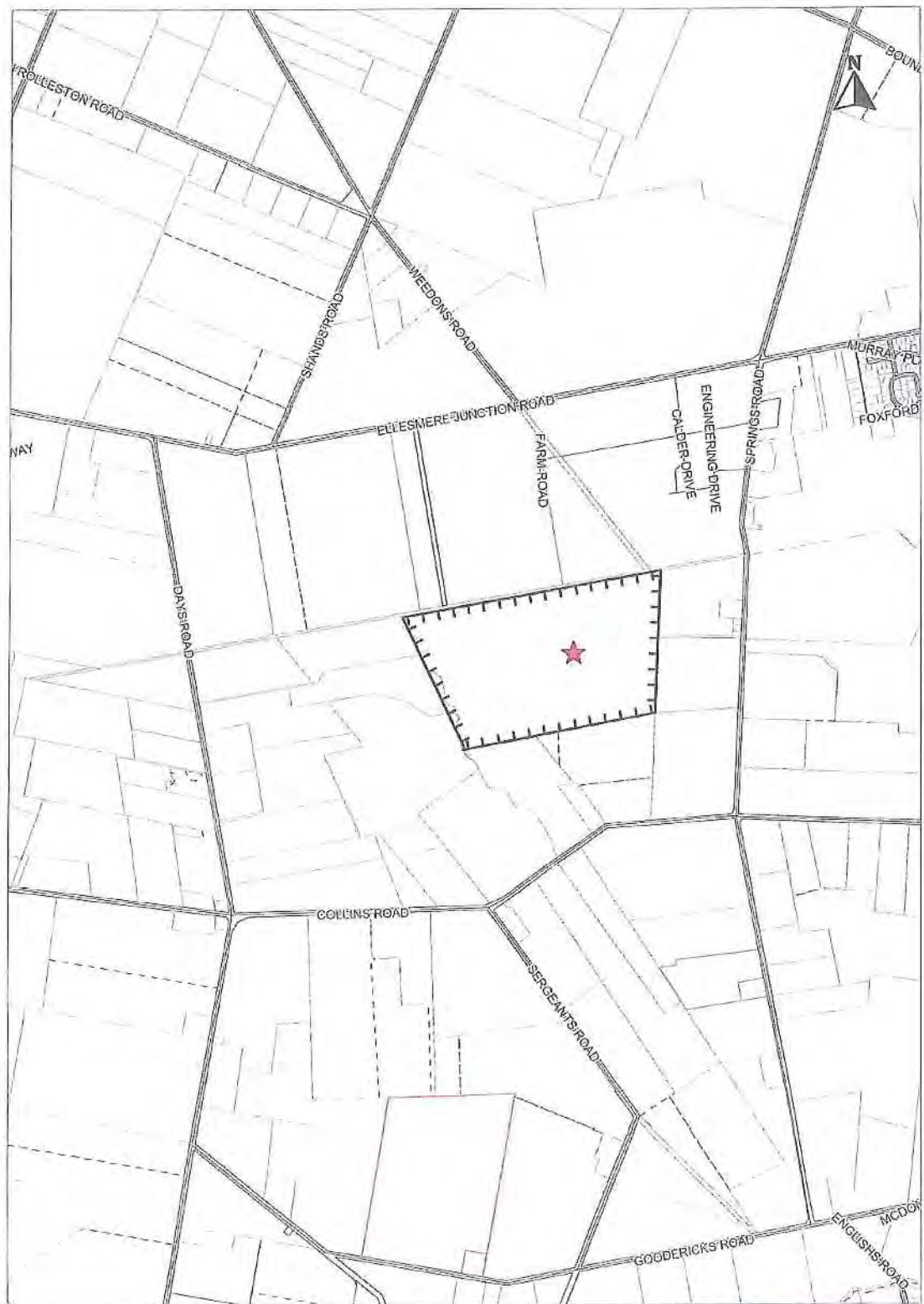
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:

- a) The information may be relevant to the purposes for which this report is obtained;
- b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.

3. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.

4. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

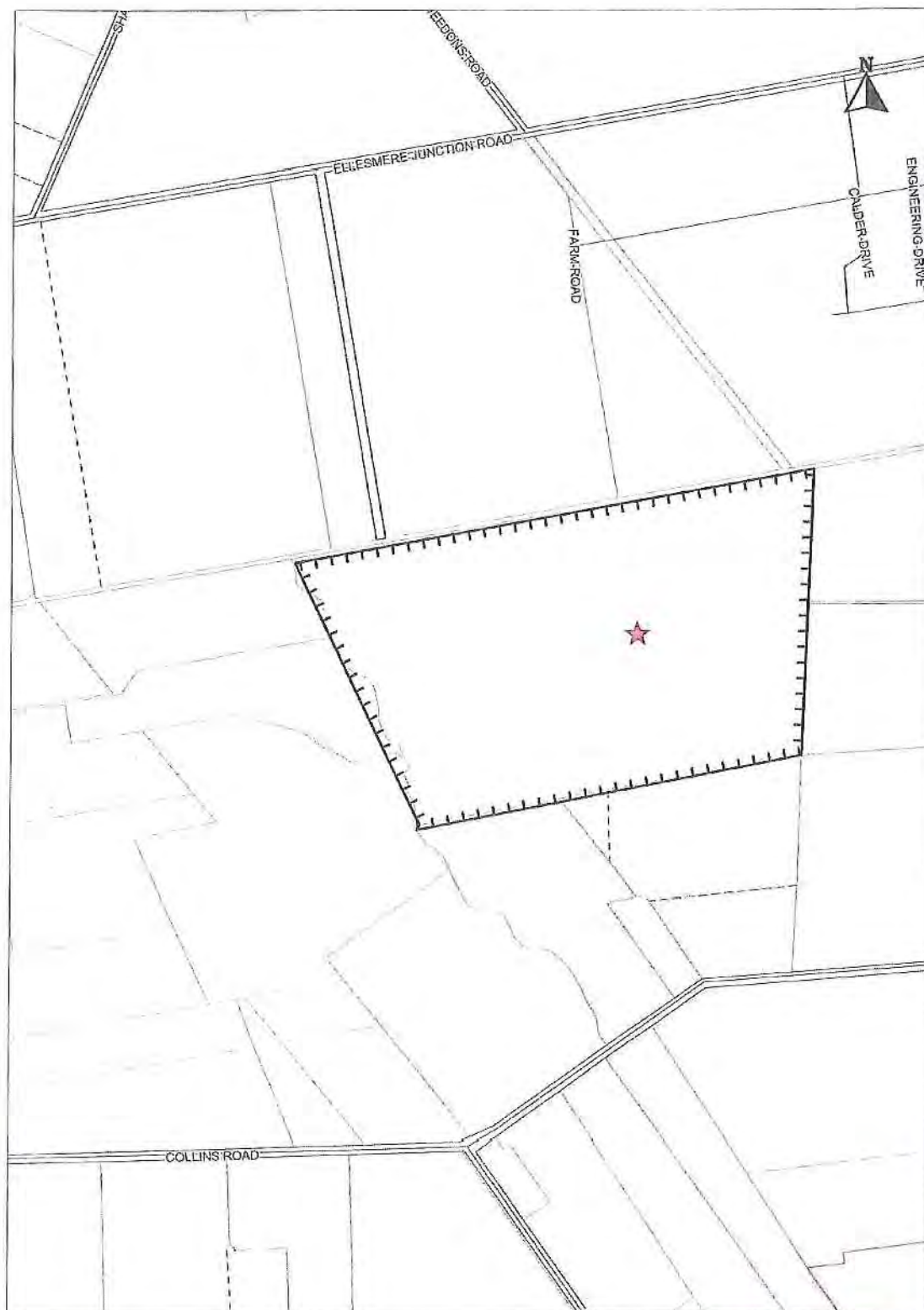
Name: Val White Date: 7/12/10
Val White – Lims Officer



Data: Information derived from
 Land Information New Zealand's Digital Cadastral Database (DCDB)
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Property Map





Cadastral Information derived from
 Land Information New Zealand & Digital Cadastral Estate (DCEB)
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Property Map





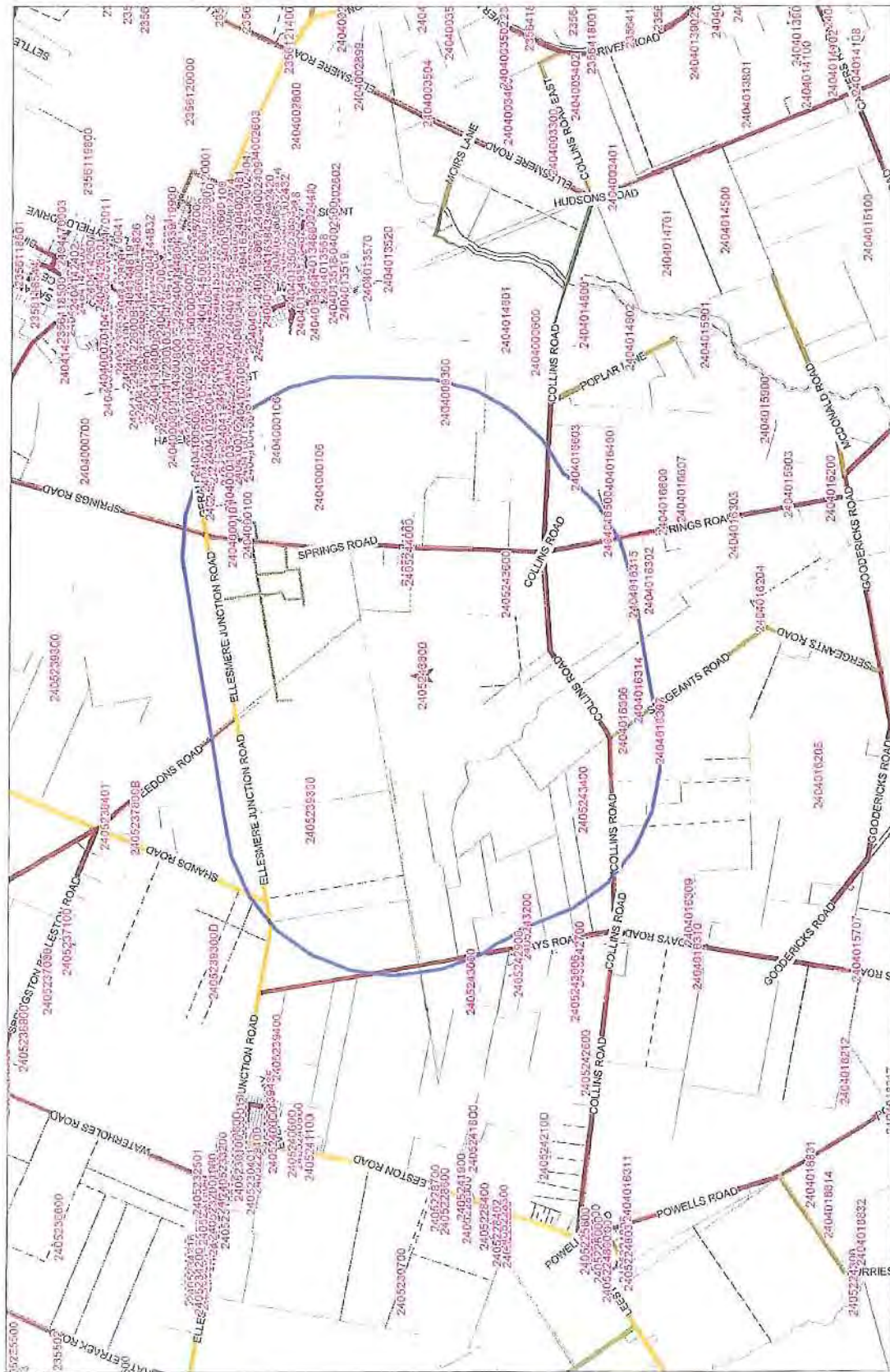
RESOURCE CONSENT INFORMATION

This document is one of three pages titled "Resource Consent Information" which should be read together.

- Because of the large number of resource consents only consents which fall within the blue buffer as identified on the map have been included with this report.
- If further information is required please contact the Council's Planning Department.
- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council's District Plan.

Resource Consent Status Codes:

GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued



Resource Consent Map

Generated using the Selwyn District Council's Resource Consent Map (RCM) system.
 The RCM is a digital map of the Selwyn District, showing the location and boundaries of all Resource Consent areas.
 The RCM is updated regularly to reflect changes to Resource Consent areas.
 The RCM is available online at: <http://www.selwyncouncil.govt.nz/RCM>

assessment_id	Consent_Number	Proposal1	Proposal2	Proposal3	Proposal4	Status	Date
2404000100	95069	SUBDIVIDE TO CREATE 3 LOTS RANGING BETWEEN 1.02 TO 54.32HA	WITH MIXED ZONING			GDEL	8/05/2009
2404000100	95174	STAGE 2 OF SUBDIVISION TO CREATE 107.3HA OF MIXED 95174 ZONES INTO	286 RESIDENTIAL AND BUSINESS LOTS			GCOM	8/12/2009
2404000100	95175	TO UNDERTAKE EARTHWORKS ASSOCIATED WITH 095174				GCOM	8/12/2009
2404000100	R301142	ESTABLISH & OPERATE A CELL SITE CONSISTING OF 8 INTO 8 LOTS IN SUBDIVISION OF 5 TITLES	ANTENNA & A CONTAINER ON TOP OF BUILDING			AP	25/08/1994
2404000100	R305966	OUTLINE PLAN TO ERECT PERMANENT STEEL FRAME TO SUPPORT	PLAN CHANGE 55			GDEL	27/11/2003
2404000100	R305321	VARIATION ON R301142	INFORMATION BANNERS TO CHANGE SITING OF CELL SITE			GDEL	11/02/2002
2404000100	R304891	SUBDIVISION OF 5 RES LOTS EACH WITH EXISTING DWELLING FROM	335 HA			AP	21/12/1994
2404000100	R304892	TO RETAIN ALL BUILDINGS ON PROPOSED LOTS 22-26 OF R304892	FOR THE USE OF PEOPLE OTHER THAN THE UNIVERSITY				0
2404000100	R302362	THE STORAGE OF APPROX 20 X 45 LPG CYLINDERS IN SECURED	COMPOUND			AP	5/09/1996
2404000100	R300568	605 SPACE CAR PARK OVER A 5 YEAR PERIOD				AP	22/11/1993
2404000101	R306277	OUTLINE PLAN FOR SIGNAGE				GDEL	15/08/2003
2404000101	R303460	CERTIFICATE OF COMPLIANCE				AP	29/05/1998
2404000101	R303380	TO ERECT A DOUBLE SIDED ADVERTISING SIGN					0

2404000101	R304001	BOUNDARY ADJUSTMENT TO ERECT BUILDINGS WITH N/C SITING.				AP	2/09/1999
2404000101	R306178					GDEL	23/06/2003
2404000102		TO EXTEND LINCOLN NEW WORLD SUPERMARKET AND REDUCTION IN 95165	NUMBER OF CAR PARKING SPACES (TO VIASTRADA 6/7)				0
2404000102		TO ESTABLISH AND OPERATE A SUPERMARKET FACILITY WITH 75485	ASSOCIATED PARKING			GCOM	10/06/2008
2404000103	R305907	TO ERECT A DWELLING ON EACH LOT CREATED BY R305906				GCOM	5/09/2003
2404000103	R305906	SUBDIVISION OF 1.19 HA ZONED RURAL B INTO 6 LOTS > 1750 SQ M				GCOM	5/09/2003
2404000105		TO ESTABLISH AND OPERATE 105128 A CHILDCARE CENTRE					0
2404000105		CHANGE OF CONDITIONS TO 095070 INCLUDING 105292 AMENDMENT OF	SCHEDULE OF EASEMENTS, STAGING, SCHEME PLAN AND NARROWING OF ROAD			GDEL	7/10/2010
2404000105		TO UNDERTAKE ROADING & EARTHWORKS ASSOCIATED 95071 WITH 095070				GCOM	8/12/2009
2404000105		STAGED SUBDIVISION TO CREATE APPROX 14HA OF 95070 MIXED ZONES INTO	92 RESIDENTIAL LOTS - ALSO SEE VARIATION 105292			GCOM	8/12/2009
2404000300		TO ERECT DWELLING ON UNDERSIZED LOT IN THE 85072 OUTER PLAINS					0
2404000300		BOUNDARY ADJUSTMENT OF PROPOSED LOT 1 WITH 75161 ADJACENT LOT					0
2404000700	R305926	OUTLINE PLAN FOR RELOCATION OF OFFICE BUILDING.				GDEL	24/12/2002

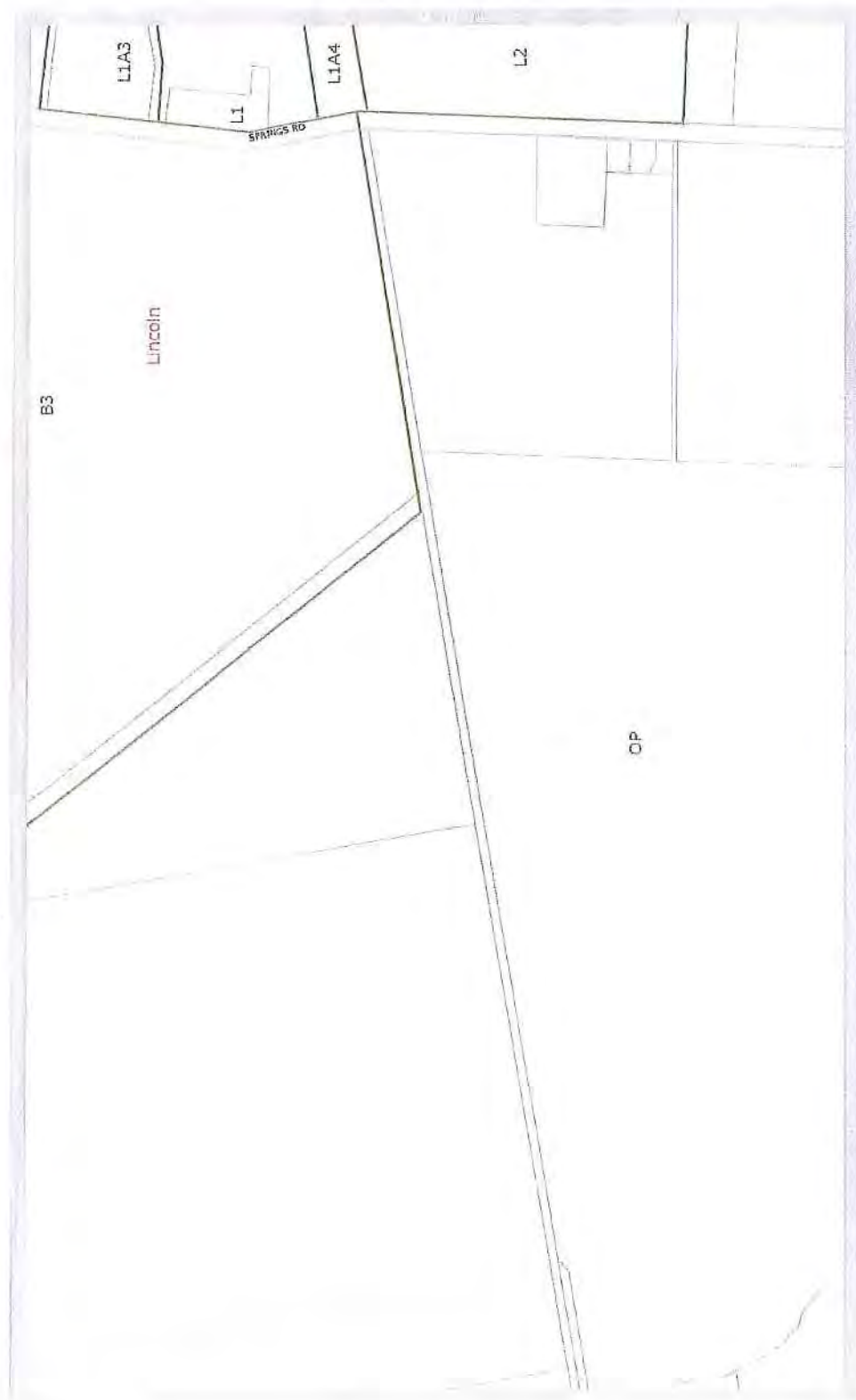
2404000700	R305837	OUTLINE PLAN FOR OFFICE BLOCK & ALTERATION TO EXISTING	BUILDING			GDEL	1/11/2002
2404000700	R306925	OUTLINE PLAN TO ADD TWO PORTACOMS				GDEL	3/08/2004
2404000700	R307285	OUTLINE PLAN TO ERECT COMMERCIAL TUNNEL HOUSE				GDEL	14/02/2005
2404000700	R307358	OUTLINE PLAN TO ERECT AN ADDITIONAL BLOCK AT	RESEARCH FACILITY			GDEL	22/04/2005
2404000700	R307361	3 PORTACOMS INTO ADMIN BUILDING				GDEL	23/03/2005
2404000700	R307247	OUTLINE PLAN TO ERECT NEW RESEARCH LABORATORY &	OFFICE ACCOMMODATION			GDEL	25/01/2005
2404000700	R304790	SUBDIVISION OF 3.3 HA ZONED RES FROM BALANCE LOT OF 53 HA	ZONED RURAL B			GDEL	16/02/2001
2404000700	R302702	SUBDIVISION OF 3.4578 HA FROM RESEARCH FACILITY TO BE	TRANSFERRED TO COUNCIL AS RESERVE			AP	13/05/1997
2404000700	R302632	SUBDIVISION OF ONE LOT OF 5200 SQ. METRES					0
2404000700	R302681	ADMINISTRATIVE OFFICES & HEADQUARTERS FOR SELWYN	DISTRICT COUNCIL				0
2404000700	R306087	OUTLINE PLAN FOR TWO PORTACOMS FOR OFFICE & LAB USE				GDEL	27/03/2003
2404016302	105021	TO RETAIN DWELLING ON REDUCED LOT CREATED BY 105020 AND	ERECT DWELLING ON PROPOSED LOT 2			GDEL	24/02/2010
2404016302	R301643	SUBDIVISION INTO 4 LOTS > 4 HA				DC	28/09/1995
2404016302	R302009	SUBDIVISION INTO 2 LOTS 1 X 10 HA & 8.7 HA WITH EXISTING	DWELLING			AP	17/11/1995

2404016302	105020	RURAL BOUNDARY ADJUSTMENT TO CREATE A 098HA LOT CONTAINING A SUBDIVISION OF EXISTING DWELLING ON 1.2 HA FROM LOT	DWELLING & BALANCE LOT OF 7.74HA. THE AMALGAMATION OF TWO OF 11.5 HA	SEPERATE TITLES IS OFFERED TO INSURE (NO INCREASE IN THE CT'S	OVERALL NUMBER OF CT'S	GDEL	24/02/2010
2404016306	R301676	TO RETAIN DWELLING ON REDUCED LOT CREATED BY 085242				AP	28/06/1995
2404016307	85243	SUBDIVIDE TO CREATE APPROX 22HA LOT & 2.84HA LOT TO BE	AMALGAMATED WITH ADJOINING & SUBDIVIDE 43HA INTO 8.3HA LOT	WITH DWELLING AND BALANCE LOT OF 35.6HA WITH A CONSENT	NOTICE	GDEL	15/08/2008
2404016307	85242	TO ERECT A DWELLING IN FLOOD ZONE				GDEL	15/08/2008
2404016314	R302625	TO ERECT DWELLING ON 10 HA				AP	14/03/1997
2404016315	R304698	SUBDIVISION CONSENT				AP	0
2404016400	R300211	CERTIFICATE OF COMPLIANCE FOR DOG BREEDING OPERATION	WITH MAXIMUM NUMBER OF 10			AP	3/06/1992
2404016500	R303755	EXTENSION TO EXISTING DWELLING INCLUDING SECOND KITCHEN				AP	29/03/1999
2404016603	75354	TO OPERATE A SMALL PUBLISHING BUSINESS IN RES ZONE				GDEL	17/09/2007
2404100101	R302453	VARIATION OF CONDITIONS OF R301162	RELOCATION OF DWELLING			AP	21/01/1997
2404100101	R302100	TO ERECT DWG ON 2819 SQ M LOT ZONED RU B				AP	18/01/1996
2404100103	R303065	TO ERECT DWELLING ON 2819 SQ M LOT ZONED RURAL B				AP	19/11/1997
2404100104	R303064	SUBDIVIDE 1.73 ha INTO 2 LOTS (1.406ha + 3244m2)				AP	12/11/1997
2404100106	R300521	RELOCATE DWELLING				AP	21/01/1993
2404100106	R301162	TO SUBDIVIDE PROPERTY INTO SIX LOTS FOR RESIDENTIAL	PURPOSES				19/09/1994
2404100106	R300145					AP	14/04/1992

2404100112	R304827		TO ERECT DWELLING IN NON-COMPLYING POSITION					GDEL	14/03/2001
2404100115	R304744		TO ERECT DWELLING WITH N/C SITING					GDEL	11/12/2000
2404100116	R305084		TO ERECT DWELLING WITH NON-COMPLYING SITING					GDEL	7/09/2001
2404100175		105114	TO ERECT DWELLING EXCEEDING SITE COVERAGE					GDEL	23/04/2010
2404100180		65081	TO ERECT DWELLING EXCEEDING SITE COVERAGE					GDEL	5/05/2006
2404100185		85025	TO ERECT DWELLING WITH SITE COVERAGE OF 38.5%					GDEL	28/01/2008
2404100185		75386	TO ERECT DWELLING THAT EXCEEDS SITE COVERAGE					GDEL	17/09/2007
2404100190		95066	RESIDENTIAL BOUNDARY ADJUSTMENT					GDEL	23/04/2009
2404100190		95067	TO RETAIN EXISTING SHEDS IN A NON-COMPLYING POSITION DUE TO	BOUNDARY ADJUSTMENT 095066				GDEL	23/04/2009
2405239300		85091	TO UPGRADE THE EXISTING FACILITY	TELECOMMUNICATIONS FACILITY					0
2405239300		85095	TO UPGRADE AN EXISTING MOBILE PHONE SITE					GDEL	28/03/2008
2405239300		85122	EXTENSION TO EXISTING CHILDCARE AND PRESCHOOL						0
2405239300		95206	TO ERECT FARM SHED IN NON-COMPLYING SITING TO HOUSE CALVES					GDEL	27/08/2009
2405239300	R306052		TO ESTABLISH, OPERATE & MAINTAIN A TEMPORARY MOBILE PHONE	SITE AT ANNUAL FIELD DAYS				GDEL	20/03/2003
2405239300	R306283		OUTLINE PLAN FOR BIOTRON FACILITY					GDEL	11/08/2003

[illegible]

2405239300	65409	CERTIFICATE OF COMPLIANCE TO CONSTRUCT, OPERATE AND MAINTAIN A HAZARDOUS SUBSTANCES STORE					GDEL	11/01/2007
2405239300D	R306172	TO ERECT GARAGE WITH W/C SITTING.					GDEL	17/06/2003
2405243100	R305535	TO ERECT A DWELLING ON EACH OF LOTS 1 - 4 AND 6 - 8 OF R301833					GDEL	4/06/2002
2405243200	R301645	SUBDIVISION INTO 2 X 4 HA LOTS & 5 X 10 HA LOTS					AP	19/06/1995
2405243400	R306874	TO RETAIN DWELLING ON LOT CREATED BY R306873					GHP	30/06/2005
2405243400	R306375	TO EXTEND CHILLER, FREEZER & BONING ROOM & ERECT NEW STORE ROOM					GDEL	21/11/2003
2405243400	R306873	NON COMPLYING BOUNDARY ADJUSTMENT TO UNDERTAKE QUARRYING ACTIVITIES FOR THE EXTRACTION OF GRAVEL					GHP	30/06/2005
2405243600	105097	TO ERECT A 25M HIGH MAST WITH ACCESSORY EQUIPMENT, SHELTER ADDITION OF ONE MICROWAVE ANTENNA TO EXISTING CELL					AP	23/11/1998
2405243800	R306536	DWELLING EXTENSION IN NON COMPLYING POSITION ADDITION TO DWELLING WITH MINIMUM SETBACK REQUIREMENTS					GDEL	26/02/2004
2405244000	R304734						GDEL	30/11/2000
2405244100	R303101	FROM ROAD.					AP	8/01/1998



SELWYN DISTRICT PLAN
 Scale: 1:4,000 at A3

MAP 115
SHEET 1
 Printed on 5 June 2009

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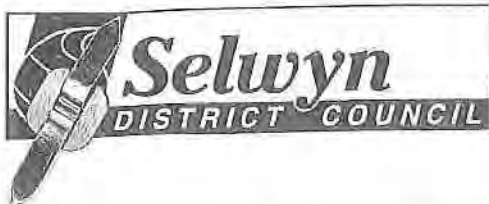
- KEY**
- SDC Designated Sites
 - Other Designations
 - Civil International Airport Noise Contour
 - NZTA Widening Designation
 - Fault Lines
 - Coastal Hazard
 - Transpower Main Lines
 - Zones
 - Forestry Exclusions
 - Outstanding Landscape
 - West Melton Observatory Zone
 - Outstanding Natural Feature
 - Territorial Authority
 - Boundary Lines
 - Salmon River
 - Flood Zone
 - Waimakariri Flood Plain
 - Lower Plains Flood Area
 - Lower Blenheim Flood Area



MAP
115
SHEET 2
Printed on
5 June 2009



KEY									
Heritage Building	Heritage Tree	Scheduled Site	Statutory Acknowledgement Site	State Highways	Railway	Road Parcel	Land Parcel	Water Body	Archaeological Site
Cultural Site	Urban Tiers Area	Centours Above Sea level	Centours	High Country	Living 1	Business 1	Business 1	Inner Plains	Outer Plains
Special File Area		10m	15m	Port Hills	Living 2	Business 2	Business 2	Malvern Hills	
		2.5m	Escarpment	Escarpment	Living 3	Business 3	Business 3		



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF No. _____

Code Compliance Certificate

R419242

Section 43(3), Building Act 1991

Application

BELL SOUTH
C/O CONNELL WAGNER
P O BOX 1061
CHRISTCHURCH

Issue date 19/08/99

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGES TELECOM MAST & SHELTER
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	TELECOM MAST & SHELTER
Estimated Value	\$150,000
Location	SPRINGS RD, LINCOLN
Legal Description	LOT 1-2 DP 54824 LOT 1 DP 12928 RURAL SE C 39065 B
Valuation No.	2405243800

The costs of issuing this Code Compliance Certificate including final inspection, where carried out, will be invoiced separately.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name: _____

Date: 2-9-99

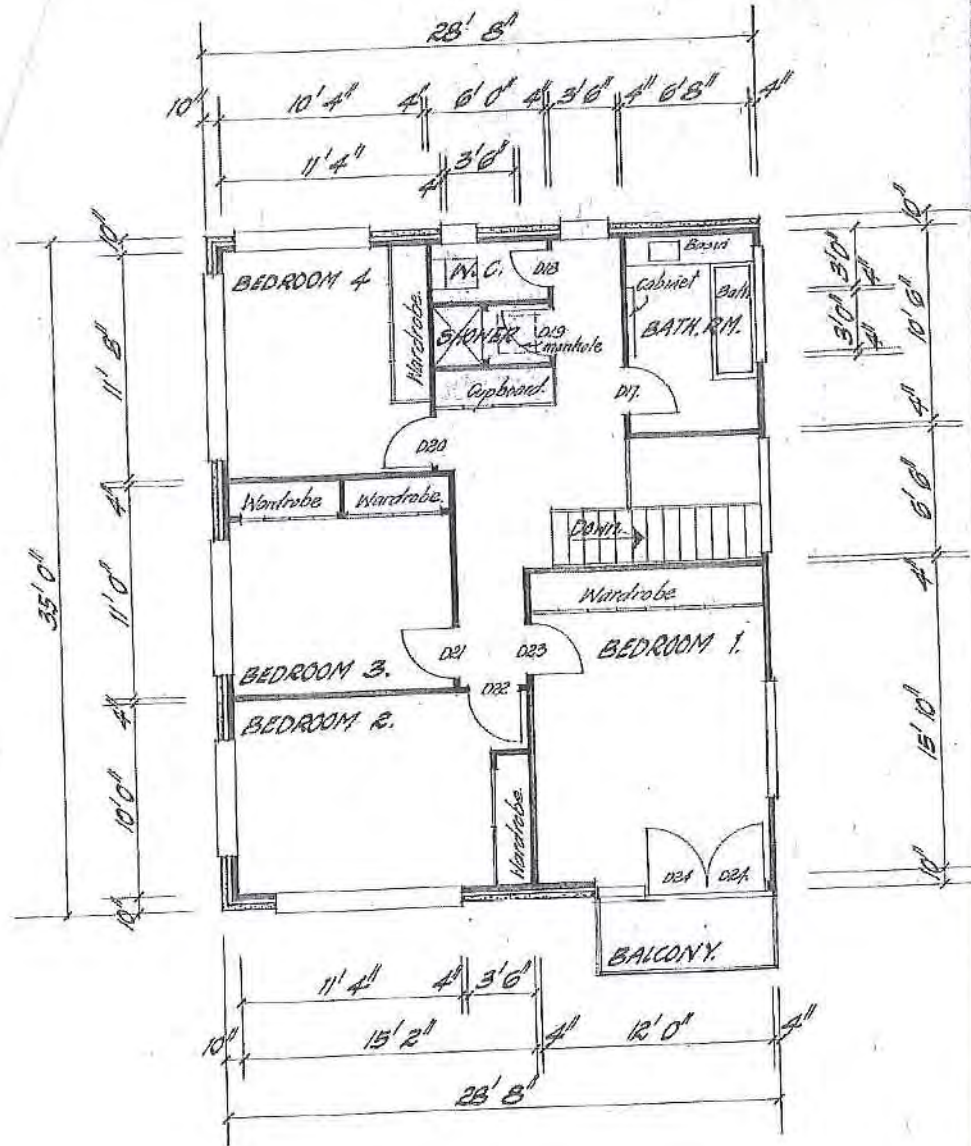
SERVICE
CENTRES:

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-3859

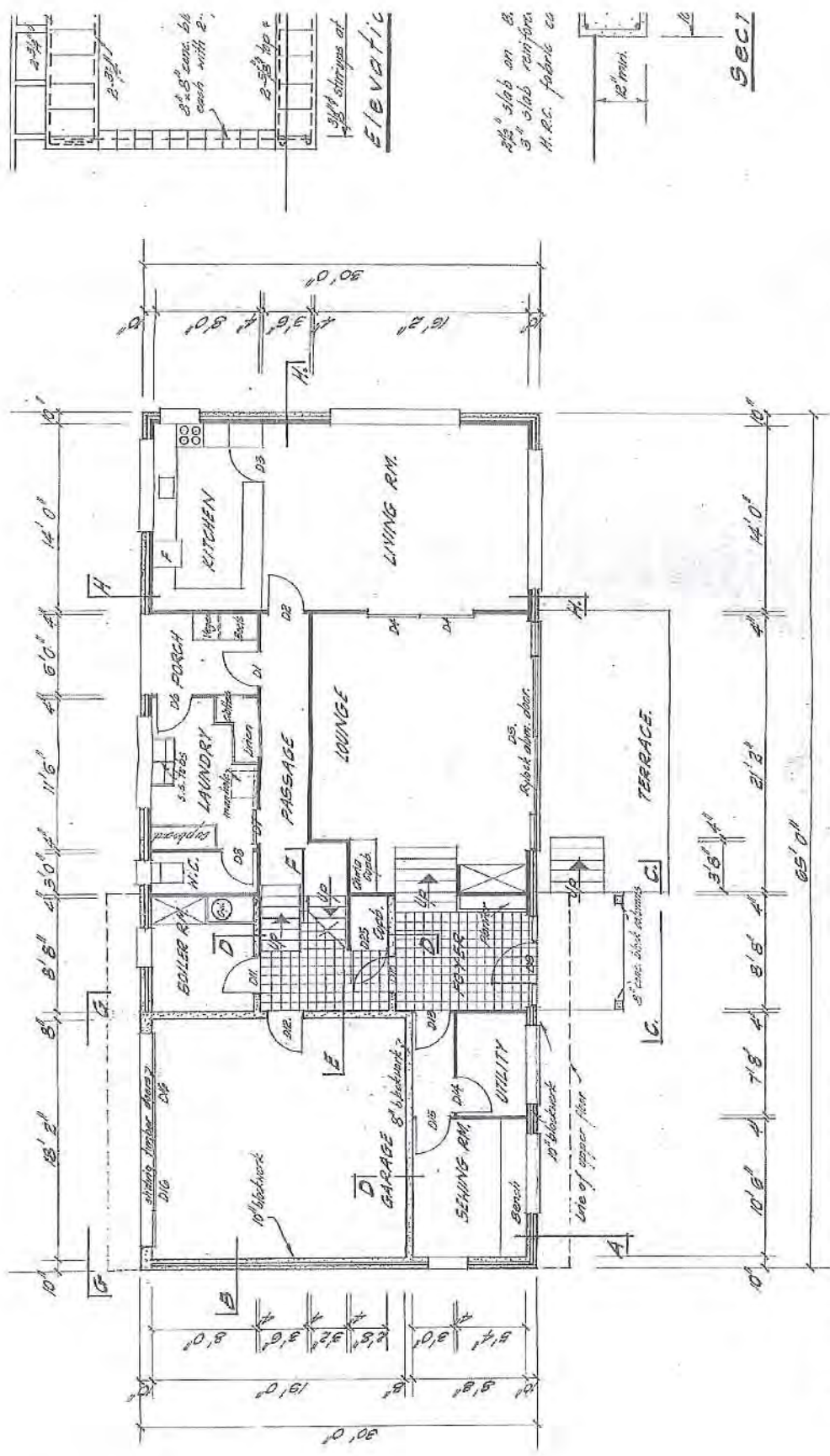
DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8416

A012246



UPPER FLOOR PLAN

1701246



GROUND FLOOR & BASEMENT PLAN.

PROPOSED RESIDENCE FOR — MR. & MF.

INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES

When considering buying a rural property, especially if it is a small block, there are some important things that need to be considered.

Zoned rural these areas are foremost for Horticultural and Agricultural farming, plus their associated activities. As these activities operate 24 hours a day seven days a week, it is important to appreciate that as towns and cities have their own unique characteristics, so too do rural areas.

In particular your attention is drawn to the following matters that are part of the rural character of the District.

- (a) Use of agricultural chemicals including ground or aerial application of sprays and fertilisers, subject to manufacturers instructions, adopted codes of practice and other formal controls.
- (b) Although excessive noise is not permitted the noise levels associated with permitted land uses such as orchard sprayers, cowsheds (especially at dawn), woolsheds, use of working dogs, aircraft for rural management, tractors, headers and assorted agricultural machinery will in the majority of situations not be considered excessive.
- (c) There are a variety of rural odours including those from established piggeries, spraying of animal effluent on pasture, ensilage, burning of orchard prunings, hedge prunings and stubble, application of fertilisers, spray from farm chemicals and composting.
- (d) District roads are used to move stock from on part of a farm to another, or one property to another. It is therefore in the landowners best interests to maintain stock proof road boundary fences and gates.
- (e) The existing state of district roads serving the property must be recognised, particularly if any road is unsealed. The District Council has a Seal Extension Programme that is set through the Annual Plan and Budget. There is no guarantee as to if, and when any metalled road will be sealed. Unsealed roads can create dust. Dust can also be generated from paddocks when they are being worked or during strong winds.
- (f) Fencelines along road frontages do not always follow the legal road boundary. The road boundary can frequently be located inside what looks like private property.
- (g) Rural dwellings depend upon septic tanks and on-site systems for the disposal of sewage. The septic tanks are the responsibility of the property owner and require regular maintenance to ensure proper functioning.
- (h) Council water supply is not available to every property. Where it is not available, and the landowner seeks to construct a new dwelling, the District Council will not issue a Code Compliance Certificate until the owner provides proof that a potable water supply is available.

Land Information Memorandum

L101111

This Land Information Memorandum (LIM) has been issued after the Canterbury earthquake on 4th September 2010. Due to events surrounding the earthquake, an Order in Council pursuant to section 6 of the Canterbury Earthquake Response and Recovery Act 2010 has been in effect from 4 September 2010 which exempts the Council from complying with section 44A(2) of Local Government Official Information Act 1987. This exemption to section 44A(2) recognises that as a consequence of the Canterbury Earthquake that there is new information that the Council cannot provide in this LIM because the information is not readily available or in a form suitable for inclusion in this LIM.

Application

DENWOODS TRUSTEE LTD/HELEN DAVIES	No.	L101111
PDP LTD	Application date	30/11/10
PO BOX 389	Issue date	7/12/10
CHRISTCHURCH 8140	Phone	03 363 3180
	Fax	03 363 3101

Property

Valuation No.	2405243700
Location	Springs Road
Legal Description	Lot 4 D P 12928 Blk VIII Leeston SD
Owner	Woods Dennis Andrew Russell & Daphne E : Stanley Stewart Allan & Dawson James H M
Area (hectares)	11.6322

No certificate of title was submitted with this application, a copy can be obtained from Land Information New Zealand 195 Hereford Street, such as to check for covenants, easements, etc.

Rates

Rateable Value

The date of Selwyn's last General Revaluation was 1/07/09. For further information please contact Council's Rates Department.

Revaluation Year	2006	2009
Land	\$480,000	\$480,000
Capital Value	\$600,000	\$600,000
Improvements	\$120,000	\$120,000
Current Rates Year 2010 to 2011		
Annual Rates	\$1,363.95	
Current Instalment	\$ 342.85	
Current Year - Outstanding Rates	\$ 0.00	
Arrears for Previous Years	\$ 0.00	
Next Instalment Due	17/02/11	

Next Revaluation Due 2012.

The rates listed for this property are correct as at the date of this report being issued.

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

If a ratepayer in the district purchases additional properties, that ratepayer maybe eligible for certain rating exemptions due to multiple ownership. The exemptions would only apply to uniform library charges on bare land blocks and an exemption from the uniform annual general charge if contiguous or same use land is purchased.

Please contact the Councils rates section if you require clarification (03) 347 2800.

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

Outstanding Requisitions

No outstanding requisitions located.

Planning/Resource Management

Operative District Plan Zoning: Rural Outer Plains

PLANNING NOTES: Under today's relevant planning provision, a resource consent is required to be obtained to erect a dwelling on this site.

Building

At the time of issuing this report there are no known buildings sited on this property.

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

Services

Water Council water supply not available.
Own potable water supply required.

For those properties not connected to a Council reticulated water supply, it is encouraged that the quality of the domestic water supply be regularly tested to ensure that it is to a potable standard. If the same water supply is also used for irrigation or stock water, check that there is a backflow protection device to prevent any contamination of water supply.

Sewer Council sewer scheme not available.
On-site sewage treatment and disposal.

For those properties not connected to a Council reticulated sewer system, it is important that the effluent system is regularly checked and maintained. You should also be aware of the limits on what can and should not be disposed of through these systems. Any concerns should be referred to an organization that carries out checks and maintenance or the product manufacturers.

Any extraction of groundwater or onsite sewage treatment and disposal in relation to construction and location will need to meet the requirements of the Selwyn District Council and Environment Canterbury. This is due to the variable nature of the soil substrata installations which requires specific investigation and design.

Land Note: Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury. As this property may have or require consents from Environment Canterbury so to may the surrounding properties for a variety of discharges. This could have an adverse effect on this property in relation to odour, potable water supply quality, or be of a general nuisance factor. Information regarding what consents have been granted for this or surrounding properties can be obtained by contacting the issuing authority Environment Canterbury – phone 3653828.

Land Note: Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited onto the land over time. If any soil tests have been carried out, please forward a copy to the Council in order for the records to be updated.

Stormwater: To Land Drainage

All discharges from roofs of buildings, structures, or hard standing of Stormwater to a water course will require a Discharge Consent from Environment Canterbury.
conditions.

Refuse: Council refuse and recycling collection available Monday.

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these accessways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas. For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800.

Land and Building Classifications

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

Land Notes: This property is within the area encompassed by the 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS). The published Strategy outlines a range of strategic transportation initiatives to cater for long term growth in this area of the District. This includes the upgrading of existing roads and the provision of new roads which may affect private property. Further information on this Study can be viewed on the Councils website www.selwyn.govt.nz under 'Transportation and Rooding'.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Springs Road is a formed and sealed strategic road maintained by NZ Transport Agency..

Strategic Roads: Roads which are of strategic regional importance e.g. State Highways (under jurisdiction of NZ Transport Agency) and Springs Road.

Special Land Features

Earthquake zone Zone C

Wind zone High wind zone (44 metres/second)

Snow loading Open ground snow load (Sg) 0.33 kPa at altitude 10 metres

Corrosion Zone Zone 1

Loading Notes:

1. Site loadings are specific to the building site under the current edition of NZS 3604 and this information is a guide only for those Buildings. The use of AS/NZS 1170 may result in different values.
2. Specifically Designed Buildings (those outside the scope of NZS 3604) will need to use loading value information relevant to the conditions expected at the proposed site in accordance with the current edition of AS/NZS 1170.

The following is a general guide:

Closer to the Alps / Port Hills – the higher the
 Wind Zone
 Snow Loading and
 Earthquake Risk

Closer to the Sea – the higher the Corrosion Zone

Flooding: This property is located within an area which is known to have a high ground water table, which may contribute to surface water ponding during periods of high rainfall.

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: None known

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Types:

Templeton moderately deep silt loam + Eyre shallow silt loam

Wakanui deep silt loam

Templeton deep and moderately deep silt loam on sandy loam

Liquefaction and Subsidence: None known

Licences/Environmental Health

No information located.

Selwyn District Public Libraries

Residents and ratepayers of the Selwyn District may join any library in the District without charge. Please note: photo identification is required.

The following is a list of the libraries within Selwyn:

Darfield Library, Macmillan Street

Leeston Library, High Street

Lincoln Library, Gerald Street

Rolleston Library, Rolleston Drive

Glentunnel Library, Homebush Road

Tai Tapu Library, Old Tai Tapu Road

The Mobile Library visits many smaller communities in the District, most of which do not have a library nearby.

For a list of Library hours, stopping points for the Mobile Library or enquiries regarding Library services in Selwyn, please phone the Rolleston Library on (03) 347 7750 or visit the libraries website at <http://libraries.selwyn.govt.nz/>

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:

- a) Discharge consents.
- b) Well permits.
- c) Consents to take water.
- d) The existence of contamination and/or hazardous sites.
- e) Flooding.
- f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken.

2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:

- a) The information may be relevant to the purposes for which this report is obtained;
- b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.

3. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.

4. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Name: Val White Date: 7/12/10

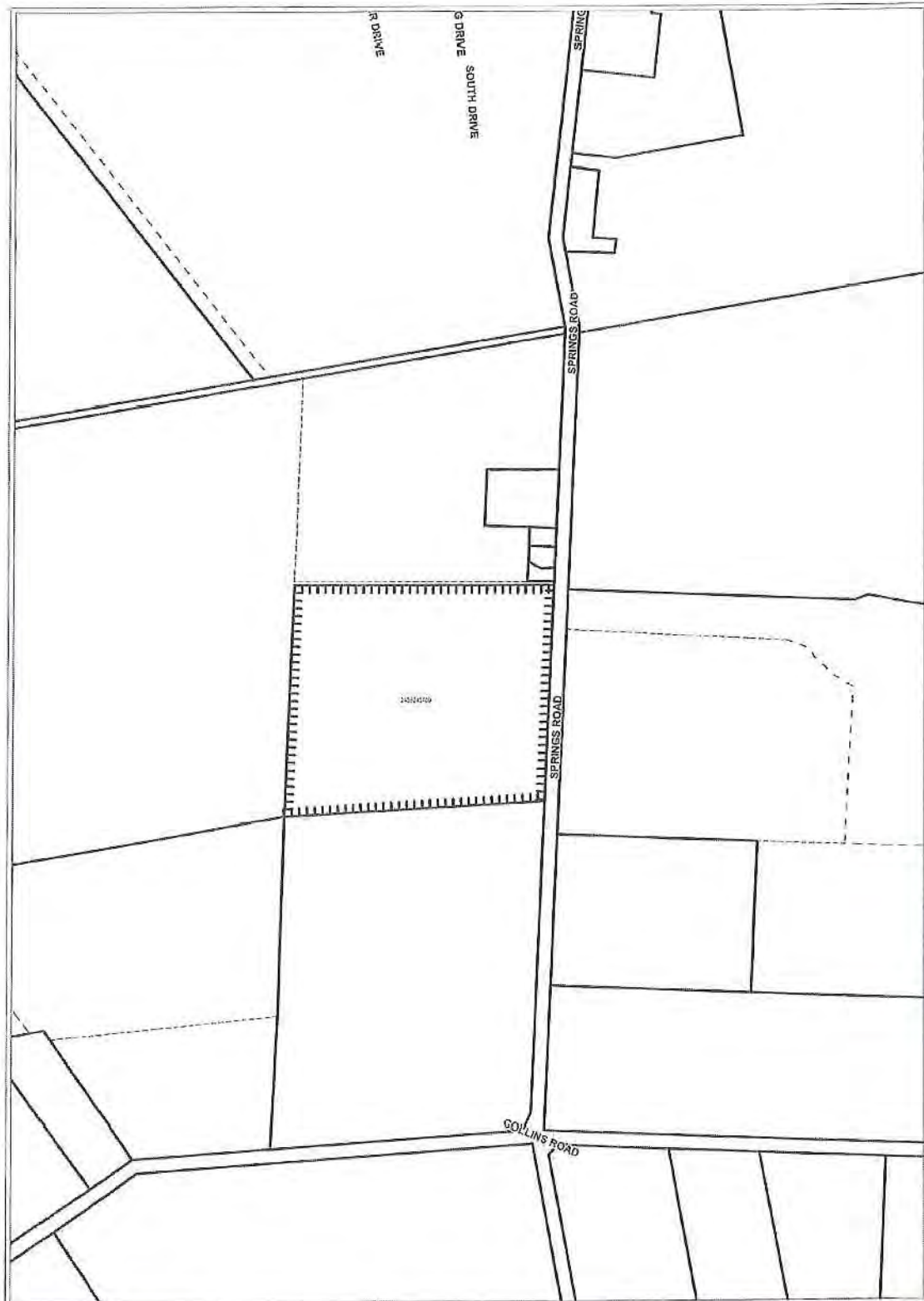
Val White – Lims Officer



OS data is a mixture derived from
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Property Map





Cadastral information derived from
Land Information New Zealand's Digital Cadastral Database (DCDB)
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Property Map



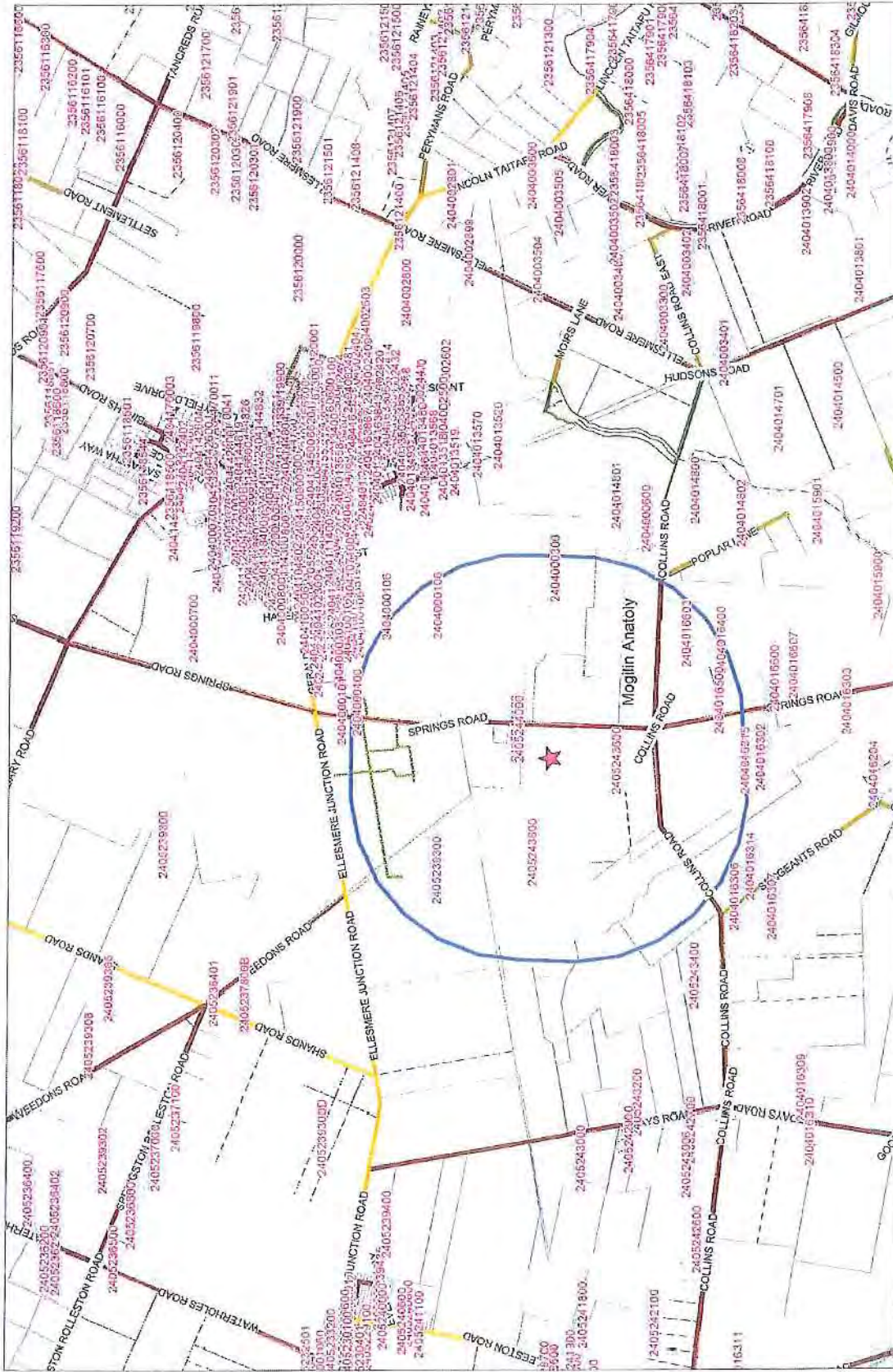
RESOURCE CONSENT INFORMATION

This document is one of three pages titled "Resource Consent Information" which should be read together.

- Because of the large number of resource consents only consents which fall within the blue buffer as identified on the map have been included with this report.
- If further information is required please contact the Council's Planning Department.
- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council's District Plan.

Resource Consent Status Codes:

GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued



Resource Consent Map



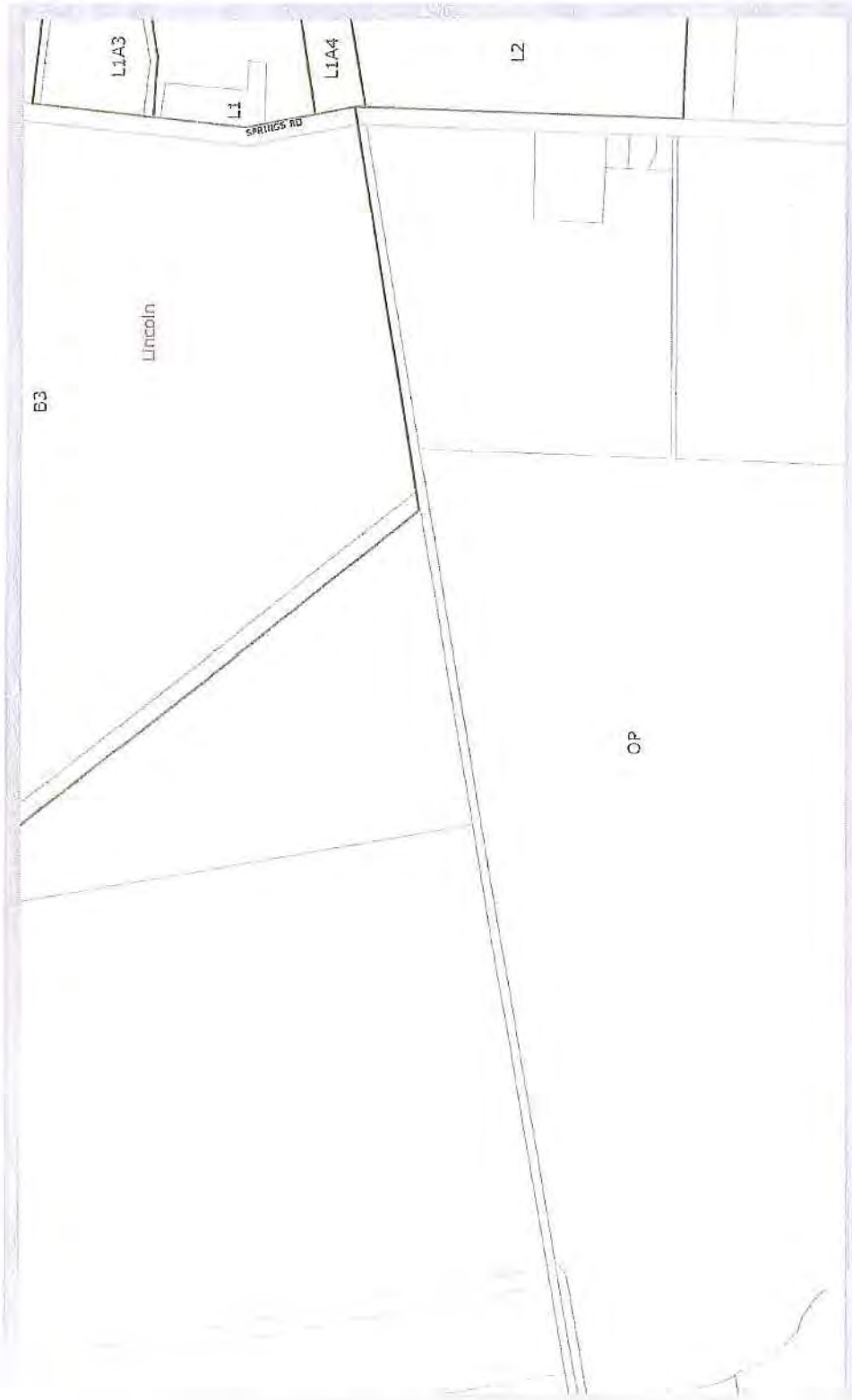
Created: 10/10/2019
 Drawn: 10/10/2019
 Checked: 10/10/2019
 Approved: 10/10/2019
 Digital: 10/10/2019

assessment_id	Consent_Number	Proposal1	Proposal2	Proposal3	Proposal4	Status	Date
2404000100	95069	SUBDIVIDE TO CREATE 3 LOTS RANGING BETWEEN 1.02 TO 54.32HA	WITH MIXED ZONING			GDEL	8/05/2009
2404000100	95174	STAGE 2 OF SUBDIVISION TO CREATE 107.3HA OF MIXED ZONES INTO	286 RESIDENTIAL AND BUSINESS LOTS			GCOM	8/12/2009
2404000100	95175	TO UNDERTAKE EARTHWORKS ASSOCIATED WITH D95174				GCOM	8/12/2009
2404000100	R301142	ESTABLISH & OPERATE A CELL SITE CONSISTING OF 8	ANTENNA & A CONTAINER ON TOP OF BUILDING			AP	25/08/1994
2404000100	R305966	SUBDIVISION OF 5 TITLES INTO 8 LOTS IN ACCORDANCE WITH OUTLINE PLAN TO ERECT PERMANENT STEEL FRAME TO SUPPORT	PLAN CHANGE 55			GDEL	27/11/2003
2404000100	R305321	VARIATION ON R301142	INFORMATION BANNERS			GDEL	11/02/2002
2404000100	R301361	SUBDIVISION OF 5 RES LOTS EACH WITH EXISTING DWELLING FROM	TO CHANGE SITING OF CELL SITE			AP	21/12/1994
2404000100	R304891	TO RETAIN ALL BUILDINGS ON PROPOSED LOTS 22-26 OF R304892	335 HA				0
2404000100	R304892	THE STORAGE OF APPROX 20 X 45 LPG CYLINDERS IN SECURED 605 SPACE CAR PARK OVER A 5 YEAR PERIOD	FOR THE USE OF PEOPLE OTHER THAN THE UNIVERSITY				0
2404000100	R302562	OUTLINE PLAN FOR SIGNAGE	COMPOUND			AP	6/09/1996
2404000100	R300568	CERTIFICATE OF COMPLIANCE TO ERECT A DOUBLE SIDED ADVERTISING SIGN				AP	22/11/1993
2404000101	R306277	BOUNDARY ADJUSTMENT				GDEL	15/08/2003
2404000101	R303460	TO ERECT BUILDINGS WITH N/C SITING.				AP	29/09/1998
2404000101	R303580	TO ERECT A DWELLING ON EACH LOT CREATED BY R305906				AP	2/09/1999
2404000101	R304001					GDEL	23/06/2003
2404000101	R306178						
2404000103	R305907					GCOM	5/09/2003

2404000103	R305906		SUBDIVISION OF 1.19 HA ZONED RURAL B INTO 6 LOTS > 1750 SQ. M				GCOM	5/03/2003
2404000106		105292	CHANGE OF CONDITIONS TO D95070 INCLUDING AMENDMENT OF TO UNDERTAKE ROADING & EARTHWORKS ASSOCIATED WITH 095070	SCHEDULE OF EASEMENTS, STAGING, SCHEME PLAN AND NARROWING OF ROAD			GDEL	7/10/2010
2404000106		95071					GCOM	8/12/2009
2404000106		95070	STAGED SUBDIVISION TO CREATE APPROX 14HA OF MIXED ZONES INTO	92 RESIDENTIAL LOTS - ALSO SEE VARIATION 105292			GCOM	8/12/2009
2404000300		85072	TO ERECT DWELLING ON UNDERSIZED LOT IN THE OUTER PLAINS					0
2404000300		75161	BOUNDARY ADJUSTMENT OF PROPOSED LOT 1 WITH ADJACENT LOT					0
2404016302		105021	TO RETAIN DWELLING ON REDUCED LOT CREATED BY 105020 AND	ERECT DWELLING ON PROPOSED LOT 2			GDEL	24/02/2010
2404016302	R301643		SUBDIVISION INTO 4 LOTS > 4 HA				DC	28/08/1995
2404016302	R302009		SUBDIVISION INTO 2 LOTS 1 X 10 HA & 8.7 HA WITH EXISTING DWELLING				AP	17/11/1995
2404016302		105020	RURAL BOUNDARY ADJUSTMENT TO CREATE A 098HA LOT CONTAINING A TO ERECT A DWELLING IN FLOOD ZONE	DWELLING & BALANCE LOT OF 7.74HA. THE AMALGAMATION OF TWO	SEPERATE TITLES IS OFFERED TO INSURE NO INCREASE IN THE	OVERALL NUMBER OF CT'S	GDEL	24/02/2010
2404016314	R302625		TO ERECT DWELLING ON 10 HA				AP	14/03/1997
2404016315	R304698		SUBDIVISION CONSENT				AP	0
2404016400	R300211		CERTIFICATE OF COMPLIANCE FOR DOG BREEDING OPERATION	WITH MAXIMUM NUMBER OF 10			AP	3/06/1992
2404016500	R303755		EXTENSION TO EXISTING DWELLING INCLUDING SECOND KITCHEN				AP	29/03/1999
2404016603		75354					GDEL	17/09/2007

2405239300	85091	TO UPGRADE THE EXISTING TO UPGRADE AN EXISTING MOBILE PHONE SITE	TELECOMMUNICATIONS FACILITY					0
2405239300	85095	MOBILE PHONE SITE					GDEL	28/03/2008
2405239300	85122	EXTENSION TO EXISTING CHILDREAN AND PRESCHOOL						0
2405239300	95206	TO ERECT FARM SHED IN NON- COMPLYING SITING TO HOUSE CALVES					GDEL	27/08/2009
2405239300	R306052	TO ESTABLISH, OPERATE & MAINTAIN A TEMPORARY MOBILE PHONE						
2405239300	R306283	OUTLINE PLAN FOR BIOTRON FACILITY	SITE AT ANNUAL FIELD DAYS				GDEL	20/03/2003
2405239300	R306239	TO ERECT A BILLBOARD 6M X 3M					GDEL	11/08/2003
2405239300	R306181	OUTLINE PLAN TO CONSTRUCT OFFICE/LAB WITHIN THE BOUNDARY OF						0
2405239300	R305767	TO ESTABLISH & OPERATE A GOLF DRIVING RANGE	LINCOLN UNIVERSITY.				GDEL	11/06/2003
2405239300	R306547	TO ESTABLISH AND OPERATE A TELECOMMUNICATIONS					GDEL	21/10/2002
2405239300	R307183	ALTERATIONS TO EXTERIOR AND INTERIOR OF IVEY & EXTENSION TO HERITAGE BUILDING	FACILITY MEMORIAL HALLS (HERITAGE BUILDINGS)				GDEL	26/07/2004
2405239300	R307737						GDEL	4/10/2005
2405239300	R304350	CERTIFICATE OF COMPLIANCE FOR ERECTION OF DWELLING ON 10 HA					GDEL	28/11/2005
2405239300	R308599	TO ERECT A DWELLING ON EACH OF 6 LOTS TO BE CREATED					AP	6/04/2000
2405239300	R308323	SUBDIVISION OF 2 LOTS INTO 6 LOTS > 10 HA	BY R303323				AP	17/05/1999
2405239300	R304781	TO ERECT 3 ENTRANCE SIGNS AT LINCOLN UNIVERSITY					AP	17/05/1999
2405239300	R304835	EXTENSION TO R308599 IN RESPECT OF LOT 5 - TO ERECT A DWELLING ON 13.8 HA					GDEL	2/02/2001
								0

2405239800	R304949	TO ERECT A DWG ON EACH LOT CREATED BY R30323- EXTENSION	TO R303599			GDEL	6/06/2001
2405239900	R302329	TO ERECT A 21 METRE LATTICE TOWER WITHIN THE AGROFORESTRY	EXPERIMENT			AP	2/09/1996
2405239300	R301920	EXTENSION TO LABORATORY FOR RESEARCH INTO SMALL ANIMALS				AP	24/08/1995
2405239800	R303210	TO ERECT AVIARY FOR RESEARCH PURPOSES				AP	20/03/1998
2405239300	65409	CERTIFICATE OF COMPLIANCE TO CONSTRUCT, OPERATE TO ERECT GARAGE WITH IN/C SITING.	AND MAINTAIN A HAZARDOUS SUBSTANCES STORE			GDEL	11/01/2007
2405239300D	R306172	TO UNDERTAKE QUARRYING ACTIVITIES FOR THE EXTRACTION OF				GDEL	17/06/2003
2405243600	105097	TO ERECT A 25M HIGH MAST WITH ACCESSORY EQUIPMENT, SHELTER	GRAVEL AND ATTACHED A 1-2 METRE DIAMETER DISH ANTENNA TO THE MAST			AP	23/11/1998
2405243800	R306636	ADDITION OF ONE MICROWAVE ANTENNA TO EXISTING CELL SITE				GDEL	26/02/2004
2405244000	R304734	DWELLING EXTENSION IN NON COMPLYING POSITION ADDITION TO DWELLING WITH MINIMUM SETBACK REQUIREMENTS				GDEL	30/11/2000
2405244100	R303101		FROM ROAD.			AP	8/01/1998



MAP
115
 SHEET 1
 Printed on
 5 June 2009

SELWYN DISTRICT PLAN
 Scale: 1:4,000 at A3
 Prepared by Selwyn District Council.
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KEY
 SDC Designated
 Sites
 Other
 Designations

Chdn International
 Airport Noise Contour
 NZTA Widening
 Designation

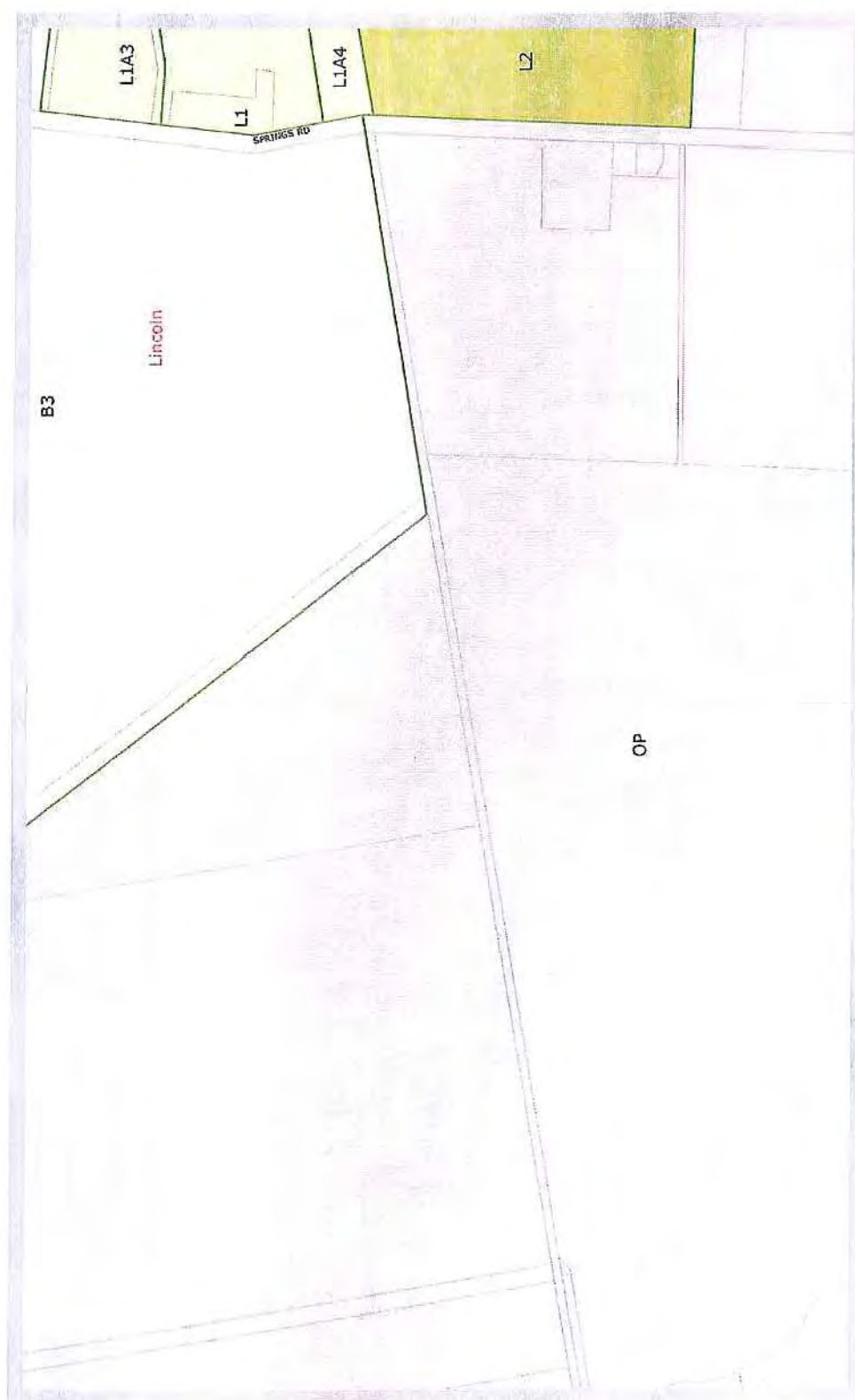
Fault Lines
 Coastal
 Hazard

Transpower
 Main Lines
 Zones

Forestry
 Exclusions
 Outstanding
 Landscape

West Nelson
 Observatory Zone
 Outstanding
 Natural Feature

Territorial
 Authority
 Surrounding Districts
 Flood Zone
 Waimakariri Flood Plain
 Lower Plains Flood Areas
 Lake Ellesmere Flood Area



KEY

Heritage Building
Heritage Tree
Cultural Site
Setback Area

Scheduled Site	Wash Teonga Area

Statutory
Acknowledgement
Contours
Above Sea level
100m
2.7m

Zones

- High Country
- Fort Hills
- Existing Development
- State Highways

Railway

Land Parcel

Water Body

Archaeological Site

Archaeo-
Site



MAP
115
SHEET 2
Printed on
5 June 2009

INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES

When considering buying a rural property, especially if it is a small block, there are some important things that need to be considered.

Zoned rural these areas are foremost for Horticultural and Agricultural farming, plus their associated activities. As these activities operate 24 hours a day seven days a week, it is important to appreciate that as towns and cities have their own unique characteristics, so too do rural areas.

In particular your attention is drawn to the following matters that are part of the rural character of the District.

- (a) Use of agricultural chemicals including ground or aerial application of sprays and fertilisers, subject to manufacturers instructions, adopted codes of practice and other formal controls.
- (b) Although excessive noise is not permitted the noise levels associated with permitted land uses such as orchard sprayers, cowsheds (especially at dawn), woolsheds, use of working dogs, aircraft for rural management, tractors, headers and assorted agricultural machinery will in the majority of situations not be considered excessive.
- (c) There are a variety of rural odours including those from established piggeries, spraying of animal effluent on pasture, ensilage, burning of orchard prunings, hedge prunings and stubble, application of fertilisers, spray from farm chemicals and composting.
- (d) District roads are used to move stock from one part of a farm to another, or one property to another. It is therefore in the landowners best interests to maintain stock proof road boundary fences and gates.
- (e) The existing state of district roads serving the property must be recognised, particularly if any road is unsealed. The District Council has a Seal Extension Programme that is set through the Annual Plan and Budget. There is no guarantee as to if, and when any metalled road will be sealed. Unsealed roads can create dust. Dust can also be generated from paddocks when they are being worked or during strong winds.
- (f) Fencelines along road frontages do not always follow the legal road boundary. The road boundary can frequently be located inside what looks like private property.
- (g) Rural dwellings depend upon septic tanks and on-site systems for the disposal of sewage. The septic tanks are the responsibility of the property owner and require regular maintenance to ensure proper functioning.
- (h) Council water supply is not available to every property. Where it is not available, and the landowner seeks to construct a new dwelling, the District Council will not issue a Code Compliance Certificate until the owner provides proof that a potable water supply is available.