

## Appendix 4: Preliminary Site Investigations

# Preliminary Site Investigation Hoskyns Rd, Kirwee

Prepared for Bealey Developments Ltd  
Kirwee

October 2012



Tasman Environmental Management  
29 Wilkie St  
Motueka 7120  
Ph 027 277 3566

## Quality Assurance

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Title: Preliminary Site Investigation

Client: Bealey Developments Ltd

Filename: Documents/TEM/12019 - Kirwee/121016.mo.pre rpt.Hoskyns Rd.v2.docx

Version: 2

Date: October 2012

Project No: 12019

Prepared By: Martyn O'Cain  
Environmental Scientist

Signature:



Approved for Issue  
by a qualified  
practitioner as  
prescribed under  
the NES (2011):

Martyn O'Cain

Signature:



*This document has been prepared for the benefit of Bealey Developments Ltd and the Selwyn District Council. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other person.*

*Under the NES (2011) a PSI must be signed off by a 'suitably qualified and experienced practitioner'. Martyn O'Cain (Tasman Environmental Management Ltd) has been working in the discipline of contaminated land since 1997. He has a BSc in geology and zoology and a MSc in environmental science. Martyn is listed with the Tasman District Council, Nelson City Council and Marlborough District Council as a suitably qualified and experienced practitioner. A CV and project history can be provided on request.*

*Should anyone wish to discuss the content of this report with Tasman Environmental Management Ltd, they are welcome to contact us on 027 277 3566.*

## 1. Introduction

With the introduction of the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) there is a requirement for a preliminary site investigation to be undertaken on properties that are undergoing a subdivision or change of land use. Before the local Council can authorise such changes an assessment of the history of the site must be undertaken. The land use history of the site will be assessed against the Hazardous Activities and Industries List (HAIL). The HAIL is a list of activities and industries that have the potential to contaminate soil. The investigation will indicate whether or not the site is fit for the proposed purpose or additional information is required.

The Wilson family, who are also owners of Bealey Developments Ltd, are preparing to subdivide approximately 40 ha of their farm into residential sections. The development is located on the western side of their farm, adjacent to the Kirwee School.

During the preparation of this report Information has been sought from Environment Canterbury (ECan), historical aerial photographs, an interview with Mr Gary Wilson (current property owner) and by visiting the site.

## 2. Site Identification

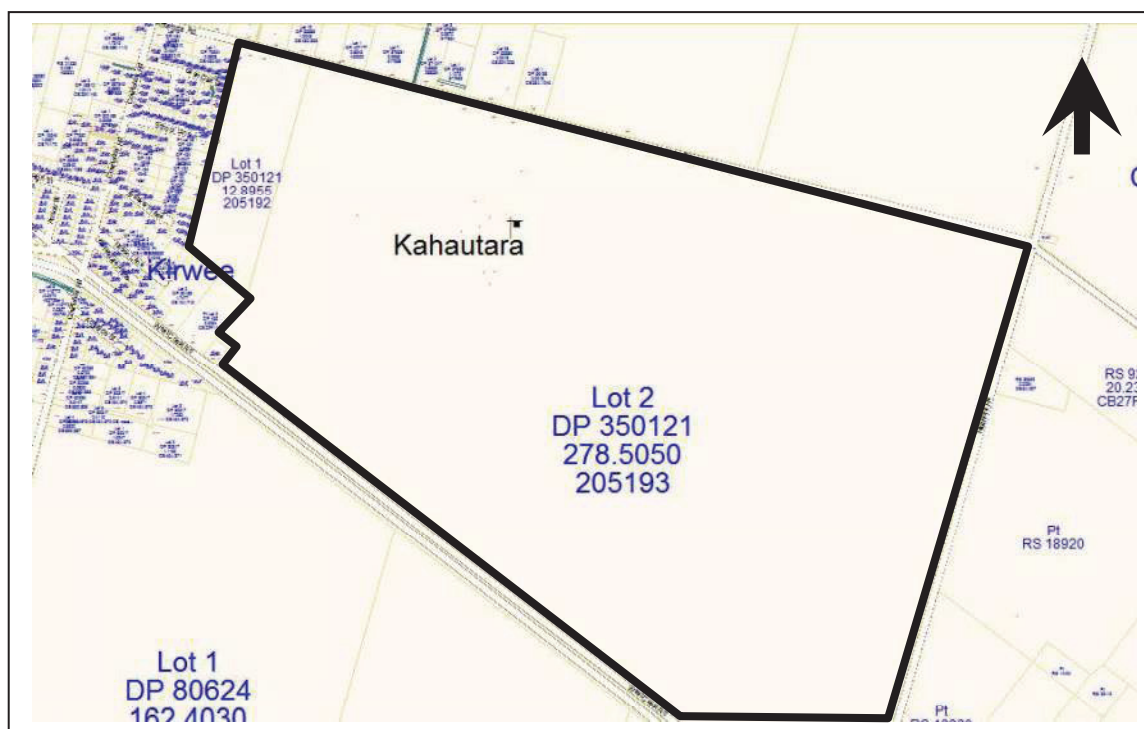
<b>Site address:</b>	1651 – 1737 Hoskyns Rd
<b>Locality:</b>	Kirwee
<b>Legal description:</b>	Lot 1 DP 350121 CT 205192 (Appendix 1) Lot 2 DP 350121 CT 205193
<b>Total Area</b>	12.9 ha (CT 205192) 278.5 ha (CT 205193)
<b>Map reference:</b>	at or about NZTopo50: BX22:3709-8357 (Figure 1 & 2)

**Figure 1** – Bealey Developments property location map





**Figure 2** – Location map of the Hoskyns Rd properties with legal descriptions



### 3. Site Conditions and Surrounding Environment

The site is located at 1651 – 1737 Hoskyns Rd, Kirwee. It is flat with an average elevation of 150 m above sea level (asl). The property being proposed for development is dissected by a stock water race that runs from west to east. There are also water races around the boundary of the property. The site is currently in pasture and being actively farmed. Figure 3 shows the site looking towards the southwest.

**Figure 3** – Hoskyns Rd looking towards the southwest



There is only one structure (hay shed) on the part of the property that is being considered for residential development (Figure 4). Surrounding the hay shed is a stand of trees, primarily made up of pines. Along the western boundary is another stand of trees that are a mix of exotic and native species. The trees run along the boundary with Kirwee School. Paddocks are bound by gorse hedges or established trees rows.

**Figure 4** – Hay shed located within area proposed for future subdivision



The main farm operational area is located approximately 500 m east of the initial subdivision area. Within this area are the farm homestead, implement sheds, small workshop area, silos, stock yards, fuel storage tanks and general plant and machinery storage.

The surrounding land uses are mixed. The southern and northern boundaries of the site are defined by State Highway (SH) 73 and Hoskyns Rd respectively. To the east and south of the site are rural properties. Immediately to the west the development area is bound by the residential area of Kirwee including the Kirwee School. There are also a number of small ex rural blocks along this boundary that are yet to be developed. Across Hoskyns Rd to the north are a number of rural residential properties.

There is an existing service station along SH 73 within the Kirwee township area however it does not adjoin the proposed development area.

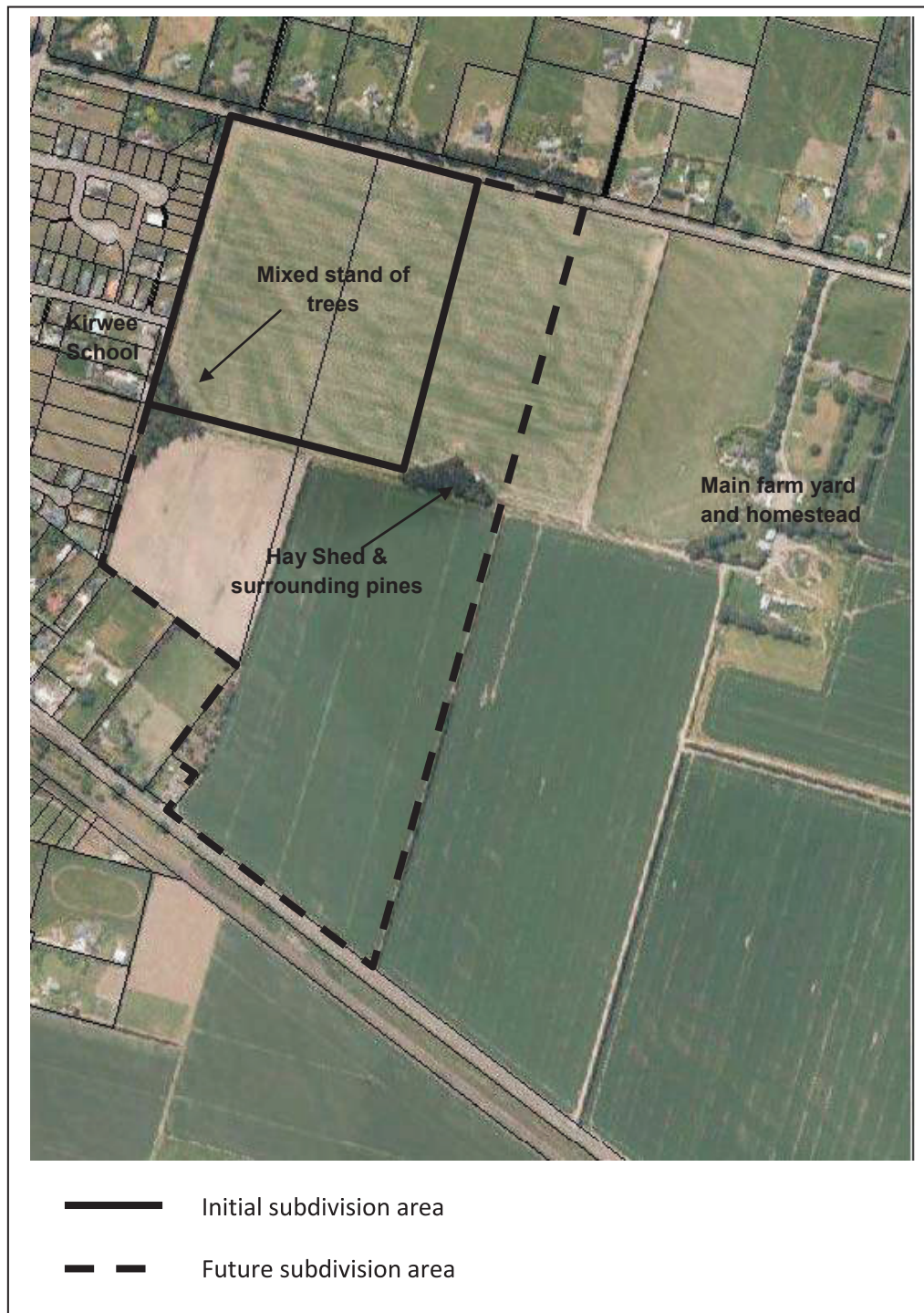
Figure 5 shows a recent aerial of the site and identifies some of the features described above.

The ECan GIS database describes the underlying geology as stony and shallow silt loam from the Chertsey Series. A review of the bore log associated with an irrigation well (L35/0187) that has been drilled on the property shows the underlying geology to be broadly described as layers of gravel mixed with either clay or sand. Groundwater levels on the site



have been recorded between about 54 m and 77 m below the surface. Groundwater at the site flows in a southerly direction.

**Figure 4** – Aerial photograph of the site



#### **4. Conceptual Site Model**

A conceptual site model helps to identify whether or not a complete exposure pathway exists. An exposure pathway must include a contaminant source, a transport mechanism and a receptor. If one of these components does not exist or can be removed then the exposure path way is incomplete. If the exposure pathway is incomplete then there is little risk to human health at this location. A conceptual site model has been prepared for the site and is included as Figure 5.

#### **5. Site History**

A search of historical certificates of title shows that the part of the area being subdivided was originally purchased by George Toswill in 1882, however the entire farm as it exist today was surveyed in 1913 and first owned by Ebenezer Conway. It is difficult to accurately identify subsequent owners of the property from the historical titles however it can be identified that William Wilson was involved with the property in 1928. It has remained in the Wilson family since this time. The relevant certificates of title are attached as Appendix 1.

An interview with Mr Gary Wilson helped explain much of the site history. Mr Wilson has worked on the property since the 1970's, and became an owner 1994.

Mr Wilson explained that during his family's ownership, the site being proposed for development has only ever been used to run sheep and cattle. The land has not been improved except for the existing hay shed.

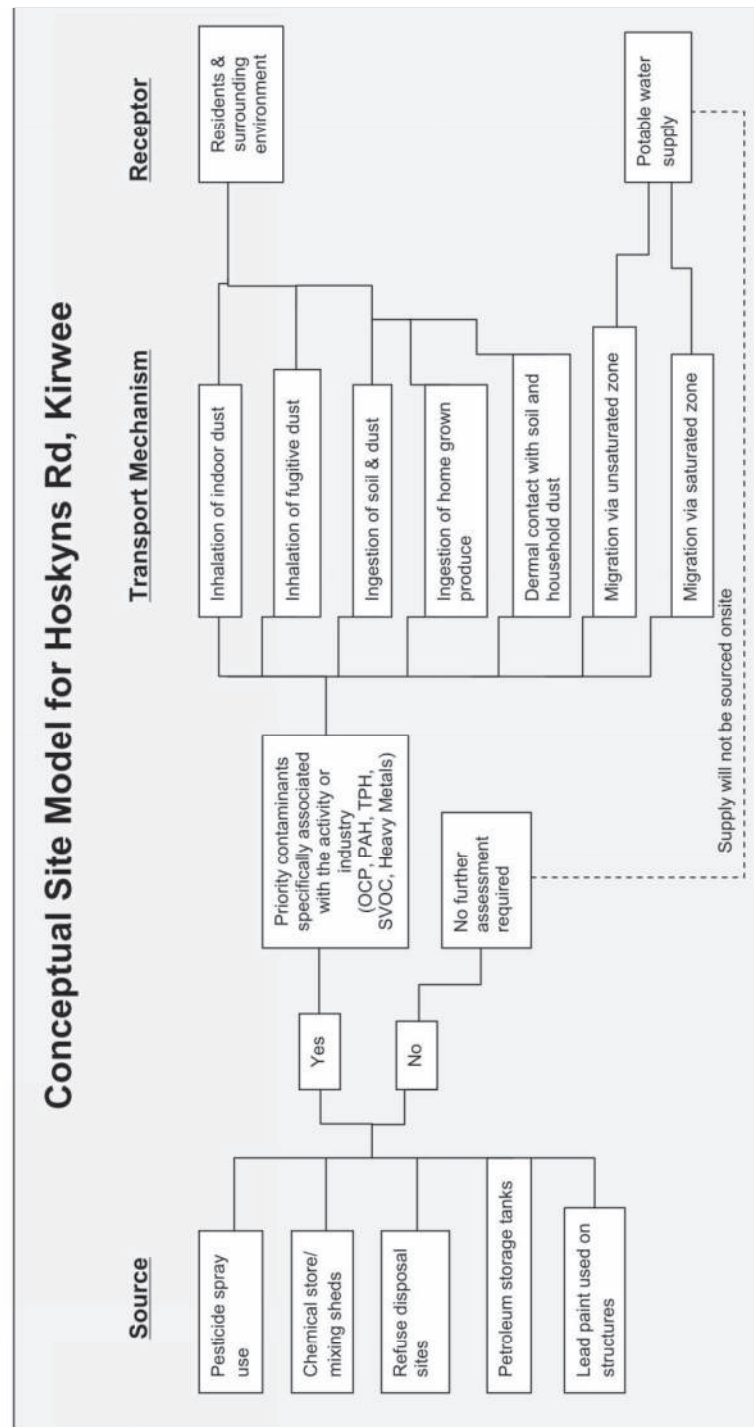
Previous land uses associated with the site can be visually tracked through historical aerial photographs if they are available. The early 1940's aerial photograph, provided by ECan and included as Figure 6, shows the land to be in pasture. Aerial photos from 1953, 1963 and 1974 have also been viewed and confirm typical farm grazing land.

#### **6. Resource Consents and Planning Information**

Lot 1 DP 350121 (CT 205192) has an area of 12.8955 ha and is zoned Living 2A under the Selwyn District Plan. Lot 2 DP 350121 (CT205193) has an area of 278.5050 ha. Lot 2 has a split zone where approximately 39.1 ha of Lot 2 is zoned Living 2A and the balance of the site is zoned Rural Outer Plains.

A search of the ECan GIS database shows that there is a number of stormwater discharge consents authorised for the land area that is being proposed for development. These consents allow the discharge of roof water to ground from individual residential lots. They all have a status of 'inactive'. They were granted in 2010 in anticipation of commencing the subdivision however the development was put on hold due to commercial reasons.

**Figure 5** – conceptual site model



**Figure 6 - 1940 – 1942 (ECan).**



The ECan database also shows a current water take consent immediately adjacent to the area being developed. The take is for irrigation purposes (CRC101670) and expires in 2033. The water take is from well L35/0187.

A search of ECan's Listed Land Use Register (LLUR) showed that the site is not registered on their database as a contaminated site. The LLUR report is attached as Appendix 2

## **7. Proposed Development**

Bealey Developments Ltd proposes to initially subdivide part of Lot 1 DP 350121 and part of Lot 2 DP 350121 into 41 residential lots within the Living 2A zone. The initial development area is approximately 14 ha. A proposed (draft) scheme plan for the site is attached as Appendix 3 however the final layout has not been confirmed and may change slightly from what is attached. Bealey Developments Ltd also proposes that future development may extend to all of Lot 1 DP 350121 and further into Lot 2 DP 350121 (a total of about 40 ha). The areas being considered are shown in Figure 4 above.

## **8. Site Characterisation**

Using the information obtained from ECan, aerial photographs and discussions with the former owner of the property, the site has been used to farm sheep and some cattle since at least the early 1900's. The site has been primarily used for grazing.



The existing hay shed is constructed from steel and corrugated iron therefore poses little risk with regard to soil contamination.

According to Mr Gary Wilson there were no chemicals stored or mixed on the site; there were no sheep dips on the site or buried refuse pits located on the land being proposed for subdivision. The main yard is east of the proposed development area. At this location are above and underground fuel tanks, a farm workshop and the main stock yards. It is in this area that a portable sheep spray was used to treat sheep in the past.

It is also important to note that Mr Wilson had the land tested for DDT approximately 15 years ago. The tests were undertaken to see if the land would be suitable for dairying. According to Mr Wilson the property passed the test and would have been suitable for dairying however it was never converted over. The test results are not available.

Based on the available information, the property being assessed has only been used for stock farming purposes. There are no identifiable contamination sources on the site therefore there are no complete exposure pathways. This property represents a typical greenfield site and should be suitable for the intended residential land use.

## **9. Conclusion**

Bealey Developments Ltd are proposing to develop Lot 1 DP 350121 and part of Lot 2 DP 350121 into a residential subdivision. Under the NES (2011) a property being subdivided is required to undergo a preliminary site investigation to ensure that the site is fit for the intended purpose.

This investigation has identified that the land area being proposed for re-development has been used for agricultural purposes since the early 1900's; primarily for grazing stock. The area can be considered a typical greenfield property.

## **10. Limitations**

This report has been prepared based on the information that is available and the site conditions as they exist at the time of writing. If the land use changes or construction works are undertaken from the date of this report then certain aspects of this report may no longer be relevant or require amendment.

This preliminary site investigation was carried out solely for the purpose of assessing contaminants in the soil associated with the land being suitable for residential occupation only. It has purposely not assessed the possible impacts of contaminants on ecological values associated with the site. Any other investigations that are required to determine the suitability of this property are outside the scope of this report.



**Appendix 1**  
Certificate of Title

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# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** CB76/201  
**Land Registration District** Canterbury  
**Date Issued** 09 January 1882

**Cancelled**

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**Estate** Fee Simple  
**Area** 13.2459 hectares more or less  
**Legal Description** Part Lot 1 Deposited Plan 435

**Original Proprietors**  
Robert George Davis Tosswill

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## Interests

See historic title for Transfers of part

5142912.1 Application pursuant to s3 Land Transfer Amendment Act 1963 for Lots 1-7 and 9 DP 301114 - 21.3.2002 at 9:00 am

5142912.2 CTs issued - 21.3.2002 at 9:00 am

Legal Description	Title
Lot 2 Deposited Plan 79604 and Lot 1 Deposited Plan 301114	4944
Lot 16 Deposited Plan 301650 and Lot 2 Deposited Plan 301114	4945
Lot 3-7, 18-20 Deposited Plan 434 and Lot 3 Deposited Plan 301114	4946
Lot 7 Deposited Plan 76100 and Lot 4 Deposited Plan 301114	4947
Lot 8 Deposited Plan 76100 and Lot 5 Deposited Plan 301114	4948
Lot 9 Deposited Plan 76100 and Lot 6 Deposited Plan 301114	4949
Lot 7 Deposited Plan 301114 and Lot 10 Deposited Plan 76100	4950
Lot 9 Deposited Plan 301114 and Part Lot 2 DP 435	4952

Lot 10 DP 301114 is vested in the Selwyn District Council as road pursuant to s238 Resource Management Act 1991

5142912.3 CTs issued - 21.3.2002 at 9:00 am

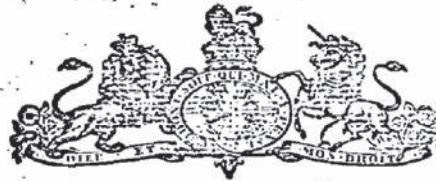
Legal Description	Title
Lot 8 Deposited Plan 301114	4951

CANCELLED AND DUPLICATE DESTROYED

NEW ZEALAND

PART - CANCELLED  
Part NOT  
TO BE CONVERTED

(C)  
LXXII-17



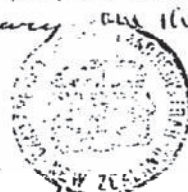
Register Book

Vol. LXXVI Folio 201

76/201

Pursuant to Memorandum of Transfer No. 11311 from William Browningsworth  
Robert George Davis Dossell of Highfield Canterbury Biquine was  
seized of an estate in fee simple subject to such encumbrances  
liens and interests as are notified by memorie underwritten enclosed here  
in that piece of land situated in the Upper Christchurch Survey District  
containing thirty three acres and four perches or thereabouts and being  
the lot marked A on the plan deposited in the Land Registry Office at Christchurch  
as plan No. 435 which said piece of land is part of the Rural Section marked  
15696 delineated in the Public Map of the said District deposited in the office of  
the Chief Surveyor originally granted the eighth day of September 1881 under the  
hand of the Honorable Arthur Gordon Governor of New Zealand to the said William  
Browningsworth.

ON this day of January 1881 I have hereunto signed my name and affixed my seal  
with  
eighty two.  
Signed in presence of  
the 9th day of January 1881

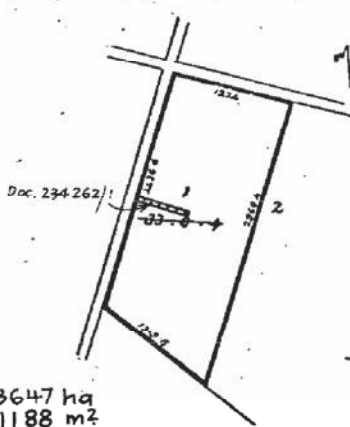


W. M. Sullivan

Deputy Registrar  
of the District of Canterbury

image Quality due  
to Condition  
of Original

CT FILE



Metric Area = 13.3647 ha  
Less Doc. 234 262/1 11.88 m<sup>2</sup>  
13.2459 ha

Scale 10 chains to an inch

77.94  
77.95  
77.100

Transfer 13525 produced 25 June 1881 at 2  
pm. Robert George Davis Dossell to Hugh  
Bernie Brown of Lot A deposited plan 11311

Transfer 15696 produced 10 June 1881 at 2.30  
pm. Robert George Davis Dossell to the Education  
Board of the District of North Canterbury of Lots  
22-23 deposited plan 11311

Transfer 16694 produced 30 October 1881 at 11  
pm. Robert George Davis Dossell to Hugh Bernie  
Brown of Lot 50 deposited plan 11311

Transfer 17575 produced 27 July 1881 at 11.15 am  
to the Church Property Trustees of the Diocese of Christchurch

Mortgage No. 11683 produced 2 September 1881 at 11.15 am  
Robert George Davis Dossell to the Bank of New Zealand  
and Mercantile Agency Company of New Zealand Ltd  
10 & 21 and 24 & 25 all included Nov 1881

Transfer 18301 produced 20 September 1881 at 11.15 am  
Robert George Davis Dossell to the Bank of New Zealand  
and Mercantile Agency Company of New Zealand Ltd  
10 & 21 and 24 & 25 all included Nov 1881

Transfer 18301 produced 20 September 1881 at 11.15 am  
Robert George Davis Dossell to the Bank of New Zealand  
and Mercantile Agency Company of New Zealand Ltd  
10 & 21 and 24 & 25 all included Nov 1881

76/201

76/201

76/201

11/1/1910

Transfer 34204 produced 13 June 1891 at 10-10 am. Robert George Davis Derswill to Robert Walker of lots 8. 9. 10. 11. 12. 13. 21. 25-26. 27. 28. 29 Plan 1434.

William A. L.

Transfer 34250 produced 20 June 1891 at 10-10 am. Robert Walker to William Henry Strickland of land in Transfer 34207

William A. L.

11/1/1911

Transfer 37176 produced March 1893 at 2 pm. John George Davis Derswill to Hugh Barnes Free of balance except roads

William A. L.

Transfer 37177 produced 2 March 1893 at 2 pm. Hugh Barnes Free to John Barton Brundel Beland and Charles George Derswill of land in Transfer 37176.

William A. L.

No. 234262/1 Resolution by the Malvern County Council pursuant to Section 110 Public Works Act 1928 recognizing part of the within land as road - 11/1/1979 at 9 am

William A. L.

76/201





PART CANCELLED

[L.T. 25]

[Foss B.]

297 197

NEW ZEALAND.



Reference: Vol. 202 Folio 52  
Transfer No. Balance  
Application No.  
Order for S/C No.

Register-book,

Fol. 297 folio 197

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

This Certificate, dated the 20th day of November, one thousand nine hundred and Twenty  
under the hand and seal of the District Land Registrar of the Land Registration District of Dunedin Witnesseth that

Obeneyer Conway of Sydney Barrister

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 hereon bordered green be the several admeasurements a little more or less, that is to say: All that parcel of land containing Seven hundred and nine

Acres and two rods, more or less, situated in Blocks V and IX of the Rolleston and Villand III of the  
Manukau Survey District comprising Rural Section 9539  
and part of Rural Section 15696 and being part of Lot 2  
deposited in the Lands Registry of New Zealand

Transfer 659473 of the said lot 2  
of Lot 2 of 25936 Murray Robert Wilson  
to Robert McLaughlin 3.5.1905 at 2.5 p.m.  
CT 42/1478 issued for Lot 2 of 25936

PART CANCELLED

Transfer 659473 of the said lot 2  
of Lot 2 of 25936 Murray Robert Wilson  
to Robert McLaughlin 3.5.1905 at 2.5 p.m.  
CT 42/1478 issued for Lot 2 of 25936

Cancelled  
Duplicate Destroyed

Dunedin  
District Land Registrar.

Mortgage 65081 produced 5<sup>th</sup> July  
1905 at 2.20 p.m. Obeneyer Conway to  
W. H. S. H. H. H. H.

Transfer of Mortgage 65081 produced  
26 August 1905 at 2.45 p.m. Henry Baskin  
to George Alexander McLean Buckley  
and Mr James McLean Buckley

Mortgage 97982 produced 10  
July 1915 at 11.20 a.m. Obeneyer  
Conway to George Alexander  
McLean Buckley and Mr  
John McLean Buckley

Transfer 117907 produced 4 July 1915 at  
11.15 a.m. Obeneyer Conway to John Brown,  
Junior Merchant and Wallace Gasky,  
Commission Agent both of Christchurch

Mortgage 106137 produced 4 July 1915 at  
11.15 a.m. John Brown and Wallace Gasky  
to Obeneyer Conway

Transmission 13171 of Mortgage 117907  
to the above named George Alexander  
McLean Buckley dated 7 July 1920 at  
11.35 p.m.

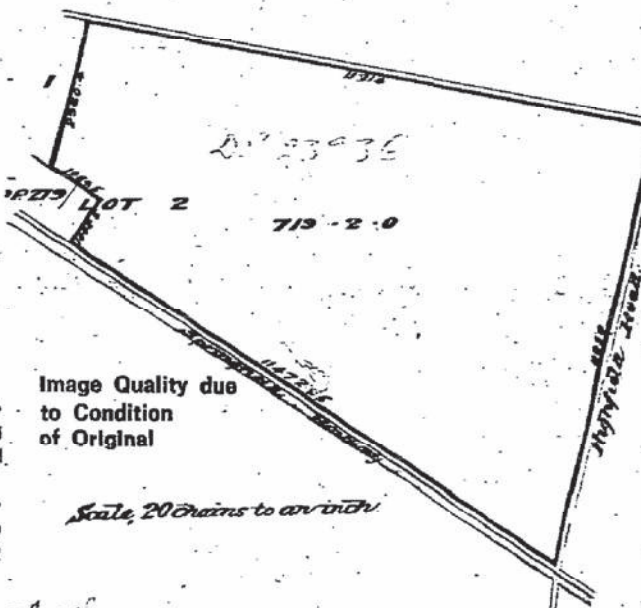


Image Quality due  
to Condition  
of Original

Scale 20 Chains to an inch

297 197



29/1/1971

Extension of Mortgage 94982 with consent of second mortgage produced July 1930 at 12.55 p.m. *W. H. H. H. H.*

Transfer 155206 of Mortgage 106137 produced 15 January 1931 at 10.12 p.m. *W. H. H. H. H.*

Extension of Mortgage 106137 and Increase of Rate of Interest produced 7 February 1931 at 11.50 a.m. *W. H. H. H. H.*

Variation of the terms of Mortgage 106137 produced 21 June 1935 at 10.10 p.m. *W. H. H. H. H.*

Transfer 185607 produced 12 October 1938 at 12.00 p.m. the Trustees of the Sydenham and Suburban Co-operative Money Club under Mortgage 106137 to William Wilson of Riverside Suburban farmer *W. H. H. H. H.*

Mortgage 165204 produced 12 October 1938 at 12.15 p.m. *W. H. H. H. H.*

Mortgage 165205 of Mortgage 165204 produced 12 October 1938 at 12.15 p.m. The Trustees of the Sydenham and Suburban Co-operative Money Club to George Alexander McLean Buckley *W. H. H. H. H.*

Transfer 193259 of Mortgage 165205 produced 15 February 1939 at 10.30 a.m. George Alexander McLean Buckley to the said George Alexander McLean Buckley and John Mackintosh *W. H. H. H. H.*

Reduction of Principal Sum of Mortgage 165205 produced 19 December 1931 at 11 a.m. *W. H. H. H. H.*

Transfer 200952 of Mortgage 165205 produced 19 December 1931 at 11 a.m. George Alexander McLean Buckley and John Mackintosh to Henry Cottonill and David Lewis Cottonill and to Adelaide Jane W. Cottonill in share. *W. H. H. H. H.*

Variation of the terms of Mortgage 165204 produced 1931 at 11.15 a.m. *W. H. H. H. H.*

H. 9406 Order of the Court under the aged and infirm persons Protection Act 1912 entered 11 November 1937 at 2.30 p.m. (affecting mortgage No 165204) *W. H. H. H. H.*

Reduction of Principal Sum of Mortgage 165205 produced 19 December 1931 at 11 a.m. *W. H. H. H. H.*

H. 11575 Order of the Court under the aged and infirm persons Protection Act 1912 entered 11 November 1938 at 10.50 a.m. *W. H. H. H. H.*

Transfer 225088 produced 8 September 1938 at 10.55 a.m. William Wilson to Robert W. Wilson of Riverside farmer *W. H. H. H. H.*

Mortgage 222337 produced 8 September 1938 at 2.50 p.m. *W. H. H. H. H.*

403905 Transfer Robert W. Wilson of a half share to Murray Robert Wilson of Riverside farmer produced 31 August 1934 at 2.50 p.m. *W. H. H. H. H.*

403906 Mortgage Robert Wilson of Riverside to Robert W. Wilson produced 31 August 1934 at 2.51 p.m. *W. H. H. H. H.*

AMPCIT Mortgage DISCHARGED *W. H. H. H. H.*

Variation of the terms of Mortgage 403906 produced 21 August 1937 at 1.32 p.m. *W. H. H. H. H.*

Variation of the terms of Mortgage 403906 Produced 9 September 1937 at 11.50 a.m. *W. H. H. H. H.*

Variation of the terms of Mortgage 403906 produced 1937 at 12.5 p.m. *W. H. H. H. H.*

Variation of the terms of Mortgage 403906 produced 1937 at 11.50 a.m. *W. H. H. H. H.*

Pursuant to section 25 of the Counties Amendment Act 1961, Lot 2 plan 23936 is vested in the Ministry of Lands as part West Coast Road (S.H. No 73) *W. H. H. H. H.*

PLAN No. 23936 DEPOSITED 28-7-1965 *W. H. H. H. H.*

No 659070 Building Line Restriction affecting Lot 1 DP 23936 - 28-7-1965 at 2.59 p.m. *W. H. H. H. H.*

Amorish entered on front.

297 197


297 197



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** CB4D/1479  
**Land Registration District** Canterbury  
**Date Issued** 03 August 1965

**Cancelled**

## Prior References

CB297/197

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<b>Estate</b>	Fee Simple
<b>Area</b>	290.9025 hectares more or less
<b>Legal Description</b>	Part Lot 2 Deposited Plan 435 and Part Rural Section 15696

## Original Proprietors

Gary Robert Wilson as to a 1/2 share

Murray Robert Wilson, Gary Robert Wilson and Andrew Hendra Young as to a 1/2 share

## Interests

A284120.3 Mortgage to Westpac Banking Corporation - 25.2.1997 at 12.39 pm

5142912.2 CTs issued - 21.3.2002 at 9:00 am

<b>Legal Description</b>	<b>Title</b>
Lot 9 Deposited Plan 301114 and Part Lot 2 Deposited Plan 435	4952

CANCELLED AND DUPLICATE DESTROYED



Reference: 297/197  
Prior C/T.  
Transfer No. 659494  
N/C. Order No.



Land and Deeds 69

REGISTER

No. 4D/1479

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of August one thousand nine hundred and sixty five under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that ZOE VERONA WILSON wife of Robert McDougal Wilson of Kirwee Farmer and PYNE GOULD GUINNESS LIMITED a duly incorporated company having its Registered Office at Christchurch (jointly inter se as to an undivided one-half share) and MURRAY ROBERT WILSON of Kirwee Farmer (as to an undivided one-half share) are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 718 acres

3 roads 13.7 perches or thereabouts situated in Blocks V and IX of the Rolleston and Blocks VIII and XII of the Hawkins Survey Districts being part of Lot 2 on Deposited Plan No. 435 Rural Section 9539 and part of Rural Section 15696



Assistant Land Registrar

Mortgage 248903/1 to the Rural Banking and Finance Corporation 23.10.1978 at 10.22 a.m.  
838042

Image Quality due to Condition of Original

Mortgage 340179/1 to Royal Insurance Company Limited 8.11.1981 at 10.07 am.

for A.L.R.

for A.L.R.

No. 340179/2 Memorandum of Priority making mortgages 340179/1 and 248903/1 first and second mortgages respectively - 17.8.1981 at 10.07 am.

for A.L.R.

Transfer A112657/1 of their share Zoe Verona Wilson and Pyne Gould Guinness Limited to Gary Robert Wilson of Kirwee Farmer - 17.5.1994 at 11.51am

for A.L.R.

Mortgage A224937/1 to Bank New Zealand Limited 2.3.1996 at 10.50am

for A.L.R.

over...

METRIC AREA: - 290.9024 ha

Scale: 1 inch = 30 chains

Transfer A284120/2 of his share Murray  
Robert Wilson to Murray Robert Wilson and  
Gary Robert Wilson, both of Kirwee, Farmers  
and Andrew Hendra Young of Christchurch,  
Solicitor

Mortgage A284120/3 to Westpac Banking  
Corporation

both on 25.2.1997 at 12.39pm

*Attled*  
for A.L.R.





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** 4952  
**Land Registration District** Canterbury  
**Date Issued** 21 March 2002

**Cancelled**

## Prior References

CB4D/1479 CB76/201

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<b>Estate</b>	Fee Simple
<b>Area</b>	290.9517 hectares more or less
<b>Legal Description</b>	Lot 9 Deposited Plan 301114 and Part Lot 2 Deposited Plan 435

## Original Proprietors

Gary Robert Wilson as to a 1/2 share

Murray Robert Wilson, Gary Robert Wilson and Andrew Hendra Young as to a 1/2 share

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## Interests

A284120.3 Mortgage to Westpac Banking Corporation (affects Part Lot 2 DP 435) - 25.2.1997 at 12.39 pm  
Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 301114)

6042422.1 Variation of Mortgage A284120.3 - 15.6.2004 at 9:00 am

6437553.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 350121) - 27.5.2005  
at 9:00 am

Lots 3 and 4 DP 350121 are vested in Selwyn District Council as road pursuant to Section 238 Resource  
Management Act 1991

6437553.2 CTs issued - 27.5.2005 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 350121	205192
Lot 2 Deposited Plan 350121	205193

CANCELLED



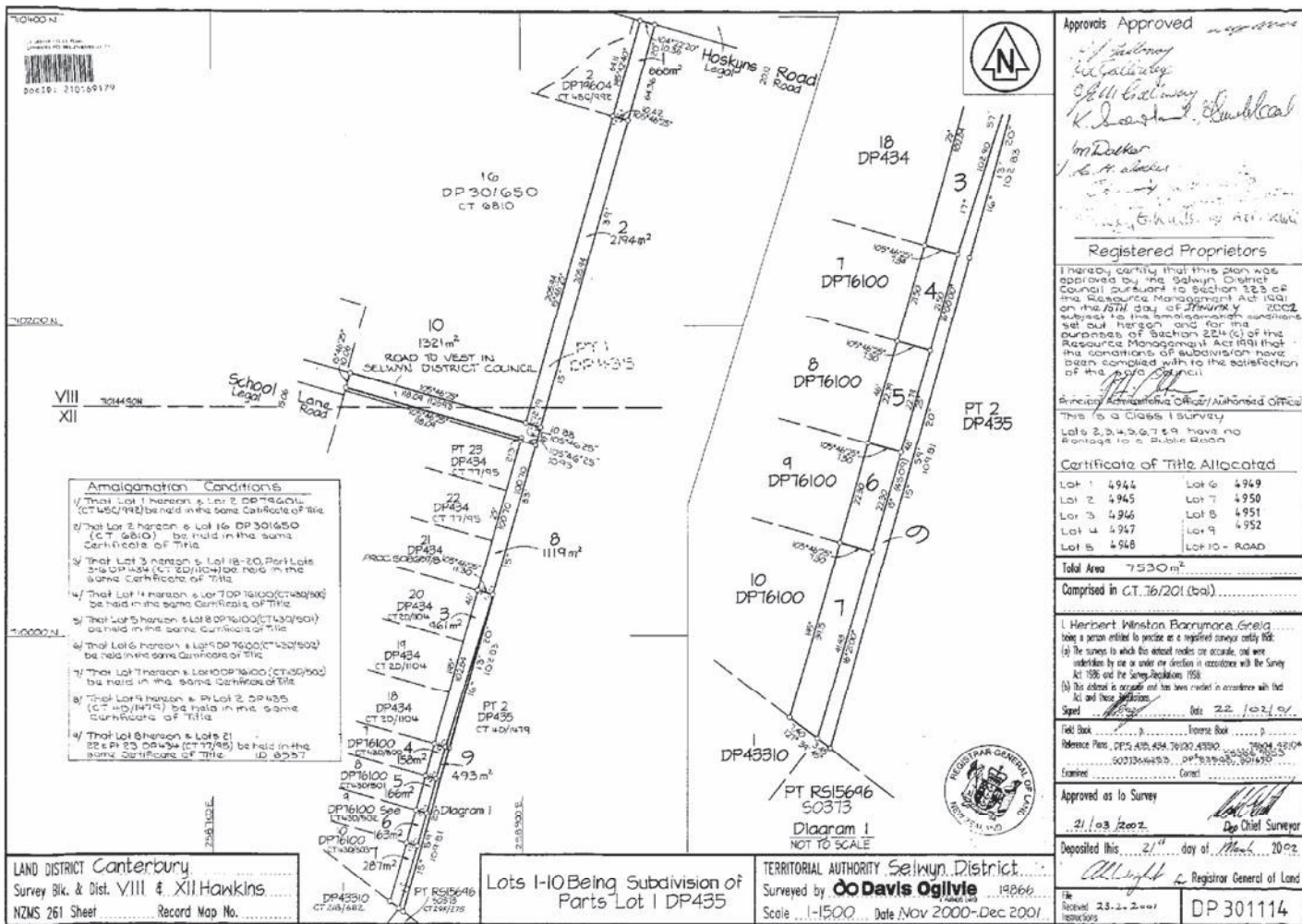
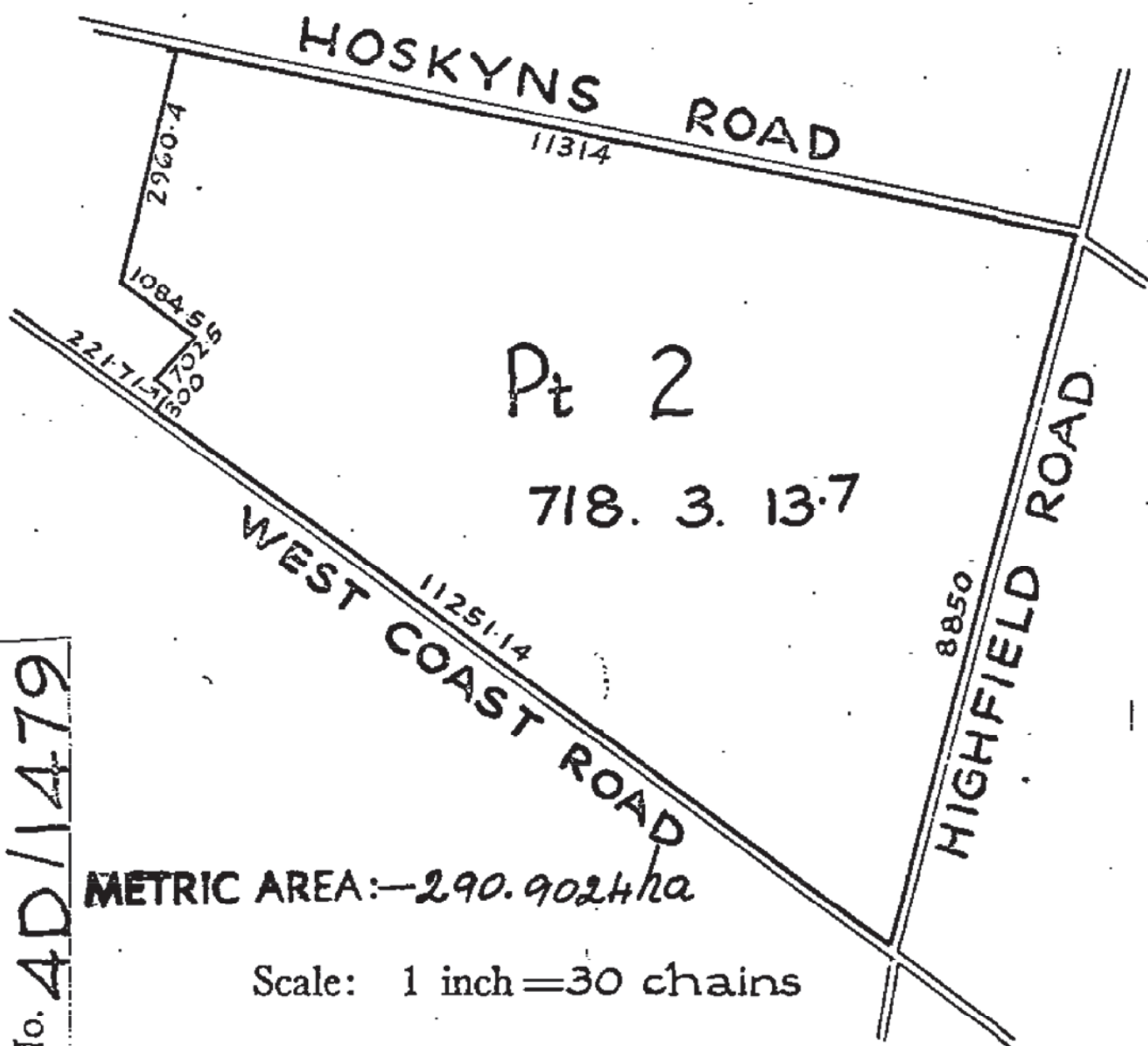


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# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** 205192  
**Land Registration District** Canterbury  
**Date Issued** 27 May 2005

## Prior References

4952

---

**Estate** Fee Simple  
**Area** 12.8955 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 350121

## Proprietors

Gary Robert Wilson as to a 1/2 share

Murray Robert Wilson, Gary Robert Wilson and Andrew Hendra Young as to a 1/2 share

---

## Interests

A284120.3 Mortgage to (now) Westpac New Zealand Limited (affects part formerly Part Lot 2 DP 435) - 25.2.1997 at 12.39 pm

6042422.1 Variation of Mortgage A284120.3 - 15.6.2004 at 9:00 am

6437553.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.5.2005 at 9:00 am

8057017.1 Variation of Mortgage A284120.3 - 10.2.2009 at 10:04 am








# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



  
R. W. Muir  
Registrar-General  
of Land

## Search Copy

**Identifier** **205193**  
**Land Registration District** **Canterbury**  
**Date Issued** 27 May 2005

### Prior References

4952

---

**Estate** Fee Simple  
**Area** 278.5050 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 350121

### Proprietors

Gary Robert Wilson as to a 1/2 share  
Murray Robert Wilson, Gary Robert Wilson and Andrew Hendra Young as to a 1/2 share

---

### Interests

A284120.3 Mortgage to (now) Westpac New Zealand Limited - 25.2.1997 at 12.39 pm  
6042422.1 Variation of Mortgage A284120.3 - 15.6.2004 at 9:00 am  
8057017.1 Variation of Mortgage A284120.3 - 10.2.2009 at 10:04 am



## **Appendix 2**

### LLUR Report

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# Statement from the Listed Land Use Register

58 Kilmore Street, PO Box 345, Christchurch

General enquiries: 03 365 3828

Fax: 03 365 3194

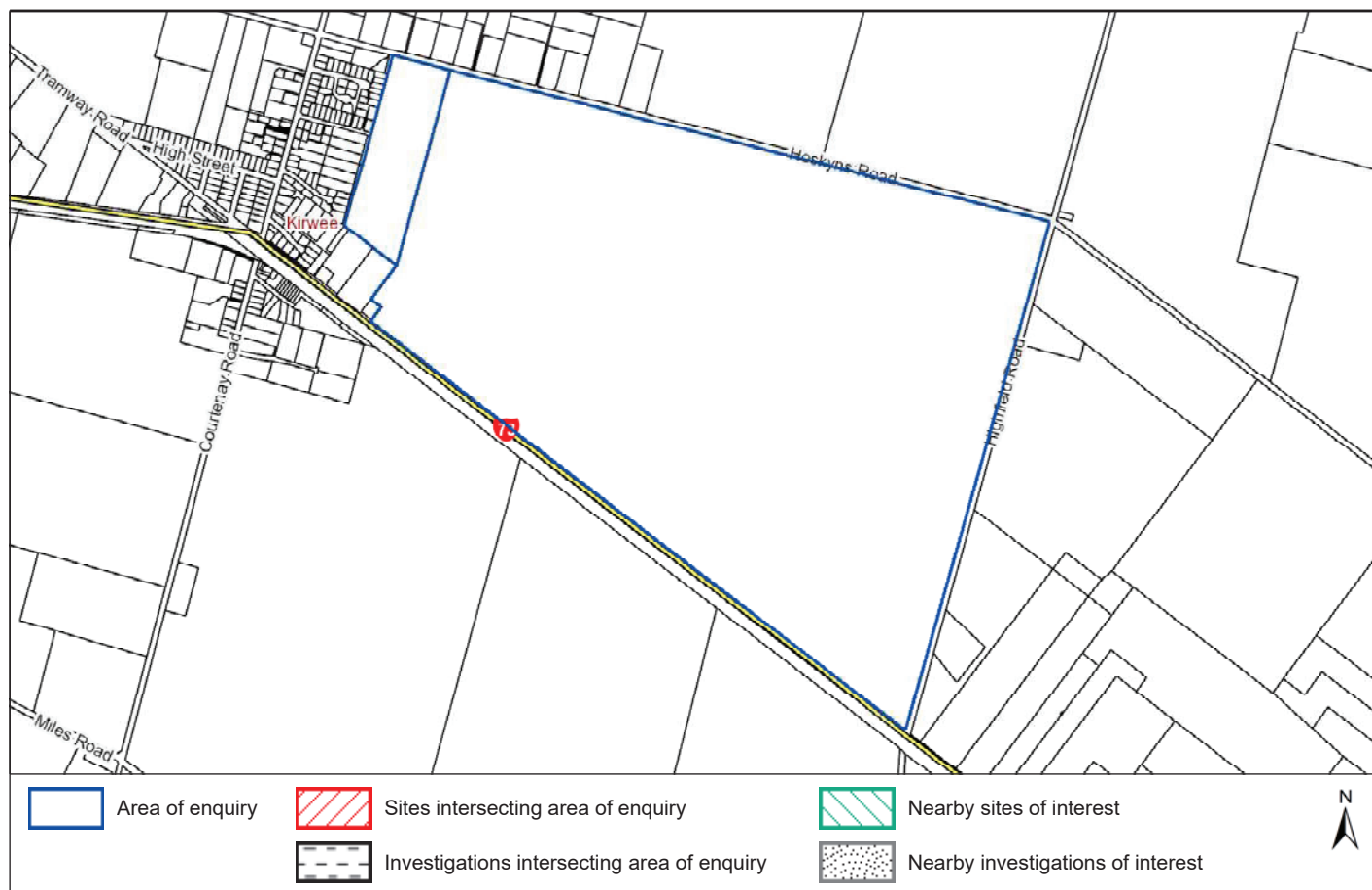
Email: [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

Customer services: 03 353 9007

or: 0800 EC INFO (0800 324 636)

Website: [www.ecan.govt.nz](http://www.ecan.govt.nz)

<b>Date:</b>	29 August 2012	
<b>Land Parcels:</b>	• Lot 1 DP 350121	Valuation No(s): 2419019601
	• Lot 2 DP 350121	Valuation No(s): 2419019600



## Summary of sites:

There are no sites associated with the area of enquiry.

Please note that the above table represents a summary of sites intersecting the area of enquiry within a 100m buffer.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 12610.

**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.*

## **Appendix 3**

### Proposed Scheme Plan

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Address: 1651-1737 Hoskyns Road, Kirwee

Lot 1 DP 350121  
Comprised In - CT 205192  
Area - 12,8955ha  
Proprietors - G.R. & M.R. Wilson & A.H. Young  
Lot 2 DP 350121  
Comprised In - CT 205193  
Area - 276,5050ha  
Proprietors - G.R. & M.R. Wilson & A.H. Young  
Total Area - 291,4005ha

Areas and dimensions are subject to survey  
A full assessment of easements will be  
undertaken after the engineering is complete.  
This may result in additional easements.  
Engineering and landscaping layouts are  
indicative only and are subject to their final  
approvals.  
Lots 1000 is Recreation Reserve to vest in  
Selwyn District Council  
Lot 3000 is Road to vest in Selwyn District  
Council

Issue	date	reason	drawn	checked	approved
A	08/12	Preliminary Issue	BL	MM	PM



Tasman Environmental Management Ltd  
29 Wilkie St  
Motueka  
Ph 027 277 3566  
martyn.ocain@gmail.com

Ref: 19076

18 November 2019

Selwyn District Council  
2 Norman Kirk Drive  
Rolleston

**Addendum Report  
Preliminary Site Investigation  
Hoskyns Road, Kirwee.**

Dear Sir / Madam,

In October 2012 Tasman Environmental Management Ltd (TEM) was commissioned by Bealey Developments Ltd to prepare a Preliminary Site Investigation (PSI) for a property on the eastern side of Kirwee between West Coast Rd (SH 73) and Hoskyns Rd.

Kirwee Central Properties Ltd (KCP) have since purchased approximately 17.8 ha of land from within the original area that was investigated in 2012. The KCP property is primarily located towards the north and west of the original block while Bealey Developments Ltd have retained the land towards the south and east. Figure 1 shows the area that was originally assessed and the land that is now owned by KCP.

KCP are applying for a change to the Selwyn District Plan to rezone the 17.8 ha area shown in Figure 1 from Living 2A to Living 1. The plan change, if successful, will allow for increased density of residential properties, reducing the minimum average size of the allotments from 1 ha to 800 m<sup>2</sup>. This addendum has been prepared to update the original PSI prepared in 2012 and review the findings to ensure it is consistent with the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC). The updated report will only consider the land associated with the proposed plan change which is owned by KCP. The land still owned by Bealey Developments is outside the scope of this review.



**Figure 1: Aerial image showing the land owned by KCP and the land retained by Bealey Developments Ltd.**

TEM has reviewed the original PSI prepared in 2012 and the proposed Private Plan Change application prepared by Baseline Group. The findings of the original PSI will be considered in conjunction with an assessment of a series of aerial photographs taken between 2012 and 2018.

The following aerial photographs (Figures 2 – 6) show the investigation area in 2013, 2014, 2015, 2016 and 2018 respectively.



**Figure 2: KCP development area in 2013 (Google Earth)**



**Figure 3: KCP development area in 2014 (Google Earth)**





**Figure 4: KCP development area in 2015 (Google Earth)**



**Figure 5: KCP development area in 2016 (Google Earth)**





**Figure 6: KCP development area in 2018 (Google Earth)**

The aerial photographs show that the area of land being investigated has remained as grazing land since 2012 when the original PSI was prepared. Notable changes occurred between 2014 (Figure 3) and 2015 (Figure 4) when the extension to School Lane was constructed and between 2016 (Figure 5) and 2018 (Figure 6). The trees and hay shed located on the southeast boundary of the property have been removed and development of the residential properties around School Lane has begun. The mixed stand of trees along the western boundary (adjacent to the school) have remained since the 1940s.

A review of the Environment Canterbury database shows that there are no wells or bores located within the investigation area. There are around 61 discharge consents associated with the land area however only 14 of them are current. The majority of them were owned by Bealey Developments Ltd and terminated in 2015. The existing discharge consents are owned by KCP or individual landowners within the investigation area.

A review of Environment Canterbury's Listed Land Use Register (LLUR) dated March 2019 does not identify any potentially contaminated sites within the area of investigation. A copy of the LLUR report is attached to this document.

Based on the original PSI prepared in 2012 and the current assessment, it is considered highly unlikely that there will be a risk to human health if the proposed plan change is to proceed.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,



**Martyn O'Cain**  
**MSc (hons) Environmental Science**  
**PG Dip Business Management**  
**Certified Environmental Practitioner (Contaminated Land)**



Dear Sir/Madam

Thank you for submitting your property enquiry in regards to 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.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

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 information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; 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 note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Property Statement from the Listed Land Use Register

Visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL) for more information about land uses.



Customer Services  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

<b>Date:</b>	20 March 2019	
<b>Land Parcels:</b>	Lot 12 DP 489829	Valuation No(s): 2419019601
	Lot 13 DP 489829	Valuation No(s): 2419019602
	Lot 1000 DP 489829	Valuation No(s): 2419019604
	Lot 1001 DP 489829	Valuation No(s): 2419019605



*The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.*

## Summary of sites:

There are no sites associated with the area of enquiry.

## Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

## Information held about other investigations on the Listed Land Use Register



For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ231424.

**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).*

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

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