



## **Appendix F**

### **Preliminary Site Investigation**

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

***Weedons Ross Road,  
West Melton***

*November 2020*



***Malloch Environmental Ltd***

*19 Robertsons Road, Kirwee*

*RD1, Christchurch 7671*

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## **QUALITY CONTROL AND CERTIFICATION SHEET**

**Client:** Your Section Ltd

**Date of issue:** 11 November 2020

### **Report written by:**

**Fran Hobkirk, Environmental Scientist, BSc**  
(4 years contaminated land experience)

**Signed:** 

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

**Nicola Peacock, Principal Environmental Engineer, NZCE, CEnvP**  
(12 years contaminated land experience within 28 years environmental experience)

**Signed:** 



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## 1 Executive Summary

The subject site involves four rural lots and parts of two more rural lots on Weedons Ross Road in West Melton. It is proposed to rezone the site to allow residential use. This will involve a change in use, future subdivision and potential disturbance of soils in the future. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) do apply to the subject site and require an assessment of the likelihood of soil contamination being present. It is noted also that Malloch Environmental Ltd is obligated to consider the requirements of Section 10 of the Health and Safety at Work (Asbestos) Regulations 2016. This report details the work undertaken to assess the risks.

The investigations undertaken have identified two risk areas within RS 10802 of the subject site. There is a risk of contamination by heavy metals and organochlorine pesticides (OCPs) around poultry sheds. There is also a risk of asbestos contamination around the dwelling that has been roofed with decramastic tiles. Current aerals show the coating is in a deteriorated condition which indicates the tiles may have been cleaned by abrasive methods.

The locations of the risk areas are shown on the Risk Area Plan in **Section 11** of this report. These are confirmed or likely Hazardous Activities and Industries List (HAIL) activities and there may be a risk to human health from potentially contaminated soils in these areas. It is recommended that a Detailed Site Investigation, in terms of the Ministry for the Environments Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to any change of use or development.

A former homestead area on the subject site was remediated in 2016 and no longer poses a risk to human health or the environment. The former homestead area is considered suitable for residential use with no further investigations required.

The rest of the subject site has been used for general pastoral use for its known history and this use is highly unlikely to have caused a risk to human health or the environment. There is no evidence of HAIL activities or industries having occurred on this area of the subject site, now or in the past. The rest of the subject site is considered suitable for residential use with no further investigations required.

In terms of planning status at the time of writing of this report, the NESCS does apply to the identified risk area and resource consent under the NESCS would be required for future subdivision and activities controlled by the NESCS.

## 2 Objectives of the Investigation

This report has been prepared in accordance with the Ministry for the Environment's "Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand". This report includes all requirements for a Stage 1 Preliminary Site Investigation report. This is one of the methods described in Section 6(3) of the NESCS to establish whether the regulations apply. The objective is to determine whether there is any risk of potential contamination that would warrant further investigation.

## 3 Scope of Work Undertaken

The scope of the work undertaken has included:

- Review of previous Malloch Environmental Ltd investigations

- Review of Selwyn District Council property files
- Obtaining ECan data from the Listed Land Use Register (LLUR)
- Search of LINZ NZ orchard database
- Review of historic aerial photos
- Review of historic titles
- Site Inspection
- Preparation of report in accordance with MfE guidelines

#### 4 Site Identification

The subject site is located on Weedons Ross Road, West Melton as shown on the plan in **Figure 1** below. The site consists of four rural lots and parts of two more rural lots. It has a total area of approximately 32.6609Ha. The street addresses, legal descriptions and areas of the lots included in the site are:

Street Address	Legal Description	Area (Ha)
91 Kingsdowne Drive	Lot 163 DP 508829	4.1347
N/A	Lot 708 DP 531293	4.0432
N/A	Lot 709 DP 531293	4.3270
N/A	Part of Lot 706 DP 508829	0.0500
N/A	Part of Lot 707 DP 508829	9.5842
586 Weedons Ross Road	RS 10802	10.5218
<b>Total Area</b>		<b>32.6609</b>

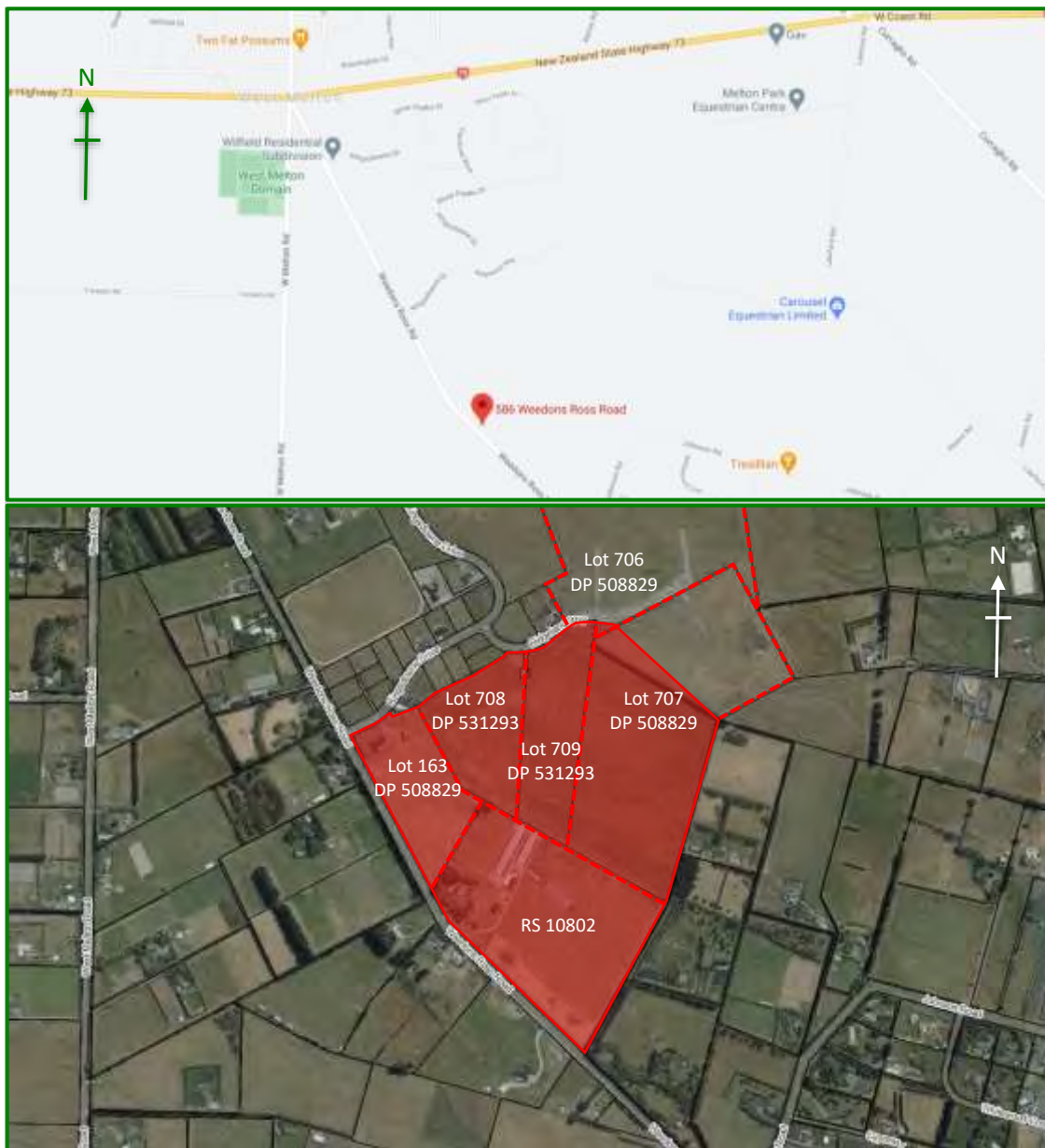


Figure 1 – Location Plan



## 5 Site Description and Surrounding Environment

The subject site is mainly flat rural land with some small knolls. There is a dwelling, car port, poultry sheds and farm sheds on RS 10802. There is a dwelling and farm building on Lot 163 DP 508829. There are no buildings or structures on the other lots included in the subject site. The subject site is bounded by rural residential land to the east, south and west. It is bounded by the Wilfield residential development to the north. West Melton town centre lies approximately 1km to the north-west.

## 6 Geology and Hydrology

The ECan GIS describes the soils as a combination of Eyre shallow loam, Templeton moderately deep silty loam and Halkett deep sandy loam. Soil trace elements are a combination of 'Regional, Recent', 'Regional, Yellow Brown Stony' and 'Regional, Yellow Brown Sand'. The soil types (white outlines, white text) and trace elements (coloured shading, black text) are shown on the plan in **Figure 2** below. Wells in the area indicate that topsoils are underlain by layers of gravels, claybound gravels, silty gravels and sandy gravels.



**Figure 2 – Soil Type Plan**

The site lies over the unconfined/semi-confined gravel aquifer system. Ground water levels recorded on nearby bore logs are between 20.00m and 30.90m deep. The direction of ground water flow is generally in a south-easterly direction. There are active domestic and stockwater wells on the subject site. There is also an unused public supply well on the subject site. The nearest downgradient active well is a domestic and stockwater well approximately 22m south-east of the subject site.



A water race runs along the south-west boundary of the subject site, adjacent to Weedons Ross Road. Another water race runs through the north of the subject site.

## **7 Site History**

### **7.1 Previous Site Ownership and Use**

Historic Certificates of Title were searched and the following relevant ownership information was obtained:

#### **RS 10802**

- Aug 1927 - Robert Thompson Norrie, farmer
- Feb 1928 - Hugh Harvey, farmer
- Aug 1933 - George Frederick Wright, farmer
- Nov 1944 - Thomas Harry Moffatt, farmer
- Mar 1957 - Melton View Ltd
- Aug 1970 - Anthonie Josephus Jacobus Mulder, builder and Maria Elizabeth Sophia Mulder, his wife
- Jun 1981 - Murray George Chesmar, carpenter and Diane Marie Chesmar, his wife
- Jan 1988 - Peter David Todd, farmer and Janet Sarah Todd, married woman
- Jul 1991 - Michael John Rickerby, motor mechanic and Diana Tija Rickerby, his wife
- Feb 2018 - John David Owens, Sandra Essie Marie Owens and Ferne Johnstone Bradley

#### **Area of site previously known as RS 37783:**

- Jan 1917 - His Majesty The King for educational purposes
- Oct 1926 - Leased to Meredith Wilson
- Apr 1946 - Transmission of lease to Wilfred Arthur Wilson and John Alexander Wilson
- Mar 1949 - Leased to Charles Trevor Wilson and Raymond Russell Wilson
- Mar 1951 - Charles Trevor Wilson and Raymond Russell Wilson, both farmer
- Mar 1971 - Raymond Russell Wilson, farmer and John Stewart Bisphan, solicitor
- Oct 1983 - John Stewart Bisphan, district court judge and David John Clark, solicitor
- Oct 2015 - GW Wilfield Ltd
- Nov 2017 - Margaret Ann Gray, Peter John Gray and B K Trustees (2015) Ltd (Lot 163 DP 508829 only)

#### **Area of site previously known as RS 37879**

- Dec 1951 - Anne Peter Sturrock Prouting, widow
- May 1952 - Arthur Butler Sturrock Prouting, farmer
- Aug 1952 - Richard Norman Trevor Mundy and Noel Colin Roderick Mundy, **market gardeners** from Belfast, Christchurch
- Mar 1965 - Raymond Russell Wilson, farmer, Charles Trevor Wilson, farmer and John Stewart Bisphan, solicitor
- Mar 1971 - Raymond Russell Wilson, farmer and John Stewart Bisphan, solicitor
- Oct 1983 - John Stewart Bisphan, district court judge and David John Clark, solicitor
- Jan 2016 - GW Wilfield Ltd

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

## 7.2 District Council Records

The Selwyn District Council property file was reviewed and contained building consents for the following:

### **Lot 163 DP 508829**

- 2018 - Erect a dwelling with attached garage
- 2018 - Erect a farm building

### **RS 10802**

- 1970 - Erect a turkey house with timber walls and galvanised iron roof
- 1970 - Erect an implement shed, constructed from corrugated iron with a concrete floor
- 1970 - Erect a dwelling with attached garage. The file indicates the walls were to be constructed from brick veneer on the ground floor and clad with rimu weatherboard on the second storey. The roof was to be constructed from Decramastic tiles.
- 1977 - Erect a hayshed
- 1987 - Erect a studio/workshop
- 1992 - Erect a store shed
- 1993 - Extend a hayshed
- 1994 - Erect a chicken rearing shed
- 1994 - Erect a farm generator shed. A plan included in this consent file indicates the 1977 haybarn was to be relocated on-site and that an offal pit was located at the northern end of the 1993 chicken rearing shed but is supposed to have been filled in.
- 1995 - Construct a swimming pool
- 2000 - Install a solid fuel heater

## 7.3 Regional Council Records

The ECan Listed Land Use Register Statement lists two areas of the subject site:

- 586 Weedons Ross Road is listed for 'A10 - Persistent pesticide bulk storage or use' after a poultry farm was noted in aerial photographs from 1975 onwards. The site is defined as 'Verified HAIL has not been investigated'.
- Part of Lot 163 DP 508829 is listed for 'I - Any other land' after investigations by Malloch Environmental Ltd in 2014 found lead contamination exceeding the 'rural residential 25% produce' soil guideline value around the former Wilfield homestead. This area of the site was remediated in 2016 by mixing the contaminated soils with surrounding clean soils. After remediation, validation sampling confirmed that no lead contamination exceeding the 'rural residential 25% produce' soil guideline value remained. A validation report was completed and sent to the appropriate authorities but has not yet been summarised on the LLUR. The listed site is categorised as 'Review in Progress'.

One nearby site is also listed:

- 585 Weedons Ross Road is listed for 'A8 - Livestock dip or spray race operations' after a potential livestock dip or spray race was noted on aerial photographs from 1961. The site is defined as 'Verified HAIL has not been investigated'.

See LLUR Statement in **Appendix C**.

Resource consent information was sourced from the GIS mapping system. There are active resource consents for the subject site to take and use groundwater, and to discharge contaminants (odours and dust from poultry farm) to air. There are active resource consents

for adjacent land to discharge domestic sewage/septic tank effluent into ground, and to take and use groundwater.

#### 7.4 LINZ Records

The LINZ Orchard layer does not show the subject site or any adjacent lots as having listed orchards.

#### 7.5 Review of Historic Aerial Photographs

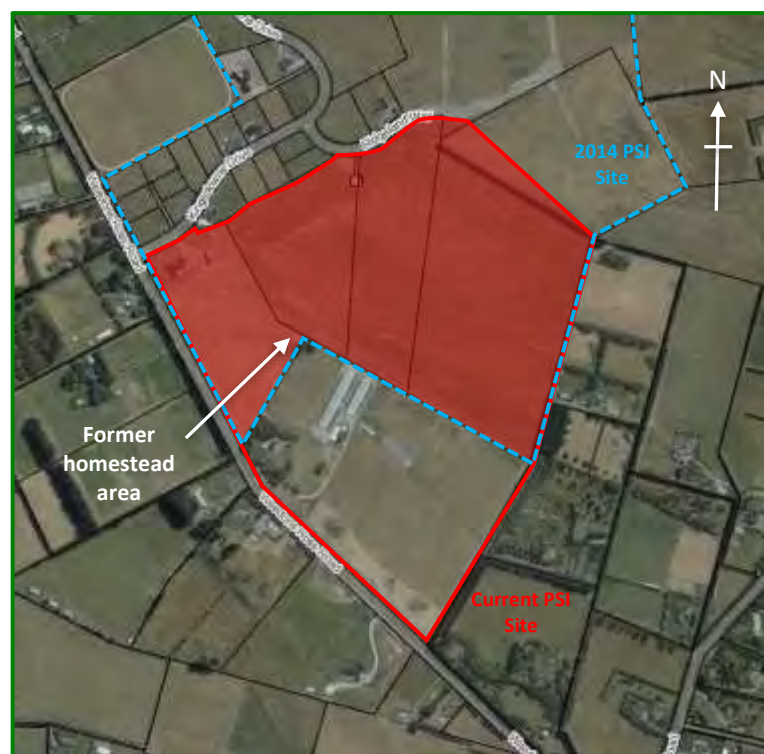
A total of nine aerial photos (see copies in **Appendix B**) have been used to assess the historic use of the site as detailed below:

- The earliest photo is from **1941** and has been sourced from ECan's GIS. The subject site is mainly in pasture. There is a dwelling set back from Weedons Ross Road by approximately 140m. Around the dwelling is a large hedge. To the east of the dwelling is a darker area that may be a small forestry block. The surrounding area is similar pastoral farmland. There is a dwelling and farm buildings beyond the subject site to the south-west.
- A photo from **1961** is sourced from ECan's GIS and shows a farm shed has been built to the north-east of the dwelling. The possible forest area has gone and has been replaced by grass. Beyond the subject site to the south-west, adjacent to the previously noted buildings, new farm buildings have been added as well as a sheep yard which potentially includes a livestock dip or spray race. A dwelling has been added beyond the subject site to the south.
- A photo from **1975** is sourced from ECan's GIS and shows the old dwelling has been removed from the site. A new dwelling has been built on the subject site, on RS 10802. A poultry shed and ancillary buildings have been built to the north-east of this dwelling. New dwellings have also been built beyond the subject site to the west.
- A photo from **1982** is sourced from ECan's GIS and shows some of the pasture area of the site may now be being used for crops. A shed to the west of the poultry shed has been removed. A shed has been added to the south-west of the poultry shed, this is likely to be the 1977 haybarn included in the property file. An orchard is now present beyond the subject site to the east.
- A photo from **1995** is sourced from ECan's GIS and shows a second poultry shed is now present on the subject site. The haybarn has been removed to make way for the new poultry shed. A shed is now present to the south-east of the poultry sheds, a plan in the property file indicates this is likely the relocated haybarn. A new shed, presumed to be the generator shed from the property file, has been added to the east of the older poultry shed. A new dwelling has been built beyond the subject site to the south-east. The orchard, noted on the previous photograph beyond the subject site to the south-east, has been replaced by pasture.
- A photo from **2000** is sourced from ECan's GIS and shows no significant changes to the subject site. Rural residential lots have been developed on land adjacent to the subject site to the south-east.
- A photo from **2004** is sourced from ECan's GIS and shows no significant changes to the subject site or surrounding area.
- A photo from **2013** is sourced from ECan's GIS and shows no significant changes to the subject site. A new dwelling has been built beyond the subject site to the south.

- The most recent aerial photo reviewed, dated **2019**, sourced from ECan's GIS shows a grey area on the paddock to the east of the poultry sheds. The current owner has advised that this was a horse arena covered with grit. Three possible stockpiles of soil or burn areas are present on the subject site adjacent to Weedons Ross Road. A close up view of the Decramastic roof on the current dwelling shows patchy colouring indicating possible damage to the sand coating through abrasive cleaning. Residential lots have been developed beyond the subject site to the north-west. The sheep yards beyond the subject site to the south-west have almost disappeared.

## 8 Summary of Previous Investigations

Preliminary and Detailed Site Investigations (PSI and DSI) were undertaken by Malloch Environmental Ltd in 2014 on a subject site that included part of the current subject site. The area of the current subject site included on the 2014 PSI is shown in red on **Figure 3** below:



**Figure 3 – Previous PSI/DSI Coverage Plan**

The only risk of contamination identified by the 2014 PSI on the current subject site was from the use of lead based paints on old buildings within a former homestead area. XRF screening undertaken at the time of the PSI indicated elevated zinc and lead was present in this area. The DSI then confirmed lead contamination was present above the 'rural residential 25% produce' soil guideline value (SGV) in four locations. One zinc result was above the ecological guideline value. The affected area was remediated in 2016 by mixing the contaminated soils with adjacent clean soils. Validation sampling following the remediation showed that lead levels were below the 'rural residential 25% produce' SGVs.

The 'rural residential 25% produce' SGVs used in the previous investigations are more conservative than the 'residential 10% produce' SGVs that would now be appropriate for the site given the proposed residential rezoning. Therefore, this area has been appropriately remediated for standard residential use as well as rural residential use.

## 9 Site Inspection

A site inspection of 586 Weedons Ross Road (RS 10802) was undertaken on the 9<sup>th</sup> November 2020 to assist with characterising the site. The current owners, John and Sandra Owens, were present and were able to give additional information about the site.

The dwelling is sited on top of a small knoll. It has a brick exterior on the lower floor and timber weatherboard on the upper floor. The owners thought the weatherboard may have been replaced following the 2010/11 earthquakes. It was not clear whether the roof had also been replaced but it could well be the original Decramastic tiles.



Photo 1 – Dwelling

The poultry sheds have not been used for poultry farming since they bought the property in 2018 and they believe for a number of years prior to that. The southern end of the sheds was the 'clean end' where new birds were added. The northern end was the 'dirty end' where the litter from the shed was removed and sent away for disposal. There is a concrete pad and a sump at the northern end of each of the poultry sheds. The sheds are constructed from iron with concrete floors. No evidence of asbestos containing materials were seen on the exterior of the sheds. Currently the sheds are used for storage.



Photo 2 – Northern end of poultry sheds with concrete pad & sumps



LPG gas cylinders were stored in a cage next to the newer, cream coloured poultry shed but are no longer present.



**Photo 3 – LPG cage next to poultry shed**

A diesel generator is present in the generator shed to the east of the grey poultry shed. The 'Versatile' style generator shed has a concrete floor. The generator is self-contained with no separate fuel tank. There was no evidence of any fuel leaks or spills on the concrete floor.



**Photo 4 – Generator shed next to water tank**

A shed at the southern end of the older, grey poultry shed is a workshop constructed from corrugated iron with a concrete floor. Next to this shed are some animal pens and a loading ramp. These were modern and there was no evidence of a dip or spray race.



**Photo 5 – Workshop with loading ramp on right**

The grey rectangle noted on the 2019 aerial photograph was a horse training arena. They have since removed the grit from the arena and reinstated the area as pasture/baleage. They have used some of the grit to level the floor of the haybarn. The rest is in a stockpile at the rear of the older poultry shed. The grit appeared clean with no visual or olfactory evidence of

contamination. The haybarn is constructed from iron and timber. At the time of the inspection one bay was used to store fire wood, the rest of the barn was empty.



**Photo 6 – Small stockpile of remaining grit**



**Photo 7 – Haybarn**

The owners were able to advise that the possible stockpiles/burn areas seen on the 2019 aerial were slash piles created when the hedge along Weedons Ross Road was cut down. The green waste in the piles was burnt but no other waste or items of treated timber was burnt. This is supported by Google Earth images which shows no evidence of the burn areas on an image from November 2017 while the hedge is present. The next image is from August 2018 and shows the hedge has been removed and the slash piles are present.





Google Earth images from November 2017 (left) and August 2018 (right)

## 10 HAIL Uses and Possible Types of Contaminants Associated with Past Use

The Hazardous Activities and Industries List (HAIL) compiled by The Ministry for the Environment include the following categories (*in italics*) that could be associated with the historical uses of the site with a summary of the risk of these activities having been carried out on the site.

### **A - Chemical manufacture, application and bulk storage**

#### *10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds*

Part of the subject site is listed on the LLLUR for A10 due to its use as a poultry farm since the 1970s. Poultry feeds could potentially have had Roxarsone added (an arsenic based feed additive), feed grains could have been exposed to DDT or similar sprays and persistent pesticides may have been used within the sheds to control insect pests. Regular washing out is typical of poultry sheds. Most of the contaminants would have been washed into the sumps at the end of the sheds, which likely drain to soakpits, and some may have been washed out onto soils. Contaminants of concern include heavy metals and organochlorine pesticides (OCPs).

The owners of part of the site between 1952 and 1965 are recorded as market gardeners. However, there is no evidence that the site was used for market gardening on the 1961 aerial and the West Melton area is not known for market gardening use. The owners are shown as being from the Belfast area of Christchurch which is an area well known for market gardening. Therefore, it is considered unlikely that the subject site was used for market gardening during their ownership.

The rest of the subject site has been used for pastoral or rural residential activities for its known history. The normal use of fertilisers and pastoral weed controls associated with these uses is unlikely to have caused soil contamination that would pose a risk to human health.

***E – Mineral extraction, refining and reprocessing, storage and use***

- 1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition.*

The current dwelling has a Decramastic roof built in the 1970's. This product is known to sometimes contain asbestos in the glue. The current aerial indicates the sand coating is in a deteriorated condition which may indicate it has been cleaned in the past using abrasive methods. These methods are known to pose a risk of asbestos contamination of the soils around buildings.



***G – Cemeteries and waste recycling, treatment and disposal***

- 5. Waste disposal to land*

An offal pit was noted on a plan from 1994, the plan indicates it was to be filled prior to construction of the western poultry shed. Given the age of the pit, no biological hazards are likely to remain and this pit is considered unlikely to pose a risk to human health.

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

A nearby site is listed for for 'A8 - Livestock dip or spray race operations' after a potential livestock dip or spray race was noted on aerial photographs from 1961. The potential dip/spray race is separated from the subject site by Weedons Ross Road and there is no evidence to indicate animals passing through the dip/spray race would have been transferred onto the subject site. This listed site is not considered to pose a risk of migration of contaminants to the subject site.

***I - Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment***

A former homestead area on the subject site was investigated in 2014 and found to be contaminated with lead. The area was successfully remediated in 2016. There are no other older buildings on the subject site now or in the past that are likely to pose a significant risk of contamination from lead-based paint. It is considered unlikely that soil contamination from lead-based paint products exists on the subject site in sufficient quantities that would pose a risk to human health.

## **11 Basis for Soil Guideline Values (SGV)**

### **11.1 Activity Description**

This report has been written for the following potential activities:

- Proposed plan change to residential use,
- Future subdivision
- Future soil disturbance activities associated with the above use and development of the site

### **11.2 Zoning**

The subject site is currently zoned Inner Plains.

### **11.3 Soil Guideline Values**

Human health soil contaminant standards for a group of 12 priority contaminants were derived under a set of five land-use scenarios and are legally binding under The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Health) Regulations 2011 (NESC). These standards have been applied where applicable. The regulations describe these as Soil Contaminant Standards. For contaminants other than the 12 priority contaminants, the hierarchy as set out in the Ministry for the Environment Contaminated Land Management Guidelines No 2 has been followed. These are generally described as Soil Guideline Values. For simplicity, this report uses the terminology Soil Guideline Values (SGV) when referring to the appropriate soil contaminant standard or other derived value from the hierarchy. For soil, guideline values are predominantly risk based, in that they are typically derived using designated exposure scenarios that relate to different land uses. For each exposure scenario, selected pathways of exposure are used to derive guideline values. These pathways typically include soil ingestion, inhalation and dermal adsorption. The guideline values for the appropriate land use scenario relate to the most critical pathway.

The land-use scenarios applicable for the proposed use of this site and any associated earth disturbing activities include 'residential 10% produce', and 'commercial/industrial/outdoor workers' as a proxy value to protect the health of construction workers.

## **12 Site Characterisation and Conclusion**

The investigations undertaken have identified two risk areas within RS 10802 of the subject site. There is a risk of contamination by heavy metals and organochlorine pesticides (OCPs) around poultry sheds. There is also a risk of asbestos contamination around the dwelling that has been roofed with decramastic tiles. Current aerials show the coating is in a deteriorated condition which indicates the tiles may have been cleaned by abrasive methods.

The locations of the risk areas are shown on the Risk Area Plan in **Figure 4** below. These are confirmed or likely HAIL activities and there may be a risk to human health from potentially

contaminated soils in these areas. It is recommended that a Detailed Site Investigation, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to development.



**Figure 4 – Risk Area Plan**

The former homestead area on the subject site was remediated in 2016 and no longer poses a risk to human health or the environment. The former homestead area is considered suitable for residential use with no further investigations required.

The rest of the subject site has been used for general pastoral use for its known history and this use is highly unlikely to have caused a risk to human health or the environment. There is no evidence of HAIL activities or industries having occurred on this area of the subject site, now or in the past. The rest of the subject site is considered suitable for residential use with no further investigations required.

### **13 Planning Status**

In terms of the NESCS section 5 (7) states that the land is considered to be covered if an activity or industry described in the HAIL is being undertaken on it; or has been undertaken on it; or it is more likely than not that an activity is being or has been undertaken on it. Section 6 describes the methods for determining whether the land is as described in section 7. Method 6 (3) is to rely on a Preliminary Site Investigation.

This Preliminary Site Investigation has found that there is evidence of an activity or industry described in the HAIL occurring on a part of the subject site now or in the past. In terms of planning status at the time of writing of this report, the NESCS does apply to the risk areas identified on the site and resource consent would be required for future subdivision and activities controlled by the NESCS.

## **14 Limitations**

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

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

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



## ***Appendix A – Historic Certificates of Title***



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir  
Registrar-General  
of Land

**Identifier**

Land Registration District  
Date Issued

**722286**  
**Canterbury**  
26 May 2016

**Cancelled**

**Prior References**

CB11A/748

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<b>Estate</b>	Fee Simple
<b>Area</b>	42.1513 hectares more or less
<b>Legal Description</b>	Lot 700 Deposited Plan 494094

**Original Proprietors**

GW Wilfield Limited

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**Interests**

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

Subject to Section 59 Land Act 1948

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

Subject to a right (in gross) of way and a right to convey water and electricity over parts marked AC and S and a right (in gross) to drain sewage and a right (in gross) to convey water, sewage and electricity over part marked CK all on DP 494094 in favour of Selwyn District Council created by Easement Instrument 10339794.5 - 26.5.2016 at 2:31 pm

Subject to a right (in gross) to convey electricity over part marked CR on DP 494094 in favour of Orion New Zealand Limited created by Easement Instrument 10339794.6 - 26.5.2016 at 2:31 pm

Subject to a right (in gross) to convey electricity over part marked L on DP 494094 in favour of Transpower New Zealand Limited created by Easement Instrument 10339794.8 - 26.5.2016 at 2:31 pm

The easements created by Easement Instrument 10339794.8 are subject to Section 243 (a) Resource Management Act 1991

10532652.1 Surrender of the right (in gross) to drain sewage created by Easement Instrument 10339497.5 - 28.9.2016 at 1:38 pm

10532652.2 Surrender of the right (in gross) to convey water, sewage and electricity over part marked CK on DP 494094 created by Easement Instrument 10339794.5 - 28.9.2016 at 1:38 pm

10532652.3 Surrender of the easement created by Easement Instrument 10339794.6 - 28.9.2016 at 1:38 pm

Subject to a right (in gross) to drain sewage over part Lot 252 DP 501187 marked A, B, C, D and E on DP 501187 and a right (in gross) to drain water over part Lot 252 DP 501187 marked F on DP 501187 in favour of Selwyn District Council created by Easement Instrument 10532652.4 - 28.9.2016 at 1:38 pm

Subject to a right to drain sewage over part Lot 252 DP 501187 marked B and D on DP 501187 created by Easement Instrument 10532652.5 - 28.9.2016 at 1:38 pm

Appurtenant to Lots 80 and 81 DP 501187 herein is a right to drain sewage created by Easement Instrument 10532652.5 - 28.9.2016 at 1:38 pm

Lot 302 DP 501187 is vested in Selwyn District Council as road pursuant to Section 238 Resource Management Act 1991

Lot 252 DP 501187 is vested in Selwyn District Council as Recreation Reserve pursuant to Section 239(1)(a)



**Identifier****722286**

Resource Management Act 1991 subject to the Reserves Act 1977

10532652.6 CTs issued - 28.9.2016 at 1:38 pm

**Legal Description****Title**

Lot 75 Deposited Plan 501187	748151
Lot 76 Deposited Plan 501187	748152
Lot 77 Deposited Plan 501187	748153
Lot 78 Deposited Plan 501187	748154
Lot 79 Deposited Plan 501187	748155
Lot 80 Deposited Plan 501187	748156
Lot 81 Deposited Plan 501187	748157
Lot 82 Deposited Plan 501187	748158
Lot 83 Deposited Plan 501187	748159
Lot 84 Deposited Plan 501187	748160
Lot 85 Deposited Plan 501187	748161
Lot 86 Deposited Plan 501187	748162
Lot 87 Deposited Plan 501187	748163
Lot 88 Deposited Plan 501187	748164
Lot 89 Deposited Plan 501187	748165
Lot 90 Deposited Plan 501187	748166
Lot 91 Deposited Plan 501187	748167
Lot 92 Deposited Plan 501187	748168
Lot 93 Deposited Plan 501187	748169
Lot 94 Deposited Plan 501187	748170
Lot 95 Deposited Plan 501187	748171
Lot 96 Deposited Plan 501187	748172
Lot 97 Deposited Plan 501187	748173
Lot 98 Deposited Plan 501187	748174
Lot 99 Deposited Plan 501187	748175
Lot 100 Deposited Plan 501187	748176
Lot 101 Deposited Plan 501187	748177
Lot 102 Deposited Plan 501187	748178
Lot 103 Deposited Plan 501187	748179
Lot 104 Deposited Plan 501187	748180
Lot 105 Deposited Plan 501187	748181
Lot 106 Deposited Plan 501187	748182
Lot 107 Deposited Plan 501187	748183
Lot 108 Deposited Plan 501187	748184
Lot 109 Deposited Plan 501187	748185
Lot 110 Deposited Plan 501187	748186
Lot 111 Deposited Plan 501187	748187
Lot 112 Deposited Plan 501187	748188
Lot 113 Deposited Plan 501187	748189
Lot 114 Deposited Plan 501187	748190
Lot 115 Deposited Plan 501187	748191
Lot 116 Deposited Plan 501187	748192
Lot 117 Deposited Plan 501187	748193
Lot 118 Deposited Plan 501187	748194
Lot 119 Deposited Plan 501187	748195
Lot 120 Deposited Plan 501187	748196
Lot 121 Deposited Plan 501187	748197
Lot 122 Deposited Plan 501187	748198
Lot 123 Deposited Plan 501187	748199
Lot 124 Deposited Plan 501187	748200
Lot 125 Deposited Plan 501187	748201
Lot 126 Deposited Plan 501187	748202
Lot 127 Deposited Plan 501187	748203
Lot 128 Deposited Plan 501187	748204
Lot 129 Deposited Plan 501187	748205
Lot 130 Deposited Plan 501187	748206

**Identifier**                      **722286**

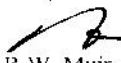
Lot 131 Deposited Plan 501187	748207
Lot 132 Deposited Plan 501187	748208
Lot 252 Deposited Plan 501187	748209
Lot 402 Deposited Plan 501187	748210
Lot 501 Deposited Plan 501187	748211
Lot 702 Deposited Plan 501187	748212

CANCELLED



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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier**

**768101**

**Cancelled**

**Land Registration District**  
**Date Issued**

**Canterbury**  
08 March 2017

**Prior References**

757791

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<b>Estate</b>	Fee Simple
<b>Area</b>	3852 square metres more or less
<b>Legal Description</b>	Lot 195 Deposited Plan 506674

**Original Registered Owners**

GW Wilfield Limited

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**Interests**

Subject to Section 59 Land Act 1948

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

Land Covenant in Easement Instrument 10596830.9 - 25.11.2016 at 3:10 pm

Land Covenant in Easement Instrument 10684724.14 - 8.3.2017 at 5:03 pm

10684724.15 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.3.2017 at 5:03 pm

10684724.16 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.3.2017 at 5:03 pm

11296885.4 Cancellation of Consent Notice 10684724.16 - 21.12.2018 at 2:53 pm

11296885.5 Cancellation of Consent Notice 10684724.15 - 21.12.2018 at 2:53 pm

11296885.8 Record of Titles issued - 21.12.2018 at 2:53 pm

**Legal Description**

**Title**

Part Lot 261 Deposited Plan 531293	866591
Part Lot 262 Deposited Plan 531293	866592
Part Lot 263 Deposited Plan 531293	866593
Part Lot 708 Deposited Plan 531293	866596

CANCELLED



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir  
Registrar-General  
of Land

## Identifier

Land Registration District  
Date Issued

**757796**  
**Canterbury**  
25 November 2016

**Cancelled**

## Prior References

748212

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<b>Estate</b>	Fee Simple
<b>Area</b>	11.5962 hectares more or less
<b>Legal Description</b>	Lot 703 Deposited Plan 504116

## Original Proprietors

GW Wilfield Limited

## Interests

Subject to Section 59 Land Act 1948

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

The easements created by Easement Instrument 10596830.4 are subject to Section 243 (a) Resource Management Act 1991

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

Subject to a right (in gross) to a right of way and a right to convey water and electricity over part marked CS on DP 504116 in favour of Selwyn District Council created by Easement Instrument 10339794.5 - 26.5.2016 at 2:31 pm

Subject to a right (in gross) to convey electricity over part marked GL on DP 504116 in favour of Transpower New Zealand Limited created by Easement Instrument 10339794.8 - 26.5.2016 at 2:31 pm

The easements created by Easement Instrument 10339794.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to convey telecommunications, computer media, electricity and water over part marked CS on DP 504116 created by Easement Instrument 10596830.4 - 25.11.2016 at 3:10 pm

Subject to a right (in gross) to convey (water race) water over part marked D on DP 504116 in favour of Selwyn District Council created by Easement Instrument 10596830.6 - 25.11.2016 at 3:10 pm

Subject to a right (in gross) to convey telecommunications and computer media over part marked CS on DP 504116 in favour of Chorus New Zealand Limited created by Easement Instrument 10596830.7 - 25.11.2016 at 3:10 pm

10596830.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm

10596830.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm

Lot 259 DP 508829 is vested in Selwyn District Council as Local Purpose (Landscape) Reserve pursuant to the Reserves Act 1977 subject to the Reserves Act 1977

10718118.1 CTs issued - 2.5.2017 at 2:07 pm

## Legal Description

## Title

Part Lot 161 Deposited Plan 508829	775315
Part Lot 162 Deposited Plan 508829	775316
Part Lot 163 Deposited Plan 508829	775317
Lot 259 Deposited Plan 508829	775318

**Identifier** **757796**

Lot 706 Deposited Plan 508829 775319

CANCELLED



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir  
Registrar-General  
of Land

**Identifier**

Land Registration District  
Date Issued

**722287**

**Canterbury**

26 May 2016

**Cancelled**

**Prior References**

CB549/209

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<b>Estate</b>	Fee Simple
<b>Area</b>	25.1420 hectares more or less
<b>Legal Description</b>	Lot 701 Deposited Plan 494094

**Original Proprietors**

GW Wilfield Limited

**Interests**

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

Subject to Section 206 Land Act 1924

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

Land Covenant in Easement Instrument 10150117.5 - 21.8.2015 at 1:33 pm

Appurtenant to Part Lot 403 DP 504116 is a right of way and rights to convey telecommunications, computer media, electricity and water created by Easement Instrument 10596830.4 - 25.11.2016 at 3:10 pm

The easements created by Easement Instrument 10596830.4 are subject to Section 243 (a) Resource Management Act 1991

Part Lot 403 DP 504116 is vested in Selwyn District Council as Local Purpose (Utility) Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

10596830.5 CTs issued - 25.11.2016 at 3:10 pm

**Legal Description****Title**

Part Lot 403 Deposited Plan 504116

757795

Lot 704 Deposited Plan 504116

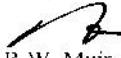
757797

CANCELLED



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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** 768102  
**Land Registration District** Canterbury  
**Date Issued** 08 March 2017

**Cancelled**

**Prior References**

757791

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<b>Estate</b>	Fee Simple
<b>Area</b>	3533 square metres more or less
<b>Legal Description</b>	Lot 196 Deposited Plan 506674

**Original Registered Owners**

GW Wilfield Limited

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**Interests**

Subject to Section 59 Land Act 1948

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

Land Covenant in Easement Instrument 10596830.9 - 25.11.2016 at 3:10 pm

Land Covenant in Easement Instrument 10684724.14 - 8.3.2017 at 5:03 pm

10684724.15 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.3.2017 at 5:03 pm

10684724.16 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.3.2017 at 5:03 pm

11296885.4 Cancellation of Consent Notice 10684724.16 - 21.12.2018 at 2:53 pm

11296885.5 Cancellation of Consent Notice 10684724.15 - 21.12.2018 at 2:53 pm

11296885.8 Record of Titles issued - 21.12.2018 at 2:53 pm

<b>Legal Description</b>	<b>Title</b>
Lot 260 Deposited Plan 531293	866590
Part Lot 261 Deposited Plan 531293	866591
Part Lot 708 Deposited Plan 531293	866596

CANCELLED





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir  
Registrar-General  
of Land

Identifier  
Land Registration District  
Date Issued

**748212**  
**Canterbury**  
28 September 2016

**Cancelled**

## Prior References

722286

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<b>Estate</b>	Fee Simple
<b>Area</b>	21.7180 hectares more or less
<b>Legal Description</b>	Lot 702 Deposited Plan 501187

## Original Proprietors

GW Wilfield Limited

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## Interests

Subject to Section 59 Land Act 1948

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

Subject to a right (in gross) of way and a right to convey water and electricity over parts marked BC and BS on DP 501187 in favour of Selwyn District Council created by Easement Instrument 10339794.5 - 26.5.2016 at 2:31 pm

Subject to a right (in gross) to convey electricity over part marked BL on DP 501187 in favour of Transpower New Zealand Limited created by Easement Instrument 10339794.8 - 26.5.2016 at 2:31 pm

The easements created by Easement Instrument 10339794.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over parts marked BC and AW on DP 501187 in favour of Orion New Zealand Limited created by Easement Instrument 10532652.8 - 28.9.2016 at 1:38 pm

Subject to a right of way over parts marked BC and AW on DP 501187 created by Easement Instrument 10532652.11 - 28.9.2016 at 1:38 pm

The easements created by Easement Instrument 10532652.11 are subject to Section 243 (a) Resource Management Act 1991

10596830.1 Surrender of the easement created by Easement Instrument 10532652.8 - 25.11.2016 at 3:10 pm

10596830.2 Surrender of the easement created by Easement Instrument 10532652.11 - 25.11.2016 at 3:10 pm

10596830.3 Surrender of the right of way and right to convey water and electricity as to part marked BC on DP 501187 created by Easement Instrument 10596830.3 - 25.11.2016 at 3:10 pm

Subject to a right of way and a right to convey telecommunications, computer media, electricity and water over Lot 703 DP 504116 marked CS on DP 504116 created by Easement Instrument 10596830.4 - 25.11.2016 at 3:10 pm

Appurtenant to Part Lot 403 DP 504116 is a right of way and rights to convey telecommunications, computer media, electricity and water created by Easement Instrument 10596830.4 - 25.11.2016 at 3:10 pm

The easements created by Easement Instrument 10596830.4 are subject to Section 243 (a) Resource Management Act 1991

Lot 303 DP 504116 is vested in Selwyn District Council as road pursuant to Section 238 Resource Management Act 1991

**Identifier****748212**

Lots 253 and 254 are vested in Selwyn District Council as Local Purpose (Landscape) Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

Part Lot 403 DP 504116 is vested in Selwyn District Council as Local Purpose (Utility) Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

10596830.5 CTs issued - 25.11.2016 at 3:10 pm - Resolution pursuant to Section 243(e) Resource Management Act 1991 cancelling the condition imposed on DP 501187 as to the easement in Easement Instrument 10532652.11 (see DP 504116)

<b>Legal Description</b>	<b>Title</b>
Lot 133 Deposited Plan 504116	757778
Lot 134 Deposited Plan 504116	757779
Lot 135 Deposited Plan 504116	757780
Lot 136 Deposited Plan 504116	757781
Lot 137 Deposited Plan 504116	757782
Lot 138 Deposited Plan 504116	757783
Lot 139 Deposited Plan 504116	757784
Lot 140 Deposited Plan 504116	757785
Lot 141 Deposited Plan 504116	757786
Lot 142 Deposited Plan 504116	757787
Lot 143 Deposited Plan 504116	757788
Lot 144 Deposited Plan 504116	757789
Lot 145 Deposited Plan 504116	757790
Lot 146 Deposited Plan 504116	757791
Lot 147 Deposited Plan 504116	757792
Lot 253 Deposited Plan 504116	757793
Lot 254 Deposited Plan 504116	757794
Part Lot 403 Deposited Plan 504116	757795
Lot 703 Deposited Plan 504116	757796

CANCELLED



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



R.W. Muir  
Registrar-General  
of Land

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

**Identifier** 775315  
**Land Registration District** Canterbury  
**Date Issued** 02 May 2017

**Cancelled**

**Prior References**

757796 757797

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**Estate** Fee Simple  
**Area** 4.3363 hectares more or less  
**Legal Description** Lot 161 Deposited Plan 508829

**Original Registered Owners**

GW Wilfield Limited

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**Interests**

Subject to Section 59 Land Act 1948 (affects part formerly Lot 703 DP 504116)

Subject to Section 206 Land Act 1924 (affects part formerly Lot 704 DP 504116)

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

10596830.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm

10596830.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm

Land Covenant in Easement Instrument 10150117.5 - 21.8.2015 at 1:33 pm (affects part formerly Lot 704 DP 504116)

Appurtenant hereto is a right to convey water and sewage created by Easement Instrument 10718118.3 - 2.5.2017 at 2:07 pm

The easements created by Easement Instrument 10718118.3 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10718118.4 - 2.5.2017 at 2:07 pm

10718118.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.5.2017 at 2:07 pm

11296885.1 Cancellation of Consent Notice 10596830.11 - 21.12.2018 at 2:53 pm

11296885.2 Cancellation of Consent Notice 10718118.6 - 21.12.2018 at 2:53 pm

11296885.3 Cancellation of Consent Notice 10596830.10 - 21.12.2018 at 2:53 pm

Lot 402 DP 531293 is vested in Selwyn District Council as Local Purpose (Utility) Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

11296885.8 Record of Titles issued - 21.12.2018 at 2:53 pm

<b>Legal Description</b>	<b>Title</b>
Lot 402 Deposited Plan 531293	866595
Lot 709 Deposited Plan 531293	866597

CANCELLED



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir  
Registrar-General  
of Land

Identifier  
Land Registration District  
Date Issued

**757797**  
**Canterbury**  
25 November 2016

**Cancelled**

## Prior References

722287

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<b>Estate</b>	Fee Simple
<b>Area</b>	25.1407 hectares more or less
<b>Legal Description</b>	Lot 704 Deposited Plan 504116

## Original Proprietors

GW Wilfield Limited

## Interests

Subject to Section 206 Land Act 1924

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

Land Covenant in Easement Instrument 10150117.5 - 21.8.2015 at 1:33 pm

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

10596830.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm

10596830.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm

10718118.1 CTs issued - 2.5.2017 at 2:07 pm

<b>Legal Description</b>	<b>Title</b>
Part Lot 161 Deposited Plan 508829	775315
Part Lot 162 Deposited Plan 508829	775316
Part Lot 163 Deposited Plan 508829	775317
Lot 707 Deposited Plan 508829	775320

CANCELLED



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir  
Registrar-General  
of Land

**Identifier**

Land Registration District  
Date Issued

**757791**  
**Canterbury**  
25 November 2016

**Cancelled**

**Prior References**

748212

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<b>Estate</b>	Fee Simple
<b>Area</b>	1.0996 hectares more or less
<b>Legal Description</b>	Lot 146 Deposited Plan 504116

**Original Proprietors**

GW Wilfield Limited

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**Interests**

Subject to Section 59 Land Act 1948

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

Land Covenant in Easement Instrument 10596830.9 - 25.11.2016 at 3:10 pm

10596830.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm

10596830.14 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm

10684724.4 Cancellation of Consent Notice 10596830.14 - 8.3.2017 at 5:03 pm

10684724.5 Cancellation of Consent Notice 10596830.13 - 8.3.2017 at 5:03 pm

10684724.10 CTs issued - 8.3.2017 at 5:03 pm

<b>Legal Description</b>	<b>Title</b>
Lot 195 Deposited Plan 506674	768101
Lot 196 Deposited Plan 506674	768102
Lot 197 Deposited Plan 506674	768103

CANCELLED



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



R.W. Muir  
Registrar-General  
of Land

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

**Identifier** 775316  
**Land Registration District** Canterbury  
**Date Issued** 02 May 2017

**Cancelled**

**Prior References**

757796 757797

**Estate** Fee Simple  
**Area** 4.2014 hectares more or less  
**Legal Description** Lot 162 Deposited Plan 508829

**Original Registered Owners**

GW Wilfield Limited

**Interests**

Subject to Section 59 Land Act 1948 (affects part formerly Lot 703 DP 504116)  
Subject to Section 206 Land Act 1924 (affects part formerly Lot 704 DP 504116)  
Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm  
10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm  
10596830.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm  
10596830.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm  
Subject to a right (in gross) to a right of way and a right to convey water and electricity over part marked DS on DP 508829 in favour of Selwyn District Council created by Easement Instrument 10339794.5 - 26.5.2016 at 2:31 pm  
Subject to a right of way and a right to convey telecommunications, computer media, electricity and water over part marked DS on DP 508829 created by Easement Instrument 10596830.4 - 25.11.2016 at 3:10 pm  
The easements created by Easement Instrument 10596830.4 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right (in gross) to convey telecommunications and computer media over part marked DS on DP 508829 in favour of Chorus New Zealand Limited created by Easement Instrument 10596830.7 - 25.11.2016 at 3:10 pm  
Land Covenant in Easement Instrument 10150117.5 - 21.8.2015 at 1:33 pm (affects part formerly Lot 704 DP 504116)  
Land Covenant in Easement Instrument 10718118.4 - 2.5.2017 at 2:07 pm  
10718118.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.5.2017 at 2:07 pm  
11296885.1 Cancellation of Consent Notice 10596830.11 - 21.12.2018 at 2:53 pm  
11296885.2 Cancellation of Consent Notice 10718118.6 - 21.12.2018 at 2:53 pm  
11296885.3 Cancellation of Consent Notice 10596830.10 - 21.12.2018 at 2:53 pm  
11296885.6 Surrender of the easement created by Easement Instrument 10596830.4 - 21.12.2018 at 2:53 pm  
11296885.7 Surrender of the easement created by Easement Instrument 10339794.5 - 21.12.2018 at 2:53 pm  
Lot 401 DP 531293 is vested in Selwyn District Council as Local Purpose (Utility) Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

**Identifier****775316**

11296885.8 Record of Titles issued - 21.12.2018 at 2:53 pm

**Legal Description****Title**

Part Lot 262 Deposited Plan 531293	866592
Part Lot 263 Deposited Plan 531293	866593
Lot 401 Deposited Plan 531293	866594
Part Lot 708 Deposited Plan 531293	866596

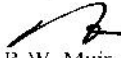
CANCELLED





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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** **775317**  
**Land Registration District** **Canterbury**  
**Date Issued** 02 May 2017

**Prior References**

757796 757797

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**Estate** Fee Simple  
**Area** 4.1347 hectares more or less  
**Legal Description** Lot 163 Deposited Plan 508829

**Original Registered Owners**  
GW Wilfield Limited

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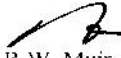
**Interests**

Subject to Section 59 Land Act 1948 (affects part formerly Lot 703 DP 504116)  
Subject to Section 206 Land Act 1924 (affects part formerly Lot 704 DP 504116)  
Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm  
10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm  
10596830.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm  
10596830.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm  
Land Covenant in Easement Instrument 10150117.5 - 21.8.2015 at 1:33 pm (affects part formerly Lot 704 DP 504116)  
Land Covenant in Easement Instrument 10718118.4 - 2.5.2017 at 2:07 pm  
10718118.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.5.2017 at 2:07 pm  
10718118.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.5.2017 at 2:07 pm  
10934730.1 Discharge of Mortgage 10309261.4 - 7.11.2017 at 12:16 pm  
10934730.2 Transfer to Margaret Ann Gray, Peter John Gray and B K Trustees (2015) Limited - 7.11.2017 at 12:16 pm  
Fencing Covenant in Transfer 10934730.2 - 7.11.2017 at 12:16 pm



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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** **775320**  
**Land Registration District** **Canterbury**  
**Date Issued** 02 May 2017

**Prior References**

757797

---

<b>Estate</b>	Fee Simple
<b>Area</b>	14.9788 hectares more or less
<b>Legal Description</b>	Lot 707 Deposited Plan 508829

**Original Registered Owners**

GW Wilfield Limited

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**Interests**

Subject to Section 206 Land Act 1924

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

10596830.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm

10596830.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2016 at 3:10 pm

Land Covenant in Easement Instrument 10150117.5 - 21.8.2015 at 1:33 pm

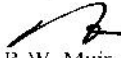
Appurtenant hereto is a right of way created by Easement Instrument 10718118.3 - 2.5.2017 at 2:07 pm

The easements created by Easement Instrument 10718118.3 are subject to Section 243 (a) Resource Management Act 1991



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 866596  
**Land Registration District** Canterbury  
**Date Issued** 21 December 2018

**Prior References**

768101 768102 775316

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**Estate** Fee Simple  
**Area** 4.0432 hectares more or less  
**Legal Description** Lot 708 Deposited Plan 531293

**Original Registered Owners**

GW Wilfield Limited

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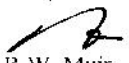
**Interests**

Subject to Section 206 Land Act 1924 (affects part formerly Lot 704 DP 504116)  
Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm  
Land Covenant in Easement Instrument 10150117.5 - 21.8.2015 at 1:33 pm (affects part formerly Lot 704 DP 504116)  
10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm  
Land Covenant in Easement Instrument 10596830.9 - 25.11.2016 at 3:10 pm (affects part formerly Lots 195 and 196 DP 506674)  
Land Covenant in Easement Instrument 10684724.14 - 8.3.2017 at 5:03 pm (affects part formerly Lots 195 and 196 DP 506674)  
Land Covenant in Easement Instrument 10718118.4 - 2.5.2017 at 2:07 pm (affects part formerly Lot 162 DP 508829)  
Subject to Section 59 Land Act 1948 (affects part formerly Lots 146 and 703 DP 504116)  
Fencing Covenant subject to Section 6(2) Fencing Act 1978 in Deed 11296885.10 - 21.12.2018 at 2:53 pm  
11296885.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2018 at 2:53 pm  
11296885.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2018 at 2:53 pm  
11296885.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2018 at 2:53 pm



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 866597  
**Land Registration District** Canterbury  
**Date Issued** 21 December 2018

**Prior References**

775315

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<b>Estate</b>	Fee Simple
<b>Area</b>	4.3270 hectares more or less
<b>Legal Description</b>	Lot 709 Deposited Plan 531293

**Original Registered Owners**

GW Wilfield Limited

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**Interests**

Subject to Section 59 Land Act 1948 (affects part formerly Lot 703 DP 504116)

Subject to Section 206 Land Act 1924 (affects part formerly Lot 704 DP 504116)

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

Land Covenant in Easement Instrument 10150117.5 - 21.8.2015 at 1:33 pm (affects part formerly Lot 704 DP 504116)

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

Appurtenant hereto is a right to convey water and sewage created by Easement Instrument 10718118.3 - 2.5.2017 at 2:07 pm

The easements created by Easement Instrument 10718118.3 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10718118.4 - 2.5.2017 at 2:07 pm

Fencing Covenant subject to Section 6(2) Fencing Act 1978 in Deed 11296885.10 - 21.12.2018 at 2:53 pm

11296885.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2018 at 2:53 pm

11296885.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2018 at 2:53 pm

11296885.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2018 at 2:53 pm



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Limited as to Parcels  
Historical Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

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

**Identifier** CB10A/296  
**Land Registration District** Canterbury  
**Date Issued** 19 August 1970

**Prior References**

CB396/187

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<b>Estate</b>	Fee Simple
<b>Area</b>	10.5218 hectares more or less
<b>Legal Description</b>	Rural Section 10802

**Original Registered Owners**

Michael John Rickerby and Diana Tija Rickerby

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**Interests**

A108395.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 26.4.1994 at 9:25 am  
Land Covenant in Easement Instrument 6196682.1 - 28.10.2004 at 9:00 am  
Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm  
Land Covenant in Easement Instrument 10150117.5 - 21.8.2015 at 1:33 pm  
11005027.1 Discharge of Mortgage A108395.1 - 23.2.2018 at 12:30 pm  
11005027.2 Transfer to John David Owens, Sandra Essie Marie Owens and Ferne Johnstone Bradley - 23.2.2018 at 12:30 pm  
11005027.3 Mortgage to Westpac New Zealand Limited - 23.2.2018 at 12:30 pm  
11503662.1 Discharge of Mortgage 11005027.3 - 3.10.2019 at 4:47 pm

References  
Prior G/T. 396/187

Transfer No. 806055  
N/C. Order No.

Land and Deeds 69



REGISTER

LIMITED AS TO PARCELS  
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

No. 10A/296

This Certificate dated the 19th day of August one thousand nine hundred and seventy under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that ANTHONIE JOSEPHUS JACOBUS MULDER of Christchurch, Builder and MARIA ELIZABETH SOPHIA MULDER his wife are as tenants in common in equal shares

in 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 26 acres or thereabouts situated in Block XI of the Rolleston Survey District being Rural Section 10802.



*H. Baines*  
Assistant Land Registrar

Mortgage 843885 to John Peter Stewart and Ebenezer Robert Joseph Stewart - 23/9/1971 at 11.29 a.m. *for A.L.R.*

Mortgage 850568 to Australia and New Zealand Banking Group Limited - 29/11/1971 at 2.10 p.m. *for A.L.R.*

Transmission 870381 of Mortgage 843885 to Ebenezer Robert Joseph Stewart as Survivor - 13/6/1972 at 2.40 p.m. *for A.L.R.*

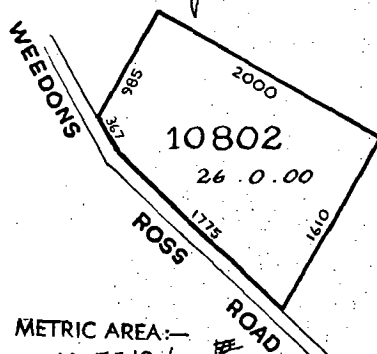
No. 891643 Statutory Land Charge Under the Rural Housing Act, 1939 - 11/12/1972 at 9.47 a.m. *for A.L.R.*

Caveat 232481/1 by Marec Finance Limited - 27-6-1979 at 2.05 p.m. *for A.L.R.*

Transfer 332414/1 to Murray George Chesmar of Christchurch, Carpenter and Diane Marie Chesmar his wife - 30.6.1981 at 11.34 a.m. *for A.L.R.*

Mortgage 332414/2 to Ladies of the Cross Women's Limited - 30.6.1981 at 11.34 a.m. *for A.L.R.*

Mortgage 332414/3 to Arthur Thomas Pearce, Irene Pearce and Ian Boulton - 30.6.1981 at 11.34 a.m. *for A.L.R.*



METRIC AREA:—  
10.5218 ha  
Scale: 1 inch = 10 chains

OVER

No. 10A/296

10A/296

**DISCHARGED**  
Mortgage 510007/2 to Lane (Neva)  
Ronaldson Solicitors Nominee Company  
Limited - 28.9.1984 at 11.13a.m.

for A.L.R.  
No. 510007/3 Memorandum of Priority  
making Mortgages 510007/2 and  
332414/3 first and second Mortgages  
respectively - 28.9.1984 at 11.13a.m.

for A.L.R.  
Variation of Mortgage 510007/2 -  
9.7.1985 at 11.27a.m.

**DISCHARGED**  
Mortgage 691390 to The National  
Bank of New Zealand Limited  
9.7.1987 at 11.22am

for A.L.R.  
Transfer 721714/3 to Peter David  
Todd, Farmer and Janet Sarah  
Todd, Married Woman, both of  
Christchurch as tenants in common  
in equal shares - 21.1.1988 at  
9.51am

**DISCHARGED**  
Mortgage 789519/1 to ANZ Banking Group  
(New Zealand) Limited - 15.2.1989 at 10.58am

for A.L.R.  
Transfer 944570/2 to Michael John Rickerby  
of Christchurch, Motor Mechanic and Diana  
Tija Rickerby his wife - 15.7.1991 at  
9.15am

A.L.R.  
Mortgage A108395/1 to ANZ Banking Group  
(New Zealand) Limited - 26.4.1994 at 9.25am

for A.L.R.





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R. W. Muir  
Registrar-General  
of Land

Identifier  
Land Registration District  
Date Issued

**CB11A/748**  
**Canterbury**  
05 October 1971

**Cancelled**

## Prior References

3909                      844911                      CB521/212

**Estate**                      Fee Simple  
**Area**                      64.2186 hectares more or less  
**Legal Description**      Rural Section 37783

## Original Proprietors

John Stewart Bisphan and David John Clark

## Interests

Subject to Section 59 Land Act 1948

269085.2 Mortgage of a half share of to Gavin Russell Wilson and Robin Wayne Wilson as Executors - 3.4.1980 at 10.42 am

9788240.2 CAVEAT BY GW ROLLESTON LIMITED - 17.7.2014 at 12:23 pm

10150117.3 Withdrawal of Caveat 9788240.2 - 21.8.2015 at 1:33 pm

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

10215379.1 Transfer to GW Wilfield Limited - 23.10.2015 at 12:17 pm

10244487.2 Mortgage to Kiwibank Limited - 6.11.2015 at 3:52 pm

10253916.1 Discharge of Mortgage 269085.2 - 16.11.2015 at 4:53 pm

10309261.2 Discharge of Mortgage 10244487.2 - 22.1.2016 at 3:36 pm

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

Subject to a right (in gross) to drain water over part Lot 251 DP 494094 marked CM and DF and a right (in gross) to drain sewage over part Lot 251 DP 494094 marked CL, CO and DF and over part Lot 255 DP 494094 marked CI all on DP 494094 in favour of Selwyn District Council created by Easement Instrument 10339794.2 - 26.5.2016 at 2:31 pm

part Lot 301 DP 494094 and Lot 304 DP 494094 are vested in Selwyn District Council as road pursuant to Section 238 Resource Management Act 1991

Lot 251 DP 494094 is vested in Selwyn District Council as Local Purpose (Landscape) Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

Lot 255 DP 494094 is vested in Selwyn District Council as Local Purpose (Drainage) Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

part Lot 400 DP 494094 is vested in Selwyn District Council as Local Purpose (Utility) Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

10339794.3 CTs issued - 26.5.2016 at 2:31 pm

Legal Description	Title
part Lot 2 Deposited Plan 494094	722206
Lot 3 Deposited Plan 494094	722208



**Identifier****CB11A/748**

Lot 4 Deposited Plan 494094	722209
Lot 5 Deposited Plan 494094	722210
Lot 6 Deposited Plan 494094	722211
Lot 7 Deposited Plan 494094	722212
Lot 8 Deposited Plan 494094	722213
Lot 9 Deposited Plan 494094	722214
Lot 10 Deposited Plan 494094	722215
Lot 11 Deposited Plan 494094	722216
Lot 12 Deposited Plan 494094	722217
Lot 13 Deposited Plan 494094	722218
Lot 14 Deposited Plan 494094	722219
Lot 15 Deposited Plan 494094	722220
Lot 16 Deposited Plan 494094	722221
Lot 17 Deposited Plan 494094	722222
Lot 18 Deposited Plan 494094	722223
Lot 19 Deposited Plan 494094	722224
Lot 20 Deposited Plan 494094	722225
Lot 21 Deposited Plan 494094	722226
Lot 22 Deposited Plan 494094	722227
Lot 23 Deposited Plan 494094	722228
Lot 24 Deposited Plan 494094	722229
Lot 25 Deposited Plan 494094	722230
Lot 26 Deposited Plan 494094	722231
Lot 27 Deposited Plan 494094	722232
Lot 28 Deposited Plan 494094	722233
Lot 29 Deposited Plan 494094	722234
Lot 30 Deposited Plan 494094	722235
Lot 31 Deposited Plan 494094	722236
Lot 32 Deposited Plan 494094	722237
Lot 33 Deposited Plan 494094	722238
Lot 34 Deposited Plan 494094	722239
Lot 35 Deposited Plan 494094	722240
Lot 36 Deposited Plan 494094	722241
Lot 37 Deposited Plan 494094	722242
Lot 38 Deposited Plan 494094	722243
Lot 39 Deposited Plan 494094	722244
Lot 40 Deposited Plan 494094	722245
Lot 41 Deposited Plan 494094	722246
Lot 42 Deposited Plan 494094	722247
Lot 43 Deposited Plan 494094	722248
Lot 44 Deposited Plan 494094	722249
Lot 45 Deposited Plan 494094	722250
Lot 46 Deposited Plan 494094	722251
Lot 47 Deposited Plan 494094	722252
Lot 48 Deposited Plan 494094	722253
Lot 49 Deposited Plan 494094	722254
Lot 50 Deposited Plan 494094	722255
Lot 51 Deposited Plan 494094	722256
Lot 52 Deposited Plan 494094	722257
Lot 53 Deposited Plan 494094	722258
Lot 54 Deposited Plan 494094	722259
part Lot 56 Deposited Plan 494094	722261
part Lot 57 Deposited Plan 494094	722262
Lot 58 Deposited Plan 494094	722263
Lot 59 Deposited Plan 494094	722264
Lot 61 Deposited Plan 494094	722266
Lot 62 Deposited Plan 494094	722267
Lot 63 Deposited Plan 494094	722268
Lot 64 Deposited Plan 494094	722269
Lot 65 Deposited Plan 494094	722270

**Identifier****CB11A/748**

Lot 66 Deposited Plan 494094	722271
Lot 67 Deposited Plan 494094	722272
Lot 68 Deposited Plan 494094	722273
Lot 69 Deposited Plan 494094	722274
Lot 70 Deposited Plan 494094	722275
Lot 71 Deposited Plan 494094	722276
Lot 72 Deposited Plan 494094	722277
Lot 73 Deposited Plan 494094	722278
Lot 74 Deposited Plan 494094	722279
Lot 251 Deposited Plan 494094	722280
Lot 255 Deposited Plan 494094	722281
part Lot 400 Deposited Plan 494094	722282
Lot 502 Deposited Plan 494094	722283
Lot 503 Deposited Plan 494094	722284
Lot 504 Deposited Plan 494094	722285
Lot 700 Deposited Plan 494094	722286
Lot 60 Deposited Plan 494094	738656

CANCELLED

Reference:  
Certificate No. 844911 - 3909

Land and Deeds 72

O/L.A.R. Vol. 521 Folio 212  
Transfer No. --



REGISTER

No. 11A/748

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 5th day of October one thousand nine hundred and Seventy-one under the seal of the District Land Registrar of the Land Registration District of Canterbury being a Certificate in lieu of Grant, **WITNESSETH** that RAYMOND RUSSELL WILSON of Halkett, farmer (as to an undivided 1/2 share) and RAYMOND RUSSELL WILSON of Halkett, farmer and JOHN STEWART BISPHAN OF Christchurch, Solicitor as executors (as to an undivided 1/2 share)

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorials 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, which said land was originally acquired by the said proprietors

as from the 30th day of June one thousand nine hundred and Seventy-one under Section 122 of the Land Act 1948 that is to say: All that parcel of land containing 158 acres, 2 roods and 30 perches or thereabouts situated in Block XI of the Rolleston Survey District being Rural Section 37783

## Subject to:-

The reservations and conditions imposed by Section 59 of the Land Act 1948

*R. Phelan*  
A.L.R.

## Assistant Land Registrar

of his 1/2 share RAYMOND RUSSELL WILSON  
Transfer 269085/1 to Raymond Russell Wilson of Halkett, Farmer and John Stewart Bisphan of Christchurch, Stipendiary Magistrate - 3.4.1980 at 10.42 a.m.

Mortgage 269085/2 to Raymond Russell Wilson - 3.4.1980 at 10.42 a.m.

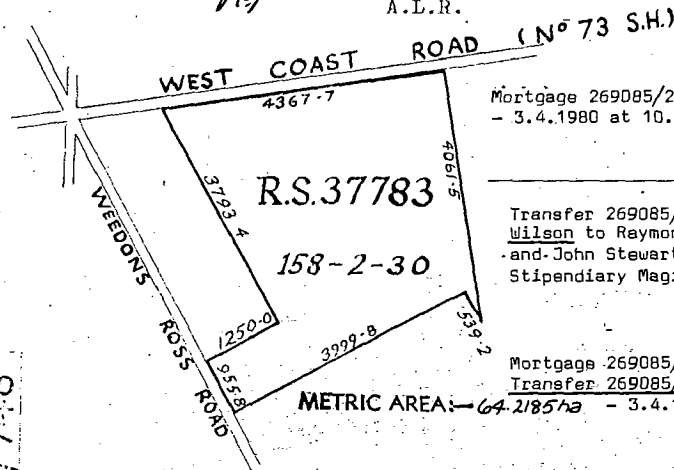
*ERADA* for A.L.R.

Transfer 269085/1 of his half share Raymond Russell Wilson to Raymond Russell Wilson abovenamed and John Stewart Bisphan of Christchurch Stipendiary Magistrate - 3.4.1980 at 10.42 a.m.

*well* for A.L.R.

Mortgage 269085/2 of the share acquired by Transfer 269085/1 to Raymond Russell Wilson - 3.4.1980 at 10.42 a.m.

*Phelan* for A.L.R.



Scale: 1 inch = 20 chains  
A.L.A. 5.0.0333

OVER

Register copy for L. &amp; D. 69, 71, 72.

G.T. 11A/748

Mortgage 342301/1 of their one half share (acquired by Transfer 269085/1) Raymond Russell Wilson and John Stewart Bisphan as Executors of the business of Provident and Superannuation Association Limited - 28.8.1981 at 10.46 a.m.

for A.L.R.

No. 342301/2 Memorandum of Priority making Mortgages 342301/1 and 269085/2 first and second mortgages respectively - 28.8.1981 at 10.47 a.m.

for A.L.R.

Variation of Mortgage 269085/2 - 28.8.1981 at 10.46 a.m.

for A.L.R.

Transmission 459356/1 of the share of Raymond Russell Wilson and John Stewart Bisphan to John Stewart Bisphan of Christchurch, District Court Judge (now) as Surviving Executor - 26.10.1983 at 11.09 am.

for A.L.R.

Transfer 459356/2 to John Stewart Bisphan abovenamed and David John Clark of Christchurch, Solicitor - 26.10.1983 at 11.09 am.

for A.L.R.

Transmission 459356/1 of the share of Raymond Russell Wilson and John Stewart Bisphan acquired by Transfer 269085/1 to the said John Stewart Bisphan of Christchurch, District Court Judge (now) as Survivor - 26.10.1983 at 11.09 am.

for A.L.R.

Transmission 459356/1 of the remaining share of Raymond Russell Wilson and John Stewart Bisphan as Executors to the said John Stewart Bisphan abovenamed as Surviving Executor - 26.10.1983 at 11.09 am.

for A.L.R.

Transfer 459356/2 of his 1/2 share as Executor John Stewart Bisphan to John Stewart Bisphan abovenamed and David John Clark of Christchurch, Solicitor - 26.10.1983 at 11.09 am.

for A.L.R.

Transfer 459356/3 of his remaining 1/2 share John Stewart Bisphan to John Stewart Bisphan and David John Clark both abovenamed - 26.10.1983 at 11.09 am.

for A.L.R.

Transmission 459356/4 of Mortgage 269085/2 to Gavin Russell Wilson and Robin Wayne Wilson as Executors - 26.10.1983 at 11.09 am.

for A.L.R.

Mortgage 459356/5 to The Rural Banking and Finance Corporation - 26.10.1983 at 11.09 am.

for A.L.R.

No. 459356/6 Memorandum of Priority making mortgages 459356/5 and 269085/2 second and third mortgages respectively - 26.10.1983 at 11.09 am.

for A.L.R.

No. 917710/1 Change of Name of the mortgagee under Mortgage 459356/5 to The Rural Bank Limited - produced 28.1.1991 and entered 27.8.1993 at 11.38am

for A.L.R.

Mortgage A68105/6 to PGG Trust Limited - 27.8.1993 at 11.38am

for A.L.R.

# NEW ZEALAND REGISTER

CANCELLED

Register-book

Vol. 396 folio 187

Land Transfer (Compulsory  
Registration of Titles)  
Act, 1924.

Reference: C.9678.9808.9864.  
Deeds Index. 9866.10495  
Application No. C.4947



## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the Tenth day of August one thousand nine hundred and Twenty-seven  
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that  
ROBERT THOMPSON MORRIS of West Melton 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 hereon bordered green, be the several admeasurements  
a little more or less, that is to say: All that parcel of land containing together ONE HUNDRED AND SIXTY-NINE ACRES or thereabouts  
situated in Block XI of the Rolleston Survey District being Rural Sections 9677 10495 10745 10802 and  
10803 and being more particularly described in Conveyance Registered No. 129829 (207/609)



*R. Thompson*  
District Land Registrar.

Image Quality due  
to Condition  
of Original



Outstanding Deed of Mortgage No. 124910 (201/123)  
registered 2nd November 1920 at 11.35 a.m. William  
Walls and Martha Jane Walls to Matthew Stoddart  
**DISCHARGED**  
12/8/1940 *R. Thompson* D.L.R.

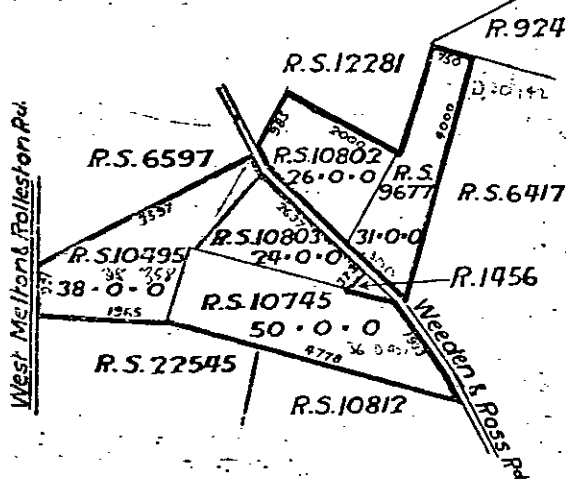
Outstanding Deed of Mortgage No. 124911 (201/125)  
registered 2nd November 1920 at 11.35 a.m. William  
Walls and Martha Jane Walls to Matthew Stoddart Brown  
**DISCHARGED**  
15/2/1925 *R. Thompson* D.L.R.

Outstanding Deed of Mortgage No. 129830 (207/611)  
registered 5th October 1923 at 12.10 p.m. Robert  
Thompson Morris to William Walls and Martha Jane Walls  
**TRANSFER NO. 12789**  
The above notation as to Walls has been  
removed this 22<sup>nd</sup> day of February 1928  
*R. Thompson* D.L.R.

Transfer 19789 produced 28 February  
1928 at 11.20 a.m. William Walls and  
Martha Jane Walls as mortgagors  
under Outstanding Deed of Mortgage  
129830 To Hugh Harvey of Christchurch  
Farmer  
*R. Thompson* D.L.R.

Variation of the terms of Outstanding  
Mortgage 124910 produced 28 February  
1928 at 11.26 a.m.  
*R. Thompson* D.L.R.

Mortgage 161416 produced 28 February 1928  
at 11.26 a.m. Hugh Harvey to Isabella Brown  
*R. Thompson* D.L.R.



Total Area: 169.0.0

METRIC AREA: —

Scale: 20 Chains to an inch

396/187

Transmission 24709 of Outstanding Mortgage 124910 to Mr. Arthur Stoddart Brown entered 25<sup>th</sup> May 1933 at 12.1 pm J. W. Harneef

Transfer 204406 of Outstanding Mortgage 124910 produced 25 May 1933 at 12.1 pm Mr. Arthur Stoddart Brown to Joseph John Paussey and Mr. Arthur Stoddart Brown J. W. Harneef

Transfer 20571 produced 25 August 1933 at 2.35 pm Hugh Harvey to George Frederick Wright of Christchurch farmer J. W. Harneef

Mortgage 185004 produced 25 August 1933 at 3 pm George Frederick Wright to Hugh Harvey J. W. Harneef

Transfer 208250 of Outstanding mortgage 124910 to Mr. Arthur Stoddart Brown and Joseph John Paussey to the said Joseph John Paussey Eric William Brown Paussey, and Mary Irene Paussey in equal shares produced 20 September 1934 at 12.45 pm J. W. Harneef

Mortgage 206563 produced 12 August 1940 at 12.51 pm George Frederick Wright to George Callender and George Buchanan J. W. Harneef

Transfer 259616 produced 27 November 1944 at 2.40 pm George Frederick Wright to Thomas Harry Moffatt of West Melton Farmer J. W. Harneef

Mortgage 219530 produced 27 November 1944 at 2.45 pm Thomas Harry Moffatt to George Frederick Wright J. W. Harneef

Transmission 10016 of mortgage 206563 to George Buchanan entered 9 September 1946 at 2.19 pm R. M. Lawless

Transfer 271850 of mortgage 206563 produced 9 September 1946 at 2.20 pm George Buchanan to George Buchanan and Denis Anselm Buchanan R. M. Lawless

Variation of the terms of mortgage 206563 produced 9 September 1946 at 2.23 pm R. M. Lawless

333388 ~~DISCHARGED~~ 22.5.1957 at 11.30 am J. W. Harneef

454389 Transfer Thomas Harry Moffatt to Melton Vale Limited a company having its registered office at Christ Church produced 5 March 1957 at 12.20 pm R. J. Monat

Variation of the terms of mortgage 333388 produced 5 March 1957 at 12.21 pm R. J. Monat

454390 mortgage Melton Vale Limited to Robert Austin Young and Carleton Hunter Perkins produced 5 March 1957 at 12.22 pm R. J. Monat

454391 mortgage 454390 Robert Austin Young and Carleton Hunter Perkins to Thomas Harry Moffatt produced 5 March 1957 at 12.25 pm R. J. Monat

Variation of the terms of mortgage 454391 produced 5 March 1957 at 10.10 am R. J. Monat

Variation of the terms of mortgage 454391 produced the 29<sup>th</sup> day of May 1957 at 11.55 am R. J. Monat

Variation of the terms of mortgage 454391 produced the 16<sup>th</sup> day of June 1957 at 11.24 am R. J. Monat

Variation of the terms of mortgage 454391 produced the 20<sup>th</sup> day of June 1957 at 2.29 pm R. J. Monat

Variation of the terms of mortgage 454391 - 18-7-1963 at 2.17 pm (Mortgage 454390) J. W. Harneef

Transfer 629894 of Mortgage 454390 to George Bernard Batterby and George Edward Wright - 17-7-1964 at 10.20 am J. W. Harneef

Mortgage 727066 to Robert Hoffman to George Bernard Batterby and to George Edward Wright in shares 11.12.1967 at 11.20 am J. W. Harneef

NO. 727067 Memorandum of mortgage 727066 and mortgage No. 454390 second mortgage produced 11.12.1967 at 11.20 am J. W. Harneef

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

Transfer 806055 of Rural Section 10802 to  
Anthonie Josephus Jacobus Mulder and  
Maria Elizabeth Sophia Mulder as tenants  
in common in equal shares - 19/8/1970  
at 11.27 a.m.  
(10A/296 issued) *A. L. R.*  
(10A/297 issued for balance) A.L.R.

CANCELLED  
DUPLICATE DESTROYED





339470 Change of application for administrative

land is now described as Rural Section

27703 dated 7 May 1951 at 11:50 am

Cancelled pursuant to letter 18517

Land Act 1948

Washington State 521 E. 22

1951

305/164

AB

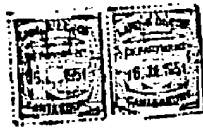
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NEW ZEALAND



CANTERBURY LAND DISTRICT

Entered in the Register-book, Vol. 521 fol. 212

the 16<sup>th</sup> day of June



at

for Land Register  
Guthy

Occupation Licence issued on the Purchase on Deferred Payment of Farm Land under the Land Act, 1948

D.P. No. 247

This Deed, made the 31<sup>st</sup> day of March, 1951, between His Majesty the King, of the one part, and CHARLES TREVOR WILSON and RAYMOND RUSSELL WILSON of Halkett, (who, with his executors, administrators, and assigns, is hereinafter referred to as the licensee), of the other part.

XI Rolleston S. D.

Whereas the land hereinafter described was acquired by the licensee on the 4<sup>th</sup> day of September, 1950, in pursuance and exercise of the provisions of the Land Act, 1948:

And whereas the purchase price of the land inclusive of the improvements set out in the Schedule hereto is One thousand two hundred and five pounds (£1205)

And whereas the licensee has, in pursuance of the said enactment, paid a deposit of £130. 0. 0, being part of the said purchase-price.

Now, this deed witnesseth that His Majesty the King, in consideration of the premises and of the covenants hereinafter expressed on the part of the licensee, and in pursuance of the provisions of the hereinbefore-mentioned enactment and the regulations made thereunder, doth hereby grant to the licensee an exclusive licence to occupy all that piece of land, containing by admeasurement 158 acres 2 roods 30 perches and being Rural Section 37783 situated in Block XI, Rolleston Survey District

as the same is delineated on the plan drawn hereon and thereon coloured red in outline; to hold the same unto the licensee, under and subject to the covenants and conditions hereinafter expressed, for the term of twenty (20) years from the 1<sup>st</sup> day of July, 1951, or until the said land is sooner granted in fee-simple to the licensee. And the licensee doth hereby covenant with His Majesty the King as follows, that is to say:—

1. THAT the licensee will pay to the Department of Lands and Survey at the principal Land Office for the said Land District the balance of the aforesaid purchase-price of the said land, together with interest thereon at the rate of four and five-eighths per centum per annum from the first day of July, 1951, by forty instalments each of £41. 9. 6, payable on the thirtieth day of June and the thirty-first day of December in each year during the term aforesaid. The first such instalment of purchase-money and interest, and also the interest on the balance of purchase-money from the 31<sup>st</sup> day of March, 1951, to the 31<sup>st</sup> day of July, 1951, shall be payable on the 31<sup>st</sup> day of December, 1951.

2. THAT the licensee may at any time pay to His Majesty either the whole of the purchase-money or any half-yearly instalment or instalments thereof remaining unpaid. The payment of any half-yearly instalment of the purchase-money so made shall not affect the periodical continuity of half-yearly instalments, but the amount of purchase-money and interest included in the succeeding instalments payable hereunder shall be calculated as if the half-yearly periods corresponding to the instalments so paid had expired and the term during which instalments of purchase-money and interest would otherwise have been payable shall be reduced accordingly.

3. THAT the licensee will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be assessed, levied, or payable in respect of the said land or any part or parts thereof during the said term.

4. THAT the licensee will within one year after the date of this licence take up his residence on the said land, and thereafter throughout the term of the licence will reside continuously on the said land.

5. THAT the licensee will hold and use the said land bona fide for his own use and benefit and will not transfer, assign, sublet, mortgage, charge, or part with possession of the said land or any part thereof without the previous approval of the Land Settlement Board: Provided that such approval will not be necessary in the case of a mortgage to the Crown or to a Department of State.

6. THAT the licensee will at all times farm the said land diligently and in a husbandlike manner according to the rules of good husbandry and will not in any way commit waste.

7. THAT the licensee will throughout the term of the licence to the satisfaction of the Commissioner of Crown Lands for the Land District of Canterbury (hereinafter referred to as "the Commissioner") cut and trim all live fences and hedges, clear and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Noxious Weeds Act, 1928.

8. THAT the licensee will keep the said land free from wild animals, rabbits, and other vermin, and generally comply with the provisions of the Rabbit Nuisance Act, 1928.

9. THAT the licensee will clear and clear from weeds and keep open all creeks, drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the licence; and will not at any time without the prior consent of the Commissioner alter the channel of any such creek or watercourse or stop or divert the water flowing therein.

10. THAT the licensee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the licensee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.

11. THAT the licensee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the licensee) now or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the forenoon of the day on which any such premium becomes payable, the receipt for that premium.

12. THAT the licensee will not throughout the term of the licence without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of royalty) as the Commissioner thinks fit, fell, sell, or remove any timber, tree, or bush growing, standing, or lying on the said land, and that he will throughout the term of the licence prevent the destruction of any such timber, tree, or bush unless the Commissioner otherwise approves:

Provided that the consent of the Commissioner as aforesaid shall not be necessary where any such timber or tree is required for any agricultural, pastoral, household, roadmaking, or building purpose on the said land nor where the timber or tree has been planted by the licensee.

13. THAT the licensee will fully and punctually pay any levy in respect of any waterworks constructed pursuant to section 50 of the Land Act, 1948, and will observe and perform all the conditions and obligations of the said section and regulations made thereunder.

14. THAT the licensee will effect the following improvements on the said land within the time specified in that behalf and will thereafter maintain the said improvements in good order, repair, and condition to the satisfaction of the Land Settlement Board:—

AND it is hereby agreed and declared by and between His Majesty and the Licensee:—

(a) THAT the licensee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act, 1948) on or under the surface of the soil of the said land, and all such minerals are reserved to His Majesty together with a free right of way over the said land in favour of the Commissioner or of any person authorized by him and of all persons lawfully engaged in the working, extraction, or removal of any mineral on or under the surface of the said land or any adjacent land of the Crown, subject to the payment to the Licensee of compensation for all damage done to improvements on the said land belonging to the Licensee in the working, extraction, or removal of any such minerals:

Provided that there shall be no right of way over, or right to work, extract, or remove any mineral from, any part of the said land which is for the time being under crop or used or situated within 50 yards of a yard, garden, orchard, vineyard, nursery, or plantation, or within 100 feet of any building dwelling-house:

Provided also that the Licensee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner thinks fit, use any such minerals for any agricultural, pastoral, household, roadmaking, or building purpose on the said land, but not otherwise.

[Over]

521/212

(b) THAT if the Licensee shall leave New Zealand or abandon the said land or if he cannot be found or if he shall neglect or fail or refuse to comply with the covenants and conditions herein expressed or implied to the satisfaction of the Land Settlement Board or the Commissioner, as the case may be, or make default for not less than two months in the payment of any instalment of purchase-money or of any interest water levy, or other payments due to the Department, then the Land Settlement Board may, subject to the provisions of section 116 of the Land Act, 1948, declare this licence to be forfeit, and thereupon the licence and the contract between His Majesty and the licensee for the purchase of the land, and the interest of the licensee in the said land, shall absolutely cease and determine, and all moneys theretofore paid by the licensee under this licence or in respect of the said contract shall remain the property of His Majesty; but no such forfeiture shall relieve the licensee from his obligation to pay His Majesty any moneys in arrear under this licence at the date of such forfeiture, or from any liability for any breach theretofore committed of the covenants herein expressed.

And it is hereby agreed and declared that these presents are intended to take effect as a licence to occupy pending the completion of purchase by deferred payments under the provisions of the Land Act, 1948, and all the provisions of the Land Act, 1948, and of the Regulations thereunder, applicable to such licensee, shall be as binding on the parties hereto as if such provisions had respectively been set out herein at length.

(c) THAT pursuant to Section 8 of the Coal Mines Amendment Act, 1950, this licensee is subject to the reservation to the lessor of all coal existing on or under the surface of the land, and subject also to the reservation to the lessor of the power to grant coal mining rights over the land under Part I of the Coal Mines Act, 1925.

#### SCHEDULE

IMPROVEMENTS BELONGING TO THE CROWN AND BEING PURCHASED BY THE LICENSEE  
158 acres Cultivation and Consolidation £60.

In witness whereof the Commissioner of Crown Lands, for the Land District of Canterbury, has hereunto set his hand, and these presents have also been executed by the licensee, on behalf of His Majesty the King.

Signed by the Commissioner of Crown Lands, on behalf of His Majesty the King,  
in the presence of—

Witness: W. H. Wilson  
Occupation: Land Office Clerk  
Address: Christchurch

Signed by the above-named licensee, in the presence of—

Witness: P. C. Wynn  
Occupation: P. Clerk  
Address: Christchurch

W. H. Wilson  
Assistant Commissioner of Crown Lands.

R. B. Wilson  
Licensee.

C. J. Wilson  
Licensee.

Notice 723647, declaring the State Highway adjoining the above land to be a limited access road.  
30/10/1967 at 9 o'clock a.m.

W. H. Wilson A.L.B.

Transmission 823570 of the share of Charles Trevor Wilson to Raymond Russell Wilson of Hutt, Farmer and John Stewart Bishop of Christchurch.  
Collector as Executors - 4. 3. 1971 at 10.45 a.m.

Certificate 844911 { Cancelled and freshhold  
5/10/1971 { C.T. 11A/748 issued

Cancelled Phonast M.R.

W. H. Wilson  
16.7.71  
10.11  
151





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R. W. Muir  
Registrar-General  
of Land

**Identifier** CB549/209  
**Land Registration District** Canterbury  
**Date Issued** 01 May 1952

**Cancelled**

## Prior References

CBPR92/43 WA 6C/206

---

**Estate** Fee Simple  
**Area** 25.1462 hectares more or less  
**Legal Description** Rural Section 37879

## Original Proprietors

John Stewart Bisphan and David John Clark

---

## Interests

Subject to Section 206 Land Act 1924

7279383.1 CAVEAT BY DIANA TIJA RICKERBY AND MICHAEL JOHN RICKERBY - 16.3.2007 at 9:00 am

9788240.1 CAVEAT BY GW WILFIELD LIMITED - 17.7.2014 at 12:23 pm

10150117.1 Withdrawal of Caveat 7279383.1 - 21.8.2015 at 1:33 pm

10150117.2 Withdrawal of Caveat 9788240.1 - 21.8.2015 at 1:33 pm

Land Covenant in Easement Instrument 10150117.4 - 21.8.2015 at 1:33 pm

Land Covenant in Easement Instrument 10150117.5 - 21.8.2015 at 1:33 pm

10309261.3 Transfer to GW Wilfield Limited - 22.1.2016 at 3:36 pm

10309261.4 Mortgage to Kiwibank Limited - 22.1.2016 at 3:36 pm

part Lot 400 DP 494094 is vested in Selwyn District Council as Local Purpose (Utility) Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

10339794.3 CTs issued - 26.5.2016 at 2:31 pm

Legal Description	Title
part Lot 400 Deposited Plan 494094	722282
Lot 701 Deposited Plan 494094	722287

CANCELLED

[Land and Deeds 3.]

## NEW ZEALAND

SCHEDULE 1.

Register-book.

Vol. 549 folio 209

Warrant No. 6C206  
 Reference: P.R. Vol. 92 folio 43  
 Transfer No.



## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the First day of May, one thousand nine hundred and fifty-two,  
 under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, being a Certificate in  
 lien of Grant, under Warrant of His Excellency the Governor-General, in exercise of the powers enabling him in that behalf, Witnesseth that  
ANNE PETER STURROCK PROUTING of West Melton Widow

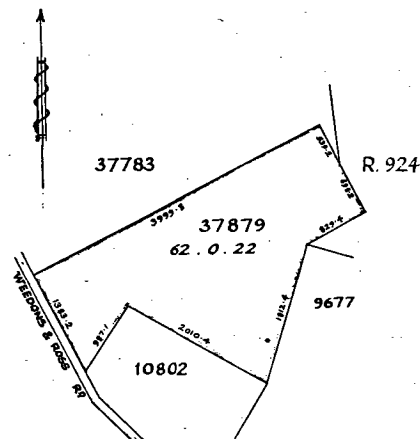
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written  
 or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New 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, which said land, is in the said Warrant expressed to have been originally acquired by the said ANNE PETER STURROCK PROUTING

as from the Thirteenth day of December, one thousand nine hundred and fifty-one  
 of the Discharged Soldiers Settlement Amendment Act 1921-22  
 under the Discharged Soldiers Settlement Act 1915 and the Regulations thereunder and Section 5 that is to say: All that  
 parcel of land containing SIXTY-TWO ACRES AND TWENTY-TWO PERCHES or thereabouts situated in Block XI of the Rolleston  
 Survey District being Rural Section 37879



*James*  
 District Land Registrar.

## XI Rolleston S.D.



METRIC AREA:— 25.1461 ha  
 Scale: 10 chains to an inch.

Surveyed by: J.M. Grant  
 Chief Surveyor: T.S. MULLAN  
 Draughtsman: R.T. Hickey

This land and the dispositions thereof are subject to  
 the same restrictions as are imposed in the case of  
 leases by Section 206 of the Land Act 1924

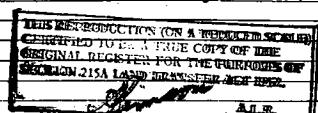
259200 Transfer Anne Peter Sturrock Prouting to Arthur  
 Butler Sturrock Prouting of West Melton Farmer  
 produced 15 May 1952 at 2.30 p.m.

364159 Transfer Arthur Butler Sturrock  
 Prouting to Richard Norman Trevor Mundy  
 and Noel Colin Rodenick Mundy both of  
 Belfast Market Gardeners produced 16  
 August 1952 at 2.10 p.m.

Transfer 660933 to Raymond Russell Wilson  
 of Halkett Farm, Charleston and John  
 Halkett Jones and John Stewart Bigham  
 of Rangiora Solicitors - 19/2/54 at 12.12 p.m.

Mortgage 660933 to the above named  
 Raymond Russell Wilson and John  
 Stewart Bigham as sureties -  
 4.3.1954 at 10.45 a.m.

Transmission 323969 to the above named  
 Raymond Russell Wilson and John  
 Stewart Bigham as sureties -  
 4.3.1954 at 10.45 a.m.



OVER

OVER

OVER...

C.T. 549/209

Mortgage 58221/2 to Pyne, Ronald Guinness  
Limited - 7/11/1975 at 11.38am.

20-9/1/1975  
for A.L.R.

Mortgage 342301/1 to Pyne, Ronald Guinness  
Provident and Superannuation Corporation  
Limited - 28.8.1981 at 11.38am.

for A.L.R.

Transmission 459356/1 to John Stewart  
Bisphan of Christchurch, District Court  
Judge (now) as Survivor - 26.10.1983  
at 11.09 am.

for A.L.R.

Transfer 459356/3 to John Stewart Bisphan  
abovenamed and David John Clark of  
Christchurch, Solicitor - 26.10.1983 at  
11.09 am.

for A.L.R.

Mortgage 459356/5 to The Rural Banking  
and Finance Corporation - 26.10.1983  
at 11.09 am.

for A.L.R.

No. 917710/1 Change of Name of the  
mortgagee under Mortgage 459356/5 to  
The Rural Bank Limited - produced  
28.1.1991 and entered 27.8.1993 at  
11.38am

for A.L.R.

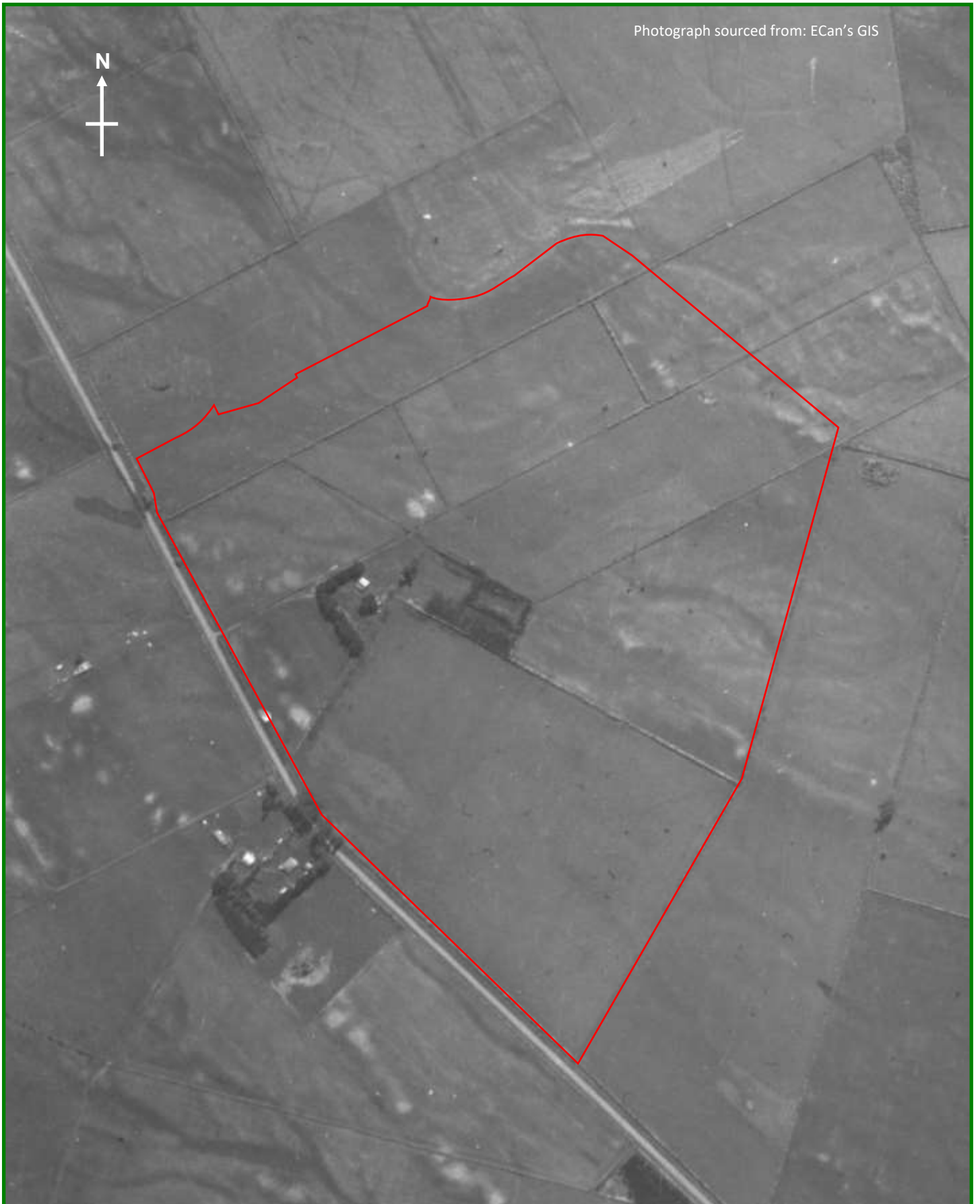
~~Mortgage A68105/6 to PGG Trust Limited -  
27.8.1993 at 11.38am~~

~~for A.L.R.~~



## ***Appendix B – Historic Aerials***

Photograph sourced from: ECan's GIS



*Malloch Environmental Ltd*

19 Robertsons Road, Kirwee  
RD1, Christchurch 7671  
021 132 0321  
[www.mallochenviro.co.nz](http://www.mallochenviro.co.nz)

1941 Historic Aerial Photograph  
Wilfield Estate, Weedons Ross Road, West Melton

Scale: NTS

Date: 04 November 2020

Drawing No: 01511/1



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Scale: 1:5,000 @A4

Map Created by MEL on 4/11/2020 at 2:37 PM



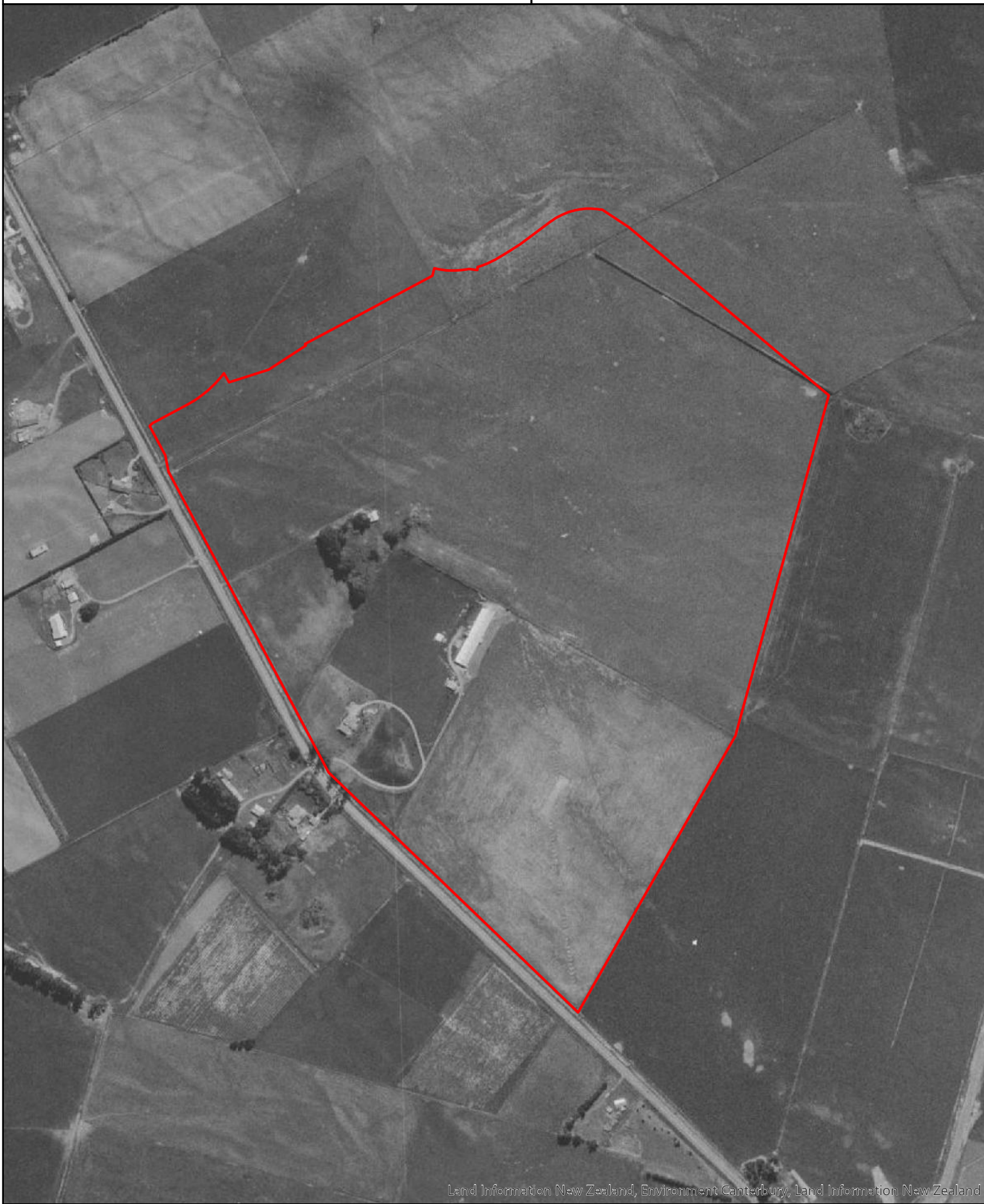
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Scale: 1:5,000 @A4

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0 0.07 0.14 0.21 0.28 Kilometres

Scale: 1:5,000 @A4

Map Created by MEL on 4/11/2020 at 2:40 PM





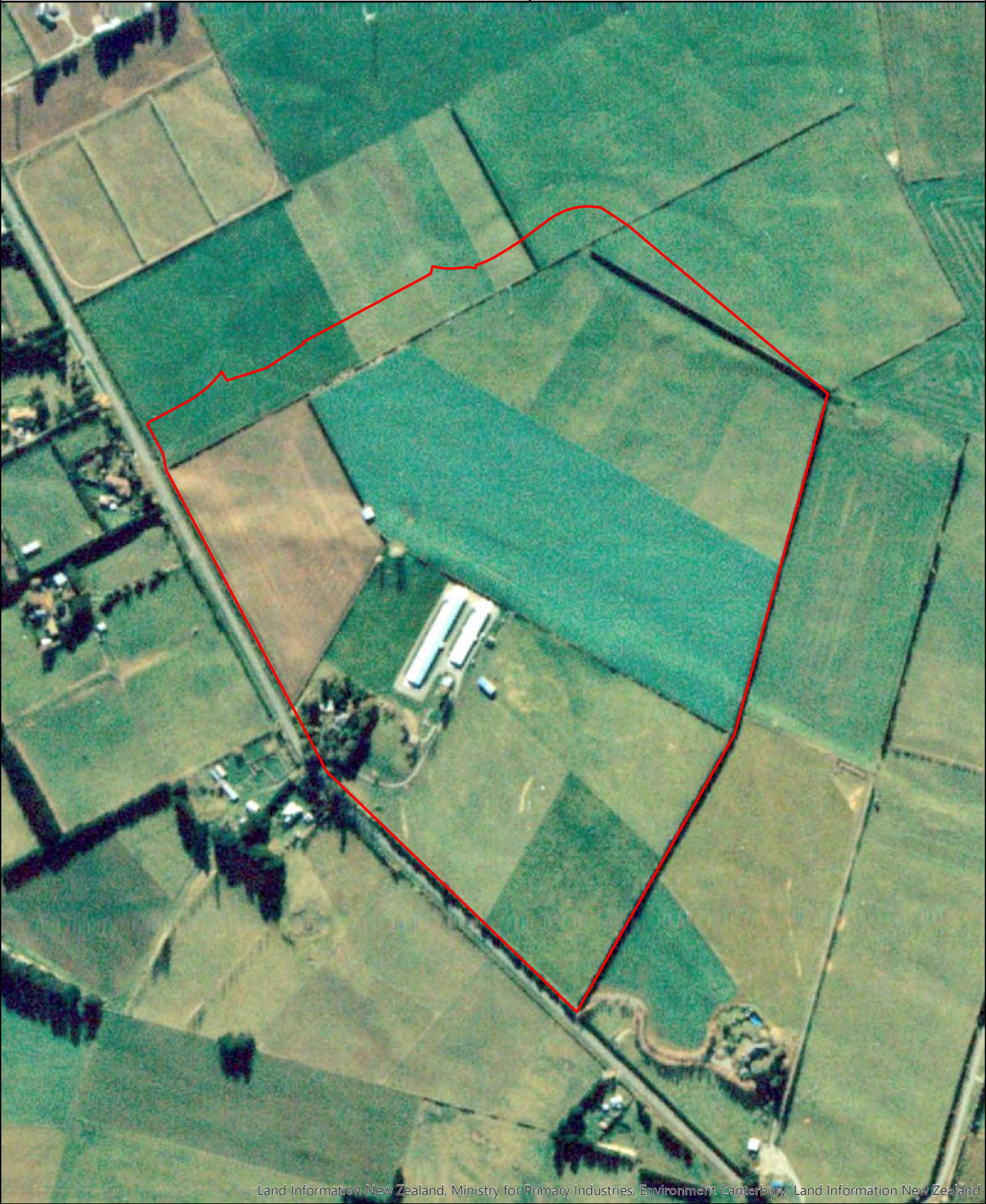
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Scale: 1:5,000 @A4

Map Created by MEL on 4/11/2020 at 2:41 PM





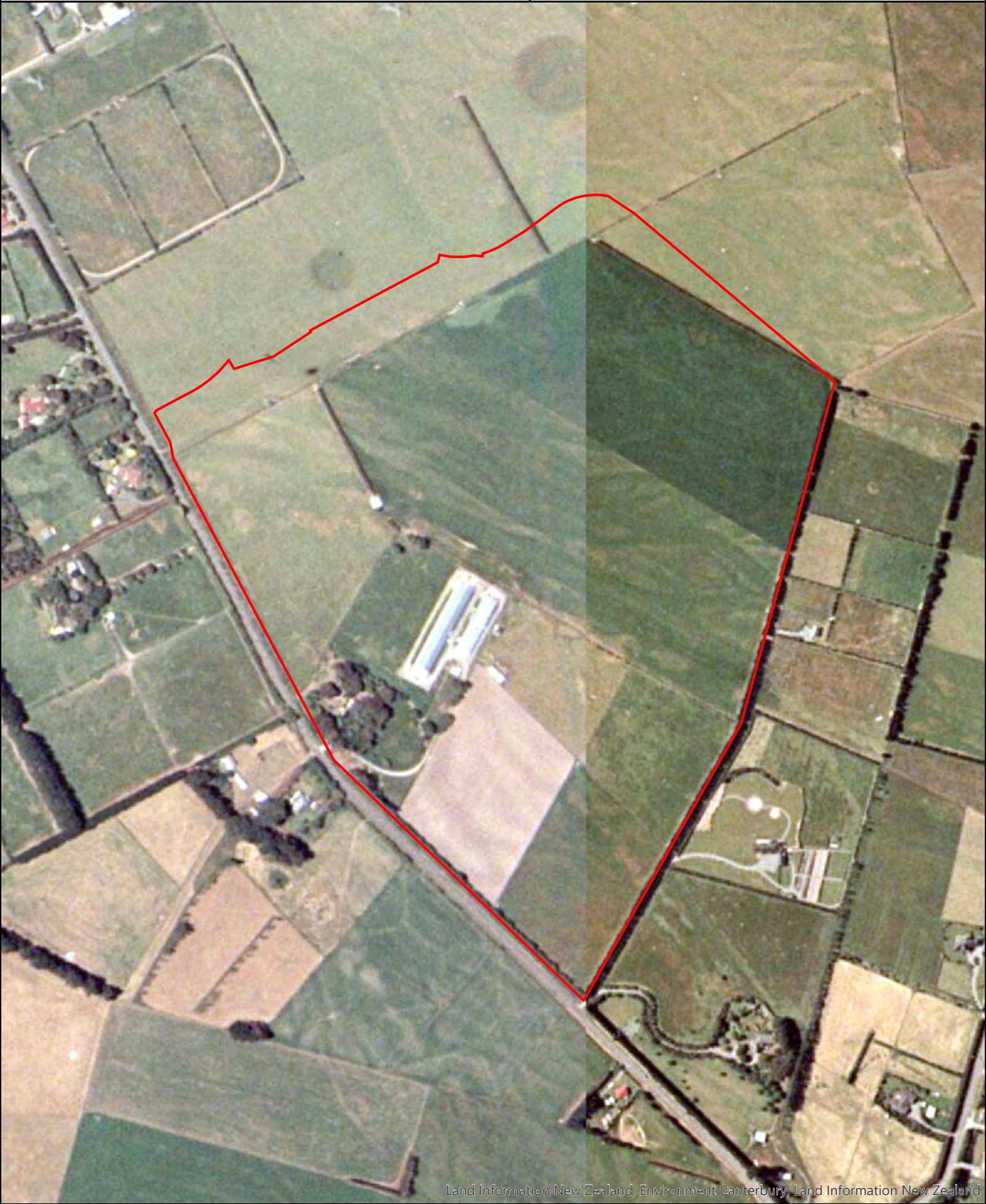
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Scale: 1:5,000 @A4

Map Created by MEL on 4/11/2020 at 2:41 PM





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Scale: 1:5,000 @A4

Map Created by MEL on 4/11/2020 at 2:42 PM





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0 0.07 0.14 0.21 0.28 Kilometres

Scale: 1:5,000 @A4

Map Created by MEL on 4/11/2020 at 2:43 PM





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0 0.07 0.14 0.21 0.28 Kilometres

Scale: 1:5,000 @A4

Map Created by MEL on 4/11/2020 at 2:44 PM





## ***Appendix C – LLUR Statement***

# 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>	04 November 2020	
<b>Land Parcels:</b>	RS 10802	Valuation No(s): 2354144600
	Lot 163 DP 508829	Valuation No(s): 2354240209
	Lot 707 DP 508829	Valuation No(s): 2354144700
	Lot 708 DP 531293	Valuation No(s): 2354240208
	Lot 709 DP 531293	Valuation No(s): 2354240207



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

## Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
118568	586 Weedons Ross Rd, West Melton	586 Weedons Ross Rd, West Melton	A10 - Persistent pesticide bulk storage or use;	Not Investigated
120257	585 Weedons Ross Road, West Melton	585 Weedons Ross Road, West Melton	A8 - Livestock dip or spray race operations;	Not Investigated
129400	Former Wilfied Homestead	Rural Section 37879, West Melton	I - Any other land;	Review in Progress

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

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

### Site 118568: 586 Weedons Ross Rd, West Melton (Intersects enquiry area.)

Site Address:	586 Weedons Ross Rd, West Melton
Legal Description(s):	RS 10802

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1975	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

#### Notes:

5 Nov 2014	This record was created as part of the Selwyn District Council 2015 HAIL identification project.
5 Nov 2014	Poultry farm
5 Nov 2014	Area defined from 1975 to present aerial photographs. A poultry farm (persistent pesticides) was noted in aerial photographs reviewed.

#### Investigations:

There are no investigations associated with this site.

### Site 120257: 585 Weedons Ross Road, West Melton (Within 100m of enquiry area.)

Site Address:	585 Weedons Ross Road, West Melton
Legal Description(s):	Lot 6 DP 352775

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	Pre1941	Unknown (Post-1990)	Livestock dip or spray race operations

#### Notes:

14 Dec 2015	This record was created as part of the Selwyn District Council 2015 HAIL identification project.
14 Dec 2015	Area defined from 1961 to present aerial photographs. A livestock dip or spray race was noted in aerial photographs reviewed.

#### Investigations:

There are no investigations associated with this site.

### Site 129400: Former Wilfied Homestead (Intersects enquiry area.)

Site Address:	Rural Section 37879, West Melton
Legal Description(s):	RS 37879

Site Category:	Review in Progress
Definition:	Investigation reports have been received and are currently being reviewed to determine the most appropriate site category.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	Unknown	Unknown	Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

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## Notes:

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### Investigations:

**30 Jun 2014**      **INV 75996: Stage 1 - Preliminary Site Investigation & XRF Screening Report - Wilfield Estate, West Coast & Weedons Ross Roads, West Melton** (Preliminary Site Investigation)  
Malloch Environmental Ltd

#### Summary of investigation(s):

In May 2014 Malloch Environmental Ltd performed a preliminary site investigation (PSI) of a large area that included the site. The investigation included screening of selected soil samples using a handheld X-ray fluorescence (XRF) analyser. The PSI was a desk top investigation looking at all reasonably available information pertaining to the site to assess whether the site may be contaminated as a result of past or present activities. The XRF was used to screen soil for heavy metals in two areas of the investigation, the former homestead area and the sheepyards, including the site.

Although no history of sheep dipping was found for the site, a footrot trough was noted near the centre of Rural Section 37783. XRF screening suggested that there were elevated concentrations of lead and zinc in the vicinity of the former homestead and existing shed and that elevated concentrations of arsenic were present associated with the sheep yard area. No laboratory confirmation of XRF readings were performed. Based on the findings of the XRF screening additional site investigation was recommended. All other parts of the site were not considered to have been used for any HAIL activities and no further investigation was considered necessary.

**19 Nov 2014**      **INV 75986: Stage 2 - Detailed Site Investigation, Wilfield Estate, West Coast and Weedons Ross Roads, West Melton** (Detailed Site Investigation)  
Malloch Environmental Ltd

#### Summary of investigation(s):

In October 2014 Malloch Environmental Ltd performed a detailed site investigation of the homestead and footrot trough areas identified as needing further investigation in the June 2014 PSI report (INV 75996). A handheld X-ray fluorescence (XRF) analyser was used to pre-screen the soil around the former homestead and sheep yard areas to identify locations for analytical soil sampling. A total of 35 soil sample locations were selected, 12 at the former homestead area and 13 at the footrot trough and sheep yard area. Samples were collected from approximately 0.1, 0.3 and 0.45 metres below ground level (m bgl) at each location.

**Former Homestead Area:** Sixteen samples from the former homestead were sent to the laboratory for metals analysis (arsenic, cadmium, chromium, copper, lead, nickel and zinc) or just lead analysis (3 samples). One sample was additionally analysed for organochlorine pesticides (OCP). Reported lead concentrations in the vicinity of the former homestead exceeded the applicable soil contaminant standard (SCS) for recreational land use at four locations at depths ranging from 0.1 to 0.3 m bgl. No other reported metals concentrations exceeded applicable SCSs for recreational land use. No reported OCP concentrations exceeded method detection levels. The area of lead contamination was estimated to be limited to a depth of approximately 0.3 metres below ground level with an approximate volume of 108 cubic metres.

**Footrot Trough and Sheep Yard:** A total of 38 samples from the footrot trough and sheep yard area were sent to the laboratory for metals analysis (arsenic, cadmium, chromium, copper, lead, nickel and zinc) or just arsenic analysis (14 samples). Six samples were additionally analysed for OCP. Reported arsenic concentrations exceeded the applicable SCS for recreational land use at six locations at depths ranging from 0.1 to 0.45 m bgl. No other reported metals concentrations exceeded applicable SCSs for recreational land use. Reported Dieldrin, Endrin and DDT concentrations exceeded laboratory reporting levels but did not exceed relevant SCSs for recreational land use.

Two samples with reported arsenic concentrations in excess of the applicable SCS for recreational land use were additionally analysed using the Synthetic Precipitation Leaching Procedure (SPLP) to determine the risk to the environment of leaching. The results indicated that the arsenic was highly leachable in the most heavily contaminated sample. Arsenic contamination was found to a depth of 0.45 m bgl in the immediate vicinity of the footrot trough but the ultimate depth of the contamination is unknown and could extend as deep as 3.5 m bgl.

A recommendation was made for preparation of a Remediation Action Plan to address identified soil contamination at the former homestead area and the footrot trough and sheep yard.

**1 Dec 2014**      **INV 79218: Stage 3 - Remediation Action Plan, West Coast & Weedons Ross Roads, West Melton** (Detailed Site Investigation)  
Malloch Environmental Ltd

#### Summary of investigation(s):

In December 2014 Malloch Environmental Ltd prepared a Remediation Action Plan to remediate the lead contamination identified at the former homestead area and the arsenic contamination identified at the footrot and sheep yard area. Soil mixing was proposed as the remedial solution for the former homestead area. The remedial solution proposed for the footrot trough area included excavation and off-site disposal of soil with a reported

arsenic concentration in excess of 330 mg/kg and excavation of soil with reported arsenic concentrations between 80 and 330 mg/kg and encapsulation and placement of the soil within an acoustic bund. The disposal target of 330 mg/kg was derived using an site specific dilution attenuation factor of 100 based on the significant unsaturated zone and a regression analysis of the limited SPLP results available for the site. A volume of approximately 1000 cubic metres of soil with an arsenic concentration in excess of 80 mg/kg is assumed to be present on the site and will be subject to remedial action. Following the remedial actions validation sampling using an XRF and laboratory sampling was proposed to confirm that remedial targets had been met.

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## 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 ENQ267213.

**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.*

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