

Appendix 10: Preliminary Site Investigation Nobeline Drive

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

***232 Lincoln Rolleston Road &
5-25 Nobeline Drive,
Rolleston***

*January 2021
Revision 1*



Malloch Environmental Ltd

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QUALITY CONTROL AND CERTIFICATION SHEET

Client: Gould Developments

Status: Revision 1 to respond to request for further information (RFI) from SDC

Date of issue: 29 January 2021

Report written by:

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(4 years contaminated land experience)

Signed: 

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

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Signed: 



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1 Executive Summary

The subject site involves five lots on Lincoln Rolleston Road and Nobeline Drive in Rolleston. 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 indicated a risk area within Lot 3 DP 67190 and Lot 7 DP 483709 of the subject site. There is a risk of contamination by heavy metals and petroleum hydrocarbons (TPH) from current and historical activities including:

- Old buildings and a railway carriage potentially painted with lead-based paints
- Storage of treated timber
- An above ground diesel tank
- A waste/burn pile

There is also a stockpile on Lot 2 DP 416195 that may pose a risk of contamination depending on its source and contents. It was not possible to access the stockpile for inspection at the time of this report. 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 (DSI), in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to any change of use or development.

For the purposes of the current plan change proposal, the identified HAIL activities/risks are not likely to preclude eventual subdivision of the land. As each stage of the plan change area is developed, an updated Preliminary Site Investigation (PSI) with site inspections should be provided along with DSI as 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 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 situated on Lincoln Rolleston Road and Nobeline Drive in Rolleston as shown on the plan in **Figure 1** below. The site consists of five rural residential lots and has a total area of 17.7956Ha. The street addresses, legal descriptions and areas of the lots included are:

Street Address	Legal Description	Area (Ha)
232 Lincoln Rolleston Rd	Lot 3 DP 67190	3.2800
Rear of 139 Levi Rd	Lot 2 DP 416195	2.3400
5 Nobeline Drive	Lot 7 DP 483709	4.0805
15 Nobeline Drive	Lot 8 DP 483709	4.0558
25 Nobeline Drive	Lot 9 DP 483709	4.0393
	Total Area	17.7956

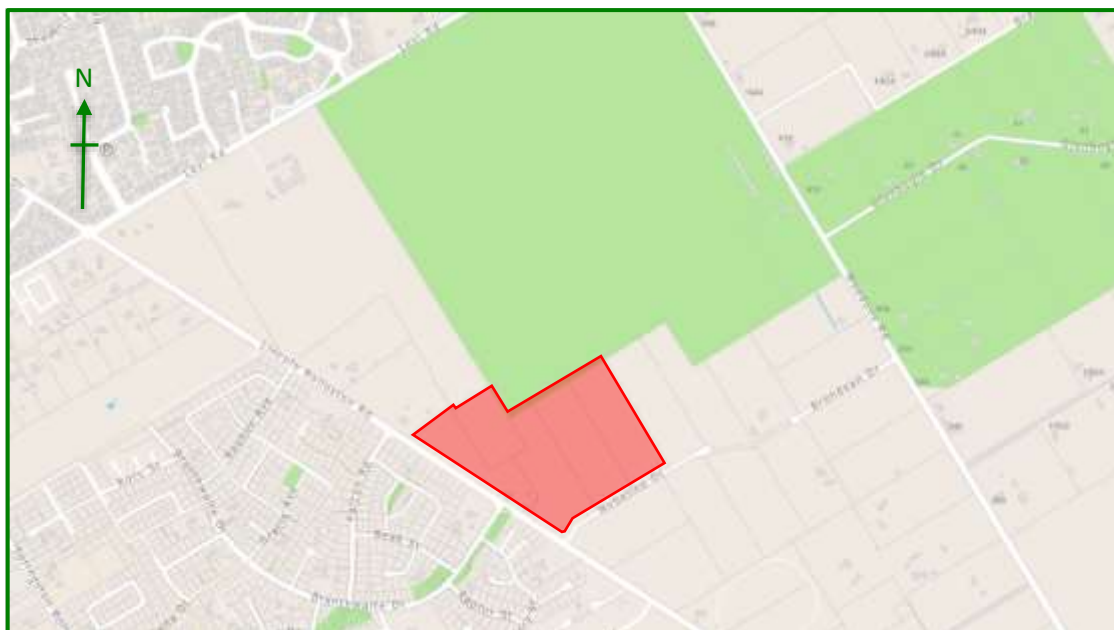


Figure 1 – Location Plan

5 Site Description and Surrounding Environment

The subject site is mainly flat rural and rural residential land. There is a dwelling, garage, sleepout, stables and sheds on Lot 3 DP 67190. The rest of the subject site is in pasture. The subject site is clearly defined by existing hedges and fences. It is bounded by rural and rural residential land except to the south-west where residential lots are being developed. Rolleston town centre lies approximately 1.8km to the north-west.

6 Geology and Hydrology

The ECan GIS describes the soils as a combination of Templeton deep silty loam, Templeton moderately deep silty loam and Eyre shallow silty loam as shown on the plan in **Figure 2**. Soil trace elements are 'Regional, Recent'. Wells in the area indicate that topsoils are underlain by sandy gravels and claybound 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 9.30m and 13.00m deep. The direction of ground water flow is generally in a south-easterly direction. ECan's GIS shows an active well on the subject site. The nearest downgradient well is a domestic and stockwater well approximately 125m south-east of the subject site.

According to ECan's GIS there are no open water features on 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:

Lot 3 DP 67190

- Dec 1906 - James Wallace, farmer
- Undated - Robert John Wallace, farmer and Charles Leslie McCrostie, farm salesman
- Dec 1911 - George Kidd Askin, farmer
- Oct 1917 - Joseph Lawton Ragg, farmer
- Jul 1926 - Douglas Edward Taylor, farmer

Jan 1931 - George Taylor, farmer
Mar 1941 - William Albert Taylor, farmer
Jun 1957 - Reginald Henry Butterick, farmer
Dec 1960 - John Henry Butterick, farmer
Oct 1963 - Raymond George Morris, horse trainer and Merie Emilie Morrise, his wife
Sep 1994 - Alexander Graham Dunlop, farmer and Adrienne Elizabeth Dunlop, his wife
May 1995 - Michael Herbert Pelvin, engineer and Denise Marguerite Pelvin, business manager
Nov 2012 - B & S Archer Property Ltd
Oct 2015 - Paul Wallace Scott and Rebecca Jane Scott

Lot 2 DP 416195

Dec 1906 - James Wallace, farmer
Undated - Robert John Wallace, farmer and Charles Leslie McCrostie, farm salesman
Dec 1911 - George Kidd Askin, farmer
Oct 1917 - Joseph Lawton Ragg, farmer
Jul 1926 - Douglas Edward Taylor, farmer
Jan 1931 - George Taylor, farmer
Mar 1941 - William Albert Taylor, farmer
Jun 1957 - Reginald Henry Butterick, farmer
Dec 1960 - John Henry Butterick, farmer
Oct 1965 - Mary McGill Butterick, widow
Mar 1967 - Mark Thomas Butterick, farmer
Aug 1969 - Brendean Farm Ltd
Aug 1992 - Arthur Ross Bussell and Noeline Shirley Bussell
Apr 2002 - Mark Purdon and Vicki Lynnette Purdon
Jun 2005 - Arthur Ross Bussell and Noeline Shirley Bussell
Jan 2008 - Noeline Shirley Bussell
Jan 2010 - Mark Purdon and Vicki Lynnette Purdon
Dec 2011 - Mark Purdon
Jul 2014 - Mark Purdon and Natalie Clair Rasmussen

Lot 7, 8 & 9 DP 483709

Mar 1864 - Robert Watson, farmer
Feb 1882 - Robert Watson the Younger, farmer
Dec 1883 - Ryman Marks, ? agent
Sep 1885 - Archibald Bisset, farmer
Mar 1888 - Robert Watson, farmer
Jun 1890 - Robert Geddis, farmer
Mar 1900 - William Richard Wright, farmer
Oct 1910 - Tom Wright Johnson, farmer
Jul 1925 - George Taylor, farmer
Mar 1941 - William Albert Taylor, farmer
Jun 1957 - Reginald Henry Butterick, farmer
Dec 1960 - John Henry Butterick, farmer
Oct 1965 - Mary McGill Butterick, widow
Mar 1967 - Mark Thomas Butterick, farmer
Aug 1969 - Brendean Farm Ltd
Aug 1992 - Arthur Ross Bussell, farmer and Noeline Shirley Bussell, married woman
Apr 2008 - Noeline Shirley Bussell, Denis John Bussell, Jan Michelle Riley and Peter Connal Champion
Feb 2012 - Denis John Bussell, Jan Michelle Riley and Peter Connal Champion

Feb 2013 - Bussell Family Properties Ltd
Oct 2013 - Brendean Estate Ltd
Sep 2015 - Neil Pilcher and Peter William Smith (Lot 7 DP 483709)
Sep 2015 - J M & T L Whittaker Ltd (Lot 8 & 9 DP 483709)
Oct 2017 - Neil Pilcher and Smith & Partners Trustee Co. Ltd (Lot 7 DP 483709)
Aug 2018 - Leanne File and Smith & Partners Trustee Co. Ltd (Lot 7 DP 483709)

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 (CCC) property file was reviewed and did not include any building consents for Lot 2 DP 416195, Lot 7 DP 483709, Lot 8 DP 483709 or Lot 9 DP 483709. It did include consents for the following on Lot 3 DP 67190:

2015 - Installation of a solid fuel heater
2008 - Domestic dwelling alterations
2005 - Installation of a solid fuel heater
2000 - Dwelling addition
1987 - Erect horse stables
1985 - Installation of a solid fuel heater
1976 - Relocate a garage onto site from 17 Norfolk Street, Christchurch. A review of historical aerials suggests the garage was built on 17 Norfolk Street between 1962 and 1965.
1971 - Erect a grain storage shed
1971 - Relocate a railway freezer wagon onto site
1971 - Erect a haybarn
1967 - Erect a float shed. The plan indicates stables are already present on the site.

7.3 Regional Council Records

The ECan Listed Land Use Register Statement does not list the subject site.

One nearby site is listed but is listed as 'Verified non-HAIL'. The site was originally listed due to a greenhouse noted on aerial photographs. However, information from the landowner who erected and operated the greenhouses showed persistent pesticides were not used at the site and the potential HAIL activity was removed and the site updated to 'Verified Non-HAIL'.

The statement indicates part of the subject site was investigated by Land Development and Exploration Ltd (LDE Ltd) in 2013. A Preliminary Site Investigation identified an area on what is now Lot 7 DP 483709 to be at risk of contamination from sheep dip and spray race operations due to the current and historic presence of agricultural infrastructure. A Detailed Site Investigation determined arsenic and organochlorine pesticides (OCPs) including Aldrin, Dieldrin and DDT were well below rural residential guideline values. Six samples were taken across the area at a depth of 0.15m. Arsenic results varied from 4mg/kg to 6mg/kg and 0.011mg/kg of DDT was detected in one sample. The report concludes that no sheep dip or spray race operations were undertaken in the area in the past. The results are also well below 'residential 10% produce' guideline values and below accepted background levels for the area.

One nearby Preliminary Site Investigation is summarised in the LLUR statement. It did not identify any potential sources of contamination that could affect the current subject site.

See LLUR Statement in **Appendix C**.

Resource consent information was sourced from the GIS mapping system. There are no active resource consents for the subject site or adjacent lots.

7.4 LINZ Records

The LINZ Orchard layer does not show the subject site or 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 **1942** and has been sourced from ECan's GIS. The subject site is mainly in pasture. There is a dwelling and garage located on what is currently Lot 3 DP 67190. Adjacent to the curtilage area there are three farm sheds, on what is currently Lot 7 DP 483709. The surrounding area is similar pasture 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 one of the sheds has been removed from the subject site. One of the sheds seems to have been extended or replaced with a larger shed. A new shed has been constructed on the eastern corner of Lot 3 DP 67190. There are no significant changes to the rest of the subject site or the surrounding area.
- A photo from **1974** is sourced from ECan's GIS and shows four large sheds have been constructed to the north-west of the dwelling. There are also seven additional smaller sheds, probably animal shelters. Four new sheds are also present to the north of the dwelling. One of the sheds to the south-east of the dwelling has been removed, only one shed remains in this area. There are no significant changes to the rest of the subject site or the surrounding area.
- A photo from **1982** is sourced from ECan's GIS and shows no significant changes to the subject site or surrounding area.
- A photo from **1995** is sourced from ECan's GIS and shows most of the sheds to the north-west of the dwelling have been removed from the subject site. The stables to the north-west of the dwelling have been extended. Rural residential development has occurred beyond the subject site to the south-west and west.
- A photo from **2000** is sourced from ECan's GIS and shows no significant changes to the subject site. A greenhouse has been added beyond the subject site to the north-west. This is listed as 'Verified Non-HAIL' on the LLUR. Additional dwellings have been built beyond the subject site to the south.
- A photo from **2004** is sourced from ECan's GIS. There is an area on the western corner of Lot 3 DP 67190 with rows indicating a potential horticultural use.. A second greenhouse has been added beyond the subject site to the north-west.
- A photo from **2012** is sourced from ECan's GIS and shows a farm track has been constructed on Lot 2 DP 416195. There appears to be a stockpile in the middle of this lot, possibly left over from construction of the track. The potential horticultural area on Lot 3 DP 67190 now appears to be sparse bushes or trees. The greenhouses beyond the subject site to the north-west have been removed.

- The most recent aerial photo reviewed, dated **2019**, is sourced from ECan's GIS. It shows the farm shed has been removed from Lot 7 DP 483709. Two shipping containers have been added to the north-west of the dwelling on Lot 3 DP 67190. Part of the roof on the stables has been removed. A possible burn pile is present to the north-west of these sheds and shipping containers. The potential horticultural area has a few remaining bushes/trees but track lines suggest it is used for recreational purposes. Residential development is in progress beyond the subject site to the south-west.

8 Site Inspection

A site inspection was undertaken on the 7th September 2020 to assist with characterising 232 Lincoln Rolleston Road, focussing on the multiple sheds. A Site Inspection Plan detailing the structures and other potential sources of soil contamination is included in **Appendix D**. No bulk storage of agrichemicals was noted in any of the sheds. No evidence of potential asbestos containing materials was seen.

The first structure along the driveway when entering the property is a garage. This appears to be the garage relocated onto the site in 1976 and was probably originally built in the early to mid-1960s. It is constructed from iron and timber.



Photo 1: Garage

Next, on the right side of the driveway is another shed built from timber with an iron roof. It appears to have a concrete floor. From the aerial photographs this shed was built between 1942 and 1961.



Photo 2: Timber shed

There is a small timber shed on the left side of the driveway amongst bushes and trees. It is not possible to determine from the aerial photographs when this shed was constructed.



Photo 3: Small timber shed within bushes

On the right side of the driveway is a 2-bay shed built from timber and iron with an earth/shingle floor. The aerals indicate this was built between 1961 and 1974. It is currently used to store farm/garden machinery.



Photo 4: Iron and timber shed storing farm/garden machinery

Next, the driveway runs along the northern edge of a lawn area with a garden chess board, a hot tub and a modern sleepout.



Photo 5: Sleepout, chess and hot tub

After the lawn area, there is an area with a railway carriage, shipping containers, a farm shed and stables. The paint on the railway carriage is considered likely to be lead-based and is in a deteriorated state.



Photo 6: Railway carriage with flaking paint

To the rear of one of the shipping containers is a diesel above ground fuel tank (AST). There was no obvious visual or olfactory evidence of any leaks or spills but there were weeds under the tank obscuring the soils. As the tank is not sited on flat ground and the pump handle was coated with cobwebs it suggests use of the tank may have ceased and it may have been moved from its original location.



Photo 7: Diesel AST on sloping ground

The farm shed is an open front 3-bay shed. It is believed to be the 1967 'float shed' described in the council property file. The shed is constructed from iron and timber with an earth floor. It is currently used to store a vehicle, trailer and a lawnmower.



Photo 8: 3-bay float shed

The final structure is the stables. The older stables, adjacent to Lincoln Rolleston Road, were built between 1961 and 1967 according to the aerial photographs and the property file. A second stable block was built parallel to the original in 1987. Between 2012 and 2019 the roof was removed from approximately half of the stables. The roofed area is currently used as a games room and has a concrete floor. The original stables appear to have been constructed from painted timber.



Photo 9: Remaining section of original stables

The newer stables were built from concrete block. The ground between the stables is concrete but the floor of the stalls appears to be earth. Some of the stalls are being used to store animal feed, timber and metal fence panels. There is also a shipping container on part of the old stable block.



Photo 10: View into unroofed stable area. Older stable and shipping container on right, concrete block stalls on left. Items stored on concrete floor in middle.



Photo 11: Storage of animal feed

Beyond the stables are paddocks. One paddock has some treated timber and bricks on pallets against the boundary.



Photo 12: Storage of timber and bricks

Another paddock is being used to store vehicles for a local before/after school childcare company. The vans appear to be in working condition and there was no visual evidence of oil or fuel leaks.

A waste or burn pile was noted on the site. At the time of the inspection the pile contained green waste, soil and some ash.



Photo 13: Waste/Burn Pile

North-west of the waste/burn pile was a stockpile of stony soil. No visual evidence of demolition debris was seen within the stockpiled material. Paul Scott, the vendor of the 232 Lincoln Rolleston Road, advised that the soil was topsoil removed from a building site within the Falcons Landing residential development on the opposite side of Lincoln Rolleston Road. Preliminary and Detailed Site Investigations were undertaken for the Falcons Landing development by Malloch Environmental Ltd in 2016 and 2017. Those investigations found no contamination exceeding residential guideline values. Therefore, it is considered highly unlikely that this soil poses a risk to human health in a residential use.



Photo 14: Soil stockpile

9 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

8. Livestock dip or spray race operations

Part of the subject site was investigated by LDE Ltd in 2013. That investigation identified an area on what is now Lot 7 DP 483709 to be at risk of contamination from sheep dip and spray race operations due to the longstanding presence of agricultural buildings. However, sampling undertaken by LDE then showed no contamination within the risk area from arsenic or OCPs. The review of aerial photographs for this investigation found no evidence of historical sheep yards or potential dip structures within this area. This area of the site is currently paddock with no buildings or structures. It is considered highly unlikely that any livestock dip or spray race operation existed within the risk area identified by LDE Ltd.

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

The majority of the subject site has been used for pastoral activities for their known history. The normal uses of fertilisers and pastoral weed controls associated with pastoral use are unlikely to have caused soil contamination that would pose a risk to human health.

Farm buildings were located on Lot 7 DP 483709 since at least 1942 until sometime between 2012 and 2019. However, sampling in this area was undertaken by LDE Ltd in 2013. The samples were tested for arsenic and OCPs and found no results exceeding rural residential guideline values. Therefore, it is considered unlikely that persistent agrichemicals were used or stored in these older sheds in any significant volume.

Stables and sheds were constructed on Lot 3 DP 67190 in the 1960s and 1970s. However, given the owner from 1963 to 1994 was a horse trainer and the main buildings were stables and a float shed this indicates the primary use of the land was for horses rather than stock. It is considered unlikely that this use would require bulk storage of persistent pesticides.

Rows visible on the 2004 and 2012 aerials could indicate a potential horticultural use on the western corner of Lot 3 DP 67190. Given the era of the potential activity it is considered highly unlikely that any persistent pesticides of concern would have been used on this area. If the area was used as orchard, then copper sprays may have been applied. However, the soil contaminant standard for copper is 'No Limit' for all site uses. There are no nearby ecological features that might be more sensitive to copper. Therefore, it is considered highly unlikely that this potential horticultural use poses a risk to human health in a residential use.

17. Storage tanks or drums for fuel, chemicals or liquid waste

An above ground diesel tank is present on the site. Contaminants of concern include petroleum hydrocarbons (TPH).

18. Wood treatment or preservation including the commercial use of antisapstain chemicals during milling, or bulk storage of treated timber outside

Treated timber is being stored on site which can pose a risk of contamination on the site, however, the quantity is small. Contaminants of concern include heavy metals.

G – Cemeteries and waste recycling, treatment and disposal

5. Waste disposal to land

A waste/burn pile was noted during the site inspection with some ash present indicated burning had occurred. Although the current pile only included green waste if treated timber had been burnt here previously this could have contaminated the underlying soils. Contaminants of concern include heavy metals.

A stockpile was noted on Lot 2 DP 416195 on aerial photographs from 2012 onwards. An attempt was made to inspect the stockpile on 25th January 2021, however, it is located on an active racing stable site. No one was available at the time of the site visit to confirm access was safe and permitted. Although it is considered likely that the stockpile is related to the construction of a farm track that appears at the same time, since the pile has not been visually characterised, HAIL G5 cannot be ruled out.

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

The earliest aerial photograph, dated 1942, shows a dwelling and garage on Lot 3 DP 67190 and farm sheds on Lot 7 DP 483709. These buildings pose a risk of contamination from the use of lead-based paints. Although some sampling around the farm sheds was undertaken in 2013 the samples were not tested for lead. A railway carriage, relocated onto the site in 1971, is also considered likely to be painted with lead-based paints. Any natural deterioration or intentional removal may have caused contamination of the soil. Contaminants of concern include lead.

10 Basis for Soil Guideline Values (SGV)

10.1 Activity Description

This report has been written for the following potential activities:

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

10.2 Zoning

The subject site is currently zoned Inner Plains.

10.3 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

11 Site Characterisation and Conclusion

The investigations undertaken have indicated a risk area within Lot 3 DP 67190 and Lot 7 DP 483709 of the subject site. There is a risk of contamination by heavy metals and TPH from current and historical activities including:

- Old buildings and a railway carriage potentially painted with lead-based paints
- Storage of treated timber
- An above ground diesel tank
- A waste/burn pile

There is also a stockpile on Lot 2 DP 416195 that may pose a risk of contamination depending on its source and contents. It was not possible to access the stockpile for inspection at the time of this report. The location of the risk areas are shown on the Risk Area Plan in **Figure 2** 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 Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to any change of use or development.

For the purposes of the current plan change proposal, the identified HAIL activities/risks are not likely to preclude eventual subdivision of the land. As each stage of the plan change area is developed, an updated PSI with site inspections should be provided along with DSI as required.



Figure 3 – Risk Area Plan

12 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 area identified on the site and resource consent would be required for future subdivision and activities controlled by the NESCS.

13 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.

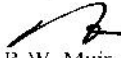
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Appendix A – Historic Certificates of Title



**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 **695249**
Land Registration District **Canterbury**
Date Issued 17 August 2015

Prior References

656864

Estate	Fee Simple
Area	4.0393 hectares more or less
Legal Description	Lot 9 Deposited Plan 483709

Original Registered Owners

Brendean Estate Limited

Interests

Land Covenant in Easement Instrument 10043178.2 - 17.8.2015 at 10:49 am (Limited as to Duration)

Appurtenant hereto is a right to convey electricity created by Easement Instrument 10043178.9 - 17.8.2015 at 10:49 am

The easements created by Easement Instrument 10043178.9 are subject to Section 243 (a) Resource Management Act 1991

10043178.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.8.2015 at 10:49 am

10172341.1 Transfer to J M & T L Whittaker Limited - 3.9.2015 at 12:44 pm

Fencing Covenant in Transfer 10172341.1 - 3.9.2015 at 12:44 pm



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir
Registrar-General
of Land

Identifier

Land Registration District
Date Issued

463352
Canterbury
21 January 2010

Cancelled

Prior References

90576 CB427/50

Estate	Fee Simple
Area	61.7348 hectares more or less
Legal Description	Lot 1 Deposited Plan 416195 and Lot 2 Deposited Plan 9745

Original Proprietors

Noeline Shirley Bussell as to a 1/2 share

Denis John Bussell, Jan Michelle Riley and Peter Connal Champion as to a 1/2 share as Executors

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 416195)

8982360.1 Transmission of a 1/2 share/interest Noeline Shirley Bussell to Denis John Bussell as Executor, Jan Michelle Riley as Executor and Peter Connal Champion as Executor - 27.2.2012 at 10:23 am

9241489.1 Transfer to Bussell Family Properties Limited - 20.2.2013 at 3:07 pm

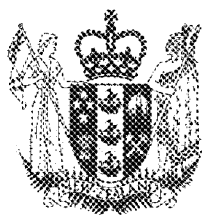
9529255.1 Transfer to Brendean Estate Limited - 4.10.2013 at 3:53 pm

Lot 17 DP 475510 is vested in Selwyn District Council as road pursuant to Section 238 Resource Management Act 1991

9835966.1 CTs issued - 20.11.2014 at 11:57 am

Legal Description	Title
Lot 1 Deposited Plan 475510	656857
Lot 2 Deposited Plan 475510	656858
Lot 3 Deposited Plan 475510	656859
Lot 4 Deposited Plan 475510	656860
Lot 5 Deposited Plan 475510	656861
Lot 6 Deposited Plan 475510	656862
Lot 19 Deposited Plan 475510	656863
Lot 100 Deposited Plan 475510	656864

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

CB3C/219
Canterbury
31 October 1963

Cancelled

Prior References

CB232/93 CB232/94

Estate	Fee Simple
Area	32.1093 hectares more or less
Legal Description	Part Rural Section 5943 and Part Rural Section 7437

Original Proprietors

Arthur Ross Bussell as to a 1/2 share
Noeline Shirley Bussell as to a 1/2 share

Interests

5182545.1 Transfer to Mark Purdon and Vicki Lynette Purdon - 3.4.2002 at 10:57 am
5182545.2 Mortgage to Arthur Ross Bussell and to Noeline Shirley Bussell in shares - 3.4.2002 at 10:57 am
5194569.1 Department dealing correcting the name of one of the registered proprietors from Vicki Lynette Purdon to Vicki Lynnette Purdon - 18.4.2002 at 11:00 am
5729095.1 Discharge of Mortgage 5182545.2 - 15.9.2003 at 9:00 am
5729095.2 Mortgage to Bank of New Zealand - 15.9.2003 at 9:00 am
6411331.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 322710) - 9.5.2005 at 9:00 am
6411331.2 CTs issued - 9.5.2005 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 322710	90576
Lot 2 Deposited Plan 322710	90577

CANCELLED

Reference:
Prior C/T. 232/93,94

Transfer No.
N/C. Order No. 611964



Land and Deeds 69

REGISTER

3C / 219

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 31st day of October one thousand nine hundred and sixty-three under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that JOHN HENRY BUTTERICK of Weedons Farmer

is 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 79 acres 1 rood 15 perches or thereabouts situated in Block III of the Leeston Survey District being part of Rural Sections 5943 and 7437



Ramman
Assistant Land Registrar

Mortgage 541859 to Ronald Henry Butterick - 1.48p.m.
T. 666 Ramman
A.L.R.

Transmission 666866 to Mary McGill Butterick of Weedons Widow as Executrix
Entered 29.10.1965 at 11.19 a.m.

Ramman
A.L.R.

Transfer 666867 to the abovenamed Mary McGill Butterick - 29.10.1965 at 11.20 a.m.

Ramman
A.L.R.

Transfer 706347 to Mark Thomas Butterick of Weedons Farmer - 15/3/1967 at 2.55p.m.

Ramman
A.L.R.

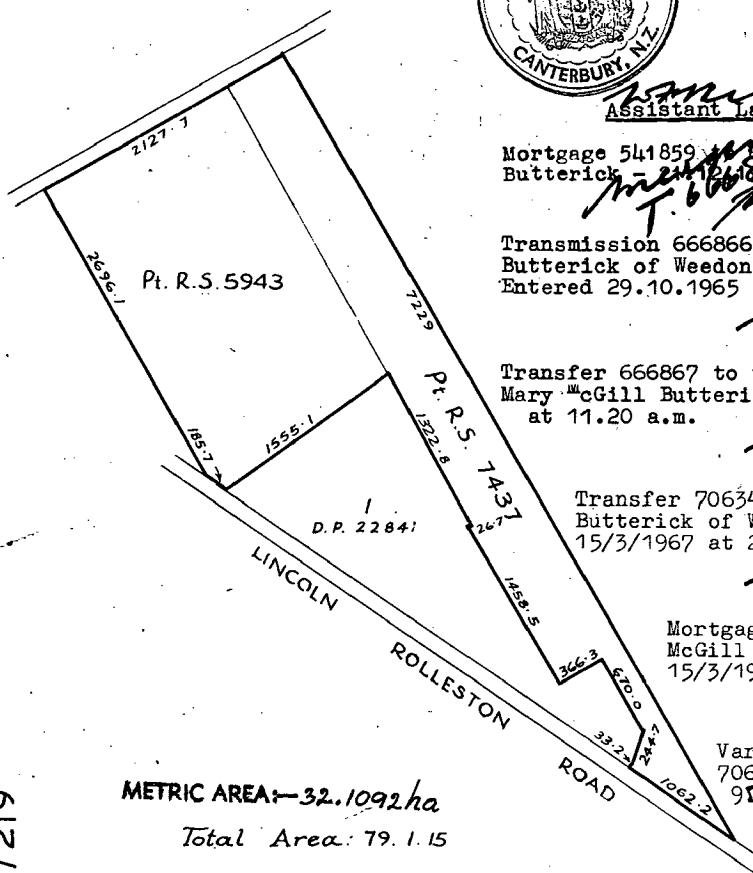
Mortgage 706348 to McGill Butterick - 15/3/1967 at 1.13p.m.
DISCHARGED
Ramman
A.L.R.

Variation of Mortgage 706348 - 12/7/1967 at 9.50 a.m.

Ramman
A.L.R.

- over -

Register copy for L 20,000/8/61-42629 W



METRIC AREA: 32.1092 ha

Total Area: 79.1.15

Scale: 1 inch = 10 chains

No.

3C / 219

30/219

Transfer 773386 to Brendean Farm
Limited at Christchurch - 15/8/1969
at 11.45 a.m.

[Signature]
A.L.R.
Mortgage 802975 to Canterbury Savings
Bank - 17/7/1970 at 2.20 p.m.

[Signature]
A.L.R.
Mortgage 819195 to State Advances
Corporation - 12/12/1970 at 1.50 p.m.

[Signature]
A.L.R.
Transfer A7784/1 to Arthur Ross Bussell,
Farmer and Noeline Shirley Bussell, Married
Woman both of Christchurch as tenants in
common in equal shares - 4.8.1992 at
11.28am

[Signature]
A.L.R.

Reference:
Prior C/T. 232/94 and 93

Transfer No. 611962
N/C. Order No.



CANCELLED
Land and Deeds 69

REGISTER

3C/216

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 31st day of October one thousand nine hundred and sixty-three under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that RAYMOND GEORGE MORRIS of West Melton Horse Trainer and MERIE EMILIE MORRIS his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 27 acres 3 roods 20 perches or thereabouts situated in Block III of the Leeston Survey District being Lot 1 on Deposited Plan No. 22841 part Rural Sections 5943 and 7437



[Signature]
Assistant Land Registrar

Mortgage 611963 to Mary Butterick
- 31.10.1963 at 12.10 p.m.
[Signature]
A.L.R.

Variation of Mortgage 611963 - 23/11/1966
at 12.5 p.m.
[Signature]
A.L.R.

Mortgage 951599 to The Auckland Co-operative
Terminating Building Society - 25.3.1974
at 2.20 p.m.
[Signature]
A.L.R.

Transfer A124464/1 to Alexander Graham
Dunlop of Springston, Farmer and Adrienne
Elizabeth Dunlop, his wife - 20.7.1994 at
10.35am

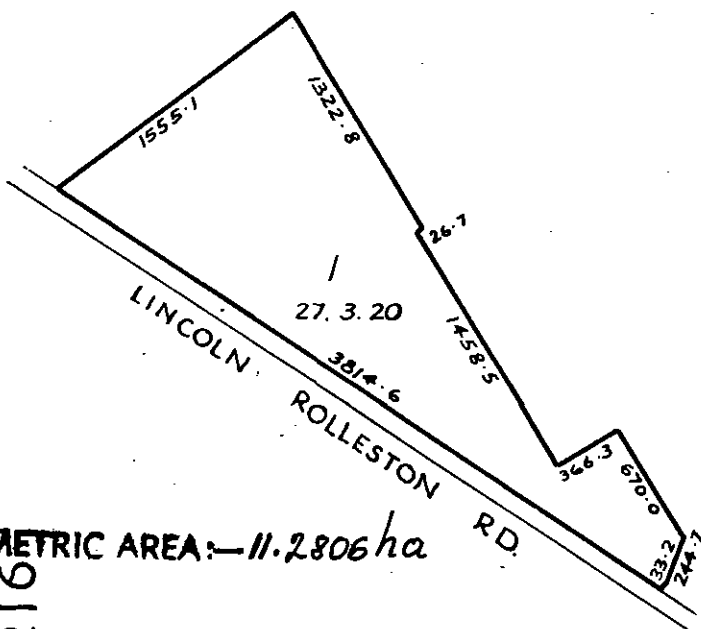
Mortgage A124464/2 to ASB Bank Limited -
20.7.1994 at 10.35am
[Signature]
for A.L.R.

PLAN No. 67190 LODGED 11.8.94
AND DEPOSITED

No. A136810/1 Certificate pursuant to
Section 224(c) Resource Management Act 1991
- 29.9.1994 at 10.33am
[Signature]
A.L.R.

OCT A136810/2-4 - Cancelled and Cst 39B/869
29.9.1994 871 issued for Lots 1-3
67190 respectively
[Signature]
A.L.R.

CANCELLED DUPLICATE DESTROYED



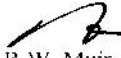
METRIC AREA: 11.2806 ha

Scale: 1 inch = 10 chains



**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 **463353**
Land Registration District **Canterbury**
Date Issued 21 January 2010

Prior References

90576 90577

Estate	Fee Simple
Area	30.4300 hectares more or less
Legal Description	Lot 2 Deposited Plan 416195 and Lot 2 Deposited Plan 322710

Original Registered Owners

Mark Purdon as to a 1/2 share

Vicki Lynnette Purdon as to a 1/2 share

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 416195)

8389252.6 Mortgage to Bank of New Zealand - 21.1.2010 at 12:26 pm

8903911.1 Discharge of Mortgage 8389252.6 - 16.12.2011 at 5:34 pm

8903911.2 Transfer of the 1/2 share of Vicki Lynnette Purdon to Mark Purdon - 16.12.2011 at 5:34 pm

8903911.3 Mortgage to Bank of New Zealand - 16.12.2011 at 5:34 pm

8903911.4 Mortgage to James Scott Dalgety - 16.12.2011 at 5:34 pm

9776431.1 Discharge of Mortgage 8903911.4 - 24.7.2014 at 10:11 am

9776431.2 Transfer to Mark Purdon (1/2 share) and Natalie Clair Rasmussen (1/2 share) - 24.7.2014 at 10:11 am

9776431.3 Mortgage to James Scott Dalgety - 24.7.2014 at 10:11 am

10222310.1 Discharge of Mortgage 9776431.3 - 23.10.2015 at 11:40 am

10222310.2 Variation of Mortgage 8903911.3 - 23.10.2015 at 11:40 am



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir
Registrar-General
of Land

Identifier
Land Registration District
Date Issued

656864
Canterbury
20 November 2014

Cancelled

Prior References

463352

Estate	Fee Simple
Area	37.2960 hectares more or less
Legal Description	Lot 100 Deposited Plan 475510

Original Proprietors

Brendean Estate Limited

Interests

Subject to a right (in gross) to convey electricity over part marked A on DP 475510 in favour of Orion New Zealand Limited created by Easement Instrument 9835966.3 - 20.11.2014 at 11:57 am

The easements created by Easement Instrument 9835966.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity over part marked A on DP 475510 created by Easement Instrument 9835966.4 - 20.11.2014 at 11:57 am

The easements created by Easement Instrument 9835966.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 9835966.7 - 20.11.2014 at 11:57 am

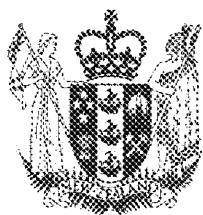
10081045.1 Variation of the Land Covenant created by Easement Instrument 9835966.7 - 2.6.2015 at 11:52 am

Lot 16 DP 483709 is vested in the Selwyn District Council as road pursuant to Section 238 Resource Management Act 1991

10043178.1 CTs issued - 17.8.2015 at 10:49 am

Legal Description	Title
Lot 7 Deposited Plan 483709	695247
Lot 8 Deposited Plan 483709	695248
Lot 9 Deposited Plan 483709	695249
Lot 10 Deposited Plan 483709	695250
Lot 11 Deposited Plan 483709	695251
Lot 12 Deposited Plan 483709	695252
Lot 13 Deposited Plan 483709	695253
Lot 14 Deposited Plan 483709	695254
Lot 15 Deposited Plan 483709	695255
Lot 18 Deposited Plan 483709	695256
Lot 20 Deposited Plan 483709	695257

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 CB39B/871
Land Registration District Canterbury
Date Issued 29 September 1994

Prior References

CB3C/216

Estate	Fee Simple
Area	3.2820 hectares more or less
Legal Description	Lot 3 Deposited Plan 67190

Original Registered Owners

Michael Herbert Pelvin and Denise Marguerite Pelvin

Interests

A172487.3 Mortgage to Bank of New Zealand - 11.5.1995 at 2:00 pm
A172487.4 Mortgage to Dorothy May Donaldson - 11.5.1995 at 2:00 pm
8138055.1 Discharge of Mortgage A172487.4 - 7.5.2009 at 11:13 am
9252575.1 Discharge of Mortgage A172487.3 - 30.11.2012 at 2:54 pm
9252575.2 Transfer to B & S Archer Property Limited - 30.11.2012 at 2:54 pm
9252575.3 Mortgage to Westpac New Zealand Limited - 30.11.2012 at 2:54 pm
10215657.1 Discharge of Mortgage 9252575.3 - 12.10.2015 at 4:05 pm
10215657.2 Transfer to Paul Wallace Scott and Rebecca Jane Scott - 12.10.2015 at 4:05 pm
10215657.3 Mortgage to Westpac New Zealand Limited - 12.10.2015 at 4:05 pm

References

Prior C/T 3C/216

Transfer No.

N/C. Order No. A136810/ 4

Land and Deeds 69



REGISTER

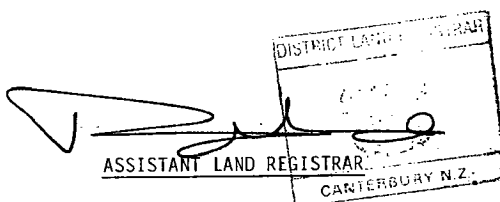
No. 39B/871

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 29th day of September one thousand nine hundred and ninety-four under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that ALEXANDER GRAHAM DUNLOP of Springston, Farmer and ADRIENNE ELIZABETH DUNLOP, his wife are ---

is seized 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 3.2820 hectares or thereabouts being Lot 3 Deposited Plan 67190 ---



Subject to:

Mortgage A124464/2 to Bank Limited -
20.7.1994 at 10.05am

[Signature]
A.L.R.

Transfer A172487/2 to Michael Herbert Pelvin, Engineer and Denise Marguerite Pelvin, Business Manager, both of Christchurch - 11.5.1995 at 2.00pm

[Signature]
for A.L.R.

Mortgage A172487/3 to Bank of New Zealand - 11.5.1995 at 2.00pm

[Signature]
for A.L.R.

Mortgage A172487/4 to Dorothy May Donaldson - 11.5.1995 at 2.00pm

[Signature]
for A.L.R.

No. 39B/871

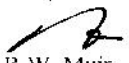
[Handwritten mark]

Historical Search Copy Dated 31/08/20 8:02 pm, Page 3 of 3



**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 **695257**
Land Registration District **Canterbury**
Date Issued 17 August 2015

Prior References

656864

Estate	Fee Simple
Area	9 square metres more or less
Legal Description	Lot 20 Deposited Plan 483709

Original Registered Owners

Brendean Estate Limited

Interests

10043178.8 Transfer to Orion New Zealand Limited - 17.8.2015 at 10:49 am

Subject to a right to convey electricity over part marked B on DP 483709 created by Easement Instrument

10043178.9 - 17.8.2015 at 10:49 am

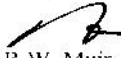
The easements created by Easement Instrument 10043178.9 are subject to Section 243 (a) Resource Management Act 1991

10043178.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.8.2015 at 10:49 am



**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 **695247**
Land Registration District **Canterbury**
Date Issued 17 August 2015

Prior References

656864

Estate	Fee Simple
Area	4.0805 hectares more or less
Legal Description	Lot 7 Deposited Plan 483709

Original Registered Owners

Brendean Estate Limited

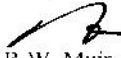
Interests

Land Covenant in Easement Instrument 10043178.2 - 17.8.2015 at 10:49 am (Limited as to Duration)
10043178.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.8.2015 at 10:49 am
10043178.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.8.2015 at 10:49 am
10173887.1 Transfer to Neil Pilcher and Peter William Smith - 3.9.2015 at 12:54 pm
Fencing Covenant in Transfer 10173887.1 - 3.9.2015 at 12:54 pm
10861076.1 Transfer to Neil Pilcher and Smith & Partners Trustee Co. Limited - 3.10.2017 at 12:35 pm
11146973.1 Transmission to Smith & Partners Trustee Co. Limited as survivor(s) - 3.8.2018 at 9:11 am
11146973.4 Transfer to Leanne File and Smith & Partners Trustee Co. Limited - 3.8.2018 at 9:11 am



**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 **695248**
Land Registration District **Canterbury**
Date Issued 17 August 2015

Prior References

656864

Estate	Fee Simple
Area	4.0558 hectares more or less
Legal Description	Lot 8 Deposited Plan 483709

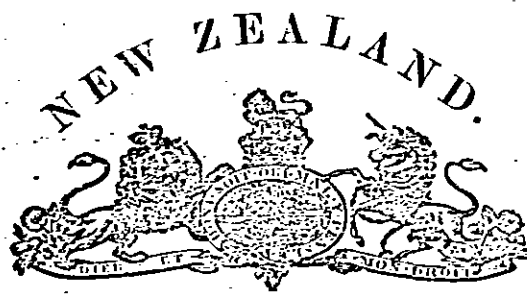
Original Registered Owners

Brendean Estate Limited

Interests

Land Covenant in Easement Instrument 10043178.2 - 17.8.2015 at 10:49 am (Limited as to Duration)
10043178.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.8.2015 at 10:49 am
10172341.1 Transfer to J M & T L Whittaker Limited - 3.9.2015 at 12:44 pm
Fencing Covenant in Transfer 10172341.1 - 3.9.2015 at 12:44 pm

(C)
A 1510



CANCELLED

[CERTIFICATE OF TITLE.]

Register Book,

Vol. 8 Folio. 2

Robert Watson of Springston Farmer
in the District of Lincoln

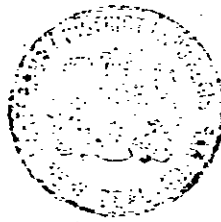
is now seized of an Estate in fee-simple, subject nevertheless
to such encumbrances, liens, and interests as are notified by Memorial under-written or indorsed hereon, in that piece of land situated
containing by admeasurement Four hundred acres

more or less, and being the Rural Section marked 4697 in the Subdivision of the said District deposited
in the office of the Chief Surveyor as the same is described in the Crown Grant thereof under mentioned, and delineated in the
plan drawn hereon, which said piece of land was originally granted the twenty first day of March 1864
under the Seal of the Colony and hand of Sir George Grey then Governor of New Zealand, to Henry John
Tannerd

In Witness whereof I have hereunto signed my name and affixed my seal this fourth day of
June one thousand eight hundred and seventy four.

Signed in the presence of

J. I. Dixon
the day of June 1874.



John H. Dixon
District Land Registrar
of the District of Canterbury

Mortgage N. 447 produced 16th June 1874
at 11.55 am Robert Watson to Henry John Tannerd

Discharge of mortgage N. 447 produced
23rd January 1879 at 2 pm

Mortgage N. 486 produced 23rd January 1879
at 2.4 pm Robert Watson to Christopher Garcia

3641 X M Barclay N. 385 entered 13th May 1880
at 2.56 pm

Withdrawal of Barclay 385 produced
13th February 1882 at 2.30 pm

X M Barclay N. 385 produced 13th February 1882 at 2.30 pm

Discharge of Barclay 385 produced 13th February 1882 at 2.30 pm

Discharge of Barclay 385 produced 13th February 1882 at 2.30 pm

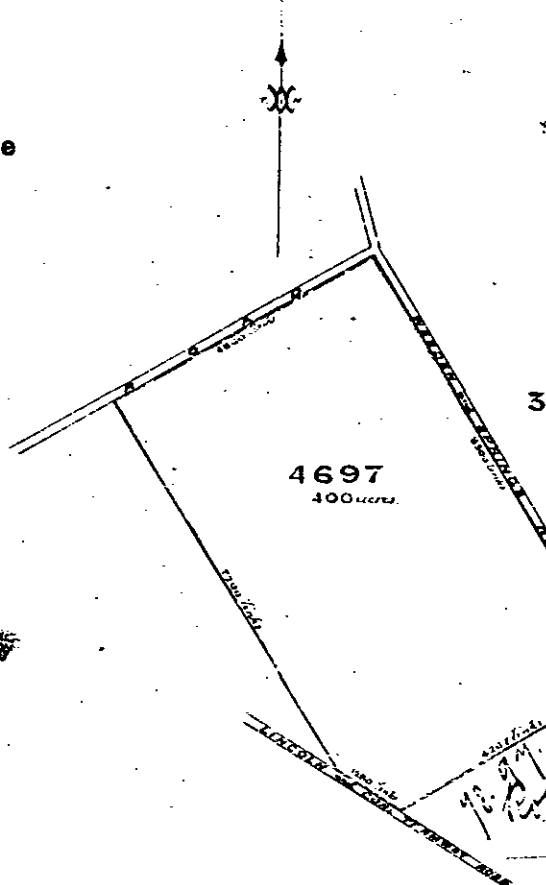
Discharge of Barclay 385 produced 13th February 1882 at 2.30 pm

Discharge of Barclay 385 produced 13th February 1882 at 2.30 pm

Discharge of Barclay 385 produced 13th February 1882 at 2.30 pm

Discharge of Barclay 385 produced 13th February 1882 at 2.30 pm

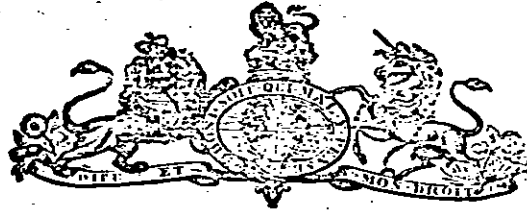
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to Condition
of Original



CANCELLED

NEW ZEALAND.

(C)
VIII. 2



(CERTIFICATE OF TITLE.

Register Book.

Vol. 78 Folio 97.

78/97

Pursuant to Memorandum of Transfer No 17997 from Robert Watson, Robert Watson the younger of Templeton Farmer is now seized of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by Memorial under written or inclosed hereon in that piece of land situated in the District of Lincoln containing Two hundred and forty acres or thereabouts which said piece of land is colored green in the plan hereon and is part of the Rural Section marked 4697 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor originally granted the twenty first day of March 1861 under the hand of Sir George Grey then Governor of New Zealand to Henry John Tanner.

Witness my hand and seal this fourteenth day of March one thousand eight hundred and eighty two.

Signed in presence of
the 14th day of March 1882

Mr. Nathan

District and Registrar
of the District of Canterbury

Mortgage No. 13387 produced 11 February 1882 at 11.30 AM
Robert Watson the younger to the same
21/2/1882
Mr. Nathan

Mortgage No. 13629 produced 31 March 1882 at 11.30 AM
Robert Watson the younger to the same
Mr. Nathan

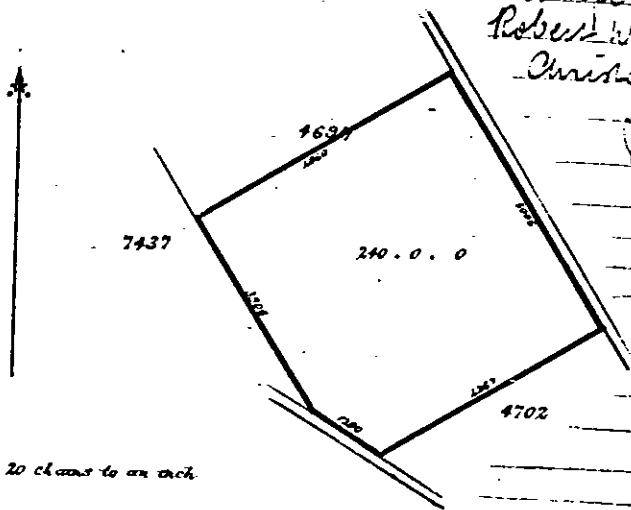
Mortgage No. 1928 produced 20 December 1882 at 2.40 PM
Robert Watson the younger to the same
Christchurch
Mr. Nathan

Mortgage No. 2033-1 produced 10.2.1883 at 10.2.1883
Mr. Nathan

Mortgage No. 2033-2 produced 10.2.1883 at 10.2.1883
Mr. Nathan

Mortgage No. 2033-3 produced 10.2.1883 at 10.2.1883
Mr. Nathan

Image Quality due
to Condition
of Original



Scale 20 chains to an inch.

78/97

78/97

78/97

Transfer of 1883 produced 29 March 1900 at 2.15 pm Robert Geddis to William Richard Wright of Widdows Farm

Mortgage 60213 produced 29 March 1900 at 2.15 pm

Mortgage 60214 produced 29 March 1900 at 2.27 pm

Mortgage 60215 produced 29 March 1900 at 2.27 pm

Mortgage 60216 produced 29 March 1900 at 2.27 pm

Mortgage 60217 produced 29 March 1900 at 2.27 pm

Mortgage 60218 produced 29 March 1900 at 2.27 pm

Mortgage 60219 produced 29 March 1900 at 2.27 pm

Mortgage 60220 produced 29 March 1900 at 2.27 pm

Mortgage 60221 produced 29 March 1900 at 2.27 pm

Mortgage 60222 produced 29 March 1900 at 2.27 pm

Mortgage 60223 produced 29 March 1900 at 2.27 pm

Mortgage 60224 produced 29 March 1900 at 2.27 pm

Mortgage 60225 produced 29 March 1900 at 2.27 pm

Mortgage 60226 produced 29 March 1900 at 2.27 pm

Mortgage 60227 produced 29 March 1900 at 2.27 pm

Mortgage 60228 produced 29 March 1900 at 2.27 pm

Mortgage 60229 produced 29 March 1900 at 2.27 pm

Mortgage 60230 produced 29 March 1900 at 2.27 pm

Mortgage 60231 produced 29 March 1900 at 2.27 pm

Mortgage 60232 produced 29 March 1900 at 2.27 pm

Mortgage 60233 produced 29 March 1900 at 2.27 pm

Mortgage 60234 produced 29 March 1900 at 2.27 pm

Mortgage 60235 produced 29 March 1900 at 2.27 pm

CANCELLED



232/ 93

NEW ZEALAND.

Form B.

Reference: { Vol. folio
Application No 10282
Transfer No.



Register-book,

Vol. 232, folio 93

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

CANCELLED

This Certificate, dated the eight day of November, one thousand nine hundred and one, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, Witnesseth that

James Wallace of Rolleston Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed 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 Twenty five Acres more or less and three furlongs in Kaitake District situated in Block II of the Section Survey District being Rural Section 7437

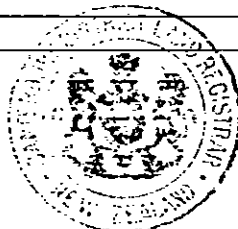
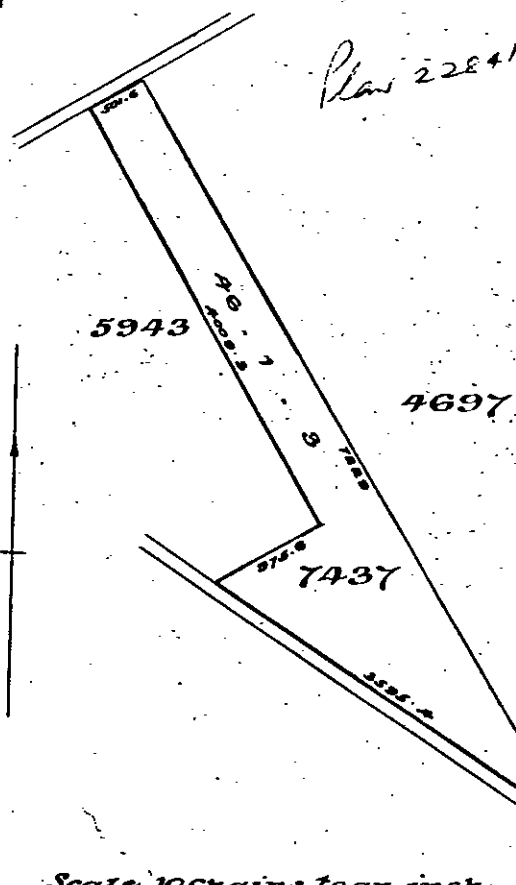


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E. E. Hunter
District Land Registrar

Transmission 1993 to Robert John Wallace of Lincoln Farmer and Charles Leslie Mc Crostie of Christchurch Farm salesman

Transfer 92455 produced 10 December 1911 at 2.51 pm Robert John Wallace and Charles Leslie Mc Crostie to George Kidd Askin of Rolleston farmer

Mortgage 83704 produced 6 December 1911 at 2.51 pm George Kidd Askin to William Albert Paton Clarkson

Mortgage 83705 produced 6 December 1911 at 2.51 pm George Kidd Askin to William Thompson Wallace

Transfer 115595 produced 11 October 1917 at 11.48 am George Kidd Askin to Joseph Lawton Ragg of Rolleston farmer

Transmission 11572 of Mortgage 83704 to Joseph Lawton Ragg and Janet Webster Waller Executors of the will of William Albert Paton Clarkson deceased entered 19 August 1918 at 2.45 pm

J. A. Fraser D.L.R.

232/ 93

232/93
Transfer 118403 of Mortgage 83704 produced 19 August 1918 at 2.45 pm, Sarah Emily Clarkson and Ernest Webster Waller to the said Sarah Emily Clarkson.

ALR
Variation of the terms of Mortgage 83705 produced 14 May 1923 at 11.25 am.

Mortgage 133087 produced 6 August 1923 at 2.15 pm Joseph Lantton Ragg to The New Zealand Farmers Cooperative Association of Canterbury Limited.

DISCHARGED.
Extension of Mortgage 83705 produced 15 March 1924 at 2.20 pm.

Extension of Mortgage 83705 with the consent of the mortgagee under Mortgage 133087 produced 27 February 1925 at 1.45 am.

DISCHARGED.
Variation of the terms of Mortgage 83704 with consent of mortgagees under mortgages 83705 and 133087 produced 26 May 1925 at 1.30 am.

Mortgage 148822 produced 15 February 1926 at 2.45 pm Joseph Lantton Ragg to The State Advances Corporation.

DISCHARGED.
Mortgage 148823 produced 15 February 1926 at 2.45 pm Joseph Lantton Ragg to William Thomas Walling.

DISCHARGED.
Mortgage 148824 produced 15 February 1926 at 2.45 pm Joseph Lantton Ragg to The New Zealand Farmers Cooperative Association of Canterbury Limited.

Transfer 172522 produced 22 July 1926 at 2.25 pm Joseph Lantton Ragg to Douglas Edward Taylor of Weedons farmer.

Transfer 172967 produced 28 January 1928 at 2.20 pm Douglas Edward Taylor to George Taylor of Weedons farmer.

Mortgage 190491 produced 18 December 1935 at 2.50 pm George Taylor to Edith Ross and Henry Cottrell.

DISCHARGED.
Transmission of Mortgage 190491 to Henry Cottrell entered 17 July 1936 at 11.30 am.

Transfer 219221 of Mortgage 190491 produced 6 July 1937 at 11.45 am Henry Cottrell to Harry Joddy and the said Henry Cottrell.

Transfer 238769 produced 21 March 1941 at 12.30 pm George Taylor to William Albert Taylor of Rolleston Farmer.

Mortgage 208367 produced 1 March 1941 at 2.50 pm William Albert Taylor to George Taylor.

459907 Transfer William Albert Taylor to Reginald Henry Butterick of Weedons Farmer produced 6 June 1947 at 2.45 pm.

459908 Mortgage 190491 to Reginald Henry Butterick to Mary Butterick produced 6 June 1957 at 2.45 pm.

Transfer 541858 Reginald Henry Butterick to John Henry Butterick of Weedons Farmer produced 21/12/1960 at 1.45 pm.

Mortgage 541859 John Henry Butterick to Reginald Henry Butterick produced 21/12/1960 at 1.43 pm.

PLAN No. 22841 DEPOSITED 15.7.1963
Transmission 605607 of Mortgage 541859 to Mary McGill Butterick as executrix entered 30/7/1963 at 11.20 am.

CERTIFICATE OF TITLE
Vol. , folio
Transfer 611961 of Mortgage 541859 to the above named Mary McGill Butterick 31.10.1963 at 10.59 am.

Discharge of Mortgage 541859 as to Lot 1 D.P. 22841 issued 31.10.1963 at 10.59 am.

Transfer 611962 of Lot 1 D.P. 22841 to Raymond George Morris and Marie Emilie Morris 3.10.1963 at 11.8 am.

Cancelled and new C.T. 30/219 issued see N.C.O 611964 - 31.10.1963

Cancelled
Duplicate Destroyed.



NEW ZEALAND.

Vol. 78, Folio 97

Reference: Transfer No.
Application No.

Order for N/C No. 416



Register-book,

Vol. 245, folio 228

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

This Certificate, dated the twenty-eighth day of February, one thousand nine hundred and twenty-three
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that
TOM WRIGHT JOHNSON of Dunsandel 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 TWO HUNDRED AND FORTY ACRES or thereabouts situated in Blocks III and IV of the Leeston Survey District being part of Rural Section 4697.



J. M. Houghton

District Land Registrar.

Mortgage 78231 produced 5 October 1910 at 12.10 p.m. Tom Wright Johnson to Charles Christopher Bowen and John Mathias Barker and John Mathias Barker and Edward James Ross and Walter Emspon and Arthur Edgar Gravenor Rhodes and Arthur Edgar Gravenor Rhodes

DISCHARGED
8/7/1925

J. M. Houghton

L.L.R.

Transfer of Mortgage 78231 produced 11 April 1911 at 11.20 a.m. Arthur Edgar Gravenor Rhodes to Robert Heaton Rhodes and Arthur Edgar Gravenor Rhodes and William Frederick McLean Buckley and Arthur Edgar Gravenor Rhodes of his interest in part principal

DISCHARGED

J. M. Houghton

D.L.R.

Transfer 101037 of Mortgage 78231 produced 27 November 1913 at 12.14 p.m. Walter Emspon and Arthur Edgar Gravenor Rhodes to Robert Heaton Rhodes and Arthur Edgar Gravenor Rhodes of their interest

J. M. Houghton

D.L.R.

Extension of Mortgage 78231 and Increase of Rate of Interest produced 14 October 1915 at 2.45 p.m.

J. M. Houghton

D.L.R.

Transmission 11318 of Mortgage 78231 to John Mathias Barker of the joint interest of Charles Christopher Bowen and the said John Mathias Barker entered 27 March 1918 at 2.59 p.m.

J. M. Houghton

D.L.R.

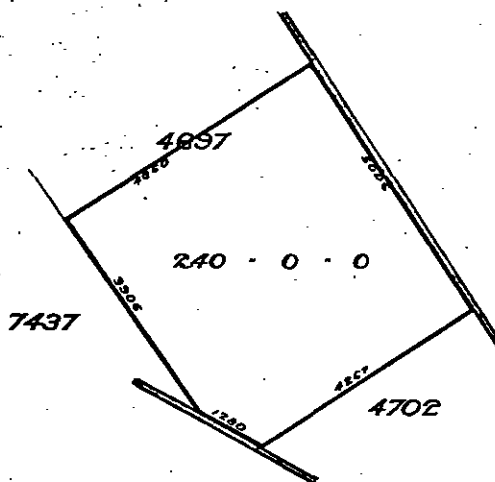
Extension of Mortgage 78231 and Increase of Rate of Interest produced 10 September 1920 at 2.54 p.m.

J. M. Houghton

D.L.R.

O V E R.

Image Quality due to Condition of Original



Scale: 20 Chains to an Inch

R. J. M.

345/228

345/228

345/228

Transmission 15381 of Mortgage 78231 to Robert Heaton Rhodes of the joint interest of the said Robert Heaton Rhodes and Arthur Edgar Gravenor Rhodes entered 26 January 1923 at 11 a.m.

J. W. Houghton

D.L.R.

Transmission 15433 of Mortgage 78231 to William Frederick McLean Buckley of the joint interest of the said William Frederick McLean Buckley and Arthur Edgar Gravenor Rhodes entered 16 February 1923 at 2.20 p.m.

J. W. Houghton

D.L.R.

Transfer 152455 of Mortgage produced 11 June 1923 at 2.46 p.m. of interest in Mortgage 78231 William Frederick McLean Buckley & Michael Mary Godby and the said William Frederick McLean Buckley

D.L.R.

Transfer 164519 of Mortgage 78231 produced 27 April 1925 at 2.59 p.m. Robert Heaton Rhodes of his interest to John Heaton Rhodes and the said Robert Heaton Rhodes

J. W. Houghton

D.L.R.

Transfer 165897 produced 8 July 1925 at 10.30 a.m. J. Tom Wright Johnson to George Taylor of Wadons former

J. W. Houghton

D.L.R.

Mortgage 144731 produced 8 July 1925

DISCHARGED
13-6-1930

George Taylor to Joseph David McLean and McLean Murdoch

J. W. Houghton

D.L.R.

Transfer 188943 of Mortgage 144731 produced 14 May 1929 at 12.10 p.m. McLean Murdoch of his interest to the above named Joseph David McLean Murdoch

DISCHARGED
13-6-1930

J. W. Houghton

D.L.R.

Transfer 195362 Entered 1st August 1930 at 2.30 p.m. George Taylor to Fred Lincoln Schaffer of the part of lot 1 plan 974.5

herein

427/14

A. B. Ross

D.L.R.

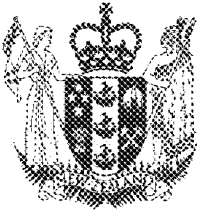
Part Cancelled

Cancelled as to balance and N.C. issued Volume 1827 Folio 36 (N.C. O.K. 276)

A. B. Ross

D.L.R.

Cancelled



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier CB427/50
Land Registration District Canterbury
Date Issued 01 August 1930

Cancelled

Prior References

CB345/228

Estate	Fee Simple
Area	60.0579 hectares more or less
Legal Description	Lot 2 Deposited Plan 9745

Original Proprietors

Arthur Ross Bussell as to a 1/2 share
Noeline Shirley Bussell as to a 1/2 share

Interests

7793496.1 Transmission of the share of Arthur Ross Bussell to Denis John Bussell, Jan Michelle Riley and Peter Connal Champion (1/2 share) as Executors - 23.4.2008 at 9:00 am

8389252.4 CT 463352 issued - 21.1.2010 at 12:26 pm.

CANCELLED

(Land and Deeds—1.
Form B.

NEW ZEALAND.

Reference: Vol. 345, Folio 228
Transfer No.
Application No.
Order for N.G. No. 4276



Register-book,
Vol. 427, folio 50

427/050

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the First day of August, one thousand nine hundred and Thirty
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury.
GEORGE TAYLOR of Weedons 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 ONE HUNDRED AND FORTY-EIGHT ACRES ONE ROOD AND TWENTY-FIVE PERCHES or thereabouts situated in Blocks III and IV of the Leeston Survey District being Lot 2 on plan deposited in the Land Registry Office at Christchurch as No. 9745 part of Rural Section 4697.

Image Quality due
to Condition
of Original



A. B. Ross
District Land Registrar.

Mortgage 190491 produced 18 December
1934 at 2.50 pm George Taylor
to Edmund Ross and
Henry Butterick
21-3-1935

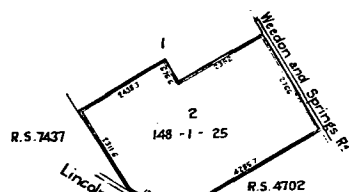
Transmission 38832 of mortgage 190491 to Henry Butterick
dated 6 July 1937 at 4.40 pm.

Transfer 219321 of mortgage 190491 produced 6 July 1937
at 4.40 pm Henry Butterick to Michael
Harry Goddard and Henry Butterick

Transfer 232769 produced 21 March 1941
at 12.30 pm George Taylor to William
Albert Taylor of Rolleston Farmer.

Mortgage 208367 produced 12 March 1941
at 2.50 pm William Albert Taylor to
George Taylor

469907 Transfer William Albert Taylor
to Reginald Henry Butterick of Weedons
Farmer produced 6 June 1957 at 2.50 pm.



METRIC AREA: 60.0578 ha

Scale: 20 Chains to an Inch

427/050

459908 Mar 9 age
to Mary M. BARGE
June 1951
PRODUCED BY

427X050

ALR

1960-21-1.48p.m.
Mona ALR.

[Handwritten signature]

James

1965 - 11-19-
Lmuv

20.10.1955
20.10.1955

pm
Lanville

67 on 2:55pm

348. 12-7-1967
27th Nov

5-9-1969 at 11:45

Very Savings
R. C. C.

Union Corporation

ALLER.

Appendix B – Historic Aerials

Information has been derived from various organisations, including Environment Canterbury and the Canterbury Maps partners. Boundary information is derived under licence from LINZ Digital Cadastral Database (Crown Copyright Reserved). Environment Canterbury and the Canterbury Maps partners do not give and expressly disclaim any warranty as to the accuracy or completeness of the information or its fitness for any purpose.

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Scale: 1:5,000 @A4

Map Created by MEL on 2/09/2020 at 1:23 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 2/09/2020 at 1:27 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 2/09/2020 at 1:28 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 2/09/2020 at 1:29 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 2/09/2020 at 1:30 PM



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Scale: 1:5,000 @A4

Map Created by MEL on 2/09/2020 at 1:32 PM



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Scale: 1:5,000 @A4

Map Created by MEL on 2/09/2020 at 1:32 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 2/09/2020 at 1:33 PM



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Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



0 0.07 0.14 0.21 0.28 Kilometres

Scale: 1:5,000 @A4

Map Created by MEL on 2/09/2020 at 1:33 PM



Appendix C – LLUR Statement

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



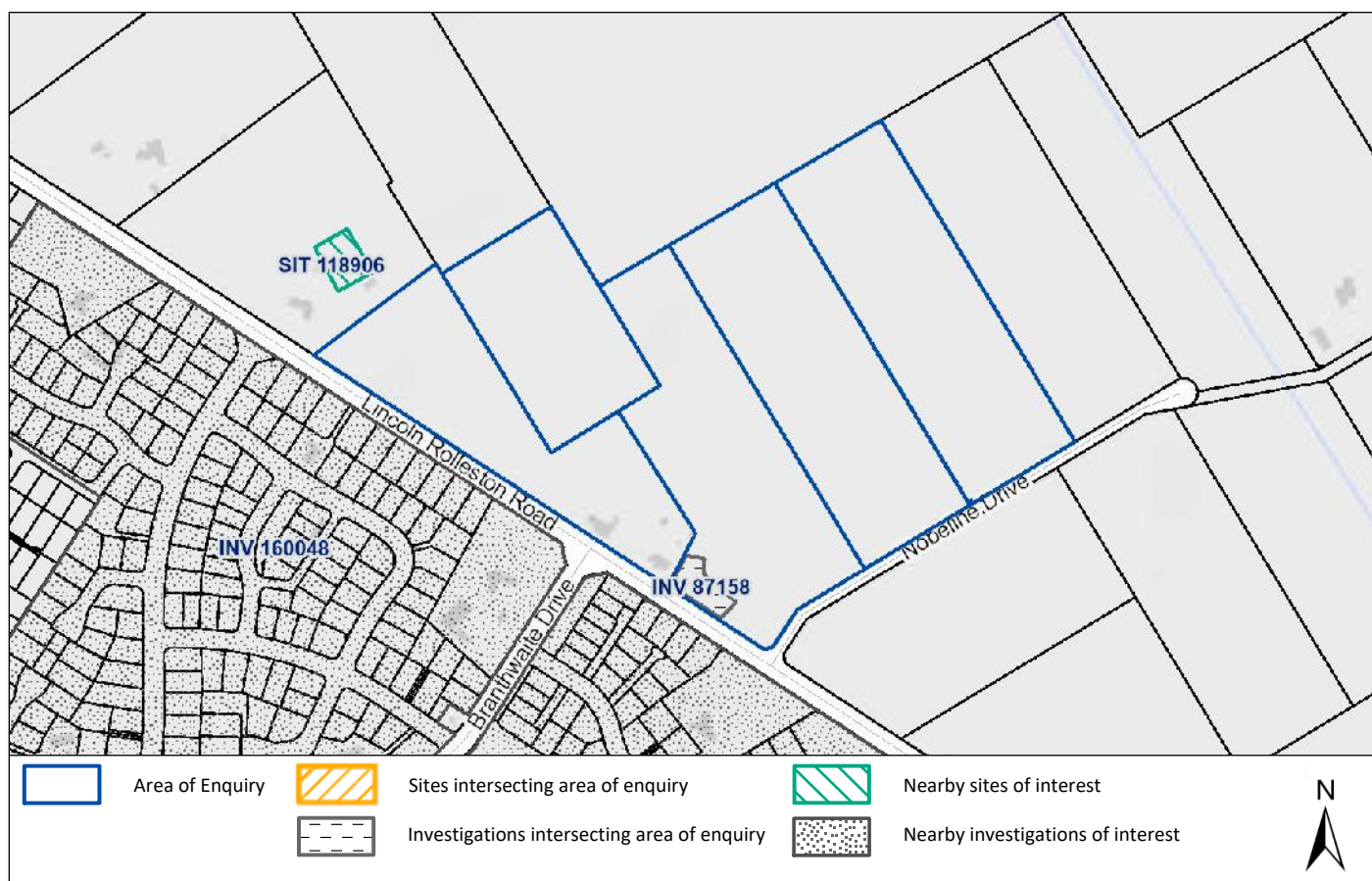
Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	02 September 2020	
Land Parcels:	Lot 3 DP 67190	Valuation No(s): 2405509600
	Lot 2 DP 416195	Valuation No(s): 2405506501
	Lot 7 DP 483709	Valuation No(s): 2405506509
	Lot 8 DP 483709	Valuation No(s): 2405506510
	Lot 9 DP 483709	Valuation No(s): 2405506511



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
118906	274 Lincoln Rolleston Rd	274 Lincoln Rolleston Rd		Verified Non-HAIL

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 118906: 274 Lincoln Rolleston Rd (Within 100m of enquiry area.)

Site Address:	274 Lincoln Rolleston Rd
Legal Description(s):	Lot 2 DP 67190
Site Category:	Verified Non-HAIL
Definition:	Site entered on register based on information found to be incorrect.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
-------------------------------	--------------------	------------------	----------------------

Notes:

5 Nov 2014	This record was created as part of the Selwyn District Council 2015 HAIL identification project.
5 Nov 2014	Greenhouse
5 Nov 2014	Area defined from 2000 to 2005 aerial photographs. Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.
8 Nov 2018	Information from the landowner that developed and operated the greenhouses has shown that persistent pesticides were not used at the site. A list of products used was supplied to Environment Canterbury. The former owners purchased the property in 1999 and erected the first greenhouse in 2000. Flowers were grown in trays on raised benches. The property was sold in 2008 and the greenhouses were dismantled in 2010 and 2011. The activity of 'persistent pesticide storage or use' has been removed and this record maintained for auditing purposes.

Investigations:

There are no investigations associated with this site.

Information held about other investigations on the Listed Land Use Register

15 Oct 2016	INV 160048: Soil Contamination Risk, Stage 1 - Preliminary Site Investigation Report, Branthwaite Drive, Rolleston (Preliminary Site Investigation) Malloch Environmental Ltd
--------------------	---

Summary of investigation(s):

Site history: The site appears to have been used for grazing from at least the 1940's through to around the 1980's. A farm homestead is visible on the southern side of what is now Branthwaite Drive. In the 1990's the site appears to have been subdivided for rural residential use, and new dwellings can be seen being constructed alongside the newly constructed Branthwaite Drive. The original homestead and associated sheds appear to have been demolished at this point. In the 2000 aerial imagery a hazelnut orchard has been established on a lot in the southwestern part of the site, which remains to the present day.

INV160048 - Soil Contamination Risk, Stage 1 - Preliminary Site Investigation Report, Branthwaite Drive, Rolleston - Revision 2 (Malloch Environmental, 2017)

Investigation objective: The investigation was undertaken in preparation for soil disturbance and subdivision of the land into 700 residential lots. The site was investigated and soil contaminants assessed against the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (MfE, 2011).

The majority of the site was not found to have been used for any HAIL activities. However the former homestead and farm sheds area was considered to have been potentially subject to fertiliser and chemical storage, and it was recommended that further investigation be undertaken in this area.

An interview was conducted with the owner of the hazelnut orchard (SN120675) in order to establish whether the trees had been sprayed with any persistent pesticides. The owner stated that the trees had only been sprayed with Roundup (glyphosate), Granstar (tribenuron-methyl) and Gestop (simazine). Glyphosate and tribenuron-methyl have half-lives of around three weeks in soil, and simazine has a half-life in soil of around 60 days. None of these chemicals are considered to be persistent in the soil. In addition, the owner only sprayed the trees annually, as hazelnut trees are not susceptible to disease or pests.

6 Dec 2013	INV 87158: Bussell Developments Limited, detailed contamination site investigation report for lot 1 DP 416195, Lincoln Rolleston Road, Rolleston (Detailed Site Investigation) Land Development and Exploration Ltd
-------------------	---

Summary of investigation(s):

Report(s) have not yet been audited.

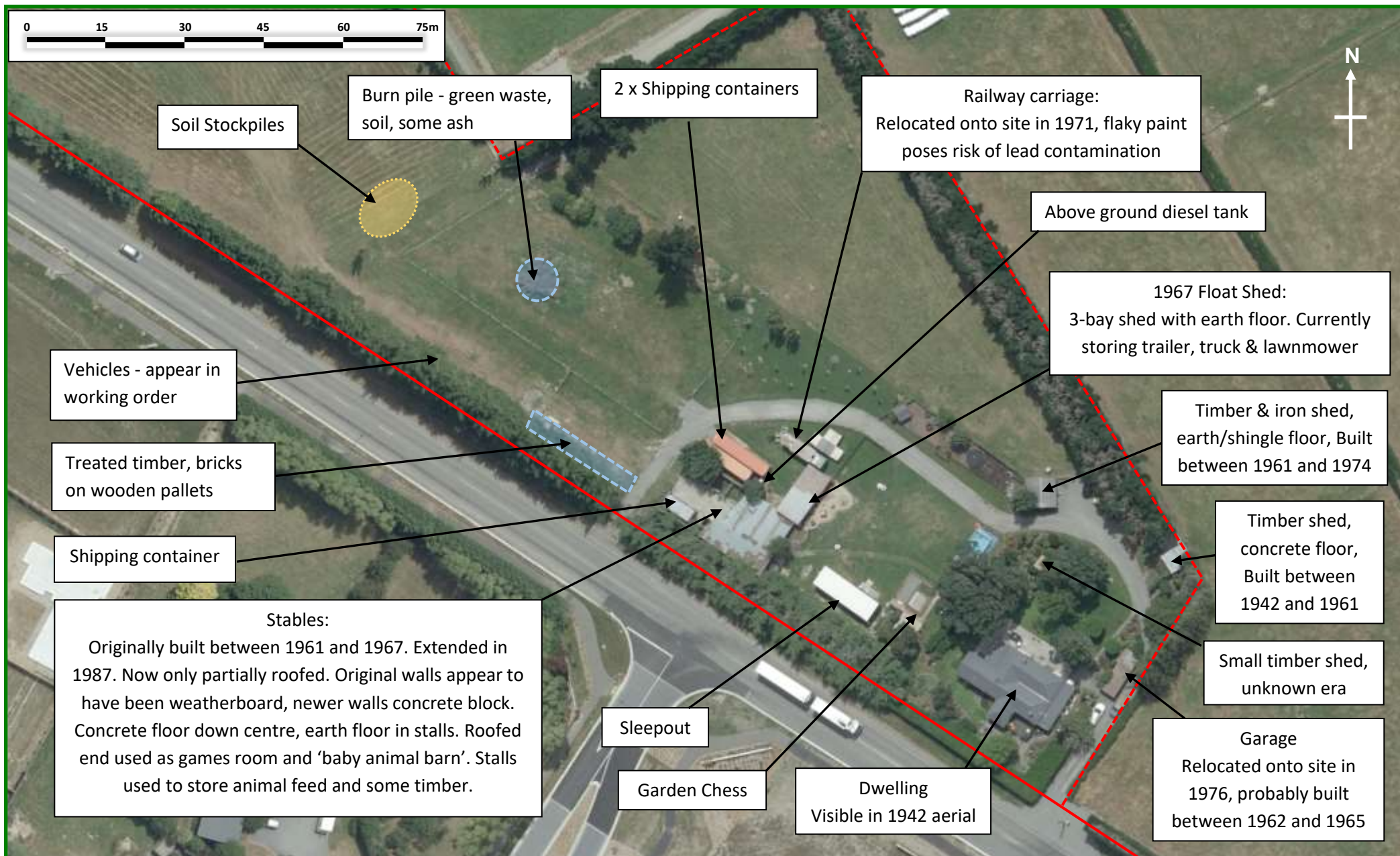
For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ262599.

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

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

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

Appendix D – Site Inspection Plan



Malloch Environmental Ltd

19 Robertsons Road, Kirwee
RD1, Christchurch 7671
021 132 0321
www.mallochenviro.co.nz

Site Inspection Plan 232 Lincoln Rolleston Road, Christchurch

Scale: NTS

Date: 10 September 2020

Drawing No: 01488/1