

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

***131-139 Levi Road,
274 & 294 Lincoln Rolleston Road,
Rolleston***

*January 2021
Revision 1*



Malloch Environmental Ltd

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QUALITY CONTROL AND CERTIFICATION SHEET

Client: Four Stars Developments

Status: Revision 1 to address request for further information (RFI) from Selwyn District Council

Date of issue: 29 January 2021

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: 



CONTENTS

1	Executive Summary.....	4
2	Objectives of the Investigation	4
3	Scope of Work Undertaken.....	4
4	Site Identification	5
5	Site Description and Surrounding Environment	6
6	Geology and Hydrology.....	6
7	Site History.....	6
7.1	Previous Site Ownership and Use	6
7.2	District Council Records	7
7.3	Regional Council Records.....	7
7.4	LINZ Records.....	8
7.5	Review of Historic Aerial Photographs	8
8	Site Inspection.....	9
9	HAIL Uses and Possible Types of Contaminants Associated with Past Use	14
10	Basis for Soil Guideline Values (SGV)	15
10.1	Activity Description	15
10.2	Zoning.....	15
10.3	Soil Guideline Values.....	15
11	Site Characterisation and Conclusion	16
12	Planning Status.....	16
13	Limitations.....	16

APPENDICES

A	Historic Certificates of Title
B	Historic Aerial Photographs
C	LLUR Statement
D	Site Inspection & Risk Area Plan

1 Executive Summary

The subject site involves three lots between Levi Road and Lincoln Rolleston Road 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 (NЕСS) 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.

This investigation has determined the subject site has had a general pastoral use until 1994 when Lot 1 and Lot 2 DP 67190 were developed for rural residential use. Lot 2 DP 322710 was developed for use as a horse-racing stable and rural residential use from 2006. Two risk areas have been identified on Lot 1 DP 67190. A possible burn area was noted on the western paddock on the 2012 aerials and another burn area was noted on the 2019 aerial. The newer burn area was confirmed to be a waste/burn pile during the site inspection. These pose a risk of contamination by heavy metals. The locations of the risk areas are shown on the Site Inspection & Risk Area Plan in **Appendix D**. 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.

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..

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
- Preparation of report in accordance with MfE guidelines

4 Site Identification

The site lies between Levi Road and Lincoln Rolleston Road in Rolleston as shown on the plan in **Figure 1** below. The site consists of three rural residential lots and has a total area of 36.0910Ha. The street addresses, legal descriptions and areas of the lots included in the site are:

Street Address	Legal Description	Area (Ha)
131 & 139 Levi Rd	Lot 2 DP 322710	28.0900
294 Lincoln Rolleston Rd	Lot 1 DP 67190	4.0000
274 Lincoln Rolleston Rd	Lot 2 DP 67190	4.0010
	Total Area	36.0910

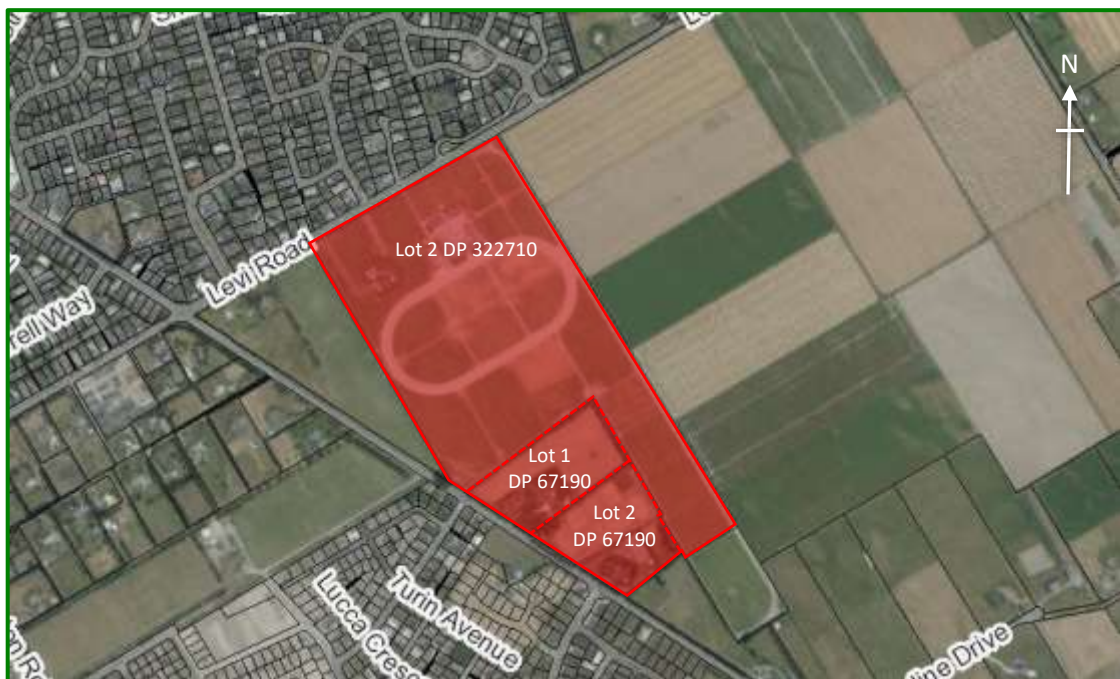
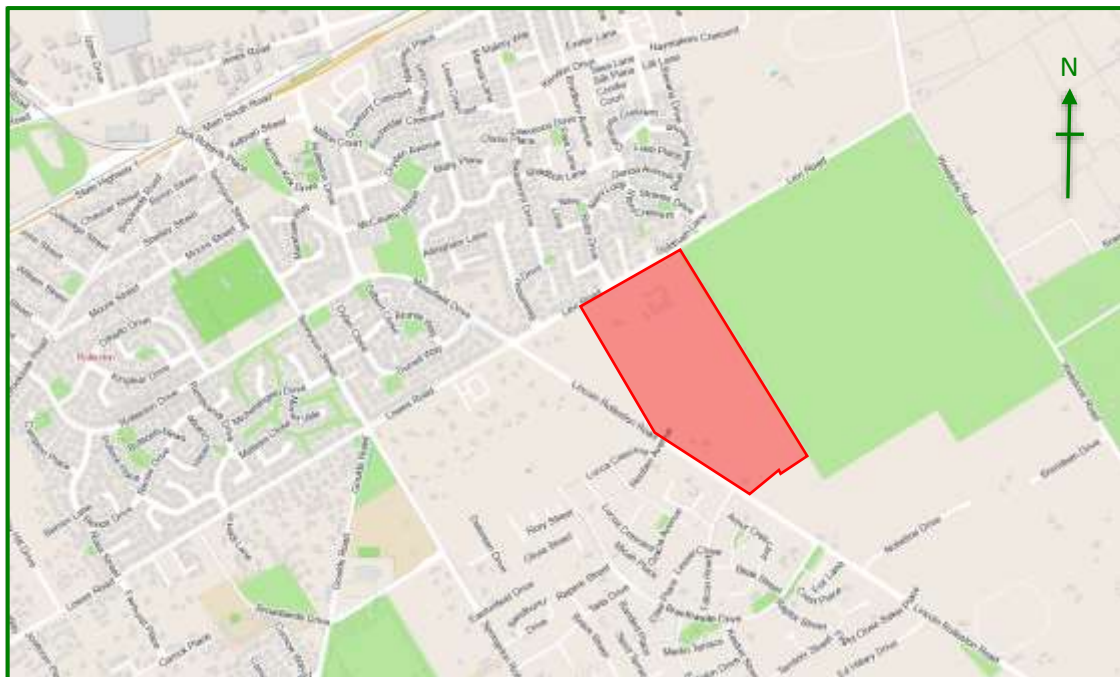


Figure 1 – Location Plan

5 Site Description and Surrounding Environment

The subject site is mainly flat rural and rural residential land. Lots 1 and 2 DP 67190 are typical rural residential lots with a dwelling, garage and associated sheds on each lot. Lot 2 DP 322710 has a homestead area with a dwelling at the 139 Levi Road corner of the lot. The rest of the lot is used by a horse-racing stable. There are stable buildings, a staff dwelling and other farm buildings along with paddocks and a training track. The subject site is defined by existing hedges and fences. It is bounded by residential lots to the north and south, to the west and south-east are rural residential lots, to the east is rural land. Rolleston town centre lies approximately 1km to the west.

6 Geology and Hydrology

The ECan GIS describes the soils as a combination of Templeton deep silty loam and Templeton moderately deep silty loam. Soil trace elements are 'Regional, Recent'. Wells in the area indicate that topsoils are underlain by layers of sandy gravels, claybound gravels and gravel.

The site lies over the unconfined/semi-confined gravel aquifer system. Ground water levels recorded on nearby bore logs are between 9.30m and 15.30m deep. The direction of ground water flow is generally in a south-easterly direction. The nearest downgradient well is an irrigation well approximately 24m south 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:

Combined ownership

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

Lot 2 DP 322710

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 2002 - Mark Purdon and Vicki Lynnette Purdon
Dec 2011 - Mark Purdon
Jul 2014 - Mark Purdon and Natalie Clair Rasmussen

Lot 1 DP 67190

Oct 1963 - George Morris, horse trainer and Merie Emilie Morris, his wife

Sep 1994 - Alexander Graham Dunlop, farmer and Adrienne Elizabeth Dunlop, his wife
May 1995 - Stephen Roger Chapman, company manager and Nicola Mary Chapman, his wife

Lot 2 DP 67190

Oct 1963 - George Morris, horse trainer and Merie Emilie Morris, his wife
Sep 1994 - Alexander Graham Dunlop, farmer and Adrienne Elizabeth Dunlop, his wife
May 1995 - Kevin John Morland, clerk and Wilhemina Annechiena Gezenia Morland, married woman
Apr 2000 - Alexander James Cook and Pamela Cook
Jan 2008 - Sharon Linda Jones and Canterbury Trustees Ltd
Oct 2016 - Sharon Linda Jones and Emma Grace Louise Jones
Apr 2019 - 2 Degrees Real Estate 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

Selwyn District Council provided the following list of building consents that apply to the subject site:

Lot 2 DP 322710

Jan 2013 - Earthquake Repairs
Mar 2008 - Erect a 9 Bay `L-shaped` Farm Building (Stables)
Oct 2007 - Relocated 2 Bedroom Domestic Dwelling
Jul 2007 - Erect a 4 Bedroom Domestic Dwelling
Mar 2007 - Erect a Horse Stable Building with wash down areas and tearoom, laundry with upstairs viewing room and office.
Nov 2006 - Erect a 6-bay Farm Building
Nov 2006 - Erect a Farm Building

Lot 1 DP 67190

Jul 2005 - Erect a 2 Bedroom Domestic Dwelling
Jul 2005 - Erect a Domestic Garage
Jul 2005 - Erect a Domestic Garage/Workshop
Dec 1994 - Erect a Dwelling

Lot 2 DP 67190

Jun 2002 - Erect a Greenhouse
Feb 2001 - Erect a Garage
Jun 2000 - Erect a Greenhouse
Nov 1994 - Erect a Dwelling

As all the consents are modern the full property files were not fully reviewed. The details of building consent 'BC071978 - Relocated 2-bedroom dwelling' were reviewed. This did not involve re-use of an older dwelling. The cottage was built off-site for the purpose of relocation onto 131/139 Levi Road.

7.3 Regional Council Records

Part of the subject site is listed on the ECan Listed Land Use Register Statement, however, it 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'.

No nearby sites are listed.

Five nearby Preliminary Site Investigations are summarised in the LLUR statement. None of those investigations identified 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 is an active resource consent for Lot 2 DP 322710 of the subject site to discharge domestic sewage tank effluent into ground. There are active resource consents for adjacent land to discharge stormwater and to take groundwater for irrigation.

7.4 LINZ Records

The LINZ Orchard layer does not show the subject site or any adjacent sites 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 in pasture. There are no buildings or structures on the subject site. The surrounding area is mainly similar pasture farmland. There is a dwelling beyond the subject site to the north-west. There is a dwelling and farm sheds approximately 330m south-east of the subject site. A third dwelling is present approximately 390m south-west of the subject site.
- A photo from **1961** is sourced from ECan's GIS and shows no significant changes to the subject site or surrounding area.
- A photo from **1974** is sourced from ECan's GIS and shows a training track is present on one of the paddocks of the subject site. There are no significant changes to 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 dwellings and sheds have been built on Lot 1 and Lot 2 DP 67190. Part of Lot 2 DP 322710 is divided into strips suggesting a possible horticultural use. Two dwellings have been added beyond the subject site to the west. Dwellings have also been built beyond the subject site to the south-west, across Lincoln Rolleston Road.
- A photo from **2000** is sourced from ECan's GIS and shows a greenhouse has been built on Lot 2 DP 67190. Landscaping of the curtilage area on Lot 1 DP 67190 is in progress with some bare earth areas for garden beds and tree planting. The training track that crossed Lot 1 and Lot 2 DP 67190 is now barely visible suggesting it is disused. The possible horticultural activities noted on the previous aerial have ceased and Lot 2 DP 322710 is now in pasture.

- A photo from **2004** is sourced from ECan's GIS and shows a second greenhouse has been built on Lot 2 DP 67190. There are areas of bare earth or possible stockpiles on Lot 1 DP 67190 to the west of the dwelling. Further rural residential development has occurred beyond the subject site to the north and west.
- A photo from **2012** is sourced from ECan's GIS and shows the following changes:
 - Lot 2 DP 67190 - the greenhouses have been removed.
 - Lot 2 DP 322710 - a dwelling, stables, associated buildings and a horse training track have been added.
 - Lot 1 DP 67190: A second dwelling with adjacent garage has been built to the west of the existing dwelling. The previously noted bare earth/stockpiles in this area have gone. A garage/shed has been built to the south of the existing dwelling. A potential burn area is present in the middle of the paddock to the north-west of the dwellings. Items, possibly firewood, are being stored on the south-west corner of this paddock. A possible stockpile of soil is present on the western end of the north-west boundary of this paddock. A vegetable garden has been added to the north-east of the existing dwelling.
 - Residential development is occurring beyond the subject site to the north-west.
- The most recent aerial photo reviewed, dated **2019**, sourced from ECan's GIS shows no significant changes to Lot 2 DP 322710 or Lot 2 DP 67190. The previously noted potential burn area on Lot 1 DP 67190 is no longer visible. A new potential burn area is present on the paddock to the north-east of the dwellings. The items stored on the western paddock have been removed. Significant residential development has occurred beyond the subject site to the north. More residential development is underway beyond the subject site to the south.

8 Site Inspection

A site inspection was undertaken on the 25th January 2021. As all the properties are still in use and development is not likely to occur for a period of time it is recommended that further site inspections are completed as each stage of the plan change area is developed. Updated PSI and DSI reports can then be produced as required.

294 Lincoln Rolleston Road was inspected in detail to characterise the potential sources of contamination noted on aerial photographs. A Site Inspection Plan of 294 Lincoln Rolleston Road is included in **Appendix D**. No likely sources of contamination have been identified for the other lots on the subject site by the desktop part of this investigation. Access to the other lots was more limited, despite prior notice. The stable yard on 131 Levi Road was accessed but is a working racing stables and at the time of the visit no-one was available to confirm that access further onto the property was safe or permitted. No burn or waste piles were noted on the paddocks at the front of the property. The buildings around the stable yard were modern. The yard had a clean appearance. 139 Levi Road could not be accessed as the electronic gate was locked and no-one responded to the bell.

294 Lincoln Rolleston Road

The buildings toward the front of the site and to the north of the driveway are the weatherboard cottage and domestic garage constructed in 2005. At the end of the driveway is a brick dwelling that was constructed in 1994. To the south of the driveway is a 'Versatile' style 4-door garage. This appears to be the 'garage/workshop' constructed in 2005. There was no evidence of asbestos containing materials on the exterior of any of the buildings. The garage/workshop has

a concrete floor and does not appear to have a commercial use. There was no staining of the gravel driveway or the concrete apron at the front of the garage/workshop.



Photo 1 – Brick dwelling with metal roof tiles



Photo 2 – Garage/workshop with concrete floor

To the rear of the dwelling curtilage area is a vegetable garden with some small sheds and a container. No bulk storage or chemicals or treated timber was seen in this area or anywhere else on the property. There was a pile of natural firewood and a small quantity of treated timber being stored off the ground on shelves.



Photo 3 – Vegetable garden



Photo 4 – Small sheds



Photo 5 – Vegetable garden and refrigeration container



Photo 6 – Small quantity of treated timber, stored off the ground



Photo 7 – Firewood, bricks and some tyres stored on top of bricks

A waste/burn pile is present on the paddock north-east of the dwelling. The pile currently includes a combination of green waste, treated timber, polystyrene, plastic items, mattresses, cardboard and metal items. Although no charred items or ash were seen, it was not possible to view the underlying soils to assess whether any waste had previously been burnt.



Photo 8 – Waste/burn pile

Tarpaulins that appear to have previously contained hay/fodder are present next to the fence between the western and northern paddocks.



Photo 9 – Tarpaulins with sheep droppings and remains of feed

A low stockpile of sandy soil is present towards the western end of the north-west boundary. No demolition debris or waste items were visible on the surface of the pile.



Photo 10 – Stockpile of sandy soil

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

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

The subject site has been used for pastoral activities until 1994 when parts of the site were developed for residential use. The normal use of fertilisers and pastoral weed controls associated with pastoral use is unlikely to have caused soil contamination that would pose a risk to human health. It is considered unlikely that persistent agrichemicals or fuels were used or stored on the site in any significant volume now or in the past.

Possible horticultural activities were noted on the 1995 aerial photograph but gone by the 2000 aerial. The surrounding area isn't known for market gardening activities therefore it is considered most likely that this was a fodder crop or similar rather than intensive horticultural activities. Also, given the modern era of the activity it is unlikely that any persistent pesticides of concern would have been used. Therefore, it is considered highly unlikely that this potential horticultural activity would pose a risk to human health and HAIL A10 is not considered to apply.

G – Cemeteries and waste recycling, treatment and disposal

5. Waste disposal to land

A waste/burn pile was noted during the site inspection of 294 Lincoln Rolleston Road (Lot 1 DP 67190). The pile included waste items such as plastic, metal and furniture. No asbestos containing materials were visible. Another potential burn area was noted on Lot 1 DP 67190 on

the 2012 aerial but not visible on the 2019 aerial and not visible during the site inspection. Contaminants of concern include heavy metals.

A stockpile of sandy soil is present on the western corner of Lot 1 DP 67190. No evidence of demolition debris or waste items were seen in this stockpile during the site inspection. It is considered likely that this is surplus material from the excavation of building foundations or landscaping works on the lot and is therefore unlikely to pose a risk to human health.

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

There is no evidence of any buildings or structures being present on the subject site prior to 1994. It is considered highly unlikely that soil contamination from lead-based paint products or asbestos containing materials exists on the subject site in sufficient quantities that would pose a risk to human health.

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
- Future 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

This investigation has determined the subject site has had a general pastoral use until 1994 when Lot 1 and Lot 2 DP 67190 were developed for rural residential use. Lot 2 DP 322710 was developed for use as a horse-racing stable and rural residential use from 2006. Two risk areas have been identified on Lot 1 DP 67190. A possible burn area was noted on the western paddock on the 2012 aerials and another burn area was noted on the 2019 aerial. The newer burn area was confirmed to be a waste/burn pile during the site inspection. These pose a risk of contamination by heavy metals. The locations of the risk areas are shown on the Site Inspection & Risk Area Plan in **Appendix D**. 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 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.

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.

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.

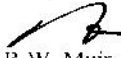
Appendix A – Historic Certificates of Title



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier

Land Registration District
Date Issued

90577
Canterbury
09 May 2005

Cancelled

Prior References

CB3C/219

Estate	Fee Simple
Area	28.0900 hectares more or less
Legal Description	Lot 2 Deposited Plan 322710

Original Proprietors

Mark Purdon and Vicki Lynnette Purdon

Interests

5729095.2 Mortgage to Bank of New Zealand - 15.9.2003 at 9:00 am

7569723.1 Variation of Mortgage 5729095.2 - 9.10.2007 at 9:00 am

7884822.1 Transfer to Mark Purdon (1/2 share) and Vicki Lynnette Purdon (1/2 share) - 22.7.2008 at 11:29 am

8389252.1 Discharge of Mortgage 5729095.2 - 21.1.2010 at 12:26 pm

8389252.5 CT 463353 issued - 21.1.2010 at 12:26 pm.

CANCELLED

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

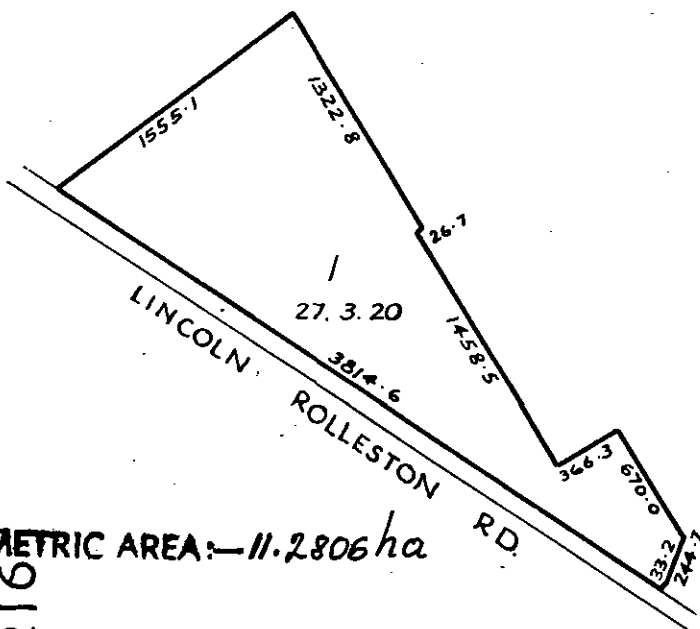
Mortgage A124464/2 to ASB Bank Limited -
20.7.1994 at 10.35am
[Signature]
for A.L.R.

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

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

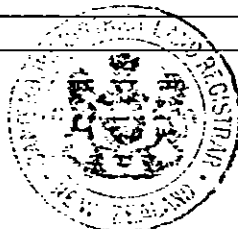
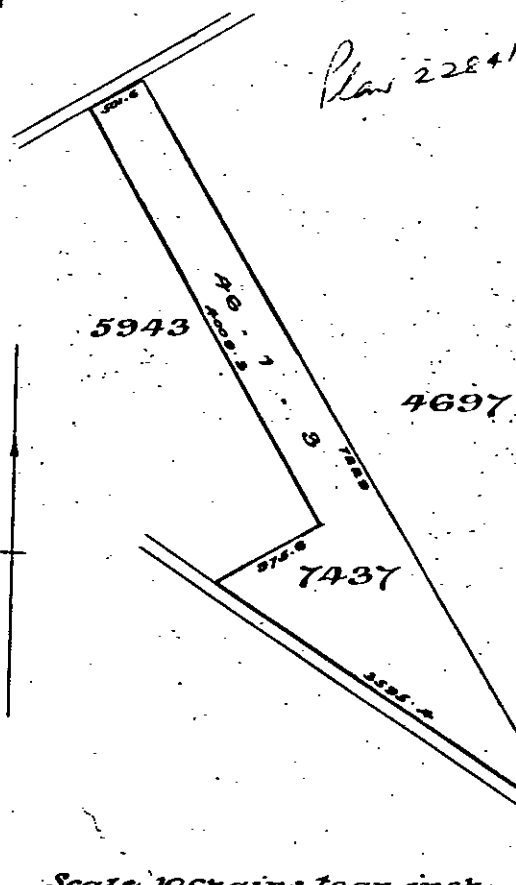


Image Quality due to Condition of Original



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 former

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 Lenton 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 Lenton Ragg to The State Advances Corporation.

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

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

Transfer 172522 produced 22 July 1926 at 2.25 pm Joseph Lenton 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 Lottwell.

DISCHARGED.
Transmission of Mortgage 190491 to Henry Lottwell entered 17/1/1941.

Transfer 219221 of Mortgage 190491 produced 6 July 1937 at 11.41 pm Henry Lottwell to Henry Lottwell and the said Henry Lottwell.

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 1937 at 2.38 pm.

459908 Mortgage 190491 to Reginald Henry Butterick to Mary Butterick produced 6 June 1937 at 2.38 pm.

Transfer 541858 Reginald Henry Butterick to John Henry Butterick of Weedons Farmer produced 21/12/1960 at 1.46 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.

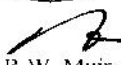
Cancelled
Duplicate Destroyed.





**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

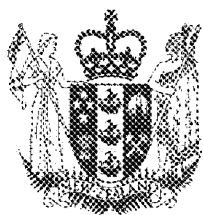
9776431.1 Discharge of Mortgage 8903911.4 - 24.7.2014 at 10:11 am

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

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



Ranman
Assistant Land Registrar

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

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

Ranman
A.L.R.

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

Ranman
A.L.R.

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

Ranman
A.L.R.

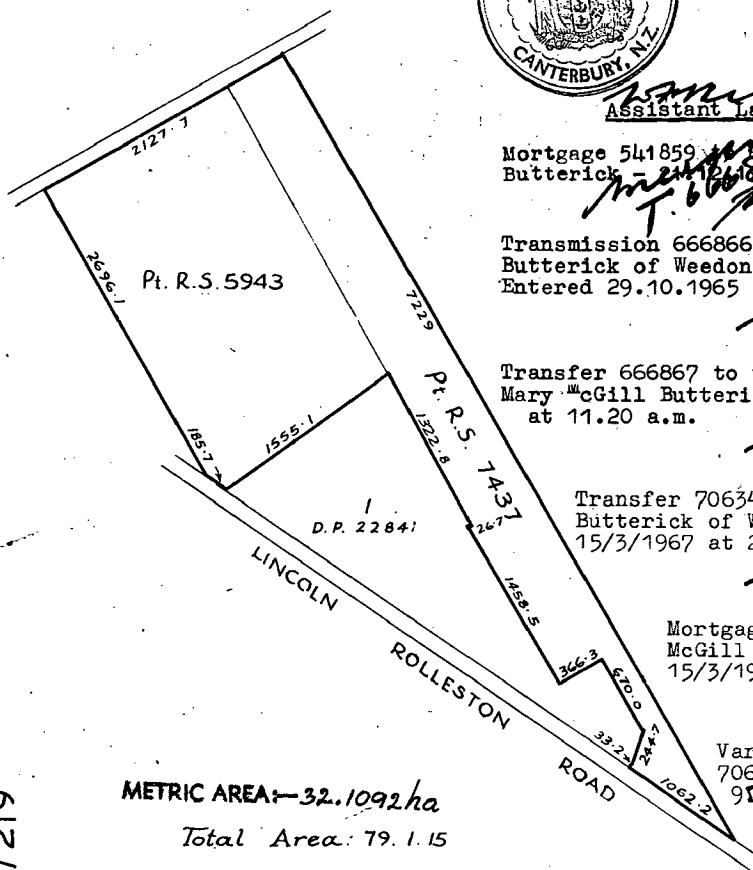
Mortgage 706348 to McGill Butterick - 15/3/1967 at 1.13p.m.
DISCHARGED 15/3/1967
Ranman
A.L.R.

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

Ranman
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

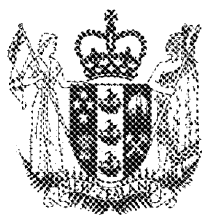
Transfer 773386 to Brendean Farm
Limited at Christchurch - 15/8/1969
at 11.45 a.m.

[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.



**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/869
Land Registration District Canterbury
Date Issued 29 September 1994

Prior References

CB3C/216

Estate	Fee Simple
Area	4.0000 hectares more or less
Legal Description	Lot 1 Deposited Plan 67190

Original Registered Owners

Stephen Roger Chapman and Nicola Mary Chapman

Interests

Land Covenant in Transfer A172055.1 - 10.5.1995 at 10:05 am
A448281.2 Mortgage to Mortgage Holding Trust Company Limited - 2.3.2000 at 1:40 pm
7655529.1 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.12.2007 at 9:00 am
8630923.1 Discharge of Mortgage A448281.2 - 9.11.2010 at 11:40 am
8630923.2 Mortgage to ANZ National Bank Limited - 9.11.2010 at 11:40 am
9024953.1 Transfer to Stephen Roger Chapman and Nicola Mary Chapman - 19.4.2012 at 9:30 am
9024953.2 Variation of Mortgage 8630923.2 - 19.4.2012 at 9:30 am

References

Prior C/T 3C/216

Transfer No.

N/C. Order No. A136810/ 2

Land and Deeds 69



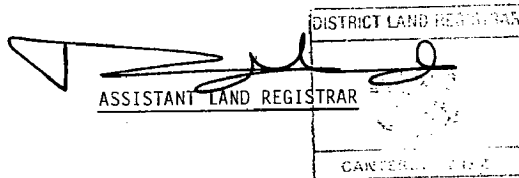
REGISTER

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 4.0000 hectares or thereabouts being Lot 1 Deposited Plan 67190 ---



Subject to:

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

A.L.R.

Transfer A172055/1 to Alexander Graham Dunlop of Springston, Farmer and Adrienne Elizabeth Dunlop his wife (Land Covenant) - 10.5.1995 at 10.05am

for A.L.R.

Transfer A172056/2 to Stephen Roger Chapman of Christchurch, Company Manager and Nicola Mary Chapman his wife - 10.5.1995 at 10.05am

for A.L.R.

Mortgage A172056/3 to ~~DISCHARGED~~ Dundrywide Banking Corporation Limited - 10.5.1995 at 10.05am

for A.L.R.

Mortgage A247420/2 to ~~DISCHARGED~~ Bank New Zealand Limited - 11.3.1996 at 1.57pm

for A.L.R.

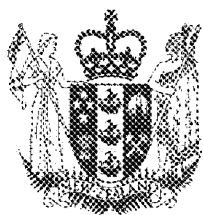
A448281.2 Mortgage to Mortgage Holding Trust Company Limited - 2.3.2000 at 1.40

for RGL

No. 39B/869


No. 39B/869

[illegible]



**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/870
Land Registration District Canterbury
Date Issued 29 September 1994

Prior References

CB3C/216

Estate	Fee Simple
Area	4.0010 hectares more or less
Legal Description	Lot 2 Deposited Plan 67190

Original Registered Owners

Alexander James Cook and Pamela Cook

Interests

Land Covenant in Transfer A172055.1 - 10.5.1995 at 10:05 am
A456046.1 Mortgage to Westpac Banking Corporation - 1.5.2000 at 9:50 am
6365510.1 Variation of Mortgage A456046.1 - 4.4.2005 at 9:00 am
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage A456046.1 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am
7688135.1 Discharge of Mortgage A456046.1 - 28.1.2008 at 10:45 am
7688135.2 Transfer to Sharon Linda Jones and Canterbury Trustees (2006) Limited - 28.1.2008 at 10:45 am
7688135.3 Mortgage to Bank of New Zealand - 28.1.2008 at 10:45 am
10583306.1 Transfer to Sharon Linda Jones and Emma Grace Louise Jones - 26.10.2016 at 11:29 am
11392588.1 Discharge of Mortgage 7688135.3 - 2.4.2019 at 9:28 am
11392588.2 Transfer to 2 Degrees Real Estate Limited - 2.4.2019 at 9:28 am
11392588.3 Mortgage to Bank of New Zealand - 2.4.2019 at 9:28 am

References

Prior C/T 3C/216

Transfer No.

N/C. Order No. A136810/ 3

Land and Deeds 69



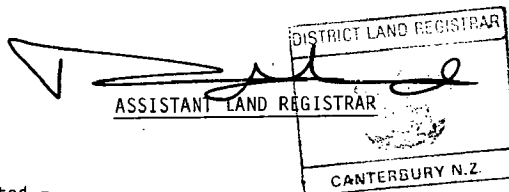
REGISTER

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 4.0010 hectares or thereabouts being Lot 2 Deposited Plan 67190 ---



Subject to:

Mortgage A124464/2 to James Bank Limited - 20.7.1994 at 10.36am

Transfer A172055/1 to Alexander Graham Dunlop of Springston, Farmer and Adrienne Elizabeth Dunlop his wife (Land Covenant) - 10.5.1995 at 10.05am

Transfer A172055/3 to Kevin John Morland, Clerk and Wilhelmina Annechiena Gezieta Morland, Married Woman, both of Christchurch - 10.5.1995 at 10.05am

Mortgage A172055/4 to Westpac Banking Corporation - 10.5.1995 at 10.05am

Variation of Mortgage A172055/4 - 22.2.1996 at 9.30am

A452752.2 Transfer to Alexander James Cook and Pamela Cook - 4.4.2000 at 11.20

A456046.1 Mortgage to Westpac Banking Corporation - 1.5.2000 at 9.50

No. 39B/870

No. 39B/870

DISCHARGED

Approved: *W. D. Marshall*
W. D. Marshall
 REGISTERED PROFESSIONAL
 Surveyor
 Approved for record to be made of the
 Survey of the Selwyn District Council is
 made in the presence of
W. D. Marshall
 District Registrar

THE SELWYN
DISTRICT COUNCIL

Total Area 11:2830ha
 Comprised in CL3C/216

I, William Paul Marshall, of CHRISTCHURCH
 Registered Surveyor and holder of an annual practicing certificate for who
 may act as a registered surveyor pursuant to section 22 of the Survey Act
 1980, do hereby certify that the above is a true and correct copy of the
 original survey plan as deposited with me and that the same has been
 approved by me in accordance with the Survey Regulations 1972 or any
 other regulations in force at the time of the survey.

Dated 20th September 1994
 at Christchurch
 Signature *W. P. Marshall*
 or 20th September 1994

Full Name: *W. P. Marshall*
 Residential Address: *2274, 6500, 6705*
 Christchurch 8001
 Telephone: *03 363 1000*
 Email: *W. P. Marshall*
 Assigned as to Survey
 9/9/94
 Acting Chief Surveyor
 Deposited this 27th day of September 1994
 Asst District Land Registrar

File
 Received 11: 9. 94
 DP67190

Condition of 1st N/A 1380/1
 New Title Issued
 Lot 1-30/889
 Lot 2-30/889
 Lot 3-30/889

PT. RS 5943
 A 10282

PT. R. S.
 A 10282

7 4 3 7

1 4-0000ha

2 4-0000ha

3 3-2820ha

4 3-2820ha

5 3-2820ha

6 3-2820ha

7 3-2820ha

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99 3-2820ha

100 3-2820ha

LAND DISTRICT CANTERBURY
 SURVEY BLK. & DIST. III LEESTON
 NZMS 261 SHT M36 RECORD MAP No 10000/31

LOTS 1-3 BEING SUBDIVISION
 OF LOT 1 DP 22841

Scale 1:2500 Date Aug. 1994

TERRITORIAL AUTHORITY SELWYN DISTRICT
 Surveyed by MILES FOWLER & FEAR 09/94

NEW ZEALAND.

[Form B.]



Register-book,

Vol. 232, folio 94

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

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

This Certificate, dated the eighth 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 Canterbury, 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 Sixty Acres Three Nares and

Twenty Two Perches more or less situated in Block III of
the Section Survey District being Rural Section 5943



E. E. Smith
District Land Registrar

Outstanding Mortgage Reg. No. 100681
Borrowed by George Kidd Ashin and others to
George Kidd Ashin and others and E. E. Smith D.L.R.
21.12.1925

Transmission 6998 to Robert John Wallace of
Lincoln Farmer and Charles Leslie Christie
of Christchurch Farm Labourer 22.12.1925

Transfer 92453 produced 6 December
1911 at 2.51 pm Robert John Wallace and
Charles Leslie Christie to George
Kidd Ashin of Rolleston Farmer 22.12.1925

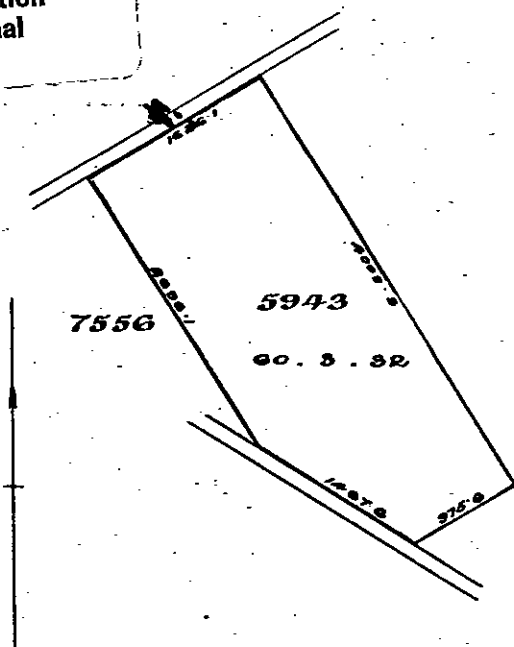
Mortgage 83704 produced 6 December
1911 at 2.51 pm George Kidd Ashin to
William Albert Clayton Clarkson
15.12.1926 D.L.R.

Mortgage 83705 produced 6 December
1911 at 2.51 pm George Kidd Ashin to
William Thomas Wallace 15.12.1926

Transfer 115595 produced 11
October 1917 at 11.45 am George
Kidd Ashin to Joseph Lawton
Ragg of Rolleston Farmer 15.12.1926

Done at Christchurch

Image Quality due
to Condition
of Original



Scale, 10 Chains to an inch.

232/94

232/94
Transmission 11572 of Mortgage 83704 to Sarah Emily Clarkson and **DISCHARGED** **Waller** Executors of the will of William Albert Patton. Clarkson deceased entered 19 August 1918 at 2:25 pm. J. F. Thayer A.R.

Transfer 115403 of Mortgage 83704 produced 19 August 1918 at 2:45 pm. **DISCHARGED** Sarah Emily Clarkson and Ernest Webster Waller to the said Sarah Emily Clarkson. J. F. Thayer A.R.

Variation of terms of Mortgage 83705 produced 14 May 1921 at 11:25 am. **DISCHARGED** J. F. Thayer A.R.

Mortgage 12287 produced 6 August 1922 at 2:15 pm. Joseph Lawton Ragg to the New Zealand Land Mortgage Association of Canterbury Limited. **DISCHARGED** J. F. Thayer A.R.

Extension of Mortgage 83705 produced 13 March 1924 at 2:20 pm. **DISCHARGED** J. F. Thayer A.R.

Extension of Mortgage 83705 produced 27 February 1924 at 11:45 am with consent of Mortgages under Mortgage 133087. **DISCHARGED** J. F. Thayer A.R.

Variation of the terms of Mortgage 83704 with consent of Mortgages under Mortgages 83705 and 133087 produced 20 May 1925 at 10:30 am. **DISCHARGED** J. F. Thayer A.R.

Mortgage 148822 produced 12 February 1926 at 2:45 pm. Joseph Lawton Ragg to the State Advances Superintendent. **DISCHARGED** J. F. Thayer A.R.

Mortgage 145823 produced 15 February 1926 at 2:45 pm. Joseph Lawton Ragg to William Thomas Wallace. **DISCHARGED** J. F. Thayer A.R.

Mortgage 148822 produced 15 February 1926 at 2:45 pm. Joseph Lawton Ragg to the New Zealand Land Mortgage Association of Canterbury Limited. **DISCHARGED** J. F. Thayer A.R.

Transfer 172544 produced 22 July 1926 at 2:55 pm. Joseph Lawton Ragg to Douglas Edward Taylor of Wadons farmer. J. F. Thayer A.R.

Transfer 192962 produced 25 January 1931 at 2:20 pm. Douglas Edward Taylor to George Taylor of Wadons farmer. J. F. Thayer A.R.

Mortgage 1901191 produced 18 December 1935 at 2:56 pm. George Taylor to Edward **DISCHARGED** and Henry Cotterill. 21-3-1941. J. F. Thayer A.R.

Transmission 2873 of Mortgage 1901191 to Henry Cotterill, entered 16 July 1937 at 12:40 pm. J. F. Thayer A.R.

Transfer 1901191 of Mortgage 1901191 produced 6 July 1937 at 12:40 pm. Henry Cotterill to Edward Cotterill and the said Henry Cotterill. J. F. Thayer A.R.

Transfer 238769 produced 21 March 1941 at 12:30 pm. George Taylor to William Albert Taylor of Rolleston Farmer. J. F. Thayer A.R.

Mortgage 208367 produced 21 March 1941 at 2:50 pm. William Albert Taylor to George Taylor. **DISCHARGED** J. F. Thayer A.R.

Transfer 459907 Transfer William Albert Taylor to Reginald Henry Buttitch of Wadons Farmer produced 6 June 1957 at 2:58 pm. J. F. Thayer A.R.

Transfer 459908 Mortgage Reginald Henry Buttitch to Mary Mc Gill Buttitch produced 6 June 1957 at 2:58 pm. **DISCHARGED** J. F. Thayer A.R.

Transfer 541858 Reginald Henry Buttitch to John Henry Buttitch of Wadons Farmer produced 21/12/1960 at 1:46 p.m. J. F. Thayer A.R.

CERTIFICATE OF TITLE Mortgage 541859 John Henry Buttitch to Reginald Henry Buttitch produced 21/12/1960 at 1:48 p.m. J. F. Thayer A.R.

22841 DEPOSITED 15.7.1963. Transmission 605607 of Mortgage 541859 to Mary McGill Buttitch as Beneficiary Entered 30/7/1963 at 11:20 am. J. F. Thayer A.R.

Transfer 611961 of Mortgage 541859 to the above named Mary McGill Buttitch - 31.10.1963 at 10:59 am. J. F. Thayer A.R.

Discharge of Mortgage 541859 as to Lot 1 D.P. 22841 31.10.1963 at 10:59 am. J. F. Thayer A.R.

Transfer 611962 of Lot 1 D.P. 22841 to Raymond George Morris and Marie Emilie Morris 31.10.1963 at 10:59 am. J. F. Thayer A.R.

Cancelled and new C.T. 30/219 issued See N.C.O. 611964 - 31.10.1963 at. J. F. Thayer A.R.

Cancelled Duplicate Destroyed.

232/94



Appendix B – Historic Aerials

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Scale: 1:6,000 @A4

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



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Scale: 1:6,000 @A4

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



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Scale: 1:6,000 @A4

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



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Scale: 1:6,000 @A4

Map Created by MEL on 2/09/2020 at 2:34 PM



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Scale: 1:6,000 @A4

Map Created by MEL on 2/09/2020 at 2:34 PM



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Scale: 1:6,000 @A4

Map Created by MEL on 2/09/2020 at 2:35 PM



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Scale: 1:6,000 @A4

Map Created by MEL on 2/09/2020 at 2:35 PM



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Scale: 1:6,000 @A4

Map Created by MEL on 2/09/2020 at 2:36 PM



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Scale: 1:6,000 @A4

Map Created by MEL on 2/09/2020 at 2:36 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.



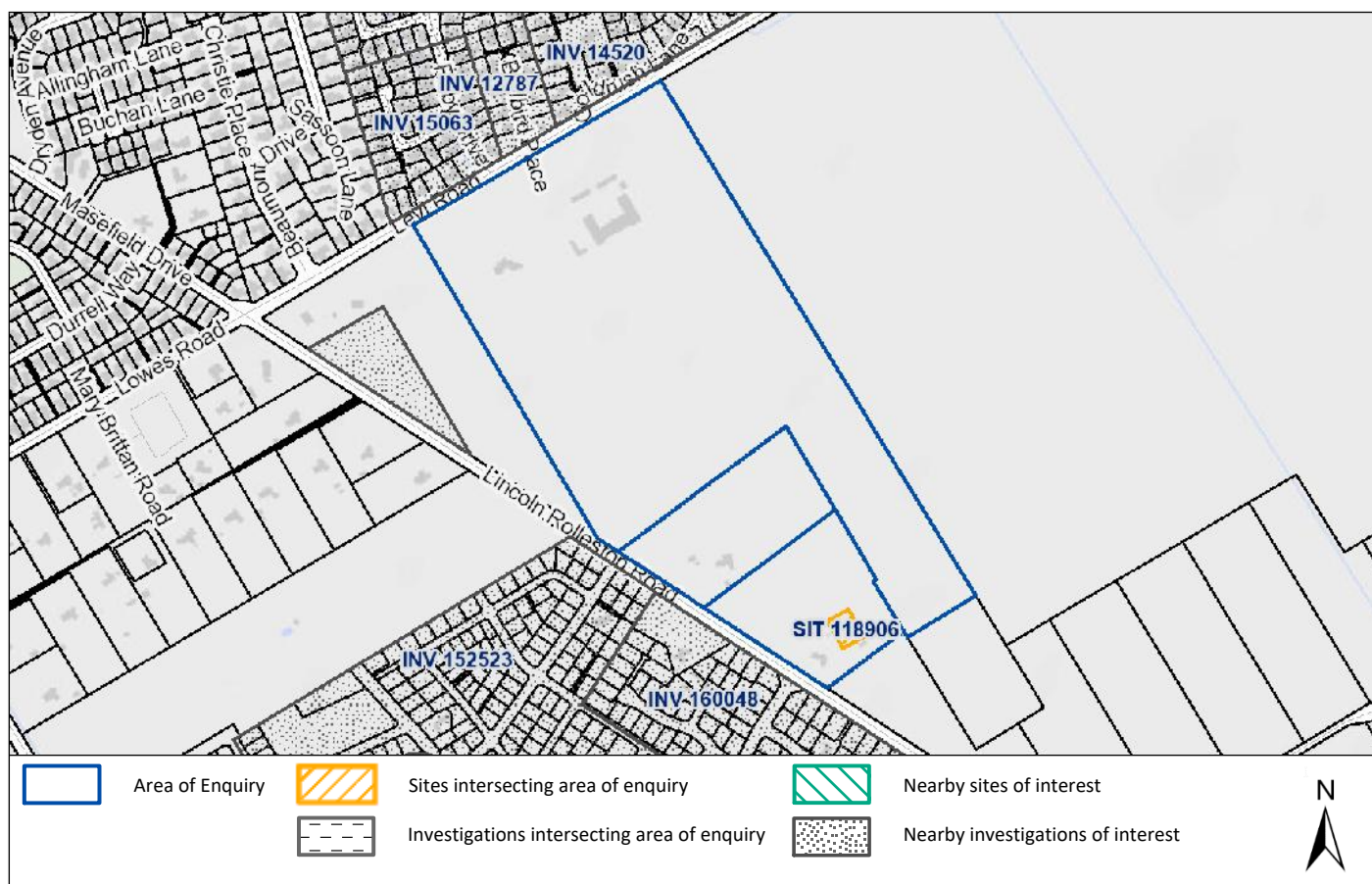
Customer Services
P. 03 353 9007 or 0800 324 636

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 1 DP 67190	Valuation No(s): 2405509800
	Lot 2 DP 67190	Valuation No(s): 2405509700
	Lot 2 DP 322710	Valuation No(s): 2405506501



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 (Intersects 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

1 Jan 2011	INV 12787: Desk-Based Ground Contamination Assessment Plan Change 7 Area (Preliminary Site Investigation) Tonkin and Taylor Ltd
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Summary of investigation(s):

Selwyn District Council requested a desk-based study of sites of potential contamination within the Plan Change 7 area. Plan Change 7 is located around the towns of Rolleston and Lincoln and proposed to rezone these areas for standard residential land use on 58 existing 'Living Z' and Deferred Living Z' land parcels in 2011. Environment Canterbury and Selwyn District Council records were reviewed along with historical aerial photographs and certificates of title. Site walkovers were also conducted. Potential sources of contamination were identified in several areas and these have been assigned a site number on the Listed Land Use Register. The majority of the areas investigated were found to be in pasture for most of their recent history.

23 Nov 2012	INV 14520: GW Rolleston Ltd - Preliminary Site Investigation Report - 116 Levi Road, Rolleston (Detailed Site Investigation) Spiire
--------------------	---

Summary of investigation(s):

A Preliminary Site Investigation was made at 116 Levi Road, Rolleston (Lot 1 DP 68746) to investigate potential sources of contamination. The property has subsequently been developed from agricultural land to a residential subdivision.

A review was made of Selwyn District Council records, Environment Canterbury records, historical aerial photographs, and certificates of title. A site inspection was also performed.

The property historically had been used for agriculture and no specific sources of contamination were identified. At the time of the investigation the site was predominantly used for raising and training race horses and contained an associated barn and training track.

The PSI was performed in accordance with Contaminated Land Management Guidelines. No Hazardous Activities and Industries List sites were identified.

18 Nov 2016	INV 152523: Preliminary and Detailed Site Investigation, Branthwaite Drive, Rolleston (Preliminary Site Investigation)
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Unknown

Summary of investigation(s):

Environment Canterbury has received a Preliminary Site Investigation report that includes all or part of the property you have selected.

A Preliminary Site Investigation seeks to identify potential sources of contamination resulting from current and historical land uses.

The preliminary site investigation may not have found any potential sources of contamination on the property you have enquired about. Where potential sources of contamination have been identified, a site identification number (e.g. SIT 1234) and land uses from the Hazardous Activities and Industries List (HAIL) will be shown on your statement.

This investigation has not been summarised.

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.

1 Feb 2013 **INV 15063: Soil Contamination Risk Stage 1 Preliminary Site Investigation - 132 Levi Road Prebbleton (Detailed Site Investigation)**
Davie Lovell Smith

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 ENQ262601.

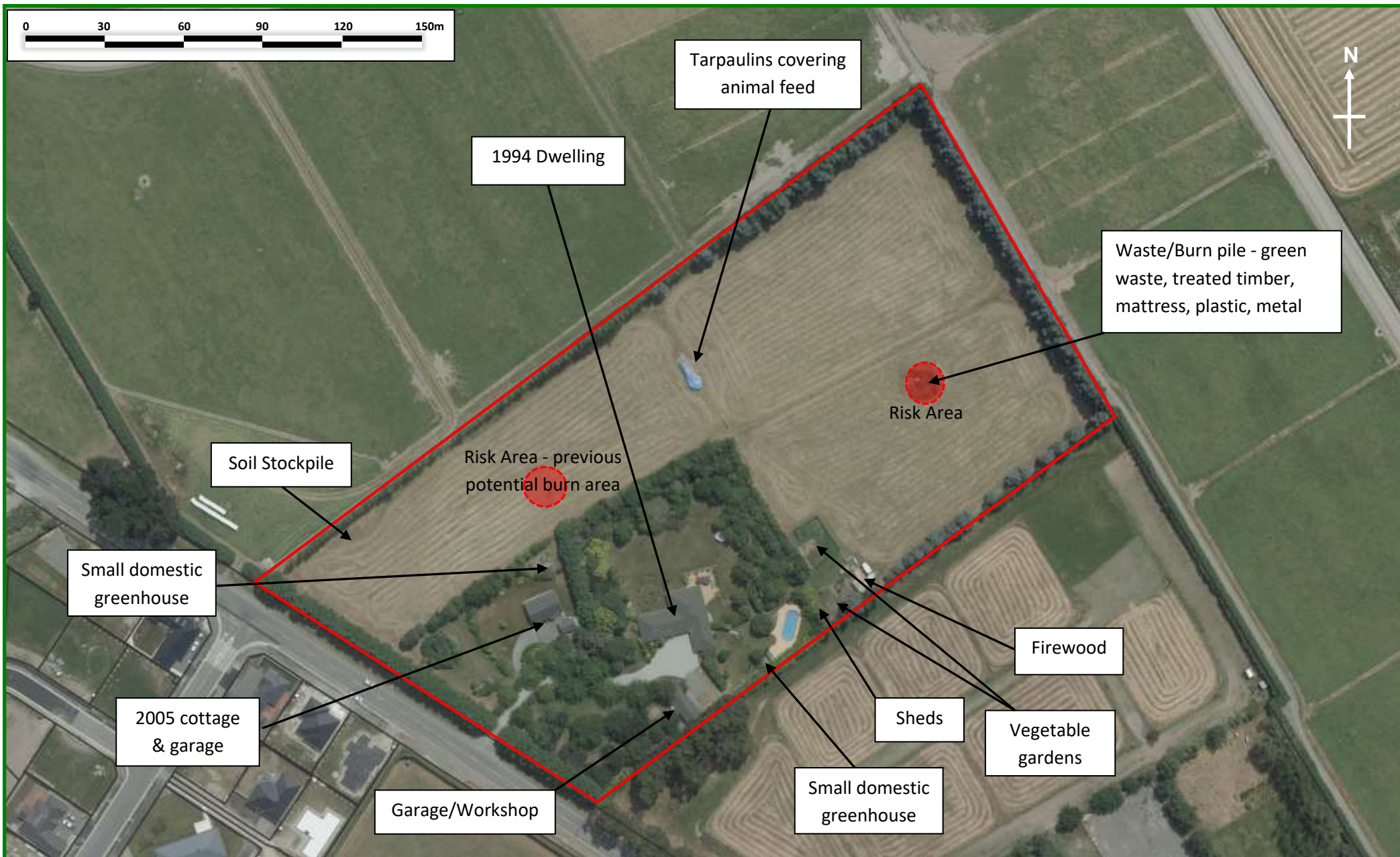
Disclaimer: *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

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

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Appendix D – Site Inspection & Risk Area Plan



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

Site Inspection & Risk Area Plan 294 Lincoln Rolleston Road, Christchurch

Scale: NTS
 Date: 25 January 2021
 Drawing No: 01487/1