



Appendix C

Preliminary Site Investigation (PSI) Report

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

***151 & 153 Lincoln Rolleston Road,
Rolleston***

December 2020



Malloch Environmental Ltd

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QUALITY CONTROL AND CERTIFICATION SHEET

Client: Yoursection Ltd

Date of issue: 10 December 2020

Report written by:

Hollie Griffith, Environmental Scientist, BEMP
(4 years contaminated land experience)

Signed:



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

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

Signed:



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1 Executive Summary

The subject of this investigation is two separate properties with the street address 151 & 153 Lincoln Rolleston Road, Rolleston, totalling more than 24ha, from herein referred to as 'the site'. The Client is applying for a plan change from Inner Plains to residential which will result in future subdivision, change of use of the land and associated soil disturbance activities. As such, an assessment under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Health) Regulations 2011 (NESCS) is required. It is also noted that Malloch Environmental Ltd is obligated to consider the requirements of Section 10 (4) of the Health and Safety at Work (Asbestos) Regulations 2016. This report details the work undertaken to assess the risks.

The investigations have determined that the site has a long-standing history associated with pastoral farming activities and was vacant of structures until subdivision and development of both 151 and 153 Lincoln Rolleston Road in the early 1990's.

Since development of the site for rural residential purposes, 151 Lincoln Rolleston Road has been used as a lifestyle property with some stock grazing on the balance of the property. There was no evidence of activities as per the Hazardous Activities and Industries List (HAIL) having occurred within 151 Lincoln Rolleston Road. As a result, this portion of the site is considered highly unlikely to pose a risk to human health and no further investigation is currently required.

The majority of the land area associated with 153 Lincoln Rolleston Road has also largely been used for stock grazing purposes since the subdivision of the site in the early 1990's, apart from an area of approximately 1.5ha used for residential and commercial purposes.

The commercial area is currently utilised for an automotive engineering business and a base for other business activities. This has resulted in a build-up of vehicles, dismantled vehicle parts, machinery and general waste. Two large pits were discovered at the site, alongside large stockpiles of fill material and varied topography across the entire yard area, indicating ongoing disposal to land. Several potential asbestos containing material (ACM) fragments were identified along the vehicle track and within the demolition rubble of a stockpile. It is unlikely the presence of asbestos is limited to the two areas identified. In conjunction with the above, there is the isolated risk posed by fuel storage in tanks and drums across the yard area. It was also noted that the L-shaped workshop only partially contained a concrete base.

There is also evidence, from the site inspection and aerial imagery, of soil disturbance activities occurring within the north western paddock. This has included introduction of fill material from other sites.

There is considered to be a potential risk to human health from the above activities that requires further investigation in the form of a Detailed Site Investigation (DSI) at subdivision stage. The recommendation for further investigation is restricted to 153 Lincoln Rolleston Road, specifically the risk area associated with the yard, and the area of introduced fill in the north western paddock, and is identified in **Figures 3 and 4 of Section 11** of this document.

It is expected that even if contamination is present, the logistical and financial costs to remediate any contamination would not be so onerous to preclude eventual residential development and use. The site does not have any significant risks that could not be worked through during the subsequent subdivision and development stages, and as such the site is considered suitable for the proposed plan change.

In terms of planning status at the time of writing, this Preliminary Site Investigation has identified evidence of HAIL activities occurring within 153 Lincoln Rolleston Road. As such, the NESCS does apply to this property. No HAIL activities were identified at 151 Lincoln Rolleston Road therefore the NESCS is not applicable to that property.

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 of this report 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:

- Obtaining and review of Environment Canterbury (ECan) data from the Listed Land Use Register (LLUR);
- Search of Land Information New Zealand (LINZ) orchard database;
- Review of relevant historical aerial photographs;
- Review of relevant historical certificate of titles (CTs);
- Review of Selwyn District Council (SDC) property files;
- Site inspection;
- Preparation of report in accordance with MfE guidelines.

4 Site Identification

The site is located across two separate properties with the street address 151 & 153 Lincoln Rolleston Road, Rolleston. 151 Lincoln Rolleston Road is legally described as Lot 1 DP 357634 and is 4ha, while 153 Lincoln Rolleston Road is legally described as Lot 1 DP 50631 BLKS III IV Leeston SD and is 20.68ha. The location of the site is displayed in **Figure 1** below.

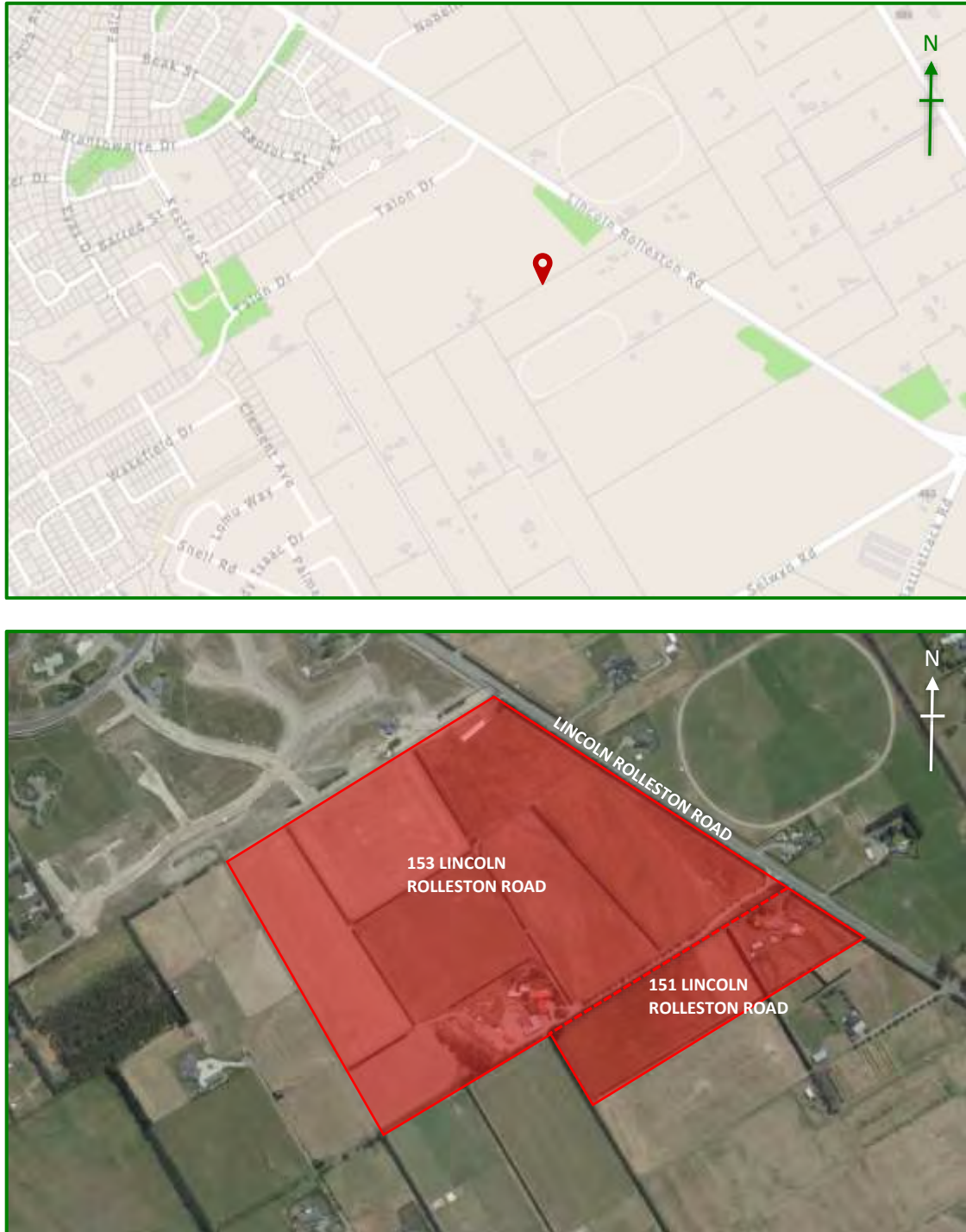


Figure 1 – Location Plan

5 Site Description and Surrounding Environment

The site is generally flat rural residential land located on the outskirts of the Rolleston Township. 151 Lincoln Rolleston Road contains a dwelling, garage, swimming pool and several outbuildings. The balance of the property is currently used for stock grazing purposes.

153 Lincoln Rolleston Road also contains a dwelling, garage and several outbuildings. The property contains a large yard area currently operated as an automotive engineering business and a base for other business activities. The balance of the property is currently used for stock grazing purposes.

The site is bound by newly subdivided residential properties to the west and north-west, while rural and rural residential land dominates the area to the south and east. The Rolleston township is located approximately 2km to the north-west of the site, while the Lincoln Township is located approximately 6km south-east of the site.

6 Geology and Hydrology

The ECan GIS database describes the soils as a combination of the Templeton deep/moderately deep silty loam, a typic immature pallic soil and the Eyre shallow loam, a weathered orthic recent soil. Wells in the area indicate that topsoils are underlain by layers of gravel and clay bound gravel, followed by sand and sandy gravel. Soil trace elements are 'Regional, Recent'.

The site lies over the unconfined/semi-confined gravel aquifer system. Groundwater levels recorded on nearby bore logs are between 10m and 14m deep. The direction of groundwater flow is generally in a south-easterly direction.

A water race runs along the southern boundary of 153 Lincoln Rolleston Road. A small pond is also located along the southern boundary of 153 Lincoln Rolleston Road.

7 Site History

7.1 Previous Site Ownership and Use

Historical Certificate of Titles (CTs) were reviewed with the following relevant ownership information outlined below.

All Lots

03 August 1897	George Trill, a Springston Farmer
27 May 1903	William McMuran, a Springston Farmer
27 March 1907	Ellen Page, a Christchurch Spinster
06 July 1909	Walter Wright, a Springston Farmer
01 July 1922	William Henry Peter Howdon, a Springston Farmer
19 June 1933	Duncan Gillanders, a Springston Farmer
22 November 1945	Thomas Reid, a Weedons Farmer

151 Lincoln Rolleston Road

26 March 1985	Ian Thomas Reid, a Weedons Farmer and John Walker Allan, a Dunsandel Farmer
	Roger Graeme Hubbard and Vivien Ann Hubbard
16 August 2010	Simon John Thorn, Megan Thorn and Michael James Singleton

25 July 2013

Ryan Lewis Nicole and Melissa Jayne Perry

153 Lincoln Rolleston Road

02 June 1987

John Walker Allan, a Dunsandel Farmer

04 April 2014

Barry Ernest Pullin and Patricia Mary Pullin

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 historical CTs are included in **Appendix A**.

7.2 District Council Records

The property files were provided by Selwyn District Council and reviewed on 05 November 2020. The property files contained the following relevant information for both 151 & 153 Lincoln Rolleston Road.

151 Lincoln Rolleston Road

- Building Permit Application to erect a shell for a dwelling, dated 27 February 1986.
- Building Permit Application to erect a corrugated iron hay shed, dated 27 February 1987.
- Building Permit Application to erect a new double car garage, dated 26 September 1990.
- Code of Compliance Certificate for the extension to the existing dwelling, dated 18 December 1996.

153 Lincoln Rolleston Road

- Building Permit Application for a garage/workshop, dated 28 November 1986.
- Building Permit Application for a dwelling, dated 07 March 1987.

7.3 Regional Council Records

The site is not listed on the ECan Listed Land Use Register (LLUR) Statement. There are also no listed properties within a 100m radius of the site.

Three contaminated land investigation reports are available for two properties within a 100m radius of the site. The reports have been summarised by ECan in the LLUR Statement and do not identify any HAIL activities or risks that may impact the site.

See LLUR Statement in **Appendix B**.

The ECan GIS database has not identified any resource consents associated with the site. There are several resource consents within a 100m radius, largely associated with the adjacent subdivision development and surrounding rural residential activities.

The ECan GIS database has identified two active wells at the site, one on each individual property. M36/3914 is located at 151 Lincoln Rolleston Road and is for domestic water supply purposes. M36/3868 is located at 153 Lincoln Rolleston Road and is for domestic and stock water supply purposes. There are several other bores within a 100m radius of the site, these are also largely associated with irrigation and domestic/stock water supply.

7.4 LINZ Records

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

7.5 Review of Historical Aerial Photographs

A total of nine aerial photographs have been sourced from the ECan GIS database. Copies of the aerial photographs used are included in **Appendix C**.

- The earliest aerial imagery available is from **1940-1944** and shows the site as pastoral farmland. The site is vacant of structures. The directly surrounding land is also rural and rural residential.
- The next available aerial imagery is from **1960-1964** and shows the site remaining as vacant pastoral farmland. There are no significant changes to the surrounding land.
- The **1970-1974** aerial imagery shows no significant changes at the site or directly surrounding area.
- The **1980-1984** aerial imagery shows no significant changes at the site. There is potentially some pastoral cropping occurring in one of the paddocks of 151 Lincoln Rolleston Road. There are no significant changes to the surrounding land.
- The **1990-1994** aerial imagery shows the site appears to have been subdivided as rural residential development has commenced on both 151 & 153 Lincoln Rolleston Road. Some vegetation has been planted at 153 Lincoln Rolleston Road. The dwelling and outbuildings located on the adjacent property to the north-west have been demolished, while a new residence has been constructed at 148 Lincoln Rolleston Road.
- In the **1995-1999** aerial imagery shows a dwelling and outbuildings present at both 151 & 153 Lincoln Rolleston Road. The balance of the site is being used for pastoral farming activities. There is an area of potential soil disturbance in the northern corner of 153 Lincoln Rolleston Road. A new dwelling has been constructed on the section of land to the north of the site. There are no further changes to the surrounding land.
- The **2004-2010** aerial imagery shows no significant changes at 151 Lincoln Rolleston Road. The area of potential soil disturbance noted previously at 153 Lincoln Rolleston Road is still present. There appears to be several vehicles stored in the yard area of 153 Lincoln Rolleston Road. There also appears to be a small forestry block present along the roadside of 153 Lincoln Rolleston Road. There are no significant changes to the surrounding land.
- The **2010-2015** aerial imagery shows no significant changes at 151 Lincoln Rolleston Road. The area of soil disturbance noted previously at 153 Lincoln Rolleston Road now has grass coverage however an additional, smaller area is now present to the south. Some soil clearance has occurred within the yard area at 153 Lincoln Rolleston Road. Between 20 and 30 vehicles are now present across the yard and along the treeline of the paddock to the north. The forestry block is still present at the site, while the balance of the site remains in pasture.
- The **latest** aerial imagery shows no significant changes at 151 Lincoln Rolleston Road. The forestry block is no longer present and there remain several vehicles in the yard area at 153 Lincoln Rolleston Road. There also appears to be a large volume of timber, metal and other scrap material present.

8 Site Inspection

A site inspection was undertaken on 09 November 2020 to assess the likelihood of soil contamination being present on the site. A plan of the potential contamination areas within the

yard area as per the findings of the site inspection is included in **Appendix D**. A separate plan was not completed for 151 Lincoln Rolleston Road as there were no areas of concern identified.

151 Lincoln Rolleston Road

A large red brick dwelling is located at the end of a paved driveway at 151 Lincoln Rolleston Road. To the east of the dwelling is a concrete based car garage, swimming pool and entertainment area. A pump shed and water tank are present to the north of the garage. To the south of a swimming pool is a corrugated iron garden shed with a concrete base.



Photo 1 – Dwelling



Photo 2 – Garage



Photo 3 – Swimming pool and entertainment area

To the west of the swimming pool is a small-scale vegetable garden and domestic green house. A firewood storage shelter is also present in this location. Adjacent to the firewood storage shelter is a large storage shed with a concrete base and corrugated iron structure. The storage shed is used to store the quad bike, lawn mower and general farm machinery/equipment. To the rear of the storage shed is a timber loading ramp and holding pen.

The balance of site was being used for stock grazing. A burn pile was noted in the paddock to the rear of the dwelling and yard area. On closer inspection it was evident the burn pile was for green waste.

There was no evidence of chemical or fuel storage and no visual evidence of contamination identified while at 151 Lincoln Rolleston Road.



Photo 4 – Vege garden, greenhouse & firewood storage shed Photo 5 – Storage shed



Photo 6 – Loading ramp and holding pen

153 Lincoln Rolleston Road

A two-storey wooden dwelling, with attached garage and office area is located at the end of the gravel driveway of 153 Lincoln Rolleston Road. The residential area is surrounded by a patio and garden. A small-scale vegetable garden and domestic green house is present to the north of the residential area. Two small, corrugated iron garden sheds are also located here.



Photo 7 – Dwelling & attached garage



Photo 8 – Greenhouse and vegetable garden area

To the rear of the dwelling is the yard area used as part of the automotive engineering business that operates from the site. The L-shaped corrugated iron building is used as a workshop and has a concrete base beneath half of the structure. The remaining half is gravelled. The second building to the west of the L-shaped workshop appears to be a smoko room/office area however also contained tools and was being used for storage of machinery and vehicle parts. A third

structure to the north-west is used as a firewood shelter. Lastly, the structure adjacent to the vegetable garden was not accessible at the time of the site visit. From the outside it appeared to be used as an office area.



Photo 9 – L-shaped workshop



Photo 10 – Smoko room & office



Photo 11 – Firewood storage shelter



Photo 12 – Potential office area

The yard area contains upwards of 30 vehicles all in varying states of disrepair. There are also several stockpiles of dismantled car parts, metal, demolition rubble, tyres and fill material. The area surrounding the L-shaped workshop contains a dismantled excavator, several stockpiles of metal, several car batteries, concrete, timber and various other items. There are also eight piles in the ground, with concrete poured in the base. Adjacent to the piles is a vehicle track, potential asbestos containing materials (ACM) were identified on the surface of the track.



Photo 13 – Stockpiles of material adjacent to L-shaped workshop



Photo 14 – Other items stored



Photo 15 – Potential ACM fragments in vehicle track

In the centre of the yard area is a large stockpile of fill material. To the south of the stockpile is an aboveground storage tank (AST). The AST was situated on soil and there was no evidence of leaks or spills on the surrounding ground.



Photo 16 – Stockpile of fill material



Photo 17 – AST

To the west of the stockpile of fill material are two large storage containers and several other vehicles and stockpiles of waste material.

The western portion of the yard area contained two large pits, one containing rubbish while the other remained empty. Adjacent to the largest rubbish pit were several stockpiles of waste including demolition rubble, fill material and metal. Potential ACM fragments were identified in the stockpile containing demolition rubble.

The ground level in this area was very uneven, indicating the ongoing disturbance of soils and potential presence of additional rubbish pits. There were several storage containers, tanks, corrugated iron and general waste being stored in this location.



Photo 18 – Rubbish pit



Photo 19 – Pit



Photo 20 – Demolition rubble



Photo 21 – Storage occurring in area



Photo 22 – Stockpiles of fill material

The balance of the site was being used for stock grazing. A loading ramp and holding pen were present along the western boundary of the paddock adjacent to the residential area. To the north of this paddock along the boundary of the neighbouring residential development area was a large stockpile of tyres, wood and evidence of soil disturbance activities. Within this north western paddock there are two areas of disturbed soil. The current owner advised that in these areas, topsoil was scraped back and gravel extracted. Fill material was introduced from another location and was described as clean, however to date there is no evidence to verify the nature of the fill material. In the paddock adjacent to the entrance of the site was a large burn pile, it appeared to have been used for green waste.



Photo 23 – Loading ramp and holding pen



Photo 24 – Burnpile

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

For its known history, much of the site has been used for pastoral farming activities. The normal uses of fertilisers and pastoral weed controls associated with these uses are unlikely to have caused soil contamination that would pose a risk to human health. There is the potential that the storage of persistent pesticides occurred in and around the farm buildings at 153 Lincoln Rolleston Road. However, 153 Lincoln Rolleston Road only commenced use as a rural residential lifestyle property in the early 1990's and therefore generally outside the timeframe of concern for organochlorine pesticides (OCP's). The storage of persistent pesticides is considered a low risk at 151 Lincoln Rolleston Road given the solely pastoral and residential uses.

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

One AST and several other tanks and drums were identified at 153 Lincoln Rolleston Road during the site inspection.

Contaminants of concern include heavy metals and petroleum hydrocarbons.

D – Metal extraction, refining and reprocessing, storage and use

5. Engineering workshops with metal fabrication

The yard area is used as an automotive engineering business and contains a workshop used in association with the business. Approximately half of the workshop does not contain a concrete base. Although not significant in size, given the direct contact with soil there is considered to be a potential risk associated with the engineering workshop.

Contaminants of concern are heavy metals. There may be a potential risk associated with benzene, toluene, ethylbenzene and xylene (BTEX) and solvents however undertaking a thorough inspection and discussions with the owner prior to sampling will allow for refinement of the analysis suite.

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

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

Several potential ACM fragments were identified within the yard area at 153 Lincoln Rolleston Road in two separate locations, namely the vehicle track and demolition rubble stockpile. Due to the land use activities undertaken at the site and the volume of material being stored, it is considered highly likely that further asbestos containing materials are present.

Contaminants of concern are asbestos.

G - Cemeteries and waste recycling, treatment and disposal

- 4. Scrap yards including automotive dismantling, wrecking or scrap metal yards*

The aerial imagery from the early 2000's to the present day indicates there are several vehicles located within the yard area at 153 Lincoln Rolleston Road. This was confirmed during the site inspection where it was identified that an automotive engineering business was operating from the site. There were significant volumes of cars, farm vehicles, trucks and boats at the site, including stockpiles of dismantled vehicle parts and scrap metal.

Contaminants of concern include heavy metals, asbestos and petroleum hydrocarbons.

- 5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)*

Findings from the site inspection indicate that fill material is present in multiple locations within the yard area at 153 Lincoln Rolleston. Also identified during the site inspection was a large rubbish pit and an empty pit. It is considered likely, based on the topography of the yard area that waste disposal to land is a common occurrence. There is also evidence, from the site inspection and aerial imagery, of soil disturbance activities occurring within the north western paddock. This has included introduction of fill material from other sites.

Contaminants of concern associated with waste disposal to land are dependent on the waste disposed of but based on the items seen during the site inspection are likely to include heavy metals, asbestos and petroleum hydrocarbons.

10 Basis for Soil Guideline Values (SGV)

10.1 Activity Description

This report has been written for the following potential activities:

- The Client is applying for a plan change from Inner Plains to residential which will result in the future subdivision, change of use of the land and associated soil disturbance activities.

10.2 Zoning

The site is currently zoned Inner Plains in the Selwyn District Plan.

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 scenario applicable for the site is '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 have determined that the site has a long-standing history associated with pastoral farming activities and was vacant of structures until subdivision and development of both 151 and 153 Lincoln Rolleston Road in the early 1990's.

Since development of the site for rural residential purposes, 151 Lincoln Rolleston Road has been used as a lifestyle property with some stock grazing on the balance of the property. During the site inspection it was noted that all garden sheds, storage sheds and garages had concrete bases and were in a good condition. There is no evidence of HAIL activities or industries having occurred within 151 Lincoln Rolleston Road. As a result, this portion of the site is considered highly unlikely to pose a risk to human health and no further investigation is currently required.

The majority of the land area associated with 153 Lincoln Rolleston Road has also largely been used for stock grazing purposes since the subdivision of the site in the early 1990's, apart from a small forestry block present along the roadside from the early 2000's, which is no longer present, and an area of approximately 1.5ha used for residential and commercial purposes. The commercial area is currently utilised for an automotive engineering business and a base for other business activities. This has resulted in a build-up of vehicles, dismantled vehicle parts, machinery and general waste. Two large pits were discovered at the site, alongside large stockpiles of fill material and varied topography across the entire yard area, indicating ongoing disposal to land. Several potential ACM fragments were identified along the vehicle track and within the demolition rubble of a stockpile. It is unlikely the presence of asbestos is limited to the two areas identified.

In terms of structures at the site, the L-shaped building was being used as a workshop and only partially contained a concrete base. The remaining structures appeared to have concrete bases however these were not able to be accessed during the site visit.

There is also evidence, from the site inspection and aerial imagery, of soil disturbance activities occurring within the north western paddock. This has included introduction of fill material from other sites.

There is considered to be a potential risk to human health from the above activities that requires further investigation in the form of a Detailed Site Investigation (DSI). The recommendation for further investigation is restricted to 153 Lincoln Rolleston Road, specifically the risk area associated with the yard, and the area of introduced fill in the northwestern paddock.

Figure 3 and 4 below highlights the identified risk areas where a Detailed Site Investigation is recommended.



Figure 3 – Yard risk area at 153 Lincoln Rolleston Road



Figure 4 – Approximate areas of disturbed/introduced fill in northwestern paddock

12 Planning Status

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

The Preliminary Site Investigation has identified evidence of HAIL activities occurring on site, specifically 153 Lincoln Rolleston Road. As such, the NESCS does apply to this property.

No HAIL activities were identified at 151 Lincoln Rolleston Road therefore the NESCS is not applicable to that property.

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 – Historical Certificate of Titles

References

Prior C/T 16B/955

Transfer No.

N/C. Order No. 537651/2



CANCELLED

Land and Deeds 69

REGISTER

No. 27A / 1008

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of March one thousand nine hundred and eighty-five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that THE TRUSTEES EXECUTORS AND AGENCY COMPANY OF NEW ZEALAND LIMITED at Dunedin, IAN THOMAS REID of Weedons, Farmer and JOHN WALKER ALLAN of Dunsandel, Farmer 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 29.3370 hectares or thereabouts being Lot 6 Deposited Plan 48064 ---

Amalgamation Correspondence 619437/1

PLAN No. 50631 LODGED 15/8/1986
AND DEPOSITED 13/5/1987

[Signature]
for Assistant Land Registrar
CANTERBURY N.Z.

No.680362/1 Compliance Certificate pursuant to Section 306 (1)(f)(i) Local Government Act 1974 - 13.5.1987 at 11.07am

[Signature]
A.L.R.

Transmission 684423/1 to The Trustees Executors and Agency Company of New Zealand Limited and John Walker Allan, abovenamed, as survivors - 2.6.1987 at 11.30am

[Signature]
A.L.R.

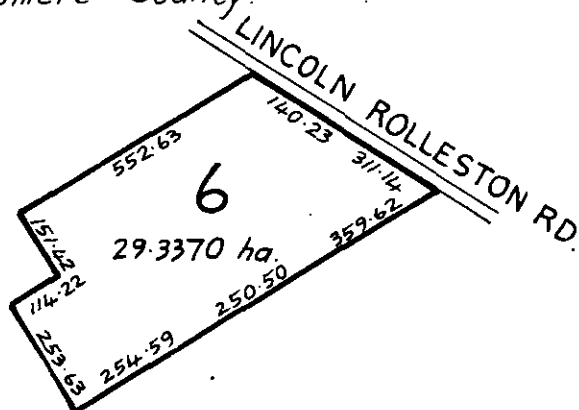
OCT 680362/2) Cancelled as to Lot 1
13.5.1987) DP 50631 and CT 30A/652
entered) issued
2.6.1987)

[Signature]
A.L.R.

Transfer 684423/2 of Lot 2 DP 50631 to Maxwell Lyndon Bowden - 2.6.1987 at 11.30am
CT 30A/652 issued

[Signature]
A.L.R.

Ellesmere County



CANCELLED

DUPLICATE DESTROYED

Measurements are Metric
M36/3.1, 3.2.

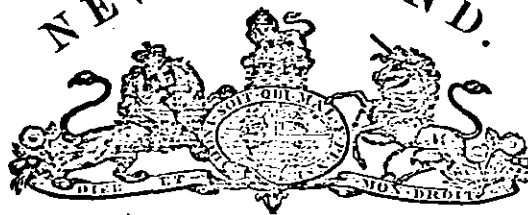
No. 27A / 1008

[Handwritten signature]
Xd/r
B.R.

CERTIFICATE OF TITLE No. /



NEW ZEALAND.



CANCELLED

(CERTIFICATE OF TITLE.

Register Book,

Vol. II. 2 Folio 69

(C)
A 544

Henry Brett of Springfield 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 indorsed hereon, in that piece of land situated in the District of Lincoln containing seventy one acres or thereabouts bounded as appears in the Plan in the margin hereto and therein colored green as the same is particularly described in the Crown Grant thereof which said piece of land is the rural Section marked 6691 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor. As the same was originally granted the fifteenth day of July 1865 under the seal of the colony and hand of Sir George Grey the then Governor of New Zealand to Albert Keetham.

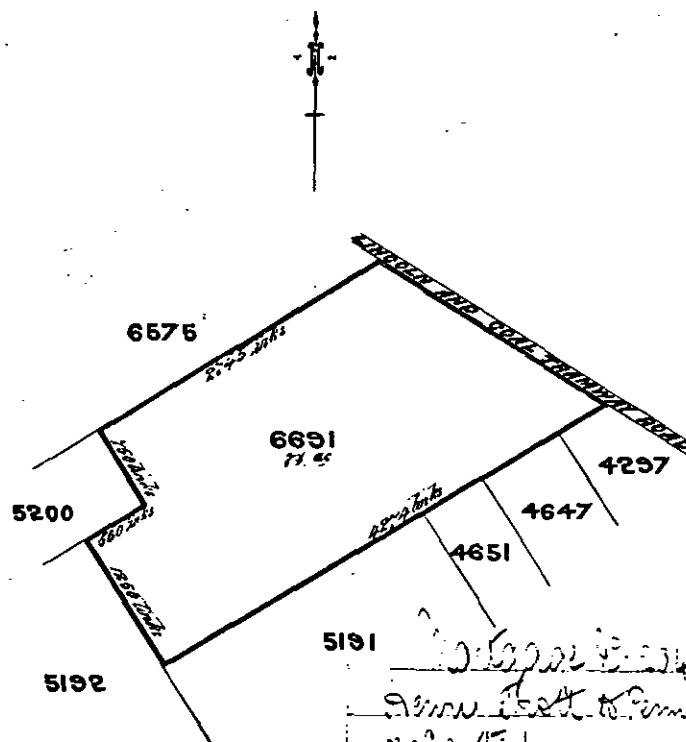
I *John W. Thomas* District Land Registrar have hereunto signed my name and affixed my seal this *fifth* day of *June* one thousand eight hundred and *eighty two*.

Signed in the presence of

W. Parker
the 5 day of *June* 1872

John W. Thomas
District Land Registrar
of the District of Canterbury

Image Quality due
to Condition
of Original



Mortgage No 133 dated 11th day of June 1872 at Springfield from Henry Brett to Arthur Charles Knight of Springfield and William Browning Fossell of Pukekohe in full of a Section 6691 from the said 1200. Rate for redemption 11th May 1872 interest from 11th day last on 14 days of November and May at the rate of £10 per centum per annum. Covenant to insure in names of mortgagees. Power of sale immediately on default of principal or interest without the necessity of notice or demand. Executed at 17 day of June 1872 at 3 p.m. *John W. Thomas*

Discharge of Mortgage No 133 produced 12th June 1872 at 2.45 P.M. Arthur Charles Knight and William Browning Fossell to Henry Brett

DISCHARGED

Memorial of Mortgage No 20424 produced 12th October 1886 at 2.45 P.M. Permanent Investment and Loan Association of Canterbury to Edward Circuit Lister, Leonard Harper and *William R. B. and Co.*

Transfer 12,915.40 produced 6th April 1887 at 1.50pm
Henry Frott to George Frott and John Frott of
Springfield Farmers

2/69

Noted 1947
Produced 10 October 1888 at 1.50pm
Production J.R.

Order of Court No 50 vesting Mortgage No
10424 in & against Robert Barker Leonard
Harper and Robert Harper, all of which produced
12th December 1889 at 2.45pm

William L. A.

Transfer 33,935 produced 21 April 1891 at 2.50pm
John Frott to George Frott

William L. A.

Mortgage 28,157 produced 21 April 1891 at 2.50pm
George Frott to Henry William L. A.

DISCHARGED
WILLIAM L. A.

Mortgage 37,606 produced 12 April 1897
at 2.45pm George Frott to George
Henry Moore

William L. A.

Cancelled n.c. 174/27.

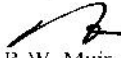
~~CANCELLED~~





**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 234365
Land Registration District Canterbury
Date Issued 06 December 2005

Prior References

CB27A/1003

Estate	Fee Simple
Area	4.0000 hectares more or less
Legal Description	Lot 1 Deposited Plan 357634

Original Registered Owners

Roger Graeme Hubbard and Vivien Ann Hubbard

Interests

A230476.3 Mortgage to The National Bank of New Zealand Limited - 10.4.1996 at 12:27 pm
6965040.1 Variation of Mortgage A230476.3 - 27.7.2006 at 9:00 am
8557627.1 Discharge of Mortgage A230476.3 - 16.8.2010 at 9:40 am
8557627.2 Transfer to Simon John Thorn, Megan Thorn and Michael James Singleton - 16.8.2010 at 9:40 am
8557627.3 Mortgage to Westpac New Zealand Limited - 16.8.2010 at 9:40 am
9462746.1 Discharge of Mortgage 8557627.3 - 25.7.2013 at 12:26 pm
9462746.2 Transfer to Ryan Lewis Nicolle and Melissa Jayne Perry - 25.7.2013 at 12:26 pm
9462746.3 Mortgage to ASB Bank Limited - 25.7.2013 at 12:26 pm
10129851.1 Discharge of Mortgage 9462746.3 - 23.7.2015 at 10:16 am
10129851.2 Mortgage to Westpac New Zealand Limited - 23.7.2015 at 10:16 am

No. 168 / 950

References

Prior C/T 207/200

Transfer No.

N/C Order No. 77158/1

Land and Deeds 69



CANCELLED

REGISTER

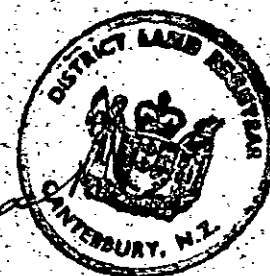
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of April one thousand nine hundred and seventy six under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that IAN THOMAS REID of Springston; 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 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 23.4717

hectares or thereabouts situated in Block IV of the Leeston Survey District, being Rural Section 4297



[Signature]

Assistant Land Registrar

Transfer 116057/1 to Ian Thomas, Reid of Springston, Farmer, John Walker Allan of Wunsandel, Farmer and The Trustees Executors and Agency Company of New Zealand at Dunedin 11.2.1977 at 9.39 a.m.

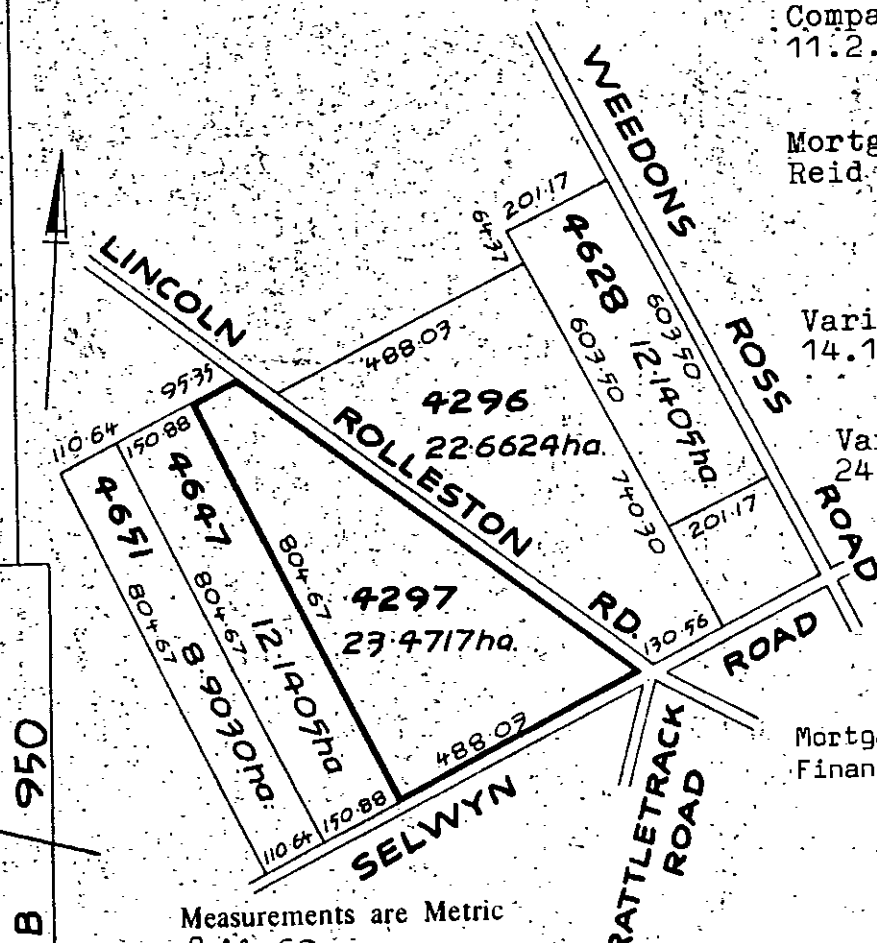
Mortgage 116057/2 to Ian Thomas Reid - 11.2.1977 at 9.39 a.m.

Variation of Mortgage 116057/2 - 14.12.1977 at 9.33 a.m.

Variation of Mortgage 116057/2 - 24.10.1978 at 10.36 a.m.

Variation of Mortgage 116057/2 - 4.2.1980 at 9.53 a.m.

Mortgage 359857/1 to the Rural Banking and Finance Corporation - 12-1981 at 9.40 a.m.



Measurements are Metric
B.M. 68

- OVER -

OVER

References

Prior C/T 207/200

Transfer No.

N/C. Order No. 77158/1



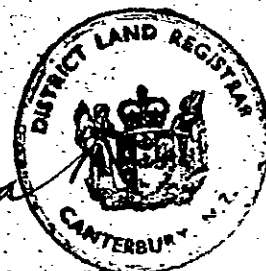
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of April one thousand nine hundred and seventy six under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that IAN THOMAS REID of Springston, 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 28.7326 hectares or thereabouts situated in Blocks IV and III of the Leeston Survey District, being Rural Section 6691



A. Phara
Assistant Land Registrar

Transfer 116057/1 to Ian Thomas Reid of Springston, Farmer, John Walker Allan of Dunsandel, Farmer and The Trustees Executors and Agency Company of New Zealand at Dunedin - 11.2.1977 at 9.39 a.m.

Mortgage 116057/2 to Ian Thomas Reid - 11.2.1977 at 9.39 a.m.

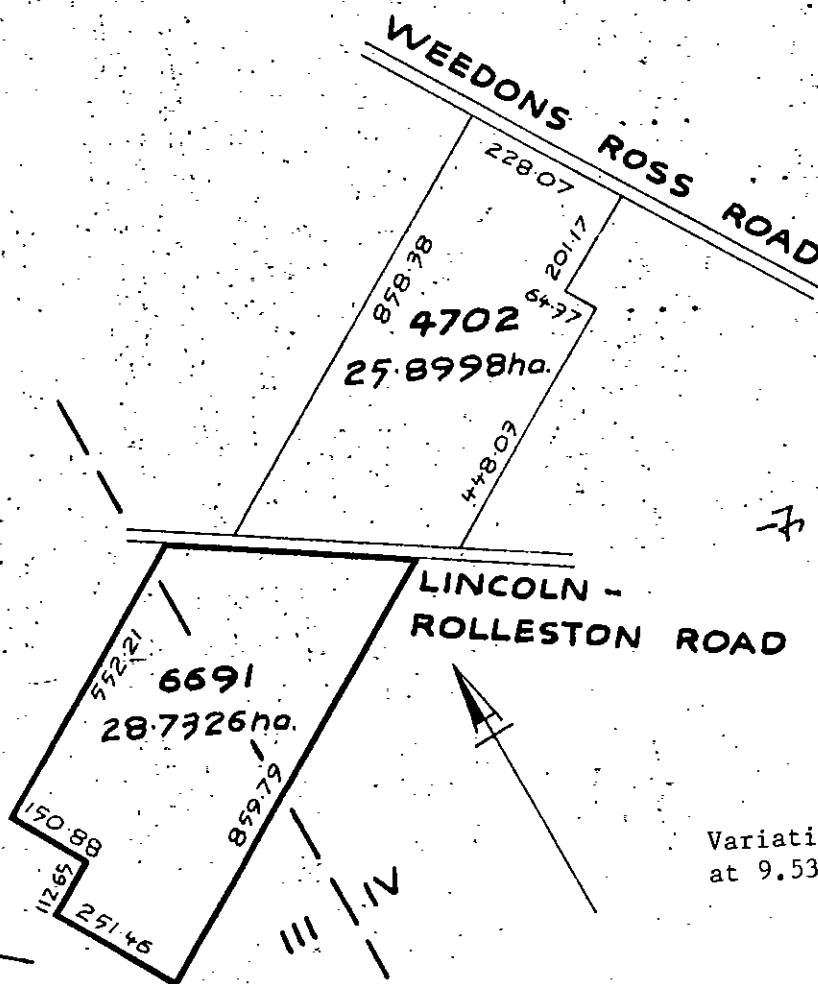
Variation of Mortgage 116057/2 - 14.12.1977 at 9.33 am

Variation of Mortgage 116057/2 - 24.10.1978 at 10.36 am

Variation of Mortgage 116057/2 - 4.2.1980 at 9.53 am

Rwell for A.L.R.

over...



955

No. 16B

No. 16B / 955

Mortgage 359857/1 to ~~the~~ Rural Banking and Finance Corporation - 11.12.1981 at 9.40 a.m.

DISCHARGED
11.12.1981
E.L.R.

[Signature]
for A.L.R.

No. 359857/2 Memorandum of Priority making Mortgages 359857/1 and 116057/2 first and second mortgages respectively - 11.12.1981 at 9.40 a.m.

DISCHARGED
28.5.1982
E.L.R.

Variation of Mortgage 116057/2 - 28-5-1982 at 9.08a.m.

[Signature]
for A.L.R.

Mortgage 384123/2 to The Bank of New South Wales - 28-5-1982 at 9.09a.m.

DISCHARGED
10.12.1982
E.L.R.

[Signature]
for A.L.R.

Variation of Mortgage 359857/1 - 10.12.1982 at 9.28 a.m.

[Signature]
for A.L.R.

Variation of Mortgage 359857/1 - 15.9.1983 at 9.20 am.

DISCHARGED
15.9.1983
E.L.R.

[Signature]
for A.L.R.

[Signature]
for A.L.R.

PLAN No. 48064 LODGED 30/ 11, 1984
AND DEPOSITED

No. 537651/1 Compliance Certificate pursuant to Section 306 (1) (f) (i) Local Government Act 1974 - 26.3.1985 at 11.21 a.m.

[Signature]
A.L.R.

OCT 537651/2) Cancelled and new C.T. 27A/1008
26.3.1985) issued for Lot 6 DP 48064.

[Signature]
A.L.R.

CANCELLED
DUPLICATE DESTROYED



References
Prior C/T 207/200

Transfer No.
N/C. Order No. 77158/1

Land and Deeds 69



CANCELLED

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of April, one thousand nine hundred and seventy six under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that IAN THOMAS REID of Springston, 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 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 12.1405

hectares or thereabouts situated in Block IV of the Leeston Survey District, being Rural Section 4647.



Assistant Land Registrar

Transfer 116057/1 to Ian Thomas Reid of Springston, Farmer, John Walker Allan of Dunsandel, Farmer and The Trustees Executors and Agency Company of New Zealand at Dunedin - 11.2.1977 at 9.39 a.m.

Mortgage 116057/2 to Ian Thomas Reid - 11.2.1977 at 9.39 a.m.

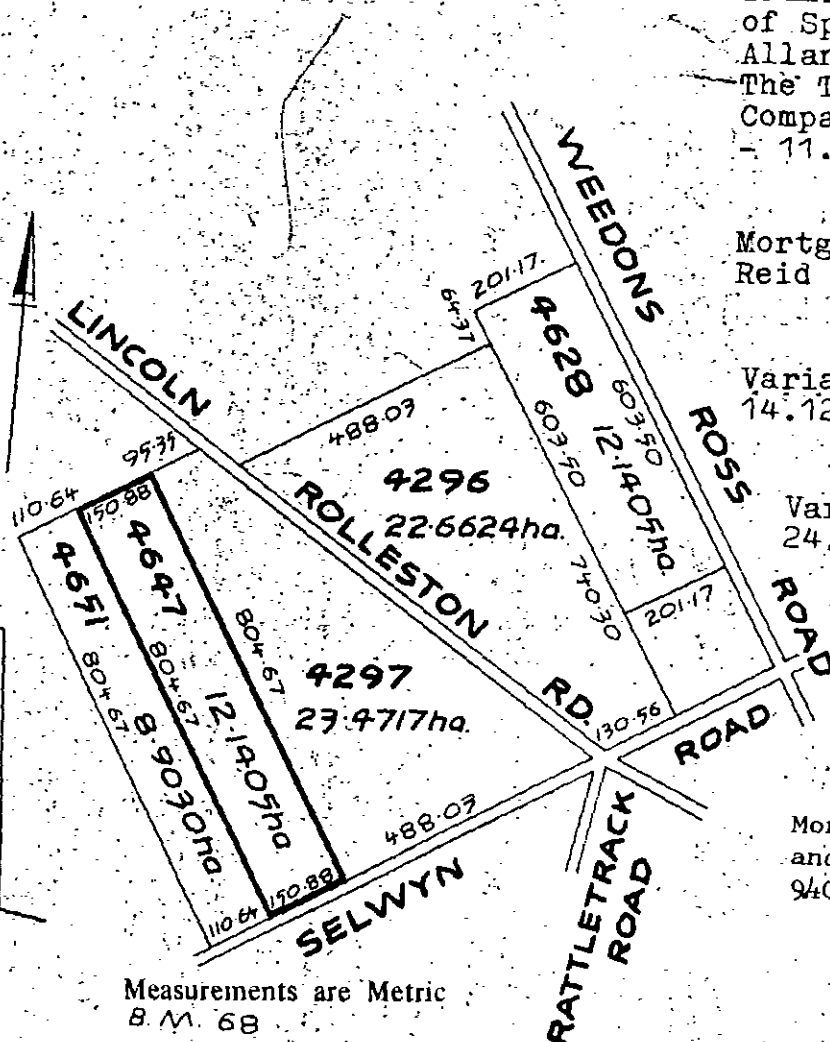
Variation of Mortgage 116057/2 14.12.1977 at 9.33 a.m.

Variation of Mortgage 116057/2 - 24.10.1978 at 10.36 a.m.

Variation of Mortgage 116057/2 - 4.2.1980 at 9.53 a.m.

Mortgage 359857/1 to The Rural Banking and Finance Corporation - 11.12.1981 at 9.40 a.m.

OVER...



Measurements are Metric
B.M. 68

No. 359857/2 Memorandum of Priority making
Mortgages 372844/1 and 116057/2 first and
second mortgages respectively -
11.12.1981 at 9.40 a.m.

Variation of Mortgage 116057/2 - 28-5-1982 at
9.08a.m. *for A.L.R.*

Mortgage 384123/2 to The Bank of New South
Wales - 28-5-1982 at 9.08 a.m. *for A.L.R.*

Variation of Mortgage 359857/1 - 10.12.1982
at 9.28 a.m. *for A.L.R.*

Variation of Mortgage 359857/1 -
15.9.1983 at 9.30 am. *for A.L.R.*

for A.L.R.

X CAVEAT 501870/1 BY JOHN DUGALD STEWART -
9.8.1984 at 11.26 am.

for A.L.R.

PLAN No. **48064** LODGED 30 / 11 1984
AND DEPOSITED

No. 537651/1 Compliance Certificate pursuant
to Section 306 (1) (f) (i) Local Government
Act 1974 - 26.3.1985 at 11.21 a.m.

for A.L.R.

OCT 537651/2) Cancelled and new C.s.T. issued
26.3.1985) for Lots on DP 48064 as follows:

- 1 (pt herein) - 27A/1003
- 2 (pt herein) - 27A/1004
- 3 (pt herein) - 27A/1005

for A.L.R.

CANCELLED

DUPLICATE DESTROYED



References

Prior C/T 207/200

Transfer No.

N/C. Order No. 77158/1



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of April one thousand nine hundred and seventy six under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that IAN THOMAS REID of Springston, 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 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 8.9030

hectares or thereabouts situated in Block IV of the Leeston Survey District, being Rural Section 4651.



A. M. ...

Assistant Land Registrar

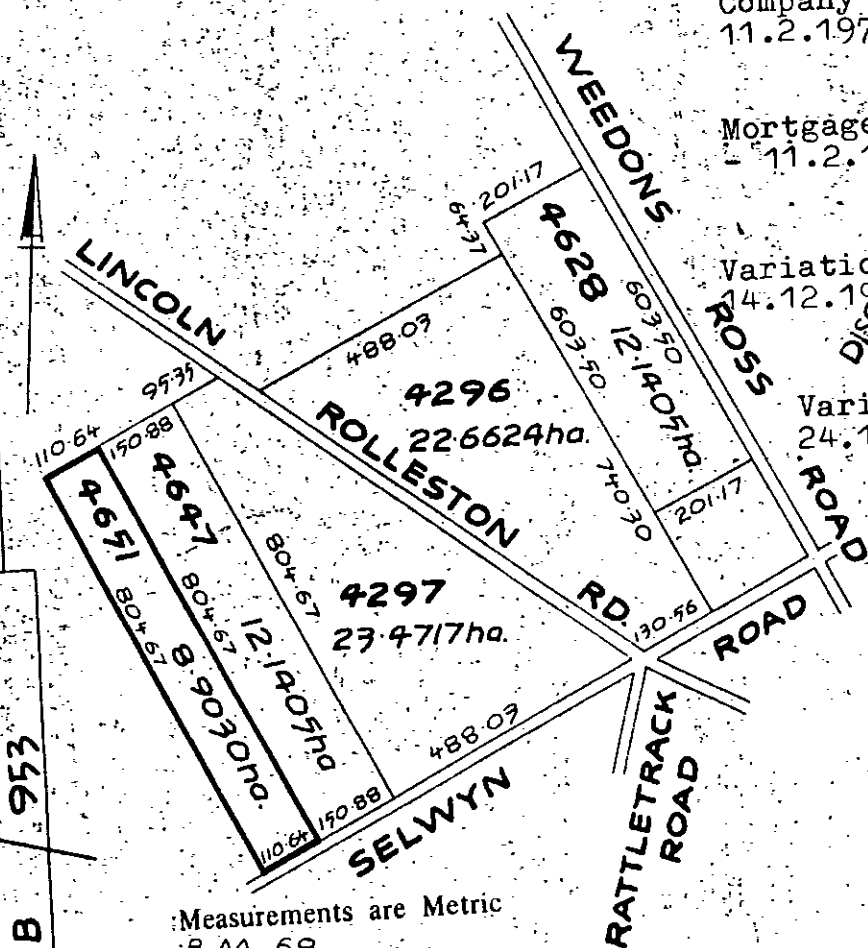
Transfer 116057/1 to Ian Thomas Reid of Springston, Farmer; John Walker Allan of Dunsandel, Farmer and The Trustees Executors and Agency Company of New Zealand at Dunedin - 11.2.1977 at 9.39 a.m.

Mortgage 116057/2 to Ian Thomas Reid - 11.2.1977 at 9.39 a.m.

Variation of Mortgage 116057/2 - 14.12.1977 at 9.33 a.m.

Variation of Mortgage 116057/2 - 24.10.1978 at 10.36 a.m.

Variation of Mortgage 116057/2 - 4.2.1980 at 9.53 a.m.



Measurements are Metric
B.M. 68

Mortgage 359857/1 to The Rural Banking and Finance Corporation - 11.12.1981 at 9.40 a.m.

for A.L.R.

No. 359857/2 Memorandum of Priority making Mortgages 359857/1 and 116057/2 first and second mortgages respectively - 11.12.1981 at 9.40 a.m.

Variation of Mortgage 116057/2 - 28-5-1982 at 9.08a.m.

for A.L.R.

Mortgage 384123/2 to The Bank of New South Wales - 28-5-1982 at 9.09a.m.

for A.L.R.

Variation of Mortgage 359857/1 - 10.12.1982 at 9.28 a.m.

for A.L.R.

Variation of Mortgage 359857/1 - 15.9.1983 at 9.20 am.

for A.L.R.

X CAVEAT 501870/1 BY JOHN DUGALD STEWART - 9.8.1984 at 11.26 am.

A.L.R.

PLAN No. 48064 LODGED 30 / 11 / 1984 AND DEPOSITED

No. 537651/1 Compliance Certificate pursuant to Section 306 (1) (f) (i) Local Government Act 1974 - 26.3.1985 at 11.21 a.m.

A.L.R.

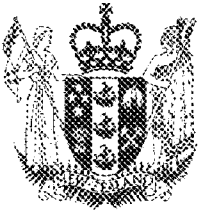
OCT 537651/2) Cancelled and new C.s.T. issued
26.3.1985) for Lots on DP 48064 as follows:

- 1 (pt herein) - 27A/1003
- 2 (pt herein) - 27A/1004
- 3 (pt herein) - 27A/1005

A.L.R.

CANCELLED
DUPLICATE DESTROYED





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R. W. Muir
Registrar-General
of Land

Identifier
Land Registration District
Date Issued

CB27A/1003
Canterbury
26 March 1985

Cancelled

Prior References

CB16B/950 CB16B/952 CB16B/953

Estate Fee Simple
Area 9.1760 hectares more or less
Legal Description Lot 1 Deposited Plan 48064

Original Proprietors

Roger Graeme Hubbard and Vivien Ann Hubbard

Interests

A230476.3 Mortgage to The National Bank of New Zealand Limited - 10.4.1996 at 12.27 pm

6677231.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 357634) - 6.12.2005
at 9:00 am

6677231.2 CTs issued - 6.12.2005 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 357634	234365
Lot 2 Deposited Plan 357634	234366

CANCELLED

References

Prior C/T 16B/950,952,953

Transfer No.

N/C. Order No. 537651/2

Land and Deeds 69



REGISTER

No. 27A / 1003

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of March one thousand nine hundred and eighty-five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that THE TRUSTEES EXECUTORS AND AGENCY COMPANY OF NEW ZEALAND LIMITED

AT Dunedin, IAN THOMAS REID of Weedons, Farmer and JOHN WALKER ALLAN of Dunsandel, Farmer 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 9.1760

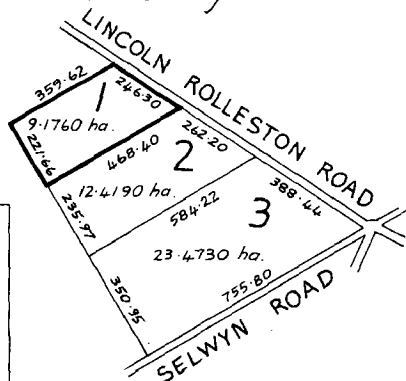
hectares or thereabouts being Lot 1 Deposited Plan 48064 ---

CAVEAT 501870/1 BY JOHN OGALD STEWART - 9.8.1984 at 11.26a.m.

Transfer 591976/2 to Junction Orchards Limited at Christchurch - 11.3.1986 at 9.01a.m.

Transfer 596537/1 to Roger Graeme Hubbard of Christchurch, Labourer and Vivien Ann Hubbard his wife - 10.4.1986 at 11.13am.

Ellesmere County.



Measurements are Metric
M36/3-1,32.

for Assistant Land Registrar



Mortgage 596537/2 to Trusteebank Canterbury - 10.4.1986 at 11.13am.

No.596537/3 Statutory Land Charge pursuant to Sections 14K, L and M of the Home Ownership Savings Act 1974 - 10.4.1986 at 11.13am.

Mortgage A230476/3 to The National Bank of New Zealand Limited - 10.4.1996 at 12.27pm

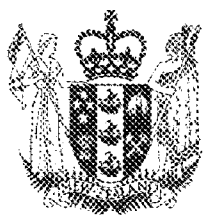
for A.L.R.

No. 27A / 1003

CERTIFICATE OF TITLE No. /


9577E-50,000/12/83MK





**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 CB30A/652
Land Registration District Canterbury
Date Issued 02 June 1987

Prior References

CB27A/1008

Estate	Fee Simple
Area	20.6750 hectares more or less
Legal Description	Lot 1 Deposited Plan 50631

Original Registered Owners

Barry Ernest Pullin and Patricia Mary Pullin

Interests

691370.2 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 9.7.1987 at 11.12 am and varied 12.4.1995 at 10.46 am

9570871.1 Discharge of Mortgage 691370.2 - 4.4.2014 at 12:10 pm

9570871.2 Transfer to Barry Ernest Pullin and Patricia Mary Pullin - 4.4.2014 at 12:10 pm

9570871.3 Mortgage to ANZ Bank New Zealand Limited - 4.4.2014 at 12:10 pm

References

Prior C/T 27A/1008

Land and Deeds 69

Transfer No.

N/C. Order No. 680362/1-13.5.1987



REGISTER

No. 30A/652

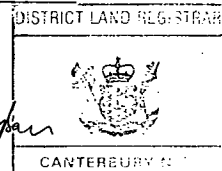
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of June one thousand nine hundred and eighty-seven under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that THE TRUSTEES EXECUTORS AND AGENCY COMPANY OF NEW ZEALAND LIMITED at Dunedin and JOHN WALKER ALLAN of Dunsandel, Farmer 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 20.6750

hectares or thereabouts being Lot 1 Deposited Plan 50631 —



ASSISTANT LAND REGISTRAR

Transfer 691370/1 to Barry Ernest Pullin and Patricia Mary Pullin, both of Christchurch, Shearing Contractor and School Teacher respectively - 9.7.1987 at 11.12am

Coman
for A.L.R.

Mortgage 691370/2 to The Rural Banking and Finance Corporation of New Zealand - 9.7.1987 at 11.12am

Coman
for A.L.R.

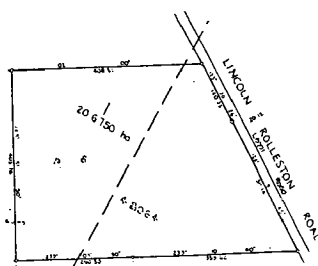
Mortgage 691370/3 to Marguerite Pullin, Margaret Pullin, and Hamish McKay - 12.4.1995 at 11.12am

Coman
for A.L.R.

Variation of Mortgage 691370/2 - 12.4.1995 at 10.46am

Coman
for A.L.R.

ELLESMERE COUNTY



Measurements are Metric

No. 30A/652



NEW ZEALAND.

(Form B.)

Reference: { Vol. 3, folio 112 }
Substituted
Transfer No.
Application No 8074.



Register-book,

Vol. 174 folio 27

(1,000/1908-2008)

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the third day of August, one thousand eight hundred and ninetytwo, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that George Trott of Springfield Farmer

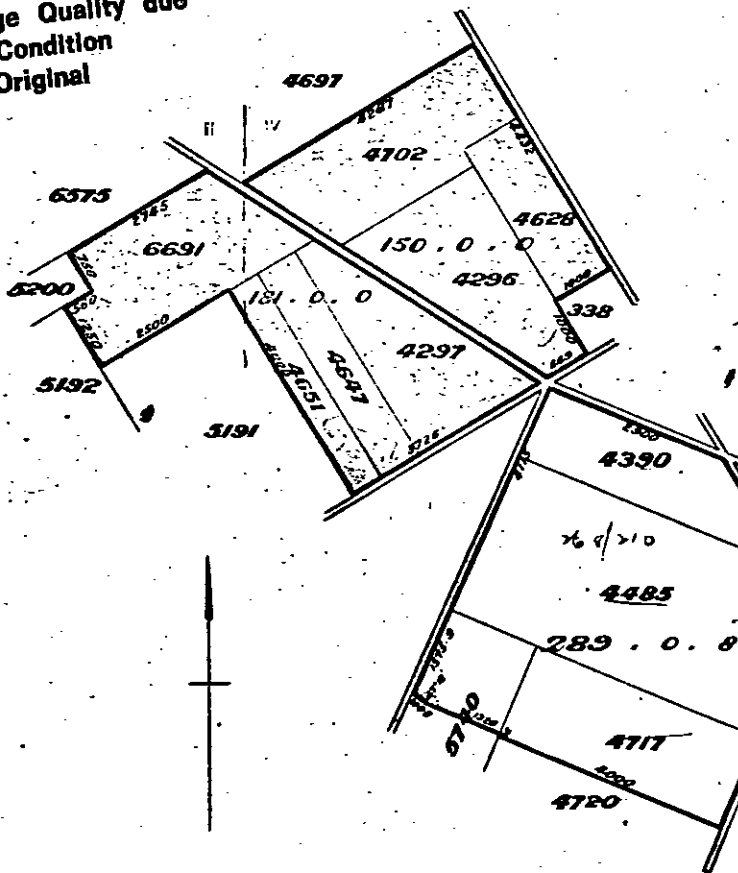
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly 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 together six hundred and twenty acres and eight furlongs is hereabout situated in Block IV of the Levin Survey District comprising Rural Sections 4296, 4297, 4390, 4485, 4628, 4647, 4651, 4702, 4717 and 6691 and part of Rural Section 5740.



G. H. P. Smith
District Land Registrar

CANCELLED
AS TO PART COLOURED RED.

Image Quality due
to Condition
of Original



Mortgage 20059 produced 5 March 1911 at 1.56 p
George Troth to Arthur Edgar Gravenor Rhode
and Arthur Hewell and Patrick and John
Shattuck Carter and Robert Peter Rhodes
and Robert Heaton Rhode and Arthur
Edgar Gravenor Rhode. *at VR*

Mortgage 20064 produced 15 March 1911 at
1.56 p George Troth to Arthur Edgar
Gravenor Rhode. *at VR*

268/210

Transfer 7775 produced 10 October 1911 at 3 p
George Troth to David Marshall of balance
received. *at VR*

Cancelled

CERTIFICATE OF TITLE,

Vol. , folio



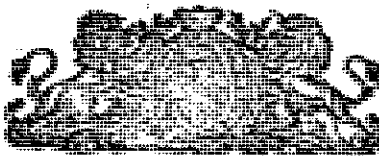
207/200

NEW ZEALAND.

CANCELLED

[Form B.]

References: Vol. 179, folio 27
Transfer No. 59776



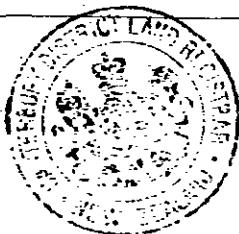
Register-book,

Vol. 207, folio 200

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

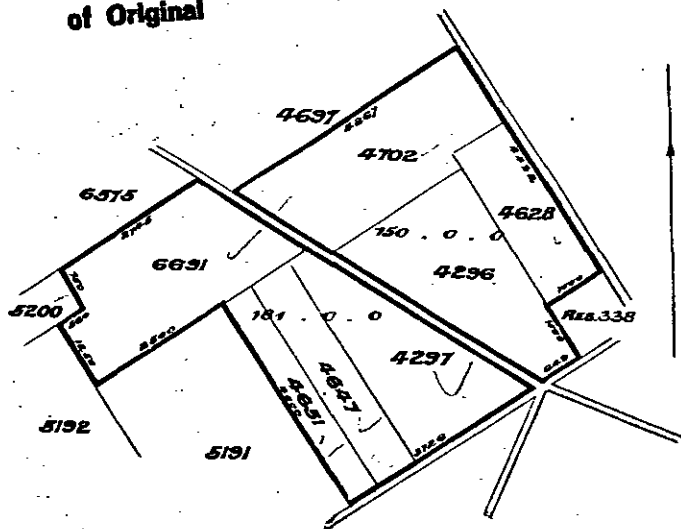
This Certificate, dated the nineteenth day of May, one thousand nine hundred and three, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, Witnesseth that William M. McKean of Springston Farmer

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 ^{those} parcels of land containing together three hundred and thirty one acres or thereabouts situated in Block IV of the Section survey District comprising rural sections 4296 4297 4628 4629 4630 4631 4632 and 4633



W. McKean
District Land Registrar

Image Quality due
to Condition
of Original



Scale, 20 chains to an inch.

Mortgage 51269 produced 26 May 1903 at 2 pm George Tait to Annie DISCHARGED 31.5.1907 W. McKean LR

Mortgage 51270 produced 26 May 1903 at 2 pm William M. McKean to Joseph Gould and George Gould DISCHARGED 27.3.1907 W. McKean LR

Transfer 14002 produced 27 March 1907 at 2.52 pm William M. McKean to Ellen Page of Christchurch Spinster DISCHARGED 22.1.1908 W. McKean LR

Mortgage 64636 produced 31 May 1907 at 2 pm Ellen Page to Annie DISCHARGED 22.1.1908 W. McKean LR
Certificate of Marriage 718 of Ellen Page with Andrew Badcock of Springston Farmer at Christchurch on 19 June 1907 produced 6 August 1907 at 2.45 pm W. McKean LR

Transfer of 8993 produced 6 July 1907 at 11.31 am Ellen Badcock to Walter Wright of Springston Farmer DISCHARGED 22.1.1908 W. McKean LR

Mortgages 85724 produced 17 May 1912 at 3.15 pm Walter Wright to Annie DISCHARGED 22.1.1908 W. McKean LR

Transmission 9617 of Mortgage 85724 to Alfred Arnaud Morris McKellar, Cecil George McKellar, John Lindsay Macbeth and Frederick Henry Pyne. Entered 22 March 1915 at 11.49 am W. McKean LR

207/200

207/200
Transmission 2033 of Mortgage 85724 to the above named Alfred Arnaud-Lorr's, Cecil George McKellar and Norman Lindsay Macbeth. Entered 21 December, 1915, at 11:05 am. *Discharged* *ALR*

Extension of mortgage 85724 and Increase of Rate of Interest produced 21 December 1915 at 11:51 am. *Discharged* *ALR*

Transmission No. 14451 of Mortgage No. 85724 to Cecil George McKellar and Norman Lindsay Macbeth. Entered 27/1/16 at 12:00 p.m. *Discharged* *ALR*

Transfer 146952 produced 1st July 1922 at 11:20 am. Walter Wright to William Henry Peter Bowden of Springston, Devon. *Discharged* *ALR*

Variation of the terms of mortgage 85724 produced 27th July 1922 at 11:25 am. *Discharged* *ALR*

Variation of the terms of mortgage 85724 produced 30 June 1930 at 11:05 am. *Discharged* *ALR*

Transmission 23446 of mortgage 85724 to Cecil George McKellar entered 3 November 1931 at 3 pm. *Discharged* *ALR*

Transfer 200583 of mortgage 85724 Cecil George McKellar to Frank Sturmer Widing and Cecil George McKellar produced 3 December 1931 at 3 pm. *Discharged* *ALR*

Transfer 204594 produced 19th June 1933 at 11:56 am. William Henry Peter Bowden to Duncan Gillanders of Springston, Devon. *Discharged* *ALR*

Mortgage 184635 produced 19 June 1933 at 11:56 am. Duncan Gillanders to Godfrey Ross. *Discharged* *ALR*

Mortgage 184636 produced 19 June 1933 at 11:57 am. Duncan Gillanders to William Henry Peter Bowden. *Discharged* *ALR*

Mortgage 184637 produced 19 June 1933 at 11:58 am. Duncan Gillanders to Donald Gillanders. *Discharged* *ALR*

Mortgage 193705 produced 16th June 1938 at 2:22 pm. Duncan Gillanders to Godfrey Ross, Douglas Macbeth and the Douglas Macbeth Bank and Edward Wellesley Reeves as agents. *Discharged* *ALR*

Mortgage 198706 produced 16 June 1938 at 2:22 pm. Duncan Gillanders to Donald Gillanders. *Discharged* *ALR*

2
Transfer 25888 produced 22 November 1935 at 11:49 am. Duncan Gillanders to Thomas Reid a member of H.M. Armed Forces. *Discharged* *ALR*

Mortgage 223001 produced 19 November 1935 at 11:51 am. Duncan Gillanders to the State Advances Corporation. *Discharged* *ALR*

Transfer 223001 produced 24 October 1933 at 11:27 am. Duncan Gillanders to Douglas Endell Banklyn and Ernest Ernest England to the State Advances Corporation. *Discharged* *ALR*

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTERED FOR THE PURPOSES OF THE COMPENSATION ACT 1952.
Discharged *ALR*

OCT 77158/1 } Cancelled and
26.4.1976 } C.T.'s 16B/949-
955 issued for
R.S.'s 4296, 4297,
4628, 4647, 4651
4702 and 6691

Discharged *ALR*
CANCELLED
DUPLICATE DESTROYED

CERTIFICATE OF TITLE,

Vol. , folio

Appendix B – 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:	05 November 2020	
Land Parcels:	Lot 1 DP 357634	Valuation No(s): 2405514100



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:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ267300.

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.

Property Statement from the Listed Land Use Register

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



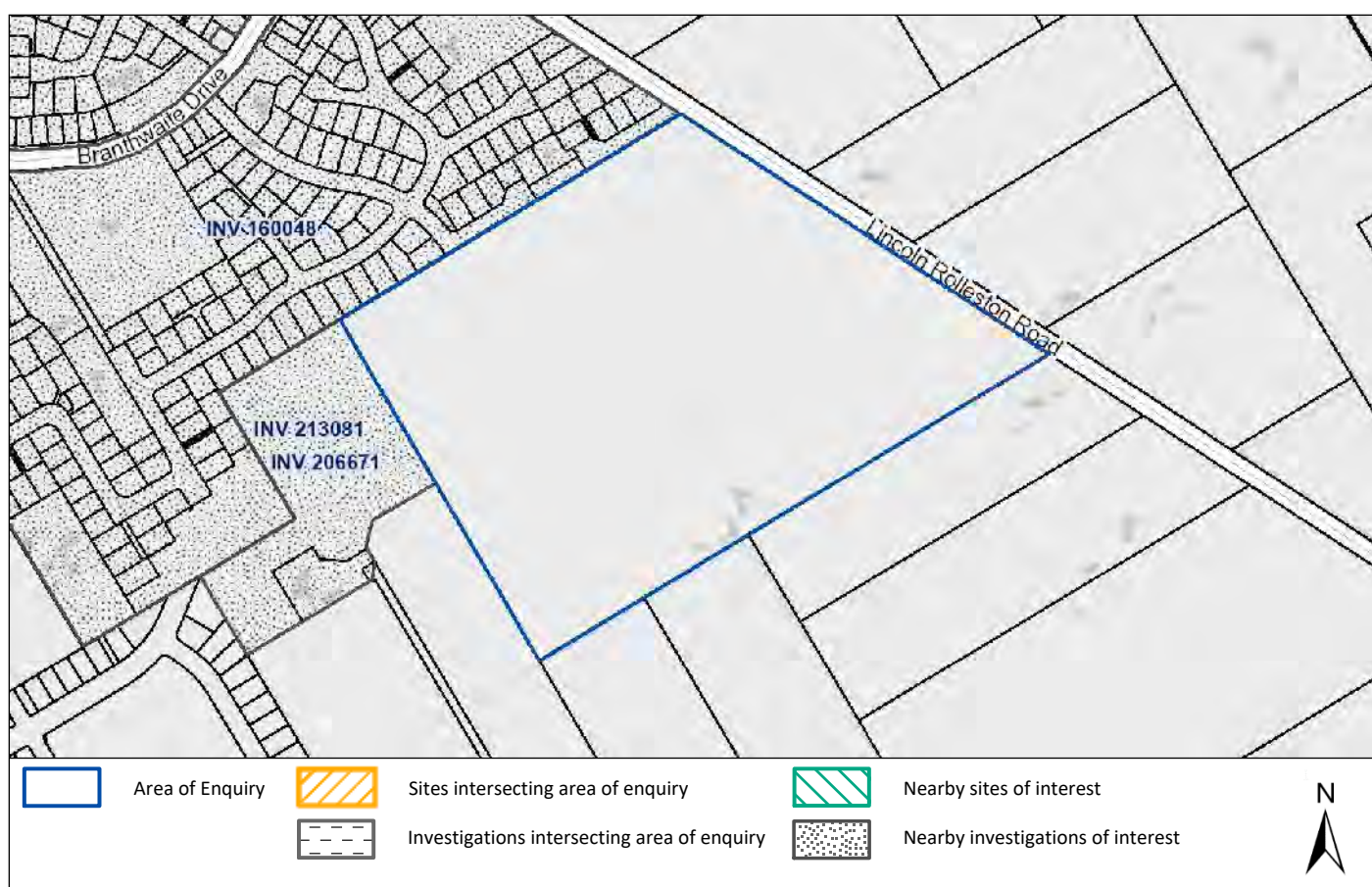
Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Date:	05 November 2020	
Land Parcels:	Lot 1 DP 50631	Valuation No(s): 2405514300



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:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

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.

16 Apr 2018 **INV 206671: Environmental Site Assessment, Preliminary Site Investigation for proposed subdivision, 7/572 Selwyn Road, Rolleston (Preliminary Site Investigation)**
Unknown

Summary of investigation(s):

A Preliminary Site Investigation (PSI) was undertaken in April 2017, at 7/572 Selwyn Road, by Landtech Consulting Limited. The report was not authored by a Suitably Qualified and Experienced Practitioner (SQEP), and therefore the site cannot be considered investigated in accordance with the NES. No comment was made in the report about the potential scrap yard/wrecking area to the north of the dwelling, or on the composition of the former horse training track. The report has been categorised as "not investigated" on the LLUR, and it is recommended that the site is investigated by a recognised SQEP before subdivision of the land takes place.

2 Aug 2018 **INV 213081: Detailed Site Investigation - 7/572 Selwyn Road, Rolleston (Detailed Site Investigation)**
Pattle Delamore Partners Ltd

Summary of investigation(s):

Site history: The site was used for general pastoral purposes from the 1940s through to the 1990s. Around 1995, a horse training track was developed over the eastern part of the property, which was present at the property until it was subdivided and a dwelling was built in the south of the site around 2010. The most recently aerial imagery showed that an area in the north of the site had been used for vehicle storage, with the balance of the lot remaining in pasture.

Investigation objective: The investigation was undertaken in preparation for soil disturbance associated with the subdivision of the property. 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 investigation noted that the horse training track, vehicle storage area, concrete pad, and paddocks were potential HAIL activities, and recommended that sampling be undertaken in these areas. Soil samples were collected from 23 locations across the site (SS1 - SS23), from the shallow surface between depths of 0.05 - 0.15 m bgl. All samples were analysed for heavy metals arsenic, cadmium, chromium, copper, lead, nickel and zinc. Samples SS16 - SS23, collected from the paddock areas, were analysed for organochlorine pesticides. Samples SS1 - SS6, and SS12 - SS15 collected from the vehicle storage area and concrete pad respectively, were analysed for total petroleum hydrocarbons (TPH) and polycyclic aromatic hydrocarbons (PAHs). Six samples collected from the horse training track (SS4, SS7 - SS11) were analysed for asbestos.

Results: Heavy metals concentrations were all at or below the expected regional background concentrations in all samples. Organochlorine pesticides were detected but at concentrations below the Canterbury ambient background concentrations. Hydrocarbons were detected in low concentrations around the vehicle storage area but at concentrations that complied with the MfE Tier 1 criteria for residential land use. TPHs and PAHs were detected in samples collected from around the vehicle storage area and concrete pad, but at concentrations that complied with soil contaminant standards for residential use. No asbestos was detected in any of the samples collected from the horse training track.

Conclusions: The investigation has been categorised as "below guideline values - residential". No HAIL activities or sites have been added to the LLUR due to the minor nature of the contamination.

Justification for proposed category: All contaminants analysed were below the soil contaminant standards for residential land use. The land was investigated appropriately and is suitable for the proposed subdivision.

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ267301.

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

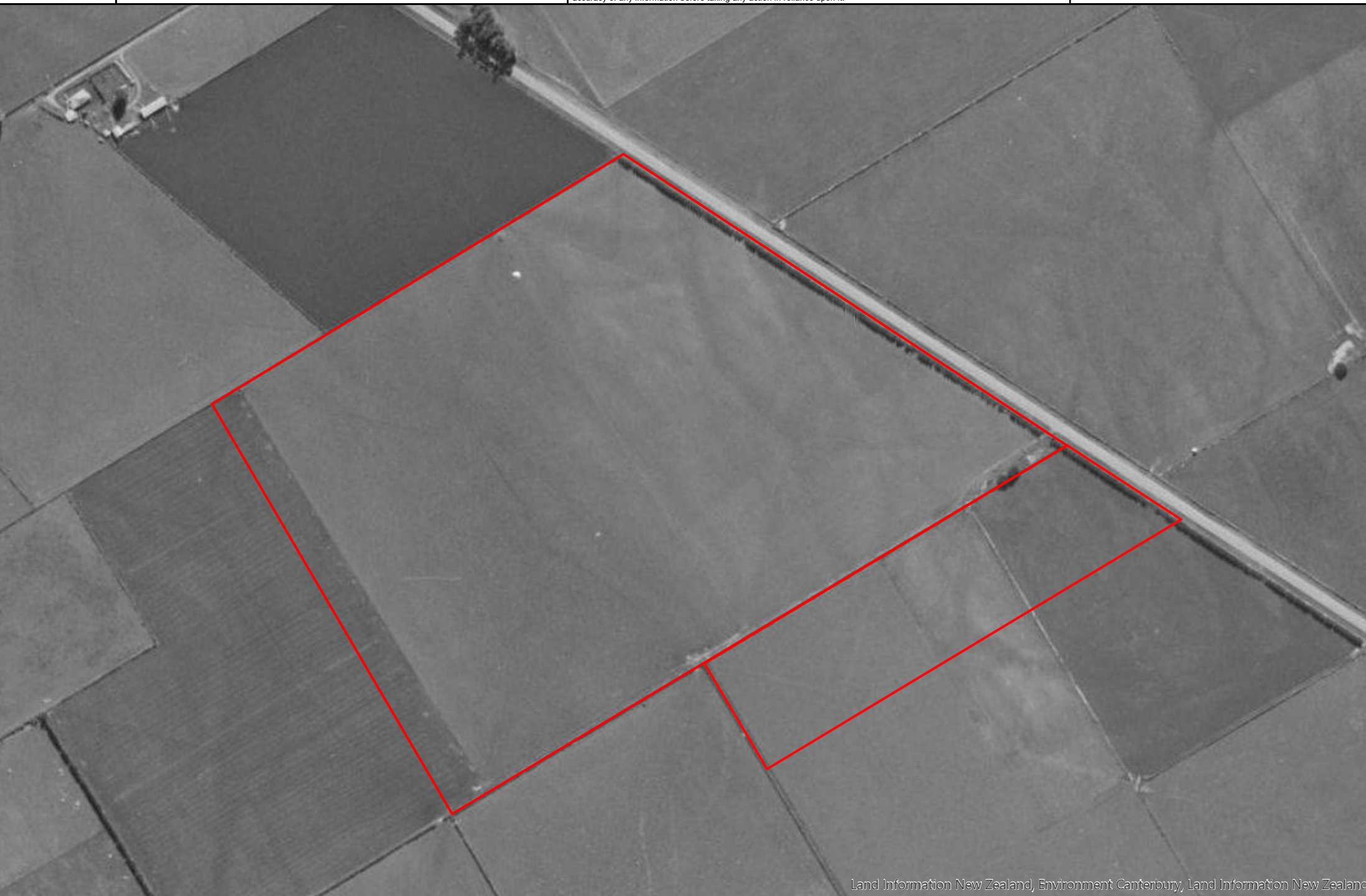
The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness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

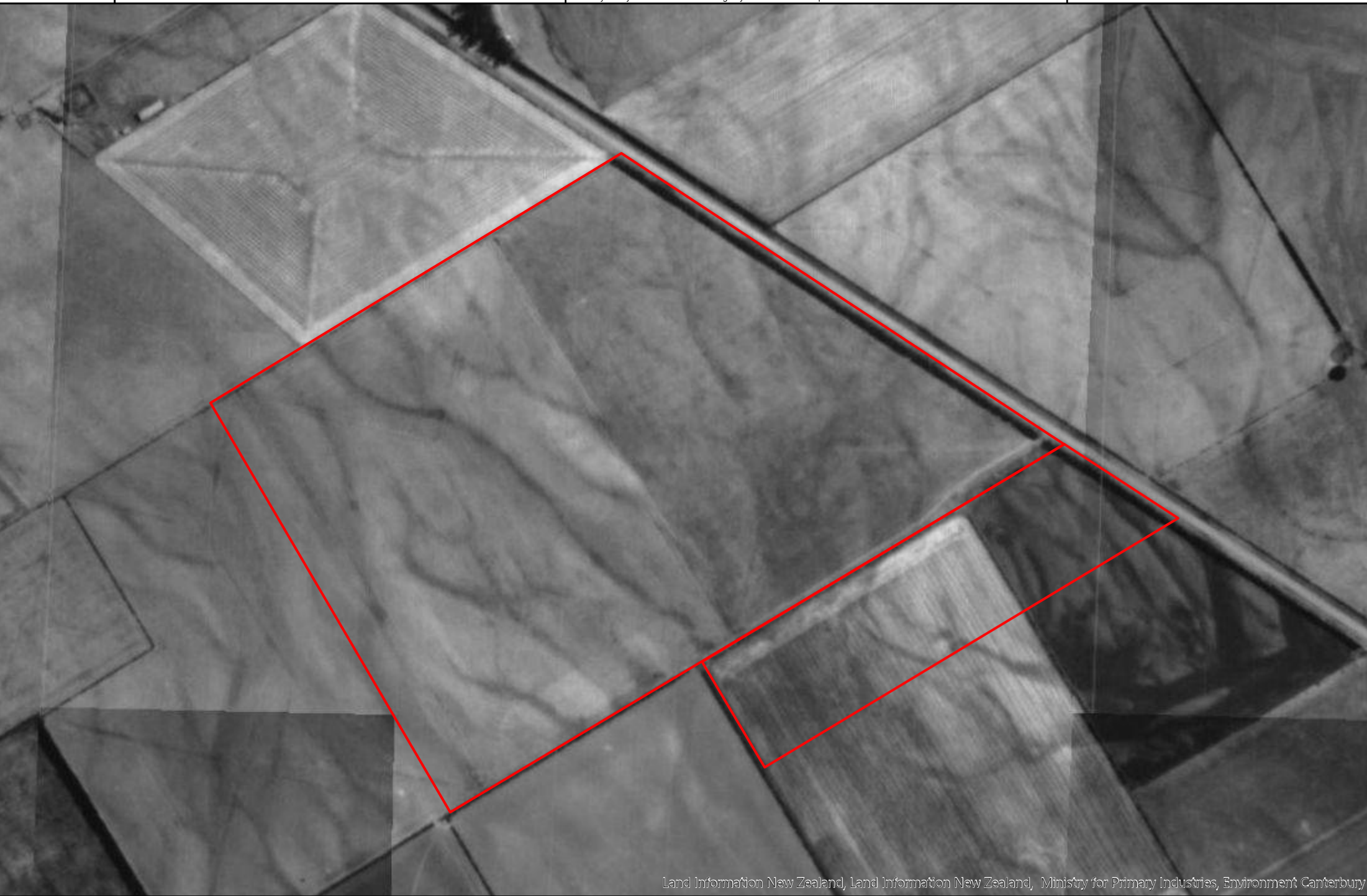
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Appendix C – Historical Aerial Photographs











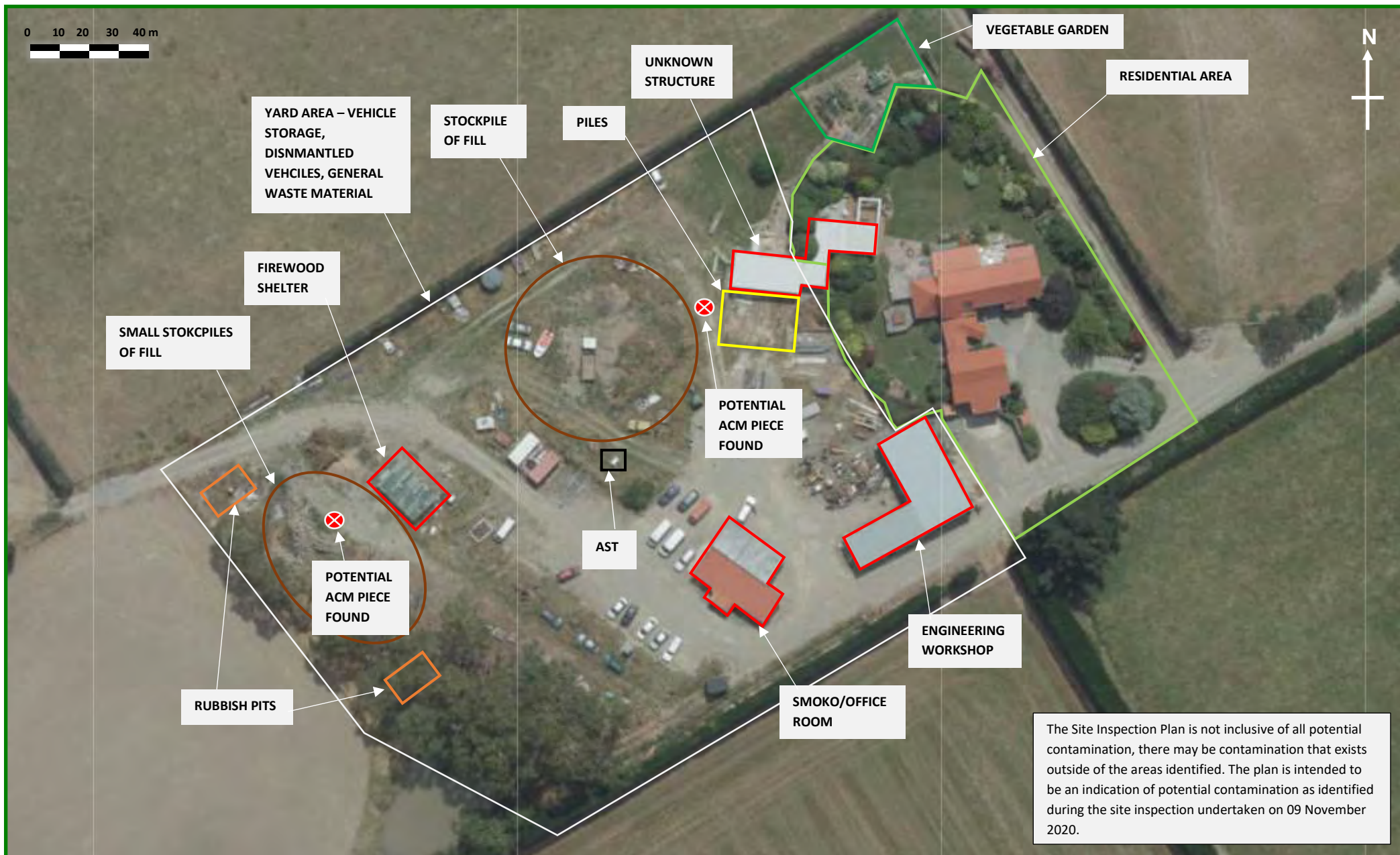








Appendix D – Site Inspection Plan



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

Site Inspection Plan 153 Lincoln Rolleston Road, Rolleston

Scale: NTS

Date: 10 November 2020

Drawing No: 01512/1