

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

***Halkett Road & West Coast Road,
West Melton***

December 2020



Malloch Environmental Ltd

19 Robertsons Rd, Kirwee

RD1, Christchurch 7671

021 132 0321

www.mallochenviro.co.nz

QUALITY CONTROL AND CERTIFICATION SHEET

Client: David Magill Builders 2017 Ltd

Date of issue: 9 December 2020

Report written by:

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

Signed: 

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

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

Signed: 



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	7
6	Geology and Hydrology.....	7
7	Site History.....	8
7.1	Previous Site Ownership and Use	8
7.2	District Council Records	10
7.3	Regional Council Records.....	11
7.4	LINZ Records.....	11
7.5	Review of Historic Aerial Photographs	12
8	Site Inspection.....	13
9	HAIL Uses and Possible Types of Contaminants Associated with Past Use	17
10	Basis for Soil Guideline Values (SGV)	18
10.1	Activity Description	18
10.2	Zoning.....	18
10.3	Soil Guideline Values.....	19
11	Site Characterisation and Conclusion	19
12	Planning Status.....	20
13	Limitations.....	20

APPENDICES

A	Historic Certificates of Title
B	Historic Aerial Photographs
C	LLUR Statement

1 Executive Summary

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

The investigations undertaken have indicated two risk areas on the subject site, both within 1234 West Coast Road (RS 6619). There is a risk of contamination by heavy metals from current and historical activities including:

- Old buildings potentially painted with lead-based paints
- A burn area

The locations of the risk areas are shown on the Risk Area Plan in Section 11 of this report. These are confirmed or likely Hazardous Activities and Industries List (HAIL) activities and there may be a risk to human health from potentially contaminated soils in this area. 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.

The rest of the subject site has been used for general pasture for its known history or until being recently developed for rural residential or residential use. These uses are highly unlikely to have caused a risk to human health or the environment. There is no evidence of HAIL activities or industries having occurred on the rest of the subject site, now or in the past. The rest of the subject site is considered suitable for residential use with no further investigations required.

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

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 NESCSCS to establish whether the regulations apply.

The objective is to determine whether there is any risk of potential contamination that would warrant further investigation.

3 Scope of Work Undertaken

The scope of the work undertaken has included:

- Review of Selwyn District Council property files
- Obtaining ECan data from the Listed Land Use Register (LLUR)
- Search of LINZ NZ orchard database

- Review of historic aerial photos
- Review of historic titles
- Site Inspection of 1234 West Coast Road
- Preparation of report in accordance with MfE guidelines

4 Site Identification

The subject site is situated between Halkett Road and West Coast Road to the west of West Melton as shown on the plan in **Figure 1** below. The site consists of six rural residential lots and 37 residential lots and has a total area of approximately 49.8315Ha.

The street addresses, legal descriptions and areas of the rural residential lots included are:

Street Address	Legal Description	Historical Rural Section	Area (Ha)
1234 West Coast Rd	RS 6619	-	12.5452
1252A West Coast Rd	Lot 2 DP 471561	RS 5781	4.8085
1252B West Coast Rd	Lot 1 DP 471561	RS 5781	5.1920
341 Halkett Road	Lot 2 DP 528937	RS 9448	4.0807
343 Halkett Road	Lot 3 DP 525046	RS 9448	4.6693
345 Halkett Road	Lot 1 DP 525046	RS 9448	4.1135
		Total Area	35.4092

The residential lots have only recently been subdivided and have been grouped based on the rural section they were historically part of:

Street Address	Legal Description	Historical Rural Section	Area (Ha)
71-87 Prestons Avenue & 8-16 Shepherd Avenue (rear lots)	Lots 4-5 & 7-11 DP 525046, Lot 6 DP 528937	RS 9448	2.4801
75 - 95 Prestons Avenue	Lots 245-250 DP 456695	RS 9229	2.7466
71 Prestons Avenue & 2-20 Shepherd Avenue	Lots 201-195 & 411 DP 453222	RS 12569	2.9264
24-36 Shepherd Avenue	Lots 193-196 DP 453222	RS 9227	1.3523
40-56 Shepherd Avenue	Lots 280-284 DP 458646	RS 14812	2.4484
60-84 Shepherd Avenue	Lots 356-362 DP 469289	RS 6600	2.4685
		Total Area	14.4223

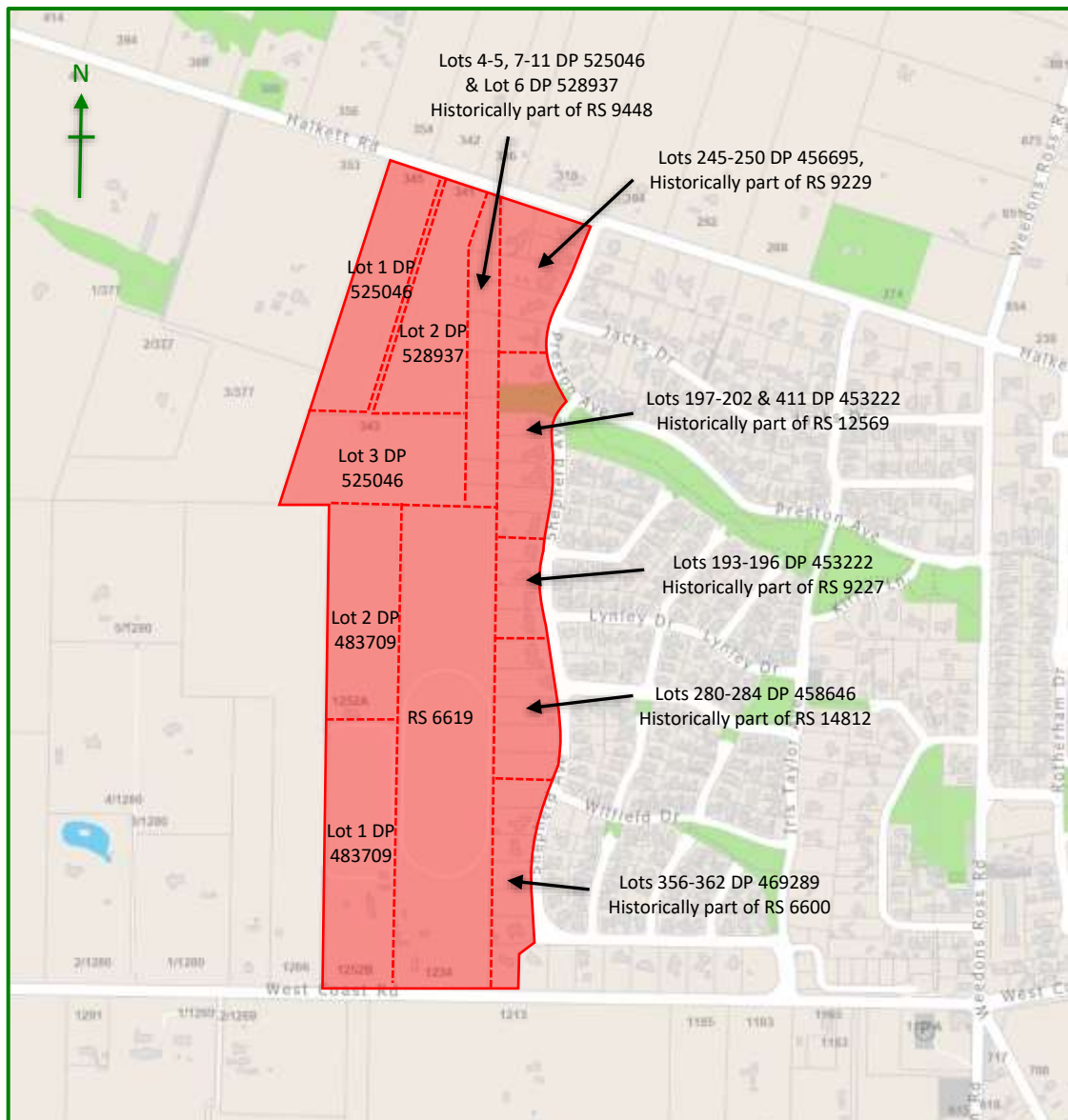


Figure 1 – Location Plan

5 Site Description and Surrounding Environment

The subject site is a combination of rural residential and residential land. The land is slightly undulating. There are dwellings on each of the residential properties except for one residential lot set aside as a reserve. There are also dwellings and farm buildings on most of the rural residential lots. The rest of the subject site is in pasture. The subject site is clearly defined by existing hedges and fences. It is bounded by rural residential land except to the east where it is bounded by residential land. West Melton town centre lies approximately 740m to the east.

6 Geology and Hydrology

The ECan GIS describes the soils as a combination of Templeton moderately deep silt, Eyre shallow loam and Halkett deep sand as shown outlined in white on the plan in **Figure 2**. Soil trace elements are mainly 'Regional, Recent' (unshaded on plan) with some 'Regional, Yellow Brown Stony' (grey shading on plan) and some 'Regional, Yellow Brown Sand' (yellow shading on plan). Wells in the area indicate that topsoils are underlain by sandy gravels, claybound gravels and gravels.

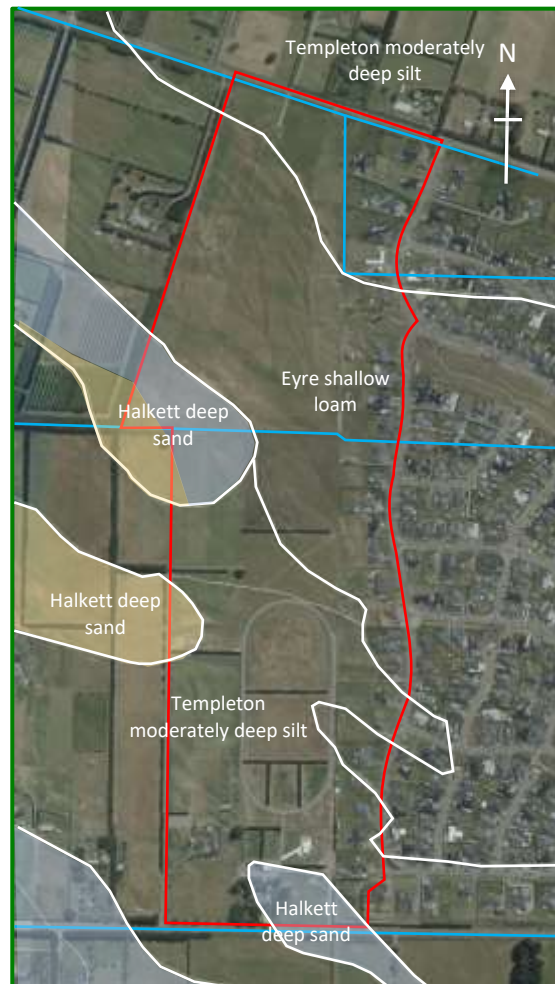


Figure 2 – Soil Type & Open Water Plan

The site lies over the unconfined/semi-confined gravel aquifer system. Ground water levels recorded on nearby bore logs are between 24.60m and 30.00m deep. The direction of ground water flow is generally in a south-easterly direction. ECan's GIS shows five active wells on the subject site. The nearest downgradient well is a domestic and stockwater well approximately 96m south-east of the subject site.

According to ECan's GIS there are three water races on or adjacent to the subject site. One crosses the subject site, another runs along the northern boundary of the site and the third runs along the opposite side of West Coast Road. These water races are shown by blue lines on the plan in **Figure 2** above.

7 Site History

7.1 Previous Site Ownership and Use

Historic Certificates of Title were searched and the following relevant ownership information was obtained. Historically the subject site was made up of parts of eight rural sections. For the residential lots, owner occupation information was only included on the titles prior to the rural sections being subdivided so that is the information presented below:

RS 6619

Aug 1927 - William Pavelka, farmer
Feb 1935 - Ann Jane Jones, wife of Josiah Jones, retired farmer
Aug 1944 - Ernest Alexander Ozanne, dental mechanic
Apr 1945 - Stanley Alexander Edwards, farmer
Oct 1949 - Gold Flight Lodge Ltd
Oct 1952 - Alan Harvey Coleman, farmer
Dec 1960 - Lloyd Derrick Ashton, farmer
Jul 1984 - Michael George Austin, horse trainer
Dec 1984 - Michael George Austin, horse trainer and Jillene Margaret Austin, his wife
Apr 2017 - Moorelands Farm Ltd

RS 5781

Apr 1880 - Charles Fraser, Presbyterian minister
Jun 1887 - William Brook, farmer
Jan 1888 - Patrick Manion, farmer
Aug 1910 - Lawrence Bernard Manion and Patrick Francis Ryan, both farmers
Mar 1911 - Margaret Manion and Mary Manion, spinsters
Jun 1911 - Isobel Moore, wife of Augustus Frederick Leifecombe Moore, farmer
Mar 1913 - James Andrew Berryman, farmer
Feb 1917 - William Major, farmer and Catherine Emily Major, his wife
Sep 1918 - Andrew Forster, farmer
Jan 1920 - Charles Craik, farmer
Sep 1924 - William John Marshall, farmer
May 1926 - James Morland and Thomas Morland, both farmers
Mar 1928 - Emily Coleman, wife of William Coleman, farmer and Maud Coleman, wife of Samuel Coleman, farmer
Jan 1942 - Emily Coleman, wife of William Coleman, farmer
Apr 1948 - Robert Redmond, farmer
Mar 1991 - Robert Charles Redmond and Geoffrey Thomas Wright, both farmers as executors
Jun 1993 - John Howard Seaton, farmer and Donald George Feast, truck driver
Oct 1995 - Siew-Woo Lau, businessman and Ing-Inn Tang, married woman
Sep 1998 - Warren Gregory Rochford
Oct 2013 - Michael James Fitzgerald and Sarah Jane Fitzgerald
May 2014 - Scott Carl Eden and Sharlene Marie Eden (Lot 2 DP 471561)

RS 9448

Jun 1890 - George Watson, farmer
Aug 1905 - William Alfred Price, farmer
May 1908 - Leased to Leonard Henry Leslie and Edmond William Richardson Leslie
Jul 1937 - Walter Stewart Somerville, accountant and Walter Obadiah Eden, engineer
Dec 1937 - William Coleman, farmer
Nov 1944 - Emily Coleman, widow
Apr 1948 - Robert Redmond, farmer
Mar 1991 - Robert Charles Redmond and Geoffrey Thomas Wright, both farmers as executors
Feb 1997 - Robert Charles Redmond, farmer
Oct 2001 - Roger Hughes, Alma Hughes and Kyle Hughes

RS 9228, RS 12569, RS 9227

Jul 1907 - Henry John Partridge Leslie, farmer
Jul 1916 - James Edward Glanville, **fruit grower** and John Campbell, stable foreman as executors
Dec 1916 - John Campbell, stable foreman
Jan 1918 - William James Jenkins, farmer and Leonard Henry Leslie, farmer
Sep 1921 - John Hunter Shaw, butcher, Lewis Wilson Hudson, chemist, Walter Edward Kiddey, stock dealer, Robert Shaw, butcher
Oct 1923 - Samuel James Gibson, farmer
Jul 1930 - Samuel Gibson, farmer
Dec 1931 - Leased to James Herbert Harvey
Apr 1940 - Edwin Charles Gibson, farmer and Richard Sheridan Leslie, retired store proprietor
Jun 1945 - John Duncan Litten, contractor
Dec 1989 - Iris Muriel Litten, widow
Mar 1996 - Shona Ellen Nairn, Lynley Margaret Judd, Jacqueline Ruth Butt and Leonie Jean Clarke, married women
Jun 2007 - Gillman Wheelans Holdings Ltd
May 2010 - GW West Melton Ltd

RS 14812

Feb 1872 - John Jones, compositor
Aug 1913 - Richard Melton Jones, farmer
Oct 1915 - Frederick Charles Hunt, farmer
Jul 1920 - Ernest Braithwaite Miles, farmer
Aug 1922 - William Pavelka, farmer
Feb 1935 - Ann Jane Jones, wife of Josiah Jones, retired farmer
Aug 1944 - Ernest Alexander Ozanne, dental mechanic
Apr 1945 - Stanley Alexander Edwards, farmer
Oct 1949 - Gold Flight Lodge Ltd
Oct 1952 - Alan Harvey Coleman, farmer
Feb 1964 - Nathan Sinclair, butcher
Mar 1973 - Bruce Edward Bacon, post office employee and Douglas Stuart Laird, shop keeper
Aug 2008 - Bruce Edward Bacon and Public Trust
Mar 2005 - Bruce Edward Bacon and Annie Dorothea Laird
Dec 2007 - Gillman Wheelans Holdings Ltd
May 2010 - GW West Melton Ltd

Part RS 6600

Dec 1899 - Edward Segg, labourer and James Segg, farmer
Jul 1900 - Abraham Constable, farmer
Jul 1910 - James Stott, farmer
Aug 1904 - Arthur George Withell, farmer
Nov 1904 - John Simms, farmer
Aug 1924 - Harriet May Simms, widow
Mar 1957 - Charles Trevor Wilson and Raymond Russell Wilson, both farmers
Mar 1971 - Raymond Russell Wilson, farmer and John Stewart Bisphan, solicitor
Oct 1983 - John Stewart Bisphan, district court judge and David John Clark, solicitor
Aug 2012 - GW West Melton 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

A list of building consents was requested from Selwyn District Council (CCC) for the six rural residential lots. The list was reviewed and records were requested and reviewed for any consents issued prior to the mid-1990s. The property files were not reviewed for the residential lots since their development is recent (between 2013 and 2019) and any building consents are considered unlikely to include any information pertaining to soil contamination. The consents for the six rural residential lots included:

RS 6619

1972 - Erect a horse stable
1975 - Plumbing & drainage permit
1979 - To stucco the dwelling. The file shows that the walls to be stuccoed are a combination of weatherboard and Polite. Polite may contain asbestos.
1996 - Erect a hayshed
1997 - Install a solid fuel heater
2011 - Install a solid fuel heater
2018 - Erect a dwelling with attached garage

Lot 1 DP 471561

1995 - Erect a dwelling
1998 - Erect a farm building
2002 - Erect a domestic garage
2005 - Erect a farm building/implement shed
2020 - Erect a farm building

Lot 2 DP 471561

2014 - Erect a 1-bedroom dwelling with attached garage/workshop
2019 - Erect a 4-bedroom dwelling with attached garage

Lot 1 DP 525046

2019 - Erect a 2-bedroom dwelling with attached garage
2019 - Erect a farm building
2020 - Install a solid fuel heater

Lot 2 DP 528937 & Lot 3 DP 525046

No building consents on file

7.3 Regional Council Records

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

There are three nearby sites listed:

- 336 Halkett Road is listed for 'A10 - Persistent pesticide bulk storage or use' after horticultural activities were noted on aerial photographs from 2005 onwards. The horticultural use is noted as growing daffodils. The site is defined as 'Verified HAIL has not been investigated'.
- 377/3 Halkett Road is listed but as 'Verified Non-HAIL'. Resource consent information indicated the site had been used for horticultural activities but the landowner has states that no persistent pesticides have been used on the orchard. The activity of persistent pesticide use has been removed from the LLUR for this site.
- 1266 West Coast Road for 'A8 - Livestock dip or spray race operations' after a livestock dip or spray race was noted in aerial photographs from 1961 until 1984. The site is defined as 'Verified HAIL has not been investigated'.

The LLUR statement indicates investigations have been undertaken on two parts of the subject site:

- A Detailed Site Investigation was undertaken on 1234 West Coast Road by Pattle Delamore Partners Ltd (PDP) in 2018. It determined the horse training track may be at risk of contamination from heavy metals and asbestos. Soil sampling across the track showed no detectable asbestos and heavy metal concentrations were below regional background levels. Soil sampling was not undertaken on any other parts of the property. The investigation has been categorised as 'Below Guideline Values – Rural-Residential land use'.
- 60-84 Shepherd Avenue were part of a larger Preliminary Site Investigation (PSI) undertaken by Davie Lovell Smith in 2012. The PSI identified three areas of concern within that investigation area but none of the areas of concern are located on or within 250m of the current subject site.

See the LLUR Statements in **Appendix C**, due to the size of the subject site the statement had to be generated in two halves.

Resource consent information was sourced from the GIS mapping system. There are no active resource consents for the subject site. There are active resource consents for adjacent lots to discharge domestic wastewater/sewage tank effluent into land, and to take groundwater for irrigation.

7.4 LINZ Records

The LINZ Orchard layer does not show the subject site as having listed orchards. There are listed orchards on adjacent and nearby lots as shown in **Figure 3** below. According to the LLUR, no persistent pesticides have been used on the adjacent orchard.

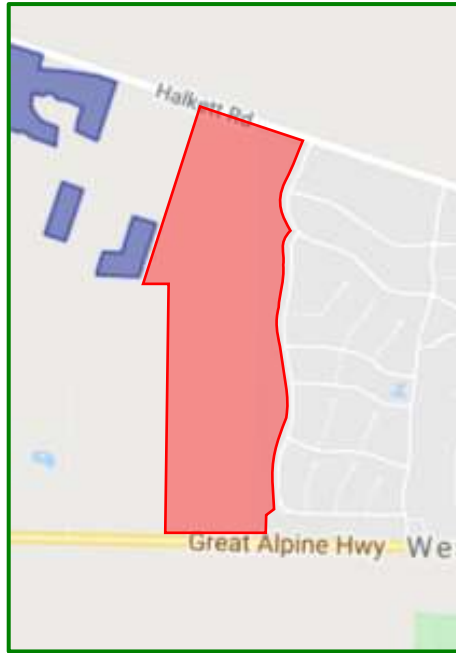


Figure 3 – LINZ Orchard Plan

7.5 Review of Historic Aerial Photographs

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

- The earliest photo is from **1941** and has been sourced from ECan's GIS. There is a dwelling, garage and two farm buildings located on RS6619 (1234 West Coast Road). The rest of the subject site is in pasture. The surrounding area is similar pasture farmland with other similar dwellings and homestead areas along West Coast Road.
- A photo from **1961** is sourced from ECan's GIS and shows a horse training track has been constructed on RS6619. The farm sheds seen on the previous aerial appear to have been removed. Six sheds are now present to the north of the dwelling on RS6619. There are no significant changes to the rest of the subject site. A potential livestock dip is now present approximately 80m beyond the subject site to the west.
- A photo from **1975** is sourced from ECan's GIS and shows another shed has been added on RS6619 to the north of the dwelling. New dwellings are present beyond the subject site to the north on the northern side of Halkett Road.
- A photo from **1982** is sourced from ECan's GIS and shows no significant changes to the subject site. More rural residential lots have been developed beyond the subject site on the north side of Halkett Road.
- A photo from **1995**, sourced from ECan's GIS, is grainy and detail is difficult to discern. It appears the row of four sheds on RS6619 have been removed. There are no other significant changes to the subject site. The potential livestock dip beyond the subject site to the west appears to have been removed.
- A photo from **2000** is sourced from ECan's GIS and shows a new farm shed has been added to the yard area of RS6619. A dwelling and a farm shed has been built on Lot 1 DP 471561 (1252B West Coast Road). Rural residential lots have been developed beyond the subject site to the north-west. Residential lots have been developed beyond the subject site to the east. Possible horticultural activities are occurring to the north of the subject site.

- A photo from **2004** is sourced from ECan's GIS and shows no significant changes to the subject site. An orchard appears to have been planted beyond the subject site to the north-west. This is listed on the LLUR as 'Verified non-HAIL'.
- A photo from **2013** is sourced from ECan's GIS and shows a farm shed has been constructed on Lot 1 DP 471561. There are no other significant changes to the subject site. Rural residential development has occurred beyond the subject site to the west. Residential development is underway beyond the subject site to the east. The potential horticultural activities beyond the subject site to the north appear to have ceased.
- The most recent aerial photo reviewed, dated **2019**, is sourced from ECan's GIS. It shows residential development has occurred on the strip of smaller lots along the eastern side of the subject site. A second dwelling has been constructed on RS6619. An area to the north of this dwelling appears to be in use to cut and split firewood. A potential pit is present on the paddock to the east of the original dwelling on RS6619. A dwelling has been constructed on Lot 2 DP 471561. Two small buildings have been constructed on Lot 1 DP 525046. The property file indicates these are a dwelling and farm building but potentially these are temporary buildings in place until these permanent buildings are built. The residential development beyond the subject site to the east has continued.

8 Site Inspection

A site inspection was undertaken on the 4th December 2020 to assist with characterising 1234 West Coast Road. The rest of the subject site was not inspected at this time due to access restrictions.

There is a dwelling and garage at the front of the property. The exterior walls of the dwelling and garage are stucco. The property file indicates this was applied over the original weatherboard in the late 1970s. The current occupant of the dwelling advised that panels dated back to the early 1900s are still present within the dwelling confirming that this is the original building and providing an estimate of its age. Some of the soffits on the dwelling appear to be cement board. These potentially contain asbestos. Currently the boards appear in good condition so are not considered to pose a risk of soil contamination, however, care should be taken if any repair or removal work is undertaken on these boards in the future to prevent contamination of the soils.



Photo 1: Stucco dwelling



Photo 2: Potential asbestos cement board soffits

In the paddock to the east of the dwelling is a small stockpile of soil used as a mountain bike jump. The client advises that the soil and the pit seen on the latest aerial photograph was excavated for use on the farm tracks within the property and that no waste has been disposed of in the pit. A burn area was noted to the east of the stockpile. It appears that mainly green waste has been burnt here with charred pine cones and branches remaining.



Photo 3: Small stockpile of soils



Photo 4: Burn area

To the north of the dwelling are stables and farm sheds. The buildings are constructed from iron and timber, no potentially asbestos containing materials were noted in the yard area. No bulk storage of agrichemicals was seen within the sheds. No evidence of any storage tanks such as vents or pumps were seen. The yard area was clean and tidy with no significant storage of scrap or visible staining of the soils and gravel across the yard.



Photo 5: Iron & timber stables currently used to store firewood



Photo 6: Farm sheds & grain silo



Photo 7: Iron & timber hayshed with concrete floor



Photo 8: Small quantity of timber and metal stored behind hayshed

A second dwelling was built to the north-east of the yard in 2018. This is surrounded by a garden area. To the north of the yard, the rest of the 1234 West Coast Road is paddocks with a horse training track. As noted on the latest aerial photograph, on the south-east corner of the track is an area that has been used to cut and split firewood. No evidence of burning was noted at this location.



Photo 9: Few remaining logs from splitting firewood

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

Farm buildings have been located on 1234 West Coast Road (RS 6619) since at least 1941 but given the pastoral use of the land it is considered unlikely that persistent agrichemicals were used or stored in these older sheds in any significant volume.

One of the historical owners of RS 9228, RS 12569 and RS 9227 is listed as a flower grower. However, he only owned the property for 6 months as an executor. It is considered highly unlikely that he operated a flower growing business on the site.

G – Cemeteries and waste recycling, treatment and disposal

5. Waste disposal to land

A burn area was noted during the site inspection. However, it appears that this activity is recent as it does not show on the latest 2019 aerial and the burnt remains only included green waste and a brick. If treated timber or other waste material has been burn here this would pose a risk of soil contamination. Contaminants of concern include heavy metals.

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

Three nearby sites are listed on the LLUR, however, none of these sites are considered to pose a risk of migration of contaminations to the subject site.

- The potential livestock dip is located approximately 85m west of the subject site and is not considered to pose a risk of migration of contaminants to the subject site due to the separation distance
- The adjacent orchard has been updated to 'Verified non-HAIL' as persistent pesticides have not been used on the site.
- The horticultural activities at 336 Halkett Road are very recent so it is highly unlikely that any arsenate or organochlorine pesticides (OCPs) would have been used. Potentially, organonitrogen or organophosphate pesticides (ONOPs) could have been used but it is unlikely that they would have been used in any significant volume for growing daffodils. Additionally, the hedges around the growing area would likely limit the migration of any sprays onto the subject site.

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

The earliest aerial photograph, dated 1941, shows a dwelling and garage on 1234 West Coast Road (RS 6619). These buildings pose a risk of contamination from the use of lead-based paints. Any natural deterioration or intentional removal may have caused contamination of the soil. Contaminants of concern include lead.

10 Basis for Soil Guideline Values (SGV)

10.1 Activity Description

This report has been written for the following potential activities:

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

10.2 Zoning

The majority of the subject site is currently zoned 'Inner Plains'. The eastern strip of residential lots is currently zoned 'Living West Melton'.

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

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

11 Site Characterisation and Conclusion

The investigations undertaken have indicated two risk area on the subject site, both within 1234 West Coast Road (RS 6619). There is a risk of contamination by heavy metals from current and historical activities including:

- Old buildings potentially painted with lead-based paints
- A burn area

The locations of the risk areas are shown on the Risk Area Plan in **Figure 2** below. These are confirmed or likely HAIL activities and there may be a risk to human health from potentially contaminated soils in this area. 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.



Figure 3 – Risk Area Plan

The rest of the subject site has been used for general pasture for its known history or until being recently developed for rural residential or residential use. These uses are highly unlikely to have caused a risk to human health or the environment. There is no evidence of HAIL activities or industries having occurred on the rest of the subject site, now or in the past. The rest of the subject site is considered suitable for residential use with no further investigations required.

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 areas 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.

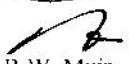
No part of this report may be reproduced, distributed, publicly displayed, or made into a derivative work without the permission of Malloch Environmental Ltd, other than the distribution in its entirety for the purposes it is intended.

Appendix A – Historic Certificates of Title



**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 839100
Land Registration District Canterbury
Date Issued 18 July 2018

Prior References

CB34B/25

Estate	Fee Simple
Area	4.6693 hectares more or less
Legal Description	Lot 3 Deposited Plan 525046

Original Registered Owners

Roger Hughes, Alma Hughes and Kyle Hughes

Interests

Subject to a right of way over part marked A and a right to convey water, electricity, telecommunications and computer media over parts marked A, B & C, all on DP 525046 created by Easement Instrument 10973830.15 - 18.7.2018 at 3:59 pm

Appurtenant hereto is a right to convey electricity created by Easement Instrument 10973830.15 - 18.7.2018 at 3:59 pm

The easements created by Easement Instrument 10973830.15 are subject to Section 243(a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over parts marked A & B on DP 525046 in favour of Orion New Zealand Limited created by Easement Instrument 10973830.16 - 18.7.2018 at 3:59 pm

The easement created by Easement Instrument 10973830.16 is subject to Section 243(a) Resource Management Act 1991

11185942.1 Departmental dealing correcting the memorials by adding the memorial for Land Covenant in Easement Instrument 10973830.1 - 26.7.2018 at 1:04 pm

Land Covenant in Easement Instrument 10973830.1 - 18.7.2018 at 3:59 pm

11334478.1 Surrender of the right of way over part marked A on DP 525046 and the right to convey water, electricity, telecommunications and computer media over part marked A, B and C on DP 525046 created by Easement Instrument 10973830.15 appurtenant to Lot 6 DP 528937 - 28.1.2019 at 1:18 pm

NEW ZEALAND.

[Form B.]

Reference: ^{Vol.} ^{folio}
Application 16 10498
Transfer No.



Register-book,
Vol. 237, folio 86

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

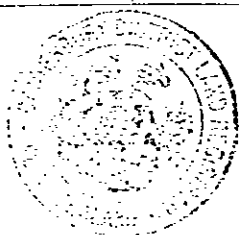
CANCELLED

This Certificate, dated the twenty third day of July, one thousand nine hundred and seven under the hand and seal of the District Land Registrar of the Land Registration District of Hawke's Bay Witnesseth that

Henry John Partridge Leslie of Oylebury Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or 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 Two hundred and seventy two Acres two roods and thirty six perches or thereabouts situated in Block XI of the Robertson Survey District comprising Rural Sections 9227, 9228 and 12569 and part of Rural Section 6513

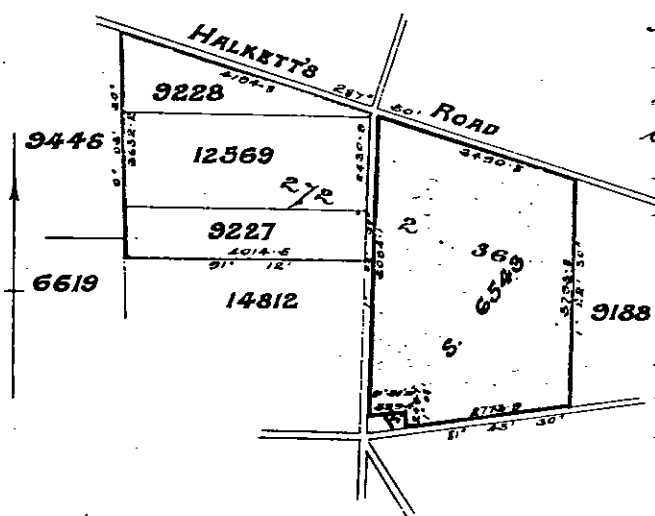


H. Smith
District Land Registrar

Outstanding Mortgage Reg. No. 32616
Henry Thomas Shepherd to John William Smith
DISCHARGED
William Bennett and Matthew Sheppard
Bank affecting Rural Section 6513
H. Smith D.S.R.

Outstanding Mortgage Reg. No. 103684
Dame Mary Elizabeth Leslie to John Leslie
H. Smith D.S.R.

Mortgage 65492 produced 20 July 1907 at 2.10 pm Henry John Partridge Leslie to George Gould Frederick Mackenzie
William and Ronald Mackenzie
H. Smith D.S.R.



Cancelled as to lands in outstanding mortgage 32616 and New Certificate issued
H. Smith D.S.R.
Mortgage 8090 produced 11 April 1911 at 3.32 pm Henry John Partridge Leslie to The Christchurch Tramway Board sinking fund commission (Balance)
H. Smith D.S.R.

X 4001 entered 18 November 1913 at 3.14 pm (Balance)
H. Smith D.S.R.

Transmission 10392 to James Edward Glanville of Papanui Fruit Grower and John Campbell of Christchurch Stable Foreman Executors of the will of Henry John Partridge Leslie dated 13 July 1906 at 11.30 am (Balance)
H. Smith D.S.R.

over

Scale, 20 chains to an inch.

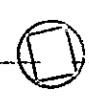
of 27/86
Transmission 10538^A to the above
named John Campbell entered
4 December 1916 at 10.15 am (balance)

Transf 112542² produced 21 January 1918
at 10.15 am John Campbell to John
Campbell and Leonard Henry Leslie
of Balance.

Cancelled D.L.R.

CERTIFICATE OF TITLE,

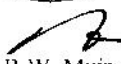
Vol. , folio





**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 839098
Land Registration District Canterbury
Date Issued 18 July 2018

Prior References

CB34B/25

Estate	Fee Simple
Area	4.1135 hectares more or less
Legal Description	Lot 1 Deposited Plan 525046

Original Registered Owners

Roger Hughes, Alma Hughes and Kyle Hughes

Interests

Subject to a right to convey electricity over part marked D on DP 525046 created by Easement Instrument 10973830.15 - 18.7.2018 at 3:59 pm

Appurtenant hereto is a right of way and a right to convey water, electricity, telecommunications and computer media created by Easement Instrument 10973830.15 - 18.7.2018 at 3:59 pm

The easements created by Easement Instrument 10973830.15 are subject to Section 243(a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked D on DP 525046 in favour of Orion New Zealand Limited created by Easement Instrument 10973830.16 - 18.7.2018 at 3:59 pm

The easement created by Easement Instrument 10973830.16 is subject to Section 243(a) Resource Management Act 1991

11185942.1 Departmental dealing correcting the memorials by adding the memorial for Land Covenant in Easement Instrument 10973830.1 - 26.7.2018 at 1:04 pm

Land Covenant in Easement Instrument 10973830.1 - 18.7.2018 at 3:59 pm

11013242.1 Transfer to Julie Alison McLeod, Peter Hartley Walker, Stephen Cloudsley Walker and Sylvia Eleanor Searle (3/4 share) and Stephen Cloudsley Walker (1/4 share) - 6.8.2018 at 12:28 pm

11334478.1 Surrender of the right to convey electricity created by Easement Instrument 10973830.15 over part marked D on DP 525046 appurtenant to Lot 6 DP 528937 - 28.1.2019 at 1:18 pm



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



R.W. Muir
Registrar-General
of Land

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

Identifier 640326
Land Registration District Canterbury
Date Issued 07 May 2014

Prior References

CB38D/1085

Estate Fee Simple
Area 4.8085 hectares more or less
Legal Description Lot 2 Deposited Plan 471561

Original Registered Owners

Michael James Fitzgerald and Sarah Jane Fitzgerald

Interests

Appurtenant hereto is a right of way specified in Easement Certificate A135042.7 - 19.9.1994 at 11:59 am

A73655.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.9.1993 at 11:57 am

Land Covenant in Transfer A85291.2

Subject to a right of way over part marked A on DP 471561 specified in Easement Certificate A135042.7 - 19.9.1994 at 11:59 am

The easements specified in Easement Certificate A135042.7 are subject to Section 243 (a) Resource Management Act 1991

9512440.3 Mortgage to ANZ Bank New Zealand Limited - 11.10.2013 at 1:32 pm

Subject to a right of way, right to drain water and sewage and a right to convey water, electricity, telecommunications and computer media over part marked A and B on DP 471561 created by Easement Instrument 9678319.2 - 7.5.2014 at 11:44 am

The easements created by Easement Instrument 9678319.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part marked A and B on DP 471561 in favour of Chorus New Zealand Limited created by Easement Instrument 9678319.3 - 7.5.2014 at 11:44 am

The easements created by Easement Instrument 9678319.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electric power over part marked C on DP 471561 in favour of Orion New Zealand Limited created by Easement Instrument 9678319.4 - 7.5.2014 at 11:44 am

The easements created by Easement Instrument 9678319.4 are subject to Section 243 (a) Resource Management Act 1991

9736216.1 Discharge of Mortgage 9512440.3 - 29.5.2014 at 10:16 am

9736216.2 Transfer to Scott Carl Eden and Sharlene Marie Eden - 29.5.2014 at 10:16 am

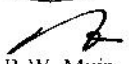
9736216.3 Mortgage to Bank of New Zealand - 29.5.2014 at 10:16 am

Appurtenant hereto is a right to convey electric power created by Easement Instrument 9905892.1 - 28.1.2015 at 9:39 am



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




R.W. Muir
Registrar-General
of Land

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

Identifier 640325
Land Registration District Canterbury
Date Issued 07 May 2014

Prior References

CB38D/1085

Estate	Fee Simple
Area	5.1920 hectares more or less
Legal Description	Lot 1 Deposited Plan 471561

Original Registered Owners

Michael James Fitzgerald and Sarah Jane Fitzgerald

Interests

A73655.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.9.1993 at 11:57 am

Land Covenant in Transfer A85291.2

Appurtenant hereto is a right of way specified in Easement Certificate A135042.7 - 19.9.1994 at 11:59 am

The easements specified in Easement Certificate A135042.7 are subject to Section 243 (a) Resource Management Act 1991

9512440.3 Mortgage to ANZ Bank New Zealand Limited - 11.10.2013 at 1:32 pm

Appurtenant hereto is a right of way, right to drain water and sewage and a right to convey water, electricity, telecommunications and computer media created by Easement Instrument 9678319.2 - 7.5.2014 at 11:44 am

The easements created by Easement Instrument 9678319.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electric power over part marked D on DP 471561 in favour of Orion New Zealand Limited created by Easement Instrument 9678319.4 - 7.5.2014 at 11:44 am

The easements created by Easement Instrument 9678319.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electric power over part marked A on DP 482022 created by Easement Instrument 9905892.1 - 28.1.2015 at 9:39 am

10821098.1 Discharge of Mortgage 9512440.3 - 4.7.2017 at 12:21 pm

10821098.2 Mortgage to ASB Bank Limited - 4.7.2017 at 12:21 pm

NEW ZEALAND REGISTER

Duplicate Original

Register-book

Vol. 396, folio 156 CANCELLED



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

Reference: Deeds Index. C.6619

Application No. C.4910

20A/19

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the Second day of August one thousand nine hundred and Twenty-seven
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that
WILLIAM FAVELKA of Charing Cross Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements
a little more or less, that is to say: All that parcel of land containing THIRTY-ONE ACRES or thereabouts situated in Block XI
of the Rolleston Survey District being Rural Section 6619 and being more particularly described in Convey-
ance Registered No. 133271 (214/221)



25/1/1927
2/19/1927



M. Thompson
District Land Registrar.

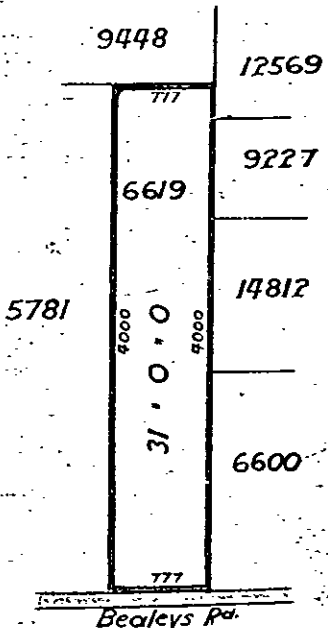
Outstanding Deed of Mortgage No. 133272 (215/69)
registered 15th August 1925 in favour of Wm. William
Favelka to His Majesty the King

9 November 1927
E. Adams, D.L.R.

Transfer 209619 produced 26 February 1935
at 11.59 am. His Majesty the King as
Mortgagee under Outstanding Mortgage
133272 to Mrs Jane Jones wife of Joshua
Jones of Christchurch Retired Farmer
Over
Mortgage 138156 produced 18 February
1935 at 11.59 am. Mrs Jane Jones to
His Majesty the King Over

Variation of the terms of Mortgage 138156 produced
at 9 day of 18/2/35 at 2.8 pm
Over

Transfer 254660 produced 10 August 1935
at 11.48 am Mrs Jane Jones to
Ernest Alexander Lyman of
Christchurch Dental Mechanic
Over



METRIC AREA: 12.5452 ha

Scale: 10 Chains to an Inch

396/156

Transfer 26221 produced 2d April 1915 at 2.50pm
Ernest Alexander Ogden to Stanley Alexander
Edwards of Ashburton Farmer

Mortgage 22231 DISCHARGED
22.5.1915 at 2.50pm Stanley Alexander Ogden to Ernest
Alexander Edwards

312456 Transfer Stanley Alexander
Lawrence to Gold Light Lodge Trustees
having its Registered office at West
Melton produced 11 October 1954 at
11.26am

367137 Transfer Gold Light Lodge
Trustees to Alan Harvey Coleman
of West Melton Farmer produced 9
October 1952 at 12.23pm

Transfer 541961 Alan Harvey Coleman
to Lloyd Derrick Ashton of West
Melton Farmer produced 22/2/1960 at
9.5 am

Mortgage 541962 Lloyd Derrick Ashton
to Bank of New Zealand produced
22/12/1960 at 11.12 am

Mortgage 541963 Lloyd Derrick Ashton
to Alan Harvey Coleman produced
22/12/1960 at 11.12 am

Mortgage 567380 Lloyd Derrick Ashton
to The Provident Assurance
Company Limited produced 11/12/1961 at 1.56pm

567381 Memorandum of making
Mortgage No 567380 first mortgage and
Mortgage No 541963 second mortgage
produced 11.12.1961 at 1.57

Transmission 601900 of Mortgage 541963 to
Charles William North and Harold
as Executors 18-7-1965 at 2.45pm

Mortgage 625609 to Robert Muddrew
22.5.1964 at 11.12 am

Memorandum of Priority 625610 of Mortgage
625609 first mortgage and Mortgage 541963
second mortgage - 22.5.1965 at 10.29 am

Mortgage 660576 to Bayan Williams
William Lexington and Ernest Williams
and Ernest Williams 17/8/1965 at 9.27 am

Variation of Mortgage 660576 to
3/7/1967 at 10.5

Notice 723 687 declaring the State Highway
adjoining the above land to be a limited access road.
30/10/1967 at 9.10 dock am

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

Mortgage 797779 to Bank of New
Zealand - 18.5.1967 at 9.10 a.m.

Mortgage 198391/1 to Kynber Finance
Limited - 17.10.1978 at 1.12 pm
for A.L.R.

Mortgage 228085/3 to Harold Raynell
Smith, Gerald Victor Dallison
and William John Irving
25/5/1979 at 11.05 am

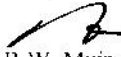
OCT 228468(1) Cancelled and new CT 20A/19 issued
30.5.1979

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 839099
Land Registration District Canterbury
Date Issued 18 July 2018

Cancelled

Prior References

CB34B/25

Estate	Fee Simple
Area	4.3660 hectares more or less
Legal Description	Lot 2 Deposited Plan 525046

Original Registered Owners

Roger Hughes, Alma Hughes and Kyle Hughes

Interests

Appurtenant hereto is a right of way and a right to convey water, electricity, telecommunications and computer media created by Easement Instrument 10973830.15 - 18.7.2018 at 3:59 pm

The easements created by Easement Instrument 10973830.15 are subject to Section 243(a) Resource Management Act 1991

11185942.1 Departmental dealing correcting the memorials by adding the memorial for Land Covenant in Easement Instrument 10973830.1 - 26.7.2018 at 1:04 pm

Land Covenant in Easement Instrument 10973830.1 - 18.7.2018 at 3:59 pm

11334478.1 Surrender of the easements created by Easement Instrument 10973830.15 appurtenant to Lot 6 DP 528937 - 28.1.2019 at 1:18 pm

11334478.3 Transfer of Lot 6 DP 528937 to Patricia Louise Standfield and Richard Geoffrey Erskine - 28.1.2019 at 1:18 pm

11334478.4 Record of Titles issued - 28.1.2019 at 1:18 pm

Legal Description	Title
Lot 2 Deposited Plan 528937	856148
Lot 6 Deposited Plan 528937	856149

CANCELLED

References

Prior C/T 484/69

Transfer No.

N/C. Order No. 475686/1



CANCELLED

Land and Deeds 69

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of February one thousand nine hundred and eighty-four under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that BRUCE EDWARD BACON of Christchurch, Post Office Employee and DOUGLAS STUART LAIRD of Christchurch, Shop Keeper as tenants in common in equal shares 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 18.0589 hectares or thereabouts being part Rural Section 14812 —



[Signature]
for Assistant Land Registrar

PLAN No. 48227 LODGED 17/1/1985
AND DEPOSITED 16/5/1985

[Signature]
Pursuant to Section 306 (3) of the Local Government Act 1974 Lots 47 and 69 Plan 48227 ~~are~~ vested in the Paparua County Council as Road

[Signature]
A.L.R.

Pursuant to Section 306 (4) of the Local Government Act 1974 Lot 23 Plan 48227 is vested in the Paparua County Council as Reserve

[Signature]
A.L.R.

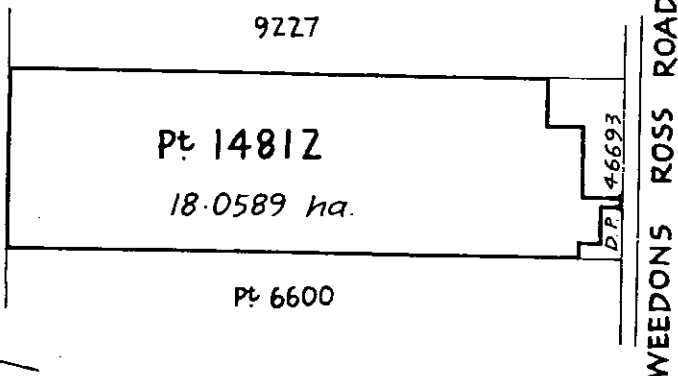
No.542365/1 Notice imposing a Building Line Restriction over Lots 11 & 19 D.P.48227 - 22.4.1985 at 9.33am.

[Signature]
A.L.R.

No.546516/1 Compliance Certificate pursuant to Section 306 (1)(f)(i) Local Government Act 1974 - 16.5.1985 at 11.25am

[Signature]
A.L.R.

Paparua County



For dimensions see DP 46693.

Measurements are Metric

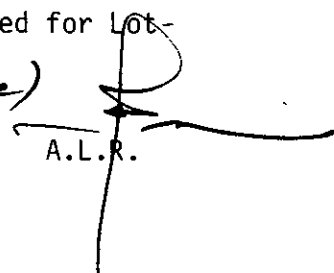
-OVER-

OCT 546516/3) Cancelled and
16.5.1985) CsT.27B/472-485
& 505 issued for
Lots 9-22 & 46
D.P.48227 herein.
C.T.27B/506 for
balance.

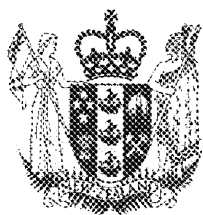

A.L.R.

CANCELLED
DUPLICATE DESTROYED

OCT 821724/2 - C.T.32B/629 issued for Lot-
15.8.1989 23 D.P. 48227
(Recreation Reserve)


A.L.R.





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier
Land Registration District
Date Issued

CB7C/116
Canterbury
19 October 1967

Cancelled

Prior References

CB309/201

Estate	Fee Simple
Area	49.2679 hectares more or less
Legal Description	Rural Section 9227, Rural Section 9228 and Rural Section 12569

Original Proprietors

Shona Ellen Nairn, Lynley Margaret Judd, Jacqueline Ruth Butt and Leonie Jean Clarke

Interests

7352896.1 CAVEAT BY GILLMAN WHEELANS HOLDINGS LIMITED - 4.5.2007 at 9:00 am
7416609.1 Withdrawal of Caveat 7352896.1 - 25.6.2007 at 9:06 am
7416609.2 Transfer to Gillman Wheelans Holdings Limited - 25.6.2007 at 9:06 am
7416609.3 Mortgage to Shona Ellen Nairn and to Lynley Margaret Judd and to Jacqueline Ruth Butt and to Leonie Jean Litten in shares - 25.6.2007 at 9:06 am
8171808.1 Variation of Mortgage 7416609.3 - 21.5.2009 at 2:24 pm
8493600.1 Transfer to GW West Melton Limited - 13.5.2010 at 1:50 pm
8762772.1 CTs issued - 16.5.2011 at 1:15 pm

Legal Description	Title
Lot 2 Deposited Plan 433631	527936

CANCELLED

References
Prior C/T. 309/201

Transfer No.
N/C. Order No. 723163



Land and Deeds 69

No. 7C/116

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 19th day of October one thousand nine hundred and sixty-seven under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that JOHN DUNCAN LITTEN of Christchurch Contractor

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 121 acres 2 roods 39 perches or thereabouts situated in Block XI of the Rolleston Survey District being Rural Sections 9227, 9228 and 12569



Phonal
Assistant Land Registrar

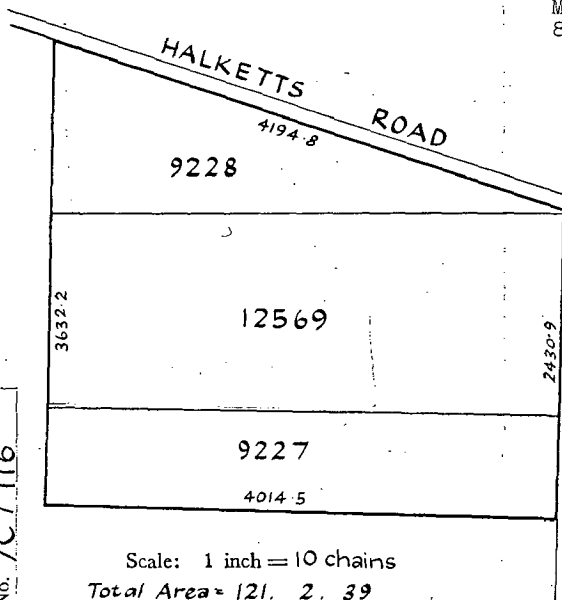
Mortgage 476947 to (now) Eva Mary MacRae Peacock, to John Drummond MacFarlane, Roger Maxwell MacFarlane and George Crowley Weston and to Ian Douglas Earl and Ronald Geoffrey Bell in shares - 25/3/1958 at 12.27 p.m. (as varied twice subsequently)
Phonal
A.L.R.

Mortgage 728364 to The National Bank of New Zealand Limited - 21.12.1967 at 11.40 a.m.
Phonal
A.L.R.

Transmission 764448 of the share of Eva Mary MacRae Peacock in Mortgage 476847 to Eva Hawkesbury MacRae Peacock as Executrix - 8/5/1969 at 9.45 a.m.
Phonal
A.L.R.

Transfer 764449 of her share in Mortgage 476947 Eva Hawkesbury MacRae Peacock to the said Eva Hawkesbury MacRae Peacock - 8/5/1969 at 9.45 a.m.
Phonal
A.L.R.

Transmission 810608 of the share of Eva Hawkesbury MacRae Peacock to Barbara Mary Hale of Nedlands, Perth, Western Australia, Librarian and Michael George Weston of Christchurch, Solicitor as Executors
Phonal
Entered in Error
A.L.R.



Scale: 1 inch = 10 chains
Total Area = 121. 2. 39

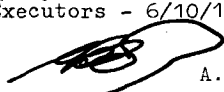
METRIC AREA = 49.2679 ha

- OVER -

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

C.T. 7C/116

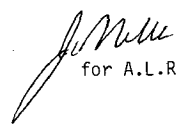
Transmission 810608 of the share of Eva
Hawkesbury McRae Peacock in Mortgage
476947 to Barbara Mary Hale and Michael
George Weston as Executors - 6/10/1970
at 12 noon


A.L.R.

Transmission 842503/1 to Iris Muriel Litten
of West Melton, Widow as Executor - 8.12.1989
at 11.24am


for A.L.R.

Transfer A227445/1 to Shona Ellen Nairn,
Lynley Margaret Judd, Jacqueline Ruth Butt
and Leonie Jean Clarke, all of
Christchurch, Married Women - 25.3.1996 at
12.06pm

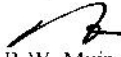

for A.L.R.





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




R.W. Muir
Registrar-General
of Land

Identifier

Land Registration District
Date Issued

856148
Canterbury
28 January 2019

Prior References

839099

Estate	Fee Simple
Area	4.0807 hectares more or less
Legal Description	Lot 2 Deposited Plan 528937

Original Registered Owners

Roger Hughes, Alma Hughes and Kyle Hughes

Interests

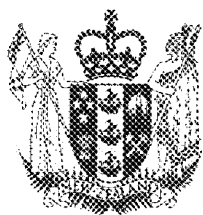
Land Covenant in Easement Instrument 10973830.1 - 18.7.2018 at 3:59 pm

Appurtenant hereto is a right of way and a right to convey water, electricity, telecommunications and computer media created by Easement Instrument 10973830.15 - 18.7.2018 at 3:59 pm

The easements created by Easement Instrument 10973830.15 are subject to Section 243(a) Resource Management Act 1991

11383856.1 Transfer to Peter Alan McLeod (1/2 share) and Joy Margaret McLeod (1/2 share) - 8.4.2019 at 1:50 pm

11383856.2 Mortgage to Southland Building Society - 8.4.2019 at 1:50 pm



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




R. W. Muir
Registrar-General
of Land

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

Identifier CB20A/19
Land Registration District Canterbury
Date Issued 30 May 1979

Prior References

CB396/156

Estate	Fee Simple
Area	12.5452 hectares more or less
Legal Description	Rural Section 6619

Original Registered Owners

Michael George Austin and Jillene Margaret Austin

Interests

723687 Notice declaring the State Highway adjoining the above land to be a limited access road
681028.3 Mortgage to Bank of New Zealand - 18.5.1987 at 11:32 am
10681353.1 Discharge of Mortgage 681028.3 - 7.4.2017 at 11:56 am
10681353.2 Transfer to Moorelands Farm Limited - 7.4.2017 at 11:56 am
10681353.3 Mortgage to Bank of New Zealand - 7.4.2017 at 11:56 am

References

Prior C/T 396/156

Transfer No.

N/C. Order No. 228468/1

Land and Deeds 69

**REGISTER**

No. 20A / 19

LIMITED AS TO PARCELS

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 30th day of May one thousand nine hundred and seventy-nine under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that LLOYD DERRICK ASHTON of West Melton, 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 12.5452 hectares metres or thereabouts situated in Block XI of the Rolleston Survey District being Rural Section 6619

DISTRICT LAND REGISTRAR



Assistant Land Registrar

Subject to:

CANTERBURY N 73681 declaring the State Highway adjoining the above land to be a limited access road.

ii. Mortgage 228085/3 to Harold Parnell Smith, Gerald Victor Rolleston and John Irving - 25.5.1979 at 11.05 a.m.

Mortgage 242893/1 to [unclear] of New South Wales - 10-9-1979 at 11.16 a.m.

Variation of Mortgage 228085/3 - 10.3.1983 at 9.43 a.m.

Transfer 497025/2 to Michael George Austin of West Melton, Horse Trainer - 10.7.1984 at 11.16am

Mortgage 512949/1 to [unclear] Christenson & Co. Limited - 17.10.1984 at 11.43 a.m.

for A.L.R.

WEST COAST ROAD (No. 73 S.H.)

Measurements are Metric

over...

No. 20A / 19

CERTIFICATE OF TITLE No. 20A / 19

Transfer 522863/2 to Michael George
Austin, above-named and Jillene
Margaret Austin his wife -
17.12.1984 at 11.59a.m.

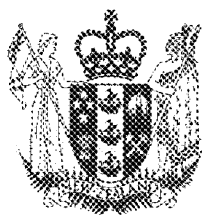
William
Mortgage 522863/3 for A.L.R.
Banking Corporation - 17.12.1984
at 11.59a.m. *William*

Mortgage 681028/2 for A.L.R.
Solicitors Nominees Company Limited
- 18.5.1987 at 11.32a.m. *William*
873138

Mortgage 681028/3 for A.L.R.
Zealand - 18.5.1987 at 11.32a.m.
William

for A.L.R.





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier
Land Registration District
Date Issued

CB27B/506
Canterbury
16 May 1985

Cancelled

Prior References

CB25K/610

Estate	Fee Simple
Area	14.3662 hectares more or less
Legal Description	Part Rural Section 14812

Original Proprietors

Bruce Edward Bacon as to a 1/2 share
Douglas Stuart Laird as to a 1/2 share

Interests

6125777.1 Transmission of the 1/2 share of Douglas Stuart Laird to Public Trust - 25.8.2004 at 9:00 am
6357660.1 Transfer of the 1/2 share of Public Trust to Annie Dorothea Laird - 24.3.2005 at 9:00 am
7347571.1 CAVEAT BY GILLMAN WHEELANS LIMITED - 2.5.2007 at 9:00 am
7652475.1 Withdrawal of Caveat 7347571.1 - 20.12.2007 at 3:50 pm
7652475.2 Transfer to Gillman Wheelans Holdings Limited - 20.12.2007 at 3:50 pm
7652475.3 Mortgage to Bank of New Zealand - 20.12.2007 at 3:50 pm
8493600.1 Transfer to GW West Melton Limited - 13.5.2010 at 1:50 pm
8762772.1 CTs issued - 16.5.2011 at 1:15 pm

Legal Description	Title
Lot 1 Deposited Plan 433631	527935

CANCELLED

References

Prior C/T 25K/610

Transfer No.

N/C. Order No546516/3

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 16th day of May one thousand nine hundred and eighty five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that BRUCE EDWARD BACON of Christchurch, Post Office Employee and DOUGLAS STUART LAIRD of Christchurch, Shopkeeper as tenants in common in equal shares are ---

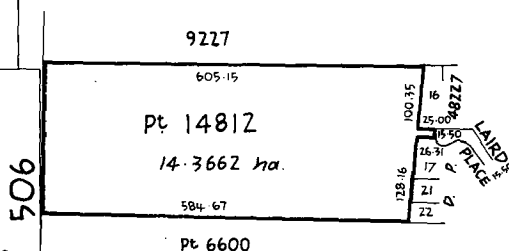
seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 14.3662

hectares or thereabouts being Part Rural Section 14812 ---



for Assistant Land Registrar

Paparua County



Measurements are Metric
R.M. 69 D.P. 48227

No. 27B / 506

No. 27B / 506

CERTIFICATE OF TITLE No. /

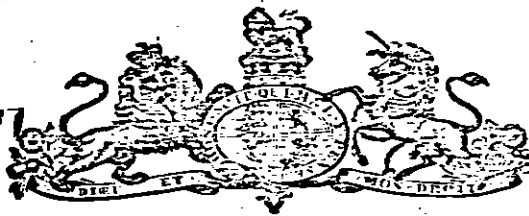
9577E-50,000/12/83MK



NEW ZEALAND.

(C)

April 27



CERTIFICATE OF TITLE.

Register Book.

54

Vol. LXX Folio. 94

CANCELLED

CANCELLED

Charles Fraser of Christchurch Presbyterian Minister 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 Christchurch containing eight hundred acres or thereabouts more bounded as appears in the plan hereon and therein colored green which said piece of land is the Rural Section marked 5781, 5782 and 5783 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor originally granted the sixth day of October 1864 under the hand of Sir George Grey Governor of New Zealand and the Seal of the said Colony to George Arthur Smiles Esq.

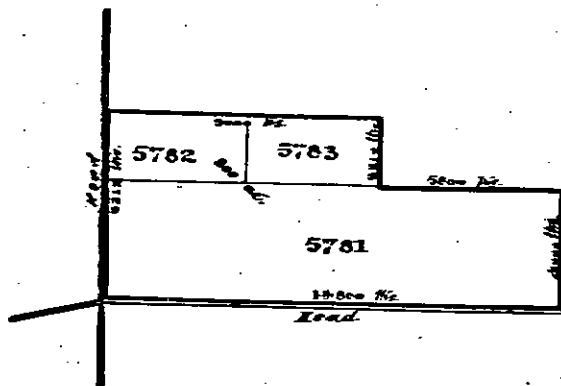
IN WITNESS whereof I have hereunto signed my name and affixing Seal this twenty seventh day of April one thousand eight hundred and eighty.

Signed in the presence of
D. A. Ambrose
the 27th day of April 1880



Thos. G. G.

District Land Registrar
of the District of Canterbury



Outstanding Mortgage Registered
No 40863 dated 19th January 1877
Charles Fraser to George Edwin Lane

Thos. G. G.

Discharge of above Mortgage
No 40863 dated 21st May 1880
1880 produced to the District Land Registrar

Thos. G. G.

Mortgage No 10523 not under 20 September
1880 - 1880 Charles Fraser to Maria Catherine
Sydney Smith

Thos. G. G.

Consolidate into Mortgage No 10523 and New Certificate issued
Vol LXXI 6

Cancelled absolutely and New Certificate issued Vol LXXI
Page 8





CANCELLED

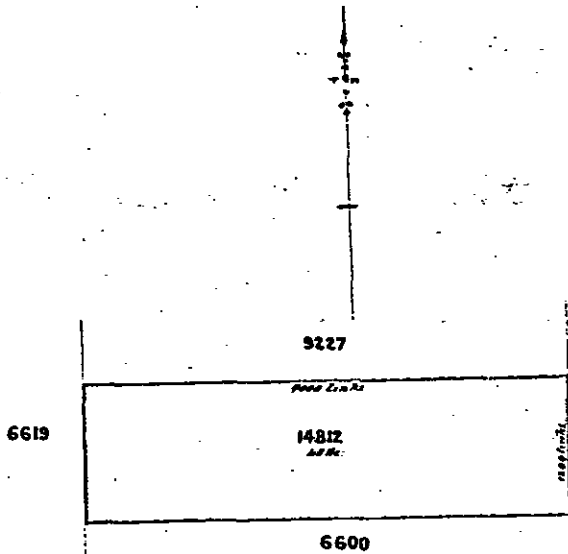
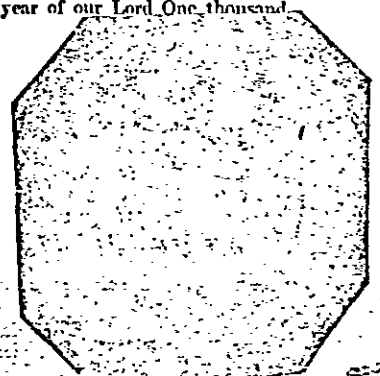
31
Registered Book.
Vol. 22

31/022

Grant under Land Regulations
of 15th April 1856.Victoria, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen:
TO ALL to whom these Presents shall come, Greeting:

Commissioners of Crown Lands.

Know Ye that, for good considerations Us thereunto moving, We, for Us, our Heirs and Successors,

do hereby Grant unto *John Jones of Christchurch in the Provincial District of Canterbury, New Zealand, Compositor, his*Heirs and Assigns, All that Parcel of Land in our Provincial District of *Canterbury* in our Colony of NEW ZEALAND, containing by admeasurement*forty eight (48) acres more or less being Section Numbered 14812 in the**Upper Christchurch Survey District the**boundaries whereof are as follows commencing at a point on the Western side of the Road forming the Eastern boundary of Section No 6600 the said point being the North Eastern corner of that Section thence**thence along the said Road One thousand two hundred (1200) links and extending back Westward four thousand (4000) links in a rectangular block being bounded on the North by Section No 9227 on the West by Section No 6619 and on the South by the said Section No 6600 —*Scale *10 Chains to an Inch*Surveyed by *J. H. Baker*Chief Surveyor *J. H. Baker*Draftsman *John Morris*As the same is delineated on the Plan drawn in the margin hereof, WITH all the Rights and Appurtenances thereto belonging: To hold unto the said *John Jones, his**as from the Fifteenth day of February One thousand eight hundred and seventy two.*
In testimony whereof WE have caused this our GRANT to be sealed with the Seal of our Colony of NEW ZEALAND.Witness *Right Hon. Sir John P. Sullivan* our Trusty and Beloved GEORGE AUGUSTUS CONSTANTINE, Marquis of Normanby, Earl of Mulgrave, Viscount Normanby, andBaron Mulgrave of Mulgrave, all in the County of York, in the Peerage of the United Kingdom; and Baron Mulgrave of New Ross, in the County of Wexford, in the Peerage of Ireland; a Member of *Our* Majesty's Most Honorable Privy Council; *Hand Seal* Knight Commander of the Most Distinguished Order of Saint Michael and St. George; Governor and Commander-in-Chief in and over *Our* the Colony of NEW ZEALAND and its Dependencies, and Vice-Admiral of the same, at *Wellington* this *twelfth* day of *January* in the *forty first* year of our Reign, and in the year of our Lord One thousand eight hundred and seventy *eight*.No. *12019*Reg. *C. 51*Index No. *12125**John Morris*

31/022

31/22

Transfer 132451 produced July 1922 at 2.15 pm Frederick Charles Hunt to Ernest Braithwaite Miles of West Melton farmer

DISCHARGED

Mortgage 115550 produced 1 July 1922 at 2.15 pm Ernest Braithwaite Miles to His Majesty the King

Transfer 122031 produced 22 May 1921 at 10.24 am Ernest Braithwaite Miles to His Majesty the King

Mortgage 122031 produced 22 May 1921 at 10.24 am Ernest Braithwaite Miles to His Majesty the King

Evidence of the death of Francis James Gandy who died 7th July 1900 produced 20th May 1991 at 2.15 pm

Mortgage 29423 produced 19 June 1891 at 10.30 am John Jones to Francis Butterick

DISCHARGED

Mortgage 40475 produced 26 September 1895 at 11.10 am John Jones to George King and Company Limited

DISCHARGED

Transfer of Mortgage 40475 produced 25 May 1905 at 2.15 pm John Jones to George King and Company Limited

Mortgage 46308 produced 4 July 1901 at 2.30 pm John Jones to Francis Butterick

Transmission 5377 of Mortgage 46308 to Walter Butterick and Charles Bourne entered 12 June 1905 at 2 p.m.

Transmission 8817 to Richard Melton Jones of West Melton Farmer entered 11 August 1912 at 3.32 pm

Mortgage 91130 produced 11 August 1913 at 2.15 pm Richard Melton Jones to Walter Butterick and Charles Bourne

Mortgage 98700 produced 8 January 1914 at 10.7 am Richard Melton Jones to Mary Agnes Mallory

Mortgage 99144 produced 27 October 1915 at 11.10 am Richard Melton Jones to Mary Dodds

Transfer 105720 produced 30 October 1915 at 11.9 am Richard Melton Jones to Frederick Charles Hunt of West Melton Farmer

Mortgage 99174 produced 30 October 1915 at 11.9 am Frederick Charles Hunt to John Jones

DISCHARGED

Transfer 147853 produced 31 August 1922 at 11.10 am The Registrar of the Supreme Court under Mortgages 115550, 122031 to His Majesty the King

Transfer 146588 produced 12 August 1926 at 12.30 pm His Majesty the King to William Partridge of Leamington farmer

Mortgage 145504 produced 13 August 1925 at 12.30 pm William Partridge to His Majesty the King

Registration District of Canterbury
DATED 9th January 1875
A. 118 B. 0 C. 0
Grant

Transfer 209610 produced 26 February 1925 at 11.54 am His Majesty the King as Mortgagee under Mortgage 145504 to John Jones wife of John Jones of Christchurch farmer

Mortgage 158156 produced 26 February 1925 at 11.59 am John Jones to His Majesty the King

Transfer of the terms of Mortgage 158156 to 9 day of August 1944 at 2.30 pm

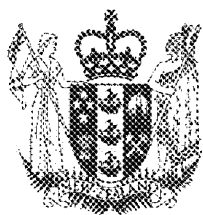
Entered in Reg. No. 10
H. Masters
Under Secretary for Crown Lands

Transfer 254660 produced 10 August 1944 at 11.18 am John Jones to Ernest Alexander Ogden of Christchurch dental practitioner

Cancelled and new to be issued Volume 484 folio 69 1st Transfer 254660

CANCELLED

31/022



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier

Land Registration District
Date Issued

CB34B/25
Canterbury
25 March 1991

Cancelled

Prior References

CB223/119

Estate	Fee Simple
Area	14.9733 hectares more or less
Legal Description	Rural Section 9448

Original Proprietors

Robert Charles Redmond

Interests

5096194.1 Transfer to Roger Hughes, Alma Hughes and Kyle Hughes - 17.10.2001 at 1:11 pm

Land Covenant in Easement Instrument 10973830.1 - 18.7.2018 at 3:59 pm

10973830.7 Transfer of Lots 4 and 5 Deposited Plan 525046 to Graeme Stewart Curtis and Grant Rae - 18.7.2018 at 3:59 pm

10973830.8 Transfer of Lot 7 Deposited Plan 525046 to Julie Anne Smith and Kevin James Smith - 18.7.2018 at 3:59 pm

10973830.9 Transfer of Lot 8 Deposited Plan 525046 to Melanie Ruth England and Murray Russell England - 18.7.2018 at 3:59 pm

10973830.10 Transfer of Lot 9 Deposited Plan 525046 to Charlene Heather Benson and Philip Reginald Benson - 18.7.2018 at 3:59 pm

10973830.11 Transfer of Lot 10 Deposited Plan 525046 to Gyorgy Ferenc Stefanissin and Jacqueline Ann Stefanissin - 18.7.2018 at 3:59 pm

10973830.12 Transfer of Lot 11 Deposited Plan 525046 to Brendon Basil Anderson and Elene Anderson - 18.7.2018 at 3:59 pm

10973830.13 CFRs issued - 18.7.2018 at 3:59 pm

Legal Description	Title
Lot 1 Deposited Plan 525046	839098
Lot 2 Deposited Plan 525046	839099
Lot 3 Deposited Plan 525046	839100
Lots 4 and 5 Deposited Plan 525046	839101
Lot 7 Deposited Plan 525046	839102
Lot 8 Deposited Plan 525046	839103
Lot 9 Deposited Plan 525046	839104
Lot 10 Deposited Plan 525046	839105
Lot 11 Deposited Plan 525046	839106

CANCELLED

References

Prior C/T 223/119

Land and Deeds 69

Transfer No.

N/C. Order No. 926504/2

TSM 926504/1



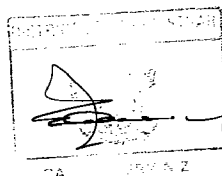
No. 34B/25

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 25th day of March one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that ROBERT CHARLES REDMOND and GEOFFREY THOMAS WRIGHT both of Aylesbury, Farmers as Executors 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 14.9733 hectares or thereabouts being Rural Section 9448 ---

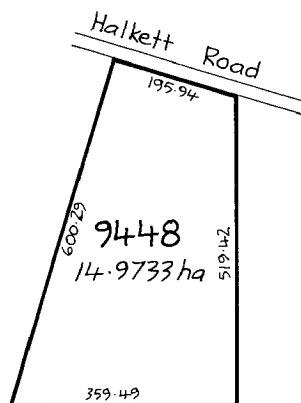


ASSISTANT LAND REGISTRAR

Transfer A283653/2 to Robert Charles Redmond of Aylesbury, Farmer - 21.2.1997 at 1.40pm

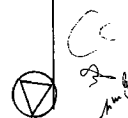
[Signature]
for A.L.R.

Selwyn District



Measurements are Metric
B.M. 20

No. 34B/25



References

Prior C/T 474/161

Transfer No.

N/C. Order No. A73655/5

CANCELLED

CANCELLED

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-three under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that JOHN HOWARD SEATON, Farmer and DONALD GEORGE FEAST, Truck Driver, both of Aylesbury as tenants in common in equal shares 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 21.8146 hectares or thereabouts being Lot 2 Deposited Plan 64236 ---



Subject to:

Notice 723687 declaring the State Highway adjoining the above land to be a Limited Access Road - 30.10.1967 at 9.00am

Fencing Agreement contained in Transfer A58499/1

Mortgage A58499/2 to Wrightson Farmers Finance Limited - 30.6.1993 at 11.53am

No. A73655/3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.9.1993 at 11.57am

The within land has the benefit of a Land Covenant over Lot 3 DP 64236 (37C/730) contained in Transfer A85291/2

No. A135042/1 Certificate pursuant to Section 224(c) Resource Management Act 1991 - 19.9.1994 at 11.59am

No. A135042/2 Certificate pursuant to Section 93 Transit New Zealand Act 1989 whereby the road adjoining the within land is deemed to be a limited access road - 19.9.1994 at 11.59am

OCT A135042/5,6 - Cancelled and Cst 38D/1084-1085 issued for Lots 3 and 4 DP 66217 respectively

CANCELLED DUPLICATE DESTROYED

PLAN No. 66217 LODGED 13/4 1994 AND DEPOSITED 19/9/1994

No. 37C/729

No. 37C/729

Q

CANCELLED

CANCELLED

[Land and Deeds—4.

NEW ZEALAND.

Form B.

Reference: Vol. 61, Folio 7
Transfer No. 243300
Application No.
Order for N/C No.



Register-book,
Vol. 474, folio 161

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

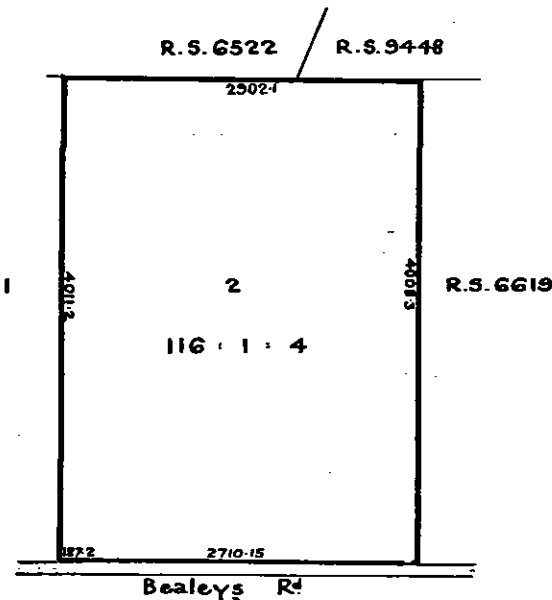
This Certificate, dated the Seventeenth day of February, one thousand nine hundred and Forty-two
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that
EMILY COLEMAN wife of William Coleman of West Melton Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ONE HUNDRED AND SIXTEEN ACRES ONE ROOD AND FOUR PERCHES or thereabouts situated in Blocks X and XI of the Rolleston Survey District being Lot 2 on plan deposited in the Land Registry Office at Christchurch as No. 12138 part of Rural Section 5781



A.B. Ross
District Land Registrar.

Image Quality due
to Condition
of Original



METRIC AREA:— 47.0548 ha

Scale: 10 Chains to an Inch

Mortgage 211021 produced 21 January 1942 at 11.27 a.m.
entered 17 February 1942 at 2.42 p.m. Emily Coleman to
Bank of New Zealand

DISCHARGED

Transfer 283413 produced 20 April 1948 at
2.40 p.m. Emily Coleman to Robert Redmond
of Kitzee farm.

Mortgage 238425 produced 20 April 1948 at
2.42 p.m. Robert Redmond to Emily Coleman

350305 Lease issued to Robert Redmond of Kitzee farm
of Christchurch. 1948 at 3 p.m. 12/1/1948
1948 at 3 p.m. 12/1/1948

Notice 123687 declaring the State Highway
adjoining the above land to be a limited access road.
30/10/1967 at 9 o'clock a.m.

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

Transmission 926504/1 to Robert Charles
Redmond and Geoffrey Thomas Wright both of
Aylesbury, Farmers as Executors - 25.3.1991
at 10.50am

OVER

Transfer A58499/1 to John Howard Seaton,
Farmer and Donald George Feast, Truck
Driver, both of Aylesbury as tenants in
common in equal shares (Fencing Agreement)
- 30.6.1993 at 11.53am

[Signature]
For A.L.R.

Mortgage A58499/2 to Wrightson Farmers
Finance Limited - 30.6.1993 at 11.53am

[Signature]
For A.L.R.

FLAN No. 64236 LODGED 12 / 7 / 1993,
AND DEPOSITED 29 9 93

No. A73655/1 Certificate pursuant to
Section 224(c) Resource Management Act 1991
- 29.9.1993 at 11.57am

[Signature]
A.L.R.

No. A73655/2 Certificate pursuant to
Section 93 Transit New Zealand Act 1989 -
29.9.1993 at 11.57am

[Signature]
A.L.R.

No. A73655/3 Consent Notice pursuant to
Section 221 Resource Management Act 1991 -
29.9.1993 at 11.57am

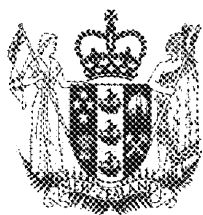
[Signature]
A.L.R.

OCT A73655/4-6 - CsT 37C/728-730 issued for
29.9.1993 Lots 1-3 DP 64236
respectively

[Signature]
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

CB38D/1085
Canterbury
19 September 1994

Cancelled

Prior References

CB37C/729

Estate	Fee Simple
Area	10.0000 hectares more or less
Legal Description	Lot 4 Deposited Plan 66217

Original Proprietors

Warren Gregory Rochford

Interests

Fencing Agreement in Transfer A58499.1

A73655.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.9.1993 at 11.57 am

Land Covenant in Transfer A85291.2

A135042.7 Easement Certificate specifying the following easements - 19.9.1994 at 11.59 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 3 Deposited Plan 66217 - CT CB38D/1084	C DP 66217	Lot 4 Deposited Plan 66217 - herein	
Right of way	Lot 4 Deposited Plan 66217 - herein	D DP 66217	Lot 3 Deposited Plan 66217	

The easements specified in Easement Certificate A135042.7 when created will be subject to Section 243(a) Resource Management Act 1991

9344517.1 CAVEAT BY MICHAEL JAMES FITZGERALD AND SARAH JANE FITZGERALD - 19.3.2013 at 12:27 pm

9512440.1 Withdrawal of Caveat 9344517.1 - 11.10.2013 at 1:32 pm

9512440.2 Transfer to Michael James Fitzgerald and Sarah Jane Fitzgerald - 11.10.2013 at 1:32 pm

9512440.3 Mortgage to ANZ Bank New Zealand Limited - 11.10.2013 at 1:32 pm

9678319.1 CTs issued - 7.5.2014 at 11:44 am

Legal Description	Title
Lot 1 Deposited Plan 471561	640325
Lot 2 Deposited Plan 471561	640326

CANCELLED

References Prior C/T 37C/729 Transfer No. N/C. Order No. A135042/6		Land and Deeds 69	38D/1085 REGISTER CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT This Certificate dated the <u>19th</u> day of <u>September</u> one thousand nine hundred and ninety-four under the seal of the District Land Registrar of the Land Registration District of <u>CANTERBURY</u> WITNESSETH that <u>JOHN HOWARD SEATON, Farmer and DONALD GEORGE FEAST, Truck Driver, both</u> of <u>Aylesbury as tenants in common in equal shares</u> 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 <u>10.0000 hectares</u> or thereabouts <u>being Lot 4 Deposited Plan 66217</u> ---  ASSISTANT LAND REGISTRAR <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <u>Subject to:</u> Notice 723687 declaring the State Highway adjoining the above land to be a limited access road - 30.10.1967 at 9.00am Fencing Agreement contained in Transfer A58499/1 No. A73655/3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.9.1993 at 11.57am  A.L.R. The within land has the benefit of a Land Covenant over Lot 3 DP 64236 (37C/730) contained in Transfer A85291/2  A.L.R. </td> <td style="width: 50%; vertical-align: top;"> No. A135042/7 Easement Certificate specifying intended easements on DP 66217 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Nature</th> <th style="text-align: left;">Servient Tenement</th> <th style="text-align: left;">Dominant Tenement</th> </tr> </thead> <tbody> <tr> <td>Right of Way</td> <td>3 C (38D/1084)</td> <td>4 (herein)</td> </tr> <tr> <td>" "</td> <td>4 D</td> <td>3</td> </tr> </tbody> </table> - 19.9.1994 at 11.59am  A.L.R. The easements specified in Easement Certificate A135042/7 when created will be subject to Section 243(a) Resource Management Act 1991  A.L.R. Transfer A202325/1 to Siew-Woo Lau, Business-man and Ing-Inn Tang, Married Woman, both of Christchurch - 31.10.1995 at 11.05am  A.L.R. Mortgage A202325/2 to National Bank of New Zealand Limited - 18.9.1995 at 11.05am  A.L.R. Variation of Mortgage A202325/2 - 17.6.1996 at 11.05am  A.L.R. </td> </tr> </table>	<u>Subject to:</u> Notice 723687 declaring the State Highway adjoining the above land to be a limited access road - 30.10.1967 at 9.00am Fencing Agreement contained in Transfer A58499/1 No. A73655/3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.9.1993 at 11.57am  A.L.R. The within land has the benefit of a Land Covenant over Lot 3 DP 64236 (37C/730) contained in Transfer A85291/2  A.L.R.	No. A135042/7 Easement Certificate specifying intended easements on DP 66217 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Nature</th> <th style="text-align: left;">Servient Tenement</th> <th style="text-align: left;">Dominant Tenement</th> </tr> </thead> <tbody> <tr> <td>Right of Way</td> <td>3 C (38D/1084)</td> <td>4 (herein)</td> </tr> <tr> <td>" "</td> <td>4 D</td> <td>3</td> </tr> </tbody> </table> - 19.9.1994 at 11.59am  A.L.R. The easements specified in Easement Certificate A135042/7 when created will be subject to Section 243(a) Resource Management Act 1991  A.L.R. Transfer A202325/1 to Siew-Woo Lau, Business-man and Ing-Inn Tang, Married Woman, both of Christchurch - 31.10.1995 at 11.05am  A.L.R. Mortgage A202325/2 to National Bank of New Zealand Limited - 18.9.1995 at 11.05am  A.L.R. Variation of Mortgage A202325/2 - 17.6.1996 at 11.05am  A.L.R.	Nature	Servient Tenement	Dominant Tenement	Right of Way	3 C (38D/1084)	4 (herein)	" "	4 D	3
<u>Subject to:</u> Notice 723687 declaring the State Highway adjoining the above land to be a limited access road - 30.10.1967 at 9.00am Fencing Agreement contained in Transfer A58499/1 No. A73655/3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.9.1993 at 11.57am  A.L.R. The within land has the benefit of a Land Covenant over Lot 3 DP 64236 (37C/730) contained in Transfer A85291/2  A.L.R.	No. A135042/7 Easement Certificate specifying intended easements on DP 66217 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Nature</th> <th style="text-align: left;">Servient Tenement</th> <th style="text-align: left;">Dominant Tenement</th> </tr> </thead> <tbody> <tr> <td>Right of Way</td> <td>3 C (38D/1084)</td> <td>4 (herein)</td> </tr> <tr> <td>" "</td> <td>4 D</td> <td>3</td> </tr> </tbody> </table> - 19.9.1994 at 11.59am  A.L.R. The easements specified in Easement Certificate A135042/7 when created will be subject to Section 243(a) Resource Management Act 1991  A.L.R. Transfer A202325/1 to Siew-Woo Lau, Business-man and Ing-Inn Tang, Married Woman, both of Christchurch - 31.10.1995 at 11.05am  A.L.R. Mortgage A202325/2 to National Bank of New Zealand Limited - 18.9.1995 at 11.05am  A.L.R. Variation of Mortgage A202325/2 - 17.6.1996 at 11.05am  A.L.R.	Nature	Servient Tenement	Dominant Tenement	Right of Way	3 C (38D/1084)	4 (herein)	" "	4 D	3				
Nature	Servient Tenement	Dominant Tenement												
Right of Way	3 C (38D/1084)	4 (herein)												
" "	4 D	3												

No. 38D/1085

DISCHARGED
 18.9.1995

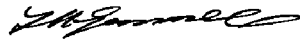
DISCHARGED
 17.6.1996

SEE OVER...

[illegible]

38D/1085 SHEET TWO

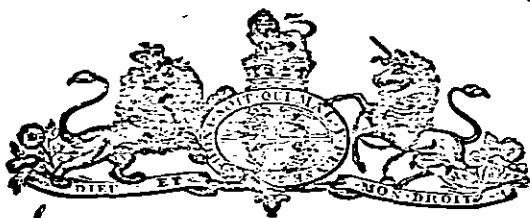
A369329.2 Transfer to Warren Gregory
Rochford - 18.9.1998 at 12.30



for DLR



No. ^(C) IV. 94



Register Book.

Vol. ~~XXI~~ Folio 7.

61

61/

Charles Fraser of Christchurch Presbyterian Minister is now
seized of an estate in fee simple subject nevertheless to such incumbran-
ces liens and interests as are notified by Memorial underwritten or
indorsed hereon in that piece of land situated in the District of
Christchurch containing 200 hundred and thirty two acres or
thereabouts bounded as appears in the plan heron and thence closed on
four sides commencing at the South East corner of the undermentioned Section
thence North following the South boundary thereof fifty eight chains and
back thence Northern forty chains forming a rectangular block which
said piece of land is part of the Rural Section marked 5781 delineated
in the Public Map of the said District deposited in the office of the Chief Surveyor
originally granted the sixth day of October 1861 under the hand of Sir George
Grey Governor of New Zealand and the Seal of the said Colony to George Arthur
Emilio Ross.

I, the said Charles Fraser have hereunto signed my name and affixed my
Seal this sixteenth day of October one thousand eight hundred
and eighty.

Signed in the presence of
William
the 16th day of Oct 1888

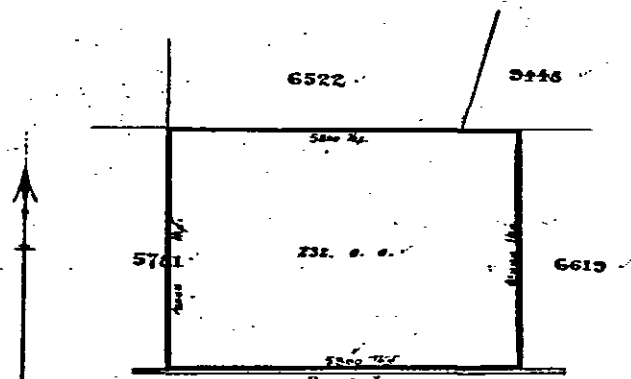


Wm. B. L.
District Land Registrar
of the District of Canterbury

Mortgage 10523 produced 29 September
1880 at 11.15 am. Charles Fraser to
Mary Catherine Sydney Smith.

Wm. B. L. plk

Plan 12138



Mortgage 10523 produced 29 September 1880 at 11.15 am. Charles Fraser to Mary Catherine Sydney Smith.
Wm. B. L. plk

Transfer 24330 produced
21 January 1942 at 11.20 am.
Entered 17 February 1942 at
9.30 am. Maud Coleman of
her interest to the said
Emily Coleman of lot
2 plan 12138

Transfer 24330 produced 21 January 1942
at 11.21 am. entered 17 February 1942 at
9.30 am. Emily Coleman of her interest to
the said Maud Coleman of lot 1 plan
12138

Cancelled as to lot 2 plan 12138 and New C.T. issued Volume 474 folio 161.
(see Transfer 24330) Canceled as to lot 1 plan 12138 and New C.T. issued Volume 474 folio 162 (see Transfer 24330)

309/201

Mortgage 126141 produced 22 September 1921 at 2:15 pm John Hunter Shaw Walter Ed and Kidney Lewis Wilson Shaw to The Christchurch Tramway & Light Railways Commissioners

Mortgage 134182 produced 21 September 1921 at 10:20 am John Hunter Shaw Walter Ed and Kidney Lewis Wilson Shaw to Samuel James Gibson & Robert Harvey for 2 years 1 month from 1 January 1932 with right of purchase

Transfer 155115 produced 30 October 1923 at 11:00 am John Hunter Shaw Walter Ed and Kidney Lewis Wilson Shaw to Samuel James Gibson & Robert Harvey for 2 years 1 month from 1 January 1932 with right of purchase

Mortgage 134540 produced 30 October 1923 at 11:50 am Samuel James Gibson to Samuel James Gibson & Robert Harvey for 2 years 1 month from 1 January 1932 with right of purchase

Variation of the terms of mortgage 124140 with consent of principal & mortgagee produced 21 November 1924 at 12:40 pm

Increase of principal of Mortgage 134540 produced 6 February 1925 at 2:55 pm

Transfer 195534 produced 15 July 1930 at 11:00 am Samuel Gibson to Samuel Gibson of small farmer (charge 134540 re-ge)

Variation of the terms of charge 124140 produced 12 July 1930 at 11:50 am

Lease 9360 produced 8 December 1931 at 11:45 am Samuel Gibson to James Robert Harvey for 2 years 1 month from 1 January 1932 with right of purchase

Variation of the terms of charge 120140 produced 12 May 1932 at 12:00 pm

Lease 9801 produced 20 July 1934 at 10:15 am Samuel Gibson to James Robert Harvey for 5 years and six months from 1 February 1934 with right of purchase

Transfer 581973 of interest in property to the said George Douglas Bell and Robert Harvey for 2 years 1 month from 1 January 1932 with right of purchase

Transfer 219354 of charge 124140 produced 18 August 1937 at 10:00 am The Christchurch Tramway & Light Railways Commissioners to The Christchurch Tramway Board

Lease 1064 produced 25 May 1939 at 9:45 am Samuel Gibson to James Robert Harvey for 2 years 1 month from 1 February 1939

Lease 1064 produced 7 August 1939 at 9:45 am Samuel Gibson to James Robert Harvey for 2 years 1 month from 1 February 1939

Transfer 31873 of the interest in property to the said George Douglas Bell and Robert Harvey for 2 years 1 month from 1 January 1932 with right of purchase

Discharge of mortgage 124140 as to part principal (the 1/20) produced 20 November 1930 at 12:35 pm

Transfer 26327 produced 25 June 1935 at 2:45 pm John Charles Gibson and Robert Harvey to John Duncan Little of Christchurch Cathedral

Mortgage 221467 produced 25 June 1935 at 2:45 pm John Duncan Little to the Christchurch Cathedral

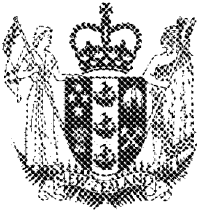
Mortgage 476947 John Duncan Little to the said George Douglas Bell and Robert Harvey for 2 years 1 month from 1 January 1932 with right of purchase

Transfer 553959 of the joint interest of the said George Douglas Bell and Robert Harvey to the said George Douglas Bell and Robert Harvey for 2 years 1 month from 1 January 1932 with right of purchase

Variation of the terms of Mortgage 476947 produced 22/10/1941 at 12:35 pm

Transfer 581973 of the part interest of the said George Douglas Bell and Robert Harvey to the said George Douglas Bell and Robert Harvey for 2 years 1 month from 1 January 1932 with right of purchase

309/201



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier
Land Registration District
Date Issued

CB44D/862
Canterbury
09 December 1998

Cancelled

Prior References

CB26F/456

Estate	Fee Simple
Area	21.4331 hectares more or less
Legal Description	Lot 1 Deposited Plan 78679

Original Proprietors

John Stewart Bisphan and David John Clark

Interests

723687 Gazette Notice (1967 P 1748) declaring the adjoining State Highway to be limited access road - 30.10.1967 at 9.01 am

269085.2 Mortgage to Gavin Russell Wilson and Robin Wayne Wilson as executors - 3.4.1980 at 10.42 am and varied 28.8.1981 at 10.46 am

9151437.1 Discharge of Mortgage 269085.2 - 15.8.2012 at 4:40 pm

9151437.2 Transfer to GW West Melton Limited - 15.8.2012 at 4:40 pm

9210116.4 CTs issued - 13.11.2012 at 3:46 pm

Legal Description	Title
Part Lot 292 Deposited Plan 458646	597470
Part Lot 710 Deposited Plan 458646	597485

CANCELLED

Reference:
Prior CT: 26F/456
Document No.: A381442.7

**REGISTER**

LT69

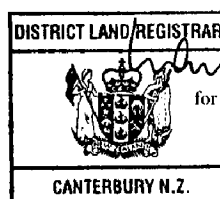
44D/862**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952**

This Certificate dated the 9th day of December One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that **JOHN STEWART BISPHAN** and **DAVID JOHN CLARK** are seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 21.4331 hectares, more or less being **LOT 1 DEPOSITED PLAN 78679**

723687 Gazette Notice (1967 P 1748) declaring the adjoining State Highway to be limited access road - 30.10.1967 at 9.01

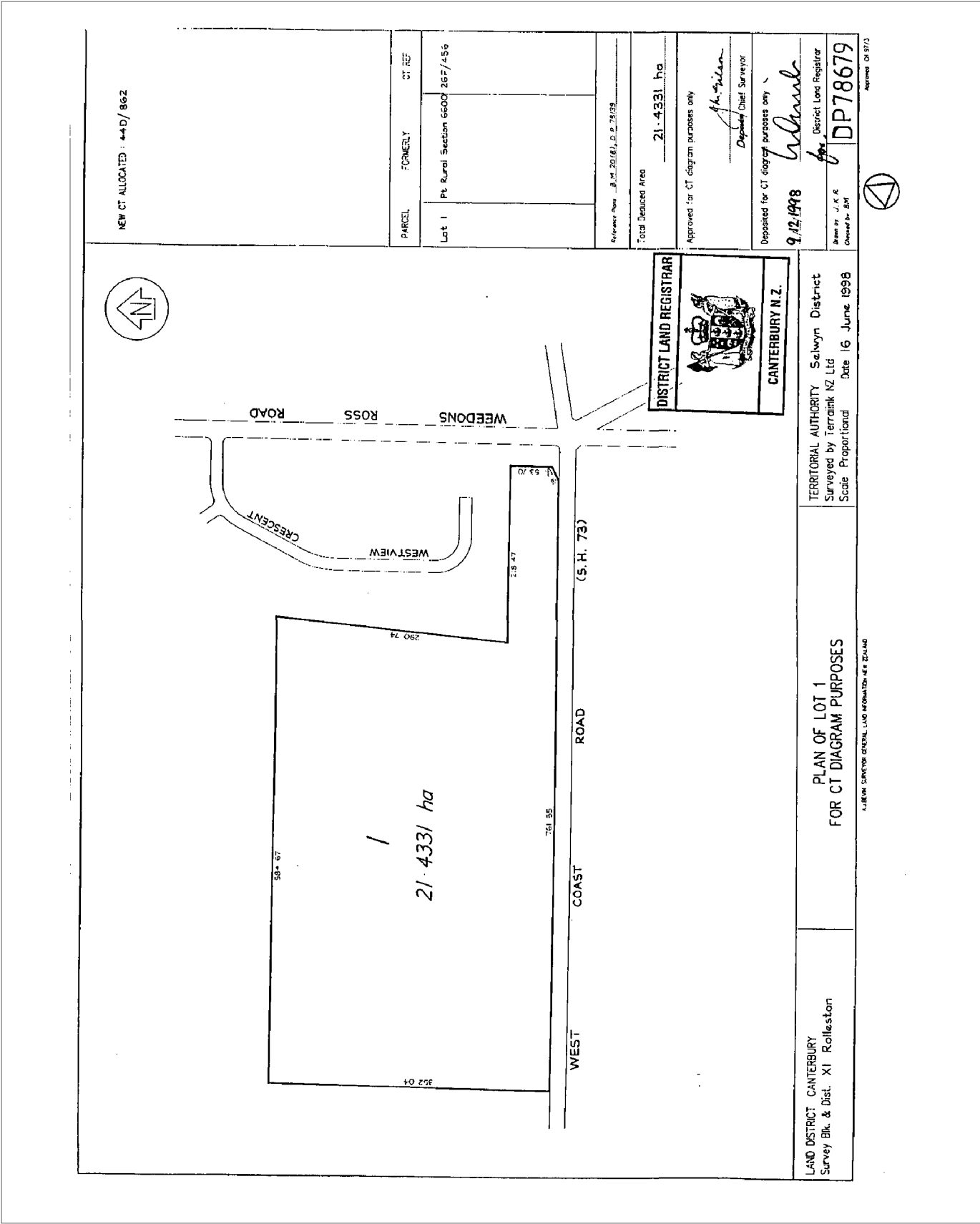
269085.2 Mortgage to Gavin Russell Wilson and Robin Wayne Wilson as executors - 3.4.1980 at 10.42 and varied - 28.8.1981 at 10.46



for District Land Registrar


For DLR

44D/862



223/119

NEW ZEALAND.

CANCELLED

[Form B.]



Reference: Vol. 143, folio 31
Transfer No. 67655

Register-book,
Vol. 223, folio 119

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Tenth day of August, one thousand nine hundred and five, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, doth witness that William Alfred Price of West Melton Farmer

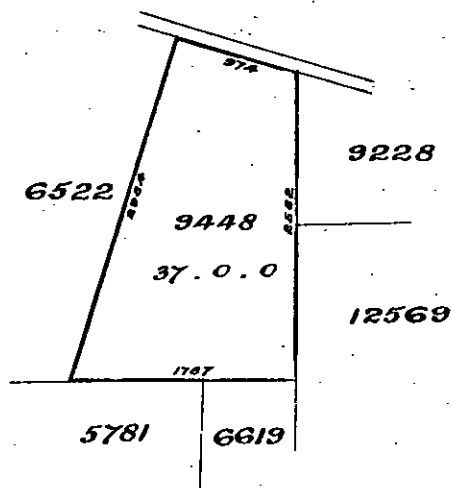
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly 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 Thirty Seven Acres or thereabouts Situated in Block XI of the Rolleston Survey District being Rural Section
9448



H. Smith
District Land Registrar

Mortgage 58121 produced 11th August 1905 at 12.30 pm in discharge of George Watson 23.7.1910

Image Quality due to Condition of Original



METRIC AREA: 14.9733 ha

Scale: 10 chains to an inch.

Lease 4787 produced 27 May 1908 at 2.47 pm William Alfred Price to Leonard Henry Leslie and and Edmund William Richardsch Leslie for 4 years from 10 April 1908.

Transmission 28456 to Walter Stewart Somerville an Accountant and Walter Whedick, both Engineers, both of Christchurch, entered 9 July 1907 at 2.56 pm.

Transmission 28459 produced 12 December 1907 at 2.35 pm Walter Stewart Somerville and Walter Whedick, both Engineers, both of Christchurch, entered 9 July 1907 at 2.56 pm.

Mortgage 107299 produced 12 December 1907 at 2.35 pm William, John, and Walter Whedick, all Engineers, both of Christchurch, entered 9 July 1907 at 2.56 pm.

Transmission 24584 to Emily Coleman of West Melton Widow entered 15th November 1905 at 10.20 am.

223/119

8.13

Transfer 223413 produced 20 April 1948 at 2.40 pm. Emily Coleman to Robert Redmond of Keweenaw farmer. *[Signature]* A.L.R.

Mortgage 223425 produced 20 April 1948 at 2.42 pm. Robert Redmond to Emily Coleman. *[Signature]* A.L.R.

550305 has minor to be filed by Coleman of this church. Spieski as *[Signature]* 12th November 1951 at 3.45 (of mgc 223425) in Rmewewath A.L.R.

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

[Signature] A.L.R.

OCT 926504/2 - Cancelled and CT 34B/25 25.3.1991 issued for the within land

[Signature] A.L.R.

CANCELLED DUPLICATE DESTROYED

* Transmission 926504/1 to Robert Charles Redmond and Geoffrey Thomas Wright both of Aylesbury, Farmers as Executors - 25.3.1991 at 10.50am

[Signature] A.L.R.

CERTIFICATE OF TITLE,

Vol. , folio



NEW ZEALAND

CANCELLED

Form B.

Reference: Vol. 31, Folio 22
 Transfer No. 257660
 Application No.
 Order for N/C No.



Register-book,
 Vol. 484, folio 69

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Tenth day of August, one thousand nine hundred and Forty-four, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury. Witnesseth that ERNEST ALEXANDER OZANNE of Christchurch Dental Mechanic

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing FORTY-EIGHT ACRES or thereabouts situated in Block XV of the Rolleston Survey District being Rural Section 14812



A. H. Blass
 District Land Registrar.

Mortgage 188156 produced 1935 at 11.59 a.m.
 Ann Jane Jones to (now) State Advances Corporation
 of New Zealand.

DISCHARGED

Variation of the terms of Mortgage 288156 produced
 9 August 1944 at 2.8 p.m.

DISCHARGED

Transfer 262024 produced 26th April 1945 at 2.50 p.m.
 Ernest Alexander Ozanne to Stanley Alexander
 Edwards of Ashburton Farmer.

Mortgage 220337 produced 1945 at 2.50 p.m.
 Stanley Alexander Edwards to Ernest Alexander
 Ozanne.

DISCHARGED

312436 Transfer Stanley Alexander Edwards
 to Coldlight Lodge Limited having its
 Registered Office at West Melton
 announced 11 October 1944 at 11.30 a.m.

357137 Transfer Coldlight Lodge
 Limited to Alan Harvey Coleman of
 West Melton Farmer produced 9 October
 1952 at 12.23 p.m.

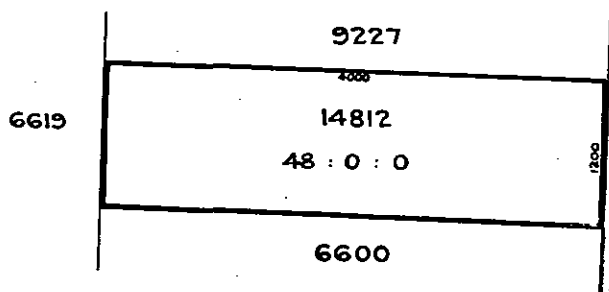
Transfer 54961 Alan Harvey Coleman to
 Lloyd Derrick Cotton of West Melton
 Farmer produced 22/2/1960 at 9.5 a.m.

Mortgage 54962 Lloyd Derrick Cotton to
 Bank of New Zealand produced 22/2/1960 at 9.7 a.m.

Mortgage 54963 Lloyd Derrick Cotton
 to Alan Harvey Coleman produced 22/2/1960
 at 9.8 a.m.

DISCHARGED

Image Quality due
 to Condition
 of Original



METRIC AREA 19.4249 ha

Scale 10 chains to an inch

484/69

Mortgage 567380 to Dennis Ashton to
The Provident Life Insurance Company
limited produced 11.12.1963 at 1.56p

567381 Memorandum of priority making
Mortgage No 567380 first Mortgage del
Mortgage No 541963 second Mortgage
produced 11.12.1963 at 1.57p

Transmission 604900 of mortgage 541963 to
Victor Charles William North and Harold John
Lilly as Executors interd B-7-1963 at
2.45pm

Transfer 618649 to Nathan Sinclair of
of Christchurch Butcher - 17.2.1964 at 2.22p

Mortgage 618950 to Margaret
Lionel Speechley Butcher - 21/2/1964 at 9.55a

Variation of mortgage 618950
- 21/8/1964 at 2.55pm

Mortgage 792411 to Edward
Shank and Emily - 7.4.1970 at 2.30p

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

A. L. R.

Transfer 900686 to Bruce Edward Bacon
of Christchurch, Post Office, Employee
and Douglas Stuart Laird of Christchurch
Shop Keeper - 5/3/1973 at 2.48 p.m

Mortgage 903147 to
Glozier - 22/3/1973 at 12.12p.m.

A. L. R.

Transfer 198787/1 to Bruce Edward Bacon
and Douglas Stuart Laird both above-named,
as tenants in common in equal shares -
18-10-1978 at 10.27a.m.

A. L. R.

PLAN No. 46693 DEPOSITED 22/2/1984

No. 471041/1 Copy of Resolution imposing
a Building Line Restriction affecting Lots
5, 6 and 7 DP 46693 - produced 24.1.1984
at 10.21 a.m. and entered 22.2.1984 at 9.20 a.m.

O.C.T. 475686/1 - C.T. 25K/602-610 issued for
22.2.1984 Lots 1-8 DP 46693 and
balance (part R.S.14812)

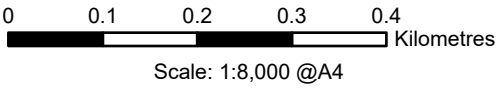
A. L. R.

CANCELLED DUPLICATE DESTROYED

Appendix B – Historic Aerials

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

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



Map Created by MEL on 2/12/2020 at 11:54 AM



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

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



Scale: 1:8,000 @A4

Map Created by MEL on 2/12/2020 at 11:56 AM



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

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



Scale: 1:8,000 @A4

Map Created by MEL on 2/12/2020 at 11:57 AM



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

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



Scale: 1:8,000 @A4

Map Created by MEL on 2/12/2020 at 11:58 AM



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

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



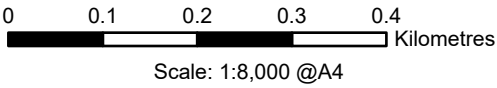
Scale: 1:8,000 @A4

Map Created by MEL on 2/12/2020 at 11:59 AM



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

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



Map Created by MEL on 2/12/2020 at 12:57 PM



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

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



Scale: 1:8,000 @A4

Map Created by MEL on 2/12/2020 at 12:00 PM



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

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



Scale: 1:8,000 @A4

Map Created by MEL on 2/12/2020 at 12:01 PM



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

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



Scale: 1:8,000 @A4

Map Created by MEL on 2/12/2020 at 12:02 PM



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

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



Scale: 1:8,000 @A4

Map Created by MEL on 2/12/2020 at 12:02 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:	28 November 2020		
Land Parcels:	RS 6619	Valuation No(s): 2354128300	
	Lot 1 DP 471561	Valuation No(s): 2354128105	
	Lot 2 DP 471561	Valuation No(s): 2354128105,2354128113	
	Lot 2 DP 471561	Valuation No(s): 2354128105,2354128113	



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
120197	1266 West Coast Road, West Melton	1266 West Coast Road, West Melton	A8 - Livestock dip or spray race operations;	Not Investigated
146181	377/3 Halkett Road	377/3 Halkett Road		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 120197: 1266 West Coast Road, West Melton (Within 100m of enquiry area.)

Site Address:	1266 West Coast Road, West Melton
Legal Description(s):	Lot 3 DP 64236

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1961	1984	Livestock dip or spray race operations

Notes:

- 14 Dec 2015** This record was created as part of the Selwyn District Council 2015 HAIL identification project.
- 14 Dec 2015** Area defined from 1961 to 1984 aerial photographs. A livestock dip or spray race was noted in aerial photographs reviewed.

Investigations:

There are no investigations associated with this site.

Site 146181: 377/3 Halkett Road (Within 100m of enquiry area.)

Site Address:	377/3 Halkett Road
Legal Description(s):	Lot 2 DP 325838

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 Oct 2016** Lot 2 DP 325838 was identified as part of a wider site during the Selwyn HAIL Identification Programme 2015. Selwyn District Council used resource consent information that indicated horticultural activities had occurred at and around 407 Halkett Road (RR305962). Aerial imagery showed the planting of an orchard from 2004 to the present day. The landowner, who established the trees for Tubor Borchii inoculation in 2003, stated that no pesticides have been used on the site. The activity of persistent pesticide use has been removed from the LLUR. A record has been maintained to prevent re-registration in the future and to provide an audit trail.

Investigations:

There are no investigations associated with this site.

Information held about other investigations on the Listed Land Use Register

- 1 May 2012** **INV 15791: Soil contamination risk - Stage 1 Preliminary Site Investigation - West Coast Road/SH73, West Melton** (Preliminary Site Investigation)
Davie Lovell Smith

Summary of investigation(s):

The overall investigation area covers 21 hectares (formerly legally described as Lot 1 DP 78679 and held in certificate of title CT 44D/862) and is located along West Melton Road, West Melton, Selwyn District, a short distance west and northwest of the intersection of Weedons Ross Road and West Melton Road.

In **May 2012**, Davie Lovell Smith (DLS) published a preliminary site investigation (PSI) report which addressed all 21 hectares of land. The primary objective of the PSI was to establish whether or not hazardous activities or industries had occurred on or in the land and if so, determine if those activities resulted in contaminants of concern remaining in soil at unacceptable concentrations.

The PSI identified three Areas of Concern (AOCs): a historic livestock dip (including what may have been a sheep dip chemical storage shed); a waste pit (both AOCs are located on the southern portion of the investigation area, on what is currently 112 and 116 Shepherd Avenue); and land immediately adjacent to a service station (located at the north-western intersection of Weedons Ross Road and West Coast Road), which is currently considered contaminated.

The PSI was satisfactory and the AOCs identified were subsequently subject to detailed site investigation (DSI).

In **November 2012**, DLS published a DSI report. The objective of the DSI was to determine the level of contamination present at the AOCs identified by the PSI. Soil samples collected during the investigation were tested for heavy metals (arsenic, cadmium, chromium, copper, lead, nickel and zinc), total petroleum hydrocarbons (TPH) and organochlorine pesticides (OCPs).

Results for TPH and OCPs did not exceed applicable guideline values; however, arsenic was recorded above Ministry for the Environment (MfE) National Environmental Standards (NES) for soil in a 10% produce consumption residential land use setting (20 mg/kg) at concentrations ranging from 28 mg/kg to 490 mg/kg at the sheep dip area. Lead was recorded above MfE NES for soil in a 10% produce consumption residential land use setting (210 mg/kg) at the vicinity of the former shed (290 mg/kg and 880 mg/kg). Soil testing adjacent (immediately west) to the service station did find contaminants of concern to be present in excess of applicable guideline levels - this area will be developed for light commercial/industrial purposes. The objectives of the DSI were adequately met.

In **January and February 2013**, DLS undertook a remedial action (RA) investigation at the AOCs identified as having contaminants of concern at unacceptable levels for the proposed land uses during the DSI. The former homestead was also included in the RA, although a hazardous activity or industry was not directly linked to it.

The primary investigation technique used during the RA was X-ray fluorescence (XRF) screening. Representative soil samples were also collected with the intention of vetting the accuracy or validity of the XRF screening results.

Former Sheep Dip Area

XRF screening results for arsenic ranged from below residential soil contaminant standards (SCS) to 654 mg/kg. Although the SCS of 20 mg/kg is appropriate, the more conservative rural/residential land use SCS (17 mg/kg) was used by DLS as a comparison benchmark.

During the course of the investigation, approximately 21 soil samples (including 1 duplicate) were submitted for analysis. In general, soil representing samples where arsenic was above 17 mg/kg but less than 80 mg/kg was excavated and removed to Burwood Landfill and soil representing samples where arsenic was above 80 mg/kg was excavated and removed by Chemwaste for treatment. Waste manifests were included in the report.

With the exception of one sample located at 3.5 metres below ground level (m bgl), the former sheep dip area and associated stockpiles were adequately remediated to residential land use standards. The area represented by the arsenic exceedance at 3.5 m bgl will be covered by a noise bund and will remain at a depth of 4.6 m bgl after work is completed. As such, the human health exposure pathway will be incomplete and this area is considered to pose little or no risk. Further RA is considered unnecessary for this AOC.

Former Shed

XRF screening results for lead ranged from below residential SCS standards to 3,116 mg/kg. Soil showing elevated lead concentrations during XRF screening was excavated until lead concentrations fell to or below 210 mg/kg. A total of 10 soil samples were collected to validate this AOC and all results were below rural/residential SCS. No further work is required for this AOC.

Former Homestead Area

XRF screening results for lead ranged from below applicable standards to 1,269 mg/kg. Access to this area was limited due to obstructions caused by construction materials, trees and fencing. Soil hold lead exceedances at the homestead area was stripped, mixed and stockpiled. Six soil samples were subsequently collected from the stockpile and tested for arsenic and lead. Arsenic results were below background levels. Lead was detected but below rural/residential SCS.

Based on a review of information on file the proposed category for the site is "below guidelines for residential land use".

31 Aug 2018 **INV 215482: Detailed Site Investigation - 1234 West Coast Road, West Melton (Detailed Site Investigation)**
Pattle Delamore Partners Ltd

Summary of investigation(s):

The property is currently a lifestyle block and comprises farm buildings, paddocks and a horse training track. It is understood that the site is proposed to be subdivided into three separate rural residential lots. Previous use of the site was predominantly pastoral farming with the establishment of a horse training track in the 1960s.

The objective of the investigation was to identify any potential source of soil contamination and assess the applicability of the NESCS, due to the proposed land use change and soil disturbance associated with the proposed subdivision.

Six soil samples were collected from the surface of a horse training track and analysed for the suite of heavy metals (Arsenic, Cadmium, Chromium, Copper, Lead, Nickel, Zinc) and asbestos. Concentrations of all samples complied with the soil contaminant standard for residential use. No samples had detectable amounts of asbestos, and all heavy metal concentrations were below regional background values.

The investigation has been categorised as 'Below Guideline Values – Rural-Residential land use'

Adequate sampling has been completed around the race track, no asbestos has been detected and heavy metal values are below relevant NESCS guidelines and the expected regional background concentrations. Because contamination was at background levels no site or activity has been created on the LLUR.

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ269251.

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:	30 November 2020	
Land Parcels:	Lot 1 DP 525046	Valuation No(s): 2354128202
	Lot 3 DP 525046	Valuation No(s): 2354128204
	Lot 2 DP 528937	Valuation No(s): 2354128203



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
118526	336 Halkett Rd	336 Halkett Rd	A10 - Persistent pesticide bulk storage or use;	Not Investigated
146181	377/3 Halkett Road	377/3 Halkett Road		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 118526: 336 Halkett Rd (Within 100m of enquiry area.)

Site Address:	336 Halkett Rd
Legal Description(s):	Lot 2 DP 69497

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	2000s	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

5 Nov 2014	This record was created as part of the Selwyn District Council 2015 HAIL identification project.
5 Nov 2014	Daffodils
5 Nov 2014	Area defined from 2005 to present aerial photographs. Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.

Investigations:

There are no investigations associated with this site.

Site 146181: 377/3 Halkett Road (Within 100m of enquiry area.)

Site Address:	377/3 Halkett Road
Legal Description(s):	Lot 2 DP 325838

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 Oct 2016	Lot 2 DP 325838 was identified as part of a wider site during the Selwyn HAIL Identification Programme 2015. Selwyn District Council used resource consent information that indicated horticultural activities had occurred at and around 407 Halkett Road (RR305962). Aerial imagery showed the planting of an orchard from 2004 to the present day. The landowner, who established the trees for Tubor Borchii inoculation in 2003, stated that no pesticides have been used on the site. The activity of persistent pesticide use has been removed from the LLUR. A record has been maintained to prevent re-registration in the future and to provide an audit trail.
-------------------	---

Investigations:

There are no investigations associated with this site.

Information held about other investigations on the Listed Land Use Register

31 Aug 2018	INV 215482: Detailed Site Investigation - 1234 West Coast Road, West Melton (Detailed Site Investigation) Pattle Delamore Partners Ltd
--------------------	--

Summary of investigation(s):

The property is currently a lifestyle block and comprises farm buildings, paddocks and a horse training track. It is understood that the site is proposed to be subdivided into three separate rural residential lots. Previous use of the site was predominantly pastoral farming with the establishment of a horse training track in the 1960s.

The objective of the investigation was to identify any potential source of soil contamination and assess the applicability of the NESCS, due to the proposed land use change and soil disturbance associated with the proposed subdivision.

Six soil samples were collected from the surface of a horse training track and analysed for the suite of heavy metals (Arsenic, Cadmium, Chromium, Copper, Lead, Nickel, Zinc) and asbestos. Concentrations of all samples complied with the soil contaminant standard for residential use. No samples had detectable amounts of asbestos, and all heavy metal concentrations were below regional background values.

The investigation has been categorised as 'Below Guideline Values – Rural-Residential land use'

Adequate sampling has been completed around the race track, no asbestos has been detected and heavy metal values are below relevant NESCS guidelines and the expected regional background concentrations. Because contamination was at background levels no site or activity has been created on the LLUR.

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ269296.

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.