

# Preliminary Site Investigation: Land Contamination Assessment Leeston Industrial (BS304)

Selwyn District Council

# Preliminary Site Investigation: Land Contamination Assessment - Leeston Industrial (BS304)

✦ Prepared for

Selwyn District Council

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Owing to the limited nature of this assessment (as described in the Introduction section), there could be conditions at the site that have not been identified and which have not been considered in this report. Thus although the assessment has shown knowledge of possible sources of soil contamination, there is a risk that sources of soil contamination could exist which are not identified by the assessment. This risk could be reduced by undertaking further research or subsoil investigation.

## Executive Summary

PDP has undertaken a Preliminary Site Investigation (PSI) for three properties located north-east of Leeston Township (referred to as Leeston Industrial (BS304; i.e. the site). The PSI has been undertaken to provide information to assist with a land designation change from Rural to Business 2 (Industrial) proposed by Selwyn District Council.

The PSI included a review of available site history information, a site walkover and site interviews with property landowners. For the purposes of this investigation the site has been split into three areas; Area 1 (Lot 1 DP 494969) consisting of the farmland adjacent to Station Street/Volckman Road; Area 2 (Lot 1 DP 16759) consisting of a mechanics/tyre fitter located on the corner between Volckman Road and Leeston Road and Area 3 (Lot 1 DP 35608) consisting of a tractor servicing and scrap yard located on Leeston Road.

A number of HAIL/ potential HAIL activities have been identified over the investigation site. These HAIL activities include those typical of agricultural sites, relating to persistent pesticide use (Area 1), and commercial/light industrial (Areas 2 and 3) generally relating to workshops, scrap yards and bulk fuel/chemical storage.

A review of the available information indicates that any soil contamination, as a result of the identified HAIL activities, is unlikely to pose a significant risk to human health for any future use of Area 1 or the ongoing use of Areas 2 and 3 for commercial/industrial land use, as proposed by plan change BS304. Furthermore, the risk to the receiving environment, and in particular the underlying groundwater and nearby surface waterways is likely to be acceptably low, however, this would need to be confirmed by undertaking environmental site investigations.

Any site investigations within identified HAIL activity areas would need to be undertaken in accordance with the MfE Contaminated Land Management Guidelines (2011b, c) and any required remedial works (e.g. soil disturbance and offsite disposal of surplus development soils) would need to be undertaken in accordance with the applicable NESCS, SDC and ECan regulations/plans.

In summary, following a review of the available site history information, it is considered that the proposed plan change can proceed with regard to the identified land contamination activities. However, the appropriate controls (e.g. through resource consents) would need to be implemented in accordance with national, regional and local planning regulations/rules for any future commercial/industrial development.

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## 1.0 Introduction

Pattle Delamore Partners Limited (PDP) has been engaged by Selwyn District Council (SDC) to undertake a review of the site history (i.e. preliminary site investigation; PSI) for the site of a proposed plan change, referred to as Leeston Industrial BS304 in Leeston, Selwyn District, Canterbury (i.e. the site).

The objectives of this investigation are to:

- ✧ Review the site history to identify HAIL<sup>1</sup> activities within the site, the potential sources of contamination and the principle contaminants of concern; and
- ✧ Assess compliance and requirements under the NESCS<sup>2</sup>, Environment Canterbury (ECan) Regional Plan and SDC District Plan for the proposed plan change at the site.

The investigation has been undertaken in general accordance with Ministry for the Environment (MfE) guideline documentation (MfE, 2011a) and has been approved by a suitably qualified and experienced practitioner (SQEP), as outlined by the NESCS.

## 2.0 Site Details

### 2.1 Site Identification

The details of the site are provided in Table 1, below, while a site location map and site layout identifying the site specific features is presented as Figure 1, Appendix A. Photographs of the site are presented in Appendix B.

For the purposes of this assessment, the site comprises the three areas of proposed plan change (refer to Figure 1, Appendix A).

Table 1: Site Details	
Area 1	
Address	North-east of Leeston Township, south of Volckman Road and east of Station Street
Legal Description	Lot 1 DP 494969
Owners	Beverley Helen Bell, Murray Charles Bell, Peter Allan Bell
Grid Reference	NZTM: BX23:4419-5461

<sup>1</sup> Hazardous Activities and Industries List (Ministry for the Environment; MfE, 2011).

<sup>2</sup> Resource Management (National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Table 1: Site Details	
Site Land Parcel Section	Approximately 5.6 ha
Total Land Parcel Area	41.6107 ha
Current Land Use	Agricultural
Area 2	
Address	North-east of Leeston Township, north of Volckman Road and south-east of Leeston Road
Legal Description	Lot 1 DP 16759
Owner	Baylis Bros (Leeston) Limited
Grid Reference	NZTM: BX23:4438-5482
Land Parcel Area	0.5995 ha
Current Land Use	Commercial/Industrial
Area 3	
Address	North-east of Leeston Township, north of Volckman Road and south-east of Leeston Road
Legal Description	Lot 1 DP 35608
Owner	Force Equipment Limited
Grid Reference	NZTM: BX23:4449-5484
Land Parcel Area	1.9101 ha
Current Land Use	Commercial/Industrial
Overall Site	
Zoning	Rural – Outer Plains
Overall Site Area	Approximately 8.1096 ha
Surrounding Land Use	North-east and east – Agricultural South-west – Commercial and Agricultural West–Residential and Agricultural over Station Street and Leeston Road

A PDP site walkover was undertaken by an environmental scientist on 22 January 2019, and detailed as follows:

**Area 1:**

During the site walkover it was noted that Area 1 comprised paddocks for pastoral farmland and was currently used for the grazing of cattle. In addition, a walnut orchard was located in the north-east section of the site and an area of woodland was situated in the far southern portion of the site.

**Area 2:**

Area 2 comprised a recently constructed vehicle workshop located along the southern boundary, split into two sections and leased to companies Legg and McMahon Motors and Bridgestone Tyre Centre. The building is used as workshops for the servicing of vehicles and tyre replacement/fitting. The entire workshop was surfaced with concrete hardstanding. Surrounding the workshop was an asphalt area used for vehicle parking, with a concrete washdown pad located on the eastern side. In the south-west corner of the site was a gravel stockpile that has been landscaped into a mound approximately 0.5 m high. The eastern section of the site consisted of a grassed area with a shed used for the storage of wood and glass and had a gravel floor. Additionally, there were several metal containers and trucks located on this grassed area adjacent to the building.

**Area 3:**

Area 3 comprised a tractor scrap yard/servicing centre known as Millars Tractor Spares and Machinery. The main building on the site, located along the western boundary, consisted of a showroom with offices and a workshop. The building was entirely surfaced with concrete hardstanding. In the north-east corner of the workshop was a hazardous substances storage room with drums of motor oils and paints. Adjacent to the main building, to the north-east, was a second shed with concrete hardstanding used for the storage of vintage tractors. The rest of the site consisted of a gravel surface with areas segregated into stockpiles of different tractor parts. A covered shed with a gravel floor, located to the north-east of the main building, was used specifically for the storage of engine parts and gearboxes. A steel grain silo, located to the east of the main building, was used for the storage of hydraulic hoses and associated parts. Additionally there was a tractor washdown area in the south-west corner of the site with a three stage oil/water interceptor. Patches of surface oil staining were evident across the site.

## 2.2 Environmental Setting

### 2.2.1 Geology

The geological map for the area (Forsyth, Barrell and Jongens, 2008; 1:250,000 scale) reports that the site is underlain by 'gravel, sand, silt and clay river deposits'.

According to the ECan GIS database, the site is underlain by a semi-confined or unconfined aquifer.

The nearest surface water bodies to the site are an unnamed drain running south-east through Area 1 and adjacent to the northern boundary of Area 1, and an unnamed drain running parallel to the northern side of Leeston Road across from the northern boundaries of Areas 2 and 3.

### 2.2.2 Groundwater Bore Search

The ECan online GIS database was searched for any groundwater bores located within a 250 m radius of the site. A total of 11 bores were noted to be present within a 250 m radius. Of these, four are recorded as being 'active (exist, present)', including for domestic, irrigation and stock supply, and water level observation uses. The nearest of these active bores to the site (M36/0671; 7.6 m deep) is used for domestic supply and is located to the south-east of Area 1 at a separation distance of approximately 160 m.

The shallow groundwater is expected to occur at a depth of approximately 1.5 - 2 m below the ground level (bgl) and its flow is predicted to be in a general south-easterly direction towards Lake Ellesmere, located approximately 5 km from the site.

A plot and table summarising the active and 'not used' bores within a 250 m radius of the site are presented in Appendix C.

## 3.0 Desktop Review of Site History (PSI)

A desktop assessment was undertaken to provide an overview of any potential contaminants of concern that may be present within the site as a result of any documented past and present activities. The following information was sourced and reviewed in order to establish the history of the site:

- ✧ Historical Certificates of Title;
- ✧ Historical aerial photographs;
- ✧ ECan information;
- ✧ SDC information;
- ✧ Review of previous reports; and

- ✧ Site inspection.

### 3.1 Site Ownership

A review of the Certificates of Title for each property was undertaken, as detailed below:

Table 2: Certificates of Title	
<b>Area 1</b>	Owned by Henry Thomas Fussell from 1923, and changed hands multiple times until 2002 where the property was transferred to a public trust. Purchased by the Bell family, March 2012. Area 1 was formerly two separate land parcels, but was merged into one land parcel in 2016.
<b>Area 2</b>	Owned by Baylis Bros (Leeston) Limited since April 1953 <sup>1</sup> .
<b>Area 3</b>	Owned by Keith Francis Chambers in 1953 and changed hands multiple times until it was purchased by Ian Giltrap in March 1975. Force Equipment Limited has owned the site since 1978 <sup>2</sup> .
<p><i>Notes:</i></p> <p>1. Unable to read further historical information due to low quality of Certificate of Title.</p> <p>2. Transfer to Force Equipment Limited not listed on Certificate of Title, information provided during site interview.</p>	

Copies of the historical Certificates of Title are presented in Appendix D.

### 3.2 Historical Aerial Photographs

Selected historical aerial photographs between 1942 and 2018 have been reviewed for the site. The reviewed aerial photographs are presented in Appendix E. Note that the review of the aerial photographs was carried out on the electronic versions, which provides a higher resolution compared with the printed versions attached.

Table 3: Historical Aerial Photographs	
<b>1942</b>	The site consists of several grass paddocks. Area 3 shows two stockpiles on the southern boundary with Volckman Road.
<b>1966</b>	<p>Area 2 has been developed, with a building on the north-eastern boundary to Area 3, and a building in the centre of the site. There is a gravel/hardstand surface around the central building and access roads leading to both Leeston Road and Volckman Road. The other boundaries of Area 2 appear to have been used for stockpiling undefined materials/soil.</p> <p>Areas 1 and 3 remain grassed paddocks, similar to the earlier 1942</p>

Table 3: Historical Aerial Photographs	
	image.
<b>1975</b>	<p>Area 3 has also been developed by 1975. A rectangular building is located adjacent to the south-western boundary to Area 2. There appears to be storage of undefined materials/structures across the southern and eastern sections of the area. Disturbed ground is noted around the building and also over wider parts of the site. Stockpiled soils and scrubland are also located over Area 3.</p> <p>An additional building has been constructed in the centre of Area 2 adjoining the original building. The surrounding area is either gravel/hardstand and used for the storage of materials, as previously noted in the 1966 image.</p> <p>Area 1 remains as paddocks with rows of crops noted in the northern section of the area.</p>
<b>1980-84</b>	<p>A new building has been constructed in the centre of Area 3. In addition, what appears to be a sealed access way has been developed off Leeston Road leading to the original building and a fence has also been constructed from this building towards the north-eastern boundary. The balance of Area 3 appears to be used for the storage of undefined equipment.</p> <p>There appears to be little change to Area 2, other than the removal of the previously identified stockpiled undefined materials/soil. A possible concrete pad is noted adjacent to Volckman Road in Area 2.</p> <p>Area 1 remains largely unchanged from the 1975 image, although the rows of crops noted in the northern portion of the area do not appear to be as prominent.</p>
<b>1994</b>	<p>The site remains the same as the 1980-1984 image, although rows of trees are evident within the northernmost portion of Area 1 and to the east of this adjacent to Volckman Road. In addition, rows of plantings/crops are evident within the southern part of Area 1.</p>
<b>2004</b>	<p>The rows of trees noted in the 1994 image are not as visible within the northernmost part of Area 1, although are evident to the immediate east. The rows of plantings/crops within the southern portion of Area 1 appear to be trees.</p> <p>There appear to be no obvious changes to Area 2.</p> <p>In Area 3, an extension has been added on the northern side of the building in the central area, whilst there appear to be no obvious changes to the remainder of this area.</p>

**Table 3: Historical Aerial Photographs**

<b>2015 - 16</b>	<p>The site remains largely unchanged with the exception of an extension perpendicular to the main building in Area 3. The image is of a higher resolution and what appear to be farming implement parts are visible over the majority of the site.</p> <p>Mature trees are evident within the southernmost portion of Area 1.</p>
<b>2018</b>	<p>The paddock in the central and northern portions of Area 1 are now grassed.</p> <p>The centrally located building in Area 2 has been demolished and a new building constructed along the southern boundary, with a surrounding asphalt car parking area. Additional unidentified materials are stored on the north-eastern boundary of Area 2.</p> <p>Area 3 remains unchanged from the earlier image.</p>

**Notes:**

1. Historical aerial photographs sourced from Canterbury Map Partners, administered by ECan or Google Earth Pro.
2. It should be noted that some aerial images are at a large scale and therefore of relatively low quality.

### 3.3 Environment Canterbury Information

#### 3.3.1 Listed Land Use Register (LLUR)

The ECan LLUR is used to hold information about sites that have used, stored or disposed of hazardous substances, based on activities detailed on the HAIL (MfE, 2011). It should be noted that the LLUR is not complete and new sites are regularly being added as ECan receives information and conduct their own investigations. A copy of the LLUR documentation is presented in Appendix F.

The site has two HAIL sites listed as follows:

**Area 1:** The north-eastern corner of Area 1 has been identified as being used for *'persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds'* (HAIL Reference A10). The LLUR notes that this identification was as a result of the SDC 2015 HAIL identification project and defined from aerial photographs from 2000 to present identifying horticultural activities (i.e. possible presence of persistent pesticides).

**Area 3:** The entire area covered by Area 3 has been identified as being used for *'scrap yards including automotive dismantling, wrecking or scrap metal yards'* (HAIL Reference G4) from the 1970s to current.

Both HAIL sites are listed as 'Verified HAIL has not been investigated'. Area 2 has not been identified as containing a HAIL activity on the ECan LLUR.

ECan has also identified a number of HAIL activities adjacent to the site including scraps yards (HAIL Reference G4) to the south of Area 1 and motor vehicle workshops (HAIL reference F4) and storage tanks or drums for fuel, chemicals or liquid waste (HAIL reference A17) over Leeston Road to the north of Area 3. Reference should be made to the LLUR for further information with regards to these identified HAIL activities.

### 3.3.2 Resource Consents

The ECan online GIS database was used to review resource consents within a 250 m radius of the site. A total of 16 consents are recorded as being within 250 m of the site, including six recorded as being 'issued – active'. Of the 'issued – active' consents, none are recorded for Area 1 or Area 3. Area 2 holds two consents, including discharge for industrial stormwater and discharge for human effluent.

A plot and table summarising the resource consents within a 250 m radius of the site are presented in Appendix C.

## 3.4 Selwyn District Council Information

The SDC property files for the site were reviewed at SDC offices. The relevant information from the property file review is included as Appendix G

### Area 1:

The property file review of Area 1 included a proposed boundary adjustment dated January 2016, which provides a site plan and indicates an open stormwater drain/wastewater drain running parallel to the site's western boundary. A rate list is also provided for the site which includes a description of the farm as 'pastoral fattening land', dated September 2016.

### Area 2:

Files available in reference to Area 2 include a Resource Consent 'CRC170451', which is a discharge permit to discharge contaminants into land from an onsite wastewater system for the workshop, dated September 2016. There is also a 'proposed site levels and civil plan' dated December 2016, which details the plan of the new development. Additionally, the property files include emails dated 10 January 2017 referencing the recent construction of the mechanics workshop. The emails detail the water treatment systems on site and include on site-swales for stormwater treatment and disposal, a Hi-flo filter for vehicle washdown water, and an onsite Oasis Clearwater wastewater treatment system, which processes wastewater prior to discharge to land, as per the resource consent.

### Area 3:

Files available in reference to Area 3 include a consent note '080794' referring to a vintage tractor shed used for storage, dated 2008. Also included is an undated

building consent for the extension of a shed (Consent R416808), which includes a 'Paint Booth' for the painting of tractors on site.

### 3.5 Previous Reports/Investigations at the Site

No site investigations have been carried out at the site to date.

### 3.6 Site Interviews

A PDP environmental scientist visited the site on 22 January 2019 with the objective of identifying any potential sources of land contamination. A discussion was held with the landowners from each property, as detailed below.

#### 3.6.1 Area 1

The Area 1 interview took place with the farm owner's son, Dan Bell. During the discussion Mr Bell noted that the site had been purchased by his parents in March 2012. The site continued to be used for the grazing of cattle and sheep following the purchase of the site by his parents. In 2015, the farmland was then leased to Hadfields who used the farm for cropping, which included growing of peas, beans and barley on the site. According to Mr Bell cropping sprays used on the site from 2015 to 2018 included Chloropyrifos, an organophosphate, MCPA, a phenoxy herbicide, Amistar fungicide and Trifluralin herbicide. These chemicals were stored on the nearby Hadfields farm and were not stored on the site during this period. These chemicals were loaded onto farm machinery to be sprayed on the site. The lease of the farmland to Hadfields ended in early 2018, at which point the site returned to its previous use as pastoral land for the grazing of cows, now farmed by the site interviewee.

Mr Bell confirmed that no sheep dip has ever been present on the area of the site targeted by this investigation, to his knowledge. There is also no evidence of any buildings on the area and Mr Bell was not aware of any buildings ever having been located on the site area. The wooded area in the southern portion of the site contains Monterey Cypress trees and has been leased to a logging company since the 1990s. Mr Bell also identified the area specifically highlighted in the HAIL boundary by ECan, which contains walnut trees, as never having been sprayed using pesticides to his knowledge.

PDP confirmed from the site walkover that there was no obvious indication of any sheep dip/foot rot trough and/or farm waste pits.

#### 3.6.2 Area 2

The Area 2 interview took place with the landowner Peter Baylis. Mr Baylis' family purchased the land in the 1950s and originally used the area for the storage of transport trucks. The site use changed from the storage of trucks to buses in the 1970s. Mr Baylis indicated that no vehicles were serviced on the site prior to 2017 and the sheds were just used for storage. Mr Baylis noted that

historically there used to be storage of 210 L diesel drums on racking inside the main building, which were used for the buses and trucks. The main building on the site, which was demolished in 2016/17 had an iron roof according to Mr Baylis. Mr Baylis confirmed that no asbestos was present in the materials of the demolished building. Mr Baylis was not aware of any underground storage tanks having ever been present on the site.

The shed, which is still located on the eastern side of the site has a wooden structure and iron roof and sides, with a gravel floor. The new building, located on the southern site boundary, has been purpose built for the service and maintenance of vehicles. As noted earlier, it has a concrete hardstand floor and a modern stormwater treatment system to process runoff. Waste oil from vehicle servicing carried out on site is decanted into a 400 L double walled container, which is then disposed of/repurposed offsite by Fulton Hogan. No historical service pits have ever been present on site to the knowledge of Mr Baylis.

### 3.6.3 Area 3

The Area 3 site interview took place with Mr Gavin Millar, the site owner. Mr Millar has owned the site since 1978, after purchasing it from Mr Ian Giltrap, who owned the site for the first four years after the site was developed in 1974. Mr Giltrap had previously used the site as a scrapyards for trucks and tractors, but when Mr Millar took over the site it was used solely for tractors. The site has since been used for the servicing and breaking down of tractors for parts, which are then sold on for scrap metal. The site includes the storage of hazardous substances, including paint and tractor motor oils, which are kept in a dedicated hazardous substances room with concrete hardstanding (refer to the attached photos, Appendix B). According to Mr Millar there were several lined service pits located within the current workshop that were infilled during the early 1980s. The pits were infilled with scrap metal and surfaced with a layer of concrete.

Oil changes are conducted on site during the servicing of tractors. Waste oil is disposed of into an 800 L single walled steel tank (formerly a mobile diesel tank), which is collected when full by Fulton Hogan and repurposed offsite. The tank is kept on a concrete pad adjacent to the site's three stage oil/water interceptor over, which the washing and cleaning of tractors and parts is carried out. This cleaning facility was in place when the site was purchased by Mr Millar in 1978. The tank is moved around the site, as and when required, and filled during tractor servicing.

All servicing is carried out in the workshop on concrete hardstanding. Occasionally in situ maintenance is carried out if something needs to be removed from a part elsewhere on the site. The waste oil in the interceptor is also emptied and collected by Fulton Hogan, and the sediment and grit in the interceptor is removed by Selwyn Liquid Waste for offsite disposal.

The site has a 2,000 L diesel aboveground storage tank (AST), which is contained within a steel bund. The bund was built approximately 15 years ago. Mr Millar has recently imported gravel fill to raise the level of certain lower elevation sections of the site, which were regularly collecting standing water. Patches of surface oil staining at the site were noted during the interview.

## 4.0 Summary of Site History

### Area 1:

In summary, the historical information indicates that land use for Area 1 has remained rural and/or agricultural, with the site consisting of paddocks for the duration of the site's history, with various different crops visible over varying parts of the site over time on the aerial photographs. The southern section of Area 1 has been leased to a logging company since the 1990s at which point it was planted with Monterey Cypress trees. Crops can be seen on the site in the northern portion of the 1975 aerial photograph. Walnut trees were established in the northernmost portion of Area 1 from sometime after 1980-1984 (based on aerial photograph).

### Area 2:

Area 2 remained grassed paddocks up until the 1950s when it was developed with several buildings used for the storage of trucks. Area 2 continued to be used for truck storage until the 1970s when it was used for the storage of buses. Area 2 lay vacant for a time until 2016/2017 when the main building on Area 2 was demolished and replaced with a building now used as a mechanics workshop.

### Area 3:

Area 3 remained grassed paddocks until 1974 when it was developed with several buildings constructed and used for the storage of tractor and truck parts across the wider area. Since 1978 the site has been used exclusively for the servicing of tractors and salvaging of tractor parts.

## 5.0 Potential Sources of Contamination

Based on a review of the available information the following HAIL activities have been identified as occurring within the site:

### Area 1:

- ✧ HAIL Reference A10 (*Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds*) relating to cropping activities within the northern portion of Area 1 (refer to Figure 2, Appendix A).

No additional information is available with regards to the rows of crops identified in the northern part of the site in the 1975 aerial photograph and whether or not persistent pesticides were used at the time. It is possible that crop production occurred from some point after 1966, based on the sequence of historical aerial photographs. It is important to note that typical persistent agricultural chemicals such as lead arsenate were generally discontinued in the mid-1970s and furthermore, typically used organochlorine pesticide (OCP) compounds such as DDT were banned in NZ in 1970. Other OCP compounds, such as aldrin and dieldrin were banned for agricultural and horticultural use in 1975.

With regard to the walnut trees located in the northern portion of Area 1, given that they were likely planted post 1980-1984 (aerial photograph), and information indicating that pesticide sprays have not likely been used, then this area is unlikely to contain a HAIL activity.

It was reported that a number of pesticides, herbicides and fungicides have been and/or are currently used within this part of the site. A literature review of these compounds shows that they either have relatively short half-lives and/or pose a low toxicity risk to humans.

Possible persistent pesticide contaminants associated with the identified HAIL cropping activities within the northern portion of Area 1 could include heavy metals and OCPs.

#### **Area 2:**

- ✧ HAIL Reference F4 (*Motor vehicle workshops*) relating to the mechanics workshop now located on Area 2, since 2017; and
- ✧ HAIL Reference A17 (*Storage tanks or drums for fuel, chemicals or liquid waste*) relating to the historical storage of diesel in 210 L drums at the site.

Possible contaminants associated with the identified HAIL activities could include petroleum hydrocarbons (predominantly relating to historical bulk diesel storage), polycyclic aromatic hydrocarbons, solvents and heavy metals associated with the long term historical storage of vehicles on the site and workshop activities. The reported long-term storage of trucks and buses within the area is not in itself considered to be a HAIL activity, however, the possibility exists for contaminants such as heavy metals and petroleum hydrocarbons to be present within site soils as a result of this activity.

Soil contamination associated with the new workshop operations is likely to be limited given the workshop and immediately surrounding area is covered with hardstand.

Mr Baylis commented that asbestos building materials were not reportedly present in the centrally located building that was demolished on site. Based on

this information, the MfE (2011) HAIL activity E1 '*Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition*' has not been assigned for this area of the site. However, given the historical activities, the presence of asbestos fines within the underlying soils cannot be discounted and should be considered in future redevelopment soil sampling programmes, as a conservative approach.

### Area 3:

- ✧ HAIL Reference G4 (*Scrap yards including automotive dismantling, wrecking or scrap metal yards*) relating to the storage of tractor parts on Area 3;
- ✧ HAIL Reference F4 (*Motor vehicle workshops*) relating to the mechanics workshop;
- ✧ HAIL Reference A17 (*Storage tanks or drums for fuel, chemicals or liquid waste*) relating to the 2,000 L diesel storage tank and 800 L waste oil tank at the site; and
- ✧ HAIL Reference G3 (*Landfill sites*) relating to the infilling of the former service pits with scrap metal.

Possible contaminants associated with the identified HAIL activities (and buried metal waste) include heavy metals, total petroleum hydrocarbons (TPH), PAHs, solvents used for cleaning, and polychlorinated biphenyls (PCBs). Although some hydrocarbon staining was seen on the gravel surface in the yard, housekeeping was generally good.

As noted previously, scrap metal waste was buried into former lined service pits prior to surfacing with concrete. The burial of waste is technically considered a HAIL activity, however the actual risk to the receiving environment is likely to be acceptably low provided that the lined pits are structurally sound.

A HAIL activity has been identified by ECan adjacent to the southern boundary of Area 1, being a verified scrapyards (HAIL reference G4). It is unlikely that the scrapyards activities will have any significant impact upon Area 1 and with regard to any future proposed rezoning of the site.

## 6.0 Regulatory Implications

The rules and associated assessment criteria relating to the control of contaminated sites in the Selwyn District are specified in the following documents:

- ✧ *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (herein referred to as the NESCS);

- ✧ Environment Canterbury *Land and Water Regional Plan* (LWRP) and *Canterbury Regional Air Plan* (CARP); and
- ✧ the *Selwyn District Plan* (SDP).

## 6.1 NESCS Applicability

*The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* took effect on 1 January 2012. Each territorial and unitary authority implements the NESCS in accordance with their section 31 functions under the Resource Management Act 1991 (RMA) relating to contaminated land, specifically section 31(b)(iia) “*the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land*”.

The policy objective of the NESCS is to ensure land affected by contaminants in soil is appropriately identified and assessed when soil disturbance and/or land development activities take place and, if necessary, remediated or the contaminants contained to make the land safe for human use.

The NESCS achieves its policy objective through a mix of allowing (permitting) and controlling (through resource consents) certain activities on land affected or potentially affected by soil contaminants.

Based on the above, the NESCS will need to be taken into consideration during any redevelopment works across the site. The regulations apply to land which is described as having, has had or is more likely than not to have had an activity or industry described in the HAIL undertaken on it. As mentioned in Section 5.0, the site is classified as containing HAIL activities. Therefore under regulation 5(7), the NESCS regulations need to be taken into consideration any proposed future redevelopment at the site.

The NESCS sets out regulations for the following activities as described in sub-clauses (2) – (6) of regulation 5:

- (2) *An activity is removing a fuel storage system from the piece of land or replacing a fuel storage system in or on the piece of land.*
- (3) *An activity is sampling the soil of the piece of land, which means sampling it to determine whether or not it is contaminated and, if it is, the amount and kind of contamination.*
- (4) *An activity is disturbing the soil of the piece of land.*
- (5) *An activity is subdividing land.*
- (6) *An activity is changing the use of a piece of land which, means changing it to a use that, because the land is as described in sub clause (7), is reasonably likely to harm human health.*

This PSI has been prepared to identify HAIL activities occurring on the site to assist with and streamline any future site redevelopment. As such, if any of the above activities are carried out in areas of identified HAIL activities then the NESCS may apply.

Some general guidance is provided below regarding these activities, what constitutes a permitted activity, and where a resource consent may be required:

**Soil disturbance** at the site is a permitted activity under regulation 8(3) provided that controls are put in place to minimise contact with soil during the disturbance, that the soil be reinstated to an erosion-resistant state within one month of completion of the works and that disposal of removed soil is at a facility authorised to receive such waste. The NESCS also sets limits on the volume of soil disturbance (no more than 25 m<sup>3</sup> per 500 m<sup>2</sup> is disturbed), soil removal (no more than 5 m<sup>3</sup> per 500 m<sup>2</sup> is removed from the site per year) and duration of works (no longer than two months).

**Changing the land use** is permitted under regulation 8(4) where it can be demonstrated it is *highly unlikely* that there will be a risk to human health given the intended land use.

**Removing a fuel storage facility** is a permitted activity under regulation 8(2) where the investigation is undertaken in accordance with the *Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand* (MfE, 2011b), the territorial authority is notified of the activity, the volume of native soil disturbed or removed does not exceed 30 m<sup>3</sup> per tank, that disposal of removed soil is at a facility authorised to receive such waste, that the activity takes no longer than 2 months and the investigation is reported to the territorial authority within 3 months of the completion of the activity.

**Subdivision of land** is permitted under regulation 8(4) activity where it can be demonstrated it is *highly unlikely* that there will be a risk to human health given the intended land use.

If the permitted activity regulations for rules for any soil disturbance, land use change, subdivision or fuel removal, exercise are not met then the works would become either a controlled, restricted discretionary or discretionary activity (i.e. requiring resource consent).

In addition, a detailed site investigation (DSI; intrusive soil sampling investigation) may be required in order to determine the type of consent that is required under the NESCS if the permitted activity regulations are not met. It should be noted that the requirements of a DSI and an assessment on the applicability of the NESCS will need to be made for any future proposed redevelopment works, soil disturbance activities across the site on a case by case basis. It will depend upon the location and nature of the identified HAIL activities.

## 6.2 Environment Canterbury Regional Plan

The following regional plans contain objectives, policies and rules that may be relevant to any earthworks and consequential discharges from the area of the proposed plan change:

- ✧ The LWRP has been developed to manage the effects of activities on land or water within the Canterbury Region. The LWRP became fully operative 1 February 2017, and has rules specific to contaminated land sites. Specifically, rules 5.185 – 5.188 relate to the passive discharge of contaminants onto or into land which may enter water; and
- ✧ The CARP has been developed to manage the effects of activities that discharge contaminants to air. The CARP became fully operative on 31 October 2017. The plan has potential applicability if any discharges beyond the boundary managed effectively or has the potential to cause an adverse effect.

## 6.3 Selwyn District Council District Plan

The SDP was made fully operative on 3 May 2016 and contains objectives, policies and rules specific to contaminated land sites. Rule 1.2 Earthworks and Contaminated Land states:

### Permitted Activities - Earthworks and Contaminated Land

1.2.1 Any earthworks which meet the following condition shall be a permitted activity:

1.2.1.1 Any soil or earth to be removed from the site is not contaminated.

### Restricted Discretionary Activities - Earthworks and Contaminated Land

1.2.2 The removal of contaminated soil or earth from a site shall be a restricted discretionary activity.

1.2.3 Under [Rule 1.2.2](#), the Council shall restrict its discretion to the consideration of:

1.2.3.1 Where the contaminated soil will be disposed to and how; and

1.2.3.2 Any monitoring conditions.

1.3.1.4 In any area listed in [Appendix 5](#) and shown on the Planning Maps as a Mahinga Kai site, any damage to, or removal of, indigenous vegetation is limited to that undertaken by Tāngata Whenua for Mahinga Kai purposes.

1.3.3.4 Any adverse effects of the proposed activity on any Mahinga Kai Site, as advised by local Rūnanga;

Any activity that cannot meet the permitted activity conditions will be a restricted discretionary activity. This means that an application can potentially be refused but assessment in reaching any decision is restricted to the matters of discretion that have been identified.

## 7.0 Summary and Conclusions

Based on information provided by Selwyn District Council, PDP understands that the proposed plan change BS304 will result in a re-designation of the site from its current designation as Rural to a Business 2 (Industrial) zone.

The proposed BS304 land is rural/agricultural (Area 1) with the balance currently being used for commercial/light industrial purposes (Areas 2 and 3).

A number of HAIL/ potential HAIL activities have been identified over the investigation site and are shown on Figure 2, Appendix A. These HAIL activities include those typical of agricultural sites, relating to persistent pesticide use (Area 1), and commercial/light industrial (Areas 2 and 3) generally relating to workshops, scrap yards and bulk fuel/chemical storage.

A review of the available information indicates that any soil contamination, as a result of the identified HAIL activities, is unlikely to pose a significant risk to human health for any future use of Area 1 or the ongoing use of Areas 2 and 3 for commercial/industrial land use, as proposed by plan change BS304.

Furthermore, the risk to the receiving environment, and in particular the underlying groundwater and nearby surface waterways is likely to be acceptably low, however, this would need to be confirmed by undertaking environmental site investigations.

Any site investigations within identified HAIL activity areas would need to be undertaken in accordance with the MfE Contaminated Land Management Guidelines (2011b, c) and any required remedial works (e.g. soil disturbance and offsite disposal of surplus development soils) would need to be undertaken in accordance with the applicable NESCS, SDC and ECan regulations/plans.

In summary, following a review of the available site history information, it is considered that the proposed plan change can proceed with regard to the identified land contamination activities. However, the appropriate controls (e.g. through resource consents) would need to be implemented in accordance with national, regional and local planning regulations/rules for any future commercial/industrial development.

## 8.0 References

Forsyth, Barrell and Jongens., 2008; 1:250,000. *Geology of the Christchurch Area*. Institute of Geological and Nuclear Sciences 1:25,000 Geological Map 16. Lower Hutt, New Zealand.

Ministry for the Environment, 2011. *Hazardous Activities and Industries List*. Ministry for the Environment, Wellington.

Ministry for the Environment, 2011a. *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2011)*. Ministry for the Environment, Wellington.

Ministry for the Environment, 2011b. *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand*. Ministry for the Environment, Wellington.

Ministry for the Environment, 2011c. *Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (Revised 2011)*. Ministry for the Environment, Wellington.

*Resource Management (National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*.





SOURCE:  
 1. SATELLITE IMAGERY (FLOWN [2018]) DERIVED FROM GOOGLE EARTH PRO (MAY NOT BE SPATIALLY ACCURATE).  
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

FIGURE 1 : SITE LOCATION AND SITE BOUNDARY



FIGURE 2 : HAIL MAP

# Appendix B

Site Inspection Photographs



**Photograph 1: View looking west across a paddock in the Area A farm towards the walnut trees**



**Photograph 2: View looking south-west at the Area 2 mechanics**



**Photograph 3: View looking northeast across Area 2 across the vacant section of land**



**Photograph 4: View looking west across the back of the Area 2 mechanics**



**Photograph 5: Stockpiled soil in the western corner of Area 2**



**Photograph 6: View of front show room at Area 1**



**Photograph 7: Hazardous good storage in Area 3**



**Photograph 8: Tractor wash / 3 stage interceptor (Area 3)**



**Photograph 9: Stored tractors and stained soils (Area 3)**



**Photograph 10: Shed used for the storage of engine parts and gearboxes (Area 3)**



**Photograph 11: Steel grain silo used for the storage of hydraulic hoses and parts (Area 3)**



**Photograph 12: Inside of servicing workshop with concrete hardstanding (Area 3)**



**Photograph 13: 2000L bunded diesel tank (Area 3)**



**Photograph 14: Waste oil tank used during the servicing of tractors (Area 3)**

## Appendix C

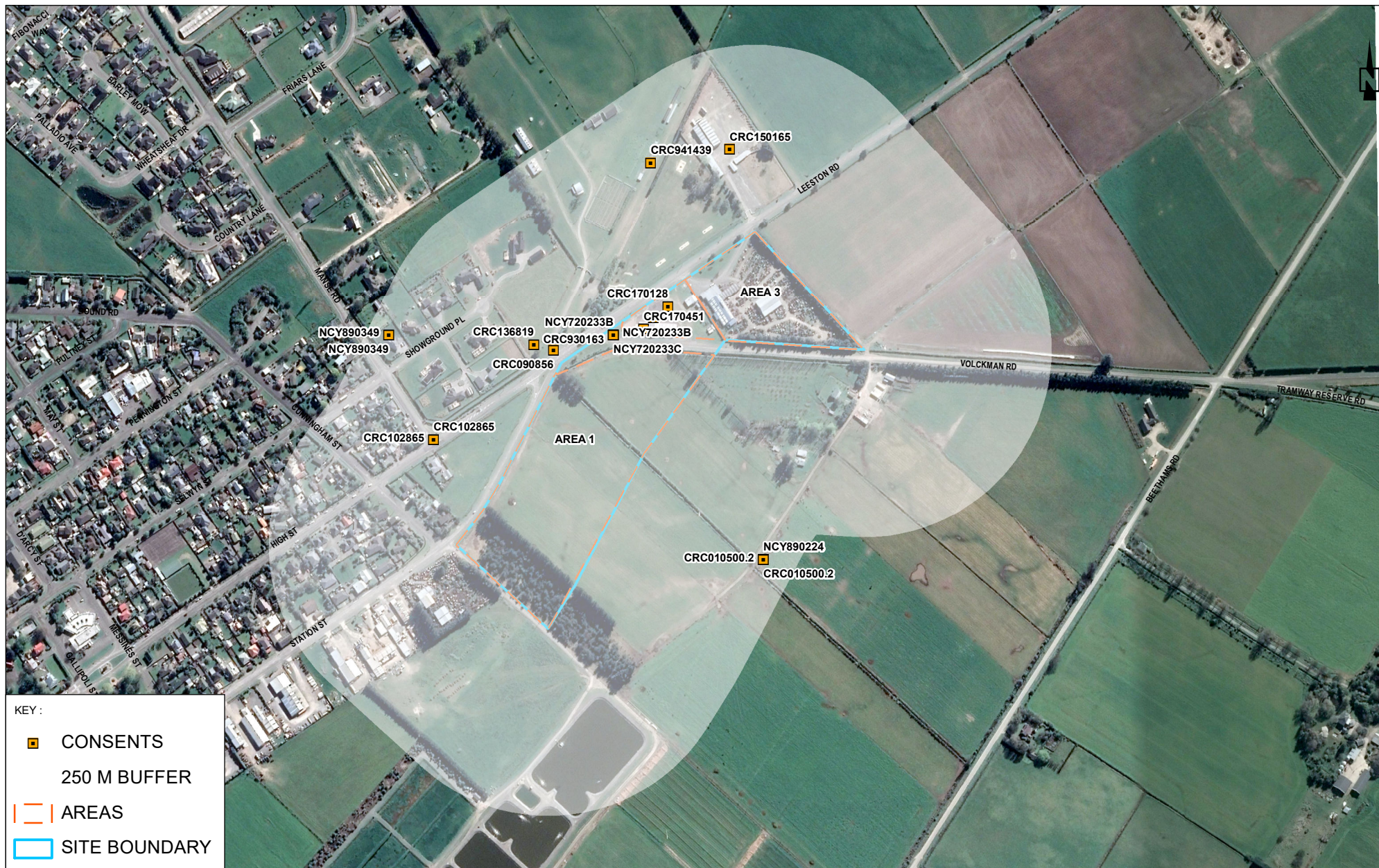
Bore Search and Resource Consents  
Database



## GROUNDWATER BORES WITHIN 250 M OF THE SITE BOUNDARY

Bores located within a 250 m radius of the site. (Sourced from ECan GIS Database, January 2019)

	Well No.	Well Status	Depth (m)	Diameter (mm)	Use Codes	NZTMX	NZTMY	Well Owner	Well Type	Well Location	Initial SWL
1	M36/3187	Active (exist, present)	54.9	51	Stock Supply	1544761	5154795	MUGFORD.N.	Bore or Well	TRAMWAY RD	
2	M36/4789	Active (exist, present)	59.8	100	Domestic and Stockwater	1544361	5155025	ELLESMERE A&P ASSOCIATION	Bore or Well	LEESTON SHOWGROUNDS	2
3	M36/0655	Active (exist, present)	9.8	152	Irrigation	1544511	5154495	Mr D Watson	Bore or Well	TRAMWAY RD	-0.9
4	M36/0671	Active (exist, present)	7.6	51	Domestic Supply	1544511	5154595	WATSON L.G.	Bore or Well	TRAMWAY RD	
5	M36/3666	Not Used	6.5	51		1544611	5154595	WATSON L.G.	Bore or Well	TRAMWAY RD	
6	M36/3149	Not Used	6.05	150	Irrigation	1544011	5154795	TAIAROA JR	Bore or Well	MANSE RD	-1.25
7	M36/3147	Not Used	48.8	38		1544111	5154895	TAIAROA JR	Bore or Well	MANSE RD	
8	M36/3148	Not Used	14.6	51		1544111	5154895	TAIAROA JR	Bore or Well	MANSE RD	
9	M36/3150	Not Used		51		1544211	5154895	TAIAROA JR	Bore or Well	MANSE RD	0.9
10	M36/0639	Not Used	49			1544311	5155095	SHOW GROUNDS	Bore or Well		-1.37
11	M36/0641	Not Used	3	32	Water Level Observation	1544277	5154820	ELLESMERE A AND P ASSOC	Bore or Well	LEESTON CHCH RD (C.P.I.S no27)	-0.41



SOURCE:  
 1. SATELLITE IMAGERY (FLOWN [2018]) DERIVED FROM GOOGLE EARTH PRO (MAY NOT BE SPATIALLY ACCURATE).  
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

### CONSENTS WITHIN 250 M OF THE SITE BOUNDARY

SCALE : 1:7,000 (A4)  
 0 25 50 100 150  
 METRES

Resource Consents located within a 250m radius of the site. (Sourced from ECan GIS Database in January 2019)

	Consent No.	Consent Type	Consent Status	Feature Type	Activity Text	Location	Holder Name	From Date	To Date
1	CRC010500.2	Water Permit (s14)	Issued - Active	Irrigation Area	Take Groundwater	Volckman Road, LEESTON	Mr M C & P A & Ms B H Bell	April 19, 2012	February 13, 2039
	CRC010500.2	Water Permit (s14)	Issued - Active	Water Take/Use	Take Groundwater	Volckman Road, LEESTON	Mr M C & P A & Ms B H Bell	April 19, 2012	February 13, 2039
2	CRC136819	Discharge Permit (s15)	Issued - Active	Stormwater Residential	Discharge Contaminant into Water	Manse Road, Leeston	RCL Developments Ltd	August 16, 2013	August 16, 2048
3	CRC150165	Discharge Permit (s15)	Issued - Active	Stormwater Collection Area	Discharge Contaminant into Water	1618 Leeston Road, Leeston	Ellesmere Heritage Park Trust	September 12, 2014	September 12, 2049
4	CRC170128	Discharge Permit (s15)	Issued - Active	Stormwater Industrial	Discharge Contaminant into Water	1631 Leeston Road, Leeston	Baylis Bros. (Leeston) Limited	March 7, 2017	March 7, 2037
	CRC170128	Discharge Permit (s15)	Issued - Active	Stormwater Industrial	Discharge Contaminant into Water	1631 Leeston Road, Leeston	Baylis Bros. (Leeston) Limited	March 7, 2017	March 7, 2037
5	CRC170451	Discharge Permit (s15)	Issued - Active	Human Effluent	Discharge Contaminant into Land to Water	1631 Leeston Road, Leeston	Baylis Bros. (Leeston) Limited	September 20, 2016	September 20, 2031
6	CRC930163	Water Permit (s14)	Issued - Active	Water Dam	Dam Surface Water	Leeston And Springston Roads, LEESTON	Selwyn District Council	August 29, 1995	July 28, 2029
7	CRC090856	De Minimis (s13)	Terminated - Expired	Culvert	Install Structure in Bed	Leeston & Volckman Roads, LEESTON	Selwyn District Council		
8	CRC102865	Land Use Consent (s13)	Terminated - Expired	Deposition Area	Deposit Substance	High Street, LEESTON	Selwyn District Council	June 15, 2010	May 15, 2015
	CRC102865	Land Use Consent (s13)	Terminated - Expired	Vegetation Clearoff Area	Vegetation Clearance in Bed	High Street, LEESTON	Selwyn District Council	June 15, 2010	May 15, 2015
9	CRC941439	Land Use Consent (s9)	Terminated - Expired	Bore Gallery	Install a Bore	Leeston-Doyleston Road, LEESTON	Ellesmere Agriculture & Pastoral Assn Inc	June 29, 1994	June 22, 1996
10	NCY720233A	Water Permit (s14)	Terminated - Expired	Water Dam	Dam Surface Water	, LEESTON	Selwyn District Council	November 1, 1972	October 30, 1992
11	NCY720233B	Water Permit (s14)	Terminated - Expired	Water Divert	Divert Surface Water	, LEESTON	Selwyn District Council	November 1, 1972	October 31, 1992
	NCY720233B	Water Permit (s14)	Terminated - Expired	Irrigation Area	Divert Surface Water	, LEESTON	Selwyn District Council	November 1, 1972	October 31, 1992
12	NCY720233C	Discharge Permit (s15)	Terminated - Expired	Water - Pure	Discharge Water into Water	, LEESTON	Selwyn District Council	November 1, 1972	October 31, 1992
13	NCY890224	Water Permit (s14)	Terminated - Expired	Irrigation Area	Take Groundwater	Cnr Tramway Rd & Beethams Rd, LEESTON	Leo Gavin Watson Estate	August 4, 1989	February 16, 2004
	NCY890224	Water Permit (s14)	Terminated - Expired	Water Take/Use	Take Groundwater	Cnr Tramway Rd & Beethams Rd, LEESTON	Leo Gavin Watson Estate	August 4, 1989	February 16, 2004
14	NCY890349	Water Permit (s14)	Terminated - Expired	Irrigation Area	Take Groundwater	Manse Rd, LEESTON	John Richard Taiaroa	September 1, 1989	April 30, 2001
	NCY890349	Water Permit (s14)	Terminated - Expired	Water Take/Use	Take Groundwater	Manse Rd, LEESTON	John Richard Taiaroa	September 1, 1989	April 30, 2001
15	CRC010500	Water Permit (s14)	Terminated - Replaced	Water Take/Use	Take Groundwater	Volckman Road, LEESTON	Derek Watson	February 16, 2004	February 12, 2010
	CRC010500	Water Permit (s14)	Terminated - Replaced	Irrigation Area	Take Groundwater	Volckman Road, LEESTON	Derek Watson	February 16, 2004	February 12, 2010
16	CRC010500.1	Water Permit (s14)	Terminated - Replaced	Water Take/Use	Take Groundwater	Volckman Road, LEESTON	Derek Watson	February 12, 2010	April 19, 2012
	CRC010500.1	Water Permit (s14)	Terminated - Replaced	Irrigation Area	Take Groundwater	Volckman Road, LEESTON	Derek Watson	February 12, 2010	April 19, 2012

## Appendix D

Historical Certificates of Title



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **733793**  
**Land Registration District** **Canterbury**  
**Date Issued** 16 August 2016

**Prior References**

CB349/53                      CB349/54

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**Estate**                      Fee Simple  
**Area**                      41.6107 hectares more or less  
**Legal Description**      Lot 1 Deposited Plan 494969

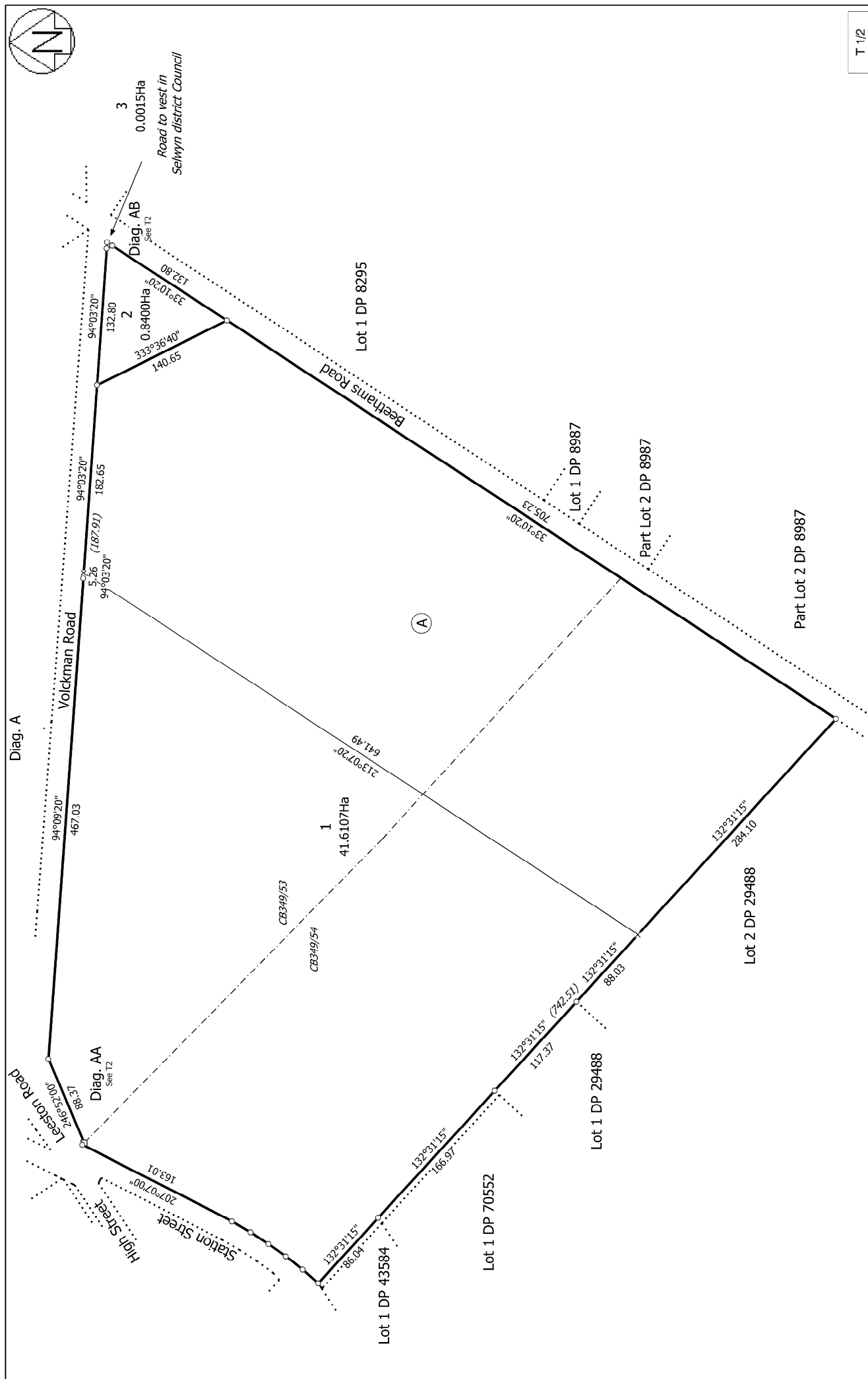
**Registered Owners**

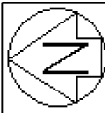
Murray Charles Bell, Beverley Helen Bell and Peter Allan Bell

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**Interests**

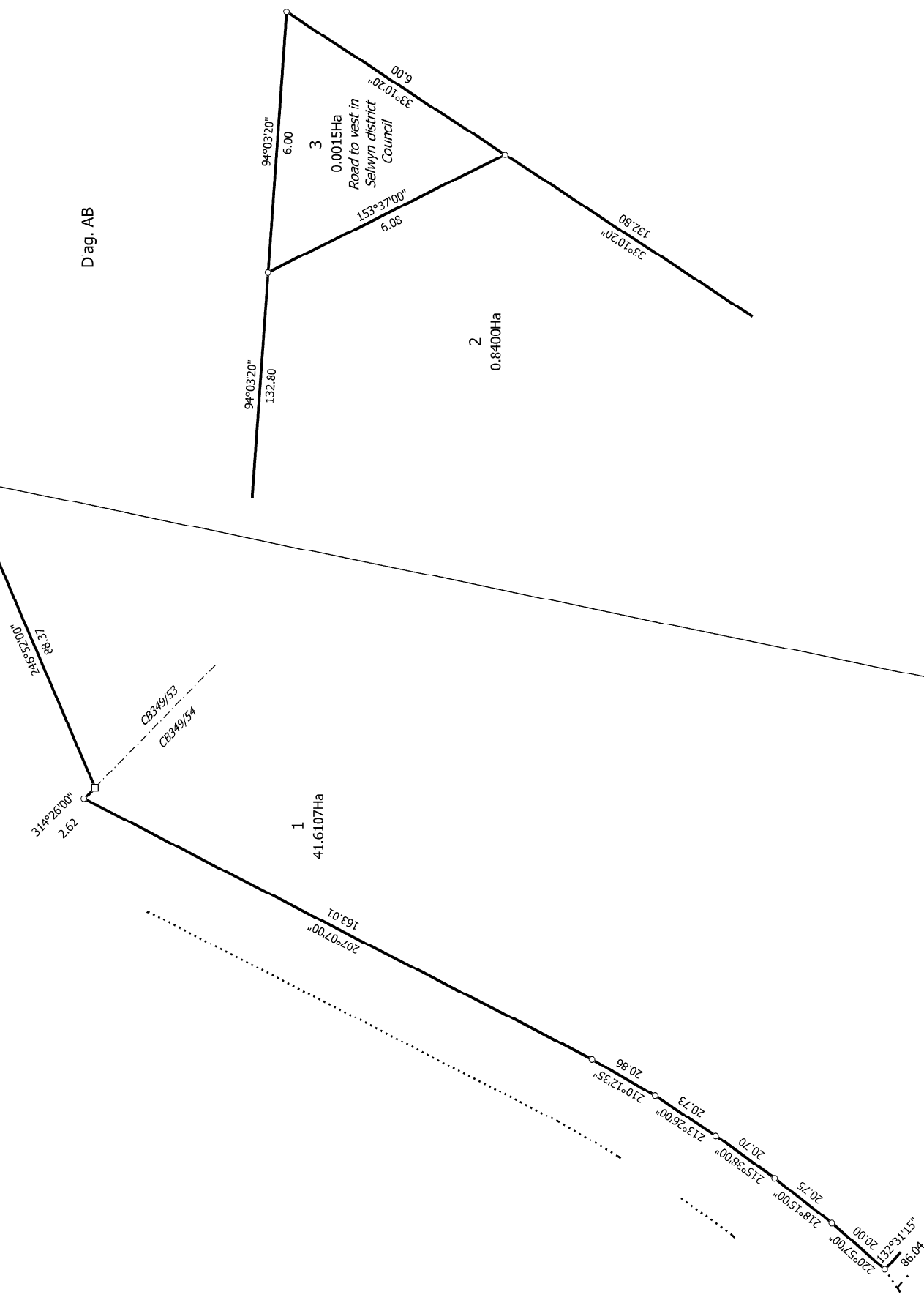
Appurtenant to part formally Lot 2 DP 6603 is a Right of way created by Transfer 99766 - 15.08.1913 at 2:34 pm  
9017828.2 Mortgage to ANZ National Bank Limited - 30.3.2012 at 12:46 pm  
10530078.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.8.2016 at 4:42 pm





Diag. AA

Diag. AB



T 2/2

Land District: Canterbury	Lots 1 - 3 Being Subdivision of Pt Lot 1 and Lot 2 DP 6603	Surveyor: Reuben Vos Firm: Access Land Surveying	Title Plan DP 494969
Digitally Generated Plan Generated on: 03/09/2016 4:07pm Page 4 of 4			
Deposited on: 16/08/2016			



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** CB349/53  
**Land Registration District** Canterbury  
**Date Issued** 07 August 1923

**Cancelled**

## Prior References

CB297/198

---

<b>Estate</b>	Fee Simple
<b>Area</b>	24.0409 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 6603

## Original Proprietors

Leo Gavin Watson

---

## Interests

271148 Transfer of part coloured red containing 1r 3 1/10 p for the purposes of a Public Road to Her Majesty the Queen - 9.8.1946 at 3.00 pm

5204756.1 Transmission to Public Trust - 30.4.2002 at 3:26 pm

9017828.1 Transfer to Murray Charles Bell, Beverley Helen Bell and Peter Allan Bell - 30.3.2012 at 12:46 pm

9017828.2 Mortgage to ANZ National Bank Limited - 30.3.2012 at 12:46 pm

Lot 3 DP 494969 is vested in Selwyn District Council as road pursuant to Section 238 Resource Management Act 1991

10530078.1 CTs issued - 16.8.2016 at 4:42 pm

Legal Description	Title
Part Lot 1 Deposited Plan 494969	733793
Lot 2 Deposited Plan 494969	733794

CANCELLED

349/053

**PART - CANCELLED**  
**PART TAKEN BY GAZETTE**  
**NOTICE**



(Land and Deeds—4.  
(Form B.

Reference: Vol. 297, Folio 198  
Transfer No. 153546  
Application No.  
Order for N/C No.

Register-book,  
Vol. 349, folio 53

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.**

This Certificate, dated the seventh day of August, one thousand nine hundred and twenty-three  
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that  
DAVID ROBERT FUSSELL of Leaton Farmer

**OBsolete**

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 FIFTY-NINE ACRES ONE ROD AND TWENTY-FIVE PERCHES or thereabouts situated in Block XIV of the Leaton Survey District being Lot 1 on plan deposited in the Land Registry Office at Christchurch as No. 6603 part of Rural Section 7184



*J. W. Houghton*  
District Land Registrar.

Mortgage 97994 produced 12 July 1915 at 2.32 p.m. Thomas  
**DISCHARGED** *J. W. Houghton*  
D.L.R.

Extension of Mortgage 97994 produced 15 September 1920 at  
2.25 p.m. **DISCHARGED** *J. W. Houghton*  
D.L.R.

Mortgage 144854 produced 14 July  
1925 at 2.30 p.m. **DISCHARGED** *Robert Fussell*  
to the Public Trustee *J. W. Houghton*  
D.L.R.

Extension of the term of Mortgage 144854  
produced 12 August 1930 at 12 noon **DISCHARGED** *J. W. Houghton*  
D.L.R.

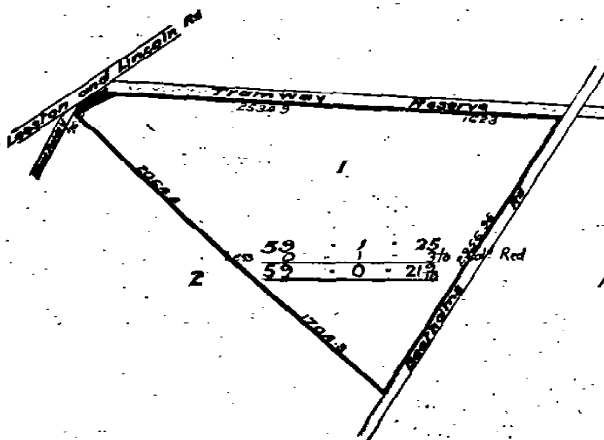
Variation of the terms of Mortgage 144854  
produced 16 July 1932 at 2.25 p.m. **DISCHARGED** *J. W. Houghton*  
D.L.R.

Variation of the terms of Mortgage 144854  
produced 14 day of June 1934 at 2.36 p.m. **DISCHARGED** *J. W. Houghton*  
D.L.R.

Transfer 2711143 produced 30 August  
1946 at 3 p.m. David Robert Fussell  
to His Majesty the King of part coloured  
red containing 1rd 3/4 per cent for  
the purposes of a public road.  
*Pinelushwaath*

*over*

Image Quality due  
to Condition  
of Original



METRIC AREA:— 23.9318 ha

Scale 10 Chains to an Inch

349/053

349/53

341575 Transfer David Robert Russell  
to Howard Dunstan Blason of  
Leeston Farmer produced 11 June 1951  
at 11.25 am *ALR*

341576 Mortgage Howard Dunstan  
Blason to Howard Joseph Richmond  
Wells and Robert Hugh Hay  
Produce 11 June 1951 at 11.33 am  
(Balance) 3/24 *ALR*

Variation of the terms of the within Mortgage 341576  
produced the 11 September 1951 at 11.12 am.

Variation of the terms of Mortgage 341576 produce  
the 2nd 11 June 1951 at 11.20 am.

Transfer 543905 Howard Dunstan Blason  
to David John Boal of Leeston Farmer  
Produced 3.2.1952 at 2 pm *ALR*

Mortgage 550523 David John Boal  
to The State of New Zealand Corporation  
of New Zealand produced 10.5.1961  
at 11.2 am *ALR*

Mortgage 556212 varying the terms  
of Mortgage 550523 David John  
Boal to The State of New Zealand  
Corporation of New Zealand  
produced 21.2.1961 at 1.35 pm *ALR*

Mortgage 658100 to Leeston Savings Bank  
- 16/2/1965 at 2 pm *ALR*

Variation of Mortgage 658100  
12.8.1969 at 2.54 pm *ALR*

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.

Transfer 898392 to Leo Gavin Watson  
of Leeston Farmer - 15/2/1973 at  
2.10 p.m.

Mortgage 898393 to David John  
Boal - 15/2/1973 at 2.10 p.m.

Mortgage 9187/1 to The Rural Banking  
and Finance Corporation of New  
Zealand - 18.9.1974 at 1.15 p.m.

Variation of Mortgage 9187/1 -  
26.4.1976 at 1.15 p.m.

No. 122711/1 Charging Order absolute  
in action between The Gould Guinness  
Limited and Leo Gavin Watson -  
25.3.1977 at 11.33 a.m. *ALR*

Mortgage 200564/2 to Savings  
Bank - 1.11.1978 at 1.15 am. *ALR*

No. 200564/3 Memorandum of Priority making  
Mortgage 200564/2 first mortgage and  
Mortgage 9187/1 second mortgage - 1.11.1978  
at 9.21 am. *ALR*

Mortgage 527326/1 to Equitable  
Life and General Insurance Company  
Limited - 30.1.1985 at 1.11a.m.

for A.L.R.

current owner

A.L.R.

349/053



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** CB349/54  
**Land Registration District** Canterbury  
**Date Issued** 07 August 1923

**Cancelled**

**Prior References**  
CB297/198

---

<b>Estate</b>	Fee Simple
<b>Area</b>	18.5118 hectares more or less
<b>Legal Description</b>	Lot 2 Deposited Plan 6603

**Original Proprietors**  
Leo Gavin Watson

---

**Interests**

Appurtenant hereto is a Right of way created by Transfer 99766  
5204756.1 Transmission to Public Trust - 30.4.2002 at 3:26 pm  
9017828.1 Transfer to Murray Charles Bell, Beverley Helen Bell and Peter Allan Bell - 30.3.2012 at 12:46 pm  
9017828.2 Mortgage to ANZ National Bank Limited - 30.3.2012 at 12:46 pm  
10530078.1 CTs issued - 16.8.2016 at 4:42 pm

<b>Legal Description</b>	<b>Title</b>
Part Lot 1 Deposited Plan 494969	733793

CANCELLED

NEW ZEALAND.

(Vol. 297 : Folio 198)

**Transfer No. 153547**

**Reference:**

Application No.

**Order for N/C No.**



*Register-book.*

Vol. 349 , folio 54

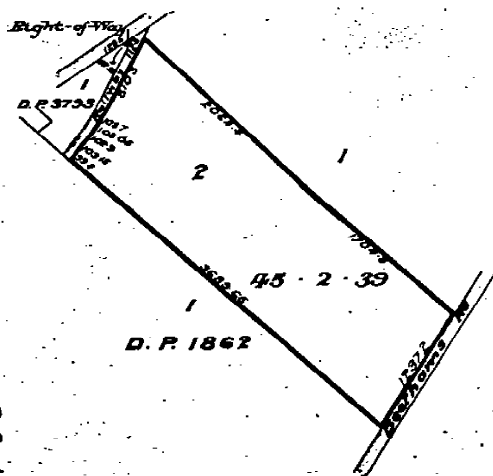
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the seventh day of August, one thousand nine hundred and twenty-three under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury *Witnesseth that*

HENRY THOMAS FUSSELL of Leeston 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 FORTY-FIVE ACRES TWO RODS AND THIRTY-NINE PERCHES or thereabouts situated in Block XIV of the Leaton Survey District being Lot 2 on plan deposited in the Land Registry Office at Christchurch as No. 6603 part of Rural Section 7184

Image Quality due  
to Condition  
of Original



METRIC AREA:— 18.5118 ha

Scale 10 Chains to an Inch  
1 in. = 40 ft.

*J. H. Houghton*  
District Land Registrar.

Transfer 99766 creating a Right-of-Way appurtenant to the  
above-described land. *W. Houghton*

D.L.R.

~~Mortgage 97994 produced 12 July 1915 at 2.32 p.m. Thomas~~

DISCHARGED

*[Handwritten signature]*

D.L.F.

Extension of Mortgage 97294 produced 15 September 1920 at

2.25 p.m. DISCHARGED. *W. Thompson*

2 GLB

D.I.R.

245 + 144850 E.D. 12/1/4

DISPATCHED 14 JULY

1943 at 2.20 p.m. on 10/10/43

to the Public Office S. D. D. D. D.

Extension of the term of the original 114483

Produced 12 August 1960 at 12 noon

1/11/54

Variation of  $\mu_{H_2O}$  from  $\mu_{H_2O}^0$  as a function of molality

1941

1st 1st 1st 1st

produced 11 June 1940 at 2:40 PM

Amherst

Exhibits 21-24 produced 26 August 1941

[illegible]

Robert Fossell of Leicester, June:

349/54

Extension of the term of mortgage  
No. 55 produced 20 December 1954  
at 11.25 am

341575 Transfer David Robert Fussell  
to Howard Dunstan Blason of  
Leeston Farmer Produced 11 June  
1951 at 11.25 am

341576 Mortgage Howard Dunstan  
Blason to Howard Griffith Richmond  
with judgment of Albert Hugh Hay  
Produced 11 June 1951 at 11.30 am

Variation of the terms of the Mortgage 341576  
produced the 28 day of December 1954 at 11.12 am

Variation of the terms of the Mortgage 341576 produced  
the 2nd day of June 1959 at 11.20 am

Transfer 523805 Howard Dunstan  
Blason to David John Boal of Templeron  
Farmer Produced 3.2.1961 at 3 pm

Mortgage 550523 David John Boal  
to The State Savings Corporation  
on New Zealand Produced 10.5.1961  
at 11.2 am

Mortgage 554212 Variation of the terms  
of Mortgage 550523 David John  
Boal to The State Savings Corporation  
Produced 24.2.1961  
at 1.35 pm

Mortgage 658100 to Canterbury Savings Bank  
- 16/7/1965 at 2 pm  
15.12.1973

Variation of Mortgage 658100  
12.8.1969 at 11.55 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.

*Simson* A.L.R.

Transfer 898392 to Leo Gavin Watson  
of Leeston Farmer - 15/2/1973 at  
2.10 p.m.

Mortgage 898393 to David John  
Boal - 15/2/1973 at 2.10 p.m.

DISCHARGED

Mortgage 9187/1 to The Rural  
Banking and Finance Corporation  
of New Zealand - 18.9.1974 at  
2.15 p.m.

FLAT PLAN No. 36561+62 DEPOSITED 3.9.75

Variation of Mortgage 9187/1 -  
26.4.1976 at 1.49 p.m.

No. 122711/1 Charge in Order absolute  
in action between Fine Gould Guinness  
Limited and Leo Gavin Watson -  
25.3.1977 at 11.11 am

Mortgage 200564/2 to Canterbury Savings  
Bank - 1.11.1978 at 11.11 am

No. 200564/3 Memorandum of Priority making  
Mortgage 200564/2 first mortgage and Mortgage  
9187/1 second mortgage - 1.11.1978 at  
9.21 am.

Mortgage 392071/1 to Canterbury Savings Bank  
16.7.1982 at 9.41 am

No. 398021/1 Memorandum of Priority making  
Mortgages 392071/1 and 9187/1 second and  
third mortgages respectively - 25.8.1982 at  
10.09 a.m.

Mortgage 527326/1 to Equitable  
Life and General Insurance Company  
Limited - 30.8.1982 at 11.11 a.m.

for A.L.R.

349/054



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** CB579/48  
**Land Registration District** Canterbury  
**Date Issued** 30 April 1953

**Prior References**  
CB349/55

---

<b>Estate</b>	Fee Simple
<b>Area</b>	5994 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 16759

**Registered Owners**  
Baylis Bros (Leeston) Limited

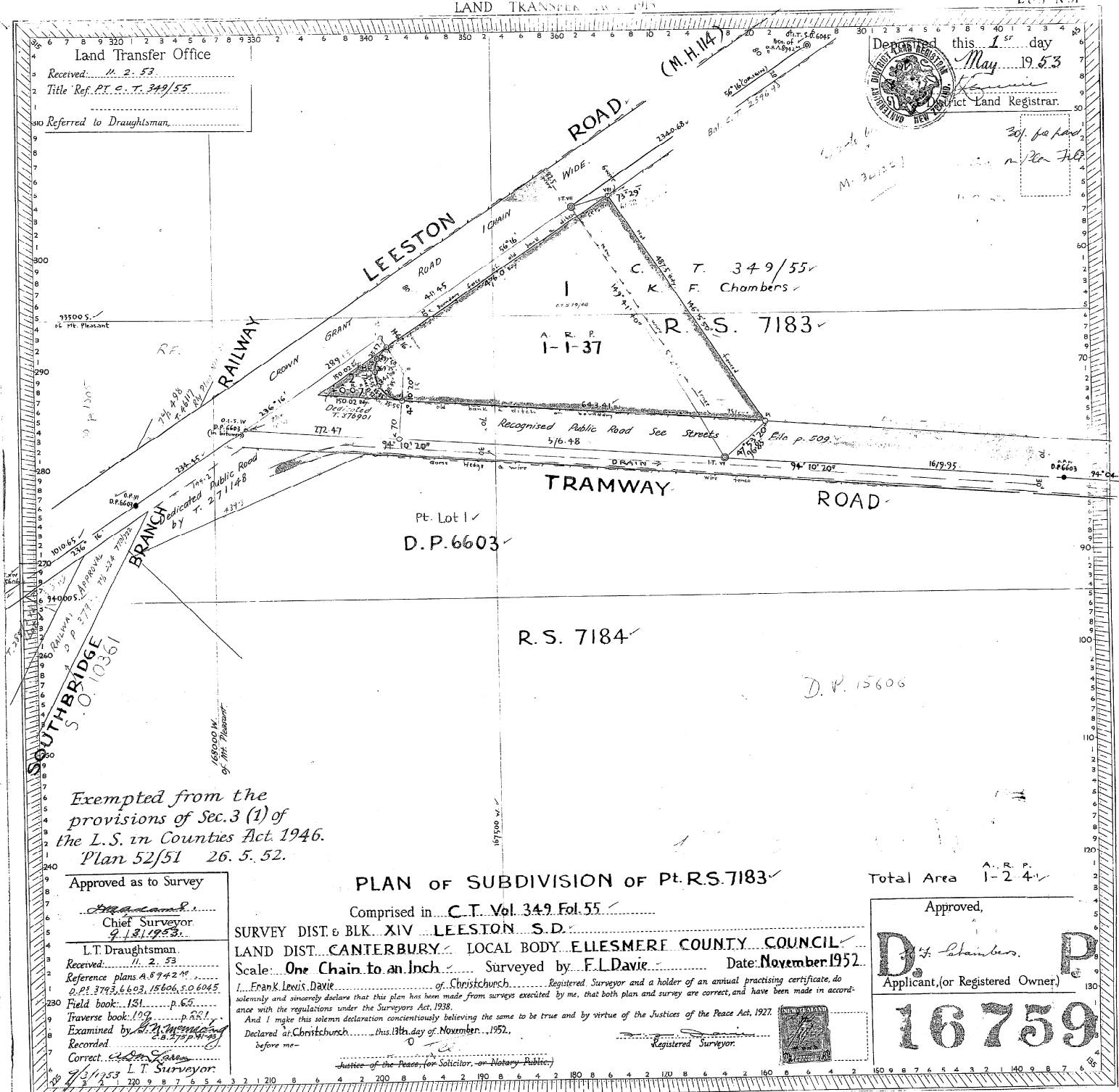
---

**Interests**  
10918410.3 Mortgage to Westpac New Zealand Limited - 29.9.2017 at 4:18 pm

LAND TRANSFER OFFICE

Received: *11. 2. 53*  
 Title Ref. *P.T. C. T. 349/55*  
 Referred to Draughtsman: *...*

Deposited this *1<sup>st</sup>* day  
*May* 19*53*  
 District Land Registrar.



Exempted from the provisions of Sec. 3 (1) of the L. S. in Counties Act 1946. Plan 52/51 26. 5. 52.

PLAN OF SUBDIVISION OF Pt. R.S. 7183

Total Area *A.R.P. 1-2-4*

Approved as to Survey  
 Chief Surveyor  
*9.1.1953*  
 L.T. Draughtsman  
 Received: *11. 2. 53*  
 Reference plans *A.S. 742.11*  
*D.P. 3793, 6403, 15606, S.O. 6045*  
 Field book: *131* p. *65*  
 Traverse book: *129* p. *281*  
 Examined by *A. H. M. M. M. M.*  
 Recorded *...*  
 Correct *...*  
 L.T. Surveyor

Comprised in *C.T. Vol. 349 Fol. 55*  
 SURVEY DIST. 6 BLK. XIV LEESTON S.D.  
 LAND DIST. CANTERBURY LOCAL BODY ELLESMERE COUNTY COUNCIL  
 Scale: *One Chain to an Inch* Surveyed by *F.L. Davie* Date: *November 1952*  
*I, Frank Lewis Davie* of Christchurch Registered Surveyor and a holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938.  
 And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927.  
 Declared at Christchurch this 13th day of November 1952.  
 before me  
 Justice of the Peace, for Solicitor, or Notary Public

Approved,  
*D. F. Chambers*  
 Applicant (or Registered Owner)  
 16759

# NEW ZEALAND.

[Form B]

Vol. 297, Folio 198

Transfer No. 153548

Reference:

Application No.

Order for N/C No.



Register-book,

Folio 349, Folio 55

Cancelled

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

**CANCELLED**

This Certificate, dated the seventh day of August, one thousand nine hundred and twenty-three under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnessing that

WILLIAM GEORGE FUSSELL of Leeston 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 FOUR ACRES or thereabouts situated in Block XIV of the Leeston Survey District being Rural Section 7183

Image Quality due to Condition of Original

*J. W. Houghton*  
District Land Registrar.

Produced 12 July 1915 at 2.52 p.m. Thomas

**DISCHARGED** Trustee *J. W. Houghton*

12 July 1915 D.L.R.

Extended to 15 September 1920 at

**DISCHARGED** *J. W. Houghton*

15 September 1920 D.L.R.

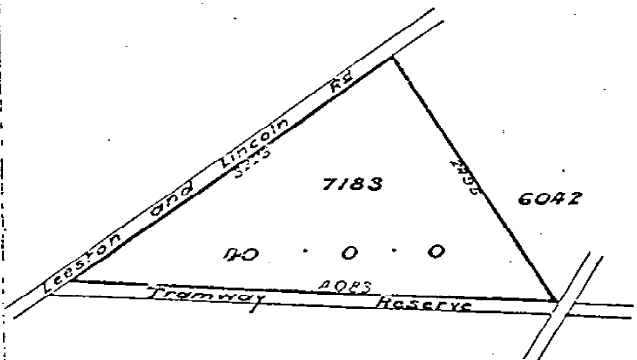
Mortgage 150401 produced 11 May 1926 at 2.20 p.m.  
*William George Fussell to Arthur John Wickes*  
*Doris Edith Wickes and Mary Wendoline*  
*Parsons* *J. W. Houghton*

Evidence of Mortgage 2502 of Mortgage 150401  
produced 20 May 1929 at 2.20 p.m. *Doris Edith*  
*Wickes to Alfred Alexander Sandford* *J. W. Houghton*

Mortgage 165637 produced 20 May 1929 at  
2.21 p.m. *William George Fussell to the Public*  
*Trust* *J. W. Houghton*

Variation of the terms of mortgage 155637 produced  
to 10<sup>th</sup> day of August 1934 at 2.45 p.m. *Richardson*  
*J. W. Houghton*

Variation of the terms of mortgage 165637  
produced 29<sup>th</sup> August 1939 at 2.54 p.m.  
*Richardson* *J. W. Houghton*



Scale 10 Chains to an Inch

349/55

349/55  
Variation of photostatic of Mortgage No 637 produced  
on 20 Sept 1951 at 11:30 am  
J. N. O. R.

341228 Transfer William George Fursell  
to Keith Francis Chambers of Lakeside  
Farmer produced 5 June 1951 at 2:10 pm  
J. N. O. R.

341229 Mortgage Keith Francis Chambers  
to the Bank of New Zealand Officers  
Guarantee and Provident Association  
produced 5 June 1951 at 2:12 pm  
J. N. O. R.

Discharge of Mortgage 341229 as to Lts 1 and 2  
Plan 16759 produced 30 April 1953 at 9:35 am  
J. N. O. R.

376902 Transfer Indentation by Keith  
Francis Chambers of Lot 2 Plan 16759 for the  
purpose of a Public Road produced 30 April  
1953 at 11:35 am  
J. N. O. R.

Part Cancelled

376902 Transfer of Lot 1 Plan 16759  
Keith Francis Chambers to Bayfield  
Bros. (Lease) Limited a company  
wholly incorporated having its  
registered office at Auckland produced  
30 April 1953 at 11:36 am  
579/48 J. N. O. R.

Cancelled as to balance and over  
balance Vol 579/3 of 50 marks  
(NCO 376902) J. N. O. R.

Cancelled except over





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** CB15A/296  
**Land Registration District** Canterbury  
**Date Issued** 18 March 1975

**Prior References**  
CB579/50

---

<b>Estate</b>	Fee Simple
<b>Area</b>	1.9101 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 35608

**Registered Owners**  
Force Equipment Limited

---

**Interests**  
7479205.3 Mortgage to ANZ National Bank Limited - 31.7.2007 at 9:22 am

LEESTON CHRISTCHURCH ROAD  
LEGAL ROAD

D.P. 16759

1.9101 ha.

TRAMWAY ROAD  
LEGAL ROAD



681700 N.

681200 N.

681100 N.

Approved: *G. M. Ford*  
The Ellesmere County Council certifies that there is no  
Opposition District Scheme under the Town and Country  
Planning Act 1952, which affects the subdivision shown  
hereon.  
Dated this 23rd day of September 1974

In pursuance of the Provisions of Section 34  
of "The Counties Amendment Act 1961," the  
Ellesmere County Council hereby approves of  
the Plan of Subdivision shown hereon.

IN WITNESS WHEREOF the Common Seal  
of the Corporation of the County of Ellesmere  
was hereunto affixed this 22nd day of October,  
1974, in the presence of:

*G. M. Ford* DEPUTY CHAIRMAN  
COUNTY OF ELLESMERE



Total Area 1.9101 ha.  
Comprised in PTCT. 579/50.

I, John Lloyd Williams, Christchurch  
Registered Surveyor and holder of an annual practicing certificate  
hereby certify that this plan has been made from surveys executed  
by me or under my direction, that both plan and survey are correct  
and have been made in accordance with the regulations under the  
Surveyors Act 1950  
Dated at Christchurch this 4th day of November 1974 Signature *J. L. Williams*

Field Book p. Traverse Book p.  
Reference Plans D.P. 6603, D.P. 16759, S.D. 10307

Examined H. Burrows C.E. 1974 Correct *H. Burrows*

Approved as to Survey  
20/11/75 *[Signature]* Chief Surveyor  
Deposited this 20th day of November 1975  
*H. O. Brown* District Land Registrar

File 3345  
Received 4.11.74  
Instructions D P 35608

LAND DISTRICT CANTERBURY  
SURVEY BLK. & DIST. XIV LEESTON  
NZMS 177 SHEET NO. S.93

LOT 1 BEING SUBDIVISION OF  
PT. R. S. 7183

LOCAL AUTHORITY ELLESMERE COUNTY  
Surveyed by Middleton, Alexander & Williams  
Scale 1:1000 Date SEPT. 1974

CANCELLED

[Land and Deeds—4  
FORM B.]

Register-book,

Vol. 579 folio 50

Vol. 349 Folio 55

Reference: Transfer No.

Order for N/O No. 376903

NEW



ZEALAND

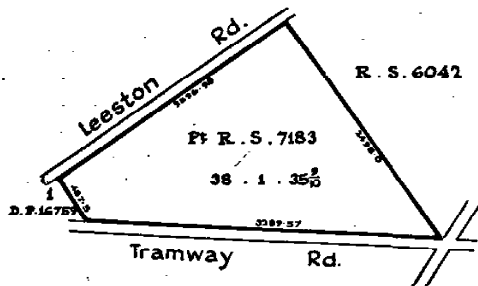
# CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Thirtieth day of April, one thousand nine hundred and fifty-three  
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that  
KRITH FRANCIS CHAMBERS of Lakeside 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-EIGHT ACRES ONE ROOD THIRTY-FIVE PERCHES AND NINE-TENTHS OF A PERCH or thereabouts situated in Block XIV of the Leeston Survey District being part of Rural Section 7183



*Assistant-District Land Registrar.*



Scale: 10 chains to an inch

341229 Mortgage Krith Francis Chambers to The Bank of New Zealand and The Provident Association produced 5/7/53 at 2.12 p.m.

401652 Transfer Krith Francis Chambers to Basil Walter Ford of Christchurch Garage Manager produced 21 July 1953 at 2.9 p.m.

401651 Mortgage Basil Walter Ford to George Henry Albert George of Christchurch and Hazel Christina New of Christchurch produced 21 July 1953 at 2.10 p.m.

429125 Evidence of the mortgage of Hazel Christina New, co of the mortgage in Mortgage 401651, with John Stanley Bullock, dated 17 November 1955 at 12.15 p.m.

476352 Transfer Basil Walter Ford to Frank Mayford of Christchurch Farmer produced 14/3/1958 at 11.46 a.m.

476353 Mortgage Frank Mayford to George Campbell and Hazel Christina New of Christchurch and Arnold Harrison and Herbert Alice Green and to Henry Arnold Harrison in shares produced 14/3/1958 at 11.47 a.m.

*over*

579/50

~~Mortgage 477315~~  
~~Phillip Baker~~  
~~DISC~~

Transmission 492427 of the interest of Henry Arnold Harrison in Mortgage 476353 to Albertina Lewis and Trevor Edward Evans as Executor  
Entered 11/12/1952 at 2.10 p.m. *Brookman*

Transmission 519035 of the joint interest of Thomas Solomon Harrison, Gertrude Alice Green, Albertina Louise Harrison and Henry Ernest Harrison in mortgage 476353 to the said Thomas Solomon Harrison, Gertrude Alice Green and Albertina Louise Harrison entered 26/2/1960 at 10.7 am *Brookman*

Variation of the Mortgage 477315 produced by the Registrar of Deeds 17/1/1963 at 11.5 am. *Murphy*

Transfer 614,375 of the joint interest of Albertina Lewis Harrison and Trevor Edward Evans in Mortgage 476353 to Thomas Solomon Harrison, Albertina Louise Harrison and Gertrude Alice Green -  
4.12.1963 at 10.50 a.m. *Murphy*

~~Transmission of Mortgage 476353~~  
~~17 days~~  
~~DISC~~

Transmission 695446 to Frank Muford of Leeston Farmer as Executor. Entered 21.9.1966 at 2.50 p.m. *Brookman*

Transmission 747633 of share of Thomas Solomon Harrison, Gertrude Alice Green and Albertina Louise Harrison in mortgage 476353 to Thomas Solomon Harrison and Albertina Louise Harrison as joint tenants  
27.9.1968 at 9.10 - *Brookman*

Mortgage 749022 to Laura Campbell (Chapman) Austin and Leslie John Chapman in shares  
4.11.1968 at 2.10 p.m. *Brookman*

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 113A LAND TRANSFER ACT 1952  
*A. J. Simpson* A.L.R.

Variation of Mortgage 749022  
30.4.1974 at 1.50 p.m.  
*Robt. Jones* A.L.R.

PLAN No. 35608 DEPOSITED 24.1.74

Transfer 28889/1 of Lot 1 D.P. 35608 herein to Ian Giltrap Limited - 18.3.1975 at 10.07 a.m.  
C.T. 15A/296 for Lot 1  
15A/297 for balance

*Phua*  
A.L.R.

CANCELLED  
DUPLICATE DESTROYED



## Appendix E

Historical Aerial Photographs



KEY :

- SITE BOUNDARY
- AREAS
- LAND PARCEL

SOURCE:  
 1. AERIAL IMAGERY (FLOWN [1966]), PROVIDED UNDER LICENCE FROM [ENVIRONMENT CANTEBURY] WHO MAKES NO CLAIMS AS TO ITS RELIABILITY, ACCURACY OR ADEQUACY FOR ANY PARTICULAR PURPOSE.  
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

1942 AERIAL PHOTOGRAPH

SCALE : 1:4,000 (A4)  
 0 25 50 100 150  
 METRES



KEY :

- AREAS
- SITE BOUNDARY
- LAND PARCEL

SOURCE:  
 1. AERIAL IMAGERY (FLOWN [1966]), PROVIDED UNDER LICENCE FROM [ENVIRONMENT CANTERBURY] WHO MAKES NO CLAIMS AS TO ITS RELIABILITY, ACCURACY OR ADEQUACY FOR ANY PARTICULAR PURPOSE.  
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

1966 AERIAL PHOTOGRAPH

SCALE : 1:4,000 (A4)  
 0 25 50 100 150  
 METRES

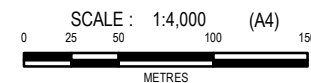


KEY :

- AREAS
- SITE BOUNDARY
- LAND PARCEL

SOURCE:  
 1. AERIAL IMAGERY (FLOWN [1975]), PROVIDED UNDER LICENCE FROM [ENVIRONMENT CANTERBURY] WHO MAKES NO CLAIMS AS TO ITS RELIABILITY, ACCURACY OR ADEQUACY FOR ANY PARTICULAR PURPOSE.  
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

1975 AERIAL PHOTOGRAPH



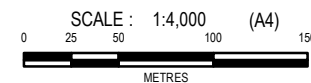


KEY :

- SITE BOUNDARY
- AREAS
- LAND PARCEL

SOURCE:  
 1. AERIAL IMAGERY (FLOWN [1980-84]), PROVIDED UNDER LICENCE FROM [ENVIRONMENT CANTEBURY] WHO MAKES NO CLAIMS AS TO ITS RELIABILITY, ACCURACY OR ADEQUACY FOR ANY PARTICULAR PURPOSE.  
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

1980-84 AERIAL PHOTOGRAPH



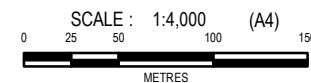


KEY :

- AREAS
- SITE BOUNDARY
- LAND PARCEL

SOURCE:  
 1. AERIAL IMAGERY (FLOWN [1994]), PROVIDED UNDER LICENCE FROM [ENVIRONMENT CANTEBURY] WHO MAKES NO CLAIMS AS TO ITS RELIABILITY, ACCURACY OR ADEQUACY FOR ANY PARTICULAR PURPOSE.  
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

1994 AERIAL PHOTOGRAPH



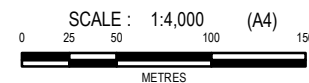


KEY :

- SITE BOUNDARY
- AREAS
- LAND PARCEL

SOURCE:  
 1. AERIAL IMAGERY (FLOWN [2004]), PROVIDED UNDER LICENCE FROM [ENVIRONMENT CANTERBURY] WHO MAKES NO CLAIMS AS TO ITS RELIABILITY, ACCURACY OR ADEQUACY FOR ANY PARTICULAR PURPOSE.  
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

2004 AERIAL PHOTOGRAPH



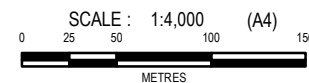


KEY :

- AREAS
- SITE BOUNDARY
- LAND PARCEL

SOURCE:  
 1. AERIAL IMAGERY (FLOWN [2015-16]), PROVIDED UNDER LICENCE FROM [ENVIRONMENT CANTEBURY] WHO MAKES NO CLAIMS AS TO ITS RELIABILITY, ACCURACY OR ADEQUACY FOR ANY PARTICULAR PURPOSE.  
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

2015-16 AERIAL PHOTOGRAPH



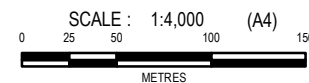


KEY :

- SITE BOUNDARY
- AREAS
- LAND PARCEL

SOURCE:  
 1. SATELLITE IMAGERY (FLOWN [2018]) DERIVED FROM GOOGLE EARTH PRO (MAY NOT BE SPATIALLY ACCURATE).  
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

2018 AERIAL PHOTOGRAPH





**Customer Services**  
**P. 03 353 9007 or 0800 324 636**

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Property Statement from the Listed Land Use Register

Visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL) for more information about land uses.



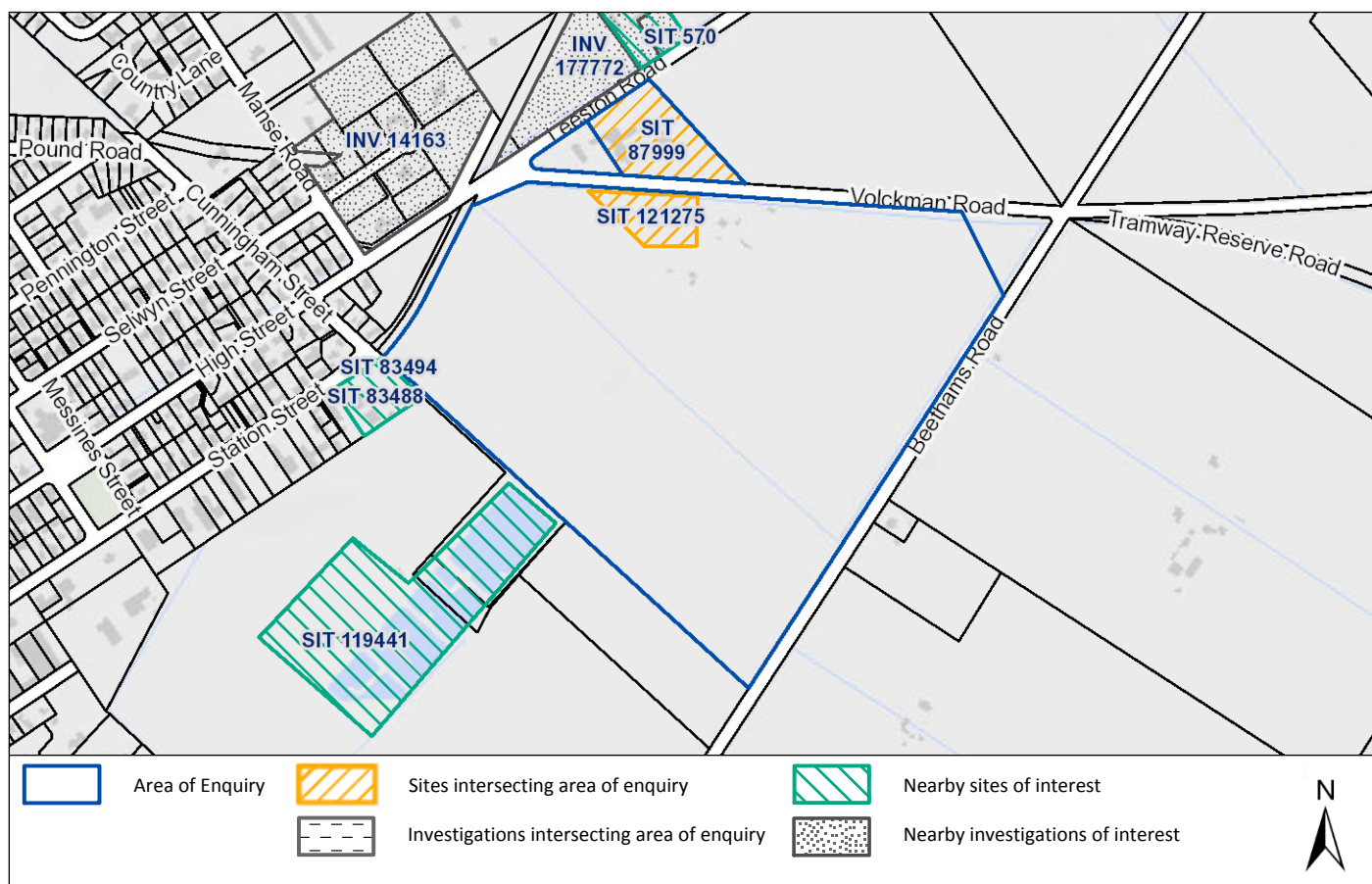
Customer Services  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

<b>Date:</b>	14 January 2019	
<b>Land Parcels:</b>	Lot 1 DP 35608	Valuation No(s): 2410021202
	Lot 1 DP 16759	Valuation No(s): 2410021201
	Lot 1 DP 494969	Valuation No(s): 2410016700



*The information presented in this map is specific to the area within a 50m 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
570	Ellesmere Heritage Park (Formerly Scion/Selwyn Works Ltd)	1618 Leeston Road, Leeston	A17 - Storage tanks or drums for fuel, chemicals or liquid waste; F4 - Motor vehicle workshops;	Partially Investigated
83488	SN83488 - 38 Station Street, Leeston, Selwyn	38 Station Street, Leeston, Selwyn	G4 - Scrap yards;	Verified HAIL
83494	SN83488 - 38 Station Street, Leeston, Selwyn	38 Station Street, Leeston, Selwyn	G4 - Scrap yards;	Verified HAIL
87999	Lot 1 DP 35608, Main Road, Leeston	Lot 1 DP 35608, Main Road, Leeston	G4 - Scrap yards;	Not Investigated
119441	Lot 1 DP 70552, Leeston	Lot 1 DP 70552, Leeston	G6 - Waste recycling or	Not Investigated

			waste or wastewater treatment;	
121275	483 Volckman Road, Leeston	483 Volckman Road, Leeston	A10 - Persistent pesticide bulk storage or use;	Not Investigated

Please note that the above table represents a summary of sites and HAILs intersecting the area of enquiry within a 50m buffer.

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

### Site 570: Ellesmere Heritage Park (Formerly Scion/Selwyn Works Ltd) (Within 50m of enquiry area.)

<b>Site Address:</b>	1618 Leeston Road, Leeston
<b>Legal Description(s):</b>	Part RES 304

<b>Site Category:</b>	Partially Investigated
<b>Definition:</b>	Verified HAIL has been partially investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	Early 1970s	approx 1994	Storage tanks or drums for fuel, chemicals or liquid waste
	Early 1970s	c.2008	Motor vehicle workshops

#### Notes:

<b>23 Mar 1998</b>	2 tanks were in the ground, taken out about 4 years ago (ie 1994). Unsure of age. One held petrol, the other diesel
<b>17 Dec 2007</b>	A car/truck workshop. Oil/waste oil storage is bunded. Old agri-chemicals, awaiting next agrichemical collection are stored in a shed. Site visited in November 2007 by Environment Canterbury's Pollution Prevention Officer.

#### Investigations:

<b>3 Feb 2014</b>	<b>INV 29402: Preliminary Site Investigation Report - Ellesmere Heritage Park, Leeston</b> (Preliminary Site Investigation) Malloch Environmental Ltd
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#### Summary of investigation(s):

The preliminary site investigation was undertaken generally in accordance with best practise guidelines, and identified a number of hazardous land-uses that had been undertaken on the site. These included use as a workshop, refuelling, bitumen storage and loading, and storage of unwanted farm chemicals. The petrol and diesel USTs have reportedly been removed, although there is no information provided on their removal. It is unknown whether a waste oil tank remains at the site or not.

<b>1 Apr 2014</b>	<b>INV 35204: Stage 2 Detailed Site Investigation - Ellesmere Heritage Park - 1618 Leeston Road, Leeston</b> (Detailed Site Investigation) Malloch Environmental Ltd
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#### Summary of investigation(s):

A detailed site investigation was undertaken to assess the risk of using the site for recreation (a heritage park). Soil samples were collected from shallow soils at targeted locations across the site. The sampling locations appear to be appropriate; however, there was no investigation of the former tank locations. The samples were analysed for a suite of metals, total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs) and organochlorine pesticides depending on the sample location. The sampling results showed slightly elevated petroleum hydrocarbons, particularly the C15-C36 band; however TPHs and PAHs did not exceed trigger levels for protection of human health or groundwater quality. A number of metals exceeded recorded background concentrations; however only one sample for arsenic exceeded human health or environmental protection levels. Organochlorine pesticides were generally below the laboratory limit of detection, although low levels of dieldrin were detected.

<b>1 Nov 2014</b>	<b>INV 77086: INV#77086 - Site Validation Report (Stage 4), Ellesmere Heritage Park, 1618 Leeston Road, Leeston( Part RES 304)</b> (Detailed Site Investigation) Malloch Environmental Ltd
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#### Summary of investigation(s):

The site validation report describes the removal of the arsenic hotspot. The hotspot was not delineated before it was removed. Soil within two metres of the elevated sample was excavated, mixed with soil from the loading ramp to dilute the arsenic levels, and spread near the north-eastern site boundary. Three samples were collected from the excavated area, and three samples from the mixed soil. These validation samples found levels of arsenic below the soil contaminant standards for recreational use.

Although the hotspot of arsenic has been remediated there are no reports on the removal of the underground fuel storage tanks, and the waste oil tank may remain at the site. Therefore the site should be categorised as partially investigated.

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**Site 83488: SN83488 - 38 Station Street, Leeston, Selwyn** (Within 50m of enquiry area.)

<b>Site Address:</b>	38 Station Street, Leeston, Selwyn
<b>Legal Description(s):</b>	Lot 1 DP 43584

<b>Site Category:</b>	Verified HAIL
<b>Definition:</b>	The land-use / HAIL history has been confirmed.

<b>Land Uses (from HAIL):</b>	Period From	Period To	HAIL land use
	Pre 1984	Current (2015)	Scrap yards including automotive dismantling, wrecking or scrap metal yards

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**Notes:**

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**Investigations:**

There are no investigations associated with this site.

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**Site 83494: SN83488 - 38 Station Street, Leeston, Selwyn** (Within 50m of enquiry area.)

<b>Site Address:</b>	38 Station Street, Leeston, Selwyn
<b>Legal Description(s):</b>	Lot 1 DP 43584

<b>Site Category:</b>	Verified HAIL
<b>Definition:</b>	The land-use / HAIL history has been confirmed.

<b>Land Uses (from HAIL):</b>	Period From	Period To	HAIL land use
	Pre 1984	Current (2015)	Scrap yards including automotive dismantling, wrecking or scrap metal yards

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**Notes:**

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**Investigations:**

There are no investigations associated with this site.

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**Site 87999: Lot 1 DP 35608, Main Road, Leeston** (Intersects enquiry area.)

<b>Site Address:</b>	Lot 1 DP 35608, Main Road, Leeston
<b>Legal Description(s):</b>	Lot 1 DP 35608

<b>Site Category:</b>	Not Investigated
<b>Definition:</b>	Verified HAIL has not been investigated.

<b>Land Uses (from HAIL):</b>	Period From	Period To	HAIL land use
	c. 1970s	Current	Scrap yards including automotive dismantling, wrecking or scrap metal yards

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**Notes:**

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**Investigations:**

There are no investigations associated with this site.

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**Site 119441: Lot 1 DP 70552, Leeston** (Within 50m of enquiry area.)

<b>Site Address:</b>	Lot 1 DP 70552, Leeston
<b>Legal Description(s):</b>	Lot 1 DP 29488, Lot 1 DP 69263, Lot 1 DP 70552

<b>Site Category:</b>	Not Investigated
<b>Definition:</b>	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1975	Current	Waste recycling or waste or wastewater treatment

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**Notes:**

- 18 Nov 2015** This record was created as part of the Selwyn District Council 2015 HAIL identification project.
- 18 Nov 2015** Area defined from 1975 to current aerial photographs. Waste recycling or waste or wastewater treatment was noted in aerial photographs reviewed.

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**Investigations:**

There are no investigations associated with this site.

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**Site 121275: 483 Volckman Road, Leeston** (Intersects enquiry area.)

<b>Site Address:</b>	483 Volckman Road, Leeston
<b>Legal Description(s):</b>	Part Lot 1 DP 6603

<b>Site Category:</b>	Not Investigated
<b>Definition:</b>	Verified HAIL has not been investigated.

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

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**Notes:**

- 28 Jan 2016** This record was created as part of the Selwyn District Council 2015 HAIL identification project.
- 28 Jan 2016** Area defined from 2000 to present aerial photographs. Horticultural activities (persistent pesticides) were noted in aerial photographs reviewed.

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**Investigations:**

There are no investigations associated with this site.

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**Information held about other investigations on the Listed Land Use Register**

- 28 Nov 2012** **INV 14163: Preliminary Environmental Site Inspection - Corner of Manse Road and High Street, Leeston**  
(Preliminary Site Investigation)  
Geoscience Consulting Ltd

**Summary of investigation(s):**

A preliminary site investigation was undertaken by Geoscience Consulting (NZ) Ltd to assess the potential for soil contaminating activities to have been undertaken, because development of the site was proposed. The site investigation included a review of information held by the Regional and District Council about the site, a site walkover and interview with the owner, and review of historical aerial photographs. All of the information available

suggests that the site has been used primarily for pastoral use. No potentially contaminating activities such as sheep dips or farm waste dumps are known to have been located on the site.

**15 May 2017**      **INV 177772: Preliminary Site Investigation - Proposed Leeston Dog Park, Leeston** (Preliminary Site Investigation)  
Malloch Environmental Ltd

**Summary of investigation(s):**

Malloch Environmental were engaged to complete a preliminary site investigation for a proposed dog part at legal descriptions Part Res 304 and RS 39407. This involved assessment of Historic Certificates of Title, district and regional council records and historic aerial photographs. No HAIL activities were identified as having occurred on the property. The preliminary site investigation was completed appropriately and the investigation has been categorised as Verified Non-HAIL.

**For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ225460.**

**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.*

# Listed Land Use Register

## What you need to know



## What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

## Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

## How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)<sup>1</sup>. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

### We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

<sup>1</sup> The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website [www.mfe.govt.nz](http://www.mfe.govt.nz), keyword search HAIL

## How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

## What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz). We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL).



## My land is on the LLUR – what should I do now?

**IMPORTANT!** Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL).



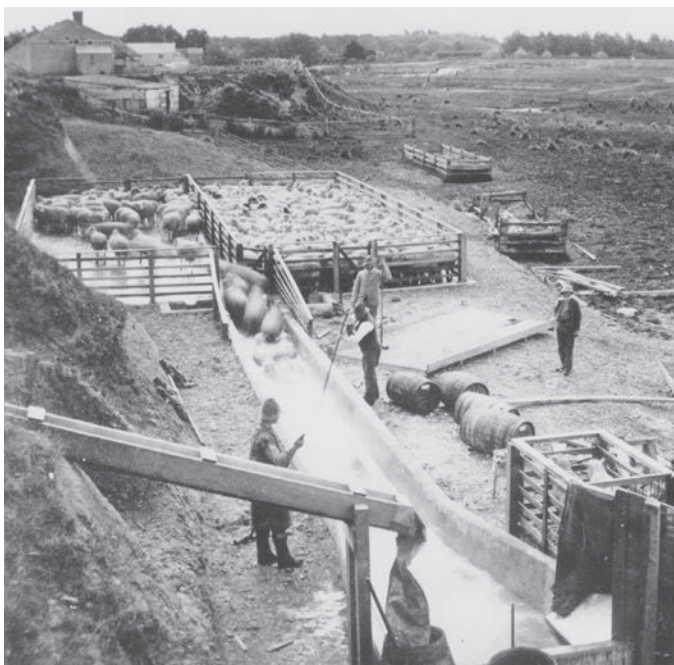
## I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

## IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

## Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz).

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

### Contact Environment Canterbury:

Email: [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



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Promoting quality of life through balanced resource management.

[www.ecan.govt.nz](http://www.ecan.govt.nz)

E13/101

# Listed Land Use Register

## Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

**If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:**

### **Not investigated:**

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

**If analytical information from the collection of samples is available, the site can be registered in one of six ways:**

### **At or below background concentrations:**

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

### **Below guideline values for:**

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

### **Managed for:**

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

### **Partially investigated:**

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

### **Significant adverse environmental effects:**

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

### **Contaminated:**

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

**If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:**

### **Verified non-HAIL:**

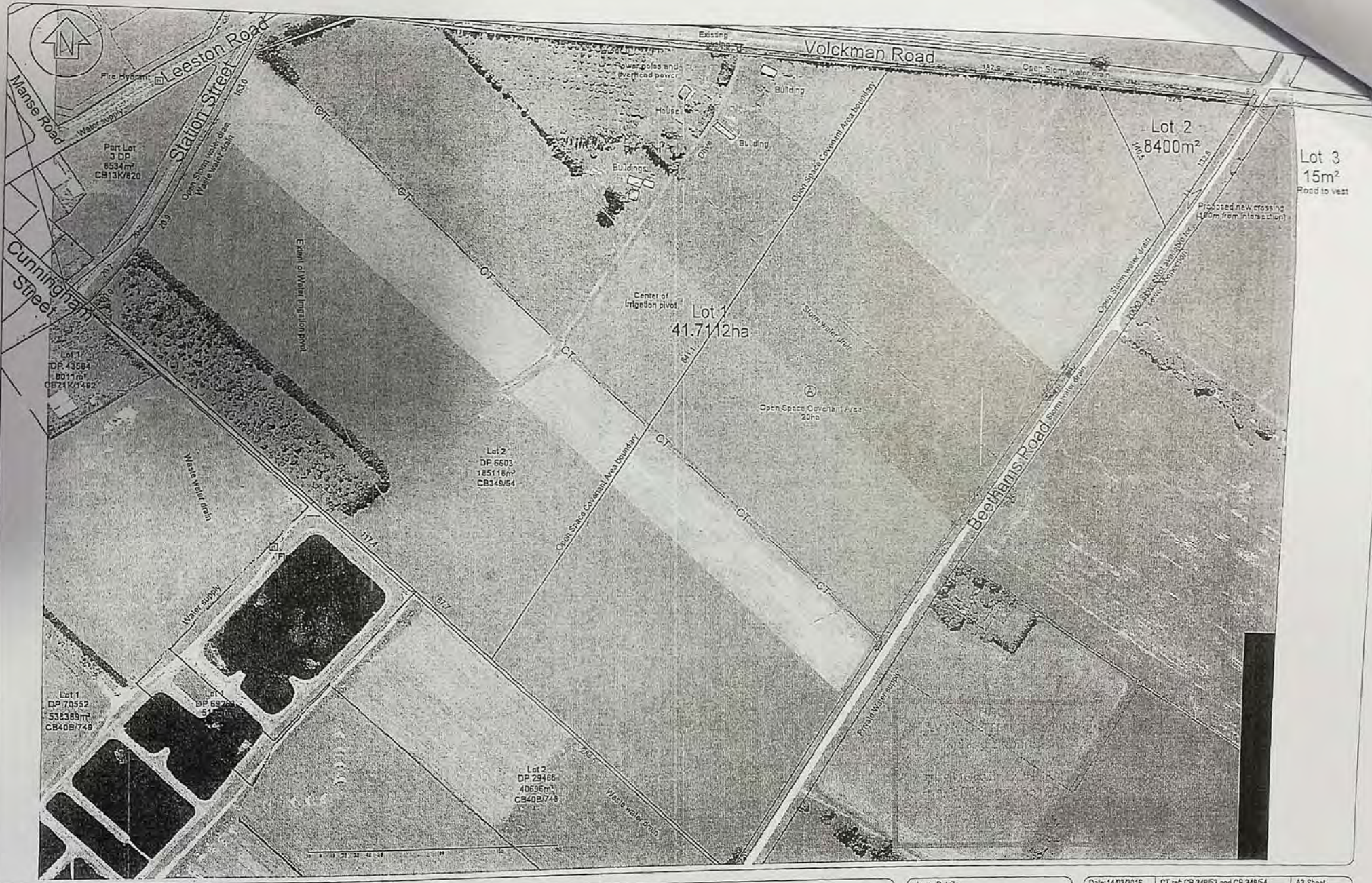
Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free  
on 0800 EC INFO (32 4636)  
email [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

## Appendix G

SDC Property Files



**access LAND SURVEYING LTD**  
 Resub Ven Registered Professional Surveyor/Licensed Cadastral Surveyor  
 BSurv MNZS Member of Consulting Surveyors NZ  
 access@landsurveying.co.nz p: 332 1870 f: 332 1876 m: 0274 987 240

**Notes:**  
 Note: Aerial Photography sourced from Century Maps

## Proposed Boundary Adjustment of Lot 2 DP 6603 and Part Lot 1 DP 6603

Issue Details		
Rev.	Description	Date
A	Issued to client	6/01/2016
B	Rd to west added	14/03/2016

Date: 14/03/2016	OT ref: CB 349/53 and CB 349/54	A3 Sheet
Surveyed: RM	Total area: 42,552/ha	Revision
Drawn: RM/LS	Client: M Bell, B Bell and P Bell	B
Checked: RV	Scale: 1:3000	Series: 1 of 1
Local Authority: Selwyn District Council		Ref: 2337

## Rates Account Enquiry

Rates Account: 2410016700

Bell Beverley Helen &amp; Murray Charles and Bell Peter Allan

Payer Names Bell Beverley Helen & Murray Charles  
Bell Peter Allan  
Postal Address 102 Ophi Gorge Road  
RD 17  
Fairlie 7987  
Old Owner LG WATSON ESTATE  
Customer/Property Relationships

Valuation No 2410016700  
Property No 002370  
Customer 033982  
Customer 2 033983  
Email lambrook@maxnet.co.nz  
Sale Date 4/08/12  
Report Type 1 W  
Report Type 19 SP

## Property Description Other Property Links

Location (GIS) 483 Volckman Road  
Legal Description LOT 2 PT 1 DP 6603 BLK XIV LEESTON SD

- becomes new lot (

Use 12 Primary Ind: Stock Finishing  
TORAS 111000  
Tenure Property is not leased. Owner is also occupier.  
Ownership Private: Individual  
Rateability Rateable  
Apportionment Std property - Not Applicable, Not apportionment

Category PFE  
Category Group Pastoral Fattening Land  
Category Condition Uneconomic with dwelling  
Ward 3  
Region 13  
Zone 1B

Change Dates Ratepayer:1/10/14, Owner:30/08/12, Location:18/08/11, Maint:21/07/16

## Valuations Property Database

Current  
Area (Hectares) 42.4437  
Land Value 1,400,000  
Improvements Value 250,000  
Capital Value 1,650,000  
Nature of Improvements DWG OB FG OI  
Valuation Date 1/07/15

New

## Rates for Current Year - 2016/17 Next Year - 2017/18

Type	Description (Basis)	Factor	Estimated Amount \$
011	General Purposes Rate - District (C)	1,650,000.00	1,175.65
037	Drainage Class C - Leeston (A)	42.4437	329.70
099	Passenger Transport - Ellesmere (C)	1,650,000.00	5.10
113	Uniform Annual General Charge - District (U)	1.00	195.00
123	General - District (C)	1,650,000.00	291.90
141	Bovine TB - District (L)	1,400,000.00	
142	Animal & Plant Pest Inspection - Selwyn (L)	1,400,000.00	15.10
152	Works and Services - District (C)	1,650,000.00	20.45
154	Civil Defence Emergency Mgmt - District (C)	1,650,000.00	16.65
155	Animal & Plant Pest Monitoring - Selwyn (L)	1,400,000.00	12.05
189	Recreation Reserve Fee - Leeston (U)	1.00	44.00
190	Community Centre Fee - Leeston & District (U)	1.00	
195	Library Charge - District (U)	1.00	180.00
214	Uniform Annual General Charge - District (U)	1.00	25.45
280	Uniform Transportation Charge - District (U)	1.00	60.00
300	District Park - Selwyn (U)	1.00	20.00
301	Refuse Recycling Rate - District (U)	1.00	63.00
320	Area Board - Ellesmere/Springs (C)	1,650,000.00	
332	Swimming Pools - Zone 2 (U)	1.00	87.00
351	Water Infrastructure - District (C)	1,650,000.00	8.60
352	Canterbury Water Management - Region (C)	1,650,000.00	274.90
354	Regional Park - District (C)	1,650,000.00	13.70
	Total Rates Levied		2,886.95
	(GST on Rates Levied)		376.56
	Rates Last Year		2,762.70
	Last Year's Final Instalment		690.65

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## RESOURCE CONSENT CRC170451

*Pursuant to Section 104 of the Resource Management Act 1991*

**The Canterbury Regional Council (known as Environment Canterbury)**

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GRANTS TO:	Baylis Bros (Leeston) Limited
A DISCHARGE PERMIT (S15):	To discharge contaminants into land from an onsite wastewater system.
COMMENCEMENT DATE:	20 Sep 2016
EXPIRY DATE:	20 Sep 2031
LOCATION:	1631 Leeston Road, Leeston

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**SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1 The discharge shall be only domestic wastewater originating from a property with legal description Lot 1 DP 16759 located at 1631 Leeston Road, Leeston, as shown on Plan CRC170451A, attached to and forming part of this resource consent.  
  
**Wastewater Treatment and Disposal**
- 2 The volume of wastewater discharged shall not exceed 0.3 cubic metre(s) per day.
- 3 The discharge shall be only from a single workshop/office facility with a maximum of six full time staff.
- 4 The wastewater shall be discharged into land only at or about BX23:4433-5481 via the land application system located within the discharge envelope (LASE), labelled on Plan CRC170451B, attached to and forming part of this consent.
- 5 Prior to discharge to the land application system, the wastewater shall:
  - a. receive secondary treatment in an aerated wastewater treatment system or alternative treatment system which provides the same or better quality treatment; and
  - b. pass through a proprietary effluent filter.
- 6 The wastewater treatment system and land application system shall not include chlorine disinfection.
- 7 After exiting the treatment system, the wastewater shall be pumped to a land application system constructed in accordance with the design shown on Plan CRC170451C, attached to and forming part of this resource consent, and as described below:

- a. The drip irrigation lines shall be installed at least one metre apart;
  - b. The emitters on the drip irrigation lines shall be spaced at not more than 600 millimetres apart;
  - c. The drip irrigation lines shall be installed a minimum of 590 millimetres above ground level and covered with between 100 and 150 millimetres of topsoil;
  - d. The soil above the drip irrigation tubing shall be grassed or planted with vegetation. The grass or plantings shall be kept in a healthy state. Replanting shall occur when erosion or die-off has resulted in bare or patchy soil cover.
- 8 The wastewater shall be evenly dosed over the land application system at a rate not exceeding four millimetres per day.
- 9 The perimeter of the land application system shall be clearly demarcated by vegetation and/or signage and the consent holder shall ensure that there is no activity undertaken on top of the land application system that may cause damage to the disposal system (for example: stock grazing, car parking or deep rooted trees).
- 10 A minimum depth of 600 millimetres of unsaturated soil shall be maintained at all times between the base of the drip irrigation lines and the highest groundwater level.
- 11 There shall be no ponding of treated or untreated wastewater on the land surface and no overland discharge of treated or untreated wastewater.
- 12 There shall be no discharge:
- a. within 20 metres of any surface water body; and
  - b. to surface water as a consequence of the exercise of this consent.
- 13 There shall be no discharge within 50 metres in any direction, of any authorised and/or existing bores.

**Installation**

- 14 Within one month of the installation of the treatment and land application system, the consent holder shall provide to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, the following:

- a. A signed copy of a compliance certificate certifying:
  - i. that the installation of the wastewater treatment system, land application system, any ancillary treatment devices and associated pipework has been installed by a person with at least 2 years' experience in the installation of such systems; and
  - ii. the installed wastewater treatment system is capable of achieving the treatment standard specified in condition (5) of this consent; and
  - iii. that the system has been installed in accordance with the conditions of this consent.
- b. A copy of a signed 'as built plan' which clearly shows the location of the installed wastewater treatment system and land application system, and the separation to property boundaries and surface water bodies; and
- c. Photographs which show:
  - i. the height of the installed distribution lines relative to ground level; and
  - ii. signage demarcating the perimeter of the land application system.

### **Maintenance**

- 15 The wastewater treatment and land application system shall be serviced and maintained at least once every six months by a qualified person with at least two years' experience in the maintenance of such systems. The maintenance shall include but not be limited to:
- a. Ensuring that the lid(s) of the wastewater treatment system are readily accessible at all times;
  - b. Measuring the depth of solids and scum in the wastewater treatment system(s);
  - c. Pumping out the wastewater treatment tank(s) if the solids and scum layers combined are greater than one half the depth of the wastewater treatment tank(s);
  - d. A visual inspection of the components outlined in the clauses below, and cleaning, repairing or replacing as required:
    - i. aeration devices;
    - ii. proprietary effluent filter;
    - iii. electrical parts;
    - iv. audible alarms; and
    - v. the distribution pump;

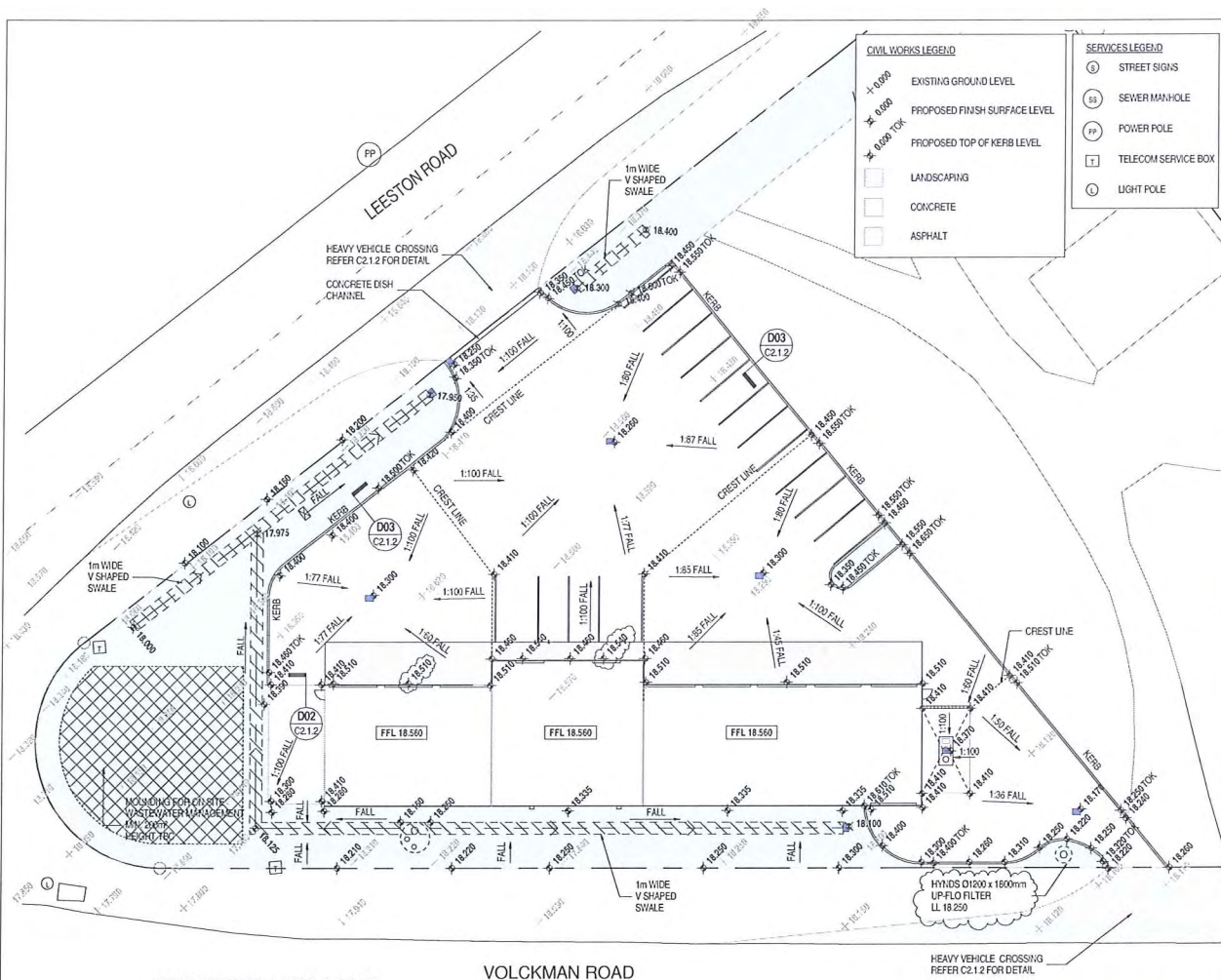
- e. Flushing the distribution lines;
  - f. Inspection of the distribution pipes at the site of the land application system to ensure that they are operating correctly and replacing as required.
- 16 Within one month of the installation of the wastewater treatment and land application system, the consent holder shall provide to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, a signed copy of a maintenance contract or agreement. The maintenance contract:
- a. Shall be with the system supplier or an alternative contractor experienced in the maintenance of the wastewater treatment and land application system;
  - b. Shall specify details of the maintenance required under condition (15) of this consent; and
  - c. If the contract changes during the duration of this consent, a new contract in accordance with (a) and (b) of this condition shall be forwarded to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, within one month of the contract being signed.
- 17 Following every service a written report shall be prepared and kept by the consent holder. In addition, the consent holder shall keep written records of all repairs made to any part of the wastewater treatment and land application system. The consent holder shall forward a copy of the written reports and records of repairs to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, on request.

#### **Administration**

- 18 The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of:
- a. Dealing with any adverse effect on the environment that may arise from the exercise of the consent or
  - b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
- 19 If this consent is not exercised before 30 September 2021 it shall lapse in accordance with section 125 of the Resource Management Act 1991.

**Issued at Christchurch on 4 October 2016**

Canterbury Regional Council



B	07.12.16	FPI UPDATE	EW
A	06.10.16	Building Consent	SL
No.	Date	Revision	By
<b>KIRK ROBERTS</b> PROJECT MANAGEMENT Level 1, 327 St Albans Street P.O. Box 3520, Christchurch 8140 New Zealand P: (03) 378 8500 F: (03) 378 8600 E: info@kirkroberts.co.nz Christchurch - Tauranga - Auckland www.kirkroberts.co.nz			
Project <b>LEESTON WORKSHOP</b> 1631 LEESTON ROAD, LEESTON			
Client <b>PETER BAYLIS</b>			
Title <b>PROPOSED SITE LEVELS &amp; CIVIL PLAN</b>			
Reviewed by	CS	07.12.16	
Designed by	CS	Scale As indicated @ A3	
Drawn by	SL	Job No. 153066	
This drawing is the property of KIRK ROBERTS CONSULTING and shall not be copied, reproduced or disseminated in any form without written consent (c) 2016			
Drawing No.		Rev.	
C1.1.1		B	

## Dianne Price

---

**From:** Joanne Golden  
**Sent:** Thursday, 12 January 2017 3:15 p.m.  
**To:** Carolyn Savage  
**Cc:** Jeffrey Gordon; Bridgette Johnston  
**Subject:** RE: Stormwater - Mechanic garage

I'm happy for that to happen.

Jo Golden  
Water Services Engineer  
Selwyn District Council  
03 347 2854

---

**From:** Carolyn Savage [mailto:carolyns@kirkroberts.co.nz]  
**Sent:** Thursday, 12 January 2017 2:13 p.m.  
**To:** Joanne Golden  
**Cc:** Jeffrey Gordon ; Bridgette Johnston  
**Subject:** RE: Stormwater - Mechanic garage

Hi Jo,

Thank you, in saying that can we have a condition put on the building consent to that effect, to permit the contractors to carry on with the main building construction?

Regards  
**Carolyn Savage**  
Project Development Manager  
M: 021 745 599



Level 1, 337 St Asaph Street, Christchurch  
PO Box 35320, Christchurch 8640  
P: 03 379 8600  
F: 03 379 8605  
E: [carolyns@kirkroberts.co.nz](mailto:carolyns@kirkroberts.co.nz)  
W: [www.kirkroberts.co.nz](http://www.kirkroberts.co.nz)

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Please consider the environment before printing this E-mail.

**From:** Joanne Golden [mailto:Joanne.Golden@selwyn.govt.nz]  
**Sent:** Thursday, 12 January 2017 2:03 p.m.  
**To:** Carolyn Savage  
**Cc:** Jeffrey Gordon ; Bridgette Johnston  
**Subject:** RE: Stormwater - Mechanic garage

Thanks Carolyn. The plans you attached looked in line with our requests. Just to confirm that I would like to see a copy of the consent conditions before giving final approval, but everything looks on track.

Many thanks  
Jo

Jo Golden  
Water Services Engineer  
Selwyn District Council  
03 347 2854

---

**From:** Carolyn Savage [<mailto:carolyns@kirkroberts.co.nz>]  
**Sent:** Tuesday, 10 January 2017 2:52 p.m.  
**To:** Joanne Golden <[Joanne.Golden@selwyn.govt.nz](mailto:Joanne.Golden@selwyn.govt.nz)>  
**Cc:** Jeffrey Gordon <[Jeffrey.Gordon@selwyn.govt.nz](mailto:Jeffrey.Gordon@selwyn.govt.nz)>; Bridgette Johnston <[Bridgette.Johnston@selwyn.govt.nz](mailto:Bridgette.Johnston@selwyn.govt.nz)>  
**Subject:** RE: Stormwater - Mechanic garage  
**Importance:** High

Hi Jo,

Thank you for your email to Jeffrey below as it has clarified what information you required.

In regards to the drainage and stormwater management for the new Leeston Workshop we had upgraded the system to reflect:

- API will be going through the Hi-Flo Filter, not through the Oasis
- the unit meets the minimum requirements for TSS of 90%
- we have included on-site swales to assist with management of stormwater collection/filtering.

Please find attached our amended RC drawings reflecting the proposed stormwater design.

Once we have obtained approval from ECAN we were going to forward the drawings / documents through for SDC's records and sign-off.

I hope the attached clarifies the proposed design.

If you have any questions, please do not hesitate to contact me.

Regards  
**Carolyn Savage**  
Project Development Manager  
M: 021 745 599



Level 1, 337 St Asaph Street, Christchurch  
PO Box 35320, Christchurch 8640  
P: 03 379 8600  
F: 03 379 8605  
E: [carolyns@kirkroberts.co.nz](mailto:carolyns@kirkroberts.co.nz)  
W: [www.kirkroberts.co.nz](http://www.kirkroberts.co.nz)



**Kirk Roberts Christmas shut down for 2016 - Our last day is Friday 23rd December and we return Monday 9th January. Have a safe and Merry Christmas.**

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Please consider the environment before printing this E-mail.

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**From:** Jeffrey Gordon [<mailto:Jeffrey.Gordon@selwyn.govt.nz>]  
**Sent:** Tuesday, 10 January 2017 2:35 p.m.  
**To:** Carolyn Savage <[carolyns@kirkroberts.co.nz](mailto:carolyns@kirkroberts.co.nz)>  
**Subject:** FW: Stormwater - Mechanic garage

---

**From:** Joanne Golden  
**Sent:** Tuesday, 10 January 2017 12:40 p.m.  
**To:** Bridgette Johnston <[Bridgette.Johnston@selwyn.govt.nz](mailto:Bridgette.Johnston@selwyn.govt.nz)>  
**Cc:** Jeffrey Gordon <[Jeffrey.Gordon@selwyn.govt.nz](mailto:Jeffrey.Gordon@selwyn.govt.nz)>  
**Subject:** RE: Stormwater - Mechanic garage

Fiona from Incite has been in discussion with me over this. The proposal below is out of date last I heard from them (attached) they don't want to put the vehicle wash water to the oasis anymore. We have required as a minimum the following prior to accepting the vehicle wash water to the drain:

- *Filtration that removes 90% TSS*
- *Oil and grit separator*
- *No use of chemicals/detergents in the washdown*
- *Maintenance frequencies for the treatment devices*

The Humeceptor shown on their plans will not provide the above treatment so they agreed to change to a different devise, an Upflo filter that will. I still need to accept the draft consent conditions for the wash water to drain.

They require a consent for the stormwater disposal for the site as well.

Jo Golden  
Water Services Engineer  
Selwyn District Council  
03 347 2854

---

**From:** Bridgette Johnston  
**Sent:** Tuesday, 10 January 2017 12:10 p.m.  
**To:** Joanne Golden <[Joanne.Golden@selwyn.govt.nz](mailto:Joanne.Golden@selwyn.govt.nz)>  
**Cc:** Jeffrey Gordon <[Jeffrey.Gordon@selwyn.govt.nz](mailto:Jeffrey.Gordon@selwyn.govt.nz)>  
**Subject:** FW: Stormwater - Mechanic garage

Hi Jo,

The applicant has come back with the following information regarding stormwater discharge for the Mechanic garage in Leeston. This includes a downstream treatment device. Building department want to confirm we're happy with this? Correct me if I'm wrong Jeffrey.

## The Proposal

The applicant currently operates the Challenge service station and workshop in Leeston. Due to space constraints at this site, it is proposed to relocate the workshop and tyre shop to 1631 Leeston Road. The proposal will include a workshop, tyre shop and two end bay of the workshop will be a wash down area which will drain to an oil treatment prior to discharge to an on-site Oasis waste water treatment system.

An asphaltic concrete car park and manoeuvring area of approximately 1500m<sup>2</sup> is provided. Stormwater collected off the building roof, car park and manoeuvring area will flow into sumps for treatment in a Downstream Humeceptor before discharging to an existing swale on Volckman Road.

Effluent and water from the vehicle wash down area will be disposed of on-site via a mound via an Oasis Clearwater Series 2000 treatment system. Consent is also required for this discharge on a site less than 4ha and this is being applied for by Oasis Clearwater Systems.

Site plans including drainage plans and a landscape plan are attached as Appendix 1.



DISTRICT  
COUNCIL

Consent No. 841208

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

(Cross each applicable box and attach relevant documents in duplicate)

PART A - GENERAL  
(Complete Part A in all cases)

DTC 02 APR 1997

APPLICANT\*

Name: MILLARS MACHINERY LTD

Mailing address: PO BOX 35  
LEESTON

Contact (Print name and position):

K E MILLAR

Phone: (03) 3243888 Fax: 3243888

\*Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or leasehold estate or interest in the land, or to take a lease in the land, while the agreement remains in force.

PROJECT

New or relocated building

Demolition

Alteration

Description of Work

EXTEND FRONT OF SHED

Intended Use

STORE MACHINERY

Intended Life:

Indefinite but not less than 50 years

Specified as ..... years

Being stage ..... of an intended ..... stages

Estimated value (incl GST): \$ 3750-00

PIM  
COMPLETED

FOR COUNCIL USE

Received: ...../...../.....

Application Fee: \$ .....

Receipt No.: .....

PROJECT LOCATION

Street address: MAIN ROAD, LEESTON

Legal description (As shown on certificate of title or rates notice): LOT 1 DP 35608 BLK XIU LEESTON SD.

Valuation Roll Number: 24100-21202

Lot: 1 DP: 35608

Section: Block: XIU LEESTON SD.

Survey District:

FURTHER DETAILS

No of Dwelling Units .....

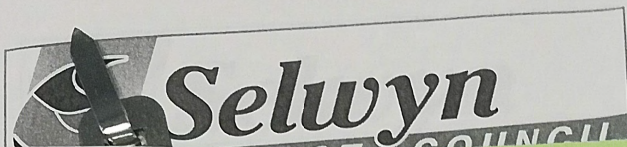
Floorspace - Existing .....

No of Storeys .....

Proposed .....

This application is for:

- ☐ Building consent only, in accordance with project information memorandum no .....
- ☐ Both building consent and a project information memorandum.
- All work covered by this application must comply fully with the New Zealand Building Code.



ROLLESTON DRIVE  
PO BOX 90, ROLLESTON 7643  
PH: (03) 347 2800 FAX: (03) 347 2799

24 10021202



## FILE NOTE

Consent No: 080794

Applicants Name: Gavin Millar

Date: 3 1 7 108

### MEMO

Shed not going to be used as part of the business. Gavin has 53 vintage tractors currently stored in many different sites off sight. This shed will enable him to store them all in one place. This was confirmed by Mark Fairbrother of totalspan.

Signed \_\_\_\_\_

PAN.  
BUILDINGS

TOTALSPAN!

her

ury  
ad

nby  
1

Mobile: 027 293 8126  
@totalspan.co.nz

