



ENGEO

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Project Number 24496.000.001

**Preliminary Environmental Site
Investigation**

144 and 170 Main North Road, Kaiapoi,
Canterbury

Submitted to:
Saunders and Co Limited
131 Victoria Street
Christchurch Central
Christchurch 8140

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ENGEO Document Control:

Report Title	Preliminary Environmental Site Investigation - 144 and 170 Main North Road, Kaiapoi			
Project No.	24496.000.001	Doc ID	01	
Client	Saunders and Co Limited	Client Contact	Chris Fowler	
Distribution (PDF)	Saunders and Co Limited			
Date	Revision Details / Status	Author	Reviewer	WP
27/02/2024	Issued to Client	NF	DR	DF

SQEP Certifying Statement

I certify that the site has been assessed in accordance with current New Zealand Regulations and guidance documents and that this report has been prepared in general accordance with the Ministry for the Environment’s Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand, 2021.

I am considered by ENGEO Limited to be a suitably qualified and experienced practitioner (SQEP) able to certify reports pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, based on the company’s definition of a SQEP as given below.



Dave Robotham

27 February 2024

ENGEO Limited requires that a SQEP has the following Qualifications / Experience:

- Tertiary science or engineering qualification relevant to environmental assessment.
- A minimum of 10 years of relevant experience.
- Registration with a professional body that assess and certifies environmental professionals in the competency criteria of training, experience, professional conduct and ethical behaviour.

1 Introduction

ENGEO Ltd was requested by Saunders and Co Limited to undertake a preliminary environmental site investigation at 144 and 170 Main North Road, Kaiapoi, Canterbury (herein referred to as ‘the site’, shown in Figure 1).

The purpose of the assessment was to assess the property’s suitability for consent for a change of land use and subdivision under the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011 (NES) to satisfy the requirements of Waimakariri District Council (WDC).

This PSI was completed in accordance with the Ministry for the Environment MfE 2020, Contaminated Land Management Guidelines (CLMG) No.5: Guidelines for Site Investigation and Site Analysis of Soil and reported in general accordance with the MfE 2020 CLMG No.1: Reporting on Contaminated Sites in New Zealand and the report reviewed and approved by a suitably qualified and experienced contaminated land practitioner in accordance with national environmental regulations for soil contamination.

1.1 Objectives of the Assessment

The objective of the preliminary site investigation (PSI) was to gather information relating to the current and historical potentially contaminating activities at the site. The works comprised review of historical site information and review / assessment of information gathered during the site walkover undertaken on 18 January 2024.

1.2 Approach

To satisfy the objectives, ENGEO sought to gather information regarding the following:

- Current and past property uses and occupancies;
- Current and past uses of hazardous substances;
- Waste management and disposal activities that could have caused a release or threatened release of hazardous substances;
- Current and past corrective actions and response activities to address past and on-going releases of hazardous substances at the subject property; and
- Properties adjoining or located near the subject property that have environmental conditions that could have resulted in conditions indicative of releases or threatened releases of hazardous substances to the subject property.

1.3 Review of Site Information

During this assessment, a number of sources of information were contacted for information relating to the site regarding its past and present uses. This included contacting Canterbury Regional Council (CRC) to determine if there were any records on the Listed Land Use Register (LLUR) and reviewing records held by WDC including the property file. A review of a number of historical and current aerial photographs was also undertaken using images from Canterbury Maps and NearMaps. The certificate of titles for the site were also attained from LINZ and reviewed for information relating to the past and current use of the site.

2 Site Information

Site information is summarised in Table 1.

Table 1: Site Information

Item	Description	
Site Address	144 Main North Road, Kaiapoi	170 Main North Road, Kaiapoi
Legal Description	LOT 1 DP 19366 BLK XV RANGIORA SD	PT RS 37428 RS 38486 39673 SO 17086 BLK BLK XV RANGIORA SD
Current Land Use	Rural residential land use with agricultural grazing	Agricultural use
Proposed Land Use	Residential subdivision – likely 10% produce	
Site Area	Approximately 14.8 ha total	
Territorial Authority	Waimakariri District Council	
Zoning	Rural	
Geology	The site has been regionally mapped by GNS (Brown & Weeber, 1992) to be underlain by dominantly alluvial sand and silt overbank deposits of the Springston Formation, and by Forsyth et al. (2008) as being underlain by river alluvium.	
Topography	The site is relatively flat and is bound by Kaikainui Stream to the north (approximately 1.5 m high bank height) and by Courtenay Stream to the south (approximately 2.5-3 m bank height). A portion of the site along the south-eastern boundary is lower lying, likely representing a historic river plain / channel. An elevated railway line (Main North Line) forms the southeast boundary of the site.	
Hydrology	The Kaikainui Stream bounds the site to the north with the Courtenay Stream bounding the site to the south. A potential wetland area is observed in the south-eastern section of the site.	
Hydrogeology	The site is overlying a coastal confined gravel aquifer system. ENGEO completed hand auger testing as a part of the geotechnical investigation for the site. The hand augers completed in December 2023 logged standing groundwater between 1.3 m depth and 2.6 m depth.	

Item	Description
Groundwater Abstractions	<p>There is one on-site well at 144 Main North Road and two active abstraction wells within 250 m of the site:</p> <p>M36/5655: Edgar and McIntosh, on-site at 144 Main North Road, well depth of 30.0 m for domestic supply.</p> <p>M35/5654: Ian McDonald, to the northwest of the site at 175 Main North Road, well depth of 33.0 m for domestic and stock water use.</p> <p>BW24/0361: Neil and June Radford, to the northwest of the site at 183 Main North Road, well depth of 27.5 m for domestic and stock water use.</p>
Discharge Consents	There are no active discharge consents on the site or within 250 m of the site.

3 Site History

A number of sources were used to investigate the past uses of the site. The findings of these information searches have been summarised in this section.

3.1 Listed Land Use Register (HAIL)

Environment Canterbury Regional Council (ECan) maintains a Listed Land Use Register (LLUR) of past and current land uses within the Canterbury Region. The LLUR documents properties on which potentially hazardous activities have been undertaken. The potentially hazardous activities are defined on the MfE HAIL List, (Ministry for the Environment, 2011). Identifying a HAIL activity on the site triggers the requirement for a contaminated land assessment prior to development under the NESCS.

The ECan LLUR property statement was reviewed by ENGEO in January 2024, (Refer to Appendix 1). The LLUR indicates that there were no known HAIL activities to have occurred on the site.

3.2 Aerial Photographs

Aerial photographs dating from 1940 to 2022 have been reviewed (refer to Appendix 2). The aerials were sourced from Canterbury Regional Council's Canterbury Maps. Relevant visible features on the site and surrounding area are summarised in Table 2 below.

Table 2: Aerial Photograph Summary

Date	Description
1940-1945	<p>Kaikainui Stream is visible running along the northern boundary line of the site and the Courtenay Stream is also visible running along the southern boundary line of the site. Both streams have vegetation on the banks of the stream. Main North Road bounds the site to the west. The majority of the site is paddock areas which appear to be grassed. A circular depression (presumed) is observed along the eastern boundary line of the site (approx. 30 m diameter) with a visible depression running to or from the circular area from the northeast. Six small presumed animal pens or water troughs are visible in the south-western corner of the site.</p> <p>The surrounding area is mixed agricultural land use and a potential wetland area to the south of Courtenay Stream.</p>
1955-1959	<p>The site has been subdivided with 144 Main North Road present in the southern portion of the site. The paddocks at 170 Main North Road have been split with a roadway running east to west across the middle of the site. The paddocks appear to be used for grazing with cattle present in the northern paddock. A residential dwelling has been constructed in the western section of 144 Main North Road. A circular driveway with garden area has been constructed to the west of the dwelling. The animal pens / water troughs have been removed. The remainder of the site appears mainly unchanged.</p> <p>The construction of the railway which bounds the site to the east has been started. No railway line is present however the railway bank appears to have been placed. A farm building is present to the east of the railway at the end of the access track that runs across 170 Main North Road. Farm buildings and a dwelling have been constructed across Kaikainui Stream. The remainder of the surrounding sites appear mainly unchanged.</p>
1960-1964	<p>Several buildings have been constructed along the accessway in the northern paddock of 170 Main North Road and appear to be barn / garage type buildings. An animal loading area is visible to the southeast of the buildings, along the south-eastern boundary line of the site. The loading area does not look typical of a sheep dip with only one pen area and a loading ramp present. In the south-eastern corner of the site at 170 Main North Road appears to have had some trees felled. The site at 144 Main North Road appears mainly unchanged. Some planting has occurred around the dwelling.</p> <p>The site to the north across Kaikainui Stream appears to have several small presumed animal pens or coops present. The remainder of the he surrounding sites appear mainly unchanged.</p>
1965-1969	<p>Another building has been constructed to the northeast of the other farm buildings along the accessway in the northern paddock at 170 Main North Road. A barn building has been constructed along the southern boundary line at 144 Main North Road. The paddocks area has been separated into four or five smaller paddock areas with visible fence lines present. The remainder of the site and surrounding sites appear mainly unchanged.</p>

Date	Description
1970-1974	<p>The farm buildings along the access track / way have all been removed from the site with the exception of the presumed current day water tank and small shed. The animal loading bay and pens have been reconfigured however are still present in the same location on-site. A few large trees have been felled in the south-eastern corner of the site at 170 Main North Road. The site at 144 Main North Road appears mainly unchanged.</p> <p>The site at 175 Main North Road, to the west of Main North Road, has a large potential warehouse present with several smaller sections across the site.</p>
1975-1979	Both sites and the surrounding area appears mainly unchanged from the previous photograph.
1980-1984	<p>Both sites appear mainly unchanged.</p> <p>One of the farm buildings to the north of Kaikainui Stream has been demolished.</p>
1985-1989	<p>Both sites appear mainly unchanged.</p> <p>The site to the north of Kaikainui Stream appear to be subdivided with several residential buildings present.</p>
1990-1994	A small garage building has been constructed to the northwest of the barn structure at 144 Main North Road. The remainder of the site and surrounding sites appear mainly unchanged.
1995-1999	<p>Both sites appear mainly unchanged from the previous photograph.</p> <p>The surrounding sites appear mainly changed.</p>
2000-2004	Both sites and the surrounding area appear mainly unchanged from the previous photograph.
2010-2014	<p>A pile of green waste is present in the south-eastern section of the site at 170 Main North Road. A presumed burn pile is present in between the garage and barn building at 144 Main North Road. The remainder of the sites appear to be used for crop growing and agricultural grazing.</p> <p>The surrounding sites appear mainly changed.</p>
2015-2019	<p>The green waste pile identified in the former aerial photograph has been removed from 170 Main North Road. An area of presumed exposed soil or gravel is present in the southern paddock at 170 Main North Road, just south of the animal loading pen. A small fenced off area is present in the northwestern paddock at 144 Main North Road. The ground in this area appears to be exposed and may be a depression in the paddock.</p> <p>The site to the south across Courtenay Stream (4 and 6 Neeves Road) has undergone development with large hardstanding areas with stockpiled metal beams present.</p>

Date	Description
2022	<p>The gravel area previously identified south of the animal pens at 170 Main North Road is no longer present, however the grassed area appears slightly darker, therefore could have been a depression area / water logged area. Another burn off area is present in the north-western paddock at 144 Main North Road with the other burn pile between the garage and barn still present.</p> <p>The site to the west at 175 Main North Road has undergone development with large hardstanding areas present and several vehicles present.</p>

3.3 Property File Review

The property file held by Waimakariri District Council was reviewed on 10 January 2024 for 144 Main North Road. The property file for 170 Main North Road was requested, however Waimakariri District Council did not hold anything on the file for this property. A summary of the information potentially relevant to this investigation is provided in Table 3 below.

Table 3: Property File Summary

Date	Description
1970	<u>Permit #B003721</u> : Application to extend iron shed with concrete building foundations
1982	<u>Permit #A02551</u> : Building permit to install a Kent Log Fireplace
1987	<u>Permit #027344</u> : Application to erect a double garage and hobbies room
2007	<u>Permit #071163</u> : Application for building consent for a solid / liquid fuel heater
16/06/2008	<u>Permit #071163</u> : Application for code of compliance certificate for free standing wood burner

3.4 Certificate of Title

A review of the certificate of title was completed for each property with no information related to potential contaminating activities identified. The Certificates of Title are attached in Appendix 3.

4 Current Site Conditions

The site walkover and intrusive investigation works were completed on 18 January 2024 by an ENGEO environmental scientist.

Observations of conditions present at the site are summarised in Table 4. Photographs taken during the site visit are included in Appendix 4.

Table 4: Current Site Conditions

Site Conditions	Comments
<p>Overview</p>	<p>144 Main North Road</p> <p>A residential dwelling was present on the site with an associated garage and small sleepout building (Photo 13 and 14). A garage and barn were present to the east of the dwelling in the paddock area (Photo 15 and 16). The remainder of the site was being used for agricultural grazing (sheep) with a green waste stockpile in north-western paddock (Photo 18) and burn pile present between the garage and barn building (Photo 17). A chicken coop in degraded condition was observed to the south of the barn building close to the bank of the Courtenay Stream (Photo 12).</p> <p>The Kaikainui Stream present along the northern boundary line was flowing and clear during the site visit (Photo 3 and 4). The banks of this stream are relatively steep and vegetated on either side of the banks.</p> <p>A ditch / drain was observed along the northern boundary line of 144 Main North Road which then presumably went to an underground drain then into a small tributary stream and discharged to the south at Courtenay Stream (Photo 9 and 10). There was only a small amount of stagnant water observed in the drain and the tributary stream was flowing however significant cover of algae was observed.</p> <p>The Courtenay Stream present along the southern boundary line was flowing and clear at the time of the site (Photo 11). The stream is relatively wide and has areas of flat sections of bank on the northern side (on the site).</p> <p>170 Main North Road</p> <p>The northern paddock was cropped with a lucerne across the entire paddock (Photo 1) area with the exception of the animal loading bay (Photo 6). A small water tower was present north of the accessway with a small pump shed located below the tank (Photo 5). The southern paddock was grassed and appeared to have been recently used for agricultural grazing.</p>
<p>Surrounding Land Use</p>	<p>A railway is present along the eastern / south-eastern boundary line of the site. The railway is significantly built up above the site (approximately 1.5-2 m high bank) and runs along the entirety of the site boundary.</p> <p>The site to the north across Kaikainui Stream is a residential subdivision. The sites across the railway area is used for agricultural grazing and pastoral use. The site across Courtenay Stream to the south is being used for commercial / industrial use with stockpiling of presumed metal beams and other building materials. The sites to the west are both pastoral use and commercial / industrial use as a contractors yard.</p> <p>The surrounding sites are mainly flat, with slight sloping of the sites down to the respective streams.</p>

Site Conditions	Comments
<p>Site Buildings</p>	<p>144 Main North Road</p> <p>Dwelling: Concrete ring foundation, brick cladding, cement board or timber soffits, slate tile roof, potential lead based paint on exterior joinery.</p> <p>Garage: Concrete foundation, brick cladding, cement board or timber soffits, slate tile roof.</p> <p>Garage in paddock: Concrete foundation, metal cladding and roof, potential lead based paint on exterior joinery.</p> <p>Barn in paddock: No foundation, timber and metal framing, metal cladding, metal roof, potential lead-based paint on timber doors.</p> <p>Chicken coop: No foundation, timber cladding with potential lead-based paint and metal roof.</p> <p>Sleepout: Concrete piles, metal cladding and roof.</p> <p>170 Main North Road</p> <p>Pump shed: Timber floor, timber framing, metal cladding and roof, potential lead based paint on claddings. Presumed asbestos fuseboard and backing present on wall. Water tank has metal legs and a concrete tank.</p>
<p>Potential Sources of Contamination</p>	<p>No visual evidence of building materials identified in the area of the former buildings at 170 Main North Road, however site was cropped and soils surface difficult to visually assess. Also potential for surface soils to have been ‘mixed’ during cultivation of soils, visual indicators of contamination may be at depth under surface soils.</p> <p>The current burn pile at 144 Main North Road contained pieces of metal and plastic suggesting that inorganic material had been burnt.</p> <p>The green waste pile at 144 Main North Road did not appear to have been burnt, and was just stockpiled tree cutting.</p> <p>Potential for asbestos and / or lead based paints to be present around on-site buildings at 144 Main North Road.</p>
<p>Potential for On - Or - Off - Site Migration of Contaminants</p>	<p>There is a potential for off-site migration of contamination with the three streams / drains that are present on or around the site. However, these streams are not in the direct vicinity of any of the potential HAIL activities, therefore the potential migration is likely to be low.</p> <p>On-site migration of contamination is considered low.</p>
<p>Limitations</p>	<p>No internal access within the dwelling and garages at 144 Main North Road.</p> <p>Surface soils were not visible in the areas of former buildings at 170 Main North Road.</p>

5 Potential HAIL Activities

If current or historical activities included on the Hazardous Activities and Industries List (HAIL; MfE, 2011b) are identified at a site the NESCS may apply. An intrusive contaminated land investigation (DSI) is then required prior to redevelopment to determine the actual impact of these activities on the ground conditions at the site and to determine if Resource Consent under the NESCS is required for the proposed redevelopment works. Based on the information reviewed as part of this environmental investigation and observations during the site walkovers, the following activities listed on the HAIL may have been historically and / or are currently present at the site:

- **HAIL ID G5: *Waste disposal to land*** – Due to the on-site burn pile and green waste piles, there is potential for the burning of inorganic waste material to contaminate the underlying soils.
- **HAIL ID E1: *Asbestos product manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition*** – Due to the age of the site buildings, it is likely that asbestos products are present within other building materials or degraded asbestos products in the soils around the former buildings. Construction materials containing asbestos may result in contamination of adjacent soils during cutting of asbestos-containing building material (e.g., for service installation) and weathering of exterior building material.
- **HAIL ID I: *Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment*** – It is possible¹, that lead-based paint may have been used on buildings at the site, which has the potential to contaminate surrounding soils during maintenance activities (e.g. for service installation) and / or weathering of exterior building material.

¹ The use of white lead in paint was banned in 1979, however some special-purpose paints may still contain red lead. WorkSafe recommends that if a building was built in the 1980s or earlier, it is best to presume that it has been painted with lead-based paint.

6 Preliminary Conceptual Site Model

A preliminary conceptual site model (CSM) has been developed to assess the potential exposure pathways present at the site. A contamination conceptual site model consists of three primary components. For a contaminant to present a risk to human health or an environmental receptor, all three components are required to be present and connected. The three components of a conceptual site model are:

- Source of contamination.
- An exposure route, where the receptor and contaminants come into contact (e.g., ingestion, inhalation, dermal contact).
- Receptor(s) that may be exposed to the contaminants.

The preliminary CSM based on the findings of the desktop investigation and observations during the walkover is summarised in Table 5.

Table 5: Preliminary Conceptual Site Model

Potential Source of Contamination	Primary Contaminants of Concern	Possible Extent of Contamination	Potential Pathway	Potential Receptor
On-site burn piles / green waste piles	Heavy metals, polycyclic aromatic hydrocarbons, asbestos	Likely isolated to shallow soil	Soil ingestion, inhalation of dust / fibres, and / or dermal contact	Future site users / site redevelopment workers Surrounding residents
			Leaching of contaminants	Surrounding environment
Building materials containing asbestos in current and former on-site buildings (HAIL ID: I)	Asbestos fines and fibrous asbestos	Likely isolated to shallow soil within and adjacent to the former and current building footprints	Inhalation of asbestos fibres released from impacted soils / dust	Future site users / site redevelopment workers Surrounding residents
Potential lead-based paint on former and existing buildings (HAIL ID: I)	Lead	Likely isolated to shallow soil within and adjacent to the former and current building footprints	Soil ingestion, inhalation of dust, and / or dermal contact	Future site users / site redevelopment workers Surrounding residents
			Leaching of contaminants	Surrounding environment

7 Conclusions

ENGEO Ltd were engaged by Saunders and Co Limited to undertake a preliminary site investigation (PSI) for the properties at 144 Main North Road and 170 Main North Road, Kaiapoi. The investigation was conducted to assess previous land-uses at the site to assess the potential contaminants of concern and provide advice regarding the suitability of the land for residential land use zone change. The assessment consisted of a review of available information including historical aerial photograph review, Canterbury Regional Councils Listed Land Use Register, Waimakariri District Council Property Files and certificates of titles.

The information reviewed identified that the two sites have been mostly used for agricultural or pastoral use since circa the 1940's and a residential dwelling was constructed on-site at 144 Main North Road in the 1950's. The site at 170 Main North Road had some former presumed farm buildings present in the 1960's until the 1970's.

During the site walkover, a few areas of concern were noted on the site a 144 Main North Road including a green waste stockpile, a burn pile, and farm buildings in a degraded state with potential lead based paints or asbestos containing materials present. With the exception of these few areas of concern, the majority of the site is unlikely to have had a HAIL activity undertaken on them.

It is considered that the following HAIL Activities may have impacted selected areas of site soils:

- E1: Asbestos products in a deteriorated condition;
- G5: Waste disposal to land; and
- I: Lead based paints.

Due to the noted activities, ENGEO recommends that a Detailed Site Investigation (DSI) with targeted soil sampling is undertaken prior to the subdivision or any soil disturbance being undertaken on the site with HAIL activities noted and summarised in Table 6 below. Depending on the results of the DSI, a remedial action plan may also be required to manage identified impacted soils and ensure that appropriate controls are implemented and adhered to. Areas outside of those indicated are considered suitable for the sites plan change, subdivision and soil disturbance (if proposed at a later date).

Table 6: Site Suitability Summary Table

Site	Suitable for Plan Change	Suitable for Subdivision	Suitable for Soil Disturbance / Removal	Potential Future Works
144 Main North Road	Yes, site has residential dwelling present and majority of the site is unlikely to have had a HAIL activity undertaken on it	No, intrusive investigation required for burn pile and around current on-site buildings	No, intrusive investigation required for green waste piles / burn pile and around current on-site buildings	Intrusive investigation for green waste piles / burn pile and around current on-site buildings
170 Main North Road	Yes, majority of the site is unlikely to have had a HAIL activity undertaken on it	No, intrusive investigation required green waste pile for former building footprint area	No, intrusive investigation required green waste pile for former buildings footprint area	Intrusive investigation of green waste pile former on-site building footprints

It should be noted that the residential dwelling and associated structures on the site were constructed prior to 2000. The Health and Safety at Work (Asbestos) Regulations 2016 state if a building constructed or installed prior to January 2000 requires demolition or refurbishment, an asbestos survey must be undertaken by a competent person. If asbestos is in a damaged or deteriorated condition, or becomes damaged during demolition, friable asbestos fibres can potentially contaminate the surrounding soils. ENGEO recommends that an asbestos survey is completed prior to the demolition of the buildings present on-site for which building surveys are not available.

8 Limitations

- i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of our client, Saunders and Co Limited, their professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.
- ii. The recommendations in this report are based on the ground conditions indicated from published sources, site assessments and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.
- iii. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.
- iv. This Limitation should be read in conjunction with the Engineering NZ/ACENZ Standard Terms of Engagement.
- v. This report is not to be reproduced either wholly or in part without our prior written permission.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on (03) 328 9012 if you require any further information.

Report prepared by



Natalie Flatman

Environmental Scientist

Report reviewed by



Dave Robotham, CEnvP SC

Principal Environmental Consultant

9 References

MfE (2011a). *Ministry for the Environment Hazardous Activities and Industries List*.

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

MfE (2012). *Users' guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*.

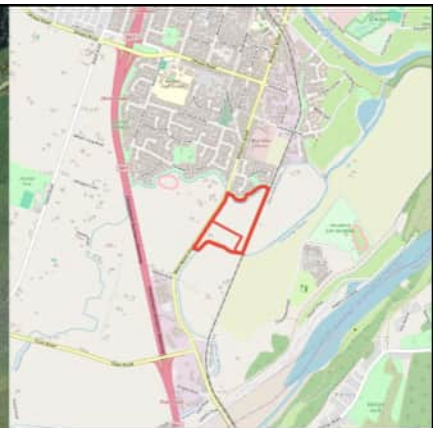
MfE (2020). *Contaminated Land Management Guidelines No.1: Reporting on Contaminated Sites*.

FIGURES



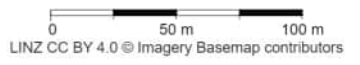
170 Main North Road

144 Main North Road



Legend

Site Boundary



ENGEO

Produced by Datanest.earth

Title: Site Location Plan		
Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure No.: 1
Date: 09-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



170 Main North Road



Legend

- Site Boundary
- Former Building Footprint

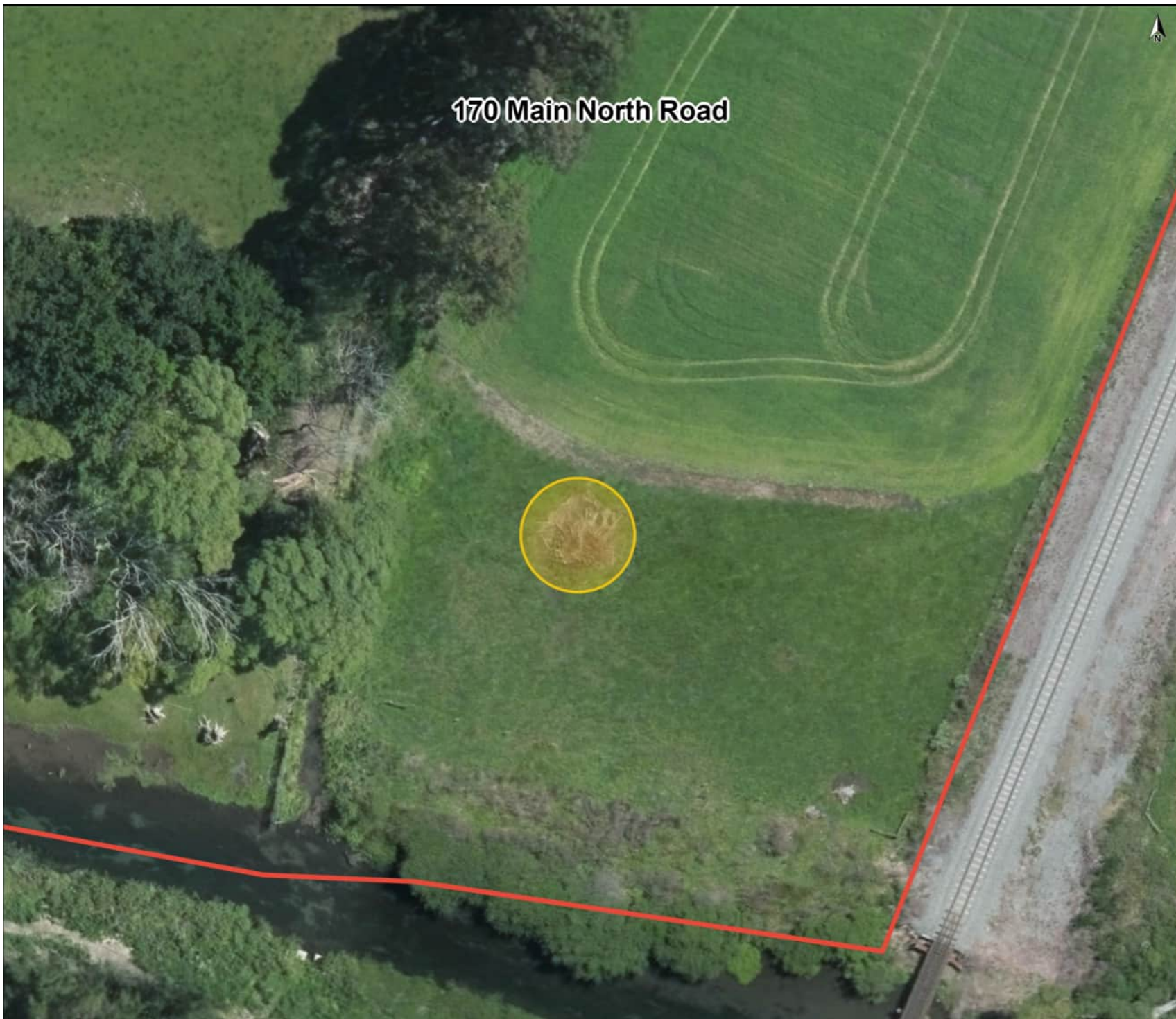


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Produced by Datanest.earth

Title: Areas of Concern 1		
Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure No.: 2
Date: 24-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:300	Version: Final

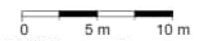


170 Main North Road



Legend

- Site Boundary
- Greenwaste pile



LINZ CC BY 4.0 © Imagery Basemap contributors, Environment Canterbury



Produced by Datanest.earth

Title: Areas of Concern 2		
Client: Balance Developments Ltd		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NN	Figure No.: 3
Date: 18-02-2024	Checked: NC	
Proj No: 24496	Scale: 1:500	Version: DRAFT



- Legend**
- Site Boundary
 - Burn pile
 - Current on-site building
 - Former Building Footprint
 - Green waste stockpile

144 Main North Road

0 10 m 20 m
 LINZ CC BY 4.0 © Imagery Basemap contributors



Title: Areas of Concern 3			
Client: Balance Developments Ltd		Size: A4	
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure No.: 4	
Date: 25-02-2024	Checked: DR		
Proj No: 24496	Scale: 1:1000	Version: Final	



APPENDIX 1:
CRC LLUR Statement



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Dear Sir/Madam

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

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered 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 database 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; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ364934

Date generated: 22 January 2024
Land parcels: RS 38486
Part RS 37428
RS 39673
Lot 1 DP 19366



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

 Sites within enquiry area

There are no sites associated with the area of enquiry.

More detail about the sites

There are no sites associated with the area of enquiry.

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.

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)¹. 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.

¹The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website 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. 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.



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.



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.

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

Phone:

Calling from Christchurch: (03) 353 9007

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



Everything is connected

Promoting quality of life through balanced resource management.

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:

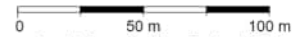
(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz

APPENDIX 2: Aerial Photographs



Legend

□ Site Boundary



© Nearmap, Land Information New Zealand, Environment Canterbury



Produced by Datanest.earth

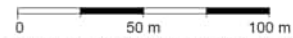
Title: 1940-1944 Historic Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Appendix: 2.1
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



Legend

□ Site Boundary



© Nearmap, New Zealand Aerial Mapping, Environment Canterbury, Land Information New Zealand



Produced by [Datanest.earth](http://datanest.earth)

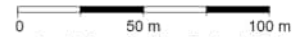
Title: 1955-1959 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Appendix: 2.2
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



Legend

□ Site Boundary



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Produced by Datanest.earth

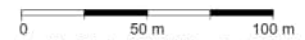
Title: 1960-1964 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.3
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



Legend

□ Site Boundary



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Produced by Datanest.earth

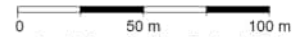
Title: 1965-1969 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.4
Date: 15-01-2024	Checked: DR	
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Legend

□ Site Boundary



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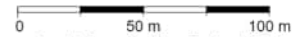
Title: 1970-1974 Historical Aerial Photographs

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.5
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



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□ Site Boundary



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Produced by Datanest.earth

Title: 1975-1979 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.6
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



Legend

□ Site Boundary

0 50 m 100 m
© Nearmap, Land Information New Zealand, Ministry for
Primary Industries, Environment Canterbury



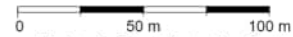
Title: 1980-1984 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.7
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



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□ Site Boundary



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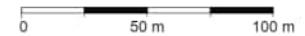
Title: 1985-1989 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.8
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



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□ Site Boundary



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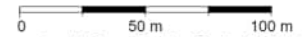
Title: 1990-1994 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.9
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



Legend

□ Site Boundary



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Produced by Datanest.earth

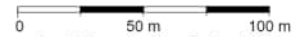
Title: 1995-1999 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.10
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



Legend

□ Site Boundary



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Produced by Datanest.earth

Title: 2000-2004 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.11
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



Legend

□ Site Boundary

0 50 m 100 m
© Nearmap, Environment Canterbury

ENGEO

Produced by Datane.st.earth

Title: 2010-2014 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.12
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final



Legend

□ Site Boundary

0 50 m 100 m
© Nearmap, Environment Canterbury

ENGEO

Produced by Datanest.earth

Title: 2015-2019 Historical Aerial Photograph

Client: Mike Greer		Size: A4
Project: 144 & 170 Main North Road Kaiapoi	Drawn: NF	Figure: 2.13
Date: 15-01-2024	Checked: DR	
Proj No: 24496	Scale: 1:3000	Version: Final

APPENDIX 3: Certificate of Title

References: Vol. 511, Folio 242
Transfer No. 449558
Order for N/C No.



Register-book,
Vol. 701, folio 7

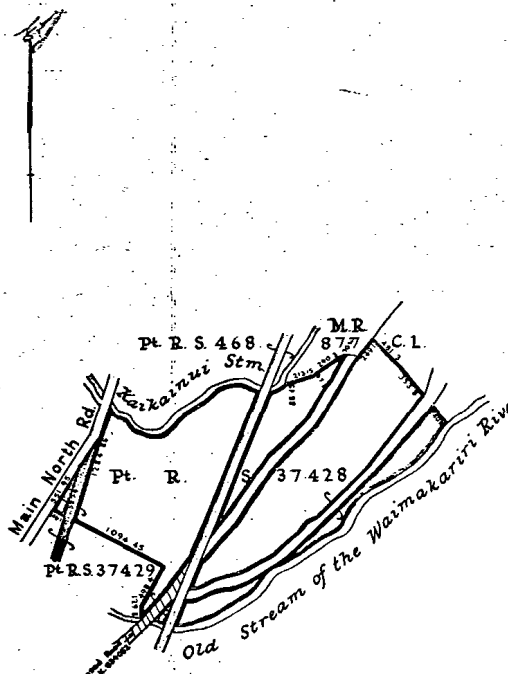
NEW ZEALAND

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twentyseventh day of November, one thousand nine hundred and fifty-six
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that
THOMAS JOSEPH FARRELL of Kaiapoi 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 FIFTYSIX ACRES ONE ROOD THIRTY FIVE PERCHES AND ONE-TENTH of A PERCH or theabouts situated in Block XV of the Rangiora Survey District being part of Rural Section 37428 as is more particularly shown on Deposited Plan No. 13551 (Part Section 1 Kaiapoi Farm Settlement)

Assistant Land Registrar.



METRIC AREA - 22.8523 ha
Area: 56 1 35 10

Scale: 10 chains to an inch.

Subject to the same restrictions as are imposed in the case of leases by Section 206 of the Land Act 1924
A.L.R.
Transfer 278693 Granting drainage and incidental rights over the above described land in favour of The Chairman Councillor's and Inhabitants of the County of Eyre
A.L.R.
336586 Proclamation defining the middle-line of a portion of the Hutt Valley West of the Railway (Stewart's Gully Deviation) entered in the Register 1954 at 3 p.m.
441242 Proclamation closing road contained and line on plan shown entered 27 June 1957 at 1:37 p.m.
710585
within land to be a limited access road produced 11/5/1967 at 11am
A.L.R.
Transfer 725834 to W. G. Winter and Sons Limited at Christchurch 27.11.67 at 11:40am
A.L.R.
Mortgage 92593 to Thomas Joseph Farrell 27.11.67 at 1:35 p.m.
A.L.R.
General Notice 834052 produced as follows: 16.6.1971 at 1:35 p.m.
A.L.R.

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

OVER...

DISCHARGED C.T. 701/7
 Mortgage 140225/1 to Neil Mitchener
 Dempsey - 25.7.1977 at 2:04 p.m.

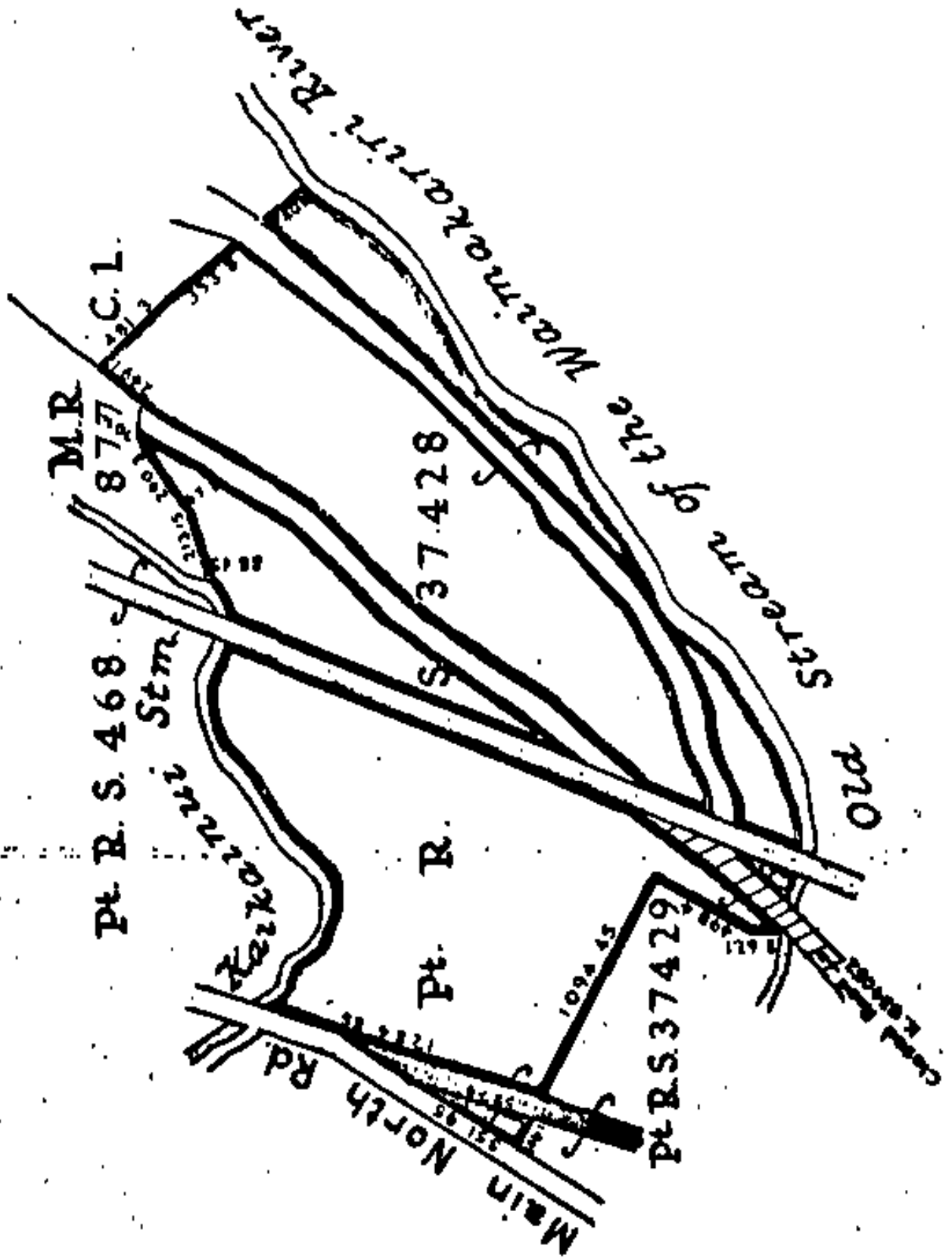
Telephon
 L.R.

Transmission 427633/1 of Mortgage 140225/1
 to Robert, Murray Dempsey, Roland William
 Woodley and Neil Allan Dempsey as Executors
 - 31.3.1983 at 9.41 a.m.

Harrison

for A.L.R.







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




R.W. Muir
Registrar-General
of Land

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

Identifier **CB750/80**
Land Registration District **Canterbury**
Date Issued 27 March 1958

Prior References
CB511/243 CB733/3

Estate Fee Simple
Area 4.6033 hectares more or less
Legal Description Lot 1 Deposited Plan 19366
Original Registered Owners
Roderick Malcolm Mackintosh and Mary Joan Mackintosh

Interests

Subject to Section 206 Land Act 1924
Subject to Section 59 Land Act 1948
A168851.4 Mortgage to Bank of New Zealand - 20.4.1995 at 9.30 am
8602562.1 Transfer to Roderick Malcolm Mackintosh (1/2 share) and Mary Joan Mackintosh (1/2 share) - 28.9.2010 at 2:10 pm

Reference: Vol. 511 Folio 243
753 , Folio 3
Transfer No. 477145
Order for N/C No.



Register-book,
Vol. 750 , folio 80

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty-seventh day of March, one thousand nine hundred and fifty-eight
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury WITNESSETH that
WILLIAM ARCHIBALD MACPHAIL of Christchurch Retired 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 ELEVEN ACRES ONE ROOD TWENTY PERCHES or
thereabouts situated in Block XV of the Rangiora Survey District being Lot 1 on Deposited Plan No. 19766
part of Rural Sections 37429 and 38487



[Signature]
Assistant Land Registrar.

Subject as to part to the same restrictions as are
imposed in the case of leases by Section 206 of the
Land Act 1924, and subject further as to other part
to the reservations and conditions imposed by Section
59 of the Land Act 1948

[Signature] A.L.R.
Transfer 538835 William Archibald MacPhail to
Albert Edward Milliken of Christchurch Retired
Farmer produced 21/11/1960 at 9.30 a.m.

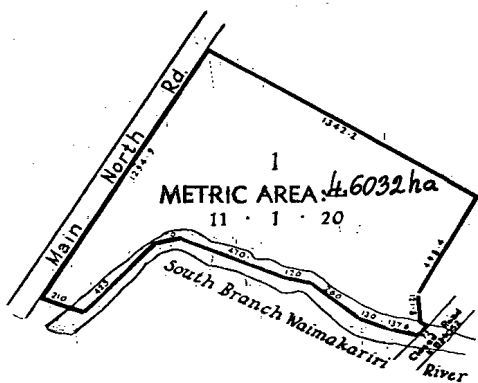
[Signature] A.L.R.
Mortgage 538836 Albert Edward Milliken to
William Archibald MacPhail and Campbell
McKinnon in shares produced
21/11/1960 at 9.51 a.m.

[Signature] A.L.R.
Exchange of mortgage 538836 as to the share
of William Archibald MacPhail 22/7/1964
at 9.52 a.m.

Geomatic Notice 70585 declaring No. 1
Highway (Awanui Bluff) fronting the
within land to be a limited access road pro-
duced 11/5/1967 at 11 a.m.

[Signature] A.L.R.
Transfer 784932 to David INON
Edgar of Japanese Farmer 23/12/1969
at 10.5 a.m.

[Signature] A.L.R.
Geomatic Notice 831052 producing as
alteration of the road adjoining the
within land - 16.6.1971 at 4.35 p.m.



Scale: 4 chains to an inch

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

C.T.750/80

No.918958 Settled under the Joint
 Family Home Settlement on David Ivon
 Edgar abovenamed now of Kaiapoi and
 Elsa Mary Edgar his wife $\frac{1}{2}$ 13/7/1973
 at 12.10 p.m.

Simon
 A.L.R.

No.625156/1 cancellation of Joint
 Family Home Settlement 918958 pursuant
 to section 10 (1)(a) of the Joint
 Family Homes Act 1964 and vesting
 the land in David Ivon Edgar and
 Elsa Mary Edgar as tenants in common
 in equal shares - 21.7.1986 at 11.06am.

Simon
 for A.L.R.

Transfer 670476/1 to Roderick Malcolm
 Mackintosh of Christchurch, Radio
 Technician and Mary Joan Mackintosh
 his wife - 17.3.1987 at 11.57am

Quike
 for A.L.R.

Mortgage A168851/4 to Bank of New Zealand -
 20.4.1995 at 9.30am

Ralva
 for A.L.R.





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




R.W. Muir
Registrar-General
of Land

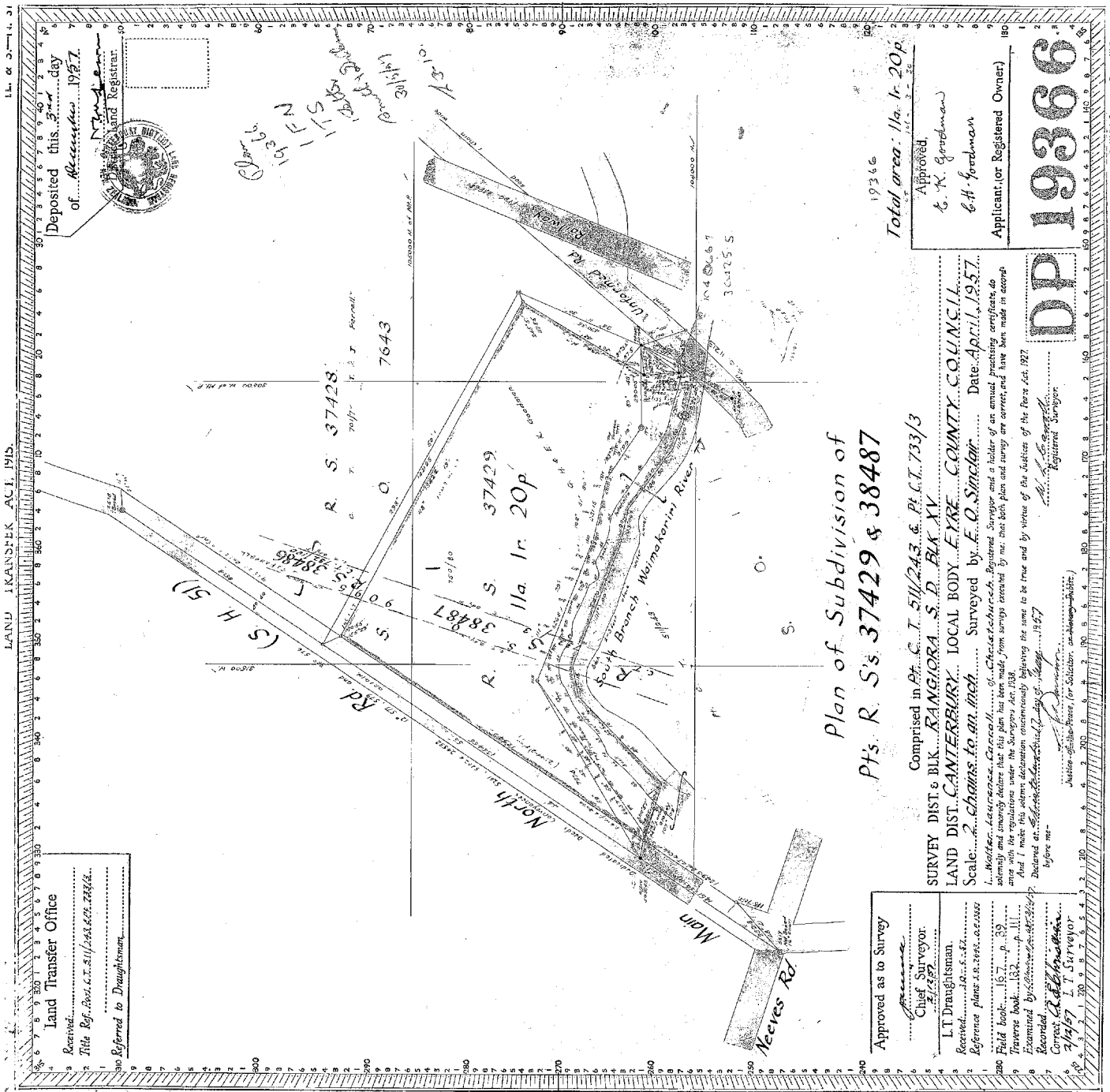
Identifier **CB750/80**
Land Registration District **Canterbury**
Date Issued 27 March 1958

Prior References
CB511/243 CB733/3

Estate Fee Simple
Area 4.6033 hectares more or less
Legal Description Lot 1 Deposited Plan 19366

Registered Owners
Roderick Malcolm Mackintosh as to a 1/2 share
Mary Joan Mackintosh as to a 1/2 share

Interests
Subject to Section 206 Land Act 1924
Subject to Section 59 Land Act 1948
A168851.4 Mortgage to Bank of New Zealand - 20.4.1995 at 9.30 am



APPENDIX 4: Site Photographs



1. Northern paddock at 170 Main North Road looking south



2. Accessway through the centre of 170 Main North Road looking east



3. Kaikainui Stream along northern boundary line of the site



4. Kaikainui Stream along northern boundary line of the site

Date taken:	2024-01-18	Taken by:	NF
Approved by:	DR	Page No:	1 of 5



5. Water tank and pump shed at 170 Main North Road



6. Animal loading pens at 170 Main North Road



7. Southern paddock at 170 Main North Road looking east



8. South-eastern corner of the site at 170 Main North Road - potential wetland area

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9. Drain/ditch along northern boundary line at 144 Main North Road



10. Stream along eastern boundary line of 144 Main North Road



11. Courtenay Stream along the southern boundary line of the site



12. Chicken coop along southern boundary line of 144 Main North Road

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13. Dwelling at 144 Main North Road



14. Garage at 144 Main North Road



15. Garage in paddock at 144 Main North Road



16. Barn in paddock at 144 Main North Road

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17. Burn pile in southern paddock at 144 Main North Road



18. Greenwaste stockpile in north-western paddock at 144 Main North Road



19. Paddock areas at 144 Main North Road



20. South-western paddock at 144 Main North Road

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