



**Soil Contamination Risk  
Preliminary Site Investigation Report**

**63 Oxford Road & 212 Johns Road,  
Rangiora**

R1 - March 2024



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## QUALITY CONTROL AND CERTIFICATION SHEET

**Client:** Dalkeith Holdings Ltd

**Date of issue:** 4 March 2024

**Revision History:** R1 - Minor clarifications

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## 1 Executive Summary

The subject site includes a rural residential property and a rural property located at 63 Oxford Road and 212 Johns Road, Rangiora, Canterbury. It is proposed to rezone the site to allow residential use. This will involve a change in use, future subdivision and potential disturbance of soils in the future. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) require an assessment of the likelihood of soil contamination being present. It is also noted that Momentum Environmental Ltd is obligated to consider the requirements of Section 10 (4) of the Health and Safety at Work (Asbestos) Regulations 2016. This report details the work undertaken to assess the risks.

This Preliminary Site Investigation (PSI) has identified confirmed or likely Hazardous Activities and Industries List (HAIL) activities on a small area at the northern end of the subject site and there may be a risk to human health from contaminated soils. The following potential sources of contamination have been identified:

- Potential historical storage of persistent pesticides within and around former farm sheds (HAIL A10).
- Potential heavy metal contamination from older buildings likely painted with lead-based paints (HAIL I).
- Potential heavy metal contamination within a possible burn area and under a burn drum (HAIL I).
- Potential heavy metal and TPH contamination around and within a farm shed storing oil drums and treated timber (HAIL I).

It is recommended that Detailed Site Investigations, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to development.

The identified HAIL activities/risks do not preclude eventual residential subdivision of the land and do not require any further investigation for the purposes of rezoning. As each area is developed, the need for an updated Preliminary Site Investigation and/or site inspections should be considered, along with Detailed Site Investigations as required.

Outside of the risk areas, the remainder of the subject site has had no HAIL activities identified and no further investigation is required.

In terms of planning status, the Preliminary Site Investigation has identified evidence of HAIL activities occurring on the subject site. Therefore, the NESCS does apply, and resource consent may be required for future change of use, subdivision and soil disturbance activities.

## 2 Objectives of the Investigation

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, revised 2021”. This report includes all requirements for a Preliminary Site Investigation report.

The objective of this report is to:

- Collect and assess information from multiple sources to understand previous and current land uses.
- To describe the subject site’s physical and environmental features to understand potential pathways and receptors.
- To establish under the NESCS whether it is more likely than not that an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being, or has been, undertaken on the subject site.
- To assess whether there is any risk to potential receptors that would warrant further investigation.

## 3 Scope of Work Undertaken

The scope of the work undertaken has included:

- Obtaining and review of Environment Canterbury (ECan) GIS data including the Listed Land Use Register (LLUR).
- Search of Land Information New Zealand (LINZ) orchard database.
- Review of relevant historical aerial photographs.
- Review of relevant historical certificates of title (CTs).
- Review of Waimakariri District Council (WDC) property files.
- Site inspection.
- Preparation of this report in accordance with MfE guidelines.

## 4 Site Identification

The subject site is located at 63 Oxford Road and 212 Johns Road, Rangiora, Canterbury as shown on the plan in **Figure 1** below. The subject site is legally described as Part RS 903, Part RS 903 and Lot 1 DP 61800 and has a total area of approximately 19.8164ha.



Figure 1 – Location Plan

## 5 Proposed Site Use

It is proposed to rezone the subject site to allow medium density residential development. This will enable future change in use, subdivision and potential disturbance of soils.

## 6 Site Description

### 6.1 Environmental Setting

Table 2 – Environmental Setting

<b>Topography</b>	The site is generally flat land.
<b>Geology</b>	The ECan GIS database describes the soils at the subject site as a combination of Mayfield deep silt, Pahau deep silt and Temuka deep silt over clay. Nearby bore logs indicate that topsoils are underlain by layers of clay, clay and gravel, and gravel.
<b>Soil Trace Elements</b>	According to the ECan GIS database, natural concentrations of trace elements for the subject site are mainly those of the 'Regional, Gley' soil group with areas of the 'Regional, Yellow Grey Earth' and 'Regional, Recent' soil groups as shown in <b>Figure 2</b> below.
<b>Groundwater</b>	The subject site lies over the unconfined/semiconfined gravel aquifer system. Groundwater levels recorded on onsite and nearby bore logs are between 2.54m and 6.91m deep. The direction of groundwater flow is generally in a south-easterly direction.
<b>Surface Water</b>	Open drains lie along the northern and southern boundaries of the subject site.



Figure 2 – Soil Type Plan

## 6.2 Site Layout & Current Site Uses

The subject site is a combination of rural and rural residential land. There is a dwelling surrounded by established gardens on the north-east corner of the subject site. To the south of the residential area are stables, two farm sheds and a loading ramp and animal pens. The remainder of the subject site is divided into paddocks. The northern, smaller paddocks are currently used to graze horses.

## 6.3 Surrounding Land Uses

The land to the north and east of the subject site is residential. The land to the south and west is a combination of rural and rural residential land.

## 6.4 Geotechnical Investigations

No geotechnical investigations were made available to Momentum Environmental Ltd (MEL).

# 7 Historical Site Use Assessment

## 7.1 Previous Site Ownership and Use

Historical Certificate of Titles (CTs) were reviewed with the following relevant ownership information outlined below. No potentially contaminating land uses were identified from the ownership information.

### 63 Oxford Road (Pt RS 903 & Pt RS 903)

16 September 1926	Robert Smith the Younger, farmer
11 March 1941	John Williamson Brosnan, farmer
22 December 1955	Kenneth John Brosnan and Leicester Williamson Brosnan, both farmers
21 March 1973	Dalkeith Holdings Ltd

### 212 Johns Road (Lot 1 DP 61800)

07 July 1905	Malcolm McNally, farmer
28 August 1907	Diedrich Schluter, farmer
18 May 1915	Elizabeth Schluter, widow and Frederick William Leonard Wicke, farmer
24 June 1949	Herbert Henry Schluter and Norman Lester Schluter
11 August 1960	Norman Lester Schluter, farmer
13 November 1980	Richard Herbert Schluter and Michael Patrick Schluter, both farmers
30 April 1993	Richard Herbert Schluter
06 August 1993	Richard Herbert Schluter and Mary Helen Schluter, social worker
09 June 1998	Dalkeith Holdings Ltd

Note that some of the older information was of poor quality and difficult to follow, therefore the accuracy of the spelling of names and dates is not guaranteed. Copies of the historical CTs are included in **Appendix A**.

## 7.2 District Council Records

The subject site is currently zoned Rural in the Waimakariri District Plan.

The property file for 63 Oxford Road was provided by Waimakariri District Council on 15 February 2024. The property file for 212 Johns Road was reported to be empty Waimakariri District Council on 15

February 2024. Details of the building consents and permits within the file for 63 Oxford Road are summarised below.

29 October 1973	Building permit to erect a hay barn.
15 November 1973	Building permit to erect four horse boxes to be constructed from concrete block walls, concrete foundations and decramastic tile roof.
21 February 1986	Building permit to add to the existing stables. The addition was to be constructed from concrete block walls, concrete foundations and metal tile roofing.
07 March 1989	Building permit to erect a dwelling and garage. The permit was approved on condition that the existing dwelling be demolished prior to occupancy of the new dwelling.

### 7.3 Regional Council Records

The subject site is not listed on the Listed Land Use Register (LLUR) for activities and industries as per the 'Hazardous Activities and Industries List' (HAIL).

Three sites within 100m of the subject site are listed on the LLUR:

- Site 3795, 51 Oxford Road is listed for 'A10 – Persistent pesticide bulk storage or use'. The listed area was identified by a Preliminary Site Investigation (PSI) undertaken by Landcare Research in April 2005 for the wider property. The only former land use identified as having a significant potential to have caused ground contamination was an area used for market gardening in the north-east corner of 51 Oxford Road prior to the 1960s. The investigation also notes that 51 Oxford Road was owned by Forest Research Institute from the early 1960s until 1999 and during this time the land was used as a nursery for forestry plantings and for possum control research. The listed site is categorised as 'Verified HAIL has been partially investigated'. The site is located approximately 38m east of the subject site.
- Site 169963, 83 Oxford Road is listed for 'A10 – Persistent pesticide bulk storage or use' due to horticultural activities observed on aerial photographs from 1994 onwards by the Waimakariri District Council 2016 HAIL identification project. The site is categorised as 'Verified HAIL has not been investigated'. The site is located directly north of 212 Johns Road.
- Site 169967, 80 Oxford Road and 1, 3 & 15 Brick Kiln Road is listed for 'A10 – Persistent pesticide bulk storage or use' due to horticultural activities noted on aerial photographs between 1965 and 1984 by the Waimakariri District Council 2016 HAIL identification project. The site is categorised as 'Verified HAIL has not been investigated'. The site is located approximately 20m north of the subject site, on the opposite side of Oxford Road.

A full copy of the LLUR statement is attached in **Appendix B**.

The ECan GIS database shows four active bores on the subject site, one used for domestic supply, one for irrigation and two for stock supply. The nearest active, downgradient well is M35/9868 used for domestic supply, located approximately 120m south-east of the subject site. Well M35/2886 located adjacent to the eastern boundary of the subject site is shown as active but this is considered unlikely given its location within a new residential subdivision with a town water supply.

The ECan GIS database shows an active resource consent for the subject site to take and use groundwater for irrigation. Within a 100m radius of the subject site there are active resource consents to discharge domestic wastewater to land, to take and use groundwater for irrigation, and to discharge developed phase stormwater and contaminants to land and to an artificial watercourse.

## 7.4 LINZ Records

The LINZ Orchard layer does not show the subject site, or any properties within 100m as having listed orchards.

## 7.5 Review of Historical Aerial Photographs

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

- The earliest available aerial photograph is from **1941** and shows the majority of the subject site is in pasture. A dwelling is present on the north-east corner of the subject site. To the south of the dwelling are several farm sheds and animal shelters. The surrounding land is similar rural residential and pastoral farmland.
- The next available aerial photograph is from **1963**. It shows only two new sheds and the dwelling remaining on the subject site. The adjacent property to the east of the subject site appears to have a horticultural use, this is likely the forestry nursery use noted in the Landcare Research PSI for the adjacent land. The subject site is partially separated from this property by a hedge or shelterbelt. Several farm sheds have also been added to the adjacent property to the east. A shearing shed and sheepyard are now present on the adjacent property to the west of the subject site. Possible horticultural activities are visible beyond the subject site to the north-east.
- The **1973** aerial photograph shows no significant changes to the subject site. Additional sheds have been added to the adjacent property to the east. The sheepyard on the adjacent property to the west has been removed.
- The **1980** aerial photograph is blurred and detail is difficult to discern. The haybarn and stables included in the property file are visible to the south of the dwelling on the subject site. There is no apparent change of use for the surrounding land.
- The next available aerial photograph is from **1994**. It shows the existing dwelling and two older sheds have been removed and a new dwelling is now present. A new shed is present to the south of the stables. One of the properties immediately north of 212 Johns Road (83 Oxford Road) appears to have a horticultural use with tunnel houses on the northern end and three fields planted in rows to the south of the tunnel houses. This property is separated from the subject site by a shelterbelt. The possible horticultural activities beyond the subject site to the north-east appear to have ceased.
- The **2000** aerial photograph shows a bare area of earth within 63 Oxford Road. This is inline with a former stream channel/depression so is considered most likely due to water saturation rather than a burn area. There are no significant changes to the surrounding area.
- The **2005** aerial photograph shows no significant changes to the subject site. The horticultural activities on adjacent land to the east appear to have ceased. The horticultural activities on the immediately adjacent land to the north of 212 Johns Road also appears to have ceased. Tunnel houses are still present on the northern end of this property. A horse training track is now visible beyond the subject site to the south.
- The **2013** aerial photograph shows a tree has been removed south-east of the dwelling on the subject site. A timber loading ramp and holding pens are now visible where the tree was located. Items next the holding pens are most likely wood from the removed tree. Two trees have also been felled on the western boundary of 63 Oxford Road and are being processed for firewood. Storage of items including timber and oil drums is occurring around the most southern farm shed. Residential development has occurred beyond the subject site to the east.
- The **2018** aerial photograph shows a possible burn area and burn drum present next to the holding pens on the subject site. Three of the paddocks on the subject site appear to have been planted with crops. Some of the tunnel houses on 83 Oxford Road have been removed. There are no other significant changes to the surrounding area.

- The latest aerial photograph is dated **2021**. It shows a domestic tunnel house and vegetable garden is present on one of the paddocks. The rest of the paddock appears to have been ploughed. Five of the paddocks on the subject site appear to have been planted with crops. There are no other significant changes to the subject site or surrounding area.

## 8 Site Inspection

An inspection was undertaken on 16 February 2024 to assess the likelihood of soil contamination on the subject site. Site Inspection Plans detailing the structures on the subject site and potential sources of contamination, including those identified by the desktop portion of this investigation, are shown in **Appendix D**.

The existing dwelling is a modern brick wall building with a shingle roof. The property file indicates this building was constructed circa 1989.



Photo 1 – Dwelling



Photo 2 – Garden

South of the dwelling is a corrugated iron and timber hayshed currently used to store hay and plastic fencing materials. Adjoining this shed is a stable block constructed from concrete block and decramastic tiles. The property file indicates the stable were built in 1973 with an addition in 1986. Decramastic tiles of this era may include asbestos. However, the tiles appeared in good condition without significant loss of sand coating. A small pump shed and water tank are present behind the stables. Minor storage of items including fencing materials is occurring next to the pump shed.



Photo 3 – Hayshed



Photo 4 – Stables



Photo 5 – Water tank, pump shed and minor storage of items at rear of stables

To the east of the hayshed and stables is a timber loading ramp and holding pens. There is no evidence of a livestock dip or spray race within this structure. Adjacent to the holding pen is a burn drum. The drum is on a concrete paving slab and no evidence of burnt soils was visible. The possible burn area noted on the 2018 aerial was not visible, however, the grass was long in this area.



Photo 6 – Timber loading ramp

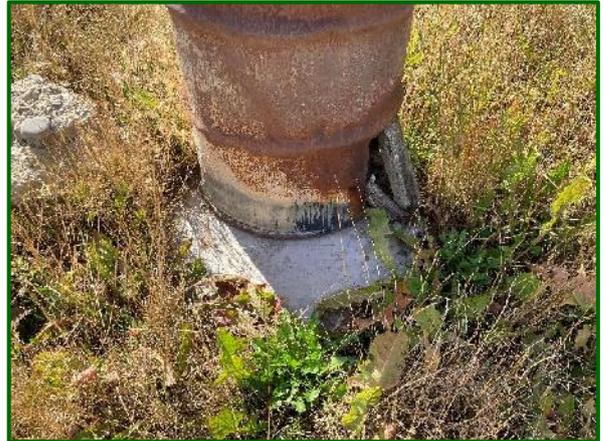


Photo 7 – Burn drum on concrete paving slab

To the south of the stables is a corrugated iron and timber farm shed currently storing some farm machinery. Five old oil drums are present at the southern end of the shed, one with a dispenser, and the earth floor of the shed is slightly stained in places. Treated timber fenceposts are being stored at the northern end of this shed.



Photo 8 – Hayshed



Photo 9 – Old oil drums



Photo 10 – Slight staining of shed floor

To the south of the farm shed is a paddock containing a domestic tunnel house. The rest of the paddock is grassed with no sign of the vegetable garden observed on the latest aerial.



Photo 11 – Domestic tunnel house

The remainder of the subject site is divided into paddocks. Horses are present on the northern smaller paddocks. The larger paddocks are either grassed or planted with clover. Some bare areas and weedy areas were seen to be irrigation points within the paddock areas.



Photo 12 – Horse paddock



Photo 13 – Grassed paddock



Photo 14 – Clover paddock



Photo 15 – Irrigation point

## 9 Risk Assessment

### 9.1 Potential HAIL Uses Identified

The Hazardous Activities and Industries List (HAIL) compiled by The Ministry for the Environment include the following categories (*in italics*) that could be associated with the historical uses of the site with a summary of the risk of these activities having been carried out on the site.

#### **A – Chemical manufacture, application and bulk storage**

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

The majority of the subject site has been used for pastoral farming activities for its known history. The normal use of fertilisers and pastoral weed controls associated with pastoral use is unlikely to have caused soil contamination that would pose a risk to human health. However, multiple farm buildings have been present at the subject site since at least 1941. The storage of persistent pesticides in and around the farm buildings cannot be discounted. Contaminants of concern include heavy metals and organochlorine pesticides (OCPs).

A vegetable garden and a domestic tunnel house were noted on the latest, 2021, aerial photograph. The vegetable garden was no longer present at the time of the site inspection. Given the extent and era of these activities it is considered highly unlikely that persistent pesticides were used on this area.

On the 2018 and 2021 aerial some of the paddocks appear to have been planted with crops. According to the long-term lessee of the subject site these were seed crops. Given the era of these activities and the apparent non-intensive nature of the activities it is considered highly unlikely that persistent pesticides have been used on these paddocks. HAIL A10 is not considered to apply to these activities.

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

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

The hayshed and stables currently present on the subject site were constructed in the 1970s, an era when use of asbestos containing building materials (ACM) was common. However, no suspected ACM in a deteriorated state was observed anywhere on the subject site during the site inspection. Therefore, if asbestos is present, it is highly unlikely to have been released in sufficient quantities to contaminate the soils.

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

The ECan LLUR identified three sites with HAIL activities within a 100m radius of the subject site. These sites are considered highly unlikely to pose a risk of migration of contaminants to the subject site given the information in the LLUR statement and either the separation distances or presence of shelterbelts between the subject site and the listed sites.

**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**

A dwelling and sheds were noted on the subject site on the earliest available aerial photograph from 1941. Based on the era of the buildings lead-based paint products may have been used on these buildings. Additional sheds built between 1941 and 1963 also pose a risk of use of lead-based paints. Any natural deterioration or intentional removal may have caused contamination of the surrounding soils. Contaminants of concern include heavy metals.

A potential burn area was observed on the 2018 and 2021 aerial photographs. A burn drum was present in a similar location during the site inspection. Burning of non-green waste in this area may have caused contamination of the soil. Contaminants of concern include heavy metals.

Storage of items including oil drums and treated timber around and within a farm shed may have caused contamination of the soils. Contaminants of concern include heavy metals and total petroleum hydrocarbons (TPH).

## 9.2 NESCS Regulation 6(3) Probability Assessment

In terms of the NESCS, Regulation 5(7) states that land is considered to be covered if an activity or industry described in the HAIL is being undertaken; has been undertaken; or is more likely than not to have been undertaken on it. Regulation 6 describes the methods for determining this. Method 6(3) is to rely on a Preliminary Site Investigation. The NESCS Users Guide indicates the test for 'more likely than not' is that there is more than a 50 percent likelihood of the HAIL having occurred. The table below states the likelihood of each HAIL identified:

**Table 3 – NESCS Probability Assessment**

<b>HAIL Category</b>	<b>6(3)a - Is being undertaken</b>	<b>6(3)b – has been undertaken</b>	<b>6(3)c – likelihood of having been undertaken (if not confirmed)</b>
A10 – Persistent pesticide bulk storage or use	-	-	More likely than not (storage around sheds) Highly unlikely (paddocks)
E1 – Asbestos products and disposal	-	-	Highly unlikely
H – Migration of contaminants to the subject site	-	-	Highly unlikely
I – Any other – lead paint & asbestos	-	-	More likely than not
I – Any other – burn areas	-	-	More likely than not
I – Any other – storage around & within farm shed	-	-	More likely than not

Therefore, the NESCS does apply to the site and resource consent may be required for activities controlled by the NESCS.

### 9.1 Conceptual Site Model

The following conceptual site model for the subject site indicates a potentially complete exposure pathway:

**Table 4 – Conceptual Site Model**

Conceptual Site Model – Heavy Metals					
Source	Pathways		Receptor	Exposure Status	Pathway
<ul style="list-style-type: none"> <li>• Potential heavy metal &amp; OCP contamination within and around former farm sheds</li> <li>• Potential heavy metal contamination around former pre-1963 buildings</li> <li>• Potential heavy metal contamination within a possible burn area/under a burn drum.</li> <li>• Potential heavy metal and TPH contamination around &amp; within a farm shed storing oil drums and treated timber.</li> </ul>	Human	Dermal contact, ingestion and inhalation through soil contact	Current and future site occupiers and workers involved in soil disturbance activities	Potentially complete. The risk posed to current users of the subject site is considered to be low. However, the risk becomes more significant if development for a higher density residential use occurs.	
		Ecological	Infiltration through soils to groundwater	Groundwater is assumed to be 2.54m and 6.91m deep at the site	Likely incomplete as the identified potential sources of contamination are likely to only impact shallow soils.
	Surface runoff to waterways		Open drains along the northern and southern boundaries	Likely incomplete due to the separation distances from the identified risk areas.	

Therefore, it is recommended that Detailed Site Investigations, in terms of the Ministry for the Environment’s Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to development. These areas are shown on the Site Inspection Plan in **Appendix D**.

## 10 Conclusion

This investigation has identified confirmed or likely Hazardous Activities and Industries List (HAIL) activities on a small area at the northern end of the subject site and there may be a risk to human health from contaminated soils. The following potential sources of contamination have been identified:

- Potential historical storage of persistent pesticides within and around former farm sheds (HAIL A10).
- Potential heavy metal contamination from older buildings likely painted with lead-based paints (HAIL I).
- Potential heavy metal contamination within a possible burn area and under a burn drum (HAIL I).
- Potential heavy metal and TPH contamination around and within a farm shed storing oil drums and treated timber (HAIL I).

It is recommended that Detailed Site Investigations, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to development for residential use.

The identified HAIL activities/risks do not preclude eventual residential subdivision of the land and do not require any further investigation for the purposes of rezoning. As each stage of the area is developed, the need for an updated Preliminary Site Investigation and/or site inspections should be considered, along with Detailed Site Investigations as required.

Outside of the risk areas, the remainder of the subject site has had no HAIL activities identified and no further investigation is required.

## 11 Limitations

Momentum Environmental Limited has performed services for this project in accordance with current professional standards for environmental site assessments, and in terms of the client's financial and technical brief for the work. Any reliance on this report by other parties shall be at such party's own risk. It does not purport to completely describe all the site characteristics and properties. Where data is supplied by the client or any third party, it has been assumed that the information is correct, unless otherwise stated. Momentum Environmental Limited accepts no responsibility for errors or omissions in the information provided. Should further information become available regarding the conditions at the site, Momentum Environmental Limited reserves the right to review the report in the context of the additional information.

Opinions and judgments expressed in this report are based on an understanding and interpretation of regulatory standards at the time of writing and should not be construed as legal opinions. As regulatory standards are constantly changing, conclusions and recommendations considered to be acceptable at the time of writing, may in the future become subject to different regulatory standards which cause them to become unacceptable. This may require further assessment and/or remediation of the site to be suitable for the existing or proposed land use activities. There is no investigation that is thorough enough to preclude the presence of materials at the site that presently or in the future may be considered hazardous.

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

## **Appendix A – Historical Certificates of Title**

References  
Prior C/T. 222/294

Land and ...

Transfer No. 661680  
N/C. Order No.



**CANCELLED REGISTER**

5A/1026

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

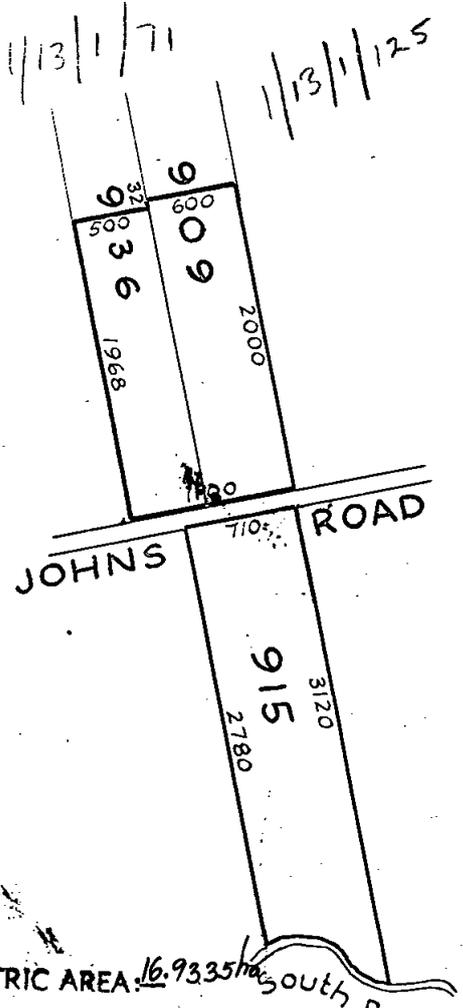
This Certificate dated the 27th day of August one thousand nine hundred and sixty five under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that NORMAN LESTER SCHLUTER of Rangiora Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All ~~that~~ <sup>those</sup> parcel of land containing together 41 acres 3 roods 15 perches or thereabouts situated in Blocks VI and X of the Rangiora Survey District being Rural Section 915 and part of Rural Sections 909 and 936



*William*  
Assistant Land Registrar



METRIC AREA: 16.9335 ha  
Scale: 1 inch = 10 chains  
Total Area = 41.3.15

Mortgage 656692 to Thomas Frederick May and William Ronald Thomas James, to Mary Ellen Ruby Thomas, to Evelyn Amelia Duthie, to Stanley Charles Rowe, to Catherine Emma Jean Wyllie, to Cyril Butters and to Agnes Jane Robinson in shares - 1/7/1965 at 3 p.m.

*William*  
A.L.R.

Transfer 680240 of her share in Mortgage 656692 Catherine Emma Jean Wyllie to Mabel Jane Wood and Lorna Jane Banks 29.4.1966 at 12.25p.m.

*William*  
A.L.R.

Variation of Mortgage 656692 - 24/9/1970 at 10.25 a.m.

*William*  
A.L.R.

Mortgage 809483 to The State Advances Corporation - 24/9/1970 at 10.25 a.m.

*William*  
A.L.R.

=OVER=

000/1/01-90679 W

No. 5A/1026

Transmission 904451 of the share of Cyril Butters of Mortgage 656692 to Lester Butters as Executor - 30/3/1973 at 2.59 p.m

*[Signature]*  
A.L.R.

Transfer 904452 of his share in Mortgage 656692 Lester Butters to Elizabeth Willetts - 30/3/1973 at 2.59 p.m

*[Signature]*  
A.L.R.

Variation of Mortgage 656692 - 16.5.1974 at 11.40 a.m.

*[Signature]*  
A.L.R.

Transfer 958557 of the share of Elizabeth Willetts in Mortgage 656692 to Edgar Herberf Oscar Gillman - 17.5.1974 at 11.40 a.m.

*[Signature]*  
A.L.R.

Mortgage 65662/2 to The Rural Banking and Finance Corporation of New Zealand - 23.1.1976 at 11.07 a.m.

*[Signature]*  
D.L.R.

Transmission 84395/1 of the share of Mabel Jane Wood and Lorna Jane Banks in Mortgage 656692 to Lorna Jane Banks as Survivor - 16.6.1976 at 11.16 a.m.

*[Signature]*  
A.L.R.

Mortgage 84395/5 to Helmore and Asch & Bowron Nominees Limited - 16.6.1976 at 11.12 a.m.

No. 85773/1 Memorandum of Priority making Mortgage 84395/5 first, Mortgage 809483 second and Mortgage 65662/2 third mortgage - 24/6/1976 at 11.28 a.m.

Mortgage 85773/2 to Richard Hugo Bowron - 24/6/1976 at 11.28 a.m.

*[Signature]*  
A.L.R.

Variation of Mortgage 84395/5 - 8.7.1977 at 9.55 am.

*[Signature]*  
A.L.R.

Mortgage 179067/2 to Elsie Ruth Horner and Richard Hugo Bowron, to Raymond William Alex Reed and Mary Wilson, to William Robert Thomas James and Thomas Frederick May, to Raymond William Alex Reed and Mary Wilson and to Helmore Smith Van Asch & Bowron Nominees Limited in shares 31.5.1978 at 11.02 am.

*[Signature]*  
for A.L.R.

No. 179067/3 Memorandum of Priority making Mortgage 84395/5 first mortgage, Mortgage 809483 second Mortgage and Mortgage 65662/2 third mortgage - 31.5.1978 at 11.02 am.

*[Signature]*  
for A.L.R.

Variation of Mortgage 65662/2 - 31.5.1978 at 11.02 am.

DISCHARGED  
*[Signature]*  
for A.L.R.

Variation of Mortgage 809483 - 31.5.1978 at 11.02 am.

DISCHARGED  
*[Signature]*  
for A.L.R.

Transmission 300741/1 of the two shares of Raymond William Alex Reed and Mary Wilson in Mortgage 179067/2 to Raymond William Alex Reed as Survivor - 13.11.1980 at 11.01 a.m.

*[Signature]*  
for A.L.R.

Transfer 300741/3 to Richard Herbert Schluter and Michael Patrick Schluter both of Rangiora, Farmers as tenants in common in equal shares - 13.11.1980 at 11.01 a.m.

Mortgage 300741/5 to The Rural Banking and Finance Corporation - 15.11.1980 at 11.02 a.m.

DISCHARGED  
*[Signature]*  
for A.L.R.

Variation of Mortgage 809483 - 13.11.1980 at 11.02 a.m.

DISCHARGED  
*[Signature]*  
for A.L.R.

Mortgage 309943/1 to Norman Lester Schluter - 30.1.1981 at 11.26 a.m.

*[Signature]*  
for A.L.R.

Variation of Mortgage 300741/5 - 26.2.1982 at 11.50 am.

DISCHARGED  
*[Signature]*  
for A.L.R.

Certificate No. 472856/14 that the within Mortgage No. 809483 is vested in the Rural Banking and Finance Corporation of New Zealand 3/2/1984 at 11.39 a.m.

Variation of Mortgage 300741/5 - 7-3-1984 at 11.25a.m.

DISCHARGED  
*[Signature]*  
for A.L.R.

Mortgage 532573/1 to Bank of New Zealand - 25.2.1984 at 2.00 p.m.

*[Signature]*  
for A.L.R.

Mortgage 588104/6 to Helmore Smith Van Asch & Bowron Nominees Limited - 13.2.1986 at 11.02 a.m.

DISCHARGED  
*[Signature]*  
for A.L.R.

over...

No. 588104/7 Memorandum of Priority making Mortgages 588104/6, 309943/1 and 532573/1 third, fourth and fifth mortgages respectively - 13.2.1986 at 9.00a.m.

*Samuel*  
for A.L.R.  
Mortgage 747667/2 to the Royal Banking and Finance Corporation of New Zealand - 22.6.1988 at 11.46am  
*Colin Kay*  
for A.L.R.

No. 747667/4 Memorandum of Priority making Mortgages 747667/2, 309943/1 and 532573/1 second, third and fourth mortgages respectively - 22.6.1988 at 11.46am

*Colin Kay*  
for A.L.R.

Transmission 860192/1 of Mortgage 309943/1 to Kathleen Norrie Schluter, Richard Herbert Schluter and Barbara Kathleen Vietonne as Executors - 5.3.1990 at 11.44am

*Band*  
for A.L.R.

Amalgamation Correspondence 963556/1

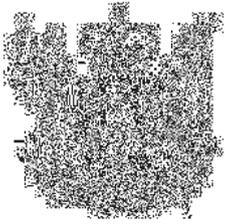
PLAN No. 61800 LODGED 11/8/92  
AND DEPOSITED 16/2/93

OCT A37564/3,4 - Cancelled and Cst 360/931, 932 issued for Lots 1,2 DP 61800

*[Signature]*  
A.L.R.

CANCELLED DUPLICATE DESTROYED





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



  
R. W. Muir  
Registrar-General  
of Land

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

**Identifier**                      **CB36D/931**  
**Land Registration District**   **Canterbury**  
**Date Issued**                      16 February 1993

**Prior References**  
CB5A/1026

---

**Estate**                      Fee Simple  
**Area**                      8.8906 hectares more or less  
**Legal Description**      Lot 1 Deposited Plan 61800  
**Original Registered Owners**  
Dalkeith Holdings Limited

---

**Interests**

References

Prior C/T 5A/1026

Transfer No.

N/C. Order No. A37564/3



REGISTER

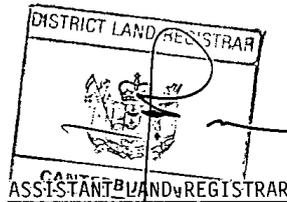
No. 36D/931

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 16th day of February one thousand nine hundred and ninety three under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that RICHARD HERBERT SCHLUTER and MICHAEL PATRICK SCHLUTER, both of Rangiora, Farmers as tenants in common in equal shares are ---

Is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 8.8906 hectares or thereabouts being Lot 1 Deposited Plan 61800 ---



Subject to:

Mortgage 309943/1 to Kathleen Norrie Schluter, Richard Herbert Schluter and Barbara Kathleen Viettone - 30.1.1981 at 11.26am

Variation of Mortgage A64706/2 - 8.11.1994 at 2.25pm

DISCHARGED

Variation of Mortgage A64706/2 - 9.11.1995 at 2.35pm

A.L.R. Transfer A49209/3 to the abovenamed Richard Herbert Schluter - 30.4.1993 at 1.30pm

Transmission A257240/2 of Mortgage A64706/3 to Richard Herbert Schluter and Barbara Kathleen Viettone, as survivors - 6.9.1996 at 2.45pm

for A.L.R. Transfer A64706/1 to Mary helen Schluter of Rangiora, Social Worker and Richard Herbert Schluter abovenamed as tenants in common in equal shares - 6.8.1993 at 1.30pm

Variation of Mortgage A64706/2 - 19.6.1997 at 2.09pm

for A.L.R. Mortgage A64706/2 to Dalkeith Smith Van Asch & Bowron Nominees Limited - 6.8.1993 at 1.30pm

A355045.3 Transfer to Dalkeith Holdings Limited 9.6.1998 at 1.50

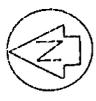
Mortgage A64706/3 to Kathleen Norrie Schluter, Richard Herbert Schluter and Barbara Kathleen Viettone - 6.8.1993 at 1.30pm

for DLR

No. 36D/931

36D/931

Approved

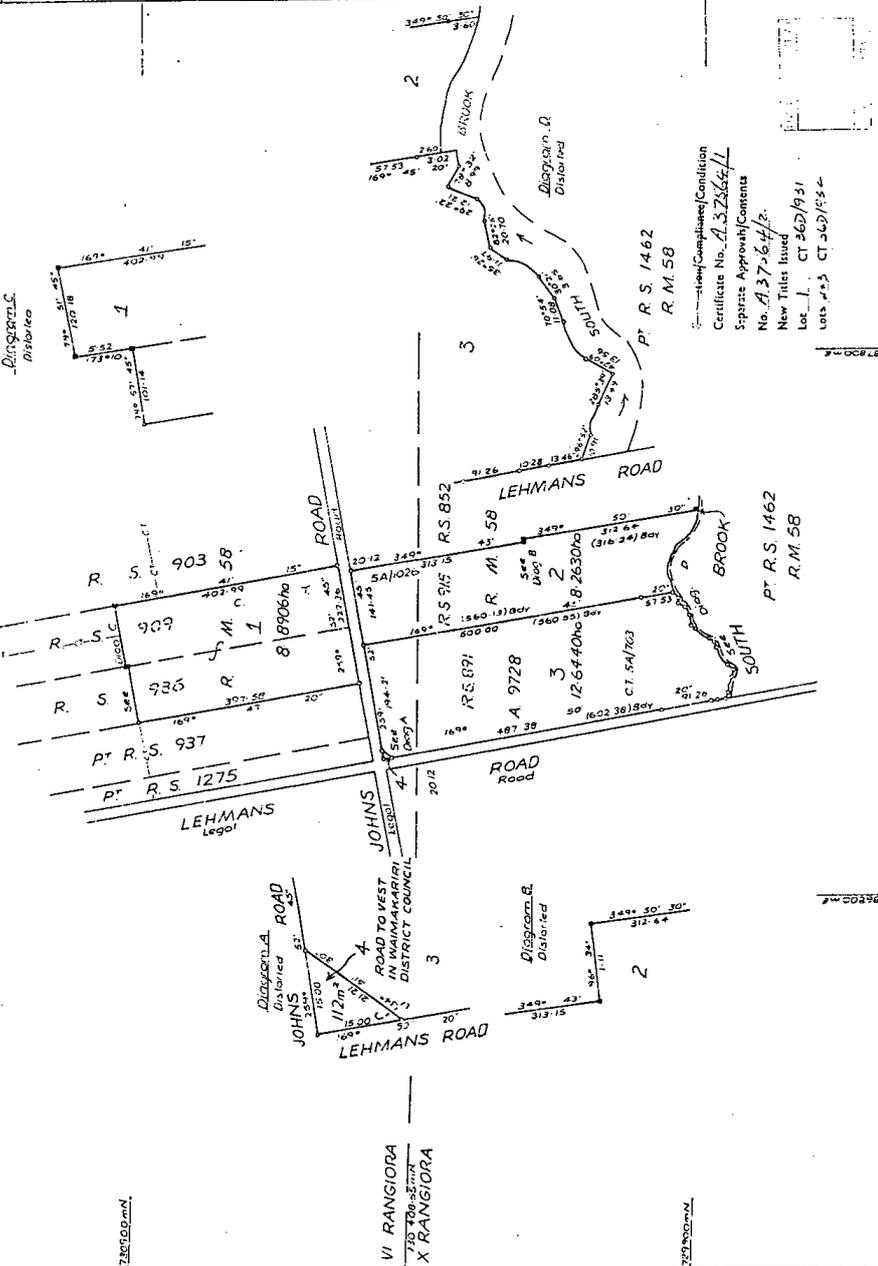


Approved pursuant to Section 273 of the Land Act 1925 in the presence of the Registrar General on the 25th day of October 1917. Subject to the amalgamation condition set out hereon.

The Common Seal of the Waimakariri District Council is affixed hereon in the presence of

*[Signature]* Mayor  
*[Signature]* District Secretary

Amalgamation Condition  
 That Lots 2 and 3 hereon be held in the same certificate of title. See A 54/1026/1



Total Area 29.7976 ha

Completed in CT 54/1026 & 54/1703

L. KENNETH HENRY FRIZZELL  
 Registered Surveyor and holder of an annual practicing certificate for 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000.

Approved as to Survey  
 12.11.1917  
 Deputy Chief Surveyor

Deposited this 16th day of February 1917  
 Chief District Land Registrar

DP6180

TERRITORIAL AUTHORITY WAIMAKARIRI DISTRICT  
 Surveyed by K. H. Frizzell  
 Scale 1:5000 Date March 1992

LOTS 1-4 BEING SUBDIVISION OF  
 R.S.s 891, 915 & P.T. R.S.s 909 & 936

LAND DISTRICT CANTERBURY  
 SURVEY BLK. & DIST. VI & X RANGIORA  
 NZMS 261 SH 1135 RECORD MAP No 10000/61

NEW ZEALAND.

Form B.

183/275

Reference: Vol. Application No. 8522  
Transfer No.



Register-book,  
Vol. 183, folio 275

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the ninth day of June, one thousand eight hundred and twenty nine, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, Witnesseth that George Henry Davy Blackmore of Southbrook Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing together 32 1/2 acres or thereabouts situated in Blocks N and X Rangiora Survey District and being Rural Sections 915, 936 and part of Rural Section 909,



William  
District Land Registrar

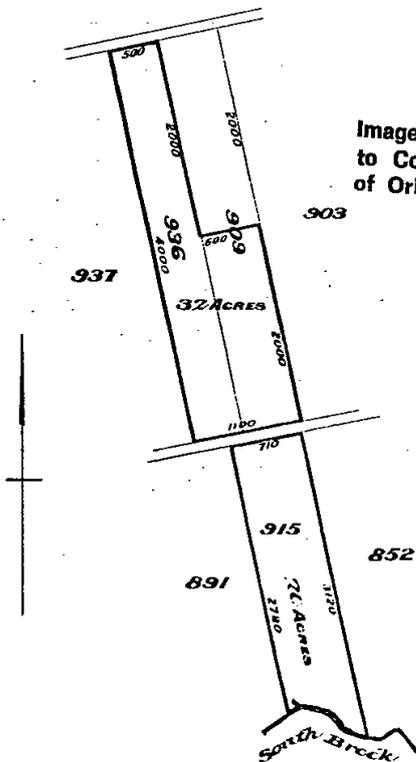


Image Quality due to Condition of Original

Mortgage 41877 produced 15 June 1899 at 2.40 pm George Henry Davy Blackmore to Daniel Blackmore  
10.6.1905. per M.R. William

extension and reduction of Mortgage 41877 produced 10 July 1904 at 2.40 pm per M.R. William

Transfer 67014 produced 10 June 1905 at 10.40 am George Henry Davy Blackmore to Daniel Blackmore of Rangiora Farmer  
per M.R. William

Transfer 67354 produced 7 July 1905 at 2.30 pm Malcolm McHally to George Andrew Gracey of part of 936  
per M.R. William

Cancelled 11.11.1904

22/9/1908

Scale 10 Chains to an Inch.

183/275



222/294

Cancelled

[Form B.]

# NEW ZEALAND.



Reference: Vol. 183, folio 275  
Transfer No. Balance

Register-book,  
Vol. 222, folio 294

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

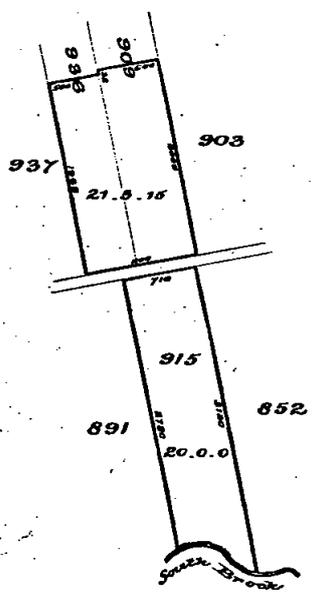
**CANCELLED**

This Certificate, dated the Seventh day of July, one thousand nine hundred and five, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, doth witness that Malcolm Mc Kally of Rangiora Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Together Forty one Acres, Three rods and fifteen perches in the whole, situated in Blocks VI and X of the Rangiora Survey District comprising Rural Sections 915 and parts of Rural Sections 904 and 906



H. Smith  
District Land Registrar



Scale: 10 chains to an inch.

Mortgage 63632 produced 1<sup>st</sup> March 1907 at 12 pm Malcolm Mc Kally to the Government at the District Office Superintendent 20.5.1907 at 12.

**DISCHARGED**

Transfer 74912 produced 20 August 1907 at 11.40 am Malcolm Mc Kally to Diedrich Schluter of Rangiora Farmer at 12.

Mortgage 65605 produced 20 August 1907 at 11.40 am Diedrich Schluter to John Charles Kettle Gregg at 12.

**DISCHARGED**

Extension of Mortgage 65605 produced 17th September 1912 at 3.15 pm at 12.

Transmission of 8566 Lyatts Schluter of Rangiora Widow and Frederick Williams for herd White of Sifton Farmer Executors of the will of Diedrich Schluter entered 18 May 1915 at 11.15 am at 12.

Transmission 16432 of Mortgage 65605 to the above named John Charles Kettle Gregg entered 6 March 1913 at 12.40 pm at 12.

H. Smith at 12.

Image Quality due to Condition of Original

222/294

222/294  
Transfer 164544 of mortgage 55605. produced  
20 April 1925 at 10:30 am John Charles  
Kattle Grigg to Edmund Wellaley Reeves  
son of Nelson Schleiter and the said John  
Charles Kattle Grigg

X caveat 6916 entered 21<sup>st</sup> December 1925  
at 2:30 pm

X caveat 6917 entered 21<sup>st</sup> December 1925  
at 2:30 pm

X caveat 6918 entered 21<sup>st</sup> December 1925  
at 2:30 pm

Transmission 11616 of mortgage 55605 to the  
above named Edmund Wellaley Reeves  
Entered 21 October 1924 at 2:25 pm

Charge No. 1297 under Section 11 of the "Land and  
Income Tax Amendment Act 1924" entered  
**DISCHARGED**

30776 Transfer the interest in mortgage  
to Herbert Henry Schleiter and Norman  
Lester Schleiter both of Rangiora as  
tenants in common in equal  
shares produced 24 June 1949 at  
3 pm

307763 mortgage the reversion in fee simple  
to Beathelie Mary Kelly James May  
Blair to the said Beathelie Mary Kelly  
James and Catherine Emma Jean  
Wyllie in shares produced 31 June  
1949 at 3 pm

351204 transmission of the interest  
of May Blanche James in mortgage  
307763 to Cecil Rhodes and  
Charles Henry James as executors  
entered 7 December 1951 at 11:5 am

351205 transfer of the interest of  
Cecil Rhodes and Charles Henry  
James in mortgage 307763 to  
the said Cecil Rhodes  
produced 7 December 1951 at 11:5 am  
359010 transfer of the interest in mortgage  
of Luckpica Jones produced 13 May 1952 at 2:45 pm

390477 transmission of the interest of  
Nosis Thomas Waters in mortgage 307763  
to Vera Mayne Macneil and Cyril  
Ashley Waters as executors entered  
22 December 1953 at 2:12 pm

310480 Transfer of the interest in  
mortgage 307763 from Mayne Macneil  
and Cyril Ashley Waters to Lillian  
Frances Oakford produced 22 December  
1953 at 2:18 pm

398520 Transfer of the interest in mortgage 307763  
Lillian Frances Oakford to Heathcote George Wilson  
produced 3 June 1954 at 10:39 am

Variation of the terms of Mortgage 307763 produced  
the 3 day of June 1954 at 10:40 am

Variation of the terms of Mortgage 307763 produced  
the 3 day of June 1954 at 10:40 am

Transfer 531209 Herbert Henry Schleiter  
and Norman Lester Schleiter to the  
said Norman Lester Schleiter produced  
11/8/1960 at 10:11 am

Mortgage 531310 to May Ellen Schleiter  
to May Ellen Schleiter, Evelyn  
Annie Schleiter, Gladys Marie Brown  
to Catherine Maria Jean Wyllie and  
to Cecil Rhodes in shares produced  
11/8/1960 at 10:12 am

Mortgage 531511 to Herbert Henry Schleiter  
to Herbert Henry Schleiter produced  
11/8/1960 at 10:31 am

CERTIFICATE OF TITLE  
Granted 583185 of the mortgage of interest in mortgage  
to Stanley Charles Brown and Patricia Ann  
Brown produced 13-8-1962 at 2:45 pm

Mortgage 531510 to Stanley Charles Brown  
to Stanley Charles Brown and Patricia Ann  
Brown produced 13-8-1962 at 2:46 pm

Variation of the terms of mortgage 53186 produced  
29-7-1963

Transmission 630970 of mortgage 53186 to Mr.  
Stanley Charles Brown - Entered 30-7-1964  
at 2:40 pm

Mortgage 637807 of mortgage 53186 to  
Robert Taylor - Entered 31-7-1964 at 2:40 pm

Transmission 656690 of mortgage 531510 to  
Thomas Frederick Ray and William Ronald Horne  
James - 1-7-1965 at 2:43 pm

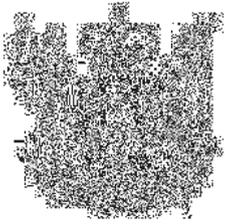
Discharge of Mortgage 531510 as to the share of  
Evelyn Annie Dottle - 15-7-1965 at 2 pm

WCO 661680 (Cancelled and c.7.  
-27-8-1965 (SA/1026) issued

Public Act 1965

222/294





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



  
R. W. Muir  
Registrar-General  
of Land

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

**Identifier**                      **CB384/133**  
**Land Registration District**   **Canterbury**  
**Date Issued**                      16 September 1926

**Prior References**  
DI 6C/S671

---

**Estate**                      Fee Simple  
**Area**                      4.0469 hectares more or less  
**Legal Description**      Part Rural Section 903

**Original Registered Owners**  
Dalkeith Holdings Limited

---

**Interests**

A136469.2 Mortgage to The National Bank of New Zealand Limited - 27.9.1994 at 11:58 am  
8699098.1 Discharge of Mortgage A136469.2 - 11.3.2011 at 3:50 pm  
8699098.2 Mortgage to Combined Building Society - 11.3.2011 at 3:50 pm  
10244887.2 Discharge of Mortgage 8699098.2 - 9.11.2015 at 9:47 am

NEW ZEALAND.

Land Transfer (Compulsory Registration of Titles) Act, 1924.  
Reference: Deeds Index. C 271  
Application No. C 2967



Register-book,  
Vol. 384, folio 133

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.  
LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the sixteenth day of September, one thousand nine hundred and Twenty-six  
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that  
ROBERT SMITH of Rangiora 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 rights 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 TEN ACRES or thereabouts situated in Block VI of the Rangiora Survey District being part of Rural Section 903 and being more particularly described in Conveyance Registered No. 112067 (178/157)



*J.W. Thompson*  
District Land Registrar.

Image Quality due to Condition of Original

Subj. 13 6  
Produced this 13 day of October 1926

*Transfer 238615 produced 11<sup>th</sup> March 1941 at 2.41 pm. Robert Smith to John Williamson Barragan of Riverside Farmist.*

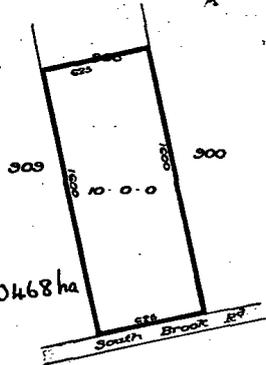
*431360. Transfer John Williamson Barragan to Kenneth John Barragan also Receiver, Williamson Barragan both of Riverside Farmers as tenants in common in equal shares produced 22<sup>nd</sup> Dec. 1955 at 11.45 pm*

*431361. Variation of the terms of Mortgage 431360 produced the 18 day of April 1957 at 1.50 pm*

*Variation of the terms of Mortgage 431361 produced the 21 day of October 1957 at 2.40 pm*

*Variation of the terms of Mortgage 431367 produced the 21 day of October 1957 at 2.40 pm*

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.  
*J. Simpson* A.L.R.



METRIC AREA: 4.0468 ha

Scale: 6 Chains to an Inch.

OVER

C.T. 384/133

~~Variation of Mortgage 421381/1~~

Transfer 902754 to Dalkeith Holdings Limited at Christchurch - 21/3/1973 at 9.25 a.m.

*Handwritten scribble*

Mortgage 223832/1 - 27.4.1979 at 10.45am

~~223832/1~~  
*Handwritten scribble*

A.L.R.

Hannah & Son Limited

*Handwritten signature*  
for A.L.R.

Variation of Mortgage 223832/1-1.8.1985 at 10.45am.

~~223832/1~~  
*Handwritten scribble*

*Handwritten signature*

A.L.R.

Transfer: 568456/1 of Mortgage 223832/1 to Errol Everard Hannah and James Woodford Shanahan - 27.9.1985 at 9.17 a.m.

~~568456/1~~  
*Handwritten scribble*

*Handwritten signature*  
A.L.R.

Variation of Mortgage 223832/1 - 11.6.1992 at 11.05am

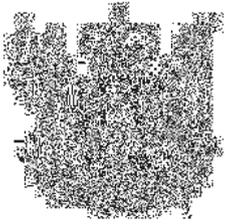
~~223832/1~~  
*Handwritten scribble*

*Handwritten signature*  
A.L.R.

Mortgage A136469/2 to The National Bank of New Zealand Limited - 27.9.1994 at 11.58am

*Handwritten signature*  
for A.L.R.





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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier**                    **CB384/134**  
**Land Registration District**   **Canterbury**  
**Date Issued**                    16 September 1926

**Prior References**  
DI 6C/S672

---

**Estate**                    Fee Simple  
**Area**                    6.0703 hectares more or less  
**Legal Description**    Part Rural Section 903  
**Original Registered Owners**  
Dalkeith Holdings Limited

---

**Interests**

A136469.2 Mortgage to The National Bank of New Zealand Limited - 27.9.1994 at 11:58 am  
8699098.1 Discharge of Mortgage A136469.2 - 11.3.2011 at 3:50 pm  
8699098.2 Mortgage to Combined Building Society - 11.3.2011 at 3:50 pm  
10244887.2 Discharge of Mortgage 8699098.2 - 9.11.2015 at 9:47 am

384/134

NEW ZEALAND.

Land Transfer (Compulsory Registration of Titles) Act, 1924.  
Reference: Deeds Index. C 72  
Application No. C. 2963



Register-book,  
Vol. 384, folio 134

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.  
LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the Sixteenth day of September, one thousand nine hundred and Twenty-six under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that

ROBERT SMITH the Younger of Rangiora 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 FIFTEEN ACRES or thereabouts situated in Block VI of the Rangiora Survey District being part of Rural Section 903 and being more particularly described in Conveyance Registered No. 31924 (143/287)

Image Quality due to Condition of Original



District Land Registrar.

The above limitation as to Title has been removed this 13 day of October, 1926

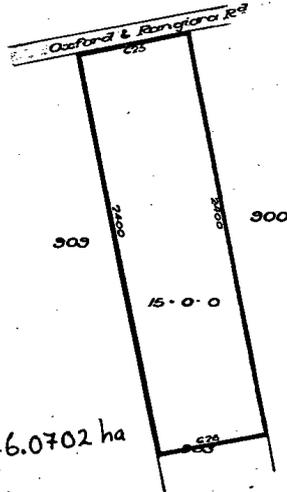
Transfer 22865 produced at Marsburg at 2.41 pm: Robert Smith to John Williamson Bowman of Ferriside Farmer

43136 Transfer John Williamson Bowman to Kenneth John Bowman and Lesette Williamson Bowman both of Ferriside Farmers as tenants in common in equal shares produced 22 December 1925 at 11.45 am

43136 Variation of the terms of Mortgage 43136 produced 18 day of April 1926 at 11.30 am

Variation of the terms of Mortgage 43136 produced 18 day of April 1926 at 11.30 am

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



METRIC AREA: 6.0702 ha

Scale: 6 Chains to an Inch.

OVER

384/134

C.T. 384/134

Transfer 902754 to Dalkeith Holdings Limited at Christchurch - 21/3/1973 at 9.25 a.m.

Mortgage 223832/1 to Hannah & Son Limited - 27.4.1979 at 10.45am

A.L.R.

for A.L.R.

Variation of Mortgage 223832/1- 1.8.1985 at 10.45am.

A.L.R.

Transfer 5684561 of Mortgage 223832/1 to Rol Everard Hannah and James Woodford Shanahan - 27.9.1985 at 9.17 a.m.

A.L.R.

Variation of Mortgage 223832/1 - 11.6.1992 at 11.05am

A.L.R.

Mortgage A136469/2 to The National Bank of New Zealand Limited - 27.9.1994 at 11.58am

for A.L.R.

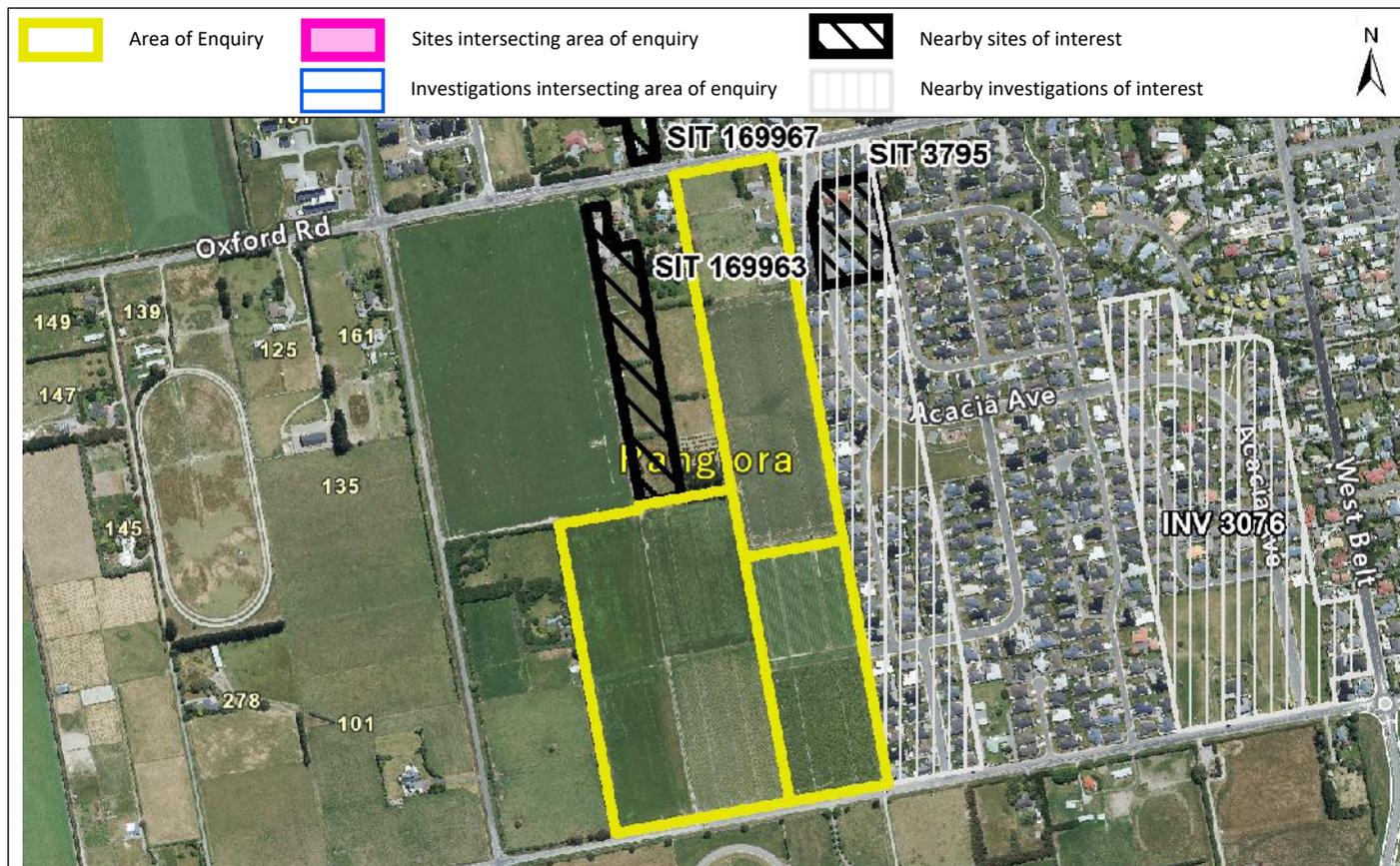


## **Appendix B – LLUR Statement**

# Property Statement from the Listed Land Use Register

Visit [ecan.govt.nz/HAIL](http://ecan.govt.nz/HAIL) for more information or contact Customer Services at [ecan.govt.nz/contact/](http://ecan.govt.nz/contact/) and quote ENQ368020

**Date generated:** 13 February 2024  
**Land parcels:** Part RS 903  
 Lot 1 DP 61800  
 Part RS 903



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.

## Sites at a glance

 Sites within enquiry area

Site number	Name	Location	HAIL activity(s)	Category
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Please note that the above table represents a summary of sites and HAILs intersecting the area of enquiry only.

 Nearby sites

Site number	Name	Location	HAIL activity(s)	Category
3795	51 Oxford Road	51 Oxford Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	Partially Investigated
169963	83 Oxford Road, Rangiora	83 Oxford Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated
169967	80 Oxford Road and 1, 3 & 15 Brick Kiln Road, Rangiora	80 Oxford Road and 1, 3 & 15 Brick Kiln Road, Rangiora	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 100m buffer.

## More detail about the sites

### Site 3795: 51 Oxford Road (Within 100m of enquiry area.)

Category: Partially Investigated  
Definition: Verified HAIL has been partially investigated.

Location: 51 Oxford Road, Rangiora  
Legal description(s): Lot 125 DP 443063, Lot 126 DP 443063, Lot 127 DP 437360, Lot 606 DP 426010, Lot 609 DP 437360, Lot 86 DP 437360, Lot 87 DP 437360, Lot 88 DP 426010, Lot 89 DP 426010, Lot 90 DP 437360, Lot 91 DP 437360, Lot 92 DP 426010, Lot 95 DP 426010, Lot 96 DP 426010, Lot 97 DP 426010

HAIL activity(s):	Period from	Period to	HAIL activity
	?	1960's	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

#### Notes:

**19 Mar 2010** A preliminary site investigation (PSI) was conducted in 2005 for two separate blocks of land (approx 10 ha each in area) located between Oxford and Johns Roads, Rangiora. The only former land use identified as having a significant potential to have caused ground contamination was an area formerly used for market gardening in the north east corner of one block. This site represents the former market gardening area, as identified in the report.



#### Investigations:

**INV 3076** **Assessment of Potential Chemical Contamination of Land Purchased in Rangiora for Residential Subdivision - Preliminary Site Investigation**  
Landcare Research - Detailed Site Investigation  
1 Apr 2005

#### Summary of investigation(s):

A preliminary site investigation was conducted in 2005, for two separate blocks of land (approx 10 ha each) located between Oxford and Johns Roads, Rangiora.

The west block had formerly been owned and occupied by Forest Research Institute and used as a nursery for forestry plantings and for possum control research. Prior to the early 1960's part of the investigated area (represented by this site) was used for market gardening (primarily potato growing).

The east block was identified to have been used primarily for livestock grazing and cropping, with part of the block formerly used for poultry farming.

DDT was considered to be a potential contaminant of concern given the previous agricultural land use. Composite samples (comprised of 10 sub-samples each) were collected from representative areas of each block and analysed for DDT. DDT was found to exist at concentrations within the range expected for historic agricultural land, and within the relevant guidelines for residential land use.

The only former land use identified as having a significant potential to have caused ground contamination was an area formerly used for market gardening in the north east corner of one block. This site represents the former market gardening area, as identified in the report.

One soil sample comprised of 10 sub-samples was collected from the site and analysed for a suite of 7 heavy metals and OCPs including DDT. Arsenic and lead were elevated above expected background concentrations but within the relevant residential guideline values, likely reflecting the former use of lead arsenate at the site. DDT was also elevated, but was within the residential guideline value.

No information was provided regarding the location of former chemical mixing sheds or other features which may have generated 'hot-spots' of contamination, and the interpretation of the sample results in the report assumes an even distribution of contaminants across the sampled area.

When the guideline values for lead, arsenic and DDT are adjusted for the number of sub-samples and likely background concentrations at the site, to account for the potential averaging effect of the composite sampling method, the results demonstrate that these contaminants may actually exceed relevant residential guidelines.

Additional information is required to demonstrate that no hot spots of contamination exist (or are likely to exist) at the site, or that the soils from the site will be removed or mixed during the residential development to an extent that no elevated areas of contamination are likely to remain.

Based on the findings of the Landcare Research (2005) report it is recommended that the site be categorised as 'Partially Investigated'

### Site 169963: 83 Oxford Road, Rangiora (Within 100m of enquiry area.)

Category: Not Investigated

Definition: Verified HAIL has not been investigated.

Location: 83 Oxford Road, Rangiora

Legal description(s): Part RS 909

HAIL activity(s):	Period from	Period to	HAIL activity
	1994	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

**Notes:**

**19 Dec 2016** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.

**7 Jul 2017** Area defined from 1994 to Present aerial photographs. A10 - Horticultural activities, a poultry farm or sports turf were noted in aerial photographs reviewed.



**Investigations:**

There are no investigations associated with this site.

**Site 169967: 80 Oxford Road and 1, 3 & 15 Brick Kiln Road, Rangiora** (Within 100m of enquiry area.)

Category: Not Investigated

Definition: Verified HAIL has not been investigated.

Location: 80 Oxford Road and 1, 3 & 15 Brick Kiln Road, Rangiora

Legal description(s): Lot 1 DP 11370, Lot 2 DP 11370, Part RS 1167

HAIL activity(s):	Period from	Period to	HAIL activity
	1965	1984	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

**Notes:**

**19 Dec 2016** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.

**7 Jul 2017** Area defined from 1965 to 1984 aerial photographs. A10 - Horticultural activities, a poultry farm or sports turf were noted in aerial photographs reviewed.



**Investigations:**

There are no investigations associated with this site.



**Nearby investigations of interest**

There are no investigations associated with the area of enquiry.

## Disclaimer

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

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## Appendix C – Historical Aerial Photographs

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Scale: 1:5,000 @A4

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Scale: 1:5,000 @A4

Map Created by MEL on 19/02/2024 at 6:28 PM



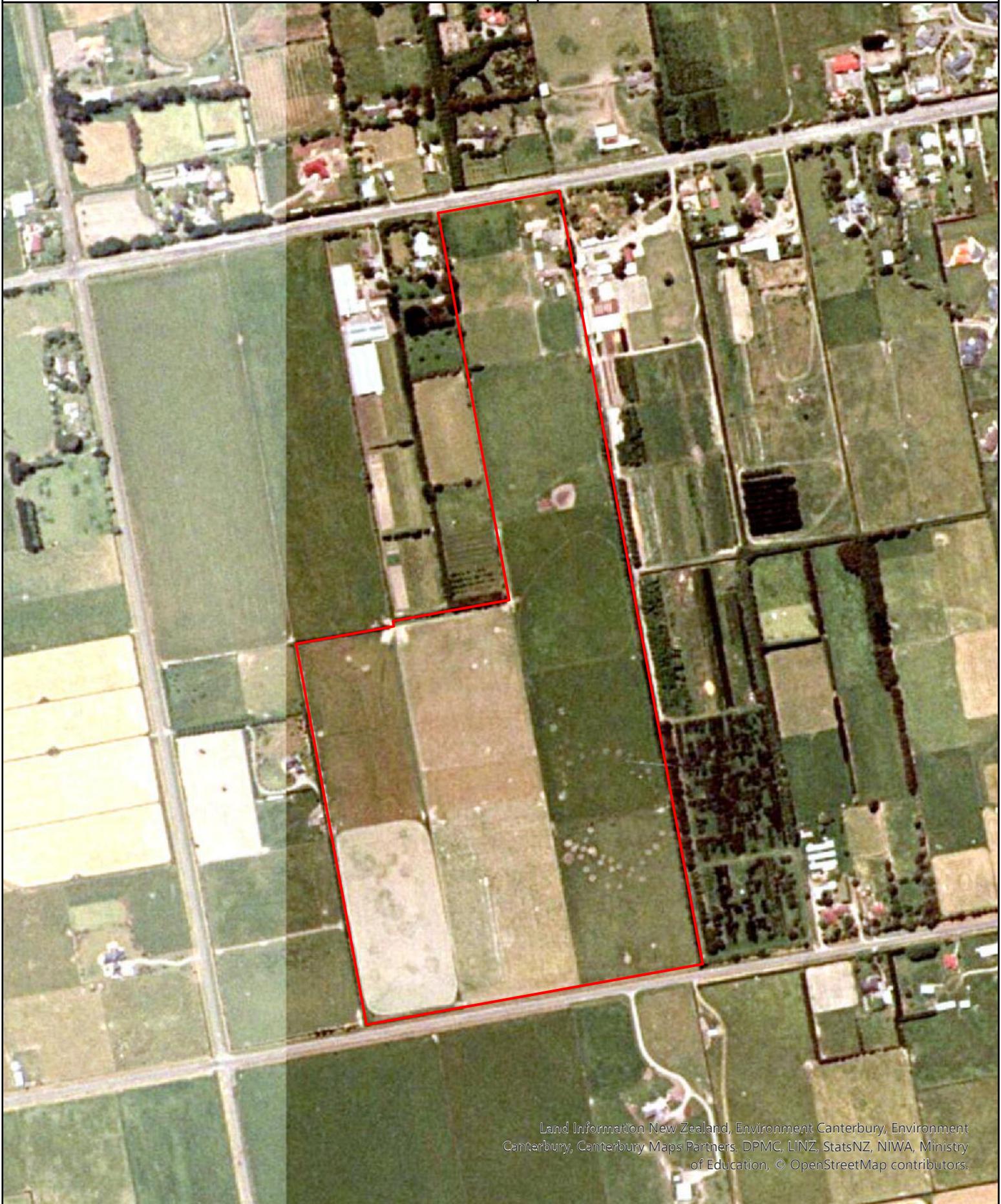
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Scale: 1:5,000 @A4

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Scale: 1:5,000 @A4

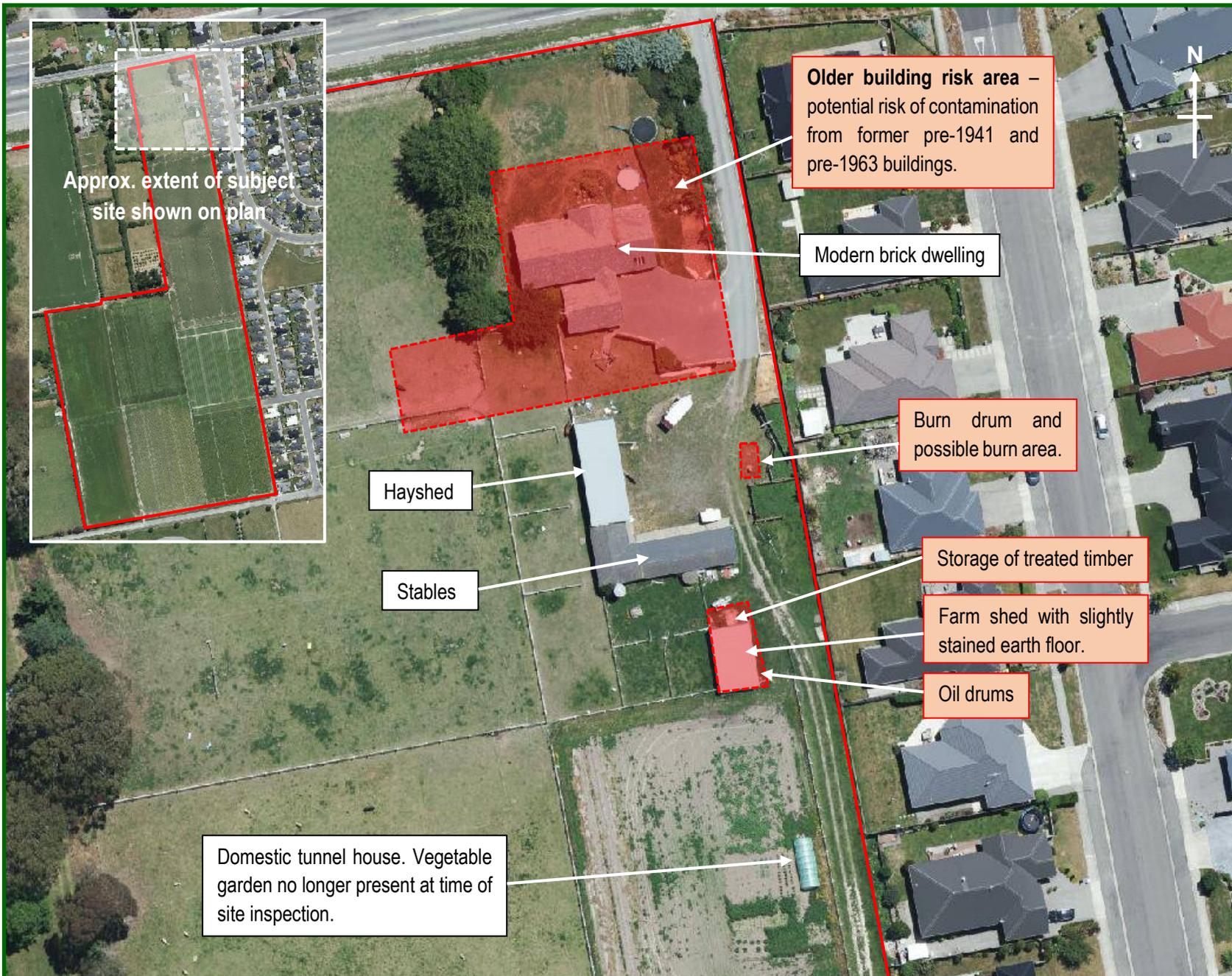
Map Created by MEL on 19/02/2024 at 6:31 PM



## Appendix D – Site Inspection Plan

**LEGEND**

- text Potential HAIL activity / source of contamination
- text Description of structures/areas not considered to pose a risk
- Approx. extent of risk area



Graphic scale is approximate only



Date: 20 February 2024

Drawing No: 832/1

63 Oxford Road & 212 Johns Road, Rangiora  
Site Inspection and Risk Area Plan

**Notes:**

- 1 This plan has been prepared for soil contamination risk assessment purposes only. No liability is accepted if the plan is used for any other purposes.
- 2 Any measurements taken from this plan which are not dimensioned on the electronic copy are at the risk of the user.
- 3 Soil sample locations are approximate only