



**Soil Contamination Risk  
Preliminary Site Investigation Report**

**1275 Tram Road, Swannanoa,  
Canterbury**

September 2023



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Specialist soil contamination experts, keeping your project moving.

## QUALITY CONTROL AND CERTIFICATION SHEET

**Client:** Andrew McAllister

**Date of issue:** 08 September 2023

**Report written by:**

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**Signed:** 

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## 1 Executive Summary

The site is located at 1275 Tram Road in Swannanoa, Canterbury. A plan change application is proposed for the site to change the zoning from Rural Lifestyle to Large Lot Residential. This will involve future subdivision, change of use and soil disturbance. As such, 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 has identified confirmed or likely Hazardous Activities and Industries List (HAIL) activities on the site and there may be a risk to human health from contaminated soils. The following potential sources of contamination have been identified:

- A small stockyard is visible on aerial photographs from 1984 until 2018. Potentially this could have included a livestock dip, spray race or foot rot trough (HAIL A8).
- Storage of treated timber (HAIL A18).
- Potential heavy metal contamination within a burn area (HAIL I).
- Potential contamination which may include heavy metals, asbestos and/or polycyclic aromatic hydrocarbon (PAH) contamination within a former pit or depression possibly subjected to uncontrolled filling (HAIL I).
- Potential contamination in and around an older farm building with a dirt floor (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 plan change. As each stage of the plan change 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.

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.

## 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 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 of this investigation is located at 1275 Tram Road, Swannanoa, Canterbury, from herein referred to as 'the site', as shown in **Figure 1** below. The site is legally described as Pt Rural Section 8183 and has a total area of approximately 21.25ha.

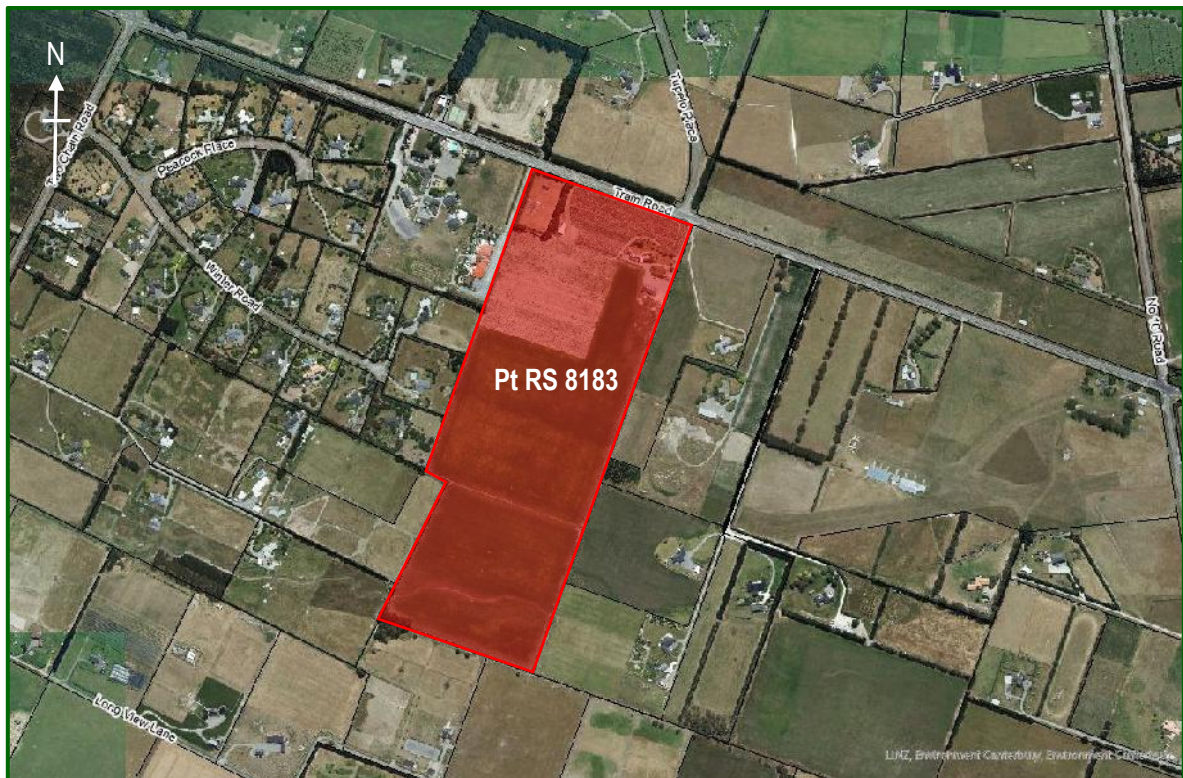
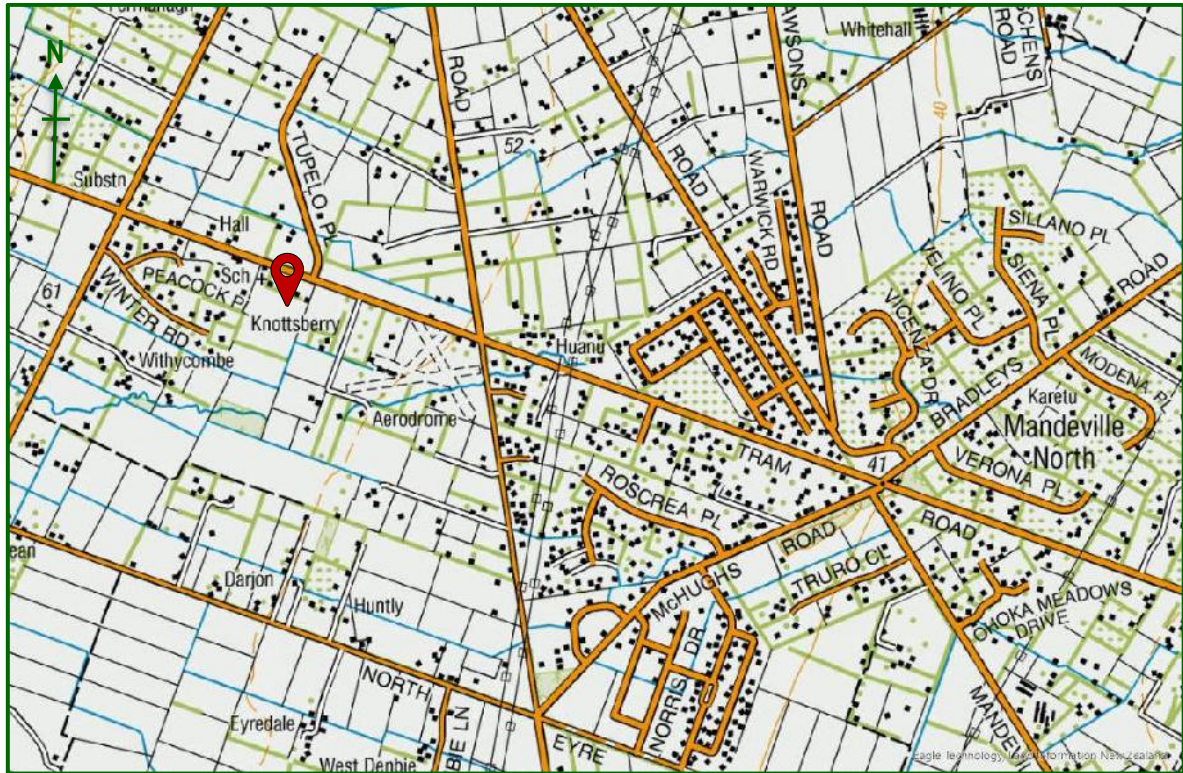


Figure 1 – Location Plan

## 5 Proposed Site Use

This Preliminary Site Investigation (PSI) has been prepared to support a plan change application. The future development of the site is proposed to be rezoned from Rural Lifestyle to Large Lot Residential (LLR) through a submission lodged on the Proposed Waimakariri District Plan (PWDP). The total area of the block is 21.25 ha with a net area to be used to yield 36 lots, with an average size of 5,000 m<sup>2</sup>.

## 6 Site Description

### 6.1 Environmental Setting

Table 1 – Environmental Setting

<b>Topography</b>	The topography of the site is generally flat.
<b>Geology</b>	The ECan GIS database describes the soils at the site as mainly Pahau moderately deep silt with a small area of Darnley shallow silt on the northern end. Information obtained from surrounding bore logs describe surrounding soils as topsoils underlain by sandy gravels and clayey gravels.
<b>Soil trace elements</b>	According to the ECan GIS database, natural concentrations of trace elements for the site are a combination of those of the 'Regional, Recent' soil group.
<b>Groundwater</b>	The site lies over the unconfined and semiconfined gravel aquifer system. Groundwater levels recorded on onsite bore logs are between 3.30m and 10.60m deep. The direction of groundwater flow is generally in a south-easterly direction.
<b>Surface Water</b>	A stream crosses the southern end of the site. An unnamed drain runs parallel with the southern boundary of the site. Another unnamed drain crosses the middle of the site and then runs partway along the eastern boundary of the site.

### 6.2 Site Layout and Current Site Uses

The site is rural residential land. A dwelling is present on the site as well as sheds associated with the pastoral use of the land. The pastoral land is partly used for growing Christmas trees, the remainder is used for grazing.

### 6.3 Surrounding Land Uses

The surrounding land is used for similar rural residential and rural purposes. Along the western side of the site, Swannanoa School borders a quarter of the northern length of the site.

### 6.4 Geotechnical Investigations

At the time of writing no geotechnical investigations were available to Momentum Environmental Ltd (MEL).

## 7 Historical Site Use Assessment

### 7.1 Previous Site Ownership and Use

Historical Certificates of Title (CTs) were reviewed with the following relevant ownership information outlined below. No potentially contaminating land uses were shown by the CT information.

12 April 1878	Bransby White of Swannanoa, farmer
28 February 188?	Robinson Atkinson of Swannanoa, farmer

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29 October 1914	Maria Atkinson of Swannanoa, widow, executer of the will of Robinson Atkinson
15 April 1915	Edward Arthur Young of Southbrook, labourer, and aforementioned Maria Atkinson
17 January 1928	Edward Arthur Young
22 June 1928	Amos Atkinson of Swannanoa, farmer
29 September 1948	Herbert Amos Hunt of Swannanoa, farmer
25 March 1949	Gordon Beaton Stevenson of Swannanoa, farmer
8 July 1966	Ashley Oliver Lowe of Swannanoa, farmer
11 May 1973	Cyril Warren Price of Christchurch, clerk
23 May 1973	Pieter Willem Mulder of Coopers Creek, farmer
05 November 1982	David Gordon Rae Coster or Christchurch, farmer and Margaret Jessie Campbell Coster, his wife
4 September 2015	David Gordon Rae Coster
29 April 2016	Andrew John McAllister

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 site is currently zoned Rural in the operative Waimakariri District Plan and Rural Lifestyle in the proposed Waimakariri District Plan.

The property files were requested from Waimakariri District Council and reviewed on 22 August 2023, with the following relevant information summarised below:

- A building permit application to 'deposit house, build addition there to and erect lean-to-shed' dated 10 August 1973. There is also a drawing approved by the Health Inspector for the drainage septic tank and soak hole shingle for "Transported House" dated 20 December 1973. The former location of the weatherboard dwelling is not given so the age of the building is not known.
- A building permit application dated 20 January 1978 to erect porch over back door of house.
- A building permit application on 11 May 1983 for timber frame/brick veneer dwelling with reinforced concrete floor and ASB/Cement shingles. The building permit issued 30 June 1983 with requirement that existing residence to be removed on completion of the building. The plans attached are dated 12 May 1983.

## 7.3 Regional Council Records

The ECan GIS database shows the site is not listed on the Listed Land Use Register (LLUR) as per the Hazardous Activities and Industries List (HAIL).

Four properties within a 100m radius of the site are listed on the ECan LLUR:

- Swannanoa School is listed for 'A10 – Persistent pesticide bulk storage or use' due to sports fields being present since at least 1941. A Detailed Site Investigation was undertaken by Opus International Consultants Ltd in 2015 in the location of a proposed new classroom. The sample results showed no exceedances of the relevant soil guideline values. The site is categorised as 'Verified HAIL, partially investigated'. The school is located on adjacent land to the north-west of the site.



- 1255 Tram Road is listed for 'G3 – Landfill sites' due to a landfill site identified from aerial photographs from 1984 onwards. The site is categorised as 'Verified HAIL has not been investigated'. The landfill area is located approximately 80m south-east of the site.
- 1302 Tram Road is listed for 'A10 – Persistent pesticide bulk storage or use' due to sports fields being present since at least 1941. The site is categorised as 'Verified HAIL has not been investigated'. The sports fields are located approximately 65m north-west of the site.
- 1305 Tram Road is listed for 'G1 – Cemeteries' due to a cemetery visible on aerial photographs from the 1940s onwards. The site is categorised as 'Verified HAIL has not been investigated'. The cemetery is on adjacent land to the north-west of the site although the closest grave markers are approximately 20m from the site.

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

The ECan GIS database shows one active bore (M35/2601) and one bore (M35/3283) listed as 'not used' located at the site. The bore is used for irrigation purposes. There are a number of surrounding bores, used mainly for irrigation, and/or domestic water supply.

The ECan GIS database show one active resource consent for the site, to take groundwater. There are several resource consents for land located within a 100m radius of the site to discharge human effluent to land.

#### 7.4 LINZ Records

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

#### 7.5 Review of Historical Aerial Photographs

A total of eleven 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 site and the majority of the surrounding area is pastoral farmland. A stream crosses the southern end of the site. A church and cemetery are located on adjacent land to the north-west. Swannanoa School is visible beyond the site to the north-west. Swannanoa Domain is visible beyond the site to the north-west on the northern side of Tram Road.
- The next available aerial photograph is from **1955** and shows a farm shed is now present on the northern end of the subject site. A possible pit is present on the site near the eastern boundary.
- The **1963** aerial photograph only shows part of the site. There is no apparent change of use for the site or surrounding area.
- The **1975** aerial photograph shows a dwelling is now present on the site. This is likely the relocated dwelling noted in the property file. There are no significant changes to the surrounding area. A dwelling has been constructed beyond the site to the east. A gravel pit appears to be present to the south of that dwelling.
- The **1984** aerial photograph shows a new dwelling has been built on the site. The previous dwelling has been removed. A stockyard is present on the site to the south-east of the dwelling.
- The **1995** aerial photograph shows a shed has been added to the site to the south-east of the dwelling. Rural residential development has occurred beyond the site to the east. A forestry block has been planted beyond the site to the south.

- The **2000** aerial photograph shows the southern-most paddock has been planted with trees, these are understood to be Christmas trees. Large residential and rural residential lots have been developed beyond the site to the west.
- The **2005** aerial photograph shows no significant changes to the site. Swannanoa Preschool has been built beyond the subject site to the west.
- The **2011** aerial photograph shows no significant changes to the site or surrounding area. The forestry block beyond the site to the south has been harvested.
- The **2018** aerial photograph shows Christmas trees have been planted on the north of the site. The trees on the southern end of the site have been removed. The stockyard has been removed and a farm shed surrounded by a gravel yard is now present in its former location. Balage and firewood are being stored to the south of this shed. A possible burn area is located approximately 60m south of this shed. More stockpiles of firewood are present next to the shed on the north-west corner of the site. Treated timber appears to be being stored along the site boundary next to this shed. The possible pit area is no longer visible. Rural residential development has occurred beyond the subject site to the east, south and south-west.
- The **2021** aerial photograph shows no significant changes to the site or surrounding area.

## 8 Site Inspection

An inspection was undertaken on 28 August 2023 to assess the likelihood of soil contamination on the site. A Site Inspection Plan and Risk Area Plan is included in **Appendix D**.

The majority of the structures on the site are located near the north-east corner of the site. The structures in this area include a modern brick dwelling and two sheds. A metal shed with a dirt floor is currently used to store vehicles, this shed has been visible on aerial photographs since 1995. Minor storage of metal fencing, digger buckets and some containers of Roundup (glyphosate) is occurring around this shed and along the adjacent hedge. A vegetable garden is present at the rear of this shed. The second shed is a modern metal shed with a concrete floor. Minor storage of metal items and water tanks is occurring at the rear of this shed.



Photo 1 – Dwelling



Photo 2 – Metal shed used to store vehicles



Photo 3 – Storage of fencing & digger buckets



Photo 4 – Vegetable garden



Photo 5 – Modern metal shed



Photo 6 – Minor storage at rear of shed

To the south of the modern shed is an area used for processing firewood. Firewood processing is occurring in several locations around the site. Beyond this firewood area, some excavation of soils has occurred to construct adjacent bike jumps. Beyond the bike jumps is a burn pile. Although the majority of the material in the pile was green waste, other non-green waste items were observed.



Photo 7 – Firewood processing south of shed



Photo 8 – Firewood processing beside dwelling



Photo 9 – Firewood processing adjacent to tree area



Photo 10 – Small excavation for bike jump



Photo 11 – Bike jump with burn pile visible beyond



Photo 12 – Burn pile

The remaining structure on the site is a galvanised iron and timber shed with a dirt floor on the north-west corner of the site. This shed has been visible on aerial photographs since 1955. It is currently used to store farm machinery, a caravan and vehicles. Minor storage of fencing wire, irrigation pipes and other scrap metal is occurring around this shed. Storage of treated timber and some concrete pipes is occurring to the north-west of this shed, along the boundary of the site.



Photo 13 – Shed storing farm machinery & vehicles



Photo 14 – Storage around shed



Photos 15 & 16 – Storage of treated timber

The remainder of the site is divided into paddocks. Two paddocks on the northern end are planted with Christmas trees. The remainder of the paddocks are used for grazing. No potential sources of contamination were observed within the paddocks.

## 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**

##### *8. Livestock dip or spray race operations*

A small stockyard is visible on aerial photographs from 1984 until 2018. Potentially this could have included a livestock dip, spray race or foot rot trough. Contaminants of concern include heavy metals and organochlorine pesticides (OCPs)

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

For its known history, the majority of the site has been used for pastoral farming activities including grazing and growing Christmas trees. The normal use of fertilisers and pastoral weed controls associated with these farming activities is unlikely to have caused soil contamination that would pose a risk to human health.

##### *18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside*

Storage of treated timber is occurring on the north-west corner of the site. Leaching of the treatment chemicals may have cause contamination of the underlying soils. Contaminants of concern include heavy metals.

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

Four properties within a 100m radius of the subject site are listed on the LLUR for potentially contaminating activities. Based on the information included in the LLUR Statement, it is considered highly unlikely that the subject site has been subject to the migration of contaminants from the listed sites in sufficient quantity to pose a risk to human health or the environment.

**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**

None of the current buildings on the northeast side of site are considered likely to pose a risk of soil contamination from lead-based paint products and asbestos containing materials (ACM) due to the era of their construction or the materials used.

The large open shed on the northwest side dates from around 1955. This has a dirt floor and there is potential for contaminating activities to have occurred in and around this shed in the past, as is typical for farm buildings. Storage and use of fuel, chemicals and treated timber is likely to have occurred in minor quantities, but over a long period of time that indicates HAIL I applies. Contaminants of concern include heavy metals and polyaromatic hydrocarbons

A relocated dwelling was located on the site between 1973 and 1984. Although lead-based paints may have been used on this dwelling it is considered unlikely to pose a significant risk of contamination due to the short time period that the building was present.

A burn pile is currently present on the site and non-green waste items were observed within the pile. Contaminants of concern include heavy metals.

A possible gravel pit or depression was noted on aerial photographs from 1955 until 2018. The source of the material used to fill this area is unknown and could include contaminated soils. Contaminants of concern depend on the source of the fill but may include heavy metals, polycyclic aromatic hydrocarbons (PAHs) and asbestos.

**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 2 – 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>
HAIL A8 – livestock dip or spray race operations	-	-	More likely than not
HAIL A10 – persistent pesticide bulk storage or use	-	-	Highly unlikely
HAIL A18 – bulk storage of treated timber	Yes	-	-
HAIL H – Migration of contaminants to the site	-	-	Highly unlikely
HAIL Class I – any other land	Yes	-	More likely than not

### 9.3 Conceptual Site Model

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

**Table 3 – Conceptual Site Model**

Conceptual Site Model – Heavy Metals				
Source	Pathways		Receptor	Exposure Pathway Status
<ul style="list-style-type: none"> <li>• Potential heavy metal &amp; OCP contamination around and within a stockyard that may have contained a livestock dip or spray race.</li> <li>• Potential heavy metal contamination within a burn area.</li> <li>• Potential heavy metal, and/or PAH and/or asbestos contamination within a former pit possibly subject to uncontrolled filling.</li> <li>• Potential heavy metals and PAH in and around pre 1955 farm shed</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
		Ecological	Infiltration through soils to groundwater	Groundwater is assumed to be 3.30m and 10.60m deep at the site
	Surface runoff to waterways		Open drains and a stream onsite	Likely incomplete due to separation distances of risk areas from waterways

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 Plans in **Appendix D**.

### 10 Conclusion

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

- A small stockyard is visible on aerial photographs from 1984 until 2018. Potentially this could have included a livestock dip, spray race or foot rot trough (HAIL A8).
- Storage of treated timber (HAIL A18).
- Potential heavy metal contamination within a burn area (HAIL I).
- Potential heavy metal, asbestos and/or polycyclic aromatic hydrocarbon (PAH) contamination within a former pit or depression possibly subjected to uncontrolled filling (HAIL I).
- Potential contamination in and around an older farm building with a dirt floor (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 plan change. As each stage of the plan change 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.

## 11 Limitations

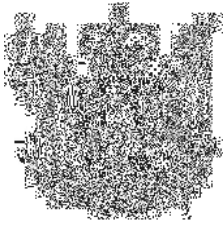
Momentum Environmental Limited has performed services for this project in accordance with current professional standards for environmental site assessments, and in terms of the client's financial and technical brief for the work. Any reliance on this report by other parties shall be at such party's own 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**



**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**                    **CB10F/1046**  
**Land Registration District**   **Canterbury**  
**Date Issued**                    29 April 1971

**Prior References**  
CB30/290

---

**Estate**                    Fee Simple  
**Area**                    21.2460 hectares more or less  
**Legal Description**    Part Rural Section 8183

**Original Registered Owners**  
David Gordon Rae Coster and Margaret Jessie Campbell Coster

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**Interests**

10180073.1 Transmission to David Gordon Rae Coster as survivor(s) - 4.9.2015 at 2:19 pm  
10321977.1 Transfer to Andrew John McAllister - 29.4.2016 at 2:47 pm  
10321977.2 Mortgage to Bank of New Zealand - 29.4.2016 at 2:47 pm

References

Prior C/T. 30/290

Transfer No. ---

N/C. Order No. 829263

Land and Deeds 69



REGISTER

No. 10F/1046

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 29th day of April one thousand nine hundred and seventy-one under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that ASHLEY OLIVER LOWE of Swannanoa 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 several admeasurements a little more or less, that is to say: All that parcel of land containing 52 acres 2 roods or thereabouts situated in Block XIII of the Rangiora Survey District being part of Rural Section 8183

Image Quality due to Condition of Original



Assistant Land Registrar

Mortgage 686653 to (now) Alan Charlton Fraser and Thomas Richard Chinnery, to Ronald Frederick Jackson, to Dorothy Eleanor Willes, to Frederick Arthur Roper and to Alan Charlton Fraser, Thomas Richard Chinnery and Roy William Gillies Grant in shares 8/7/1966 at 2.36 p.m.

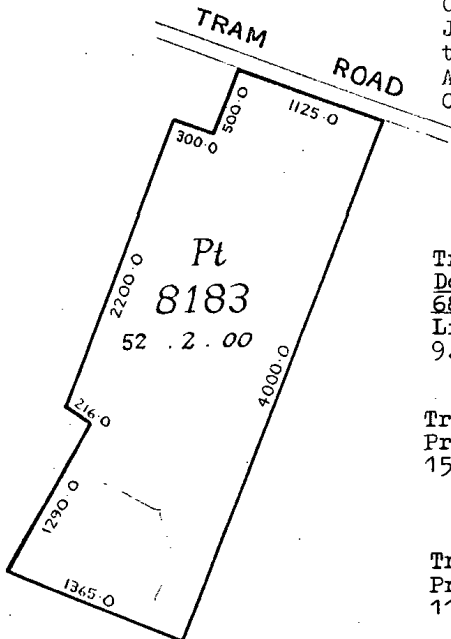
Signature of Assistant Land Registrar

Transmission 894080 of the share of Dorothy Eleanor Willes in Mortgage 686653 to National Westminster Bank Limited as Executor - 3/1/1973 at 9.45 a.m.

Transfer 902075 to Cyril Warren Price of Christchurch Clerk - 15/3/1973 at 1.45 p.m.

Transfer 902075 to Cyril Warren Price of Christchurch Clerk - 11/5/1973 at 2.55 p.m.

OVER



METRIC AREA: 21.2459 ha Scale: 1 inch = 10 chains

No. 10F/1046

10F/1046

Transfer 911339 to Pieter Willem Mulder of Coopers Creek, Farmer - 23/5/1973 at 11.31 a.m.

A.L.R.

Mortgage 915901 to James Starford Oxley - 25/6/1975 at 11.55 a.m.

A.L.R.

Mortgage 926858 to The Commercial Bank of Australia Limited - 9.9.1973 at 10.30 a.m.

A.L.R.

Variation of Mortgage 915901 - 25.6.1976 at 1.53 p.m.

A.L.R.

Transfer 408682/2 to David Gordon Rae Coster of Christchurch, Farmer and Margaret Jessie Campbell Coster his wife - 5.11.1982 at 11.03 a.m.

*mell* for A.L.R.



NEW ZEALAND.

CANCELLED

Cancelled.

30 290

(C)  
Apr 2/1878



(CERTIFICATE OF TITLE.

Register Book.  
30  
Vol. XXX Folio. 290

Bransby Mill of Whanganui in New Zealand former is now seized of an Estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by Numerical under to witte or indicated hereon that piece of land situated in the District of Manurewa containing fifty two acres two rods more or less as delineated in the plan heron and thereon coloured green commencing at a point on the North East boundary of Rural Section number 8183 distant three chains from the North West corner of the said Section thence at a right angle to the said boundary South West by for a distance of five chains thence at a right angle North West by to the North West corner of the said Section thence South West by South East by North East by and North West by along the North West, South West, South East and North East boundaries of the said Section to the starting point which said piece of land is now deposited in the office of the Chief Surveyor at Auckland in pursuance of a grant made on the 10th day of August 1866 under the hand of Sir George Grey Governor of New Zealand to Francis Seaman Blunt.

I (Francis Seaman Blunt) whose name and address are given in the margin of this Certificate have hereunto signed my name and affixed my seal this 12th day of April one thousand eight hundred and seventy eight.

Signed in the presence of  
H. Seaman Blunt  
the 12th day of April 1878



W. D. O. S.  
District Land Registrar  
of the District of Manurewa

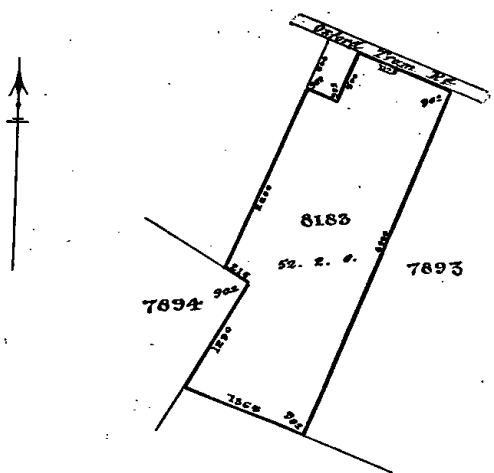


Image Quality due to Condition of Original

Mortgage No. 5515 produced 17th May 1878 at 1.30 pm. Bransby White to Geoffrey Fynes Elliott. *W.D.O.S.*

Transfer of Mortgage No. 5518 produced 2nd September 1878 at 1.30 pm. Geoffrey Fynes Elliott to Thomas Macintosh. *W.D.O.S.*

Discharge of Mortgage No. 5515 produced 1st December 1878. *W.D.O.S.*

Mortgage No. 10207 produced 1st December 1878 at 1.30 pm. Bransby White to J. H. 1888 6/11/1888. *W.D.O.S.*

Mortgage No. 14985 produced 22nd December 1878 at 1.30 pm. Bransby White to Robinson Wilson of Manurewa. *W.D.O.S.*

Transmission No. 703 of Mortgage No. 10207 of James May who died 16th December 1877 to W. H. 1888 6/11/1888. *W.D.O.S.*

Produced 18th April 1878 at 1.30 pm.

30 290

Grant of Estate 1925 produced S  
October 1883  
Kendrick Edward 1888

**DISCHARGED**  
DLB

302902 1923  
as to Kendrick  
Widow

**DISCHARGED**  
15.10.1923

30/290  
394444 Mortgage to Mrs. Stewart  
Rebecca Jane, William G. Stewart and Giller  
The Adam shares produced 26 March 1954  
at 11.46am

30-290

42159 Transmission of the interest of  
Giblet McAdam (500) to William Gordon  
Brodan of Wabara James and Arthur  
Guit New Arch of Rangian Politicians at  
Executors Interd. 25. October 1956 at 11 am  
100 Jimmy

Transmission 94170 Maria Atkinson  
of Swannanoa widow Executive of the  
will of Robinson Atkinson entered  
24 October 1944 at 11.2 am

Transmission 96471 to Edward Arthur  
Young of Southbrook Labourer and  
the said Maria Atkinson entered 15  
April 1945 at 2.41 pm

42161 Transfer of the interest (500)  
William Gordon McAdam and Arthur  
Guit New Arch to the said William  
Gordon McAdam and Annie Isabella Bees  
of Hawarden married woman as  
tenants in common in equal shares  
produced 25 October 1945 at  
11.14 am (Office Mortgage 394444)

Transmission 19872 to the above named  
Edward Arthur Young entered 17  
January 1928 at 2.35 pm

454952 Transfer of the interest (250) to  
Bees to William George McAdam of Wabara farmer  
produced 14 March 1957 at 12.12 pm

Transfer 183674 produced 22 June 1928 at 2.30 pm  
Edward Arthur Young to Mrs Atkinson of  
Swannanoa farmer

Mortgage 478486 Gordon Benton Stewart to  
John Thomas Bryan and  
Lillian McAdam of Wabara farmer  
in shares produced 24/4/1928 at 10.45 am

Mortgage 163297 produced 22 June 1928 at 2.37 pm  
Mrs Atkinson to William Atkinson, Marie  
Hunt and Thomas Atkinson

Vanite of Mortgage 478486 -  
2.8.1963 at 3 pm  
Morgan ALR

Discharge of mortgage 163297 to  
the interest of William Atkinson  
produced 5 September 1930 at  
2.25 pm

Transfer 686652 to Ashley Oliver Lowe  
of Swannanoa farmer - 8/7/1966 at  
2.35 pm

Discharge of mortgage 163297 as to the  
interest of Thomas Atkinson produced  
26 July 1926 at 11.56 am

Mortgage 686653 to Alan Charlton Grace  
and Thomas Richard Chinnery to Roslund  
Frederick Jackson, to Dorothy Eleano  
Willes to Herbert William Heaton Willes  
and to Frederick Arthur Reper in shares  
8/7/1966 at 2.36 pm

Transmission 42994 to Edmund James  
Lawson of Karapas Colerick and  
Herbert Angus Hunt of Swannanoa  
farmer as Executors entered 29  
September 1928 at 2.50 pm

Transmission 794683 of the share in Mortgage  
686653 to Hubert William Heaton Willes to Morgan  
French as Executor - 29.4.1970 at 9.55 am

Transfer 186574 produced 29 September  
1928 at 3 pm the above Refers to  
to Herbert Angus Hunt above named

Discharge of mortgage 686653 of part  
of the share of Morgan French  
30/3/1971 at 9.12 am

303741 Transfer: Herbert Angus Hunt  
to Gordon Beaton Stevenson of  
Swannanoa farmer produced 25 March  
1949 at 10.7 am

Transfer 821826 of his share in mortgage 686653 to  
Alan Charlton Grace, Thomas Richard  
Chinnery and Roy William Gillies Grant  
30/3/1971 at 9.12 am

303742 Mortgage: Gordon Beaton  
Stevenson to William G. Stewart  
produced 27 March 1949 at 10.10 am

n.b.o. 829263  
29.4.1971  
Handled and reval  
C.F. 10F/1066 reval  
Handled  
Suffice Deputies

30-290

CANCELLED

## 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 ENQ351919

Date generated: 15 August 2023  
Land parcels: Part RS 8183



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
-------------	------	----------	------------------	----------

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
137760	Swannanoa School	1305 Tram Road, Swannanoa	A10 - Persistent pesticide bulk storage or use;	Partially Investigated
169689	1255 Tram Road, Swannanoa	1255 Tram Road, Swannanoa	G3 - Landfill sites;	Not Investigated
170609	1302 Tram Road, Swannanoa	1302 Tram Road, Swannanoa	A10 - Persistent pesticide bulk storage or use;	Not Investigated
239755	1299 Tram Road, Swannanoa	1299 Tram Road, Swannanoa	G1 - Cemeteries;	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 137760: Swannanoa School** (Within 100m of enquiry area.)

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

Location: 1305 Tram Road, Swannanoa  
Legal description(s): Part RES 1295

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre-2004	Current	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

**Notes:**

 **Investigations:**

**INV 98157** Swannanoa School Sports Playing Field Detailed Site Investigation (DSI)  
OPUS - Detailed Site Investigation  
16 Jun 2015

**Summary of investigation(s):**

Report(s) have not yet been audited.

**Site 169689: 1255 Tram Road, Swannanoa** (Within 100m of enquiry area.)

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

Location: 1255 Tram Road, Swannanoa  
Legal description(s): Lot 2 DP 375338

HAIL activity(s):	Period from	Period to	HAIL activity
	1984	Present	Landfill sites

**Notes:**

**4 Dec 2016** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.  
**7 Jul 2017** Area defined from 1984 to Present aerial photographs. G3 - Landfill sites was noted in aerial photographs reviewed.

 **Investigations:**

There are no investigations associated with this site.

**Site 170609: 1302 Tram Road, Swannanoa** (Within 100m of enquiry area.)

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

Location: 1302 Tram Road, Swannanoa  
Legal description(s): Lot 2 DP 6359

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

**Notes:**

**15 Jun 2017** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.  
**7 Jul 2017** Area defined from Unknown 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 239755: 1299 Tram Road, Swannanoa (Within 100m of enquiry area.)

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

Location: 1299 Tram Road, Swannanoa  
Legal description(s): Part RS 8183

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre-1941	Present	Cemeteries

## Notes:

26 Jul 2019 A cemetery can be seen in aerial imagery from 1940's till the present.



## Investigations:

There are no investigations associated with this site.



## Nearby investigations of interest

There are no investigations 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.

## Appendix C – Historical Aerial Photographs

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Scale: 1:5,000 @A4

Map Created by MEL on 15/08/2023 at 1:40 PM



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Scale: 1:5,000 @A4

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Scale: 1:5,000 @A4

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Scale: 1:5,000 @A4

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Scale: 1:5,000 @A4

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Scale: 1:5,000 @A4

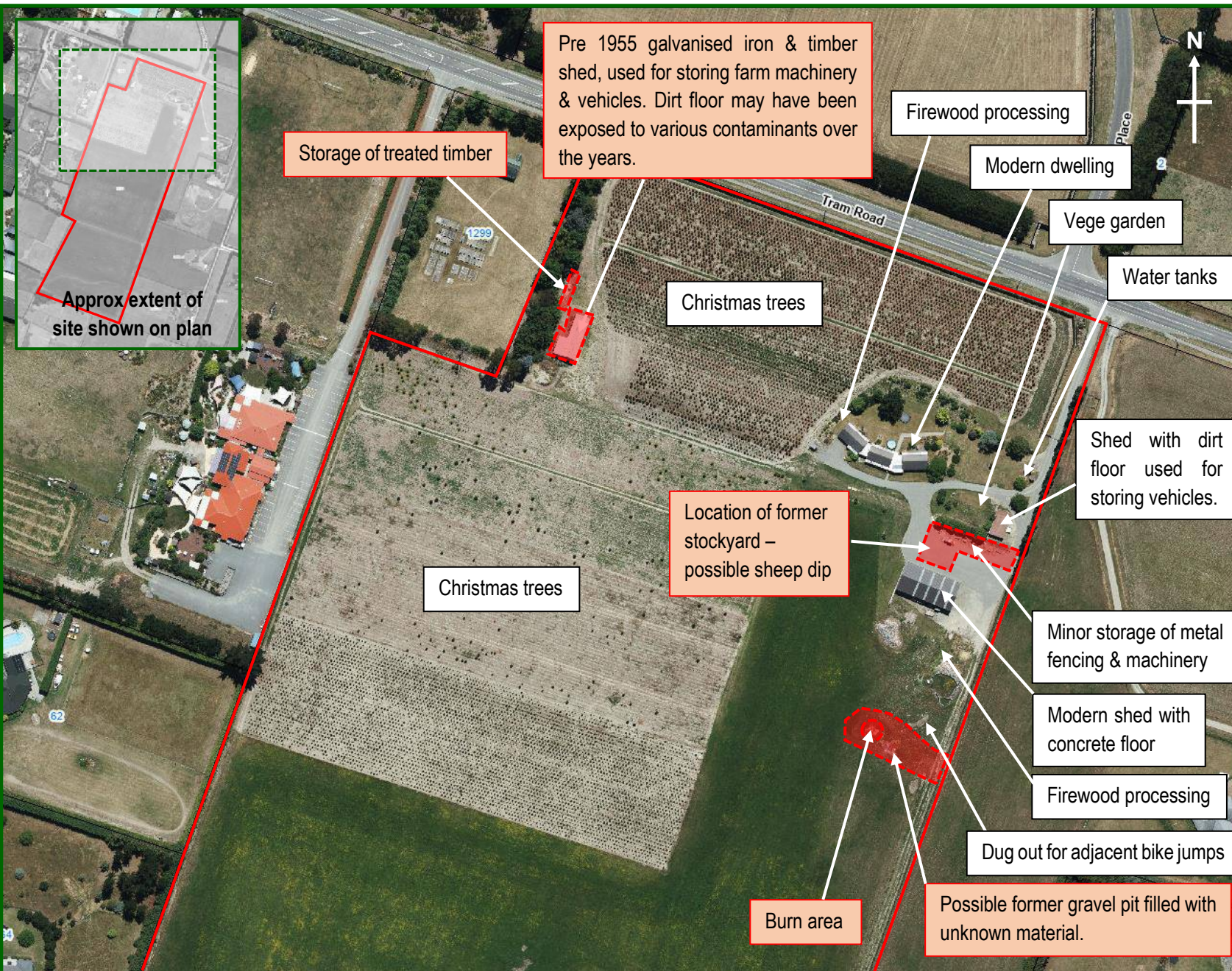
Map Created by MEL on 31/08/2023 at 4:06 PM



## 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



Date: 28 August 2023      Drawing No: 790/1

**1275 Tram Road, Swannanoa**  
**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