

***Soil Contamination Risk
Preliminary Site Investigation &
XRF Screening Report***

***52 Kippenberger Avenue
Rangiora***

August 2019



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QUALITY CONTROL AND CERTIFICATION SHEET

Client: Westpark Rangiora Ltd

Date of issue: 6 August 2019

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1 Executive Summary

The subject site involves seven rural lots with street addresses 52 Kippenberger Avenue and 100 Northbrook Road on the eastern outskirts of Rangiora. The site is currently being investigated for the potential to subdivide the site for future rural residential use. This proposal would change the use of the land and result in subsequent disturbance of soils. 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 for these types of activities. It is noted also that Malloch Environmental Ltd is obligated to consider the requirements of Section 10 of the Health and Safety at Work (Asbestos) Regulations 2016. This report details the work undertaken to assess the risks.

For pre-purchase due diligence, XRF screening was also undertaken in the risk areas identified by the investigations. The site involves 98ha of rural farmland with a central house and farm working yard area. The use of the farm and house area dates back to pre 1900's.

Investigations and XRF screening have shown there is contamination present on the subject site around the dwelling and farm working yard from the use of lead-based paints on old buildings, a small above ground diesel tank and stored treated timber. Although no specific evidence has been found, there is also a risk of old farm pits being present and possibly sheep dip or spray race use, simply through the use of the risk area as a farm working yard, likely since pre 1900's. The risk area is outlined in Section 11 of this report, along with a detailed plan in **Appendix D**.

The above uses are confirmed or likely HAIL activities and there may be a risk to human health from contaminated soils in the risk area. It is recommended that a Detailed Site Investigation, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk area should there be a proposal to change the use or disturb the soils in this area. As the current house is being used for residential living, and the XRF screening has shown lead contamination to be present in the surrounding soils, any residents should be advised to follow the general health precautions found at:

<http://contamland.co.nz/general-health-precautions>

The remainder of the subject site has been used for general pastoral use for its known history, with historic sheep farming and more recently for dairying. This pastoral use is unlikely to have caused soil contamination that would pose a risk to human health or the environment. There is no evidence of an activity or industry described in the HAIL occurring on the pastoral parts of the subject site now or in the past and no further investigations are required unless an unexpected farm pit discovery is made.

In terms of planning status at the time of writing of this report, the NESCS does apply and a resource consent under the NESCS would be required for the possible subdivision proposal.

2 Objectives of the Investigation

This report has been prepared in accordance with the Ministry for the Environment's "Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand". This report includes all requirements for a Stage 1 Preliminary Site Investigation report. This is one of the methods described in Section 6(3) of the NES to establish whether the regulations apply. The objective is to determine whether there is any risk of potential contamination that would warrant further investigation.

3 Scope of Work Undertaken

The scope of the work undertaken has included:

- Review of Waimakariri District Council property files
- Obtaining ECan data from the Listed Land Use Register (LLUR)
- Search of LINZ NZ orchard database
- Review of historic aerial photos
- Review of historic titles
- Site inspection
- Limited XRF screening
- Preparation of report in accordance with MfE guidelines

4 Site Identification

The site is located at 52 Kippenberger Avenue (6 lots) and 100 Northbrook Road (1 lot) as shown on the plan in **Figure 1** below. Street addresses and legal descriptions of the lots included in the site are:

Street Address	Legal Description	Area (ha)
52 Kippenberger Av.	Part Lot 2 DP 9976	20.4593
	Part RS 267	40.5924
	Lot 2 DP 24808	1.8640
	Lot 2 DP 394668	8.7889
	Lot 2 DP 12090	8.1999
	Lot 2 DP 452196	14.2120
100 Northbrook Rd.	Lot 4 DP 25508	4.5909
	Total Area	98.7074

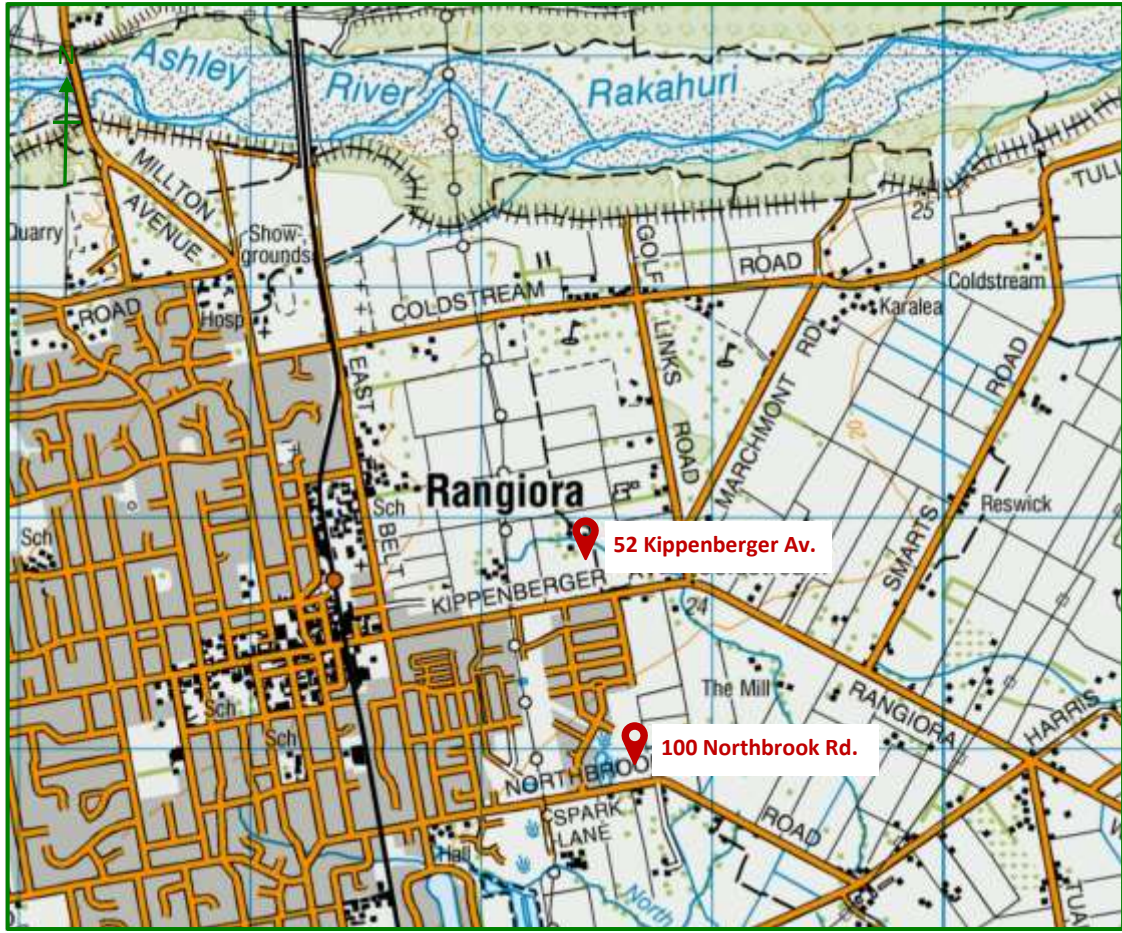


Figure 1 – Location Plan

5 Site Description and Surrounding Environment

The subject site is generally flat rural land lying between Coldstream Road and Northbrook Road on the eastern outskirts of Rangiora township. There is a dwelling and two garages in the middle of the subject site with the farm working yard including dairy buildings and assorted sheds to the north of the dwelling. The remainder of the site is pasture land used for dairying. The subject site is clearly defined by existing hedges and fences. To the north, it is bounded by recreational and rural land. To the east and south, it is bounded by rural residential and rural land. The northern half of the site is bounded to the west by rural land and the southern half of the site is bounded to the west by residential land.

6 Geology and Hydrology

The ECan GIS describes the soils as a combination of Rakaia stony loam, Waimakariri moderately deep loam, Mayfield deep silty loam, Kaiapoi deep silty loam, Pahau deep silty loam and Temuka deep silty loam over clay as shown on the plan in **Figure 2** below. Wells in the area indicate that topsoils are underlain by layers of clay, silt, gravels, claybound gravels and sandy gravels. Soil trace elements are mainly 'Regional, Recent' to the north of Kippenberger Avenue. Soil trace elements are 'Regional, Recent', 'Regional, Yellow Grey Earth' and 'Regional, Gley' to the south of Kippenberger Avenue as shown on the plan in **Figure 2** below.

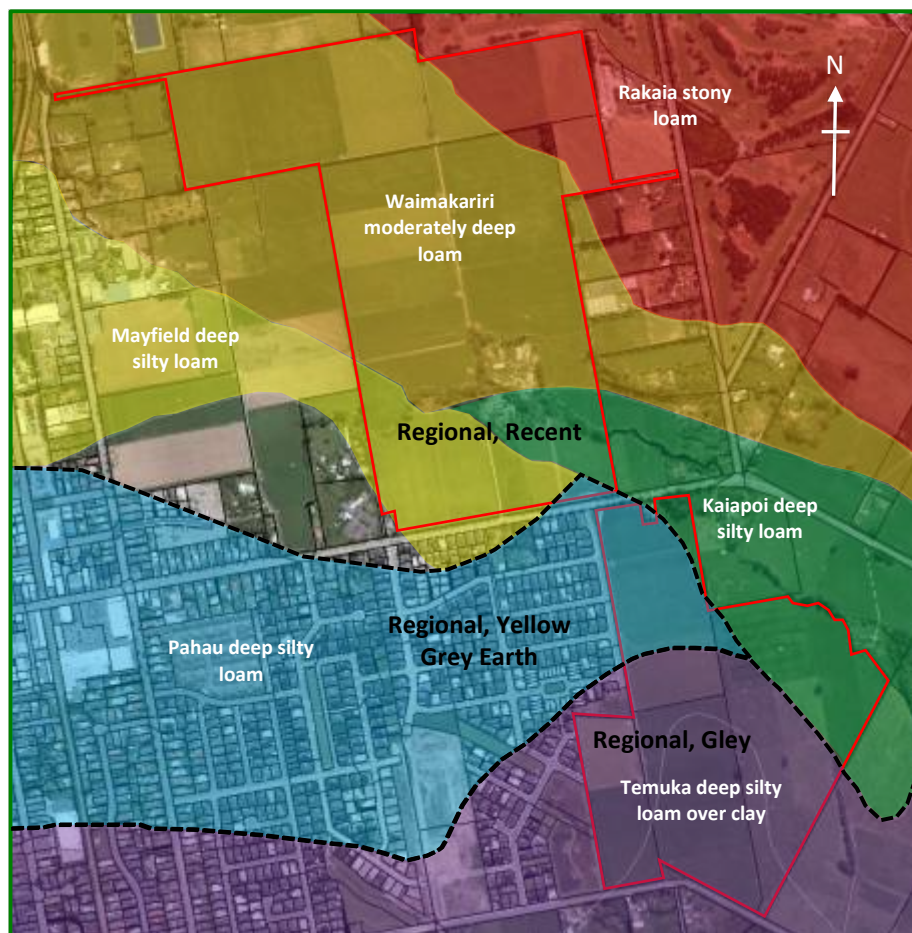


Figure 2 – Soil Type Plan

The site lies over the unconfined/semi-confined gravel aquifer system. Ground water levels recorded on on-site bore logs are between 0.2 and 1.70m deep. The direction of ground water flow is generally in a south-easterly direction. There are active wells on the subject site used for

domestic supply, stockwater and irrigation. There are active downgradient wells adjacent to the subject site.

A stream runs through the subject site. The Ashley River lies approximately 840m north of the subject site.

7 Site History

7.1 Previous Site Ownership and Use

Historic Certificates of Title were searched and the following relevant ownership information was obtained:

Part Lot 2 DP 9776

Jun 1883 - New Zealand Loan and Mercantile Agency Company Ltd
Jun 1884 - Andrew Todd, Esquire
Jul 1901 - Drummond Bailey, gentleman
Jan 1906 - Maria Cunningham, wife of William Cunningham a **sheepfarmer**
Dec 1911 - William Scoon, farmer
Sep 1916 - Ernest Frank Chilpott, farmer
Dec 1917 - Elijah James Cooksley, contractor
Apr 1920 - Joseph Inch, farmer
Apr 1937 - Mary Jane Inch, widow and Arthur Watson Inch, farmer
Apr 1942 - Ernest Joseph Inch, farmer
Jun 1974 - T. M. Inch Ltd
Nov 1995 - Trevor Milton Inch and Aileen Myrtle Inch, farmers, Richard Gregory Smithson, chartered accountant and George Thomas Scott, solicitor
Jun 1997 - Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch
Jul 2006 - Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Ltd
May 2017 - Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Ltd

Part RS 267

Nov 1906 - William Cunningham, **sheepfarmer**
Dec 1911 - William Scoon, farmer
Sep 1916 - Ernest Frank Chilpott, farmer
Dec 1917 - Elijah James Cooksley, contractor
Apr 1920 - Joseph Inch, farmer
Apr 1937 - Mary Jane Inch, widow and Arthur Watson Inch, farmer
Apr 1942 - Ernest Joseph Inch, farmer
Jun 1974 - T. M. Inch Ltd
Nov 1995 - Trevor Milton Inch and Aileen Myrtle Inch, farmers, Richard Gregory Smithson, chartered accountant and George Thomas Scott, solicitor
Jun 1997 - Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch
Jul 2006 - Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Ltd
May 2017 - Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Ltd

Lot 2 DP 24808

Oct 1926 - Samuel Macfarlane, Minister of the Free Methodist Church
Jun 1944 - Hubert de Rie Flesher, solicitor
Aug 1950 - Stanley Francis Clark, builder

- Nov 1964 - The Rangiora Golf Club
- Dec 1968 - Ernest Joseph Inch
- Jun 1974 - T. M. Inch Ltd
- Nov 1995 - Trevor Milton Inch and Aileen Myrtle Inch, farmers, Richard Gregory Smithson, chartered accountant and George Thomas Scott, solicitor
- Jun 1997 - Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch
- Jul 2006 - Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Ltd
- May 2017 - Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Ltd

Lot 2 DP 394668

- Oct 1926 - Thomas Leech, farmer
- Dec 1941 - Charles William Leech, farmer
- May 1977 - Florence Evelene Leech, widow, George John Leech, farmer and Leslie Diedrich James Smith, farmer
- Jun 1977 - George John Leech, farmer
- Sep 1977 - Roger William Tooley, farmer and Margaret Jean Tooley, his wife
- Jan 1994 - Trevor Milton Inch and Aileen Myrtle Inch, both farmers
- Nov 1995 - Aileen Myrtle Inch, widow, Richard Gregory Smithson, chartered accountant and George Thomas Scott, solicitor
- Jun 1997 - Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch
- Jul 2006 - Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Ltd
- Mar 2014 - Aileen Myrtle Inch, George Thomas Scott and AJH Trustees Ltd
- May 2017 - Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Ltd

Lot 4 DP 25508

- Nov 1871 - George Booth, merchant
- Jul 1873 - William Buss, auctioneer
- Oct 1901 - William Cunningham, **sheepfarmer**
- Oct 1921 - Alexander Leo Johns, farmer
- Jul 1922 - Alfred Amor, farmer
- Feb 1927 - The Public Trustee
- Sep 1928 - Alexander Leo Johns, farmer
- Jun 1936 - Basil Cyril Wilson, farmer
- Apr 1965 - Thomas Allan Frazer, farmer
- Oct 1969 - Lawrence James Williams, farmer
- Jun 1974 - Hector Fergus Crichton, freezing worker and Irene Aloysius Crichton his wife
- Feb 1980 - Roger William Tooley, farmer
- Jan 1994 - Trevor Milton Inch and Aileen Myrtle Inch, both farmers
- Nov 1995 - Aileen Myrtle Inch, widow, Richard Gregory Smithson, chartered accountant and George Thomas Scott, solicitor
- Jun 1997 - Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch
- Jul 2006 - Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Ltd
- Mar 2014 - Aileen Myrtle Inch, George Thomas Scott and AJH Trustees Ltd
- May 2017 - Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Ltd

Lot 2 DP 12090

- Oct 1926 - Thomas Leech, farmer
- Dec 1941 - Henry Emerson Leech, contractor

Jun 1946 - John Henry Miles, farmer
Mar 1954 - Ernest John Miles, chemist and Joan Margery Miles, nurse
Sep 1954 - Augustus Ernest Miles, farmer
Oct 1963 - Roger William Tooley, farmer
Jan 1994 - Trevor Milton Inch and Aileen Myrtle Inch, both farmers
Nov 1995 - Aileen Myrtle Inch, widow, Richard Gregory Smithson, chartered accountant and George Thomas Scott, solicitor
Jun 1997 - Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch
Jul 2006 - Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Ltd
Mar 2014 - Aileen Myrtle Inch, George Thomas Scott and AJH Trustees Ltd
May 2017 - Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Ltd

Lot 2 DP 452196

Oct 1926 - Mary Elizabeth Leech, spinster
Oct 1952 - Langton Hartley Leech, bank clerk
Dec 1979 - John Langton Leech, farmer
Jul 2012 - Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Ltd
Mar 2014 - Aileen Myrtle Inch, George Thomas Scott and AJH Trustees Ltd
May 2017 - Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Ltd

Copies of the Historic Titles are included in **Appendix A**.

7.2 District Council Records

The Waimakariri District Council property file was requested and included consents to:

1967 - Alter a cowshed
1980 - Dwelling additions and alterations
1982 - Erect a haybarn
1989 - Extension to milk tank room
1991 - Demolition and rebuild of farm shed/garage
1997 - Replace verandah
1998 - Extension to cowshed
2001 - Dwelling alteration to add a single storey wing at the rear of the house
2013 - Construction of a stock underpass under Kippenberger Avenue
2014 - Rebuild earthquake damaged chimney
2018 - Dwelling alterations for damaged chimney

Some of the records include information about the dwelling's category 2 heritage listing, indicating the dwelling was built in 1880.

7.3 Regional Council Records

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

Twelve nearby sites are listed:

- Rangiora Golf Club, 75 Golf Links Rd for 'A17 - Storage tanks or drums for fuel, chemicals or liquid waste' with a 2,200L diesel and a 300L petrol above ground storage tanks located on the site. The site is defined as 'Verified HAIL has not been investigated'.

- 138 East Belt for 'A10 - Persistent pesticide bulk storage or use' with horticultural activities noted on aerial photographs from 1984 until 2000. The site is defined as 'Verified HAIL has not been investigated'.
- 154, 160 & 164 East Belt for 'A10 - Persistent pesticide bulk storage or use' with horticultural activities noted on aerial photographs from 1984 until the present day. The site is defined as 'Verified HAIL has not been investigated'.
- Rangiora Domain for 'A10 - Persistent pesticide bulk storage or use' with sports turfs noted on aerial photographs from 1941 until the present day. The site is defined as 'Verified HAIL has not been investigated'.
- 39 Golf Links Road for 'A10 - Persistent pesticide bulk storage or use' with horticultural activities noted on aerial photographs from 1994 until the present day. The site is defined as 'Verified HAIL has not been investigated'.
- 257 & 289 Coldstream Road for 'A10 - Persistent pesticide bulk storage or use' with horticultural activities noted on aerial photographs from 1961 until 1975. The site is defined as 'Verified HAIL has not been investigated'. A Detailed Site Investigation was undertaken by Tonkin & Taylor in December 2018 but has not yet been summarised within the LLUR statement. The Waimakariri District Council proposes to develop an indoor sports facility at the site. Due to the proposed sports use, sample results were compared with the appropriate recreational soil guideline values (SGVs). The investigation found metals above background levels across the site. It is suggested these are consistent with the historical pig farm use and the use of pig effluent as a soil conditioner on the paddocks. Samples taken from a suspected burn pile contained highly elevated concentrations of arsenic, copper, chromium, lead and zinc. The arsenic and lead concentrations exceeded the recreational SGV in the surface sample from this location. If the sample results are compared with 'residential 10% produce' SGVs then three samples, taken close to old buildings, also exceeded the residential SGV for lead. Organochlorine pesticides were detected in soil samples across the site but concentrations were generally below published background levels. Asbestos was not detected in soil samples collected from the site.
- 85 Golf Links Road for 'A10 - Persistent pesticide bulk storage or use' with the golf course noted on aerial photographs from 1973 until the present day. The site is defined as 'Verified HAIL has not been investigated'.
- RS 41081 for 'A10 - Persistent pesticide bulk storage or use' with the golf course noted on aerial photographs from 1973 until the present day. The site is defined as 'Verified HAIL has not been investigated'.
- 521 Rangiora Woodend Rd for 'A8 - Livestock dip or spray race operations' with a livestock dip noted in aerial photographs from 1961 until 1984. The site is defined as 'Verified HAIL has not been investigated'.
- 59 Golf Links Road for 'A10 - Persistent pesticide bulk storage or use' with horticultural activities noted on aerial photographs from 1973 until 2000. The site is defined as 'Verified HAIL has not been investigated'.
- Bridget Lane & Coldstream Road for 'A10 - Persistent pesticide bulk storage or use' with horticultural activities noted on aerial photographs from 1963 until 1975. The site is defined as 'Verified HAIL has not been investigated'.
- 152, 160 & 164 East Belt is listed as 'Verified Non-HAIL'. It was previously part of the listing for site 170327 (154, 160 & 164 East Belt) but this part of the site was amended to non-HAIL after the former owners advised no sprays were used on the land now covered by the residential lots.

See LLUR Statement in **Appendix C**.

Resource consent information was sourced from the GIS mapping system. There are active resource consents for the subject site to discharge contaminants to land and to air from the spreading and storage of dairy effluent and to take and use water.

There are active resource consents on adjacent lots to discharge stormwater to land, to install an open fire at 521 Rangiora Woodend Road (a Heritage Listed building), to take and use groundwater, to take and use surface water and to discharge contaminants and water into water.

7.4 LINZ Records

The LINZ Orchard layer does not show the subject site or any adjacent sites as having listed orchards.

7.5 Review of Historic Aerial Photographs

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

- The earliest photo is from **1941** and has been sourced from ECan's GIS. The subject site is mainly in pasture. There is a dwelling and farm buildings on the subject site approximately 250m north of Kippenberger Avenue. Two streams cross the subject site. The surrounding area is mainly similar pasture farmland with associated dwellings and farm buildings. Rangiora Golf Club can be seen beyond the subject site to the north-east. Rangiora Recreation Ground can be seen beyond the subject site to the north-west.
- A photo from **1963** is sourced from ECan's GIS and shows additional sheds have been built on the subject site to the north of the dwelling. A garage has been built to the north-east of the dwelling. Beyond the subject site to the north the land appears to have a horticultural use. Long sheds, potentially poultry sheds, have been erected on land adjacent to 'Part RS 267' beyond the subject site to the west. A potential livestock dip is present beyond the subject site to the east, on land adjacent to Lot 2 DP 394668.
- A photo from **1973** is sourced from ECan's GIS and shows the northern stream channel appears to have been filled. Some of the farm buildings have been removed. The eastern cowshed has been extended and new cattle yards erected. Beyond the subject site, to the east of Part RS 267, the land appears to have been subdivided and developed as rural residential lots. There are greenhouses present on the most northern of these new lots. The golf course beyond the subject site to the north-east appears to have been extended to the south.
- A photo from **1980**, sourced from ECan's GIS, is blurred and detail difficult to discern. There is no apparent change of use for the subject site or surrounding area.
- A photo from **1995** is sourced from ECan's GIS and shows new farm sheds have been erected within the farm working area on the subject site. Horticultural activities are now occurring beyond the subject site to the west of Part Lot 2 DP 9976 and also to the east of Part RS 267. The possible livestock dip beyond the subject site to the east of Lot 2 DP 394668 appears to have been removed. Most of the long sheds beyond the subject site to the west of Part RS 267 have been removed.
- A photo from **2004** is sourced from ECan's GIS and shows the dwelling has been extended on the northern side. The eastern cowshed has been extended. Wai-mana funeral chapel has been built beyond the subject site to the west of Part RS 267, adjacent to Kippenberger

Avenue. The horticultural activities beyond the subject site to the north appear to have ceased.

- A photo from **2013** is sourced from ECan’s GIS and shows a silage pit and a liquid effluent pond are present in the working yard on the subject site. A stock underpass has been constructed under Kippenberger Avenue, joining the northern and southern halves of the subject site. Residential development has occurred beyond the subject site to the west of Lot 2 DP 394668 and Lot 4 DP 25508.
- The most recent aerial photo reviewed, dated **2018**, sourced from ECan’s GIS shows additional silage pits under construction within the yard area of the subject site. Beyond the subject site to the north a new sports facility has been built.

8 Site Inspection & XRF Screening

A site inspection was undertaken on the 24th July 2019 to assess the likelihood of soil contamination on the subject site. The inspection focussed on the areas of the site identified by the desktop investigations as likely to contain sources of contamination. These were around the dwelling and the farm working yard. As requested by the client for pre-purchase due diligence, a portable XRF was used to verify whether any heavy metal contamination is present. A plan of the homestead and farm working yard identifying the types of buildings, potential soil contamination risks and showing the location of XRF tests is included in **Appendix D**. A table of XRF results is included in **Appendix E**.

The dwelling is constructed from weatherboard with an iron roof. The paint on the dwelling is in good condition. A single XRF test of the paint did not detect lead, however it did detect high arsenic indicating that the timber in that location was likely CCA treated and was not original. XRF testing of the soils to the south of the dwelling showed lead contamination, exceeding human health guideline values, is present up to 12m from the building. To the east of the dwelling is a weatherboard garage. The paint is in a deteriorated state and XRF testing showed it is a lead-based paint. It is highly likely that lead contaminated soils are also present around this garage.



Photo 1 – 1880 Dwelling with additions



Photo 2 – Poor condition paint on garage

The ground within large parts of the farm working yard was very wet, muddy and churned up by stock in some places. Therefore, it was not possible to determine whether any discoloured soils were present which would help identify contaminated areas.



Photo 3 – Wet, muddy ground

The dairy building and adjacent cattle yards are made from concrete and iron. On the eastern side of the yards is a concrete sunken structure. When the farmer was asked about potential historic sheep dips this structure was the only structure they pointed out. XRF testing of the concrete showed no sign of heavy metal contamination. This structure leads to the waterway and appears to be a drain with a weir and not a dip or foot rot trough.



Photo 4 – Dairy buildings



Photo 5 – Concrete trough

One of the rooms on the west side of the dairy is used as a chemical store. The floor is concrete and there is a small bund at the doorway. Next to this room more chemicals are being stored outside. These are also stored on a concrete pad. Chemicals present on the day of inspection were dairy hygiene products and none were considered to pose a risk of persistent soil contamination.



Photo 6 & 7 – Chemical storage

Blackened soils indicating a small burn area was noted to the south of the dairy sheds. However, an XRF test of these soils showed lead and arsenic below background levels. This suggests treated or painted timber has not been burnt here and no soil contamination has occurred.



Photo 8 – Blackened soils indicating a small burn area

There are four sheds currently in use as a haybarn, calving stalls and a chicken shed. These are constructed from galvanised iron and timber with earth floors. It is considered unlikely that any contamination exists around these sheds from the use of lead-based paints. There was no evidence of bulk storage of chemicals within any of these sheds.



Photos 9 & 10 – Galvanised iron and timber sheds

As well as the more modern sheds there are three derelict sheds within the working yard. A saddlery shed at the entrance to the yard is painted. XRF testing suggests there is some lead contamination of the soils that might exceed the residential SGV around this shed. The shed is being used to store empty chemical and oil containers and other items. In front of the shed is more items including containers, batteries and treated timber. This is being stored directly on the ground. XRF testing indicated arsenic exceeding the residential SGV is present in this area.



Photo 11– Saddlery shed



Photo 12– Items in front of saddlery shed

The derelict woolshed and chicken house are constructed from unpainted timber and iron. It was not safe to fully examine these sheds or surrounding soils due to their highly-deteriorated condition.



Photo 13 – Derelict chicken shed



Photo 14 – Derelict timber and iron woolshed

Treated timber is being stored in and around the sheds on the site. The XRF tests indicate this has caused some contamination of the soils with arsenic above residential soil guideline values.



Photo 15 – Treated timber stored around sheds

A small above ground diesel tank is present on the subject site. There was no significant soil staining and no rainbow effect seen on adjacent puddles indicating there is limited if any spillage.



Photo 16 – Above ground diesel tank

Also located within the farm working yard are silage pits and an effluent pond.



Photo 17 – Effluent pond



Photo 18 – Silage pit on right of track

No evidence of asbestos containing materials was seen during the inspection. Contamination of the soils on the subject site with asbestos is considered unlikely.

It is noted that this screening level investigation does not constitute a formal Detailed Site Investigation.

9 HAIL Uses and Possible Types of Contaminants Associated with Past Use

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

A - Chemical manufacture, application and bulk storage

8. Livestock dip or spray race operations

A sheep farmer, or his wife, is listed as a historical owner in the early 1900s for three of the lots included in the subject site. Since it is known the house was present on one of those lots from 1880 it is considered likely that the farm working yard was also present in the current location at the time the land was owned by the sheep farmer. This yard may have included a livestock dip. A derelict timber shed located in the south-west corner of the current yard is known to have been a woolshed. However, no structures were found that would indicate the former presence of a spray-race or dip. It is noted that a possible livestock dip is located on the southern side of Kippenberger Avenue in an immediately adjacent lot and it is possible this was utilised in the past.

Although no evidence of a livestock dip was found during the site inspection it is not possible to exclude the risk that a historical livestock dip or spray race was present on the site within the current yard area. Contaminants of concern include arsenic and organochlorines e.g. dieldrin and DDT.

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

The majority of the subject site, other than the current house and yard area, has been used for pastoral activities for its known history. The normal uses of fertilisers and pastoral weed

controls associated with this use are unlikely to have caused soil contamination that would pose a risk to human health on the pasture areas of the subject site.

17. Storage tanks or drums for fuel, chemicals or liquid waste

A small above ground diesel tank is present within the farm working yard on the subject site. There was no visual evidence of significant spillage. If present, any soil contamination caused by this tank is likely to be very localised beneath the tank. Contaminants of concern include Total Petroleum Hydrocarbons (TPH).

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

Treated timber is being stored in various locations within the farm working yard on the site. XRF screening has shown that this has caused some contamination of soil. Contaminants of concern include arsenic.

G - Cemeteries and waste recycling, treatment and disposal

5. Waste disposal to land

No specific evidence of farm pits was identified by this investigation. The current farmer advised he had no knowledge of any farm pits being used during the time he has worked the site. However, livestock farming has occurred on the subject site for over 100 years. Historically it was common practice to dispose of carcasses and other farm and household waste in pits on farmland. Therefore, it is not possible to exclude the risk that farm pits are located on the subject site.

The risk to human health these may pose can be mitigated with an Accidental Discovery Protocol during development. If any farm pits are uncovered during development works then these should be assessed in accordance with MfE guidelines by a SQEP.

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

A number of adjacent sites are listed on the LLUR for historical and current horticultural activities. However, the aerial photographs indicate these activities have not been overly intensive and have approximately 10-20 metres separation distance. Therefore, it is considered unlikely that sprays would have migrated onto the subject site in sufficient quantities to pose a risk to human health. The earliest noted horticultural activities were on a site beyond the subject site to the north. Part of this area was investigated by T&T in 2018 and only isolated hotspots of heavy metals around old buildings were found. This indicates that extensive use of pesticide sprays had not occurred on that site. Additionally, the current owner of the subject site has indicated that soils within the grazing areas of the site have been tested for DDT and were shown to meet levels that ensure the milk produced meets food safety guidelines. These levels are only a very small fraction of the 'rural residential 25% produce' soil contaminant standards set out in the NESCS.

A livestock dip was present from the 1960s to the 1980s on an adjacent site to the east. There is no evidence of tracks linking the dip to the subject site. Given this and the separation distance

from the dip to the subject site it is considered unlikely that this poses a risk of contamination on the subject site.

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

The subject site has had buildings sited on it since 1880 which poses the risk of contamination from lead-based paints. Any natural deterioration or intentional removal may have caused contamination of the soil. Contaminants of concern include lead. XRF screening has confirmed that lead contamination of soils is present.

The site inspection found no evidence of any buildings clad with asbestos containing materials, and no rubbish or storage items potentially containing asbestos. Therefore, it is considered unlikely that soils on the subject site are contaminated with asbestos.

10 Basis for Soil Guideline Values (SGV)

10.1 Activity Description

This report has been written for the following potential activities:

- Subdivision of the site for rural residential use, as indicated by the plan provided by the clients representative
- Soil disturbance activities associated with the above use and development of the site

10.2 Zoning

The majority of the subject site is currently zoned Rural Zone. Lot 4 DP 25508 is zoned Residential 2.

10.3 Soil Guideline Values

Human health soil contaminant standards for a group of 12 priority contaminants were derived under a set of five land-use scenarios and are legally binding under The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Health) Regulations 2011 (NES). These standards have been applied where applicable. The regulations describe these as Soil Contaminant Standards. For contaminants other than the 12 priority contaminants, the hierarchy as set out in the Ministry for the Environment Contaminated Land Management Guidelines No 2 has been followed. These are generally described as Soil Guideline Values. For simplicity, this report uses the terminology Soil Guideline Values (SGV) when referring to the appropriate soil contaminant standard or other derived value from the hierarchy. For soil, guideline values are predominantly risk based, in that they are typically derived using designated exposure scenarios that relate to different land uses. For each exposure scenario, selected pathways of exposure are used to derive guideline values. These pathways typically include soil ingestion, inhalation and dermal adsorption. The guideline values for the appropriate land use scenario relate to the most critical pathway.

The land-use scenarios applicable for the current client's proposed use of this site and any associated earth disturbing activities include 'rural residential 25% produce', and 'commercial /industrial/outdoor workers' as a proxy value to protect the health of construction workers.

11 Site Characterisation and Conclusion

This investigation and XRF screening has shown there is contamination on the subject site around the dwelling and farm working yard from the use of lead-based paints on old buildings, a small above ground diesel tank and stored treated timber. Although no specific evidence has been found, there is also a risk of old farm pits being present and possibly sheep dip or spray race use, simply through the use of the risk area as a farm yard since pre 1900's. The risk area is outlined on **Figure 3** below and further details of the area are shown on the plan in **Appendix D**.

These are confirmed or likely HAIL activities and there may be a risk to human health from contaminated soils in the risk area. It is recommended that a Detailed Site Investigation, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk area should there be a proposal to change the use or disturb the soils in this area. As the current house is being used for residential living, and the XRF screening has shown lead contamination to be present in the surrounding soils, any residents are advised to follow the general health precautions found at:

<http://contamland.co.nz/general-health-precautions>

The remainder of the subject site has been used for general pastoral use for its known history, with historic sheep farming and more recently for dairying. This pastoral use is unlikely to have caused soil contamination that would pose a risk to human health or the environment. There is no evidence of an activity or industry described in the HAIL occurring on the pastoral parts of the subject site now or in the past and no further investigations are required unless an unexpected farm pit discovery is made.

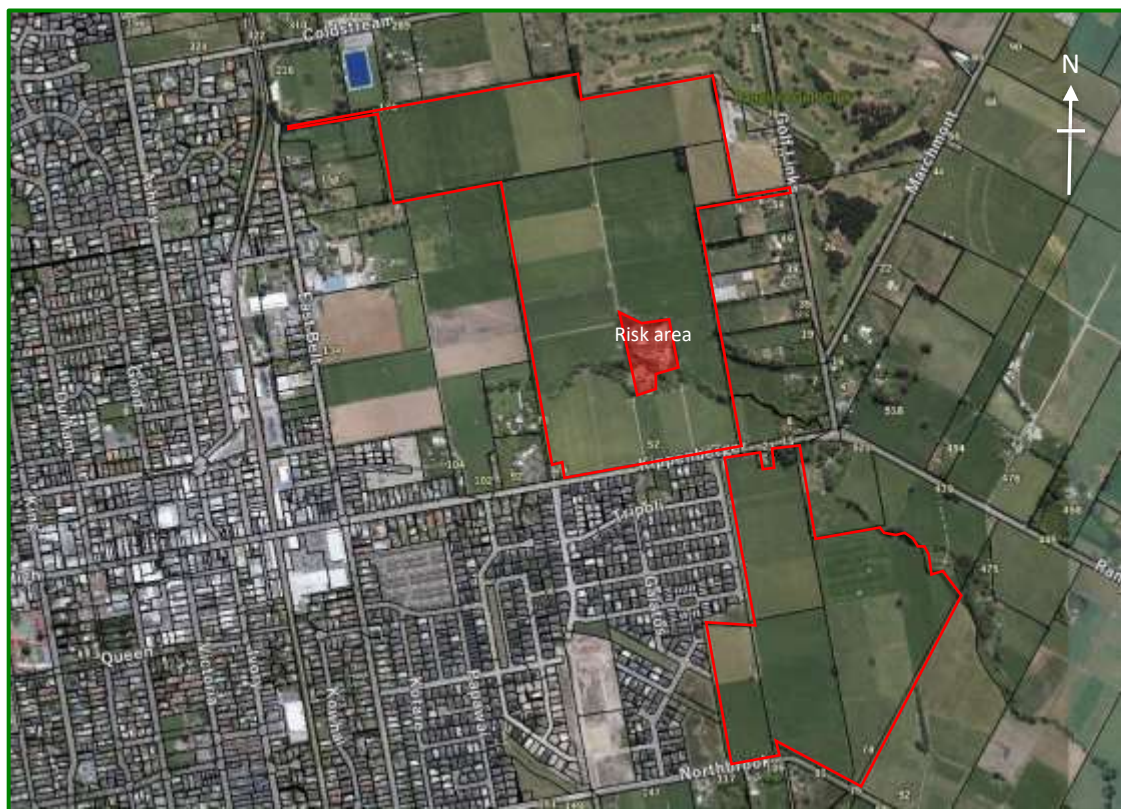


Figure 3 – Risk Area Plan

12 Planning Status

In terms of the NESCS section 5 (7) states that the land is considered to be covered if an activity or industry described in the HAIL is being undertaken on it; or has been undertaken on it; or it is more likely than not that an activity is being or has been undertaken on it. Section 6 describes the methods for determining whether the land is as described in section 7. Method 6 (3) is to rely on a Preliminary Site Investigation.

This Preliminary Site Investigation has found that there is evidence of an activity or industry described in the HAIL occurring on the subject site now or in the past. In terms of planning status at the time of writing of this report, the NESCS does apply to the site and resource consent would be required for the possible proposed subdivision.

13 Limitations

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

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

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

Appendix A – Historic Certificates of Title



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **378539**
Land Registration District **Canterbury**
Date Issued 18 December 2007

Cancelled

Prior References

CB40C/833

Estate	Fee Simple
Area	8.7889 hectares more or less
Legal Description	Lot 2 Deposited Plan 394668

Original Proprietors

Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited as to a 1/2 share

Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited as to a 1/2 share

Interests

A307957.3 Mortgage to Aileen Myrtle Inch - 17.7.1997 at 10:05 am
6957956.6 Mortgage to Rabobank New Zealand Limited - 21.7.2006 at 9:00 am
6957956.7 Mortgage Priority Instrument making Mortgages 6957956.6 and A307957.3 first and second mortgages respectively - 21.7.2006 at 9:00 am
7661438.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.12.2007 at 9:00 am
777195 Notice declaring the State Highway adjoining the above land to be a Limited Access Road - 26.9.1969 at 9.30 am
9097943.1 Discharge of Mortgage 6957956.6 - 13.7.2012 at 4:46 pm
9097943.5 CT 577722 issued - 13.7.2012 at 4:46 pm.
CANCELLED



**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 577722
Land Registration District Canterbury
Date Issued 13 July 2012

Prior References

378539 CB45D/1257

Estate Fee Simple
Area 23.0009 hectares more or less
Legal Description Lot 2 Deposited Plan 394668 and Lot 2
Deposited Plan 452196

Original Registered Owners

Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited as to a 1/2 share
Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited as to a 1/2 share

Interests

777195 Notice declaring the State Highway adjoining the above land to be a Limited Access Road - 26.9.1969 at 9.30 am (Affects Lot 2 DP 394668)

A307957.3 Mortgage of Lot 2 DP 394668 to Aileen Myrtle Inch - 17.7.1997 at 10.05 am

7661438.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.12.2007 at 9:00 am (Affects Lot 2 DP 394668)

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 452196)

9097943.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.7.2012 at 4:46 pm (Affects Lot 2 DP 452196)

Subject to a right to drain water over part Lot 2 DP 452196 marked A on DP 452196 created by Easement Instrument 9097943.7 - 13.7.2012 at 4:46 pm

The easements created by Easement Instrument 9097943.7 are subject to Section 243 (a) Resource Management Act 1991

9097943.8 Mortgage to Rabobank New Zealand Limited - 13.7.2012 at 4:46 pm

9665955.1 Transmission of the 1/2 share of Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited to Aileen Myrtle Inch, George Thomas Scott and AJH Trustees Limited as survivor(s) and of the 1/2 share of Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited to Aileen Myrtle Inch, George Thomas Scott and AJH Trustees Limited as survivor(s) - 10.3.2014 at 2:58 pm

10683143.1 Transfer to Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Limited (1/2 share) and Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Limited (1/2 share) - 5.5.2017 at 11:11 am



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier CB45D/1257
Land Registration District Canterbury
Date Issued 07 July 1999

Cancelled

Prior References

CB384/249

Estate Fee Simple
Area 20.1025 hectares more or less
Legal Description Lot 2 Deposited Plan 80275

Original Proprietors

John Langton Leech

Interests

A414499.2 Easement Certificate specifying the following easements - 7.7.1999 at 2.00 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 2 Deposited Plan 80275 - herein	A DP 80275	Rural Section 355A - CT CB384/262	

9097943.2 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 452196) - 13.7.2012 at 4:46 pm

9097943.3 Transfer of Lot 2 DP 452196 to Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited as to a 1/2 share and Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited as to a 1/2 share - 13.7.2012 at 4:46 pm

9097943.4 CTs issued - 13.7.2012 at 4:46 pm

Legal Description	Title
Lot 1 Deposited Plan 452196	577721

9097943.5 CTs issued - 13.7.2012 at 4:46 pm

Legal Description	Title
Lot 2 Deposited Plan 452196	577722

CANCELLED

Reference:
Prior CT: 384/249
Document No.: A414499.3



LT69

REGISTER

45D/1257

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 7th day of July One Thousand Nine Hundred and Ninety Nine under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of CANTERBURY

WITNESSETH that JOHN LANGTON LEECH

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 20.1025 hectares, more or less being **LOT 2 DEPOSITED PLAN 80275**



For Registrar-General of Land

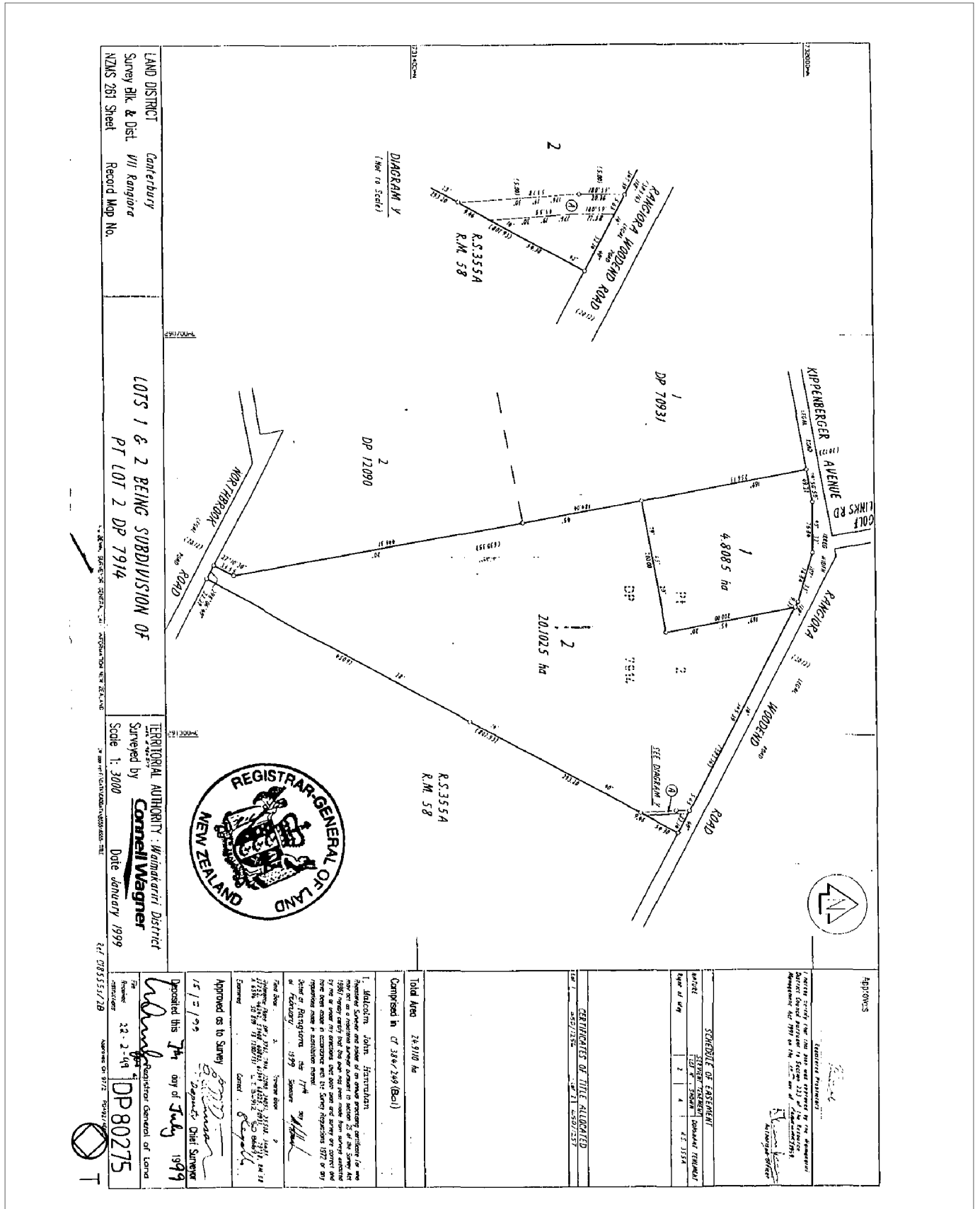
A414499.2 Easement Certificate affecting Lots on DP 80275

NATURE	SERVIENT LAND	DOMINANT LAND
Right of way	2-A	RS 355A CT 384/262

- 7.7.1999 at 2.00

[Signature]
For RGL

45D/1257



LAND DISTRICT Canterbury
 Survey Blk. & Dist. VII Rangiora
 NZMS 261 Sheet Record Map No.

LOTS 1 & 2 BEING SUBDIVISION OF
 PT LOT 2 DP 7914

TERRITORIAL AUTHORITY: Waimakariri District
 Surveyed by **Cornell Wagner**
 Scale 1:3000 Date January 1999



Approved as to Survey
 15/1/99
 Deposited this 7th day of July 1999
 Registrar-General of Land
 DP 80275

REGISTRAR-GENERAL OF LAND
 NEW ZEALAND

APPROVED AS TO SURVEY
 15/1/99
 Deposited this 7th day of July 1999
 Registrar-General of Land

REGISTRAR-GENERAL OF LAND
 NEW ZEALAND

REGISTRAR-GENERAL OF LAND
 NEW ZEALAND

APPROVED AS TO SURVEY
 15/1/99
 Deposited this 7th day of July 1999
 Registrar-General of Land

REGISTRAR-GENERAL OF LAND
 NEW ZEALAND

APPROVED AS TO SURVEY
 15/1/99
 Deposited this 7th day of July 1999
 Registrar-General of Land

REGISTRAR-GENERAL OF LAND
 NEW ZEALAND

APPROVED AS TO SURVEY
 15/1/99
 Deposited this 7th day of July 1999
 Registrar-General of Land

REGISTRAR-GENERAL OF LAND
 NEW ZEALAND

APPROVED AS TO SURVEY
 15/1/99
 Deposited this 7th day of July 1999
 Registrar-General of Land

Reference:
Prior C/T. 420/57

Land and Deeds 69

Transfer No.
N/C. Order No. 617189



REGISTER

No. 3C/988

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that ERNEST JOSEPH INCH of Rangiora Farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 153 acres 1 rood 36 perches or thereabouts situated in Blocks VI and VII of the Rangiora Survey District being part of Rural Section 267 part being more particularly described as Lot 2 on Deposited Plan No. 9976

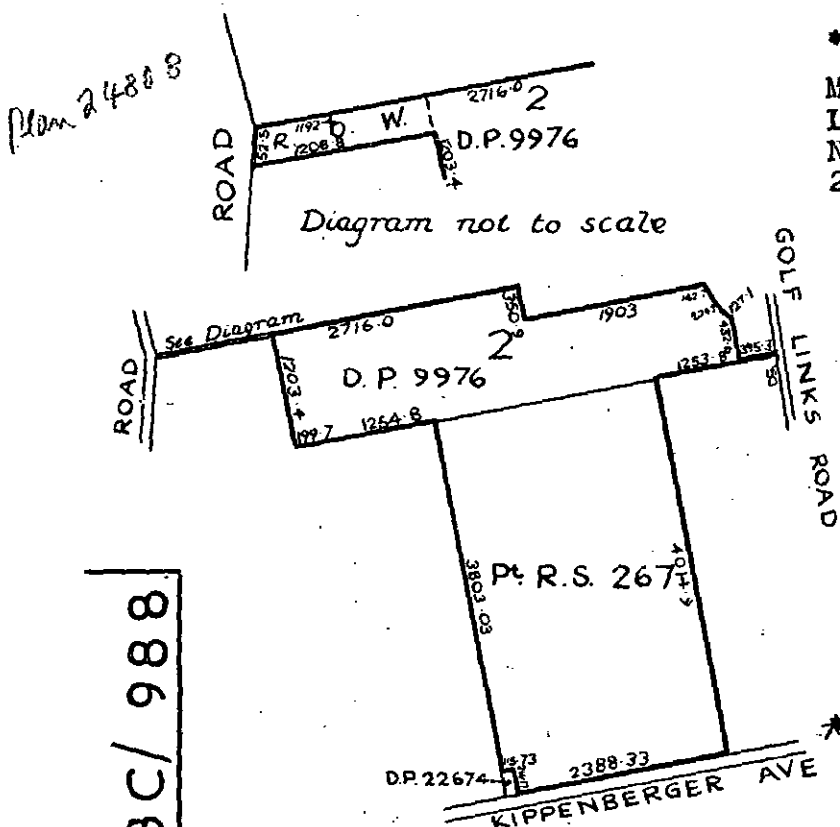


Assistant Land Registrar

Subject to:

1. Building Line Restriction in Notice 595490

2. a Right of Way over the part Lot 2 herein coloured yellow on D.P. 9976 appurtenant to Lot 2 D.P. 2531 (C.T. 244/68) created by Transfer 78465



Total Area: 153.1.36
Scale: 1 inch = 20 chains

**

Mortgage 617190 to Donald Mount Morriss, Lydia Jane Max and Vera Estelle Nicholson in shares 12-2.51 p.m. 12.

Simson
A.L.R.

**

Mortgage 575750 to Gordon Purvis and Edward Dallas Ridley to John Higdon Graham for by Mary Graham to Irene Graham and to the Frederick Harris in shares - 1.5.1962 at 2.12.1962

Simson
A.L.R.

Simson
A.L.R.

7753773 ref. 16/12
Discharge of Mortgage 575750 as to the part Lot 1 D.P. 24808 - Produced 12.12.1968 at 10.50a.m. Entered 27.1.1969 at 9a.m.

Transfer 753773 of the part Lot 1 D.P. 24808 to The Rangiora Golf Club Incorporated - Produced 12.12.1968 at 10.50a.m. Entered 27.1.1969 at 9a.m. (fencing provision)

Simson
A.L.R.

Simson
A.L.R.

No. 3C/988

30/988

Transfer 753774 (Cancelled as to
- 12/12/1968 (balance land.
(New C.T. 8B/1429
(issued for balance
(and Lot 2 D.P.
(24808

A. L. R.
A.L.R.

CANCELLED

DUPLICATE DESTROYED

Transmission 753772 of the share of
Lydia Jane May in Mortgage 617190
to Wilfred Francis Dixon - 12.12.1968
at 10.50a.m.

A. L. R.
A.L.R.

~~PLAN No. LODGED~~

~~AND DEPOSITED~~
~~ENTERED IN ERROR.~~





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier CB40C/833
Land Registration District Canterbury
Date Issued 18 October 1995

Cancelled

Prior References

CB32A/1155 CBPR548/212

Estate Fee Simple
Area 12.5961 hectares more or less
Legal Description Lot 1 Deposited Plan 70931

Original Proprietors

Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch as to a 1/2 share
Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch as to a 1/2 share

Interests

Subject to Sections 241 & 242 Resource Management Act 1991

731407 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 2 Deposited Plan 25508 - CT CB7D/627	Yellow DP 25508	part formerly part Lot 3 DP 25508 - herein	

777195 Notice declaring the State Highway adjoining the above land to be a Limited Access Road - 26.9.1969 at 9.30 am

827030.1 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 54713 - CT CB32A/1154	A DP 54713	part formerly part Lot 3 DP 25508 - herein	
Right of way	Lot 1 Deposited Plan 54713 - CT CB32A/1154	B DP 54713	part formerly part Lot 3 DP 25508 - herein	

A93035.3 Mortgage to Rabobank New Zealand Limited - 25.1.1994 at 12.05 pm(as varied once subsequently)
(affects part formerly part Lot 1 DP 12090)

A166230.1 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey electric power and telephonic communications	Lot 1 Deposited Plan 54713 - CT CB32A/1154	part	part formerly part Lot 3 DP 25508 - herein	

A307957.2 Mortgage to Rabobank New Zealand Limited - 17.7.1997 at 10.05 am

A307957.3 Mortgage to Aileen Myrtle Inch - 17.7.1997 at 10.05 am

6032002.1 Variation of Mortgage A307957.2 - 8.6.2004 at 9:00 am

6957956.1 Discharge of Mortgage A307957.2 - 21.7.2006 at 9:00 am

6957956.4 Discharge of Mortgage A93035.3 - 21.7.2006 at 9:00 am

6957956.5 Transfer to Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited (1/2

Identifier**CB40C/833**

share) and Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited (1/2 share) - 21.7.2006 at 9:00 am

6957956.6 Mortgage to Rabobank New Zealand Limited - 21.7.2006 at 9:00 am

6957956.7 Mortgage Priority Instrument making Mortgages 6957956.6 and A307957.3 first and second mortgages respectively - 21.7.2006 at 9:00 am

7661438.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 394668) - 18.12.2007 at 9:00 am

7661438.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.12.2007 at 9:00 am

7661438.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.12.2007 at 9:00 am

7661438.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.12.2007 at 9:00 am

7661438.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.12.2007 at 9:00 am

7661438.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.12.2007 at 9:00 am

7661438.7 CTs issued - 18.12.2007 at 9:00 am

Legal Description**Title**

Lot 1 Deposited Plan 394668

378538

Lot 2 Deposited Plan 394668

378539

CANCELLED

References
Prior C/T548/212,32A/1155

Land and Deeds 69

Transfer No.
N/C. Order No. A200425/3



REGISTER

No. 40C/833

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of October one thousand nine hundred and ninety five, under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that TREVOR MILTON INCH and AILEEN MYRTLE INCH, 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 12.5961 hectares or thereabouts being Lot 1 Deposited Plan 70931 ---

DISTRICT LAND REGISTRAR

ASSISTANT LAND REGISTRAR CANTERBURY N.Z.

Subject to:

Section 241 and 242 Resource Management Act 1991

Notice 777195 declaring the State Highway adjoining the above land to be a Limited Access Road - 26.9.1969 at 9.30am

Mortgage A93035/3 to Primary Industry Bank of Australia Limited - 25.1.1994 at 12.05pm (as varied once subsequently) (Affects part formerly part Lot 1 DP 12090)

Appurtenant to part formerly part Lot 3 DP 25508:

Right of way over part Lot 2 DP 25508 (7D/627) coloured yellow on DP 25508 as specified in Easement Certificate 731407

Right of way over part Lot 1 DP 54713 (32A/1154) marked A and B on DP 54713 granted by Transfer 827030/1

Right to convey electric power and telephonic communications over part Lot 1 DP 54713 (32A/1154) granted by Transfer A166230/1

Measurements are Metric

Transmission A205362/1 of the share of Trevor Milton Inch to Aileen Myrtle Inch, Widow, Richard Gregory Smithson, Chartered Accountant and George Scott, Solicitor, all of Rangiora as executors - 16.11.1995 at 11.42am

No. A304589.1 Transfer of their share for A.L.R. Aileen Myrtle Inch, Richard Gregory Smithson and George Scott to Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch - 26.6.1997 at 11.15

A307957.1 Transfer of the 1/2 share of Aileen Myrtle Inch to Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch

A307957.2 Mortgage to Cooperate Centrale Raiffeisen-Boerenleenbank B.A.

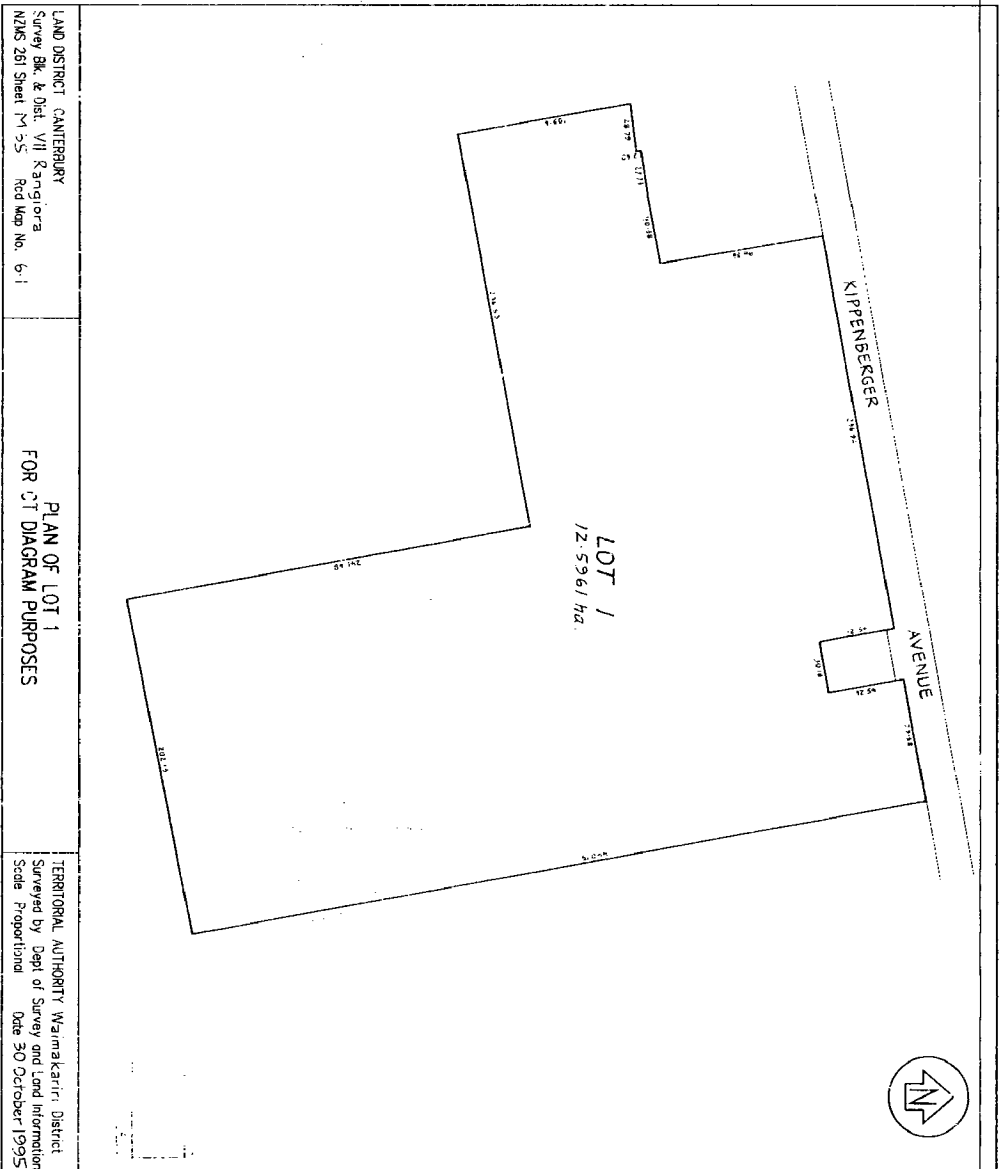
A307957.3 Mortgage to Aileen Myrtle Inch

all 17.7.1997 at 10.05

cont'd sheet 2...

No. 40C/833

CERTIFICATE OF TITLE No. /



sheet 2... 40C/833

A462174.1 Transfer of Mortgage A93035.3
to Rabobank New Zealand Limited -
14.6.2000 at 9.41

andis
for RGL

A468801.1 Correction of name of mortgagee
A307957.2 to Cooperatieve Centrale
Raiffeisen-Boerenleenbank B.A.

A468801.2 Transfer of Mortgage A307957.2
to Rabobank New Zealand Limited

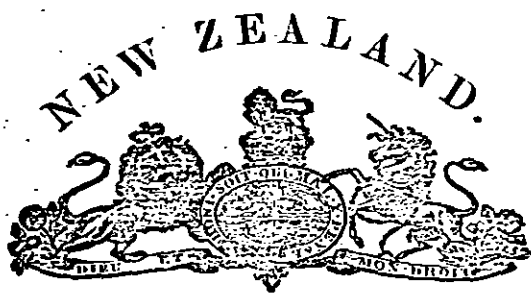
all 4.8.2000 at 9.45

andis
for RGL



Image Quality due to Condition of Original

(C)



CANCELLED

[CERTIFICATE OF TITLE.

Register Book,

Vol. 5 Folio 55

Cancelled

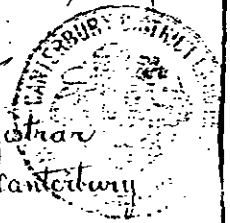
Jan 1. 1874

Pursuant to Memorandum of Transfer N^o 410 from George Beeth William Buss of Rangiora Auctioneer is now seized of an Estate in fee-simple, subject nevertheless to such encumbrances, liens, and interests as are notified by Memorial under-written or indorsed hereon, in that piece of land situated in the District of Mandeville containing Forty Eight acres or thereabouts bounded as appears in the plan drawn in the margin hereof and therein coloured green which said piece of land is the Rural Section marked 926 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor and was originally granted the thirteenth day of October 1858 under the seal of the Colony and hand of Thomas Gore Browne the then Governor of New Zealand to Edward Ward

In Witness whereof I have hereunto signed my name and affixed my seal this fifth day of August one thousand eight hundred and seventy three

Signed in the presence of }
the fifth day of August 1873

John William
District Land Registrar
of the District of Canterbury

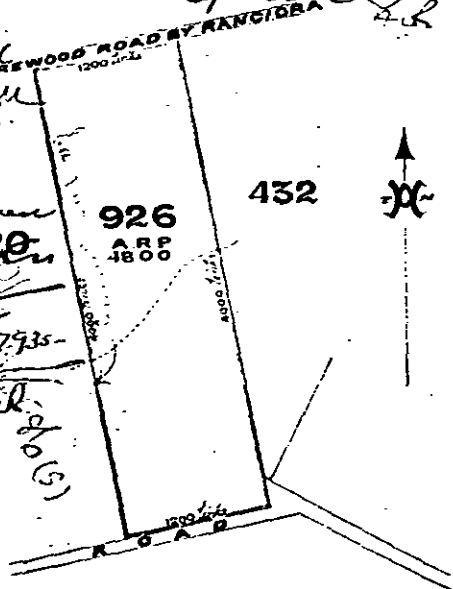


473193 Transmission of Mortgage 218841 to Maude Buss Weston a widow James Waterfield Wood a Special Agent James Crowley Weston and Michael James Weston both Directors of Christ Church as Executors dated 22/11/58

Variation of the terms of Mortgage 218840 produced 26/3/1958 at 11:30 am

Variation of the terms of Mortgage 218840 produced 7/12/90 at 11:45 am

Cancelled and new off A/305 issued 15/2/1961



SCALE 10 chains to 1 inch

Mortgage N^o 714 dated 24th January 1874 produced same day at 11.55 A.M. from William Buss to the New Zealand Loan and Mercantile Agency Company Limited of one section to secure £700 and interest at 7% reducible to 5% per centum per ann on punctual payment Entered the day of January 1874 at 10.55 am

Mortgage 32696 produced 1894 at 10.55 am. Well. Well. 2/1. 1/2. 6.

Transfer of mortgage 32696 produced 27 June 1897 at 11:00 am by William Stewart Foster to the Honorable George Wallace Spencer Esq. of London

Variation of the terms of Mortgage 150464 produced 7th November 1928 at 12:5 pm

Transfer 76856 produced 31 October 1907 at 11:50 am by William Buss to William Cunningham of Rangiora sheepfarmer

Transfer 214507 produced 5th June 1936 at 2:54 pm Alexander Leo Johns to Basil Cyril Wilson, of Rangiora Farmer

Transfer 143409 produced 31 October 1921 at 11:50 am William Cunningham to Alexander Leo Johns of Christchurch farmer

Mortgage 191866 produced 5th June 1936 at 2:58 pm Basil Cyril Wilson to Alistair Rutherford and Isabel Rutherford in shares

Mortgage 24695 produced 31 October 1921 at 11:50 am Alexander Leo Johns to William Cunningham

Transmission 28147 of the interest of Alistair Montrose Rutherford deceased (£300:1:10) in mortgage 191866 to Godfrey Oliver Rutherford and Isabel Rutherford. Entered 12 May 1937 at 12:50 pm

Transfer 147120 produced 13 July 1922 at 2:35 pm Alexander Leo Johns to Alfred Amor of Rakaiia farmer

Transfer 221360 produced 2 December 1937 at 2:28 pm Godfrey Oliver Rutherford and Isabel Rutherford of their joint interest in mortgage 191866 to the said Isabel Rutherford

Mortgage 127798 produced 13 July 1922 at 2:35 pm Alfred Amor to Alexander Leo Johns

Increase of principal sum of mortgage 191866 produced 11th November 1939 at 2:21 pm

Mortgage 172390 of mortgage 127798 produced 10 March 1925 at 11:40 am Alexander Leo Johns to George Thongate

Mortgage 213340 produced 15 September 1917 at 10:40 am Basil Cyril Wilson to Louise Peris Bisher

Mortgage 150464 produced 13 May 1926 at 11:35 am Alfred Amor to Elizabeth Stevens Rutherford and Alistair Rutherford

Mortgage 213341 produced 15 September 1917 at 10:45 am Basil Cyril Wilson to George Thongate

Mortgage 150465 produced 13 May 1926 at 11:35 am Alfred Amor to Alexander Leo Johns

Transmission 22623 of mortgage 191866 to Godfrey Oliver Rutherford and Isabel Rutherford. Entered 15 September 1937 at 10:30 am

Transmission 18984 to The Public Trustee entered 22 February 1917 at 11 am

Variation of the terms of Mortgage 218841 produced 27 November 1949 at 3 pm

Extension of mortgage 150465 produced 12 August 1927 at 12:42 pm

Variation of the terms of Mortgage 218840 produced 23 November 1949 at 3 pm

Transmission 20288 of the interest of Elizabeth Stevens Rutherford deceased in Mortgage 150464 to Isabel Rutherford as executrix. Entered 22 June 1928 at 11:30 am

Transmission of Mortgage 218840 to Nelson Raymond Belcher as executor entered 21 April 1953 at 2:01 pm

TRANSFER 18362 produced 22 June 1928 at 11:45 am Isabel Rutherford for interest in Mortgage 150465 the said Isabel Rutherford and Alistair Rutherford as tenants in common in

Transfer of Mortgage 218840 Nelson Raymond Belcher to the Perpetual Trustees Estate and Agency Company of New Zealand Limited and the said Nelson Raymond Belcher produced 24th April 1953 at 12 noon

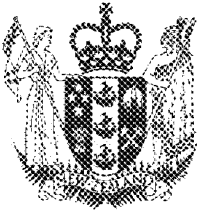
TRANSFER 185017 produced 7 September 1928 at 2:38 pm TO THE PUBLIC TRUSTEE to Alexander Leo Johns of CHRISTCHURCH farmer

Variation of the terms of Mortgage 218840 produced the 8th day of October 1953 at 2:59 pm

Variation of the terms of Mortgage 218841 produced the 8th day of October 1953 at 3:00 pm

Cancelled

CANCELLED



**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 CB8B/1429
Land Registration District Canterbury
Date Issued 27 January 1969

Prior References

CB384/251 CB3C/988

Estate Fee Simple
Area 62.9160 hectares more or less
Legal Description Lot 2 Deposited Plan 24808, Part Lot 2
Deposited Plan 9976 and Part Rural Section
267

Original Registered Owners

Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch

Interests

595490 Notice imposing Building Line Restriction

Subject to Section 36 (4) Counties Amendment Act 1961

78465 Transfer creating the following easements - 30.3.1908 at 2.50 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
R.O.W.	Lot 2 DP 9976 formerly Lot 1 DP 2531 - herein	Herein	Lot 2 Deposited Plan 2531 - CT CB462/50	
R.O.W.	Lot 2 DP 9976 formerly Lot 1 DP 2531 - herein	Herein	Lot 2 Deposited Plan 2531 - CT CB489/34	

777195 Notice declaring the State Highway adjoining the above land to be a limited access road - 26.9.1969 at 9.30 am

A90670.2 Mortgage to Rabobank New Zealand Limited - 12.1.1994 at 12.10 pm and varied 11.1.1995 at 2.10 pm

A307957.2 Mortgage to Rabobank New Zealand Limited - 17.7.1997 at 10.05 am

6032002.1 Variation of Mortgage A307957.2 - 8.6.2004 at 9:00 am

6957956.2 Discharge of Mortgage A307957.2 - 21.7.2006 at 9:00 am

6957956.3 Discharge of Mortgage A90670.2 - 21.7.2006 at 9:00 am

6957956.5 Transfer to Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited - 21.7.2006 at 9:00 am

6957956.6 Mortgage to Rabobank New Zealand Limited - 21.7.2006 at 9:00 am

9665955.1 Transmission to Aileen Myrtle Inch, George Thomas Scott and AJH Trustees Limited as survivor(s) - 10.3.2014 at 2:58 pm

10683143.2 Transfer to Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Limited - 5.5.2017 at 11:11 am

References

Prior C/T. 384/251, 30/988

Land and Deeds 69

Transfer No. 753774
N/G. Order No.



No. 8B/1429

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

This Certificate dated the 27th day of January one thousand nine hundred and Sixty-nine under the seal of the District Land Registrar of the Land Registration District of Canterbury.

WITNESSETH that ERNEST JOSEPH INCH 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 parcel of land containing 155 acres 1 rood 35 perches or thereabouts situated in Blocks VI and VII of the Rangiora Survey District being Part Rural Sections 267, 544 and 4758 parts being more particularly described as Lot 2 On Deposited Plan 24808 and part Lot 2 on Deposited Plan 9976 —



A. L. R.
Assistant Land Registrar

Subject to

- (i) Section 36 (4) Counties Amendment Act 1961 is applicable hereto
- (ii) Building Line Restriction imposed by Notice 595490
- (iii) A R.O.W. over pt Lot 2 D.P.9976 herein formerly Lot 1 D.P.2531 appurtenant to Lot 2 D.P.2531 (C's.T. 462/50 and 489/34) created by Transfer 78465

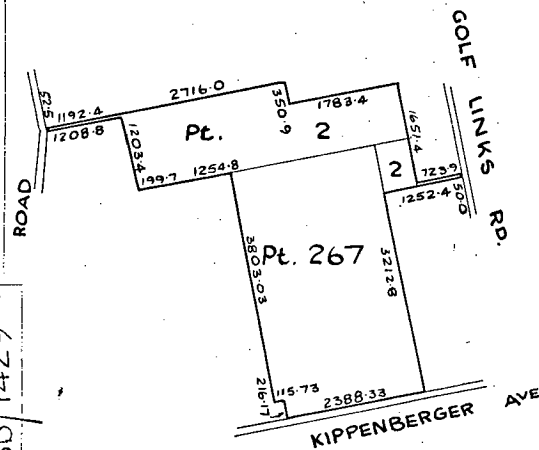
A. L. R.
A.L.R.

Mortgage 753775 to Gordon Purvis and Edward Dallas Ridley Smith to John Higdon Graham, to Joyce Mary Graham, to Irene M. Graham, to Leslie Frederick Harris and to Margaret Annie Morris in shares Produced 12.12.1968 at 10.50a.m. and Entered 27.1.1969 at 9.a.m.

A. L. R.
A.L.R.

Mortgage 753776 to Ernest Joseph Inch - Produced 12.12.1968 at 10.50a.m. and Entered 27.1.1969 at 9a.m.

A. L. R.
A.L.R.



Scale: 1 inch = 20 chains.

Total Area: 155.1.35
METRIC AREA: 62.9159 ha

Notice 777195 - declaring the State Highway adjoining the above land to be a limited access road. 26/9/1969 at 9.30 clock.

A. L. R.
A.L.R.

OVER...

No. 8B/1429

C.T.8B/1429

Mortgage 893632 to The State Advances Corporation 5/12/1972 at 9 a.m.

RECEIVED
5/12/1972
A.L.R.

Transactions

Transfer 949013 of their share in Mortgage 753775 Gordon Purvis and Edward Dallas Ridley Smith to Gordon Purvis and George Thomas Scott - 5.3.1974 at 2.45 p.m.

A.L.R.

Transfer 962287 to T.M. Inch Limited at Rangiora - 14.6.1974 at 9 a.m.

A.L.R.

Mortgage 962288 to The State Advances Corporation - 14.6.1974 at 9 a.m.

A.L.R.

Mortgage 962289 to Ernest Joseph Inch - 14.6.1974 at 9 a.m.

A.L.R.

RECEIVED
13 JAN 1988
DIGITISED
721731

Transmission 694257/1 of Mortgage 962289 to Trevor Milton Inch and Brian Gary Inch as Executors - 28.7.1987 at 11.06am

for A.L.R.

Mortgage A90670/2 to Primary Industry Bank of Australia Limited - 12.1.1994 at 12.10pm

for A.L.R.

Amalgamation Correspondence A148501/1

Variation of Mortgage A90670/2 - 11.1.1995 at 2.10pm

for A.L.R.

Transfer A206992/1 to Trevor Milton Inch and Aileen Myrtle Inch, Farmers, Richard Gregory Smithson, Chartered Accountant and George Thomas Scott, Solicitor, all of Rangiora - 24.11.1995 at 3.45pm

for A.L.R.

No. A304588.1 Transmission to Aileen Myrtle Inch, Richard Gregory Smithson and George Thomas Scott, as survivors - 26.6.1997 at 11.15

No. A304588.2 Transfer to Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch - 26.6.1997 at 11.15

for DLR

Entered in Error

~~A307957.1 Transfer of the 1/2 share of Aileen Myrtle Inch to Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch~~ Amended 29.3.2001

A307957.2 Mortgage to Cooperate Centrale Raiffeisen-Boerenleenbank B.A.

~~A307957.3 Mortgage to Aileen Myrtle Inch~~ Amended 1-5-97 Ralmer

all 17.7.1997 at 10.05

Ralmer for DLR

A462174.1 Transfer of Mortgage A90670.2 to Rabobank New Zealand Limited - 14.6.2000 at 9.41

for RGL

A468801.1 Correction of name of mortgagee A307957.2 to Cooperatieve Centrale Raiffeisen-Boerenleenbank B.A.

A468801.2 Transfer of Mortgage A307957.2 to Rabobank New Zealand Limited

all 4.8.2000 at 9.45

for RGL



NEW ZEALAND

Form B.

Register-book.

Vol. 548 folio 212

Vol. 474 folio 30

Transfer No.

Reference:

Application No.

Order for N/C No. 356169



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Seventeenth day of March one thousand nine hundred and fifty-two under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that CHARLES WILLIAM LEECH 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 TWENTY-ONE ACRES TWO RODS THIRTY-FOUR PERCHES AND SEVEN-TENTHS OF A PERCH or thereabouts situated in Block VII of the Rangiora Survey District being part of Lot 1 on Deposited Plan No. 12090 part of Rural Section 432

Image Quality due to Condition of Original



Signature of District Land Registrar

Notice 777195 declaring the State Highway adjoining the above land to be a limited access road. 26.1.9.1984 at 10 o'clock.

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

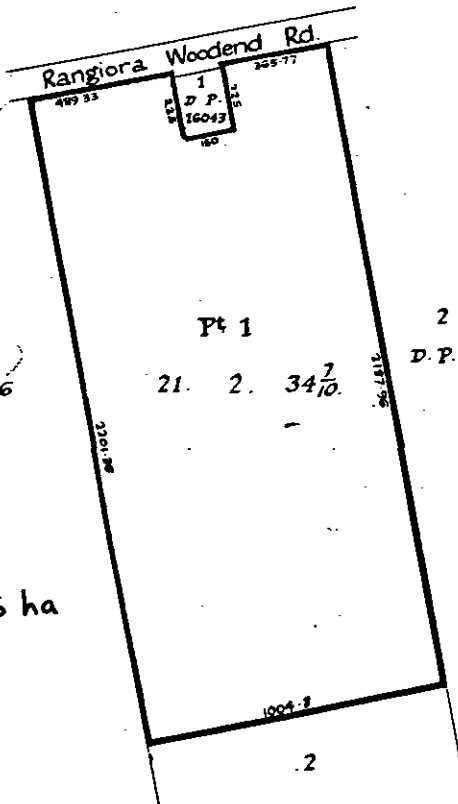
Signature of A.L.R.

Transmission 131405/1 to Florence Evelene Leech of Rangiora, Widow, George John Leech of Rangiora, Farmer and Leslie Diedrich James Smith of Rangiora, Farmer as Executors 27.5.1977 at 11.04 a.m.

Transfer 134450/1 to George John Leech of Rangiora Farmer - 17.6.1977 at 9.54 pm.

Transfer 147603/1 to Roger William Tooley of Rangiora, Farmer and Margaret Jean Tooley his wife - 14.9.1977 at 11.28 a.m.

Mortgage 147603/2 to Melbourne Smith Van Asch and Bowron Engineers Limited 14.9.1977 at



R.S. 926

METRIC AREA: 8.7885 ha

Scale: 4 chains to an inch.

OVER...

Mortgage 147603/3 to Rural Banking
and Finance Corporation of New
Zealand - 14.9.1977 at 11.28 a.m.

DISCHARGED
11 AUG 1980
11.28

Reigerson
for A.L.R.

Mortgage 264395/3 varying the terms
of Mortgage 147603/3 to Rural Banking
and Finance Corporation - 29.2.1980
at 9.26 am.

DISCHARGED
11 AUG 1980
9.26

Reigerson
for A.L.R.

Variation of Mortgage 147603/2 - 22.8.1980 at
11.13 a.m.

W.J. Owen
for A.L.R.

Variation of Mortgage 264395/B - 20.4.1983
at 11.29 a.m.

[Signature]
for A.L.R.

Variation of Mortgage 147603/2 -
12.7.1983 at 1.36 pm.

[Signature]
for A.L.R.

Variation of Mortgage 147603/2
- 2.7.1986 at 2.25p.m.

[Signature]
for A.L.R.

Mortgage 821170/6 to The Rural Banking
and Finance Corporation of New Zealand
- 11.8.1989 at 2.15pm

DISCHARGED
24 NOV 1992
2.15

A25032/1

[Signature]
for A.L.R.

No.917710/1 Change of Name of the mortgagee
under Mortgage 821170/6 to The Rural Bank
Limited - produced 28.1.1991 and entered
24.11.1992 at 11.14am

[Signature]
for A.L.R.

Transfer A93035/1 to Trevor Milton Inch and
Aileen Myrtle Inch both of Rangiora,
Farmers as tenants in common in equal
shares - 25.1.1994 at 12.05pm

[Signature]
for A.L.R.

Mortgage A93035/3 to Primary Industry Bank
of Australia Limited - 25.1.1994 at 12.05pm

[Signature]
for A.L.R.

Variation of Mortgage A93035/3 - 5.9.1995
at 2.05pm

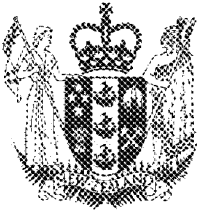
[Signature]
for A.L.R.

OCT A200425/3 - CT 40C/823 issued for the
18.10.1995 within land

[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 CB7A/1261
Land Registration District Canterbury
Date Issued 09 June 1967

Prior References

CBA1/305

Estate Fee Simple
Area 4.5909 hectares more or less
Legal Description Lot 4 Deposited Plan 25508

Original Registered Owners

Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch as to a 1/2 share
Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch as to a 1/2 share

Interests

A307957.3 Mortgage to Aileen Myrtle Inch - 17.7.1997 at 10.05 am

6957956.5 Transfer to Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited (1/2 share) and Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited (1/2 share) - 21.7.2006 at 9:00 am

9665955.1 Transmission of the 1/2 share of Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited to Aileen Myrtle Inch, George Thomas Scott and AJH Trustees Limited as survivor(s) and of the 1/2 share of Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited to Aileen Myrtle Inch, George Thomas Scott and AJH Trustees Limited as survivor(s) - 10.3.2014 at 2:58 pm

10683143.5 Transfer to Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Limited (1/2 share) and Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Limited (1/2 share) - 5.5.2017 at 11:11 am

11052483.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT 2002 - 9.3.2018 at 8:37 am

References
Prior C/T. A1/305
Transfer No.
N/C. Order No. 710315



Land and Deeds 69
REGISTER

No. 7A / 1261

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 9th day of June one thousand nine hundred and sixty seven under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that THOMAS ALLAN FRAZER 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 parcel of land containing 11 Acres 1 Rood 15.1 perches or thereabouts situated in Block VII of the Rangiora Survey District being Lot 4 on Deposited Plan No.25508 part Rural Section 926



M. Monaghan
Assistant Land Registrar

Transfer 778019 to Lawrence James Williams of Rangiora, Farmer - 6.10.1969 at 2.35 p.m.

L. Williams
A.L.R.

No.264395/1 Evidence that the correct name of the registered proprietors is Hector Fergus Crichton and Irene Aloysius Crichton - 29.2.1980 at 9.26 am.

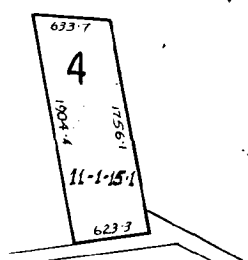
Transfer 962294 to Hector Fergus Crichton of Rangiora, Freezing Worker and Irene Aloysius Crichton his wife - 14.6.1974 at 9 a.m.

H. Crichton
A.L.R.

Irene Crichton
for A.L.R.

Transfer 264395/2 to Roger William Tooley of Rangiora, Farmer - 29.2.1980 at 9.26 am.

R. Tooley
for A.L.R.



NORTHBROOK RD.
METRIC AREA: 4.5909ha
Scale: 1 inch = 10 chains

Mortgage 264395/3 to Rural Banking and Finance Corporation - 29.2.1980 at 9.26 am.

Rural Banking and Finance Corporation
for A.L.R.

Variation of Mortgage 264395/3 - 20.4.1983 at 11.29 a.m.

Mortgage 467372/1 to A.L.R. Banking Group (New Zealand) Limited - 12.12.1983 at 1.32 p.m.

A.L.R. Banking Group
for A.L.R.

OVER

No. 7A / 1261

7A/1261

Mortgage 821170/6 to The Rural Banking and Finance Corporation of New Zealand - 11.8.1989 at 2:15pm
A25032/1

[Signature]
for A.L.R.

No. 821170/7 Memorandum of Priority making Mortgages 821170/6 and 467372/1 first and second mortgages respectively - 11.8.1989 at 2.15pm

Mortgage 864908/1 to United Building Society - 14.3.1990 at 11.30am
A25032/2

[Signature]
for A.L.R.

Ⓟ No.864908/2 Memorandum of Priority making Mortgages 864908/1 and 467372/1 second and third mortgages respectively - 14.3.1990 at 11.39am

[Signature]
for A.L.R.

No.917710/1 Change of Name of the mortgagee under Mortgage 821170/6 to The Rural Bank Limited - produced 28.1.1991 and entered 24.11.1992 at 11.14am

[Signature]
for A.L.R.

No.912707/1 Change of Name of the mortgagee under Mortgage 864908/1 to United Bank Limited - produced 14.12.1990 and entered 24.11.1992 at 11.14am

[Signature]
for A.L.R.

Transfer A93035/2 to Trevor Milton Inch and Aileen Myrtle Inch both of Rangira, Farmers as tenants in common in equal shares - 25.1.1994 at 12:05pm

[Signature]
for A.L.R.

Transmission A205362/1 of the share of Trevor Milton Inch to Aileen Myrtle Inch, Widow, Richard Gregory Smithson, Chartered Accountant and George Scott, Solicitor, all of Rangiora as executors - 16.11.1995 at 11.42am

[Signature]
for A.L.R.

No. A304589.1 Transfer of their share Aileen Myrtle Inch, Richard Gregory Smithson and George Scott to Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch - 26.6.1997 at 11.15

[Signature]
for DLR

A307957.1 Transfer of the 1/2 share of Aileen Myrtle Inch to Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch

A307957.2 Mortgage to Cooperative Centrale Raiffaïson Boerenleenbank B.A. *Amended 1-8-97*
ENTERED IN DEED

A307957.3 Mortgage to Aileen Myrtle Inch

all 17.7.1997 at 10.05

[Signature]
for DLR



CANCELLED

NEW ZEALAND

(C)
A. 5182



CANCELLED &
(CERTIFICATE OF TITLE.)

Register Book,

Vol. 92 Folio 70.

The New Zealand Loan and Mercantile Agency Company limited is now seized of an Estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by Memorial under written or indorsed hereon in that piece of land situated in Blocks VI and VII of the Rangiora Survey District containing sixty nine acres and two roods or thereabouts edged green in the plan hereon comprising the Rural Section marked 1197 and part of the Rural Section marked 4758 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor originally granted to the section 1197 the thirtieth day of July 1858 under the hand of Sir George Grey Governor of New Zealand and to the section 1197 the twenty fourth day of December 1863 under the hand of Sir George Grey Governor of New Zealand to John Rose Brandon.

In Witness whereof I have hereunto signed my name and affixed my seal this twelfth day of June one thousand eight hundred and eighty three.

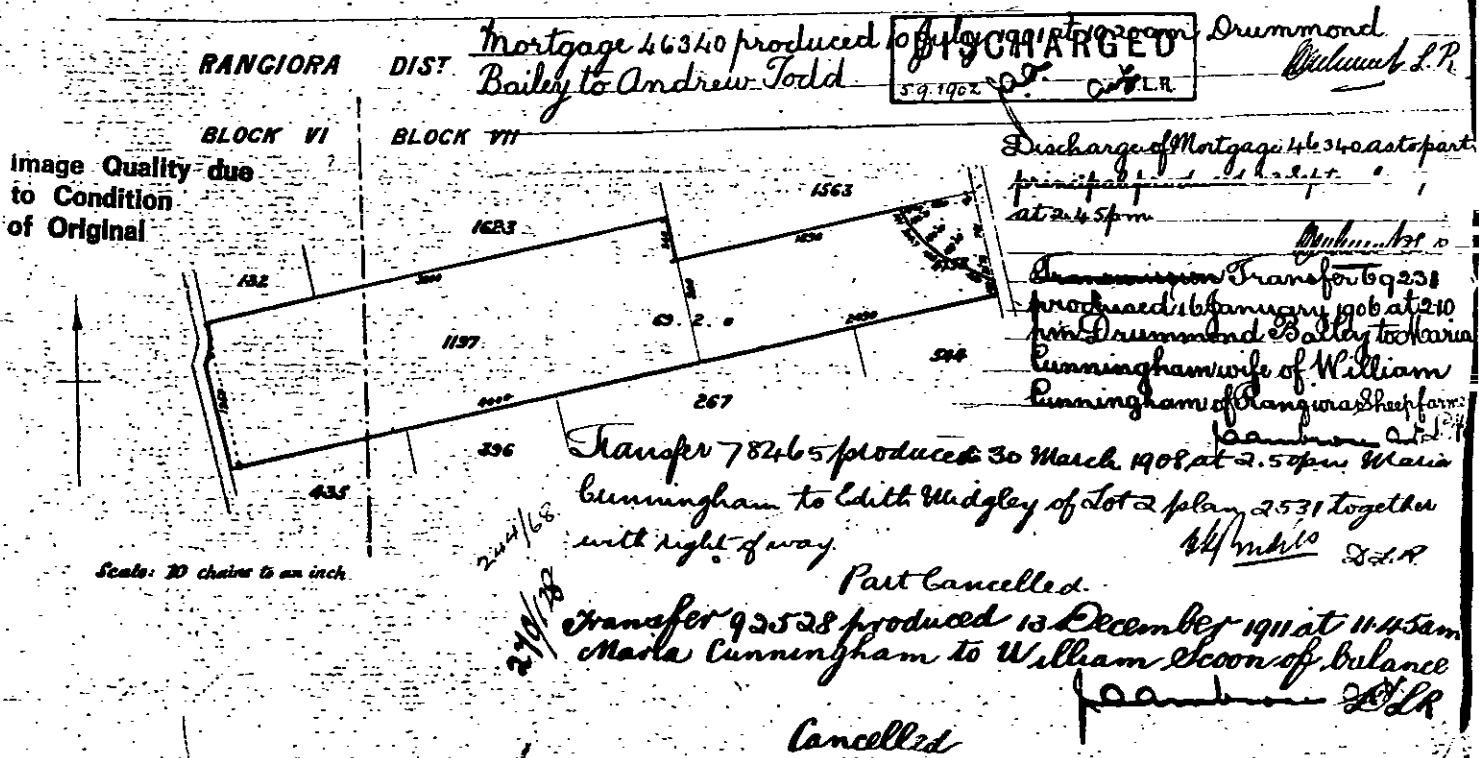
Signed in the presence of
the 12th day of June 1883

District Land Registrar
of the District of Canterbury



Transfer 22821 produced 7 June 1884 at 12.45 p.m. New Zealand Loan and Mercantile Agency Company limited to Andrew Todd of Rangiora

Transfer 51336 produced 10 July 1901 at 10.20 a.m. Andrew Todd to Drummond Bailey of Christchurch Gentleman



92/70



NEW ZEALAND.



Register-book,

Vol. 228, folio 151

Reference: Fol. folio Application No 10231 Transfer No.

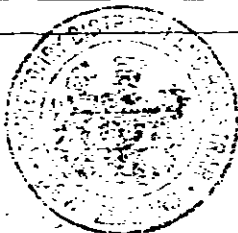
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

This Certificate, dated the 21st day of June, one thousand nine hundred and 02, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, Witnesseth that

William Cunningham of Rangiora Shepherds

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 One hundred acres two roods and nine perches or thereabouts situated in Block VII of the Rangiora Survey District being Rural Section 267.



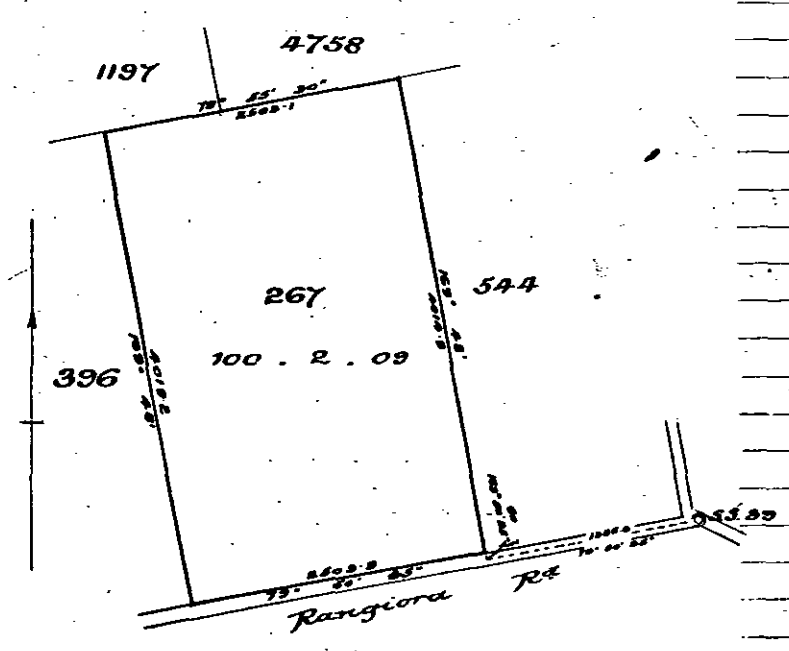
Witness

District Land Registrar

transfer 228/151 produced 13 December 1902 at 4.45 am William Cunningham to William Moon

W. L. R.

Cancelled N.C. 270/128



Scale, 10 chains to an inch.

1102



[FORM B.]

NEW ZEALAND.

Reference: { Vol. 228, folio 151
Transfer No. 92528

Register-book,
Vol. 250, folio 128



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

This Certificate, dated the thirteenth day of December, one thousand nine hundred and seven under the hand and seal of the District Land Registrar of the Land Registration District of Wairarapa Witnesseth that William Devon of Rangiora Farmer

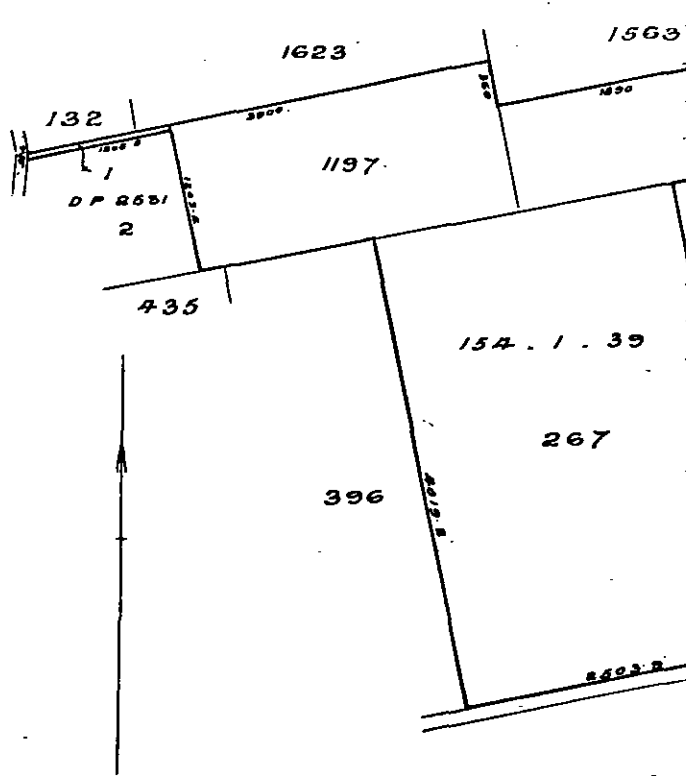
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly 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 One hundred and fifty four acres one rood and thirty nine perches or thereabouts situated in Blocks VI and VII of the Rangiora Survey District comprising Rural Sections 267 and parts of Rural Sections 1194 and 4468 and also Lot 1 on plan deposited in the Lands Registry office as DC 2531



J. Lambson
District Land Registrar

Image Quality due to Condition of Original

This Certificate is issued subject to a Right of Way over Lot 1 on said deposited plan created in and by Transfer 78465 J. Lambson D.L.R.



Mortgage 83788 produced 13 December 1911 at 11.45 am William Devon to William Birmingham and Maria Birmingham J. Lambson D.L.R.

Transfer 12079 produced 26 September 1916 at 2.22 pm William Devon to Ernest Frank Philpott of Pahuru Farmer J. Lambson D.L.R.

Mortgage 10769 produced 26 September 1916 at 2.22 pm Ernest Frank Philpott J. Lambson D.L.R.

DISCHARGED
Ernest Frank Philpott
25.2.1920 D.L.R.

Mortgage 102207 produced 21 December 1916 at 2.20 pm Ernest Frank Philpott J. Lambson D.L.R.

DISCHARGED
Ernest Frank Philpott
25.2.1920 D.L.R.

Extension and Reduction of mortgage 83788 and Increase of Rate of Interest produced 15 October 1917 at 2.26 pm J. Lambson D.L.R.

Scale, 10 Chains to an inch

210

270/128
Transfer 116055 produced 3rd Dec 1917 at 12.6 pm Ernest Frank Philpott to Elizabeth James Bookley of Christchurch (Contractor) ^{see separate D.L.R.}

Transfer 116337 of Mortgage 101769 produced 17 January 1918 at 11 am William ^{DISCHARGED} Sloan to Walter William Wright ^{D.L.R.} J. Fraser A.L.R.

Transfer 116337 of Mortgage 102447 produced 17 January 1918 at 11 am William Sloan to Walter William Wright and John Chamberlain ^{D.L.R.} J. Fraser A.L.R.

Transfer 123941 produced 8 September 1919 at 11.30 am William Cunningham and Maria Cunningham to Paul Claude Monton Olinia and George Paul of Mortgage 82411 ^{D.L.R.} J. Fraser A.L.R.

Transfer 150202 produced 28 April 1920 at 2.40 pm Elizabeth James Bookley to Joseph Inch of Rangiora Farmer ^{William P. Alcock A.L.R.}

Variation of the terms of Mortgage 53758 produced 13 Dec 1921 at 2.50 pm ^{D.L.R.} J. Dalrymple A.L.R.

Variation of the terms of Mortgage 83788 produced 8 day of October 1926 at 12.30 p.m. ^{D.L.R.} J. Dalrymple A.L.R.

CERTIFICATE OF TITLE

Vol. folio

Discharge of Mortgage 83788 as to Lot 1 plan 9976 produced 9 June 1931 at 11.52 am ^{D.L.R.} J. Bloss

Transfer 199247 produced 11 June 1931 at 10.50 am Joseph Inch to the Rangiora Golf Club (Incorporated) of lot 1 plan 9976 #20/56 ^{D.L.R.} J. Bloss

Cancelled as to Balances and new C/P issued Vol #20 folio 57 ^{D.L.R.} J. Bloss

Cancelled



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

Reference: Deeds Index. 3rd/5 1511 Application No. C. 3107



Register-book, Vol. 384, folio 249

384/249

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

This Certificate, dated the Seventh day of October 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 MAHY ELIZABETH LEECH of Rangiora Spinster

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 SIXTY-ONE ACRES THREE ROODS AND THIRTEEN PERCHES or thereabouts situated in Block VII of the Rangiora Survey District being Lot 2 on Plan deposited in the Land Registry Office at Christchurch as No. 7914 parts of Rural Sections 431 and 432



J.W. Proughton District Land Registrar.

The above limitation as to title has been removed this 16th day of February, 1927.

A.L.R.

366593 Transmission to George John Leech of Christchurch Estate Agent and Langton Heatley Leech of Rangiora Bank block as Incumbent entered 1 October 1952 at 10.35 a.m.

366594 Transfer George John Leech and Langton Heatley Leech to the said Langton Heatley Leech produced 1 October 1952 at 10.36 a.m.

369674 Mortgage Langton Heatley Leech to Ralph Deane produced 28 November 1952 at 11.20 a.m.

331749 Mortgage Langton Heatley Leech to Leslie Onslow produced 24 July 1953 at 11.52 a.m.

393875 Power of Attorney containing 1000 sq. ft. of land and other premises situated in Section 29 of the Public Works Amendment Act 1948 entered 16 March 1954 at 1.57 p.m.

Inclusion with A.L.R.

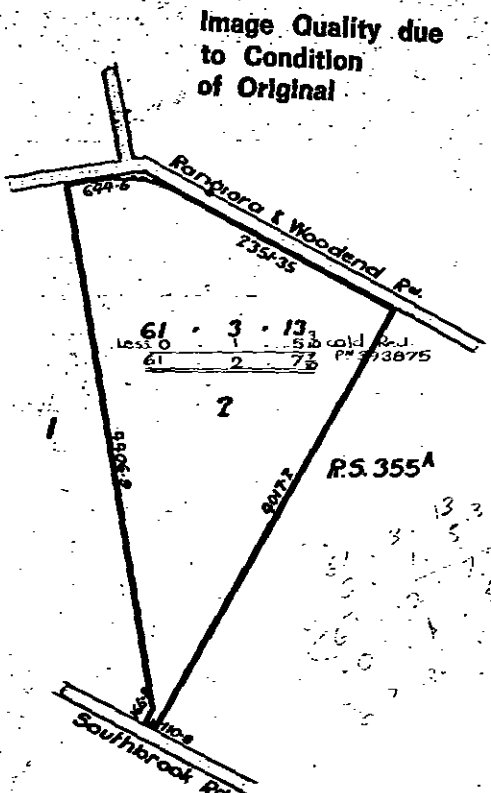


Image Quality due to Condition of Original

384/249

NET AREA: - 24.9076 ha

Scale: 10 Chains to an Inch

-OVER-

394/249

Variation of the terms of Mortgage 369674 produced
17 October 1957 at 12.12 pm with the consent of
Mortgagee under Mortgage 381749
A.L.R. [Signature]

Variation of the terms of Mortgage 381749 produced
17 October 1957 at 12.20 pm
A.L.R. [Signature]

Variation of the terms of Mortgage 369674 produced
17 October 1957 at 12.55 pm (with the
consent of the Mortgagee under mortgage 381749)
A.L.R. [Signature]

Variation of the terms of Mortgage 381749 produced
17 October 1957 at 2.56 pm
A.L.R. [Signature]

LM Change 64063/2 of Mortgage
381749 (with the consent of the Mortgagee) to Day Elizabeth
Smith - 17.8.1966 at 11.30 am
A.L.R. [Signature]

Variation of Mortgage 369674 - 30.11.1961
at 10.45 am with the consent
of the Mortgagee under Mortgage
381749
A.L.R. [Signature]

Variation of Mortgage 381749
30.11.1961 at 10.45 am
A.L.R. [Signature]

Variation of Mortgage 381749 23.11.1970 at 1.30 pm
A.L.R. [Signature]

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

Mortgage 891638 to Ralph Sealey
Smith, Ivy Elizabeth Smith, Leslie
Onslow Kingsbury, Mrs Vivienne
Wyllie and Ronald Taylor Rogers
in shares - 21/12/1972 at 9.55a.m.
A.L.R. [Signature]

Transmission 22250/1 of the share of
Leslie Onslow Kingsbury in Mortgage
891638 to Charles Gordon Berry and Cyril
Frederick Smith as Executors - 20.1.1975
at 2.13 p.m.
A.L.R. [Signature]

Transfer 25350/1 of their share in
Mortgage 891638 Charles Gordon Berry
and Cyril Frederick Smith to Eileen
May Coxon, to Linda May Baker, and
to Charles Gordon Berry and Cyril
Frederick Smith in shares
14.2.1975 at 2.25 p.m.
A.L.R. [Signature]

Mortgage 64063/2 to H. Moore Smith
Van Asch & Bowron Nominees Limited
- 22.12.1975 at 11.3.11.11
A.L.R. [Signature]

Transmission 256991/2 to John Langton Leech
of Rangiora, Farmer and Mary Geraldine
McIntosh of Culverden, Married Woman as Executor
19.12.1979 at 9.30 am.
for A.L.R.

Transfer 256991/3 to John Langton Leech
abovenamed - 19.12.1979 at 9.30 am.
for A.L.R.

384/249

A414499.1 Certificate under Section 224(c) Resource
Management Act 1991 by The Waimakariri District Council
(affects DP 80275)

A414499.2 Easement Certificate affecting Lots on DP
80275

A414499.3 CsT 45D/1256-1257 issued for Lots 1-2 DP
80275

all 7.7.1999 at 2.00



For RGL

CANCELLED
DUPLICATE DESTROYED



NEW ZEALAND.

CANCELLED.

384/250

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

Reference:

Deeds Index. 376 1510

Application No. C. 3108



Register-book,

Vol. 384, folio 250

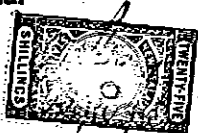
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO TITLE.

CANCELLED

This Certificate, dated the Seventh day of October, 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 THOMAS LEECH 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 FORTY-TWO ACRES ONE ROOD AND FIFTEEN PERCHES or thereabouts situated in Block VII of the Rangiora Survey District being Lot 1 on Plan deposited in the Land Registry Office at Christchurch as No. 7914 parts of Rural Sections 431 and 432.

Image Quality due to Condition of Original



J. S. Thompson
District Land Registrar.

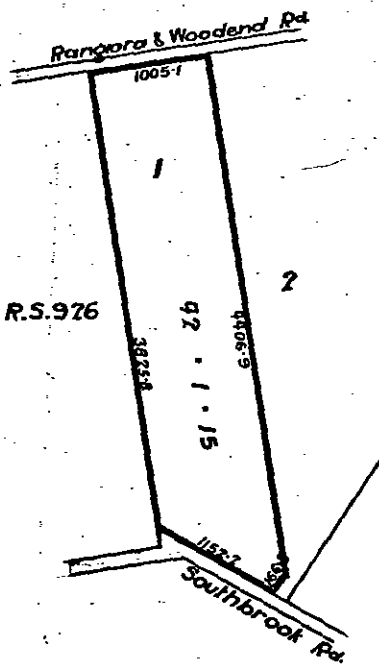
The above limitation as to title has been removed this 28 day of October, 1926
J. S. Thompson, A.L.R.

Transmission 33345 to George John Leech of Christchurch estate agent and Charles William Leech of Rangiora farm employee entered 19 December 1941 at 10:39 am

Transfer 243061 produced 19 December 1941 at 10:42 am George John Leech and Charles William Leech to Henry Emerson Leech of lot 2 plan 12090 CT 474/29

Transfer 243062 produced 19 December 1941 at 10:45 am George John Leech and Charles William Leech to Charles William Leech of lot 1 plan 12090 CT 474/30

CANCELLED.



Scale: 10 Chains to an Inch

384/250



Cancelled

NEW ZEALAND.

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

Reference:

Deeds Index 5 G. 1450.

Application No. C. 3111



Register-book,

Vol. 384, folio 251

384/251

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

This Certificate, dated the Seventh day of October, one thousand nine hundred and Twenty-six under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Whimsyth that SAMUEL MACFARLANE of Rangiora Minister of the Free Methodist Church

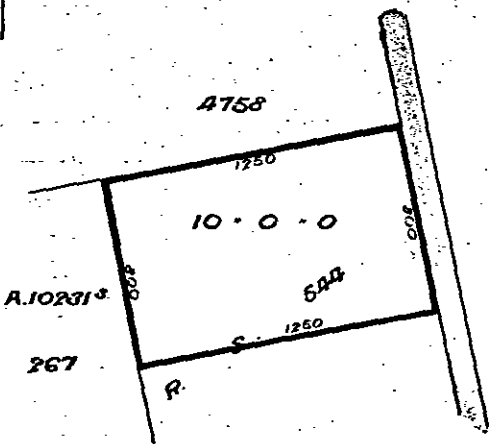
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly 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 TEN ACRES or thereabouts situated in Block VII of the Rangiora Survey District being part of Rural Section 544 and being more particularly described in Conveyance Registered No. 62663 (101/803)



District Land Registrar.

Image Quality due to Condition of Original

Plan 24808



Scale: 5 Chains to an Inch.

Transmission 34048 to George Rowson & Merchant and James Fletcher, Solicitor both of Christchurch, entered 23rd June 1944 at 2.24 pm. R. M. Mowbray A.R.

Transmission 34049 to George Rowson above named, entered 23rd June 1944 at 2.26 pm. R. M. Mowbray A.R.

Transfer 256462 produced 23rd June 1944 at 2.27 pm. George Rowson to the said George Rowson and Hubert de la Roche Fletcher of Christchurch, Solicitor. R. M. Mowbray A.R.

Transmission 34050 to Hubert de la Roche Fletcher above named, entered 23rd June 1944 at 2.28 pm. R. M. Mowbray A.R.

The above limitation as to title has been removed this 23rd day of June 1944. R. M. Mowbray A.R.

326537 Transfer Hubert de la Roche Fletcher to Stanley Francis Black of Christchurch, Builder, produced 11th August 1950 at 11.18 am. R. M. Mowbray A.R.

OVER

384/251

384/251

Transfer 640619 to The Rangiora
Golf Club (Incorporated) at
Rangiora - 30/11/1966 at 10.6 am
A.R.

Transfer 753774 of Lot 2 D.P. 24808
to Ernest Joseph Jack ^{Produced} 12.12.1968 at 10.50 am
8 B/1429
A.R.

Transfer 753773 { Cancelled as to balance
12.12.1968 (the part lot 1 D.P.
Entered 27-1-1969 24808 herein) and
new C.T. 8 B/1426
issued A.R.

Cancelled
Duplicate destroyed



NEW ZEALAND.

Vol. 270 , Folio 28

Transfer No.

CANCELLED

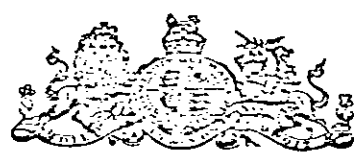
Reference:

Application No.

Register-book,

Vol. 420 , folio 57

Order for N/C No. 4643



420/057

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

CANCELLED

This Certificate, dated the Eleventh day of June one thousand nine hundred and thirty-one under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that JOSEPH INCH 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 ONE HUNDRED AND FIFTY-THREE ACRES TWO ROODES AND THIRTY-SIX PERCHES or thereabouts situated in Blocks VI and VII of the Rangiora Survey District being Rural Section 267 and part of Rural Sections 1197 and 4758 part of the said land being more particularly described as Lot 2 on plan deposited in the Land Registry Office at Christchurch as No. 9976.



Al. Brown
District Land Registrar.

C.P. 22674

Transfer 78465 creating a right of way over the part Lot 2 Plan 9976 coloured yellow on the diagram hereon appurtenant to Lot 2 Plan 2531 (C.T. 244/68)

Al. Brown
D.L.R.

Mortgage 83788 produced 13 December 1911 at 11.45 a.m. P.R.S. - William Soehn to William Cunningham and Maria Cunningham in shares

Al. Brown
D.L.R.

Extension and Reduction of Mortgage 83788 and Increase of Rate of Interest produced 15 October 1917 at 2.56 p.m.

Al. Brown
D.L.R.

Transfer 123944 of Mortgage 83788 produced R.S. 544 8 September 1919 at 11.30 a.m. William Cunningham and Maria Cunningham to Cecil Claude Morton Olivier and George Soehn

Al. Brown
D.L.R.

Variation of the terms of Mortgage 83788 produced 13 December 1921 at 2.50 p.m.

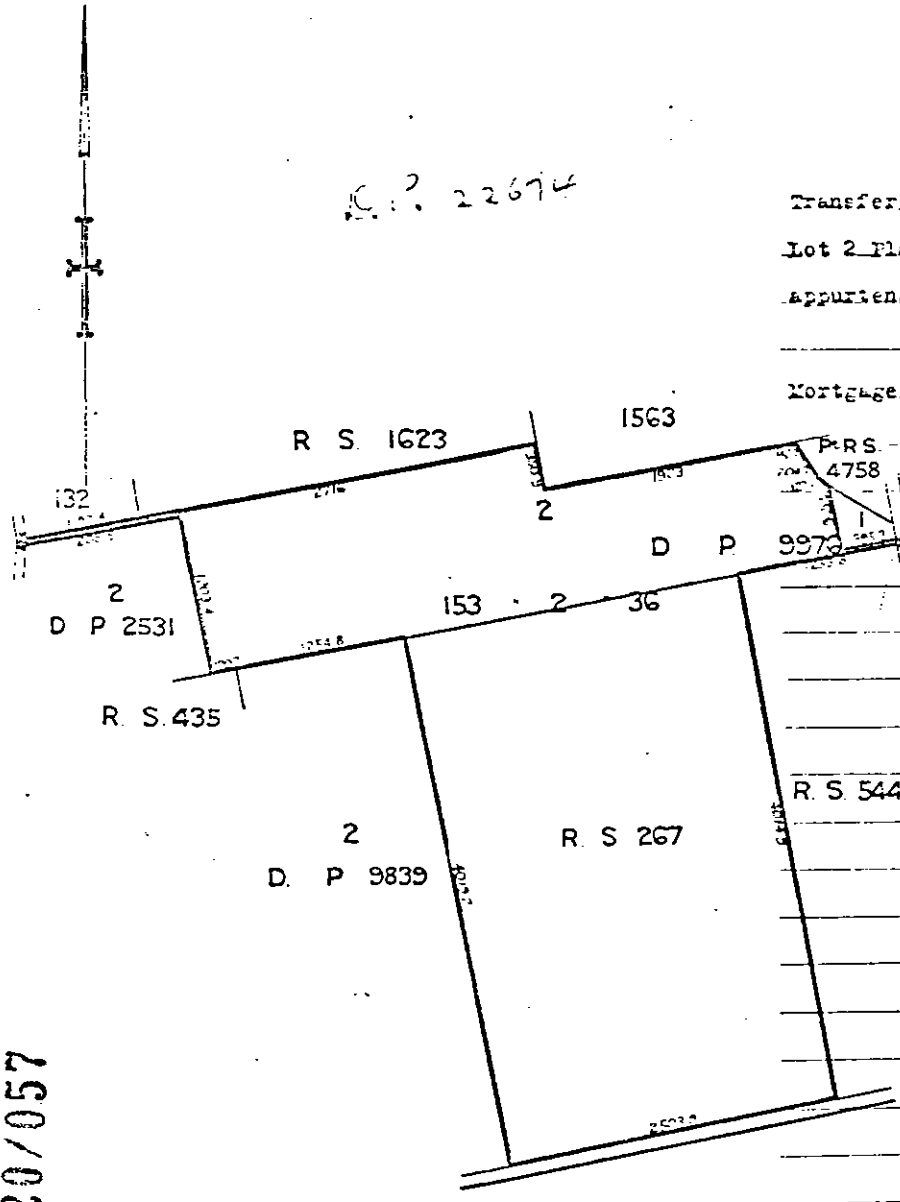
Al. Brown
D.L.R.

Variation of the terms of Mortgage 83788 produced 8 October 1926 at 12.30 p.m.

Al. Brown
D.L.R.

Variation of the terms of Mortgage 83788 produced 24 February 1932 at 11.30 a.m.

Al. Brown
D.L.R.



Scale: 10 Chains to an Inch

420/057

420/57

Mortgage 187341 produced 27 October 1934 at 2.45 pm Joseph Inck to his wife the King

441100 mortgage produced 5 July 1956 at 12.26 pm to Constance [unclear] [unclear]

Mortgage 187342 produced 29 October 1934 at 11.19 am Joseph Inck to Henry [unclear] Harry Van Inck

Variation of [unclear] of Mortgage 4 [unclear] produced [unclear] day of [unclear]

Transmission 28197 to Mary Gene Inck & Langiers widow and Arthur Watson Inck of Carlton gazetted entered 16th April 1937 at 3 pm

Mortgage 56239 of her interest in [unclear] 405205 Edna [unclear] to [unclear] Genit [unclear] produced [unclear]

Variation of the terms of Mortgage 187341 produced at 19th [unclear] December 1939 at 9.30 am with caveat of mortgage under [unclear] 187341

Mortgage 575750 Ernest Joseph Inck to Gordon Purvis and Edward Dallas Ridley Smith and to John Hyden Graham to Joyce May Graham to Irene May Graham and to Leslie Frederick Harris in shares produced 1-5-1962 at 2.27 pm

Transmission 39137 to the abovesaid Arthur Watson Inck entered 15 April 1942 at 10.55 a.m.

Resolution 595490 imposing a condition on the [unclear] Line entered 11.3.1963 at 3.11 pm

Transfer 244300 produced 15 April 1942 at 10.56 a.m. Arthur Watson Inck to Ernest Joseph Inck of Rangiora farmer

Discharge of mortgage 575750 to [unclear] Lot 1 of 22674 [unclear] - 27-1-1964 at [unclear]

Mortgage 23329 produced April 1934 at 10.49 am Ernest Joseph Inck to [unclear] [unclear]

Cancelled and now is issued as follows CT 30/987 issued for Lot 1 of 22674 CT 30/988 issued for balance N.C.O. 67189 - 27-1-1964

310133 Transmission of [unclear] to John James Macdonald [unclear] Genit Van Inck as executor entered 18 August 1949 at 2.30 pm

Variation of the terms of Mortgage 23329 produced 27 September 1934 at 10.49 am

316970 Transmission to Emily [unclear] above [unclear] to [unclear] entered 15 March 1952 at 12.21 pm

578398 Transmission of Mortgage 933209 to Gordon Purvis and Edward Dallas Ridley Smith as Executors entered 26th May 1953 at 10.43 a.m.

40705 mortgage Ernest Joseph Inck to Gordon Purvis and Edward Dallas Ridley Smith and to John Hyden Graham to Joyce May Graham to Irene May Graham and to Leslie Frederick Harris in shares produced 17 October 1954 at 12.25 pm

420/057





**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 CB474/29
Land Registration District Canterbury
Date Issued 19 December 1941

Prior References

CB384/250

Estate Fee Simple
Area 8.1999 hectares more or less
Legal Description Lot 2 Deposited Plan 12090

Original Registered Owners

Aileen Myrtle Inch, Richard Gregory Smithson, George Thomas Scott and Brian Gary Inch

Interests

A93035.3 Mortgage to Rabobank New Zealand Limited - 25.1.1994 at 12.05 pm and varied once subsequently - 5.9.1995 at 2.05 pm

A307957.2 Mortgage to Rabobank New Zealand Limited - 17.7.1997 at 10.05 am

A307957.3 Mortgage to Aileen Myrtle Inch - 17.7.1997 at 10.05 am

6032002.1 Variation of Mortgage A307957.2 - 8.6.2004 at 9:00 am

6957956.1 Discharge of Mortgage A307957.2 - 21.7.2006 at 9:00 am

6957956.4 Discharge of Mortgage A93035.3 - 21.7.2006 at 9:00 am

6957956.5 Transfer to Aileen Myrtle Inch, George Thomas Scott, Brian Gary Inch and AJH Trustees Limited - 21.7.2006 at 9:00 am

6957956.6 Mortgage to Rabobank New Zealand Limited - 21.7.2006 at 9:00 am

6957956.7 Mortgage Priority Instrument making Mortgages 6957956.6 and A307957.3 first and second mortgages respectively - 21.7.2006 at 9:00 am

9665955.1 Transmission to Aileen Myrtle Inch, George Thomas Scott and AJH Trustees Limited as survivor(s) - 10.3.2014 at 2:58 pm

10683143.4 Transfer to Aileen Myrtle Inch, Roger Stewart Brown and AJH Trustees Limited - 5.5.2017 at 11:11 am

NEW ZEALAND.

REGISTER Form B.

Reference: Vol. 384, Folio 250
Transfer No. 243061
Application No.
Order for N/C No.

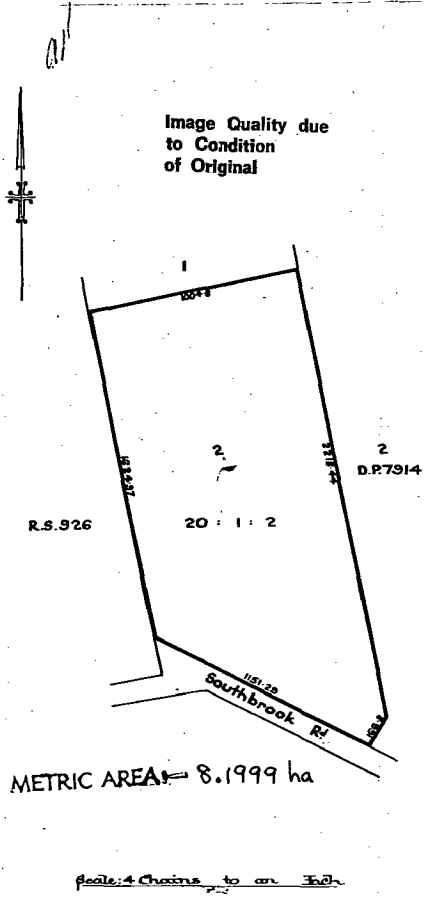


Register-book,
Vol. 474, folio 29

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the nineteenth day of December, one thousand nine hundred and twenty-one, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, Witnesseth that HENRY EBERSON LEECH of Christchurch, Contractor

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial 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 8.1999 hectares or thereabouts situated in Block VII of the Rangiora Survey District being Lot 2 on plan deposited in the Land Registry Office at Christchurch as No. 12090 part of rural sections 131 and 132



A. B. Cross
District Land Registrar.

Mortgage 21007 produced 22 April 1915 at 12.5 pm. Henry Emerson Leech to Eliza May Leech and to land down to 14' 0" and 14' 0" only Charles Dugan and Charles George H. Leech and others
Mortgage 21452 produced 21 June 1915 at 2.35 pm. Henry Emerson Leech to John Henry Miles of Rangiora farmer
Mortgage 23427 produced 21 June 1915 at 2.38 pm. John Henry Miles to Eliza Matilda H. Miles
593675 Transmission to Ernest John Miles of Christchurch Chemist and James Margery Miles of Akaroa Rural as Executors entered 12 March 1914 at 11.27 am
40627 Charge loan to John Miles to James Margery Miles to Augustus Miles of Rangiora farmer produced 12 October 1910 at 11.22 am
40422 Mortgage loan to Eliza Matilda Miles had produced 1904 at 11.22 am
Mortgage 494149 produced 10/1/1909 at 11.25 am
Variation of the mortgage No. 40422 produced 15/1/1911 at 11.22 am
Mortgage 514572 produced 10/11/1909 at 11.22 am
Mortgage 40422 had produced 10/11/1909 at 11.22 am
OVER

474/29
Transfer 610287 to Roger Williams 100% of Rangiora Farm - 7/10/1963 at 5.10.9 am

Mortgage 610288 to Rangiora Farm Rangiora Zealand Bank Limited - 10/10/1963 at 10.10 am

Mortgage 741297 to State Advances Corporation of New Zealand 12.7.1968 at 10.52 am

Mortgage 741297 to State Advances Corporation of New Zealand 12.7.1968 at 10.52 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.

Variation of Mortgage 741297 - 14/6/1972 at 12 noon.

Mortgage 92494/3 to Melbourne Smith Van Asch & Partners Nominees Limited - 9.8.1976 at 9.20 a.m.

Variation of Mortgage 92494/3 - 1.4.1977 at 11.43 a.m.

Mortgage 147603/3 to Rural Banking and Finance Corporation of New Zealand - 14.9.1977 at 11.22 a.m.

Certificate No. 149561/1 that the mortgage No. 741297 is vested in the Rural Banking and Finance Corporation of New Zealand at 9/19/77 at 10.03 am

Variation of Mortgage 92494/3 - 18.1.1980 at 11.10 am.

Mortgage 264395/3 varying the terms of Mortgage 147603/3 to Rural Banking and Finance Corporation - 29.2.1980 at 9.26 am.

Variation of Mortgage 264395/3 - 20.4.1983 at 11.29 a.m.

Variation of Mortgage 92494/3 - 2-6-1983 at 11.52 a.m.

Mortgage 467372/1 to The Rural Banking Group (New Zealand) Limited - 14.12.1987 at 1.32 p.m.

Variation of Mortgage 92494/3 - 27.2.1986 at 9.00 a.m.

Mortgage 821170/6 to The Rural Banking and Finance Corporation of New Zealand - 11.8.1989 at 2.15 pm

No. 821170/7 Memorandum of Priority making Mortgages 821170/6 and 467372/1 first and second mortgages respectively - 11.8.1989 at 2.15 pm

Mortgage 864908/1 to United Building Society - 14.3.1990 at 11.39 am

Variation of Mortgage 92494/3 - 48.1.1988 at 11.10 am.

Mortgage 264395/3 varying the terms of Mortgage 147603/3 to Rural Banking and Finance Corporation - 29.2.1980 at 9.26 am.

Variation of Mortgage 264395/3 - 20.4.1983 at 11.29 a.m.

Variation of Mortgage 92494/3 - 2-6-1983 at 11.52 a.m.

Mortgage 467372/1 to The Rural Banking Group (New Zealand) Limited - 14.12.1987 at 1.32 p.m.

Variation of Mortgage 92494/3 - 27.2.1986 at 9.00 a.m.

Mortgage 821170/6 to The Rural Banking and Finance Corporation of New Zealand - 11.8.1989 at 2.15 pm

No. 821170/7 Memorandum of Priority making Mortgages 821170/6 and 467372/1 first and second mortgages respectively - 11.8.1989 at 2.15 pm

Mortgage 864908/1 to United Building Society - 14.3.1990 at 11.39 am

No. 864908/2 Memorandum of Priority making Mortgages 864908/1 and 467372/1 second and third mortgages respectively - 14.3.1990 at 11.39 am

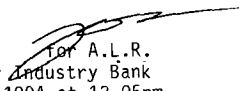
No. 917710/1 Change of Name of the mortgagee under Mortgage 821170/6 to The Rural Bank Limited - produced 28.1.1991 and entered - 24.11.1992 at 11.14 am

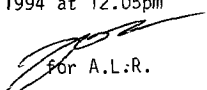
No. 912707/1 Change of Name of the mortgagee under Mortgage 864908/1 to United Bank Limited - produced 14.12.1990 and entered - 24.11.1992 at 11.14 am

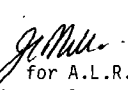
over...

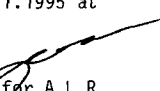
474/29

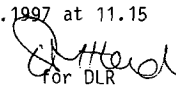
Transfer A93035/2 to Trevor Milton Inch and
Aileen Myrtle Inch both of Rangiora,
Farmers as tenants in common in equal
shares - 25.1.1994 at 12.05pm


for A.L.R.
Mortgage A93035/3 to Primary Industry Bank
of Australia Limited - 25.1.1994 at 12.05pm


for A.L.R.
Variation of Mortgage A93035/3 - 5.9.1995
at 2.05pm


for A.L.R.
Transmission A205362/1 of the share of
Trevor Milton Inch to Aileen Myrtle Inch,
Widow, Richard Gregory Smithson, Chartered
Accountant and George Scott, Solicitor, all
of Rangiora as executors - 16.11.1995 at
11.42am

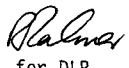

for A.L.R.
No. A304589.1 Transfer of their share
Aileen Myrtle Inch, Richard Gregory
Smithson and George Scott to Aileen
Myrtle Inch, Richard Gregory
Smithson, George Thomas Scott and
Brian Gary Inch - 26.6.1997 at 11.15

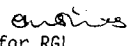

for DLR
A307957.1 Transfer of the 1/2 share of
Aileen Myrtle Inch to Aileen Myrtle
Inch, Richard Gregory Smithson, George
Thomas Scott and Brian Gary Inch

A307957.2 Mortgage to Cooperate
Centrale Raiffeisen-Boerenleenbank
B.A.

A307957.3 Mortgage to Aileen Myrtle
Inch

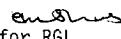
all 17.7.1997 at 10.05


for DLR
A462174.1 Transfer of Mortgage A93035.3
to Rabobank New Zealand Limited -
14.6.2000 at 9.41


for RGL
A468801.1 Correction of name of mortgagee
A307957.2 to Cooperatieve Centrale
Raiffeisen-Boerenleenbank B.A.

A468801.2 Transfer of Mortgage A307957.2
to Rabobank New Zealand Limited

all 4.8.2000 at 9.45


for RGL

NEW ZEALAND.

Form B.

Reference: Vol. 384, Folio 250
Transfer No. 243062
Application No.
Order for N/C No.



Register-book,
Vol. 474

H. J. Marshall
cancelled
folio 30

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Nineteenth day of December one thousand nine hundred and Forty-one
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that
CHARLES WILLIAM LERCH 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 PERCH, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY-ONE ACRES FIVE ROUNDS AND SEVEN-TENTHS OF A PERCH or thereabouts situated in Block VII of the Rangiora Survey District being Lot 1 on plan deposited in the Land Registry Office at Christchurch as No. 12090 part of Rural Section 432



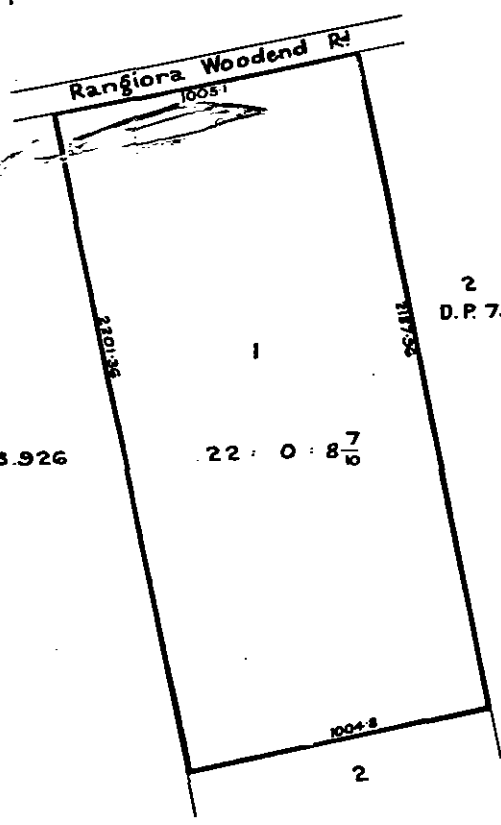
A. J. Glass
District Land Registrar.

D.P. 16043

*354 240 Transfer Application of vol. D.P. 16043 in
relation to the road which is now a public
road produced 11 February 1941 at 2/6 per
acre.*
*356168. Transfer of lot 1. Plan 16043 Charles William
Lerch to George John Lerch. Produced 27 March 1952 at 11/6 an
5/8/51
Cancelled as to Balance 2543/212 issued
Dec. 356169.*

Shaw

Cancelled



Scale: 4 Chains to an Inch



Reference:
Prior C/T. 5 / 55

Transfer No.
N/C. Order No. 557935



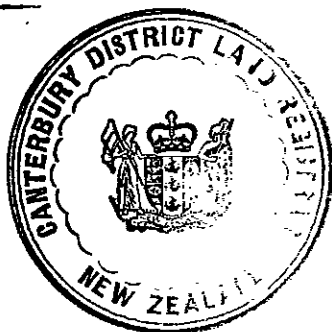
CANCELLED.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of August one thousand nine hundred and sixty-one under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that BASIL CYRIL WILSON of Rangiora Farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 48 acres or thereabouts situated in Block VII of the Rangiora Survey District being Rural Section 926



[Signature]

Assistant Land Registrar

Mortgage 557920 Basil Cyril Wilson to Frederick William Hockey and to Myrtle Annis Edgington in shares Produced 14.8.1961 at 2.37 p.m. and entered 15.8.1961 at 10.12 a.m.

[Signature]
A.L.R.

Transmission 571965 of the interest of Frederick William Hockey in Mortgage 557920 to Violet Pearl Gaskell and Ivy Noreen Tulett as Executrices Entered 1/3/1962 at 10.4 a.m.

[Signature]
A.L.R.

Transfer 572027 of her interest in Mortgage 557920 Myrtle Annis Edgington to Kenneth John Hole and John Joseph Bell in equal shares produced 2.3.1962 at 11.13 a.m.

[Signature]
A.L.R.

Mortgage 632220 to Kenneth John Hole, John Joseph Bell, Violet Pearl Gaskell, Ivy Noreen Tulett and Dorothy May Chaney in shares - 14.8.1961 at 12.26 p.m.

[Signature]
A.L.R.

Transfer 650102 to Thomas Allan Frazer of Rangiora Farmer - 12.4.1965 at 11.31 a.m.

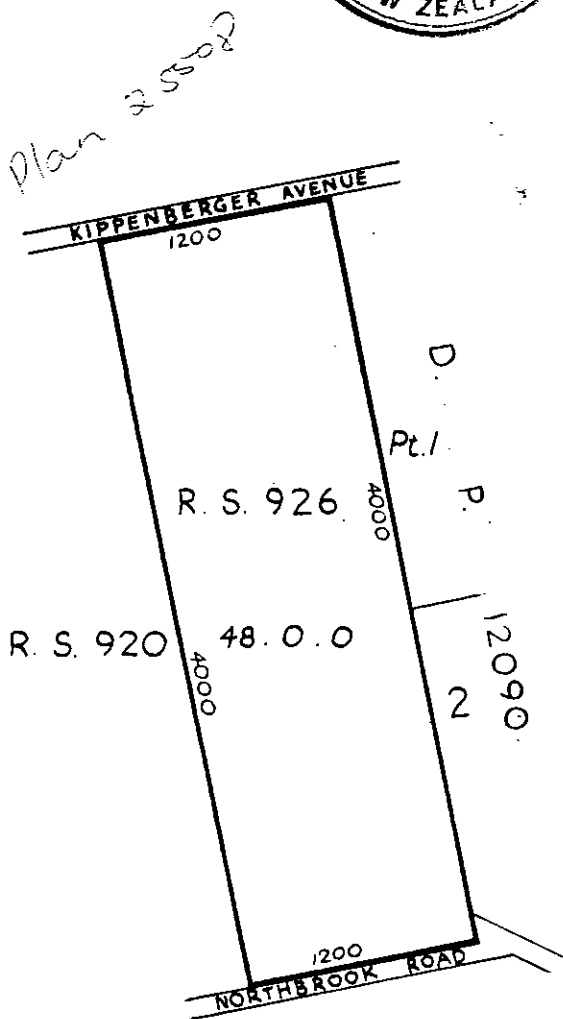
[Signature]
A.L.R.

PLAN 25508 DEPOSITED 9.6.1967.

NCO 710315 (Cancelled and C.T.'s 7A/1259
9/6/1967 (to 1262 issued for Lots 2 to
5 D.P.25508

[Signature]
A.L.R.

DUPLICATE DESTROYED

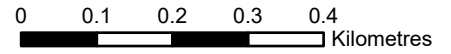


Scale : 1 inch = 10 chains

Appendix B – Historic Aerials

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

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



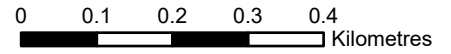
Scale: 1:10,000 @A4

Map Created by MEL on 15/07/2019 at 7:30 PM



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

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



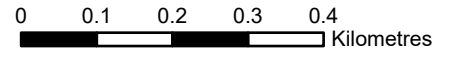
Scale: 1:10,000 @A4

Map Created by MEL on 15/07/2019 at 7:32 PM



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



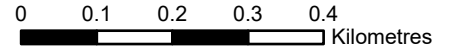
Scale: 1:10,000 @A4

Map Created by MEL on 15/07/2019 at 7:34 PM



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



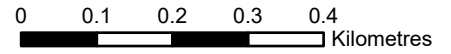
Scale: 1:10,000 @A4

Map Created by MEL on 15/07/2019 at 7:36 PM



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

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



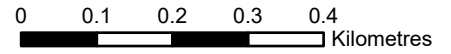
Scale: 1:10,000 @A4

Map Created by MEL on 15/07/2019 at 7:37 PM



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

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



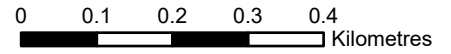
Scale: 1:10,000 @A4

Map Created by MEL on 15/07/2019 at 7:37 PM



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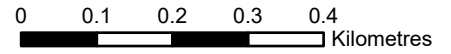
Scale: 1:10,000 @A4

Map Created by MEL on 15/07/2019 at 7:38 PM



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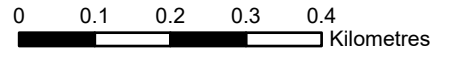
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Map Created by MEL on 15/07/2019 at 7:39 PM



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



Scale: 1:10,000 @A4

Map Created by MEL on 15/07/2019 at 7:28 PM



Appendix C – LLUR Statement

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.

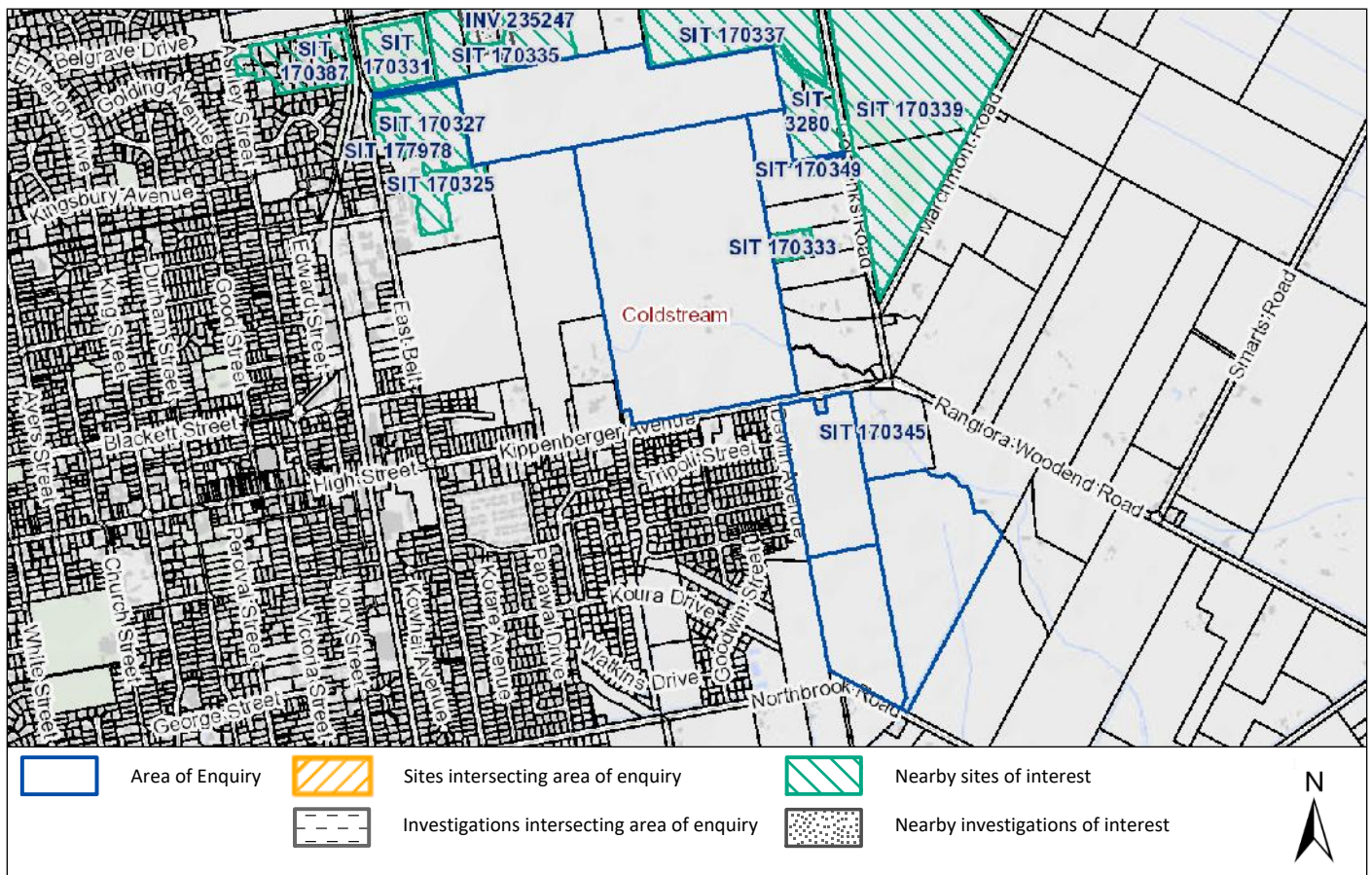
Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Date:	19 July 2019	
Land Parcels:	Lot 2 DP 452196	Valuation No(s): 2159148301
	Lot 2 DP 24808	Valuation No(s): 2159151500
	Part RS 267	Valuation No(s): 2159151500
	Part Lot 2 DP 9976	Valuation No(s): 2159151500
	Lot 2 DP 12090	Valuation No(s): 2159148502
	Lot 2 DP 394668	Valuation No(s): 2159148503



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

Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
3280	Rangiora Golf Club	75 Golf Links Road, Rangiora	A17 - Storage tanks or drums for fuel, chemicals or liquid waste;	Not Investigated
170325	138 East Belt, Rangiora	138 East Belt, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated
170327	154, 160 & 164 East Belt, Rangiora	154, 160 & 164 East Belt, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated

170331	Rangiora Domain	216 East Belt, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated
170333	39 Golf Links Road, Rangiora	39 Golf Links Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated
170335	257 & 289 Coldstream Road, Rangiora	257 & 289 Coldstream Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated
170337	85 Golf Links Road, Rangiora	85 Golf Links Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated
170339	RS 41081, Rangiora	RS 41081, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated
170345	521 Rangiora Woodend Road, Rangiora	521 Rangiora Woodend Road, Rangiora	A8 - Livestock dip or spray race operations;	Not Investigated
170349	59 Golf Links Road, Rangiora	59 Golf Links Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated
170387	Bridget Lane & Coldstream Road, Rangiora	Bridget Lane & Coldstream Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated
177978	152, 160 & 164 East Belt Residential Lots	152, 160 & 164 East Belt, Rangiora		Verified Non-HAIL

Please note that the above table represents a summary of sites and HAILS intersecting the area of enquiry within a 100m buffer.

Information held about the sites on the Listed Land Use Register

Site 3280: Rangiora Golf Club (Within 100m of enquiry area.)

Site Address:	75 Golf Links Road, Rangiora
Legal Description(s):	Lot 1 DP 24808, Lot 1 DP 9976

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	?	present	Storage tanks or drums for fuel, chemicals or liquid waste

Notes:

25 May 2007 One 2,200L diesel and one 300 L petrol above ground storage tank are located on the site.
Site visited by Environment Canterbury's Pollution Prevention Officer in March 2007.

Investigations:

There are no investigations associated with this site.

Site 170325: 138 East Belt, Rangiora (Within 100m of enquiry area.)

Site Address:	138 East Belt, Rangiora
Legal Description(s):	Part Lot 1 DP 14817

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1984	2000	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

6 Feb 2017 This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
7 Jul 2017 Area defined from 1984 to 2000 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 170327: 154, 160 & 164 East Belt, Rangiora (Within 100m of enquiry area.)

Site Address:	154, 160 & 164 East Belt, Rangiora
Legal Description(s):	Lot 4 DP 389050

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1984	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

6 Feb 2017	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. 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 170331: Rangiora Domain (Within 100m of enquiry area.)

Site Address:	216 East Belt, Rangiora
Legal Description(s):	RES 132

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1941	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

6 Feb 2017	This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
7 Jul 2017	Area defined from 1941 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 170333: 39 Golf Links Road, Rangiora (Within 100m of enquiry area.)

Site Address:	39 Golf Links Road, Rangiora
Legal Description(s):	Lot 3 DP 22686

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1994	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

6 Feb 2017

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 170335: 257 & 289 Coldstream Road, Rangiora (Within 100m of enquiry area.)

Site Address:	257 & 289 Coldstream Road, Rangiora
Legal Description(s):	Lot 1 DP 331783, Lot 2 DP 331783, Lot 3 DP 331783

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1961	1975	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

6 Feb 2017

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

7 Jul 2017

Area defined from 1961 to 1975 aerial photographs. A10 - Horticultural activities, a poultry farm or sports turf were noted in aerial photographs reviewed.

Investigations:

1 Dec 2018 **INV 235247: Detailed Site Investigation (Ground Contamination): Rangiora Sports Facility - Coldstream Road, Rangiora** (Detailed Site Investigation)
Tonkin and Taylor Ltd

Summary of investigation(s):

Environment Canterbury has received a Detailed Site Investigation report that includes all or part of the property you have selected.

A DSI seeks to identify the type, extent and level of contamination (if any) in an area. Soil, soil-gas or water samples will have been collected and analysed.

This investigation has not been summarised.

Site 170337: 85 Golf Links Road, Rangiora (Within 100m of enquiry area.)

Site Address:	85 Golf Links Road, Rangiora
Legal Description(s):	RS 41080

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1973	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

6 Feb 2017

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

7 Jul 2017

Area defined from 1973 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 170339: RS 41081, Rangiora (Within 100m of enquiry area.)

Site Address:	RS 41081, Rangiora
Legal Description(s):	RS 38799,RS 41081

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1973	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

- 6 Feb 2017** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
- 7 Jul 2017** Area defined from 1973 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 170345: 521 Rangiora Woodend Road, Rangiora (Within 100m of enquiry area.)

Site Address:	521 Rangiora Woodend Road, Rangiora
Legal Description(s):	Lot 1 DP 80275

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

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

Notes:

- 6 Feb 2017** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
- 7 Jul 2017** Area defined from 1961 to 1984 aerial photographs. A8 - Livestock dip or spray race operations was noted in aerial photographs reviewed.

Investigations:

There are no investigations associated with this site.

Site 170349: 59 Golf Links Road, Rangiora (Within 100m of enquiry area.)

Site Address:	59 Golf Links Road, Rangiora
Legal Description(s):	Lot 1 DP 22686

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

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1973	2000	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

- 6 Feb 2017** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
- 7 Jul 2017** Area defined from 1973 to 2000 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 170387: Bridget Lane & Coldstream Road, Rangiora (Within 100m of enquiry area.)

Site Address:	Bridget Lane & Coldstream Road, Rangiora
Legal Description(s):	Lot 1 DP 333253, Lot 1 DP 346783, Lot 1 DP 395265, Lot 1 DP 406855, Lot 1 DP 427765, Lot 1 DP 454754, Lot 1 DP 66386, Lot 1 DP 70889, Lot 1 DP 71917, Lot 1 DP 74566, Lot 1 DP 75921, Lot 10 DP 58644, Lot 13 DP 58644, Lot 14 DP 58644, Lot 2 DP 346783, Lot 2 DP 395265, Lot 2 DP 406855, Lot 2 DP 427765, Lot 2 DP 454754, Lot 2 DP 66386, Lot 2 DP 70889, Lot 2 DP 71917, Lot 2 DP 74566, Lot 2 DP 75921, Lot 3 DP 71917, Lot 3 DP 74566, Lot 3 DP 75921, Lot 4 DP 75921
Site Category:	Not Investigated
Definition:	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1963	1975	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

- 12 Feb 2017** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
- 7 Jul 2017** Area defined from 1963 to 1975 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 177978: 152, 160 & 164 East Belt Residential Lots (Within 100m of enquiry area.)

Site Address:	152, 160 & 164 East Belt, Rangiora
Legal Description(s):	Lot 1 DP 389050, Lot 2 DP 389050, Lot 3 DP 389050
Site Category:	Verified Non-HAIL
Definition:	Site entered on register based on information found to be incorrect.

Land Uses (from HAIL):	Period From	Period To	HAIL land use

Notes:

- 28 Aug 2017** Site created out of SN170327, after the former owners of the property stated that they had not used sprays on the land now covered by the residential lots.

Investigations:

There are no investigations associated with this site.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ239412.

Disclaimer: *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

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

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Date:	19 July 2019	
Land Parcels:	Lot 4 DP 25508	Valuation No(s): 2165901500



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

Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

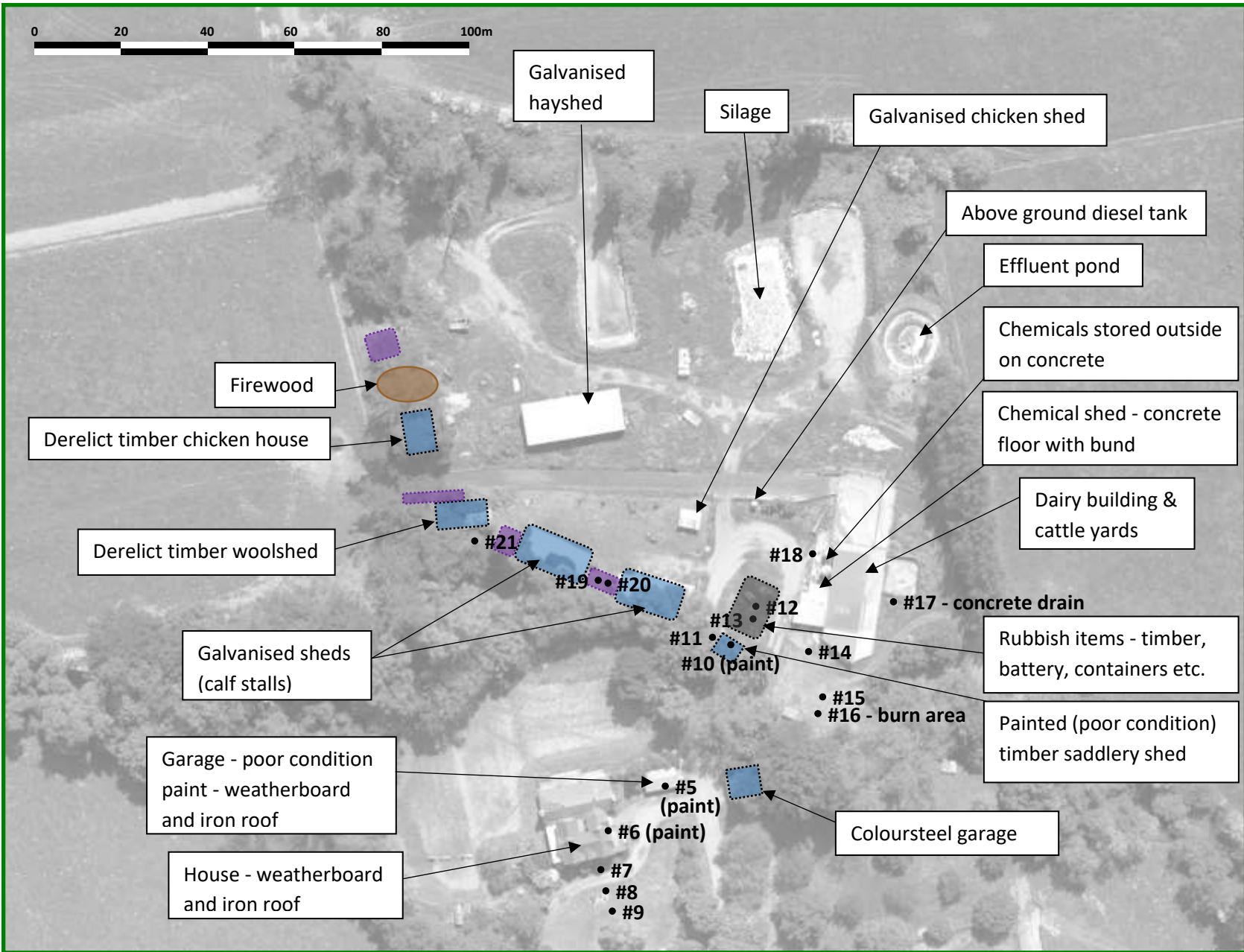
For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ239413.

Disclaimer: *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

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Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Appendix D – Site Inspection & XRF Screening Plan



LEGEND

- #1 XRF test location
- Approx. outline of building obscured by trees
- Areas where treated timber is being stored

- 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.

Appendix E – XRF Results Table

Table of XRF Results - 52 Kippenberger Avenue

Date of testing: 24th July 2019

Units: ppm

XRF Reading No	Date & Time	Type	Test Duration (secs)	Total Recoverable Arsenic		Total Recoverable Lead	
				Result	Error	Result	Error
5	24/07/2019 13:15	Paint	16.11	<LOD	361.6	31466.01	344.22
6	24/07/2019 13:16	Paint	21.7	1222.05	20.44	<LOD	5.9
7	24/07/2019 13:18	Soil	40.15	<LOD	17.17	488.28	15.78
8	24/07/2019 13:19	Soil	30.08	<LOD	18.19	327.63	16.71
9	24/07/2019 13:20	Soil	30.07	<LOD	7.89	28.57	7.29
10	24/07/2019 13:25	Paint	20.49	1379.3	20.91	<LOD	6.28
11	24/07/2019 13:26	Soil	30.16	<LOD	12.22	148.8	11.09
12	24/07/2019 13:28	Soil	30.03	8	4.82	31.51	6.41
13	24/07/2019 13:29	Soil	30.06	47.52	6.82	54.08	7.65
14	24/07/2019 13:30	Soil	30.17	<LOD	7.63	13.02	6.83
15	24/07/2019 13:31	Soil	30.08	<LOD	5.6	13.14	5.26
16	24/07/2019 13:32	Soil	30.07	<LOD	7.14	35.44	6.81
17	24/07/2019 13:35	Concrete	30.08	<LOD	7.19	<LOD	9.62
18	24/07/2019 13:39	Soil	30.16	<LOD	6.66	12.08	6.33
19	24/07/2019 13:44	Soil	30.07	9.49	4.3	11.89	5.56
20	24/07/2019 13:45	Soil	30.24	29.37	5.93	32.04	6.92
21	24/07/2019 13:57	Soil	30.08	<LOD	8.59	61.87	7.91
Soil Guideline Values	Rural Residential 25% Produce			17		160	
	Outdoor Worker			70		3,300	
	Reference			NES		NES	

Result exceeds Rural Residential 25% produce SGV