



**Soil Contamination Risk  
Preliminary Site Investigation Report**

**25 Ashley Gorge Road, Oxford**

September 2023



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Specialist soil contamination experts, keeping your project moving.

## QUALITY CONTROL AND CERTIFICATION SHEET

**Client:** Survus Consultants

**Date of issue:** 25 September 2023

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## 1 Executive Summary

The subject site is a rural property located at 25 Ashley Gorge Road, Oxford, Canterbury. There are currently two proposals for the subject site: an initial two lot subdivision of part of the subject site to create a 0.45ha residential lot and a 19.64ha balance lot, and it is proposed to rezone the subject site from 'Rural' to 'Large Lot Residential' on the Waimakariri District Plan. This will involve a change in use, subdivision and potential disturbance of soils in the future. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) require an assessment of the likelihood of soil contamination being present. It is also noted that Momentum Environmental Ltd is obligated to consider the requirements of Section 10 (4) of the Health and Safety at Work (Asbestos) Regulations 2016. This report details the work undertaken to assess the risks.

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

- Potential historical storage of persistent pesticides within and around farm sheds (HAIL A10)
- Current and potential historical storage of oil/fuel within and around sheds (HAIL A17).
- Potential heavy metal and/or asbestos contamination from the possible use of lead-based paints or asbestos containing materials (ACM) on older buildings (HAIL I).
- Potential heavy metal contamination within burn areas/under waste piles containing non-green waste items (HAIL I).
- Potential heavy metal and/or asbestos contamination within two mounds that may include demolition debris (HAIL I).

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

With respect to the initial proposed subdivision on the south-east corner of the subject site, it is recommended that a DSI be undertaken on the identified risk area that extends onto the proposed 0.45ha lot prior to subdivision and development of the lot for residential use.

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

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



## 2 Objectives of the Investigation

This report has been prepared in general accordance with the Ministry for the Environment’s “Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand, revised 2021”. This report includes all requirements for a Preliminary Site Investigation report.

The objective of this report is to:

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

## 3 Scope of Work Undertaken

The scope of the work undertaken has included:

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

## 4 Site Identification

The subject site is located at 25 Ashley Gorge Road, Oxford, Canterbury. The subject site is made up of twelve rural sections, as shown on the plan in **Figure 1** below, and has a total area of approximately 49.68ha.



Figure 1 – Location Plan

## 5 Proposed Site Use

It is proposed to subdivide part of the subject site to create a 0.45ha residential lot on the south-east corner and a 19.64ha balance lot. A copy of the subdivision plan is included in **Appendix A**.

It is also proposed to rezone the entire subject site to allow 'Large Lot Residential' development. This will enable future change in use, subdivision and potential disturbance of soils.

## 6 Site Description

### 6.1 Environmental Setting

**Table 2 – Environmental Setting**

<b>Topography</b>	The site is mainly flat land. The land slopes up along the northern boundary.
<b>Geology</b>	The ECan GIS database describes the soils at the subject site as a combination of Claremont moderately deep silt over clay, Mairaki moderately deep silt over clay, Waitohi moderately deep silt over clay, and Lowcliffe stony silt.  Nearby bore logs indicate that topsoils are underlain by layers of clay and sandy gravel and claybound gravel.
<b>Soil Trace Elements</b>	According to the ECan GIS database, natural concentrations of trace elements for the subject site are mainly those of the 'Regional, Intergrade' soil group with an area from the 'Regional, Gley' soil group.
<b>Groundwater</b>	The subject site lies over the unconfined/semiconfined gravel aquifer system. Groundwater levels recorded on onsite and nearby bore logs are between 0.27m and 3.51m deep. The direction of groundwater flow is generally in a south-easterly direction.
<b>Surface Water</b>	Three unnamed streams and several farm drains cross the subject site. The Eyre River lies approximately 2km south of the subject site.

### 6.2 Site Layout & Current Site Uses

The subject site is mainly pastoral farmland. A dwelling and two sheds are located within a curtilage area on the north-east corner of the subject site. To the north of the dwelling is a yard area with farm sheds. To the south of the dwelling is another yard with shed, a dairy, milking area and effluent disposal tank. Two more farm sheds are present on the south-east corner of the subject site.

### 6.3 Surrounding Land Uses

The surrounding land is mainly rural and rural residential land. The township of Oxford is located to the south and south-east of the subject site.

### 6.4 Geotechnical Investigations

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

## 7 Historical Site Use Assessment

### 7.1 Previous Site Ownership and Use

Historical Certificate of Titles (CTs) were reviewed with the following relevant ownership information outlined below. One potentially contaminating land use was identified from the ownership information. Part of the subject site was owned by a market gardener between 1946 and 1951.



**RS 1391 & Part RS 1560 (current title CB17A/179)**

23 June 1884 Agnes Fisher, widow  
09 April 1885 John Parlane, farmer  
16 November 1893 William Wilke, farmer  
02 October 1903 Charles Percival Gainsford, farmer  
30 August 19?? Richard John Bickerton Dalley, farmer  
23 June 1920 Willie Holder, farmer  
09 May 1927 Richard John Bickerton Dalley, retired farmer  
18 March 1930 John Wright, farmer  
12 March 1931 Richard John Bickerton Dalley, retired farmer  
28 August 1950 Cecil Richmond Lyall Monk, farmer  
23 December 1963 Thomas Charles Gough, farmer  
06 May 1965 Gerald Aubrey Eyles, farmer  
07 December 1972 Norman Paget Rowe, farmer  
18 January 1985 Norman Paget Rowe, farmer and Jennifer Anne Rowe, married woman  
31 October 2022 Morgan McIntosh Limited

**Part RS 1561 (current title CB376/298)**

03 May 1926 Peter Garlick, farmer  
28 February 1941 The Public Trustee  
25 June 1947 Elizabeth May Garlick, spinster  
17 August 1955 Elizabeth May Garlick, spinster, Richard Garlick, farmer and Emma Daphne Garlick, his wife  
12 April 1959 Patrick Warren Jennings, farmer and Margaret Mary Jennings, his wife  
14 February 1963 Patrick Warren Jennings and Patrick Harper Jennings, both farmers  
30 June 1969 Ross Barber, farmer  
19 May 1978 Murray Charles Jackson Highfield, farmer  
12 February 1979 Norman Paget Rowe, farmer  
18 January 1985 Norman Paget Rowe, farmer and Jennifer Anne Rowe, married woman  
31 October 2022 Morgan McIntosh Limited

**Part RS 1561 (current title CB19B/73)**

10 January 1902 August Zimmerman, labourer and Wilhelmina Zimmerman, his wife  
28 April 1908 Peter Garlick, farmer  
28 February 1941 The Public Trustee  
25 June 1947 Elizabeth May Garlick, spinster  
17 August 1955 Elizabeth May Garlick, spinster, Richard Garlick, farmer and Emma Daphne Garlick, his wife  
12 April 1959 Patrick Warren Jennings, farmer and Margaret Mary Jennings, his wife  
14 February 1963 Patrick Warren Jennings and Patrick Harper Jennings, both farmers  
30 June 1969 Ross Barber, farmer  
19 May 1978 Murray Charles Jackson Highfield, farmer  
12 February 1979 Norman Paget Rowe, farmer  
18 January 1985 Norman Paget Rowe, farmer and Jennifer Anne Rowe, married woman  
31 October 2022 Morgan McIntosh Limited

**Part RS 1561 (current title CB19B/74)**

13 August 1885 Gottfried Tritt, labourer  
07 January 1905 Charles Zimmerman, carpenter  
23 September 1907 Peter Garlick, farmer

28 February 1941	The Public Trustee
25 June 1947	Elizabeth May Garlick, spinster
17 August 1955	Elizabeth May Garlick, spinster, Richard Garlick, farmer and Emma Daphne Garlick, his wife
12 April 1959	Patrick Warren Jennings, farmer and Margaret Mary Jennings, his wife
14 February 1963	Patrick Warren Jennings and Patrick Harper Jennings, both farmers
30 June 1969	Ross Barber, farmer
19 May 1978	Murray Charles Jackson Highfield, farmer
12 February 1979	Norman Paget Rowe, farmer
18 January 1985	Norman Paget Rowe, farmer and Jennifer Anne Rowe, married woman
31 October 2022	Morgan McIntosh Limited

**Part RS 1626 (current title CB20A/174) and RS 1956, RS 2405 & Part RS 1626 (current title CB376/258)**

11 April 1904	Richard John Bickerton Dalley, farmer
06 December 1920	Ernest Howard Thompson, farmer
04 October 1946	Marcus William Gill, <b>market gardener</b>
04 May 1951	Alfred Merry Palmer, farmer
17 March 1965	James Henry O'Neill and Donald O'Neill, both farmers
16 June 1966	Ross Barber, farm hand
14 Mat 1969	Norman Paget Rowe, farmer
18 January 1985	Norman Paget Rowe, farmer and Jennifer Anne Rowe, married woman
31 October 2022	Morgan McIntosh Limited

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

## 7.2 District Council Records

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

The property files were provided by Waimakariri District Council on 24 August 2023. Details of the building consents and permits within the files are summarised below.

24 February 1964	Application to extend the dwelling.
05 May 1971	Building permit for a piggery with a concrete floor, to be located on the south-east corner of the subject site.
28 April 1976	Building permit for a dairy with concrete walls and floor and an iron roof.
12 April 1979	Building permit for a weatherboard porch extension.
21 October 1981	Building permit for additions to the dwelling pantry.
16 July 1984	Building permit to erect a calf shed with block walls, iron roof and concrete floor. Calf shed to be located 40m from milking shed.
12 December 1995	Building consent to erect a conservatory.
24 July 1997	Building consent to install a solid fuel heater.
09 February 2012	Building consent to install a 'Kliptank' dairy effluent tank.

### 7.3 Regional Council Records

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

One site within 100m of the subject site is listed on the LLUR:

- Site 137993, 649 Bay Road, Oxford is listed for 'G4 – Scrap yards' from before 1975 onwards. The site is categorised as 'Verified HAIL has not been investigated'. The listed site is approximately 45m from the current subject site.

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

The ECan GIS database shows no active bores on or within 100m of the subject site.

The ECan GIS database shows active resource consents for the subject site to discharge diluted dairy effluent to land and air, and to divert water from Findleys Drain to Frahms Drain. There are no active resource consents shown within a 100m radius of the subject site.

### 7.4 LINZ Records

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

### 7.5 Review of Historical Aerial Photographs

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

- The earliest available aerial photograph is from **1941**. It shows the majority of the subject site is in pasture. A dwelling and farm shed are present on the north-east corner of the subject site. A second dwelling is present on the south-east corner of the subject site. To the south of this dwelling are two farm buildings and two small structures, likely animal shelters. Round structures to the north of this dwelling are likely haystacks. The surrounding area is mainly similar pastoral farmland with some residential lots present along the nearby roads.
- The next available aerial photograph is from **1958**. It shows additional farm sheds have been added to the north and south of the dwelling on the north-east corner of the subject site. A square structure is present approximately 95m south of this dwelling. On the south-east corner of the subject site one of the previous sheds has been removed and a new shed erected. The two small structures have been removed. There are no significant changes to the surrounding area.
- The **1960** aerial photograph is grainy and detail difficult to discern. There is no apparent change of use for the subject site or surrounding area.
- The **1976** aerial photograph shows the dairy and milking area is under construction to the south-east of the northern dwelling. Previously noted sheds have been removed and new sheds erected in the area to the west of the dairy. The southern dwelling appears to have been demolished. The piggery included in the council property file has been constructed to the west of the former dwelling. A concrete path now appears to extend from one of the sheds on the south-east corner of the subject site. The other shed in this paddock appears to have been replaced with a new shed slightly south of the original location. A dwelling has been constructed beyond the subject site at 235 High Street. Storage of vehicles appears to be occurring beyond the subject site to the south-west, this is the location of the site listed for 'G4 – Scrap yards' on the LLUR statement.

- The next available aerial photograph is from **1994**. One of the sheds on the south-east corner may have been removed. A new shed appears to be present along the shelterbelt to the west of the former dwelling. A dwelling is now present beyond the subject site at 237 High Street. Greater residential development has occurred to the south of the subject site, within the Oxford township. The scrap yard beyond the subject site to the south-west has been extended to the west.
- The **2005** aerial photograph shows no significant changes to the subject site. Rural residential development has occurred to the north of the subject site.
- The **2011** aerial photograph shows no significant changes to the subject site. More residential development has occurred along Queen Street to the south of the subject site.
- The latest aerial photograph is dated **2021**. It shows the dairy effluent tank has been installed to the south-west of the dairy and milking area. There are no other significant changes to the subject site or surrounding area.

## 8 Site Inspection

An inspection was undertaken on 01 September 2023 to assess the likelihood of soil contamination on the subject site. Site Inspection and Risk Area Plans detailing the structures on the subject site and potential sources of contamination, including those identified by the desktop portion of this investigation, are included in **Appendix E**.

Potential sources of contamination were identified on the north-east and south-east corners of the subject site around current and former buildings.

### North-east corner

The north-east corner of the subject site includes a residential area and two farm yard areas. The residential area includes a pre-1941 weatherboard dwelling, a weatherboard shed, and an iron and timber pole shed with a concrete floor currently used to store vehicles.



Photo 1 – Weatherboard dwelling



Photo 2 – Weatherboard shed





Photo 3 – Timber & pole shed with concrete floor

To the north of the dwelling is a gravel yard surrounded by farm sheds (most with earth floors) and a dilapidated railway carriage. One of the earth floor sheds is being used to store twenty-five diesel engine oil drums. Some minor storage of items is occurring around the sheds. Beyond this yard to the north is a burn area, the current burn pile includes treated timber and other rubbish items as well as green waste.



Photo 4 – Iron & timber shed with oil drums



Photo 5 – Diesel engine oil drums



Photo 6 – Oil drum label



Photo 7 – Iron & timber shed





Photo 8 – Iron & timber shed

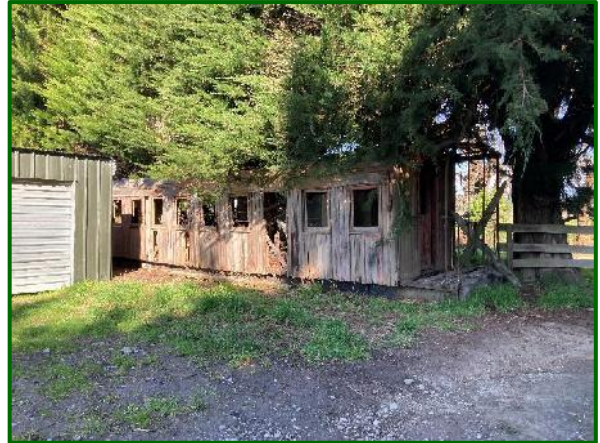


Photo 9 – Railway carriage



Photo 10 – Minor storage of items around yard



Photo 11 – Treated timber in burn pile

To the south of the dwelling are more farm buildings including a milking area, dairy, animal sheds, derelict structures and an effluent tank. The dairy is clad with cement board which is broken in places. Although no obvious asbestos fibres were visible on the broken pieces it is possible that this is an asbestos containing material (ACM). Adjacent to the effluent tank is a mound with embedded demolition debris including timber, bricks and concrete visible. Another mound is present to the south of one of the animal sheds. Although no demolition debris was visible in this mound, the presence of buried items cannot be discounted.



Photo 12 – Milking area



Photo 13 – Dairy with broken cement board cladding





Photo 14 – Pieces of broken cement board on ground



Photo 15 – Loading ramp adjacent to milking area



Photo 16 – Animal shed



Photo 17 – Mound south of animal shed



Photo 18 – Animal shelter/shed



Photo 19 – Effluent tank





Photo 20 – Mound with embedded demo debris adjacent to mound



Photo 21 – Derelict animal shelter/shed



Photo 21 – Derelict structure beside stream

### South-East Corner

This part of the subject site currently contains two farm sheds. Concrete pads are also present indicating the locations of former sheds and the former dwelling observed on the historical aerial photographs.

An iron and timber pole hayshed with an earth floor is currently not in use. At the northern end of this shed is a small waste pile including green waste, timber and plastic. To the east of this shed is the remains of a concrete walled building and two more concrete foundation pads. The concrete foundation pads lie within the proposed 0.45ha lot of the proposed subdivision. Timber, gravelly soils and concrete pieces are being stored within the concrete building. A stockpile of gravelly soil with some brick and concrete pieces, concrete pipes and a few tyres are present on the concrete foundation pads.



Photo 22 – Unused hayshed



Photo 23 – Small waste pile





Photo 24 – Remains of concrete building



Photo 25 – Soils, timber and concrete within building remains



Photo 26 – Concrete pad with gravelly soil, concrete pipes



Photo 27 – Concrete pad with tyres

Another iron and timber pole hayshed is present to the west of the former residential area. It is currently used to store firewood. Concrete areas, piles of bricks and a pump shed are present in the location of the former dwelling. A waste pile containing mainly green waste but also some treated timber posts is present to the south of the former dwelling area. Another waste pile is present to the north of the dwelling area where trees have recently been felled. Only green waste was visible in this pile. Ashy soils indicate that burning of the green waste has occurred.



Photo 28 – Hayshed storing firewood



Photo 29 – Concrete pad and pump shed





Photo 30 – Mound including bricks



Photo 31 – Concrete path



Photo 32 – Concrete well cap



Photo 33 – Waste pile, includes some treated timber



Photo 34 – Green waste pile



Photo 35 – Ashy soils adjacent to green waste pile

A derelict concrete, brick and timber piggery is also present on this corner of the subject site, to the west of the former dwelling area.





Photos 36 & 37 – Derelict piggyery

### Remainder of Subject Site

The remainder of the subject site is in pasture with no evidence of potentially contaminating activities. Some piles of green waste are present within the paddocks and a few pieces of scrap metal were observed within trees next to a drain, however, these are considered unlikely to pose a risk of soil contamination.



Photos 38 & 39 – Paddocks on the subject site



Photo 40 – One green waste pile



Photo 41 – Scrap metal water tank





Photos 42 & 43 – Several farm drains and streams cross the subject site

## 9 Risk Assessment

### 9.1 Potential HAIL Uses Identified

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

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

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

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

Part of the subject site was owned by a market gardener between 1946 and 1951. Although there are no aerial photographs available for this period, there is no evidence of changes between the 1941 and 1958 aerial photographs to indicate that any part of the subject site was used for market gardening during this period. The area owned by the market gardener is shown on the Site Inspection and Risk Area Plan in **Appendix E**.

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

Storage of heavy diesel engine oil is occurring within one of the sheds. Additionally, multiple farm buildings have been present at the subject site since at least 1941. The historical storage of fuels in and around the farm buildings cannot be discounted. Contaminants of concern include total petroleum hydrocarbons (TPH).

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

The ECan LLUR statement identified one site with HAIL activities within a 100m radius of the subject site. Based on the information within the LLUR statement and the review of aerial photographs, this site is considered unlikely to pose a risk of migration of contaminants to the subject site that would pose a risk to human health or the environment.

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

Two dwellings and multiple farm buildings were noted on the subject site on the earliest available aerial photograph from 1941. One dwelling is still present and is known to be clad with painted weatherboard. The other dwelling has been removed and its construction is not known but is highly likely to have been painted weatherboard. Sheds have been replaced and/or relocated around the yard areas throughout the known history of the subject site. Based on the era of the buildings it is likely that lead-based paint products were used. The use of asbestos containing materials (ACM) also cannot be ruled out. Any natural deterioration or intentional removal may have caused contamination of the surrounding soils. Contaminants of concern include heavy metals and asbestos.

Waste and burn piles containing non-green waste items were observed during the site inspection. Contamination of the underlying soils may have occurred. Contaminants of concern include heavy metals.

Two mounds of soil were observed to the west of the dairy. One of the mounds has visible embedded demolition debris. No demolition debris was visible on the other mound but buried items can't be discounted. Contaminants of concern depends on the types of material buried but could include heavy metals and asbestos.

## 9.2 NESCS Regulation 6(3) Probability Assessment

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

**Table 3 – NESCS Probability Assessment**

HAIL Category	6(3)a - Is being undertaken	6(3)b – has been undertaken	6(3)c – likelihood of having been undertaken (if not confirmed)
A10 – Persistent pesticide bulk storage or use	-	-	More likely than not
A17 – Storage tanks for fuels or chemicals	✓	-	-
H – Migration of contaminants to the subject site	-	-	Highly unlikely
I – Any other - lead paint & asbestos	-	-	More likely than not

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



## 9.1 Conceptual Site Model

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

**Table 4 – Conceptual Site Model**

Conceptual Site Model – Heavy Metals				
Source	Pathways		Receptor	Exposure Pathway Status
<ul style="list-style-type: none"> <li>• Potential heavy metal &amp; OCP contamination within and around farm sheds.</li> <li>• Potential TPH contamination from storage of fuel within and around farm sheds.</li> <li>• Potential heavy metal and/or asbestos contamination around old buildings.</li> <li>• Potential heavy metal contamination within burn areas/under waste piles</li> <li>• Potential heavy metal and/or asbestos contamination within two mounds that may include demolition debris.</li> </ul>	Human	Dermal contact, ingestion and inhalation through soil contact	Current and future site occupiers and workers involved in soil disturbance activities	Potentially complete
		Ecological	Infiltration through soils to groundwater	Groundwater is assumed to be 0.27-3.51m deep at the site
	Surface runoff to waterways		Onsite drains and streams  Eyre River approx. 2km south of the subject site.	Potentially complete  Likely incomplete due to separation distance.

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

## 10 Conclusion

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

- Potential historical storage of persistent pesticides within and around farm sheds (HAIL A10)
- Current and potential historical storage of oil/fuel within and around sheds (HAIL A17).
- Potential heavy metal and/or asbestos contamination from the possible use of lead-based paints or asbestos containing materials (ACM) on older buildings (HAIL I).
- Potential heavy metal contamination within burn areas/under waste piles containing non-green waste items (HAIL I).
- Potential heavy metal and/or asbestos contamination within two mounds that may include demolition debris (HAIL I).

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

With respect to the initial proposed subdivision on the south-east corner of the subject site, it is recommended that a DSI be undertaken on the identified risk area that extends onto the proposed 0.45ha lot prior to subdivision and development of the lot for residential use.

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

## 11 Limitations

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

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

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## **Appendix A – Subdivision Plan**





**NOTES :**

1. THIS SURVEY HAS NOT INCLUDED SITE MARKING OF THE BOUNDARY POSITIONS UNLESS OTHERWISE INDICATED.
2. NO UNDERGROUND SERVICE INFORMATION IS SHOWN ON THIS PLAN. THE LOCATION OF ANY SUCH SERVICES SHOULD BE CONFIRMED WITH THE RELEVANT LOCAL AUTHORITY OR UTILITY SERVICE PROVIDER.
3. SCHEME PLAN ONLY, AREAS ARE VERY APPROXIMATE ONLY & SUBJECT TO FINAL SURVEY.

**AMALGAMATION CONDITION :**

THAT LOT 2 HEREON BE AMALGAMATED WITH PT RS 2090 (RT CB15/223) AND ONE CERTIFICATE OF TITLE BE ISSUED.



4 Meadow Street, PO Box 5558, Papanui, Christchurch  
 P 03 352 5599 AMBERLEY 03 314 9200  
 F 03 352 5527 ASHBURTON 03 307 7021  
 TOLL FREE 0508 787 887 DARFIELD 03 318 8151

REV	DATE	REVISION DETAILS
B	08/08/23	FOR SUBDIVISION CONSENT
A	10/07/23	FOR SUBDIVISION CONSENT

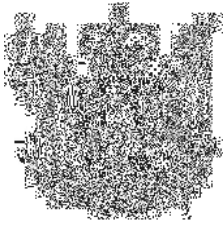
DRAFTED SRS	VERIFIED
APPROVED	
DATE	

PROJECT	MORGAN McINTOSH LTD - 25 ASHLEY GORGE ROAD
TITLE	PROPOSED SUBDIVISION OF Pt RS 1626 & RS's 1956 & 2405 RT CB376/258 Ltd
SHEET 1 OF 1	

INFORMATION ONLY	
PROJECT NO 15742	
SCALE 1 : 2500 (A3)	SIZE A3
DRAWING NO SC-01	REV B



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



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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier**                    **CB17A/179**  
**Land Registration District**   **Canterbury**  
**Date Issued**                    17 November 1976

**Prior References**  
CB103/110

---

**Estate**                    Fee Simple  
**Area**                    24.1597 hectares more or less  
**Legal Description**    Rural Section 1391 and Part Rural Section  
                                 1560

**Original Registered Owners**

Norman Paget Rowe as to a 1/2 share  
Jennifer Anne Rowe as to a 1/2 share

---

**Interests**

910558.3 Mortgage to Rural Banking and Finance Corporation of New Zealand Limited - produced 4.12.1990 at 11.15 am and entered 18.12.1990 at 11.21 am  
10941410.1 Discharge of Mortgage 910558.3 - 23.11.2017 at 4:00 pm  
12541889.1 Transfer to Morgan McIntosh Limited - 31.10.2022 at 3:47 pm  
12760421.1 Mortgage to AMFL Limited and Westside Holdings (2018) Limited - 16.6.2023 at 11:11 am

References

Prior C/T 103/110

Transfer No.

N/C. Order No. 106035/1

Land and Deeds 69



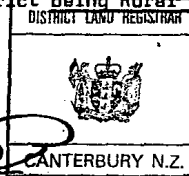
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of November one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that NORMAN PAGET ROWE of Oxford, 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 24.1597 hectares or thereabouts situated in Block VIII of the Oxford Survey District being Rural Section 1391 and part Rural Section 1560 —



Assistant Land Registrar

Mortgage 891254 to Her Majesty the Queen under the Marginal Lands Act 1950 - 7.12.1972 at 9.15 am.

Mortgage 253653/1 to Her Majesty the Queen under the Marginal Lands Act 1950 - 27-11-1979 at 9.07a.m.

Mortgage 891255 to Her Majesty the Queen, under the Marginal Lands Act 1950 - 7.12.1972 at 9.15 am.

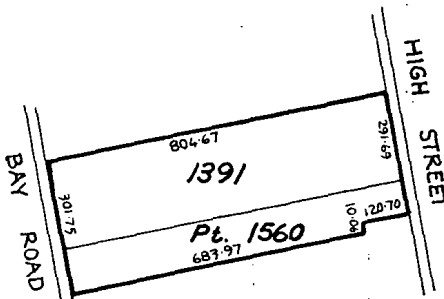
No. 426678/1 Certificate pursuant to Section 4 Rural Banking and Finance Act 1982 vesting the land in Mortgage 891254 891255, 228936/2 and 253653/1 in the Rural Banking Corporation - 24-3-1983 at 11.15a.m. and Finance

Mortgage 104613/1 to Her Majesty the Queen under the Marginal Lands Act 1950 - 4.11.1976 at 2.11 pm.

Mortgage 460269/5 Rural Banking and Finance Co. - 2.11.1983 at 9.33 a.m.

Mortgage 228936/2 to Her Majesty The Queen - 1.6.1979 at 9.54 am. under the Marginal Lands Act 1950 for A.L.R.

Transfer 525412/1 of a one-half share to Jennifer Anne Rowe of Oxford, Married Woman - 18.1.1985 at 10.51am



Total Area - 24.1597ha.

Measurements are Metric

Mortgage 647911/3 to Raymond J. Sullivan Solicitors, Womamee Company Limited - 21.1.1985 at 9.30a.m. (A36744)

Transfer 685350/1 of Mortgage 647911/3 to George Thomas Carlton Kain, to George Charles Kain, to George Michael Kain and to Peter Bryan Allison in shares - 9.6.1987 at 9.30am

over.... for A.L.R.

Register copy for L. & D. 69, 71, 72

No. 17A

179

No. 17A

17A/179

Transfer 694383/1 of their shares in Mortgage 647911/3 George Thomas Kain and George Charles Kain to Westpac Banking Corporation - 29.7.1987 at 9.06am

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

~~Transfer 774439/2 of Mortgage 647911/3 to George Thomas Carlton Kain and George Charles Kain - 15.11.1988 at 9.46am~~

~~for A.L.R.~~

Transfer 774439/2 of the share of Westpac Banking Corporation in Mortgage 647911/3 to George Thomas Carlton Kain and George Charles Kain - 15.11.1988 at 9.46am

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

Mortgage 910558/3 to Rural Banking and Finance Corporation of New Zealand Limited - produced 4.12.1990 at 11.15am and entered 18.12.1990 at 11.21am

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

\*

Transfer 979224/1 of his share George Thomas Carlton Kain in Mortgage 647911/3 to George Charles Kain, George Thomas Carlton Kain and Edward Oral Sullivan - produced 21.2.1992 and entered 18.3.1992 at 11.16am

*[Signature]*  
A.L.R.

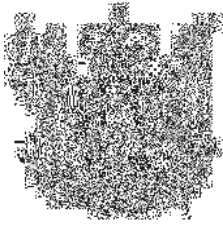
\*

Transfer 983533/1 of their share in Mortgage 647911/3 George Thomas Carlton Kain and George Charles Kain to the said George Thomas Carlton Kain and George Charles Kain as tenants in common in equal shares - 18.3.1992 at 11.16am

*[Signature]*  
A.L.R.







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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier**                    **CB19B/73**  
**Land Registration District**   **Canterbury**  
**Date Issued**                    14 February 1979

**Prior References**  
CB198/85

---

**Estate**                    Fee Simple  
**Area**                    8093 square metres more or less  
**Legal Description**    Part Rural Section 1561

**Original Registered Owners**

Norman Paget Rowe as to a 1/2 share  
Jennifer Anne Rowe as to a 1/2 share

---

**Interests**

910558.3 Mortgage to The Rural Banking and Finance Corporation of New Zealand - Produced 4.12.1990 at 11:15 am and entered 18.12.1990 at 11:21 am  
10941410.1 Discharge of Mortgage 910558.3 - 23.11.2017 at 4:00 pm  
12541889.1 Transfer to Morgan McIntosh Limited - 31.10.2022 at 3:47 pm  
12760421.1 Mortgage to AMFL Limited and Westside Holdings (2018) Limited - 16.6.2023 at 11:11 am

No. 19B / 73

References  
Prior C/T 19S/55

Land and Deeds 69

Transfer No.  
N/C. Order No. 213895/1



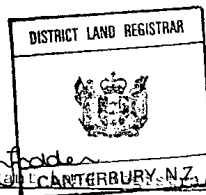
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 14th day of February one thousand nine hundred and seventy-nine under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that NORMAN PAGEY ROWE of Oxford, 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 8093 square metres or thereabouts situated in Block VIII of the Oxford Survey District being part of Rural Section 1561 —



for Assessor CANTERBURY, N.Z.

Mortgage 253653/1 to Her Majesty the Queen under The Marginal Lands Act 1957 - 27-11-1979 at 9.07a.m.

DISCHARGED 16/11/1983

Mortgage 460269/5 to the Rural Banking and Finance Corporation - 2.11.1983 at 9.33 a.m.

DISCHARGED 13 DEC 1983

No. 426678/1 Certificate pursuant to Section 4 Rural Banking and Finance Act 1982 vesting the land in Mortgage 253653/1 in the Rural Banking Corporation - 24-3-1983 at 11.15a.m. and Finance

J. J. J. for A.L.R.

for A.L.R.

Transfer 525412/1 of a one-half share to Jennifer Anne Rowe of Oxford, Married Woman - 18.1.1985 at 10.51am

W. W. W. for A.L.R.

E. J. J. for A.L.R.

Mortgage 647911/3 to Raymond Sullivan Solicitors Nominee Company Limited - 21.10.1986 at 10.30a.m. (A36744)

DISCHARGED 11/12/1986

for A.L.R.

Transfer 685350/1 of Mortgage 647911/3 to George Thomas Carlton Kain, to George Charles Kain, to George Michael Kain and to Peter Bryan Allison in shares - 9.6.1987 at 9.30am

for A.L.R.

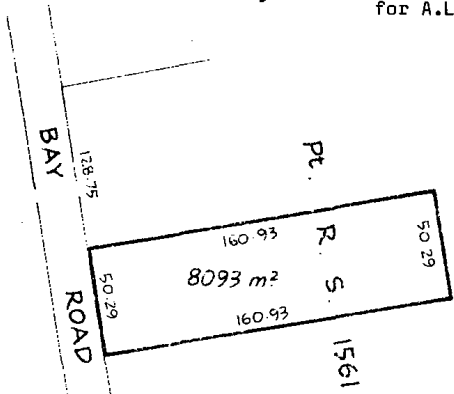
Transfer 694383/1 of their shares in Mortgage 647911/3 George Thomas Kain and George Charles Kain to Westpac Banking Corporation - 29.7.1987 at 9.06am

[Signature]

OVER

Register copy for L&D 69 Pt. 72

No. 19B / 73



Measurements are Metric

19B/73.

~~Transfer 774439/2 of Mortgage 647911/3 to  
George Thomas Carlton Kain and George  
Charles Kain - 15.11.1988 at 9.46am~~

*LP*

for A.L.R.

Transfer 774439/2 of the share of Westpac  
Banking Corporation in Mortgage 647911/3  
to George Thomas Carlton Kain and George  
Charles Kain - 15.11.1988 at 9.46am

*L. Ingham*  
for A.L.R.

Mortgage 910558/3 to Rural Banking and  
Finance Corporation of New Zealand Limited -  
produced 4.12.1990 at 11.15am and entered  
18.12.1990 at 11.21am

*W. Cook*  
for A.L.R.

\*X

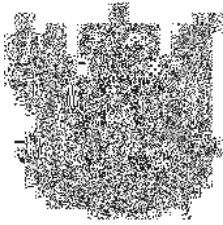
Transfer 979224/1 of his share George  
Thomas Carlton Kain in Mortgage 647911/3 to  
George Charles Kain, George Thomas Carlton  
Kain and Edward Oral Sullivan - produced  
21.2.1992 and entered 18.3.1992 at 11.16am

*G. Kain*  
A.L.R.

\*X Transfer 983533/1 of their share in  
Mortgage 647911/3 George Thomas Carlton  
Kain and George Charles Kain to the said  
George Thomas Carlton Kain and George  
Charles Kain as tenants in common in equal  
shares - 18.3.1992 at 11.16am

*G. Kain*  
A.L.R.





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



  
R. W. Muir  
Registrar-General  
of Land

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

**Identifier**                    **CB19B/74**  
**Land Registration District** **Canterbury**  
**Date Issued**                14 February 1979

**Prior References**  
CB112/213

---

**Estate**                    Fee Simple  
**Area**                    8093 square metres more or less  
**Legal Description**    Part Rural Section 1561

**Original Registered Owners**

Norman Paget Rowe as to a 1/2 share  
Jennifer Anne Rowe as to a 1/2 share

---

**Interests**

910558.3 Mortgage to Rural Banking and Finance Corporation of New Zealand Limited - produced 4.12.1990 at 11:15 am and entered 18.12.1990 at 11:21 am  
10941410.1 Discharge of Mortgage 910558.3 - 23.11.2017 at 4:00 pm  
12541889.1 Transfer to Morgan McIntosh Limited - 31.10.2022 at 3:47 pm  
12760421.1 Mortgage to AMFL Limited and Westside Holdings (2018) Limited - 16.6.2023 at 11:11 am

References

Prior C/T 112/213

Transfer No.

N/C. Order No.213615/1



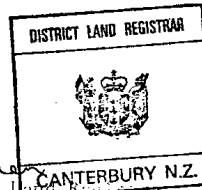
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 14th day of February one thousand nine hundred and seventy nine under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that NORMAN PAGE ROWE of Oxford, 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 8093 square metres or thereabouts situated in Block VIII of the Oxford Survey District being part Rural Section 1561



for Assistant Land Registrar

Mortgage 253653/1 to Her Majesty the Queen under the Marginal Lands Act 1950 - 27-11-1979 at 9.07a.m.

DISCHARGED 16 FEB 1983

for A.L.R.

Mortgage 460269/5 Rural Banking and Finance Corporation - 2.11.1983 at 9.33 a.m.

DISCHARGED 11 FEB 1983

for A.L.R.

No. 426678/1 Certificate pursuant to Section 4 Rural Banking and Finance Act 1982 vesting the land in Mortgage 253653/1 in The Rural Banking Corporation - 24-3-1983 at 11.15a.m. and Finance

for A.L.R.

Transfer 525412/1 of a one-half share to Jennifer Anne Rowe of Oxford, Married Woman - 18.1.1985 at 10.51am

for A.L.R.

Mortgage 647911/3 Raymond Sullivan Solicitors Nominee Company Limited - 27-10-1986 at 10.30a.m. (A36744)

DISCHARGED 11 FEB 1983

for A.L.R.

Transfer 685350/1 of Mortgage 647911/3 to George Thomas Carlton Kain, to George Charles Kain, to George Michael Kain and to Peter Bryan Allison in shares - 9.6.1987 at 9.30am

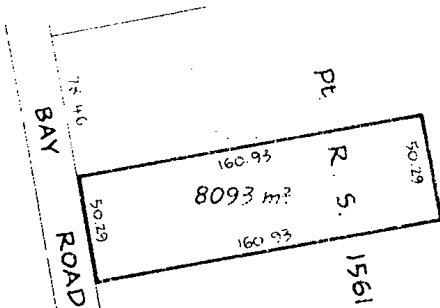
for A.L.R.

Transfer 694383/1 of their shares in Mortgage 647911/3 George Thomas Kain and George Charles Kain to Westpac Banking Corporation - 29.7.1987 at 9.06am

for A.L.R.

OVER

Register copy for L. & D. 69, 71, 72



Measurements are Metric

19B/74

~~Transfer 774439/2 of Mortgage 647911/3 to George Thomas Carlton Kain and George Charles Kain - 15.11.1988 at 9.46am~~

*entered in 1988*

for A.L.R.

Transfer 774439/2 of the share of Westpac Banking Corporation in Mortgage 647911/3 to George Thomas Carlton Kain and George Charles Kain - 15.11.1988 at 9.46am

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

Mortgage 910558/3 to Rural Banking and Finance Corporation of New Zealand Limited - produced 4.12.1990 at 11.15am and entered 18.12.1990 at 11.21am

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

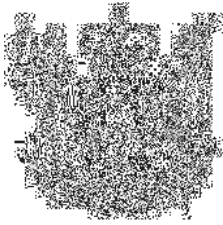
\* Transfer 979224/1 of his share George Thomas Carlton Kain in Mortgage 647911/3 to George Charles Kain, George Thomas Carlton Kain and Edward Oral Sullivan - produced 21.2.1992 and entered 18.3.1992 at 11.16am

*[Signature]*  
A.L.R.

\* Transfer 983533/1 of their share in Mortgage 647911/3 George Thomas Carlton Kain and George Charles Kain to the said George Thomas Carlton Kain and George Charles Kain as tenants in common in equal shares - 18.3.1992 at 11.16am

*[Signature]*  
A.L.R.





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



  
R. W. Muir  
Registrar-General  
of Land

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

**Identifier** CB20A/174  
**Land Registration District** Canterbury  
**Date Issued** 06 June 1979

**Prior References**  
CB214/181

---

**Estate** Fee Simple  
**Area** 2.4584 hectares more or less  
**Legal Description** Part Rural Section 1626

**Original Registered Owners**

Norman Paget Rowe as to a 1/2 share  
Jennifer Anne Rowe as to a 1/2 share

---

**Interests**

Subject to a right of way over part herein contained in Conveyance 3662  
Appurtenant hereto is a right of way over other part Rural Section 1626  
12541889.1 Transfer to Morgan McIntosh Limited - 31.10.2022 at 3:47 pm  
12760421.1 Mortgage to AMFL Limited and Westside Holdings (2018) Limited - 16.6.2023 at 11:11 am

References

Prior C/T 214/181

Transfer No.

N/C. Order No. 229178/1



REGISTER

No. ZOA / 174

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 6th day of June one thousand nine hundred and seventy-nine under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that NORMAN PAGET ROWE of Oxford, 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 2.4584 hectares or thereabouts situated in Block VIII of the Oxford Survey District being part Rural Section 1626 together with a Right of Way over other part Rural Section 1626

DISTRICT LAND REGISTRAR

for Assistant Land Registrar

Subject to:

- i. A right of Way over part herein contained in Conveyance 3662
- ii. Mortgage 891254 to Her Majesty the Queen - 7.12.1972 at 9.15 a.m.
- iii. Mortgage 891255 to Her Majesty the Queen - 7.12.1972 at 9.15 a.m.
- iv. Mortgage 222444/2 to J. Corcoran & Son Thwaites & Brown Securities Limited - 12.4.1979 at 10.15
- v. No. 222444/3 Memorandum of Priority Mortgage 222444/2 first mortgage, Mortgage 891254 second mortgage and Mortgage 891255 third mortgage - 12.4.1979 at 10.16 a.m.
- vi. Mortgage 228936/2 to Her Majesty the Queen under the Marginal Lands Act 1950 - 1.6.1979 at 9.54 a.m.
- vii. Mortgage 253653/1 to Her Majesty the Queen under the Marginal Lands Act 1950 - 27-11-1979 at 9.07a.m.

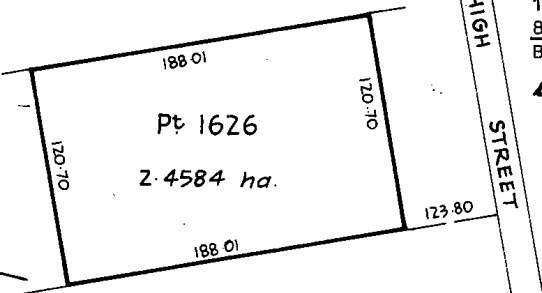
DISCHARGED 21 MAR 1983 A.L.R. W. W. W. W. W.

DISCHARGED 21 MAR 1983 A.L.R. W. W. W. W. W.

No. 426678/1 Certificate pursuant to Section 4 Rural Banking and Finance Act 1982 vesting the land in Mortgage 891254, 891255, 228936/2 and 253653/1 in the Rural Banking Corporation - 24-3-1983 at 11.15a.m. and Finance

Mortgage 425854/2 to J. Corcoran Son Thwaites & Brown Securities Limited - produced 21-3-1983 at 9.52a.m. and entered 24-3-1983 at 11.15a.m. A 32849

W. W. W. W. W. for A.L.R.



Measurements are Metric

OVER

No. ZOA / 174



CERTIFICATE OF TITLE No. 20A / 174

No. 425854/3 Memorandum of Priority making Mortgages 425854/2, 891254, 891255, 228936/2 and 253653/1 first, second, third, fourth and fifth Mortgages respectively - produced 21-3-1983 at 9.52a.m. and entered 24-3-1983 at 11.15a.m.

*William*  
for A.L.R.

Mortgage 460269/5 of the Rural Banking and Finance Corporation 11.1983 at 9.33 am

DISCHARGED  
11/2/1983

for A.L.R.

Transfer 525412/1 of a one-half share to Jennifer Anne Rowe of Oxford, Married Woman - 18.1.1985 at 10.51am

*J. Rowe*  
for A.L.R.

Mortgage 647911/3 Raymond Sullivan Solicitors Nominee Company Limited - 21.10.1986 at 10.30a.m. (A36744)

DISCHARGED  
11/2/1986

for A.L.R.

Variation of Mortgage 425854/2 - 26.2.1987 at 10.15am

DISCHARGED

*S. Smith*  
for A.L.R.

Transfer 685350/1 of Mortgage 647911/3 to George Thomas Carlton Kain, to George Charles Kain, to George Michael Kain and to Peter Bryan Allison in shares - 9.6.1987 at 9.30am

*M. Allison*  
for A.L.R.

Transfer 694383/1 of their shares in Mortgage 647911/3 George Thomas Kain and George Charles Kain to Westpac Banking Corporation - 29.7.1987 at 9.06am

*D. Kain*  
for A.L.R.

753765/1 Change of Name of the mortgagee under Mortgage 425854/2 Corcoran French Solicitors Nominee Company Limited - 20.7.1988 at 10.45 a.m.

*D. Corcoran*  
for A.L.R.

Transfer 774439/2 of Mortgage 647911/3 to George Thomas Carlton Kain and George Charles Kain - 15.11.1988 at 9.46am

*G. Kain*  
for A.L.R.

Transfer 774439/2 of the share of Westpac Banking Corporation in Mortgage 647911/3 to George Thomas Carlton Kain and George Charles Kain - 15.11.1988 at 9.46am

*G. Kain*  
for A.L.R.

Variation of Mortgage 425854/2 - 5.4.1989 at 10.15am

for A.L.R.

\* Transfer 979224/1 of his share George Thomas Carlton Kain in Mortgage 647911/3 to George Charles Kain, George Thomas Carlton Kain and Edward Oral Sullivan - produced 21.2.1992 and entered 18.3.1992 at 11.16am

*G. Kain*  
A.L.R.

\* Transfer 983533/1 of their share in Mortgage 647911/3 George Thomas Carlton Kain and George Charles Kain to the said George Thomas Carlton Kain and George Charles Kain as tenants in common in equal shares - 18.3.1992 at 11.16am

*G. Kain*  
A.L.R.



Quality - due  
Condition  
of Original

# NEW ZEALAND.

# CANCELLED

CERTIFICATE OF TITLE.

(C)  
A.4770



Register Book.

Vol. 79 Folio 94

79 / 94

*Benjamin Hunt* of Oxford Millers is now seized of an Estate in fee simple subject nevertheless to legal encumbrances, liens and interests as are notified by Memorandum written or indorsed hereon in that piece of land situated in the District of Oxford containing Ten acres and twelve perches or thereabouts bounded as appears in the plan hereon and therein colored green and pink subject also the part colored pink to a Right of way reserved in and by a conveyance registered in the Deeds Registry office as No. 3662, which said piece of land is the Eastern moiety of the Section marked 1626 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor originally granted the Twentieth day of September 1860 under the hand of Thomas Gore Browne Governor of New Zealand and the Seal of the said Colony to James Purvis.

I, *William* whereof I have hereto signed my name and affixed my Seal this twenty fourth day of April one thousand eight hundred and eighty two

signed in the presence of  
*William*  
the 24th day of April 1882



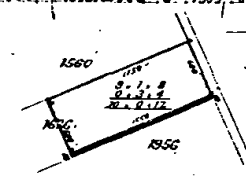
*W. A. Nathan*  
District Land Registrar  
of the District of Canterbury

Transfer No. 15048 produced 9th May 1882 at 11.55 a.m. in Benjamin Hunt to Jean Baptiste Valentin Ollus of Oxford Farmer.  
*W. A. Nathan* D.L.R.

Mortgage No. 1553 produced 23rd May 1883 at 11.55 a.m. from Baptiste Valentin Ollus to Edward Branchley Bishop.  
*W. A. Nathan* D.L.R.

Mortgage No. 17227 produced 23rd November 1883 at 1.10 p.m. Jean Baptiste Valentin Ollus to Isabella Berniston Buchanan.  
*W. A. Nathan* D.L.R.

Mortgage No. 18651 produced 10 July 1884 at 12.20 p.m. Jean Baptiste Valentin Ollus to Isabella Berniston Buchanan.  
*W. A. Nathan* D.L.R.



Scale 10 chains to an inch

Transfer No. 20352 produced 28th July 1886 at 12.50 p.m. Isabella Berniston Buchanan to George Walker of Oxford Farmer.  
*W. A. Nathan* D.L.R.

Transfer No. 31320 produced 3 July 1891 at 12.50 p.m. Stephen Dalley to Ernest Henry Dalley of Oxford Farmer.  
*W. A. Nathan* D.L.R.

Transfer No. 51775 produced 17 August 1900 at 11.20 a.m. Ernest Henry Dalley to Percy Henry Dalley of part.  
*W. A. Nathan* D.L.R.

Part cancelled

79 / 94

214/181  
Transfer 62959 produced 11 April 1964 at  
11.10 a.m. Ernest Henry Dalley to Richard  
John Bickerton Dalley of Caldayce  
St. Andrew S.L.R.  
Cancelled.

79/94

**CANCELLED**

79 / 94

79 / 94



NEW ZEALAND

CANCELLED

(C)  
A. 5557



CANCELLED  
[CERTIFICATE OF TITLE.]

Register Book,

Vol. 103 Folio 110.

103/110

Agnes Fisher of Oxford District is now seized of an estate in fee simple subject to certain conditions to some encumbrances, lands and interests as are set forth by the original certificate within or incidental hereto in that piece of land situated in Block VIII of the Oxford Survey District containing fifty numbered lots according to the plan of the said lands deposited in the office of the Registrar, comprising the Rural Sections marked 1591 and 1560 excepting always from the said numbered section that portion thereof fifty links in width coloured pink on the said plan the area of which said excepted portion is not included in the area herein before described. The said Rural Sections marked 1591 and 1560 are delineated in the Public Map of the said District deposited in the office of the Chief Surveyor and were originally granted the twentieth day of September 1860 under the hand of the then Governor of New Zealand to Robert Keane Rhodes and George Rhodes.

All His Majesty's titles of share have been signed my name and affixed my seal this twenty third day of June one thousand eight hundred and ninety four.

Signed in the presence of  
*[Signature]*  
the 23<sup>rd</sup> day of June 1894



*[Signature]*  
District Registrar  
Oxford District of New Zealand

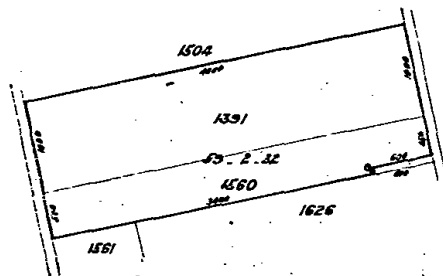
Outstanding Lease Registered 11-51543 David Fisher to John Parlame for term from 1<sup>st</sup> April 1885 to 31<sup>st</sup> Dec 1894  
*[Signature]*

Transfer 24252 produced 2 April 1885 at 10.25 Agnes Fisher to John Parlame of Oxford Farmer  
*[Signature]*

Mortgage 2950 produced 2 April 1885 at 10.25 John Parlame to Elizabeth General Berkeley  
**DISCHARGED**  
*[Signature]*

Image Quality due to Condition of Original

BLOCK VIII OXFORD DIST



Scale: 10 chains to an inch.  
METRIC AREA: 24.1597 ha

Transfer 38512 produced 16<sup>th</sup> November 1893 at 10.30 am. John Parlame to William Clarke of Oxford Farmer  
*[Signature]*

Transfer 61242 produced 2 October 1903 at 10.5 am. William Clarke to Charles Percival Gainsford of Oxford Farmer  
*[Signature]*

Mortgage 52912 produced 2 December 1903 at 10.5 am. Charles Percival Gainsford to William Clarke  
**DISCHARGED**  
*[Signature]*

103/110

Transfer 5269 produced 52 9 12 to Eliza  
Dally of East Oxford Farmer. **DISCHARGED**

32857. Mat. **DISCHARGED** 103/110  
Mortgage of Richard Dally  
produced 28 August 1950 at 2.38 pm  
Pm Leicestershire

Transfer 7170 produced 30 August 1950 at 11.50 am  
Charles Percival Guinness to Richard Dally of East Oxford Farmer.

38977 Mortgage of mortgage 526857 to  
the Public Trustee entered 7 December  
1953 at 11.26 a.m. **DISCHARGED**

Mortgage 828 79 produced 3 October 1951 at  
12.14 pm Richard John Bickerton Dally  
to the New Zealand Mortgage & Finance Ltd Addressee  
Office Superior **DISCHARGED**  
12/3/1920 M.A.R.

42192 Mortgage: Cecil Richmond Dally  
Mortgage to the Public Trustee  
19 July 1955 at 11.10 a.m. **DISCHARGED**

Transfer 132112 produced 23 June 1920 at 10.40 am Mortgage 599697 to bank  
Richard John Bickerton Dally to Walter Terminating Building Society and  
Holder of Marlbury Farm of Newell Lane Bank of **DISCHARGED**  
9.31 a.m. 23 May 1920

Mortgage 115201 produced 23 June 1920 at 10.40  
am Richard John Bickerton  
Dally 23-2-1925 **DISCHARGED**

Transfer 616231 to Thomas Charles Gough of  
Oxford Farmer - 23-12-1963 at 2.25 p.m.

Mortgage 142106 produced 23 February  
1925 at 11.45 am Holder to Richard  
John Bickerton Dally **DISCHARGED**

Mortgage 616231 to Her Majesty the Queen and Myrtle  
Annis in person - 23-12-1963 at 2.26 p.m.

Transfer 17742 produced 9 May 1927 at  
11.45 am Filled Holder to Richard John  
Bickerton of St. Albans, retired.

Transfer 651553 to Gerald Ashby  
Eyles of Oxford, Farmer - 6.5-1965  
at 9.20 am

Transfer 192789 produced 18<sup>th</sup> March 1930 at 11.22 am  
Richard John Bickerton Dally to John Wright  
of Churchwell farmer.

Mortgage 651554 to Her Majesty  
the Queen - 6.5.1965  
27-12-1965 **DISCHARGED**

Mortgage 173817 produced 18<sup>th</sup> March 1930 at 11.15 am  
John Wright to Richard John Bickerton Dally

Mortgage 696193 to Her Majesty  
the Queen - 6.5.1965  
8/9/1965 **DISCHARGED**

Transfer 198435 produced 12<sup>th</sup> March  
1931 at 2:30 pm John Wright to Richard  
John Bickerton Dally of Churchwell  
retired farmer.

Mortgage 836314 to Her Majesty  
the Queen under the Marginal  
Lands Act 1950 - 6.5.1965 at 9.45 am

THIS REPRODUCTION ON A REDUCED SCALE  
IS TO BE A TRUE COPY OF THE  
ORIGINAL REGISTERED FOR THE PURPOSES OF  
THE LAND TRANSFER ACT 1952.  
A.L.R.

Lease 9559 produced 22 December 1932 at 2.40  
pm Richard John Bickerton Dally to  
Edward George **DISCHARGED**  
from 1 January 1933 for 5 years

Transfer 891254 to Norman Paget Rowe of  
Oxford, Farmer, 7-12-1972 at 9.15 a.m.  
A.L.R.

Lease 10541 produced 21 September 1938 at  
2.50 pm Richard John Bickerton Dally to  
Patrick Vincent Marigot for 5 years from  
9<sup>th</sup> August 1939 **DISCHARGED**

Mortgage 891254 to Her Majesty the  
Queen - 7/12/1972 at 9.15 a.m.  
A.E.R.

Lease 11543 produced 30 September 1945 at 2.50 pm  
Richard John Bickerton Dally to Cecil Richmond  
Eyles farmer for 10 years from 1<sup>st</sup> June 1945

Mortgage 891255 to Her Majesty the  
Queen - 7/12/1972 at 9.15 a.m  
A.L.R.

32886 Transfer. Richard John Bickerton Dally  
to the above named Cecil Richmond Dally Mortg of  
East Oxford farm produces 28 August 1950  
at 2.34 pm Pm Leicestershire

OCT 106035/1) Cancelled and C.T. 17A/179 issued  
17.11.1976 )  
A.L.R.

CANCELLED  
DUPLICATE DESTROYED

CANCELLED

103/110

103/110

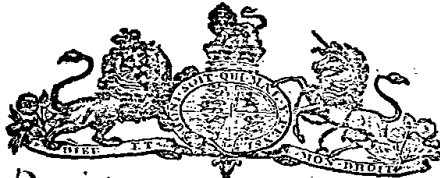


NEW ZEALAND

CANCELLED

[CERTIFICATE OF TITLE.]

(C)  
A. 5683



Register Book,

Vol. 112. Folio. 213.

112/213

Gottfried Witt of Oxford Labourer is now seized of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by Memorial underwritten and endorsed hereon in that piece of land situated in Block VIII of the Oxford Survey District containing Two Acres or thereabouts being more or less the same tenon commencing at a point on the western boundary of the undivided section three chains ninety links from the stile and corner thence extending thence southerly along said boundary two chains fifty links and back easterly eight chains forming a rectangular block and being part of the land section marked 1561 delineated in the public plan of the said District deposited in the office of the Chief Surveyor originally granted the twentieth day of September 1860 under the hand of Thomas Gore a British Governor of New Zealand to Robert Heaton Rhodes and George Rhodes who have bound and signed my name and affixed my seal this thirtieth day of August one thousand eight hundred and eighty five

Deputed in the presence of  
*W. McEwen*  
the 13<sup>th</sup> day of August 1885



*J. M. ...*

District Land Registrar  
of the District of Canterbury

Transfer 65470 produced 7 January 1905 at 11.15 a.m. Gottfried Witt to Charles Zimmermann of East Oxford carpenter.

*paambrose*  
Act. L. 102

Transfer 76260 produced 23 September 1907 at 10.25 a.m. Charles Zimmermann to Peter Garlick of East Oxford Farmer.

*paambrose*  
Act. L. 102

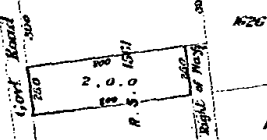
Transmission 32899 to The Public Trustee entered 28 February 1941 at 11.10 a.m.

Transfer 277668 produced 25 June 1947 at 11.48 a.m. The Public Trustee to Elizabeth May Garlick of Oxford Spinster.

*J. M. ...*  
Act. L. 102

423547 Transfer of an undivided 7/3 share Elizabeth May Garlick his wife as tenants in common in equal shares produced 17/12/1959 at 2.35 pm

*J. M. ...*  
Act. L. 102



Transfer 496024 Elizabeth May Garlick Richard Garlick and Emma Daphne Garlick to Patrick Warren Jennings of Christchurch Farmer and Margaret Mary Jennings his wife produced 17/12/1959 at 2.35 pm

*J. M. ...*  
Act. L. 102

Mortgage 496025 Patrick Warren Jennings and Margaret Mary Jennings to Red Comb Limited produced 17/12/1959 at 2.35 pm

*J. M. ...*  
Act. L. 102

Image Quality due to Condition of Original

METRIC AREA: - 8093 m<sup>2</sup>  
Scale: 5 chains to an inch

over

Transfer 586922 of ~~the~~ 25 Red Comb Limited to ~~Clara Margaret Cairns and James Cairns~~ produced 5.10.1962 at 11.56 am *J Simpson*

Transmission ~~594853~~ 594853 to the above named Patrick Warren Jennings entered 14.2.1963 at 2 p.m. *W.D.*

Transfer 594854 Patrick Warren Jennings to the said Patrick Warren Jennings and Patrick Harper Jennings of Oxford Farmer as tenants in common in equal shares produced 14.2.1963 at 2.1 p.m. *W.D.*

Transmission 603074 of ~~the~~ share of James Cairns in mortgage 496025 to the Public Trustee entered 21/6/1963 at 10.35 am *M. Murray*

Transfer 603075 of the ~~share~~ the Public Trustee in mortgage 496025 to Gladys Margaret Cairns - 21/6/1963 at 10.36 am *M. Murray*

Variation of the terms of mortgage 496025 19 day of ~~June~~ 1963 at 2.48 pm *W.D.*

Variation of Mortgage 496025 - 4.10.1966 at 2.30 pm *W.D.*

Mortgage 697221 State Advances Corporation ~~to~~ *W.D.*

Mortgage 745321 ~~to~~ Mortgage 496025 to George Munro *W.D.*

Transfer 769221 to Ross Barber of Oxford Farmer 30.6.1969 at 2.46 pm *W.D.*

Mortgage 769222 ~~to~~ Hermann Jakob Otto Wagner 30.19.67 at 2.30 pm *W.D.*

Mortgage 769223 ~~to~~ George Barber and Ross Barber 30.6.69 at 2.46 pm *W.D.*

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

Mortgage 874519 to ~~Green~~ Violet Marion Osborn. - 19/7/1972 at 12.8 p.m. *W.D.*

874520 Memorandum of priority making Mortgage No.874519 first Mortgage and Mortgage No.769223 second mortgage produced 19/7/1972 at 12.8 p.m.

*W.D.* A.L.R.

Variation of Mortgage 874519 - 14/10/1975 at 2.25 p.m. *W.D.*

Variation of Mortgage 769223 - 14/10/1975 at 2.25 p.m. *W.D.*

Transfer 177461/3 to Murray Charles Jackson Highfield of Oxford, Farmer - 19.5.1978 at 11.28 am.

Mortgage 177461/4 to Ross Barber 19.5.1978 at 11.28 am. *W.D.*

Mortgage 177461/5 to The Bank of New South Wales - 49.5.1978 at 11.28 am. *W.D.*

Transfer 213118/1 to Norman Paget Rowe of Oxford, Farmer - 12.2.1979 at 9.27 am.

O.C.T 213695/1 Canceled and CT 19B/74 issued. 14.2.1979 *W.D.*

CANCELLED  
DUPLICATE DESTROYED

CANCELLED

213  
112/274

11/9/1979

*W.D.* for A.L.R. 21-12-79  
*W.D.* for A.L.R. 21-12-79  
*W.D.* for A.L.R. 21-12-79

for A.L.R.

A.L.R.

11/10/1979



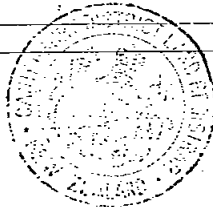
Reference: Vol. , folio  
Transfer No. Application 9154

Register-book,  
Vol. 198, folio 85

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

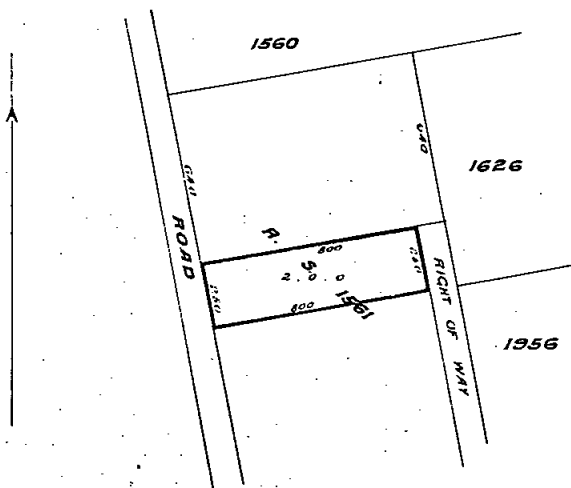
This Certificate, dated the twelve day of January, one thousand nine hundred and two, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, Witnesseth that August Zimmerman of East Oxford Labourer and Wilhelmina Zimmerman his wife are

seised 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 by the several admeasurements a little more or less, that is to say: All that parcel of land containing Three Acres or Thereabouts situated in Block VIII of the Oxford Survey District being part of Rural Section 1561



S. B. Brink  
(District Land Registrar)

Image Quality due to Condition of Original



METRIC AREA = 8093 m<sup>2</sup>

Scale 4 chains to an inch.

Mortgage 7558 produced 10 January 1902 at 2.30 pm by August Zimmerman and Wilhelmina Zimmerman to Amy Evans  
15/11/02 S. B. Brink

Transfer 78807 produced 28 April 1902 at 2.55 pm by August Zimmerman and Wilhelmina Zimmerman to Peter Garlick of East Oxford Farmer  
W. D. M. O. R.

Transmission 32899 to The Public Trustee entered 28 February 1911 at 11.10 am.  
S. B. Brink

Transfer 277668 produced 25 June 1947 at 11.4 am The Public Trustee to Elizabeth May Garlick of Oxford Spinster  
S. B. Brink

423597 Transfer of an undivided 3/3 share to Elizabeth May Garlick to Richard Garlick of Oxford Farmer and Emma Daphne Garlick his wife as tenants in common in equal shares produced 17 July 1955  
21/2/47  
S. B. Brink

Over



Transfer 196024 Elizabeth <sup>Harriet</sup> Patrick Richard  
Garlick and Emma Dabbe Garlick to Patrick  
Warren Jennings of Christchurch Farmer and  
Margaret Mary Jennings his wife produced  
17/4/1959 at 2.35 pm *A.L.R.*

Mortgage 496025 <sup>Rede</sup> *DISCHARGED*  
and Margaret <sup>Rede</sup> *DISCHARGED*  
Comt Limited *DISCHARGED* 17/4/1959 at 2.36pm  
*A.L.R.*

Transfer 586922 of mortgage 496025 Rede  
Comt Limited to Gladys Margaret  
Cain and James Cain in shares produced  
5.10.1962 at 11.56am *A.L.R.*

Transmission 594853 to the abovesaid  
Patrick Warren Jennings Entered 14.2.1963  
at 2 p.m. *A.L.R.*

Transfer 594854 Patrick Warren Jennings  
to the said Patrick Warren Jennings  
and Patrick Harper Jennings of Oxford  
Farmer as tenants in common in  
equal shares produced 14.2.1963 at  
2.1 p.m. *A.L.R.*

Transmission 603074 of <sup>5</sup> shares of James  
Cain in mortgage 496025 to the Public  
Trustee Entered 20/2/1963 at 10.35am  
*A.L.R.*

Transfer 603075 of the <sup>5</sup> shares of the Public Trustee  
in mortgage 496025 to Gladys Margaret  
Cain - 21/6/1963 at 10.36am *A.L.R.*

Variation of the terms of mortgage 496025 produced  
this 19 day of <sup>1963</sup> at 2.48 pm *A.L.R.*

Variation of Mortgage 496025 - 4.10.1966 at 2.30pm  
*A.L.R.*

Mortgage 697221 <sup>of the</sup>  
Stake <sup>of the</sup>  
of new <sup>of the</sup>  
at 12.10pm *A.L.R.*

Mortgage 74532 <sup>of</sup> <sup>496025</sup>  
to George <sup>of</sup>  
30.6.1962 at 2.30pm *A.L.R.*

Transfer 769221 to Ross Barber of  
Oxford Farmer - 30.6.1969 at 2.46pm  
*A.L.R.*

Mortgage 769222 <sup>to</sup> <sup>of</sup>  
Wagner - 30.6.1969 at 2.46pm  
*A.L.R.*

198/85  
mortgage 769223 <sup>to</sup> <sup>of</sup>  
and Ross Barber <sup>of</sup>  
24.6.1969 at 2.46pm  
*A.L.R.*

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

Mortgage 874520 memorandum of  
priority making mortgage No. 874519  
first mortgage and mortgage No.  
769223 second mortgage - 19/7/1972  
at 12.8 p.m. *A.L.R.*

Mortgage 871519 <sup>to</sup> <sup>of</sup>  
Marion Osborn <sup>of</sup>  
19/7/1972 at 12.8 p.m.  
*A.L.R.*

Mortgage 874520 memorandum of priority  
making mortgage No. 874519 first mort-  
gage and mortgage No. 769223 second  
mortgage - 19/7/1972 at 12.8 p.m.  
*A.L.R.*

Variation of Mortgage 874517 - 14/10/1975  
at 2.27 p.m. *A.L.R.*

Variation of Mortgage 769223 - 14/10/1975  
at 2.27 p.m. *A.L.R.*

Transfer 177461/3 to Murray Charles Jackson  
Highfield of Oxford, Farmer - 19.5.1978 at  
11.28 am. *A.L.R.*

Mortgage 177461/4 to Ross Barber <sup>of</sup>  
at 11.28 am. *A.L.R.*

Mortgage 177461/5 to The Bank of New South  
Wales - 19.5.1978 at 11.28 am. *A.L.R.*

Transfer 213118/1 to Norman Paget Rowe of  
Oxford, Farmer - 12.2.1979 at 9.27 am.  
*A.L.R.*

O.C.T. 213695/1 Cancelled and CT 19B/73  
14.2.1979 issued. *A.L.R.*

CANCELLED  
DUPLICATE DESTROYED

198/85



Reference: { Vol. 79 folio 94  
Transfer No. 62959

20A/174  
Register-book,  
Vol. 214, folio 181

CANCELLED

214/181

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eleventh day of April, one thousand nine hundred and four, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, doth witnesseth that Richard John Bickerton Dalley of East Oxford Farm

is seised 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 six acres and twelve perches or thereabouts situated in Block VIII of the Oxford survey District being part of Rural section 1626 subject as to the part colored pink to a right of way reserved in and by a conveyance registered in the Deeds Registry office No 3662 and together with a right of way on other part of said Rural section 1626 as shown on the plan hereon colored yellow.

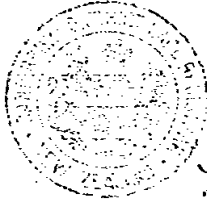


Image Quality due to Condition of Original

S. W. Rhodes  
District Land Registrar.

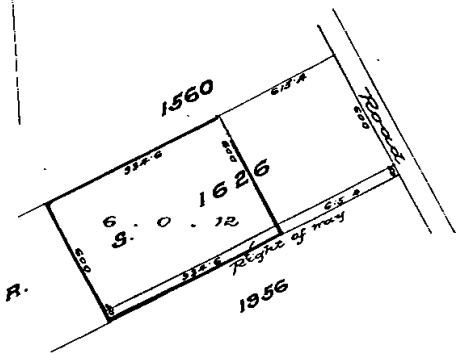
Mortgage 11725 produced 20 August 1926 at 2.30 pm Richard John Bickerton Dalley to The Commercial Union Assurance Co Ltd  
Office of the District Land Registrar  
Canterbury  
No 11725

Transfer 197272 produced 6 December 1920 at 10.40 am Richard John Bickerton Dalley to Ernest Howard Thompson of Oxford Farmer.  
Wm. H. H. H. H.

Mortgage 119066 produced 6 December 1920 at 10.40 am Ernest Howard Thompson to Richard John Bickerton Dalley  
DISCHARGED  
Wm. H. H. H. H.

Variation 119066 of the terms of Mortgage 119066 produced 28 July 1925 at 10.50 am  
DISCHARGED  
Wm. H. H. H. H.

Transfer 272519 produced 4 October 1946 at 2.30 pm Ernest Howard Thompson to Messrs William Gill of Graydon and Harold James  
Wm. H. H. H. H.



METRIC AREA: 2.4584 ha

Scale, 5 chains to an inch.

mes

214/181

**DISCHARGED**

Variation of the interest rate of Mortgage No. 110066 as to the interest of Herbert Wood produced 19/3/1957 at 2.14 p.m.

339390 Transfer of Mortgage to Alfred Merry Palmer of Oxford Farmers produced 4 May 1951 at 12.15 p.m.

339391 Mortgage of Alfred Merry Palmer to William Edward Johnson produced 4 May 1951 at 12.53 p.m.

336118 Transfer of Mortgage 339391 William Edward Johnson to Doris Frances Challenor Constable and Herbert Wood produced 9 October 1953 at 12 noon

Discharge of Mortgage 339391 as to the interest of Herbert Wood produced 11 June 1957 at 2.14 p.m.

411234 Mortgage of Alfred Merry Palmer to Mabel Sarah Ann and Joyce Mary Graham in shares produced 17/3/1965 at 11.5 a.m.

Variation of the interest rate of Mortgage No. 411234 produced 10/3/1965 at 3.26 p.m.

Transmission of the share of Mabel Sarah Ann in mortgage 411234 to Doris Melva Crosson and Joyce Mary Smith as executors entered 17/3/1965 at 2.50 p.m.

Transfer of 648231 to James Henry O'Neill and Donald O'Neill both of Oxford Farmers - 17/3/1965 at 2.41 p.m.

Mortgage 648232 to Alfred Merry Palmer - 17/3/1965 at 2.42 p.m.

Transfer of 64598 to Ross Barber of Ellesmere Farm Hand - 16/6/1966 at 2.11 p.m.

Mortgage 64599 to Ross Barber and Ross Barber - 16/6/1966 at 3.12 p.m.

Transfer 765062 to Norman Paget Rowe of Oxford farmer - 14.5.1979 at 10.55 a.m.

Mortgage 765063 to Mereana Moana Tako - 14.5.1979 at 10.55 a.m.

Mortgage 765064 to Peter John Garvey of Hamilton - 14.5.1979 at 11.30 a.m.

**DISCHARGED**

**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.**

*H. Simson*  
A.L.R.

214/81

No. 863199 Evidence of the marriage of Mereana Moana Tako above named with Peter John Garvey of Hamilton Bachelor - 14/4/1972 at 11.30 a.m. (affects Mortgage 765063)

Mortgage 891254 to Her Majesty the Queen - 7/12/1972 at 9.15 a.m.

Mortgage 891255 to Her Majesty the Queen - 7/12/1972 at 9.15 a.m.

Transmission 953235 of Mortgage 765063 to Helen Margaret McLeod as Executrix - 8.4.1974 at 9.45 a.m.

Variation of Mortgage 765063 - 10.9.1974 at 9.45 a.m.

Mortgage 104613/1 to Her Majesty the Queen - 4.11.1976 at 9.16 p.m.

No. 116482/3 Transfer surrendering the Right of Way created by T. 51975 and Conveyance 3662 Norman Paget Rowe to Christopher John Gidall of Oxford, Engineer and Jeanette Gay Gidall his wife - 15.2.1977 at 9.16 a.m.

CERTIFICATE OF TITLE,

Vol. , folio

Mortgage 222444/2 to E.J. Corcoran Son Thwaites & Brown Securities Limited - 12-4-1979 at 10.15a.m.

No. 222444/3 Memorandum of Priority making Mortgage 222444/2 first Mortgage, Mortgage 891254 second Mortgage, Mortgage 891255 third Mortgage and Mortgage 104613/1 fourth Mortgage - 12-4-1979 at 10.16a.m.

Mortgage 228936/2 to Her Majesty The Queen - 1.6.1979 at 9.54 am. under the Marginal Lands Act 1950

OCT 229178(1) Cancelled and new OCT 20A/174 issued 6.6.1979.

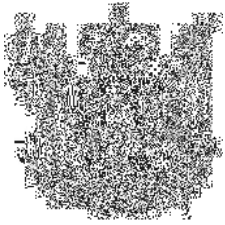
CANCELLED  
DUPLICATE DESTROYED

214/181

242135  
22/5







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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** **CB376/258**

**Land Registration District** **Canterbury**

**Date Issued** 26 April 1926

**Prior References**

DI 5C/S958      DI 8C/S106      DI 8C/S107  
DI 8C/S108      DI C1956

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**Estate** Fee Simple  
**Area** 20.0294 hectares more or less  
**Legal Description** Rural Section 1956, Rural Section 2405  
and Part Rural Section 1626

**Original Registered Owners**

Norman Paget Rowe as to a 1/2 share  
Jennifer Anne Rowe as to a 1/2 share

---

**Interests**

12541889.1 Transfer to Morgan McIntosh Limited - 31.10.2022 at 3:47 pm  
12760421.1 Mortgage to AMFL Limited and Westside Holdings (2018) Limited - 16.6.2023 at 11:11 am

NEW ZEALAND.

Land Transfer (Compulsory Registration of Titles) Act, 1924. Reference: C. 1956. 57/958 Deeds Index. 8/106, 107, 108 Application No. C. 1319



Register-book, Vol. 376 folio 258

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

This Certificate, dated the Twenty-sixth day of April one thousand nine hundred and Twenty-six under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury doth witness that ERNEST HOWARD THOMPSON of Oxford 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-NINE ACRES ONE ROOD AND THIRTY-NINE PERCHES or thereabouts situated in Block VIII of the Oxford Survey District being Rural Sections 1956 and 2405 and part of Rural Section 1626 and being more particularly described in Conveyance Registered No. 124962 (199/343)

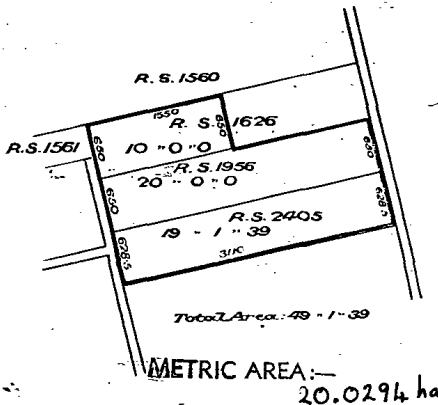
Image Quality due to Condition of Original



J. Thompson District Land Registrar.

Outstanding Deed of Mortgage Registered No. 124963 (199/344)

Ernest Howard Thompson to Richard John Bickerton Dalley varied by Outstanding Variation of Terms Registered No. 133171 (214/208) DISCHARGED



Scale: 10 Chains to an Inch

Variation of the terms of outstanding Mortgage Registered No. 124963 produced 27 December 1930 at 10.55 am

Transfer 22517 produced 4 October 1926 at 2.30 pm. Ernest Howard Thompson to Marcus William Gill of Greytown

Variation of the terms of Outstanding Mortgage Registered No. 133171 produced 17 November 1928 at 2.33 pm

Transfer 33290 produced Marcus William Gill to Alfred Henry Palmer of Oxford

Handwritten initials

376/258  
 329391 Mortgage of land hereafter to  
 William [unclear] produced  
 4 May 1951 at 12.3 p.m. **DISCHARGED**  
 2 L.R.

326118 Grant of Mortgage 329391 William  
 Edward Greenfield to Denis Frances Wallace  
 Donald Wood in class  
 produced 9<sup>th</sup> October 1953 at 12 noon  
**DISCHARGED**

Discharge of Mortgage 329391 as to the interest of  
 Herbert Wood produced 11 June 1957 at 2.14 p.m.  
**DISCHARGED**

471234 Mortgage of land hereafter to Mabel  
 Sarah Ann [unclear] and Joyce Mary Graham in  
 shares produced 17/12/1957 at 11.5 a.m.  
**DISCHARGED**

Variation of Mortgage 471234 produced  
 10/9/1974 at 2.36 p.m.  
**DISCHARGED**

Transmission 642070 of the share of Mabel  
 Sarah Ann [unclear] Mortgage 471234  
 to Dorothy [unclear] and Edward  
 Dallas [unclear] as Executors  
 dated 17/2/1965 at 2.50 p.m.  
**DISCHARGED**

Transfer 648231 to James Henry O'Neill and  
 Donald O'Neill both of Oxford Farmers -  
 17/3/1965 at 2.41 p.m.  
**DISCHARGED**

Mortgage 648232 to [unclear] and  
 Salmen - 17/3/1965 at 2.42 p.m.  
**DISCHARGED**

Transfer 684598 to Ross Barber of Collingwood  
 Frank Hand - 16/6/1966 at 2.11 p.m.  
**DISCHARGED**

Mortgage 684599 to Ross Barber and  
 and Ross Barber - 15/10/1966 at 2.11 p.m.  
**DISCHARGED**

Transfer 765062 to Norman P apt  
 love of Bedford - 11/5/1967 at 11.52 a.m.  
**DISCHARGED**

Mortgage 765063 to Mereana Moana  
 Tako - 14.5.1969 at 9.34 a.m.  
**DISCHARGED**

Mortgage 765064 to Bank of New Zealand  
 - 14.5.1969 at 10.27 a.m.  
**DISCHARGED**

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 CERTIFIED TO BE A TRUE COPY OF THE  
 ORIGINAL REGISTER FOR THE PURPOSES OF  
 SECTION 215A LAND TRANSFER ACT 1952.  
 J. Simson A.L.R.

Dec 25  
 15  
 24

Evidence of the marriage of  
 Mereana Moana Tako abovenamed  
 with Peter John Garvey of  
 Hamilton, Bachelor - 14/4/1972  
 at 11.30 a.m. (affects Mortgage  
 765063)  
**DISCHARGED**

Mortgage 891254 to Her Majesty the  
 Queen - 7/12/1970 at 9.15 a.m.  
**DISCHARGED**

Mortgage 891255 to Her Majesty the  
 Queen - 7/12/1970 at 10.15 a.m.  
**DISCHARGED**

Transmission 953235 of Mortgage 765063 to  
 Helen Margaret McLeod as Executrix -  
 8.4.1974 at 9.45 a.m.  
**DISCHARGED**

Variation of Mortgage 765063 -  
 10.9.1974 at 9.45 a.m.  
**DISCHARGED**

Mortgage 104613/1 to Her Majesty the Queen  
 - 4.11.1976 at 2.11 p.m.  
 under the Marginal Lands Act 1950  
**DISCHARGED**

Transfer 116482/3 surrendering the  
 Right of Way created by Conveyance  
 3662 - 15.2.1977 at 9.16 a.m.  
**DISCHARGED**

Mortgage 222444/2 to [unclear] Son  
 Thwaites & Brown Securities Limited - 12-4-1977  
 at 10.15a.m.  
**DISCHARGED**

No. 222444/3 Memorandum of Priority making  
 Mortgage 222444/2 first Mortgage, Mortgage  
 891254 second Mortgage, Mortgage 891255  
 third Mortgage and Mortgage 104613/1 fourth  
 Mortgage - 12-4-1979 at 10.16a.m.  
**DISCHARGED**

Mortgage 228936/2 to Her Majesty The  
 Queen - 1.5.1979 at 9.34 a.m.  
 under the Marginal Lands Act 1950  
**DISCHARGED**

Mortgage 253653/1 to Her Majesty the Queen  
 under the Marginal Lands Act 1950 - 27-11-1970  
 at 9.07a.m.  
**DISCHARGED**

OVER





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*EX-100*  
~~No. 426678/1 Certificate pursuant to Section 4 Rural Banking and Finance Act 1982 vesting the land in Mortgage 891254 891255, 228936/2 and 253653/1 in the Rural Banking Corporation - 24-3-1983 at 11.15a.m.~~

for A.L.R.  
 No. 426678/1 Certificate pursuant to Section 4 Rural Banking and Finance Act 1982 vesting the land in Mortgages 891254 891255, 228936/2 and 253653/1 in The Rural Banking and Finance Corporation - 24-3-1983 at 11.15a.m.

*W. Warriman*  
 for A.L.R.  
 Mortgage 425854/2 E.J. Corcoran Son Thwaites & Brown Securities Limited - produced 21-3-1983 at 9.52a.m. and entered 24-3-1983 at 11.15a.m.  
*A 32949*

*W. Warriman*  
 for A.L.R.  
 No. 425854/3 Memorandum of Priority making Mortgages 425854/2, 891254, 891255, 228936/2 and 253653/1 first, second, third, fourth and fifth Mortgages respectively - produced 21-3-1983 at 9.52a.m. and entered 24-3-1983 at 11.15a.m.

*W. Warriman*  
 for A.L.R.  
 Mortgage 460269/5 to Rural Banking and Finance Corporation - 11.1983 at 9.33 a.m.  
*910556/1 DISCHARGED*

Transfer 525412/1 of a one-half share to Jennifer Anne Rowe of Oxford, Married Woman - 18.1.1985 at 10.51am  
*E. J. Rose*  
 for A.L.R.

Mortgage 647911/3 Raymond Sullivan Solicitors Nominee Company Limited - 21.10.1986 at 10.30a.m.  
*(A37144) DISCHARGED*  
 for A.L.R.

Variation of Mortgage 425854/2 - 26.2.1987 at 10.15am  
*DISCHARGED*  
 for A.L.R.

Transfer 685350/1 of Mortgage 647911/3 to George Thomas Carlton Kain, to George Charles Kain, to George Michael Kain and to Peter Bryan Allison in shares - 9.6.1987 at 9.30am  
*DISCHARGED*  
 for A.L.R.

Transfer 694383/1 of their shares in Mortgage 647911/3 George Thomas Kain and George Charles Kain to Westpac Banking Corporation - 29.7.1987 at 9.06am  
 for A.L.R.

753765/1 Change of Name of the mortgagee under Mortgage 425825/2 E.J. Corcoran Son Solicitors Nominee Company Limited - 20.7.1988 at 10.45 a.m.

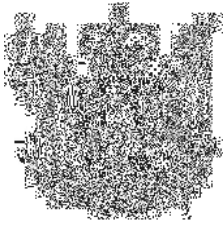
*DISCHARGED*  
 for A.L.R.  
 Transfer 774439/2 of Mortgage 647911/3 to George Thomas Carlton Kain and George Charles Kain - 15.11.1988 at 9.46am  
*entered in*

for A.L.R.  
 Transfer 774439/2 of the share of Westpac Banking Corporation in Mortgage 647911/3 to George Thomas Carlton Kain and George Charles Kain - 15.11.1988 at 9.46am  
 for A.L.R.

Variation of Mortgage 425854/2 - 5.4.1989 at 10.15am  
*DISCHARGED*  
 for A.L.R.

\* Transfer 979224/1 of his share George Thomas Carlton Kain in Mortgage 647911/3 to George Charles Kain, George Thomas Carlton Kain and Edward Oral Sullivan - produced 21.2.1992 and entered 18.3.1992 at 11.16am

\* Transfer 983533/1 of their share in Mortgage 647911/3 George Thomas Carlton Kain and George Charles Kain to the said George Thomas Carlton Kain and George Charles Kain as tenants in common in equal shares - 18.3.1992 at 11.16am  
 for A.L.R.



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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier**                      **CB376/298**  
**Land Registration District**   **Canterbury**  
**Date Issued**                      03 May 1926

**Prior References**  
DI 5C/S 1086

---

**Estate**                      Fee Simple  
**Area**                      1.4164 hectares more or less  
**Legal Description**      Part Rural Section 1561

**Original Registered Owners**

Norman Paget Rowe as to a 1/2 share  
Jennifer Anne Rowe as to a 1/2 share

---

**Interests**

12541889.1 Transfer to Morgan McIntosh Limited - 31.10.2022 at 3:47 pm  
12760421.1 Mortgage to AMFL Limited and Westside Holdings (2018) Limited - 16.6.2023 at 11:11 am

376/298

NEW ZEALAND.

Land Transfer (Compulsory Registration of Titles) Act, 1924.  
Reference: Deeds Index 5% 1036  
Application No. C. 1859



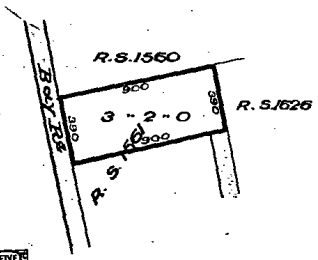
Register-book,  
Vol. 376, folio 298

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

This Certificate, dated the Third day of May 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  
PETER GARLICK of East Oxford 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 THREE ACRES, TWO ROADS or thereabouts situated in Block VIII of the Oxford Survey District being part of Rural Section 1561 and being more particularly described in Conveyance Registered No. 105647 (167/30).

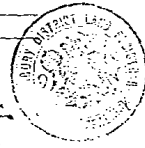
Image Quality due to Condition of Original



METRIC AREA: - 1.4163 ha



Scale: 5 Chains to an Inch.



*J. M. Mungton*  
District Land Registrar.

The above limitation as to title has been removed this 19 day of May 1926

Transmission 32899 To the Public Trustee entered 28 February 1941 at 11.10am

Transfer 277668 produced 25 June 1947 at 11.48am The Public Trustee to Elizabeth May Garlick of Oxford spinster

423597 transfer from undivided 1/2 share Elizabeth May Garlick to Richard Garlick of Oxford farmer and his wife Daphne Garlick his wife as tenants in common in equal shares produced 17 August 1955 at 2.47pm

496024 Elizabeth May Garlick the land which and some other land to which the same Richard Garlick and his wife Daphne Garlick as tenants in common produced 17/1/59 at 2.35 pm

496025 Richard Garlick and his wife Daphne Garlick as tenants in common to Richard Garlick and his wife Daphne Garlick as tenants in common produced 17/1/59 at 2.35 pm

DISCHARGED

376/298

376/298

Transfer 586922 of Mortgage 496025 Red  
Cork Limited to Gladys Margaret  
Cairns and James Cairns  
produced 10/10/1962 at 11:56 am

Transmission 599853 to Patrick Warren  
Jennings abandoned Entered 14.2.1963  
at 2 p.m.

Transfer 594854 Patrick Warren  
Jennings to the said Patrick Warren  
Jennings and Patrick Harper Jennings  
of Oxford Farmer as tenants in  
common in equal shares produced  
14.2.1963 at 2.1 p.m.

Transmission 603074 of the share of James  
Cairns in mortgage 496025 to the  
Public trustee entered 21/6/1963 at 10.35 am

Transfer 603075 of the share of the Public  
Trustee in mortgage 496025 to Gladys  
Margaret Cairns - 21/6/1963 at 10.35 am

Variation of the terms of mortgage 496025 produced  
19 day of 1963 at 2.48 pm

Variation of Mortgage 496025 - 4.10.1966 at  
2.30 pm

Mortgage 697222 to The State  
Advances Commission of New  
Zealand 30.1.1966 at 12.10 pm

Mortgage 745321 of mortgage 496025  
to George 27/10/1961 at 2.30 p

Transfer 769221 to Ross Barber of  
Oxford Farmer 30. 6. 1969 at 2.6 pm

Mortgage 769222 to Ross Barber of  
Oxford Farmer 30. 6. 1969 at 2.6 pm

Mortgage 769223 to Ross Barber of  
Oxford Farmer 30. 6. 1969 at 2.6 pm

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ORIGINAL REGISTER FOR THE PURPOSES OF  
SECTION 215A LAND TRANSFER ACT 1952.  
Simsen A.L.R.

Mortgage 874519 to Violet Marion  
Osborn - 19/7/1972 at 12.8 p.m.

874520 memorandum of priority making  
mortgage No.874519 first mortgage  
and mortgage No.769223 second mortgage  
- 19/7/1972 at 12.8 p.m.

Variation of Mortgage 769223 14.10.1975  
at 2.27 p.m.

Variation of Mortgage 874519 14.10.1975  
at 2.27 p.m.

Transfer 177461/3 to Murray Charles Jackson  
Highfield of Oxford, Farmer - 19.5.1978 at  
11.28 am.

Mortgage 177461/4 to Ross Barber - 19.5.1978  
at 11.28 am.

Mortgage 177461/5 to The Bank of New South  
Wales - 19.5.1978 at 11.28 am

Transfer 213118/1 to Norman Paget Rowe of  
Oxford, Farmer - 12.2.1979 at 9.27 am.

Transfer 525412/1 of a one-half  
share to Jennifer Anne Rowe of  
Oxford, Married Woman - 18.1.1985  
at 10.51 am

DISCHARGED  
19/7/1972  
A.L.R.

DISCHARGED  
14/10/1975  
A.L.R.

DISCHARGED  
14/10/1975  
A.L.R.

DISCHARGED  
19/5/1978  
A.L.R.

DISCHARGED  
21-12-1978  
A.L.R.

DISCHARGED  
21-12-1978  
A.L.R.

DISCHARGED  
12/2/1979  
A.L.R.

DISCHARGED  
18/1/1985  
A.L.R.

376/298



## Appendix C – LLUR Statement

# Property Statement from the Listed Land Use Register

Visit [ecan.govt.nz/HAIL](http://ecan.govt.nz/HAIL) for more information or contact Customer Services at [ecan.govt.nz/contact/](http://ecan.govt.nz/contact/) and quote ENQ352538

**Date generated:** 23 August 2023  
**Land parcels:** RS 1956  
 Part RS 1561  
 Part RS 1560  
 Part RS 1561  
 RS 2405  
 Part RS 1561  
 Part RS 1561  
 Part RS 1626  
 Part RS 1561  
 Part RS 1560  
 RS 1391  
 Part RS 1626



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

## Sites at a glance

 **Sites within enquiry area**

Site number	Name	Location	HAIL activity(s)	Category
-------------	------	----------	------------------	----------

Please note that the above table represents a summary of sites and HAILS intersecting the area of enquiry only.

 **Nearby sites**

Site number	Name	Location	HAIL activity(s)	Category
137993	137993	649 Bay Road, Oxford	G4 - Scrap yards;	Not Investigated

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

## More detail about the sites

**Site 137993: 137993** (Within 100m of enquiry area.)

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

Location: 649 Bay Road, Oxford  
Legal description(s): RS 1288

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre-1975	Current	Scrap yards including automotive dismantling, wrecking or scrap metal yards

### Notes:



#### Investigations:

There are no investigations associated with this site.



#### Nearby investigations of interest

There are no investigations associated with the area of enquiry.

## Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

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

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

## Appendix D – Historical Aerial Photographs



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Scale: 1:6,000 @A4

Map Created by MEL on 24/08/2023 at 11:48 AM



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Scale: 1:6,000 @A4

Map Created by MEL on 24/08/2023 at 11:51 AM









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Scale: 1:6,000 @A4

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Scale: 1:6,000 @A4

Map Created by MEL on 24/08/2023 at 11:54 AM





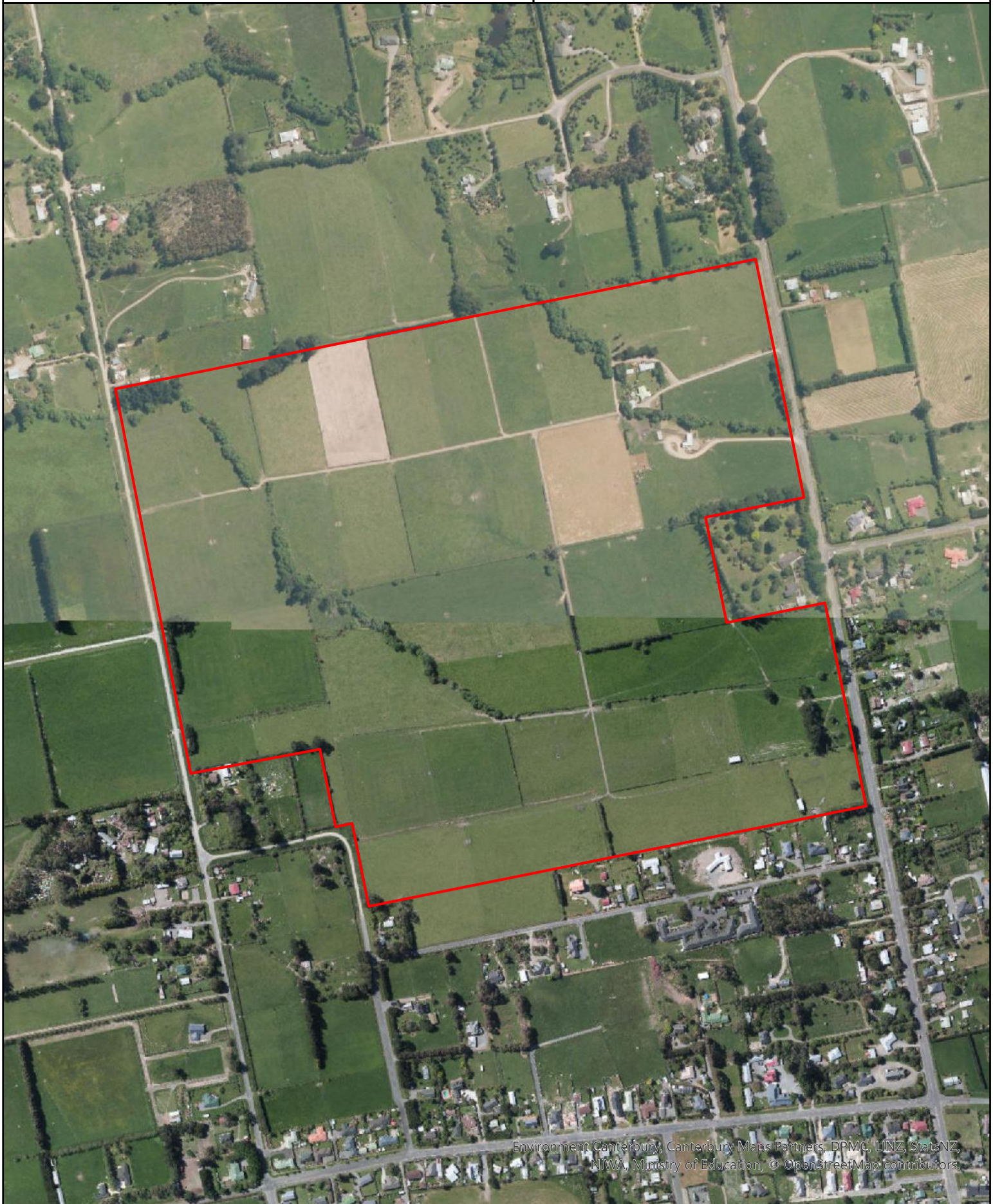
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Scale: 1:6,000 @A4

Map Created by MEL on 24/08/2023 at 11:55 AM





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Scale: 1:6,000 @A4

Map Created by MEL on 24/08/2023 at 11:56 AM

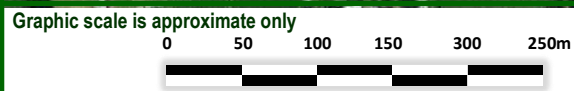
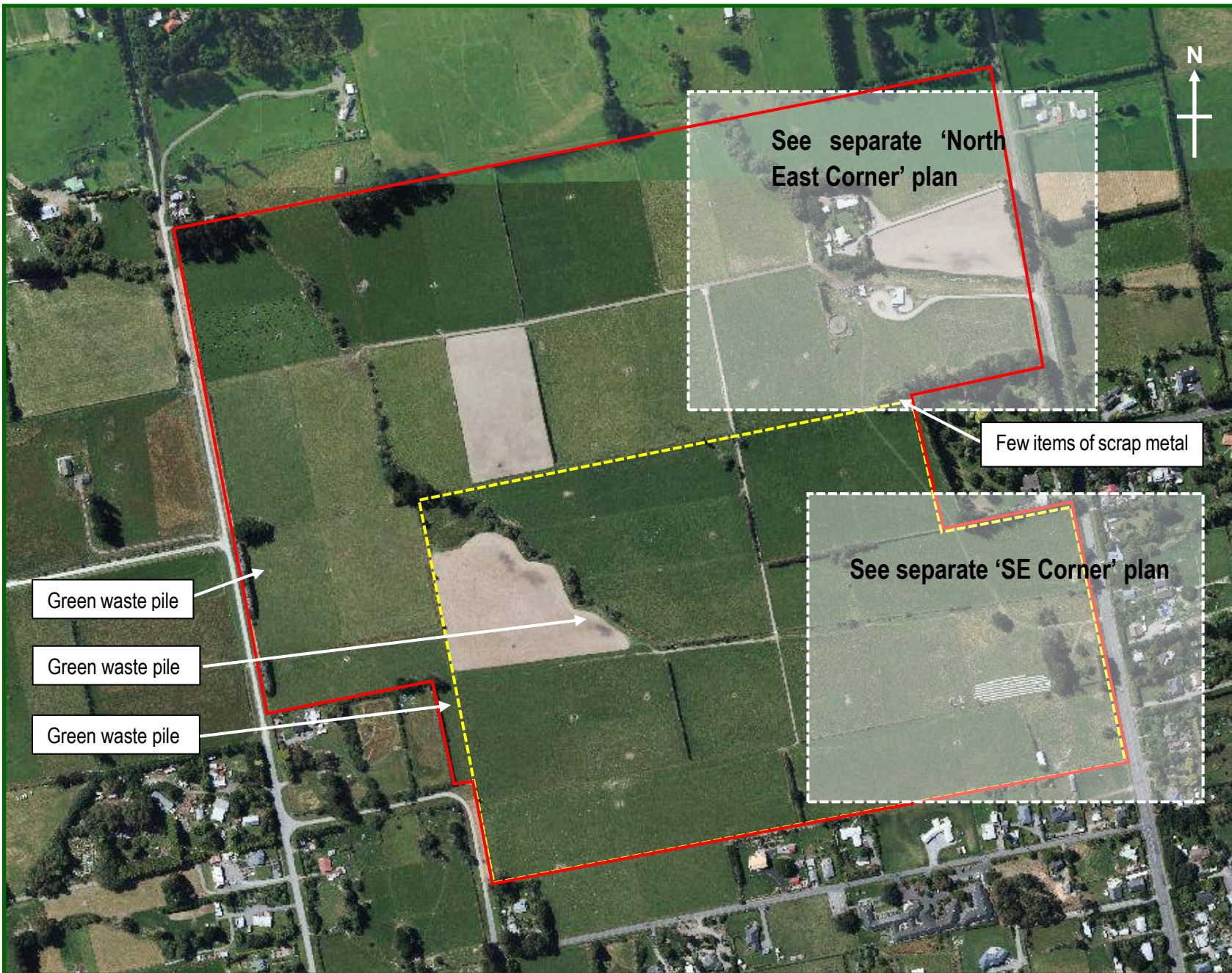




## Appendix E – Site Inspection Plans

**LEGEND**

- text Potential HAIL activity / source of contamination
- text Description of structures/areas not considered to pose a risk
- Approx. extent of risk area
- Approx. extent of area owned by market gardener 1946-1951



Date: 21 September 2023      Drawing No: 793/1

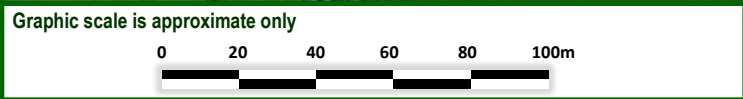
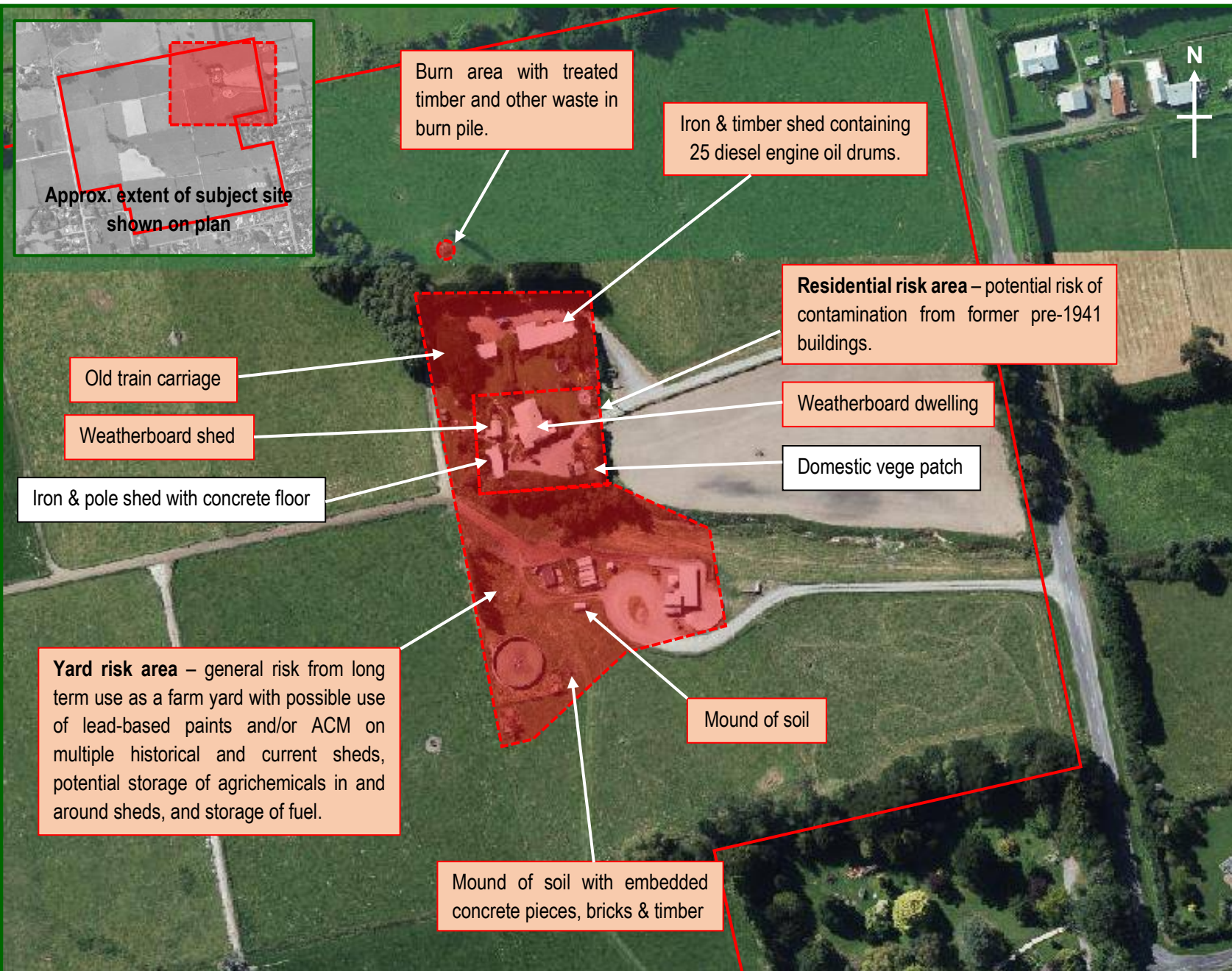
**25 Ashley Gorge Road, Oxford**  
**Site Inspection and Risk Area Plan**

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



**LEGEND**

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



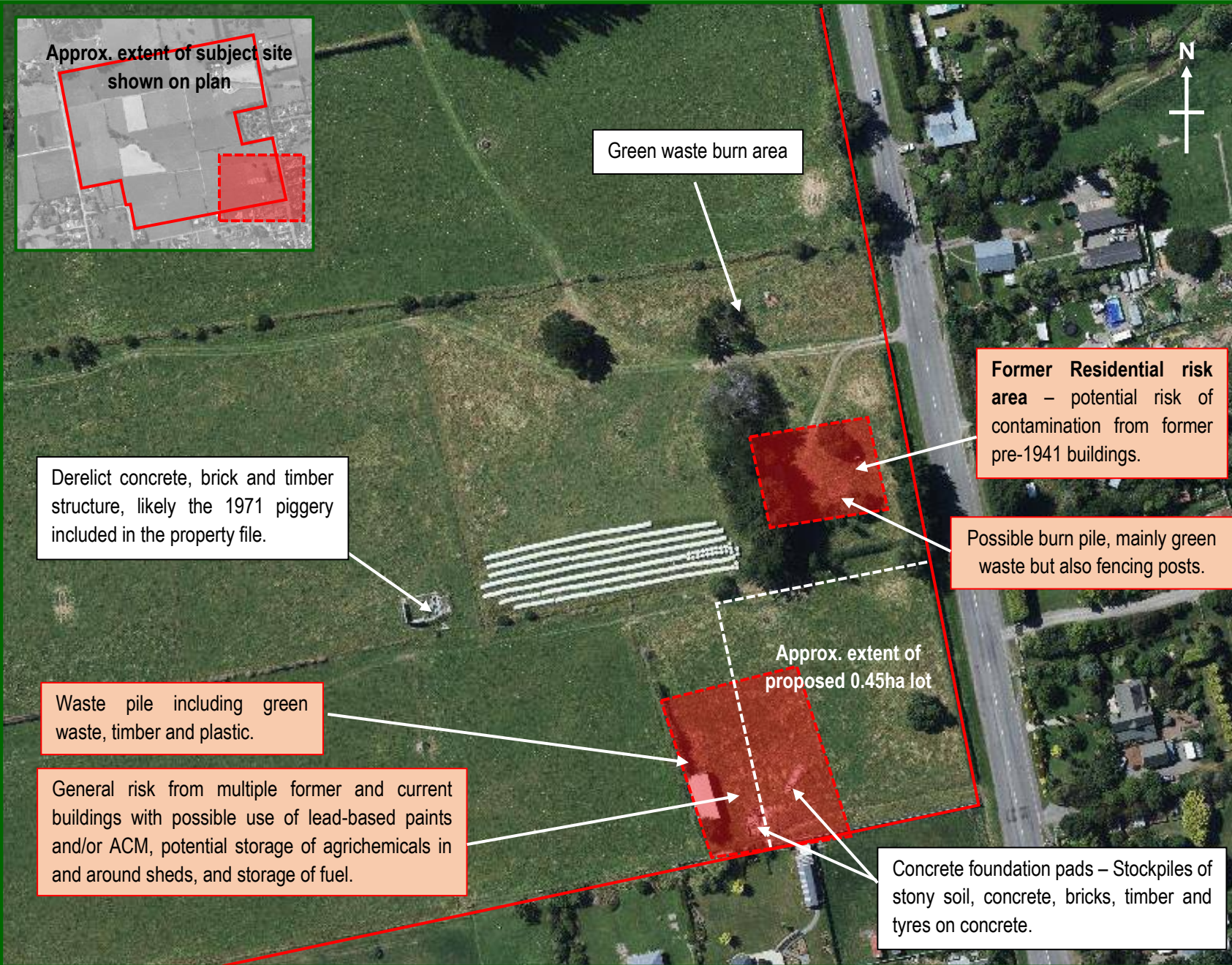
Date: 21 September 2023      Drawing No: 793/2

North-East Corner - 25 Ashley Gorge Road  
Site Inspection and Risk Area Plan

**Notes:**

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





**LEGEND**

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



- 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