

## **Appendix I – Desktop HAIL Review**

15 April 2021

Waimakariri District Council  
C/O: Liz White, Incite  
Email: Liz@incite.co.nz

Ref: 6-DHLHH.01-CLM-LTR-001-RevB2

## Waimakariri District Council: Rangiora Eastern Road Connection

### Technical Assessment – Desktop HAIL Review

#### Project Description

The Waimakariri District Council (WDC) is preparing a Notice of Requirement (NOR) for a new road designation on the eastern side of Rangiora.

The designation connects Lineside Road and Northbrook Road. The area to which the NOR applies is referred to as 'Rangiora East Road Connection' and is shown in **Figure 1** on the following page.

The proposed designation will form part of a roading link that will ultimately connect Lineside Road through to Coldstream Road (referred to as the 'Rangiora Eastern Link'). Those parts of the Rangiora Eastern Link that do not form part of the proposed designation are:

- MacPhail Avenue, which is an existing road that connects Northbrook Road and Kippenberger Avenue; and
- The connection from Kippenberger Avenue through to Coldstream Road.

The Rangiora Eastern Link (as well as southern and western routes) were originally proposed in the Rangiora Transport Study, Beca, September 2001 and a subsequent Scheme Assessment Report, Opus, February 2005, developed alignment options for study and provided preliminary details for the selected alignment.

WSP have been commissioned to prepare technical assessments to inform and support the proposed NOR. This Desktop HAIL Technical Assessment is one of those technical assessments.

These technical assessments and reports are at a high-level and are intended to provide:

- an awareness of the types of effects and their magnitude that may occur as a result of the designation; and
- identify potential measures that would avoid, remedy or mitigate adverse effects.

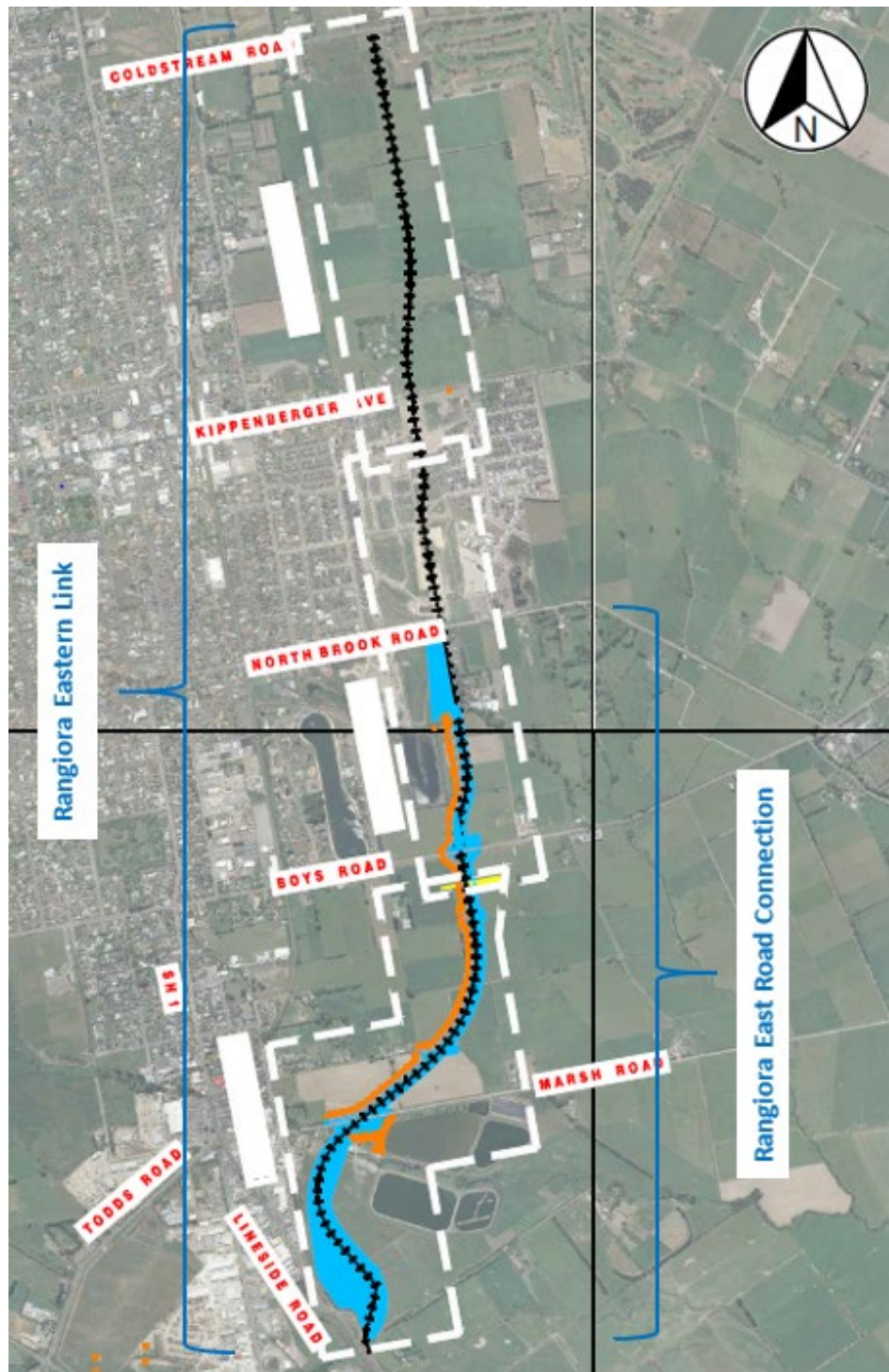


Figure 1: Layout Plan

## Desktop HAIL Review - Overview

WSP have undertaken a desktop HAIL review of gathered evidence, whether an activity or industry on the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL<sup>1</sup>) is occurring, or has occurred, along the length or within 200 m of the proposed highway designation area.

The designation will likely include two components:

- Land required for the construction of the road; and
- Land required adjacent to the road during construction of the road only.

For the HAIL review, WSP have considered both land designation components as having the potential for soil disturbance to occur. WSP's limitations and disclaimers have been included in Attachment A.

## Objective

The objective of this desktop HAIL review is to assess whether it is more likely than not that HAIL activities have occurred, or are occurring within the designation, that may impact the proposed Rangiora Link project.

## Scope of Work

In providing this desktop HAIL review, WSP have undertaken the following:

- A review of the 'Extent of Designation' plans for the link roads as indicated in Figure 1 above and included in Attachment B;
- A review of the topography and hydrology from publicly available sources;
- A review of the Environment Canterbury (ECan) Listed Land Use Register (LLUR) (refer Attachment C);
- A review of historical aerial photographs available on Canterbury Maps<sup>2</sup>, Retrolens<sup>3</sup> and Google Earth<sup>4</sup> (refer Attachment D);
- A review of relevant certificate of titles<sup>5</sup> (Attachment E); and
- Preparation of this letter.

## Topography and Hydrology

WSP reviewed the New Zealand Geotechnical Database<sup>6</sup> and identified three boreholes at 141 Marsh Road indicating depth to groundwater between 0.5 – 1.5 m below ground level (m bgl).

Based on the Land Information New Zealand (LINZ) Topography map<sup>7</sup>, the proposed designation area is flat land with less than 10 m ground level change across the length of designation. It is reasonable to assume depth to groundwater is reasonably consistent across the extent of designation.

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<sup>1</sup> <https://www.mfe.govt.nz/land/hazardous-activities-and-industries-list-hail>

<sup>2</sup> <https://mapviewer.canterburymaps.govt.nz/>

<sup>3</sup> <https://www.retrolens.co.nz/>

<sup>4</sup> <https://www.google.com/earth/>

<sup>5</sup> <https://www.cheaptitles.co.nz/>

<sup>6</sup> <https://www.nzgd.org.nz/ARCGISMapView/mapviewer.aspx>

<sup>7</sup> <https://www.linz.govt.nz/land/maps/linz-topographic-maps/map-chooser/map-chooser---bw24>

## HAIL Site Review

To achieve the purpose and objectives described above, WSP has undertaken a review of publicly available information sources, and a visual roadside inspection of significant sites. Table 1 below provides a summary of the information and site inspection/street view review, identifying and summarising suspect HAIL activities along the extent of designation that have the potential to impact the project.

*Table 1 – Actual or Potential HAIL sites significant to project*

Site ID	Address	HAIL Activity	Timeline	LLUR Definition <sup>1</sup>	Evidence obtained from information sources	Fig Reference <sup>4</sup>
169949	284 Flaxton Road, Southbrook	G6 – Waste recycling or waste or wastewater treatment.	2000 – Present	Verified HAIL – Not Investigated	Area identified as part of the WDC HAIL identification project <sup>2</sup> .	Site 1
126731	141 Marsh Road, Rangiora	G6 – Wastewater treatment  E1 – Buildings containing asbestos products known to be in a deteriorated condition.	1974 – Present  Pre-1940 – Present	Verified HAIL – Not Investigated	Rangiora Wastewater Treatment Plant <sup>2</sup> in early 1980s. DSI report (INV 183 791) by Pattle Delamore Partners Ltd, 26 Oct 2017 available on LLUR – not reviewed by WSP.  Associated building compounds within proposed designation area.	Site 2
169943	193 Northbrook Road	G6 – Waste recycling or waste or wastewater treatment.	1973 - 1984	Unverified HAIL	Northbrook wetlands <sup>5</sup>	Site 3

<sup>1</sup> - Refer to LLUR definitions explanations in Attachment C.

<sup>2</sup> - Sourced from the ECan LLUR Statement in Attachment C.

<sup>3</sup> - Sourced from aerial photographs in Attachment D.

<sup>4</sup> - The locations of the five sites are indicated in Figure 2, Attachment F.

<sup>5</sup> - Sourced from DSI report (INV3446) by Davis Consulting Group Limited, December 2013

<sup>6</sup> - Sourced from historical and current certificates of title.

## Project Risk Review Findings

Based on our review discussed above, we have identified five actual or potential HAIL sites of significance that intercept or are within 200 m of the extent of designation. We have considered the risks posed by these sites with regard to relevant New Zealand environmental legislation and regulations, guidance and best practice documents and New Zealand National Environmental Standards (NES) under the Resource Management Act 1991. The potential project risk associated with each HAIL site has been assessed qualitatively, according to a ranked hierarchy, as Highly Unlikely, Unlikely or Likely. Table 2 below ranks the identified HAIL sites and summarises our findings.

*Table 2 – Summary of HAIL risk*

Site ID	Address	HAIL Activity	Site Activity	Proximity to Site	Associated Hazardous Substances	Project Risk
<b>126731</b>	141 Marsh Road, Rangiora	G6	Waste Water Treatment Plant	0 m	- Asbestos - Heavy metal/metalloids - Polycyclic aromatic hydrocarbons	<b>Likely</b> – The oxidation ponds are not within the proposed extent of designation; however, the plant work compound accessed off Marsh Road will require removal.
<b>N/A</b>	193 Northbrook Road	G6	Stormwater retention ponds	10 m	- Heavy metal/metalloids - Polycyclic aromatic hydrocarbons	<b>Unlikely</b> – The previous investigations on the site found no contaminants of concern above the relevant soil guideline values within the area for the proposed road corridor.
<b>169949</b>	284 Flaxton Road, Southbrook	G6	Resource Recycling Centre	100 - 200 m	Depends on type of materials being recycled	<b>Highly Unlikely</b> – Due to distance to property and low likelihood of mobile contaminants of significant quantities.

## Coal Tar in Road Pavement

The proposed new road designation will likely involve ground disturbance along the proposed route including connections to existing road, which will involve excavating the road pavement material at the ground surface. Coal tar has been identified as a potential contaminant in road pavement material throughout New Zealand (New Zealand Transport Agency, 'History of Chipsealing in New Zealand'<sup>8</sup>) (Fulton Hogan Limited, National Institute of Water & Atmospheric Research (NIWA) 2009). Coal tar, a gasworks waste, was used as a dust suppressant on unsealed roads and as a basecourse binder from around 1880 up to 1985,

Based on the desktop review, the designation area crosses Boys Road, Marsh Road and connects to Lineside Road all of which were developed before 1940 (the earliest aerial image). It is assumed there will be some level of disturbance to these existing road corridors.

These roads have the potential to contain coal tar within basecourse materials. Coal tar contains PAH and other contaminants which can be hazardous to worker health during disturbance of the road pavement. PAHs within road pavement material also has implications for off-site disposal of that material.

## Unexpected Discoveries

This desktop HAIL review does not include the identification of contaminating features that may be present in rural areas, such as burn pits, burnt/buried waste, offal pits or farm dumps which may pose a latent low-level project risk.

## Recommendations

### *141 Marshs Road – Rangiora Waste Water Treatment Plant*

WSP recommends that a detailed site investigation be undertaken on the 141 Marshs Road, Rangiora Wastewater Treatment Plant due to it being listed as a 'Verified HAIL site – not investigated' in the ECan LLUR that directly intersects the proposed route.

### *Existing Road Pavement*

The concentrations of PAH in the road pavement should be established to allow quantification of the risk to human health and to allow assessment of off-site disposal options for coal tar contaminated materials. A sampling and assessment strategy can be established in conjunction with the engineer based on previous studies undertaken by WSP for similar work packages.

### *Unexpected Discovery*

The extent of the alignment is significant and the potential for an unidentified or unexpected discovery of historic contamination during construction is a possibility. Based on our previous experience with packages of a similar nature we would advise that an accidental or unexpected contamination discovery protocol should be designed and adopted prior to soil disturbance work commencing.

Effects requiring mitigation and their implications to the project are outlined in Table 3 on the following page.

<sup>8</sup> Retrieved from <https://www.nzta.govt.nz/assets/resources/chipsealing-new-zealand-manual/docs/01-history-of-chipsealing-in-nz.pdf> on 12 January 2021.

Table 3 Project Risk Mitigation Measures

Site ID	Effects requiring mitigation	Measures to address mitigation	When mitigation measures should be considered	Authorisations that may be required
126731	Compound buildings (existing pre-1940) and laydown area for the water treatment plant	Detailed Site Investigation & Asbestos building materials assessment	During developed design stage	Potential NES consent required.
N/A	Coal tar in road pavement	Investigation of road pavement to establish PAH concentrations	During developed design stage	Corridor access request, traffic management controls.

## Closing

If you have any questions on this letter, please do not hesitate to contact Hannah Wood on 027 620 3469 or at [Hannah.Wood@wsp.com](mailto:Hannah.Wood@wsp.com).

Regards

Author



Hannah Wood

Senior Contaminated Land Consultant

Approved by



Colin Jowett

Principal Environmental Scientist

## Attachments:

- Attachment A: Disclaimer and Limitations
- Attachment B: Proposed Designation Plans
- Attachment C: ECan LLUR Statements
- Attachment D: Historical Aerial Photographs
- Attachment E: Certificate of Title
- Attachment F: Figure 2



# Attachment A

## Disclaimer and Limitations



## Disclaimer and Limitations

### Scope of Services

This report has been produced on behalf of the Waimakariri District Council ('the Client') and in accordance with email proposal dated 27 November 2020. The findings in this Report are based on and are subject to the assumptions specified in the Report. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

This Limited Desktop HAIL review report (the report) has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the client and WSP (scope of services). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

### Reliance on Data

In preparing the report, WSP has relied upon data, surveys, analyses, designs, plans and other information provided by the client and other individuals and organisations, most of which are referred to in the report (the data). Except as otherwise stated in the report, WSP has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (conclusions) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. WSP will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.

### Environmental Conclusions

In accordance with the scope of services, WSP has relied upon the data and has conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

On all sites, varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered. The conclusions are based upon the data and the environmental field monitoring and/or testing and are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Also, it should be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.



## Report for Benefit of Client

The report has been prepared for the benefit of the client and no other party. WSP assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of WSP or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

## Other Limitations

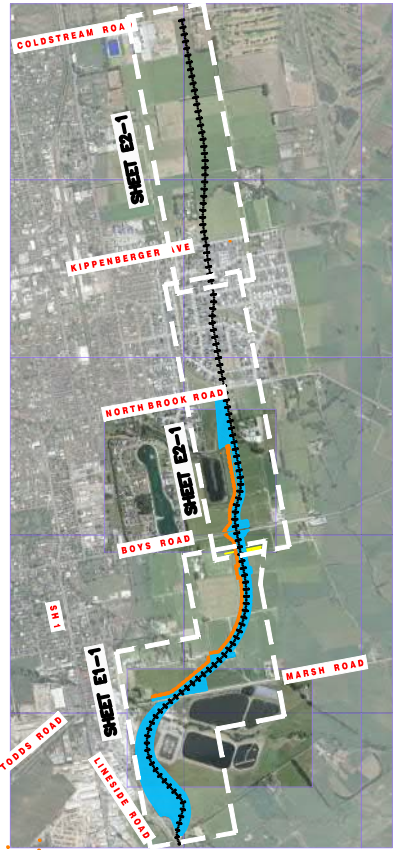
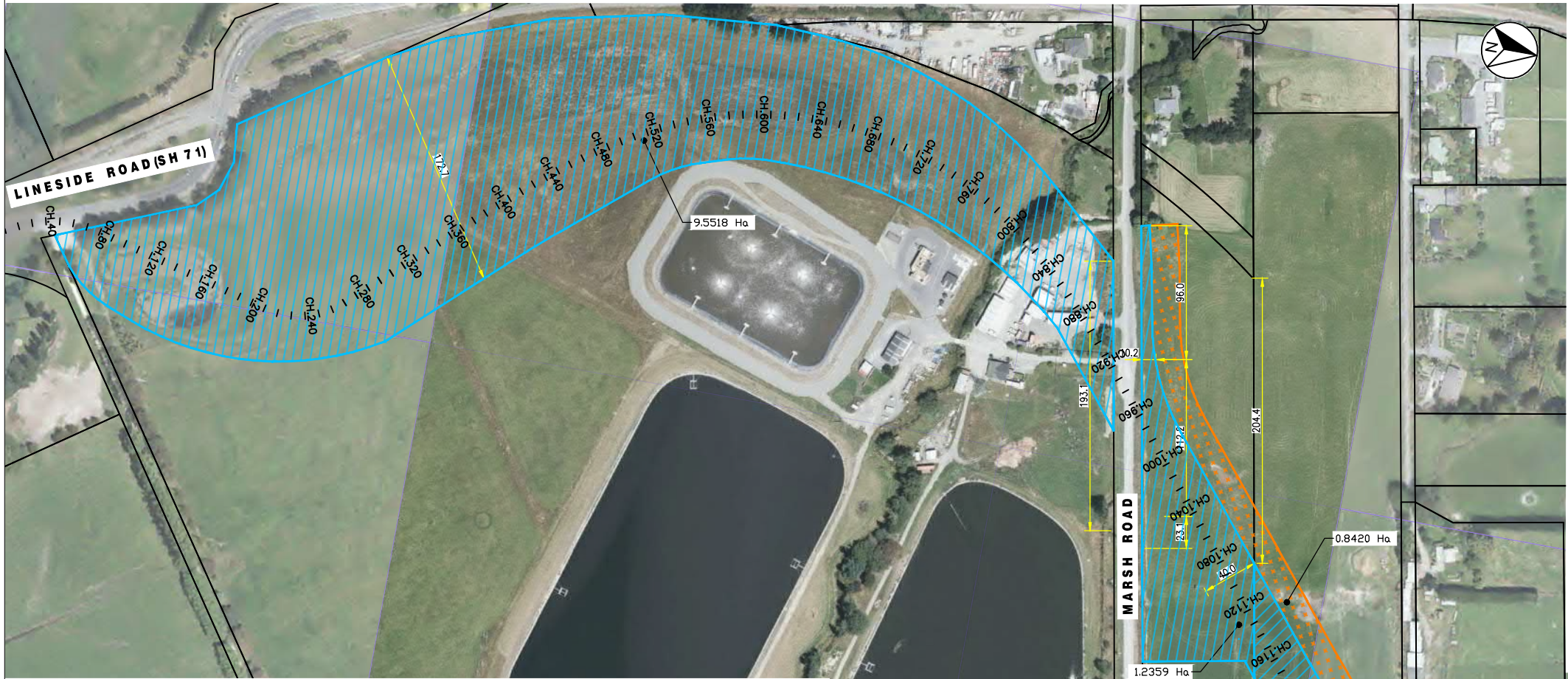
WSP will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

The scope of services did not include any assessment of the title to or ownership of the properties, buildings and structures referred to in the report nor the application or interpretation of laws in the jurisdiction in which those properties, buildings and structures are located.

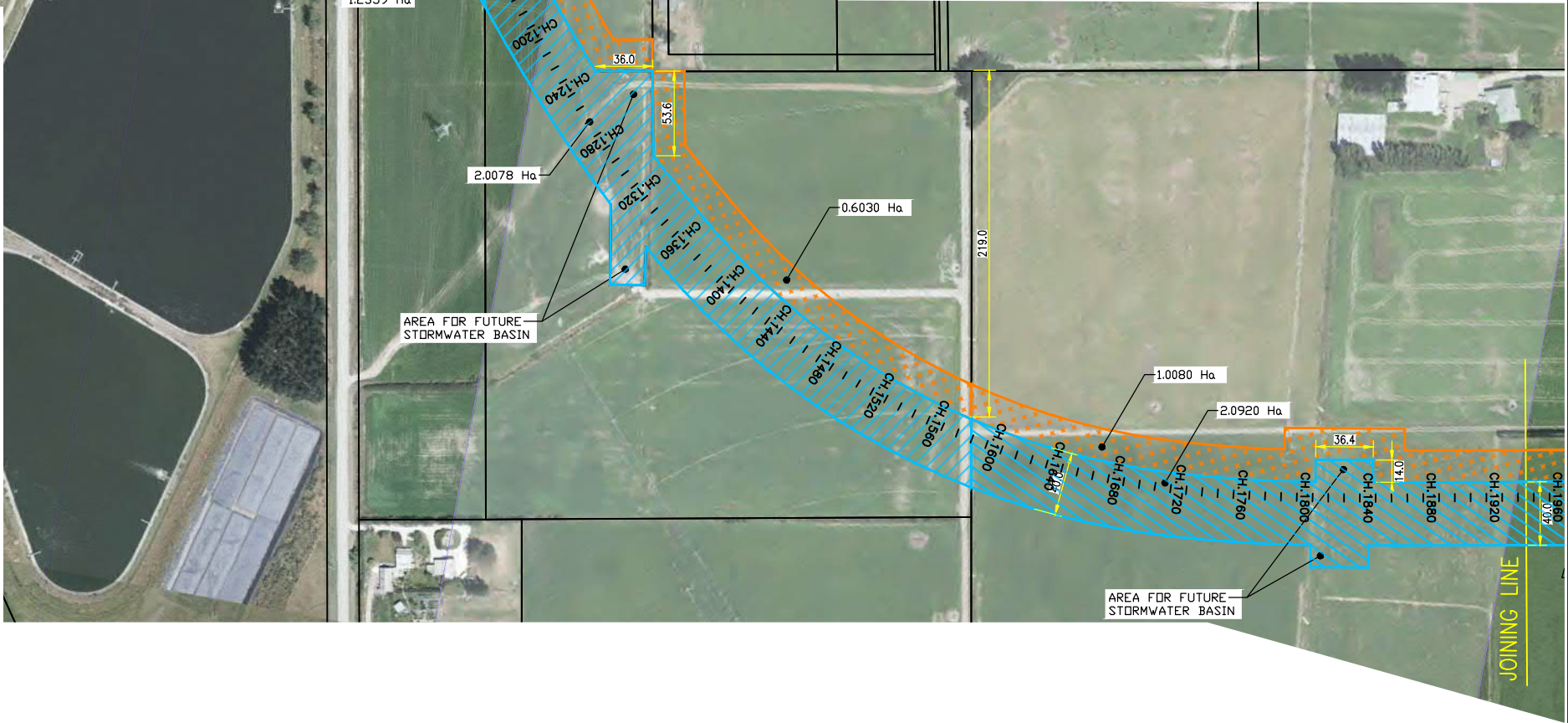


# Attachment B

## Proposed Designation Plans



LAYOUT PLAN  
N.T.S



KEY

- LAND REQUIRED FOR ROAD
- LAND REQUIRED FOR CONSTRUCTION ACTIVITIES

1:2000 @ A1  
1:4000 @ A3

REVISION	AMENDMENT	APPROVED	DATE
A	FOR INFORMATION	G.L	01-02-2021
B	ALIGNMENT REVISED BETWEEN BOYS RD AND NORTHBROOK RD	G.L	10-02-2021
C	AMENDED LAND REQD FOR ROAD AREA BETWEEN LINESIDE RD TO MARSH RD	G.L	25-02-2021
D	REMOVE STUB NTH OR KIPPENBERGER	G.L	12-04-2021
E	UPDATED AERIALS AND DESIGNATION	G.L	14-05-2021



Christchurch Office  
+64 3 363 5400

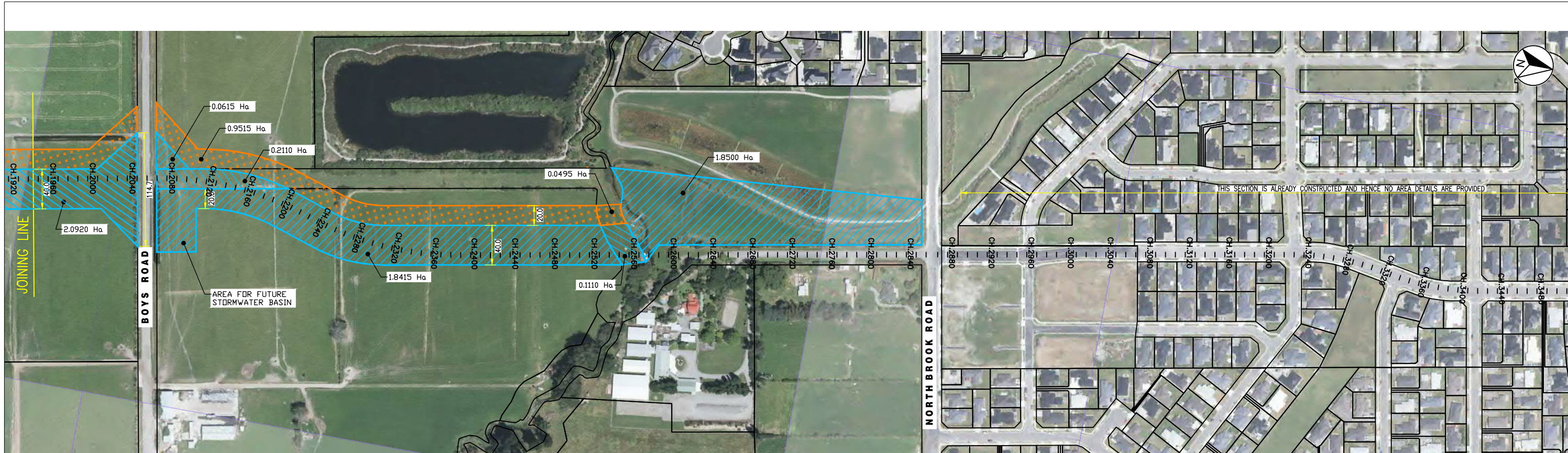
PO Box 1482  
Christchurch 8140  
New Zealand



CIVIL

SCALES	DESIGNED	APPROVED
1:2000	G.LARCOMBE	G.LARCOMBE
DRAWN		
N.MALKOTI		
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
SIMON O'DEA	G.LARCOMBE	2021-05-14

FOR CONSENT

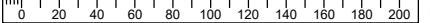
PROJECT	WAIMAKARIRI DISTRICT COUNCIL RANGIORA LINK ROADS SOUTHERN, WESTERN & EASTERN LINKS
TITLE	OPTION P - EASTERN LINKS (LINESIDE TO COLDSTREAM) LAND PLAN - SHEET 1
WSP PROJECT NO. (SUB-PROJECT)	6-DHLHH.01
SHEET NO.	E1-1
REVISION	E




**KEY**  
 LAND REQUIRED FOR ROAD  
 LAND REQUIRED FOR CONSTRUCTION ACTIVITIES




1:2000 @ A1  
1:4000 @ A3



REVISION	AMENDMENT	APPROVED	DATE
A	FOR INFORMATION	G.L	01-02-2021
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**WAIMAKARIRI**  
DISTRICT COUNCIL



**wsp**  
Christchurch Office  
+64 3 363 5400

PO Box 1482  
Christchurch 8140  
New Zealand

**CIVIL**

SCALES  
1:2000

ORIGINAL SIZE  
**A1**

DRAWN	DESIGNED	APPROVED
N.MALKOTI	G. LARCOMBE	G. LARCOMBE
DRAWING VERIFIED SIMON O' DEA	DESIGN VERIFIED G.LARCOMBE	APPROVED DATE 2021-05-14

PROJECT  
**WAIMAKARIRI DISTRICT COUNCIL  
RANGIORA LINK ROADS  
SOUTHERN, WESTERN & EASTERN LINKS**

TITLE  
**OPTION P - EASTERN LINKS (LINESIDE TO COLDSTREAM)  
LAND PLAN - SHEET 2**

WSP PROJECT NO. (SUB-PROJECT)  
**6-DHLHH.01**

SHEET NO.  
**E2-1**

REVISION  
**E**



# Attachment C

## ECan LLUR Statement

**Customer Services**  
**P. 03 353 9007 or 0800 324 636**

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

Dear Sir/Madam

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

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Property Statement from the Listed Land Use Register

Visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL) for more information about land uses.



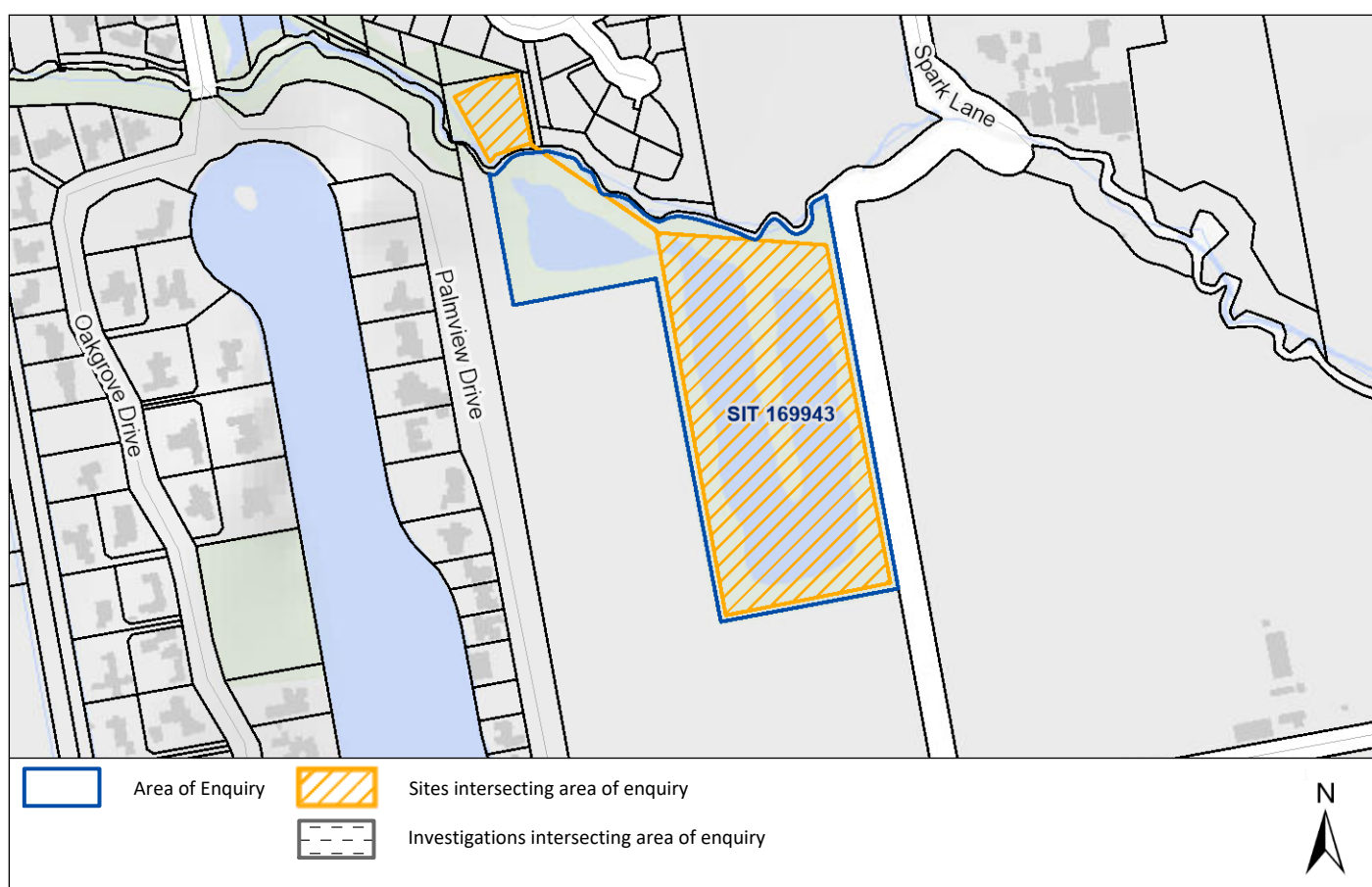
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[www.ecan.govt.nz](http://www.ecan.govt.nz)

Date:	26 January 2021	
Land Parcels:	Lot 2 DP 22100	Valuation No(s): 2159146900



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

## Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
169943	Lot 2 DP 22100, Southbrook	Lot 2 DP 22100, Southbrook	G6 - Waste recycling or waste or wastewater treatment;	Not Investigated

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

## Information held about the sites on the Listed Land Use Register

### Site 169943: Lot 2 DP 22100, Southbrook (Intersects enquiry area.)

Site Address:	Lot 2 DP 22100, Southbrook
Legal Description(s):	Lot 2 DP 22100, Lot 3 DP 9665

**Site Category:**

Not Investigated

**Definition:**

Verified HAIL has not been investigated.

**Land Uses (from HAIL):**

Period From	Period To	HAIL land use
1973	1984	Waste recycling or waste or wastewater treatment

**Notes:****18 Dec 2016**

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

**7 Jul 2017**

Area defined from 1973 to 1984 aerial photographs. G6 - Waste recycling or waste or wastewater treatment was noted in aerial photographs reviewed.

**Investigations:**

There are no investigations associated with this site.

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**Information held about other investigations on the Listed Land Use Register**

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ272171.

**Disclaimer:**

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

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

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

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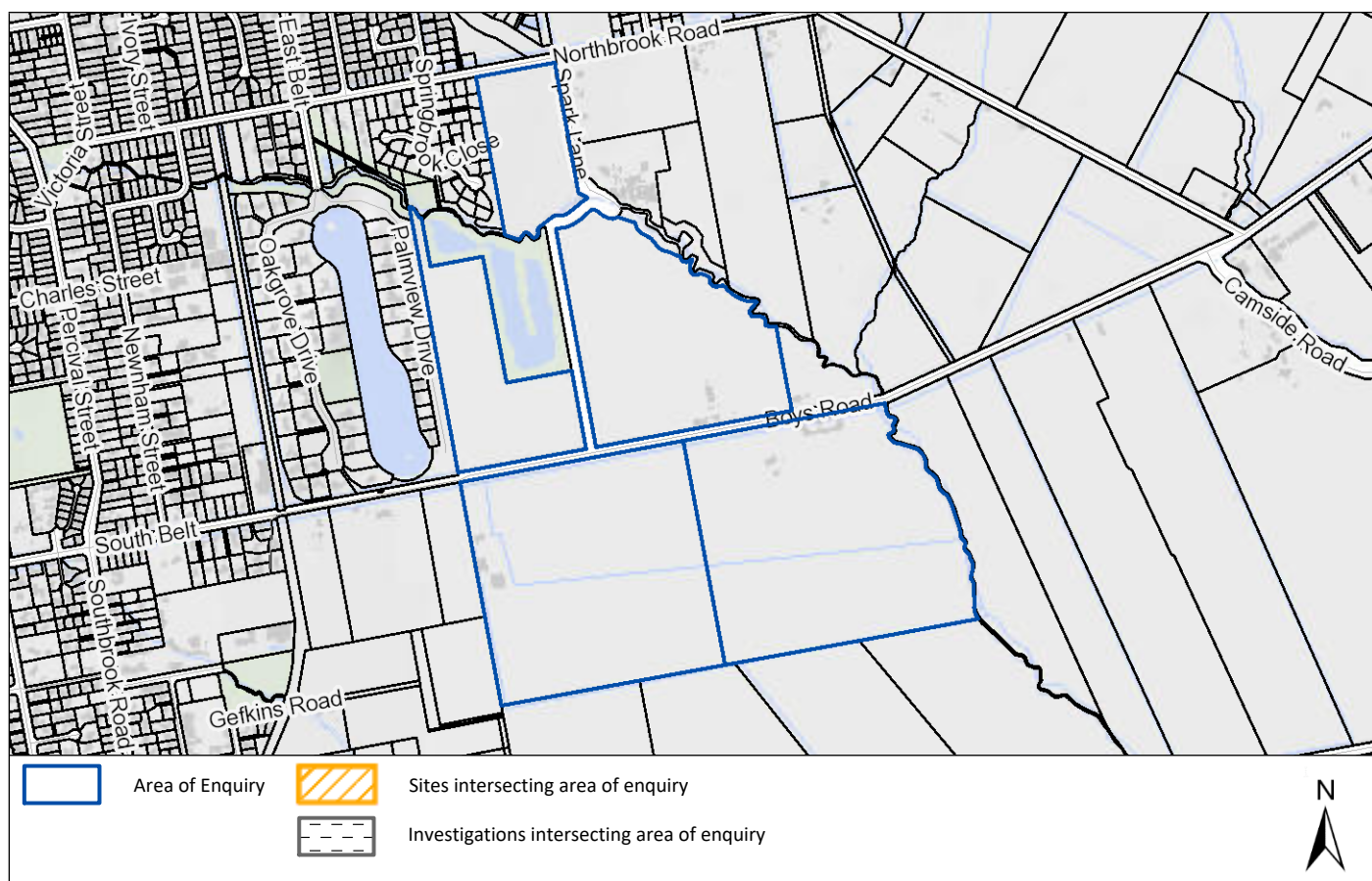
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[www.ecan.govt.nz](http://www.ecan.govt.nz)

<b>Date:</b>	30 November 2020	
<b>Land Parcels:</b>	Part RS 1645	Valuation No(s): 2159144500
	Part RS 793	Valuation No(s): 2159147001
	Lot 1 DP 22100	Valuation No(s): 2159147000
	Part RS 1645	Valuation No(s): 2159144500
	Lot 3 DP 418207	Valuation No(s): 2159144500



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

## Summary of sites:

There are no sites associated with the area of enquiry.

## Information held about the sites on the Listed Land Use Register

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## Information held about other investigations on the Listed Land Use Register

**For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ269340.**

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The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Property Statement from the Listed Land Use Register

Visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL) for more information about land uses.



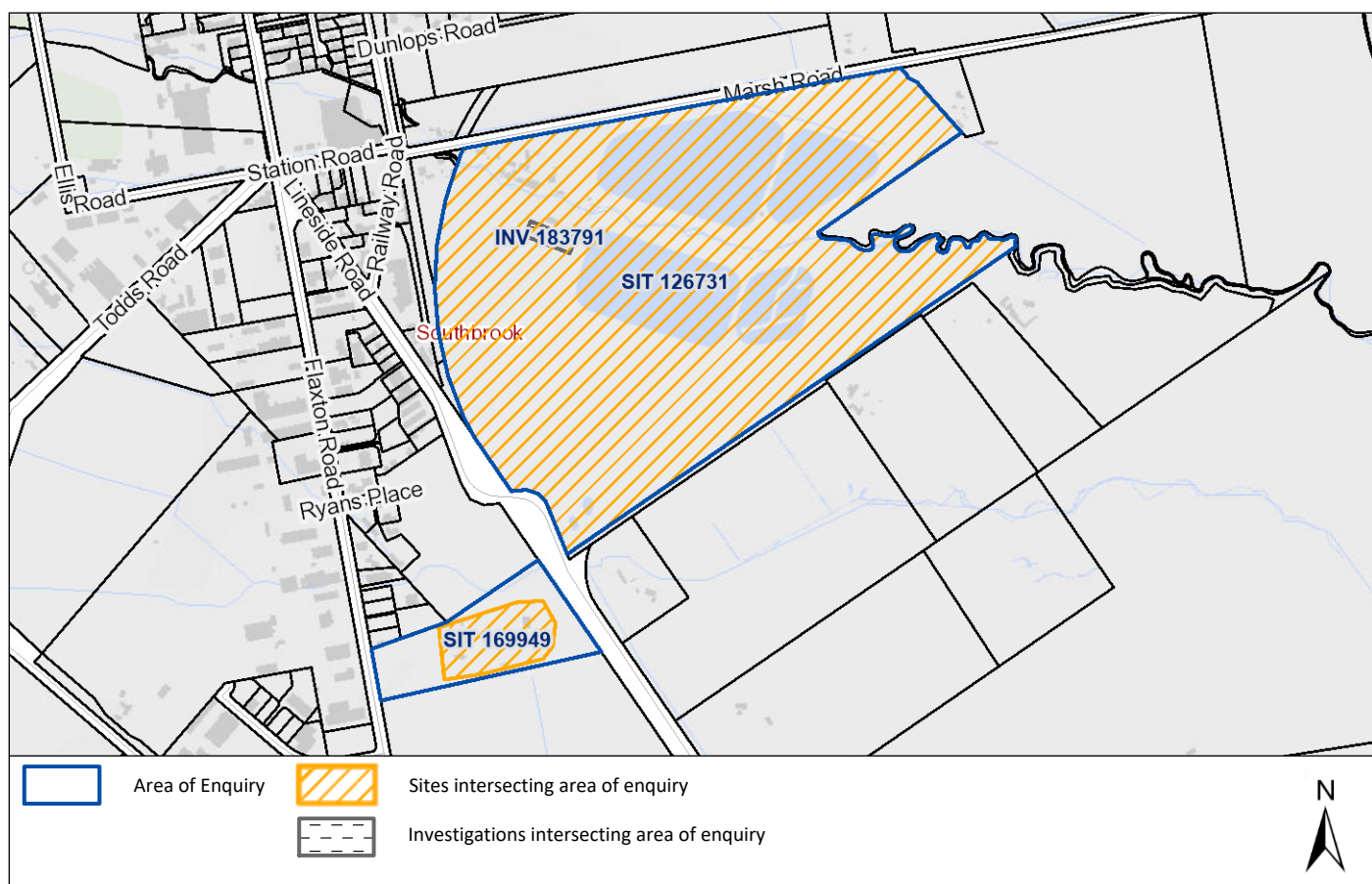
Customer Services  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

<b>Date:</b>	04 December 2020	
<b>Land Parcels:</b>	Lot 1 DP 45749	Valuation No(s): 2159200250
	Part Lot 1 DP 3836	Valuation No(s): 2159132300A,2159132300B,2159132300D,2159132300E
	Part Lot 1 DP 3836	Valuation No(s): 2159132300A,2159132300B,2159132300D,2159132300E
	Part Lot 1 DP 3836	Valuation No(s): 2159132300A,2159132300B,2159132300D,2159132300E
	Part Lot 1 DP 3836	Valuation No(s): 2159132300A,2159132300B,2159132300D,2159132300E



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

## Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
126731	Waimakariri District - Waste Water Management - Marshs Road, Rangiora	Marshs Road (West), Rangiora, North Canterbury	G6 - Waste recycling or waste or wastewater treatment; E1 - Asbestos products manufacture or disposal;	Not Investigated
169949	284 Flaxton Road, Southbrook	284 Flaxton Road, Southbrook	G6 - Waste recycling or waste or wastewater treatment;	Not Investigated

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

## Information held about the sites on the Listed Land Use Register

### Site 126731: Waimakariri District - Waste Water Management - Marshs Road, Rangiora (Intersects enquiry area.)

<b>Site Address:</b>	Marshs Road (West), Rangiora, North Canterbury
<b>Legal Description(s):</b>	Part Lot 1 DP 3836
<b>Site Category:</b>	Not Investigated
<b>Definition:</b>	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	Unknown	Current	Waste recycling or waste or wastewater treatment
	Unknown	2017	Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
	2017	Present	Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

### Notes:

**7 Jun 2017** The Rangiora Waste Water Treatment Plant was constructed in the early 1980's. Prior to that time the site appears to have been used for pasture as can be seen in historical aerial photographs. A basic investigation of the site history was made as part of a resource consent application to Environment Canterbury to expand the plant. No specific sources of contaminants were identified; however, soil sampling was recommended prior to disposal of excess material during construction. Several stockpiles of material were identified on the west end of pond 1B, the planned location for Aeration Pond B, in aerial photographs from the 1990's to the present. These were explained as being sourced from "on-site excavations for the installation of various manholes and other site infrastructure associated with enhancements made over time to the WWTP internal reticulation system.". It was thought unlikely that these would be contaminated from past site use.

### Investigations:

**26 Oct 2017** **INV 183791: Asbestos Remedial Works - Rangiora Wastewater Treatment Plant, 141 Marsh Road, Rangiora** (Detailed Site Investigation)  
Pattle Delamore Partners Ltd

### Summary of investigation(s):

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

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

This investigation has not been summarised.

### Site 169949: 284 Flaxton Road, Southbrook (Intersects enquiry area.)

<b>Site Address:</b>	284 Flaxton Road, Southbrook
<b>Legal Description(s):</b>	Lot 1 DP 45749
<b>Site Category:</b>	Not Investigated
<b>Definition:</b>	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	2000	Present	Waste recycling or waste or wastewater treatment

---

#### Notes:

<b>18 Dec 2016</b>	This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
<b>7 Jul 2017</b>	Area defined from 2000 to Present aerial photographs. G6 - Waste recycling or waste or wastewater treatment was noted in aerial photographs reviewed.

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#### Investigations:

There are no investigations associated with this site.

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### Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ269765.

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

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

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

**Customer Services**  
**P. 03 353 9007 or 0800 324 636**

PO Box 345  
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E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

Dear Sir/Madam

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

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Property Statement from the Listed Land Use Register

Visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL) for more information about land uses.



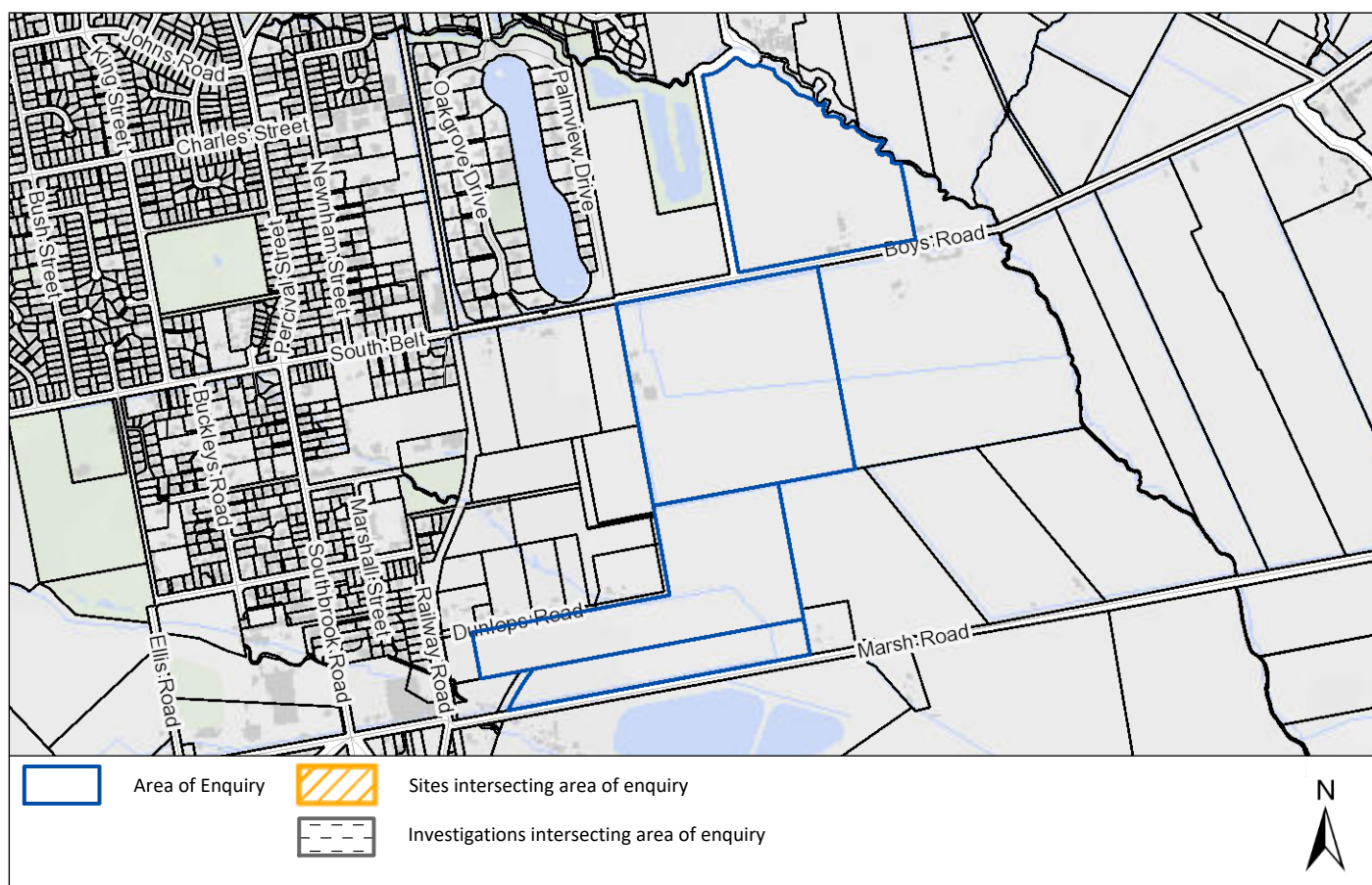
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[www.ecan.govt.nz](http://www.ecan.govt.nz)

Date:	04 December 2020	
Land Parcels:	Part RS 387	Valuation No(s): 2159144500
	Part RS 1645	Valuation No(s): 2159144500
	Part RS 387	Valuation No(s): 2159144500
	Lot 3 DP 418207	Valuation No(s): 2159144500



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

## Summary of sites:

There are no sites associated with the area of enquiry.

## Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

## Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ269766.

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

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

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

# Listed Land Use Register

## What you need to know



## What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

## Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

## How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)<sup>1</sup>. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

### We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

<sup>1</sup> The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website [www.mfe.govt.nz](http://www.mfe.govt.nz), keyword search HAIL

## How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

## What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz). We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL).



## My land is on the LLUR – what should I do now?

**IMPORTANT!** Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL).



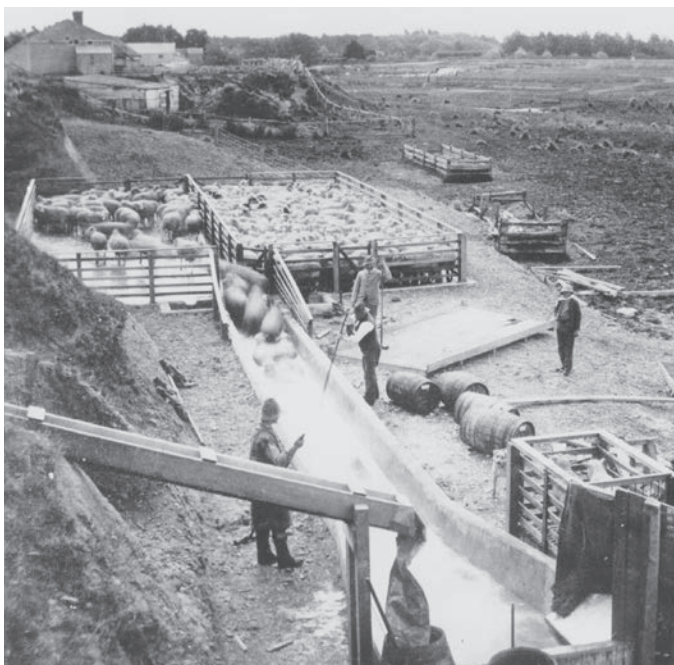
## I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

## IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

## Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz).

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

### Contact Environment Canterbury:

Email: [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

Phone:

Calling from Christchurch: (03) 353 9007

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



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E13/101

# Listed Land Use Register

## Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

**If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:**

### **Not investigated:**

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

**If analytical information from the collection of samples is available, the site can be registered in one of six ways:**

### **At or below background concentrations:**

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

### **Below guideline values for:**

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

### **Managed for:**

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

### **Partially investigated:**

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

### **Significant adverse environmental effects:**

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

### **Contaminated:**

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

**If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:**

### **Verified non-HAIL:**

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

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



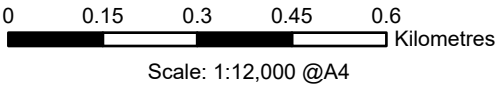
# Attachment D

## Historical Aerial Photographs

# Rangiora Link - 1940 - 1944

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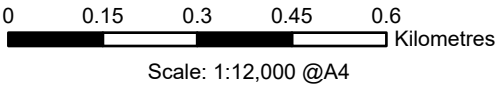


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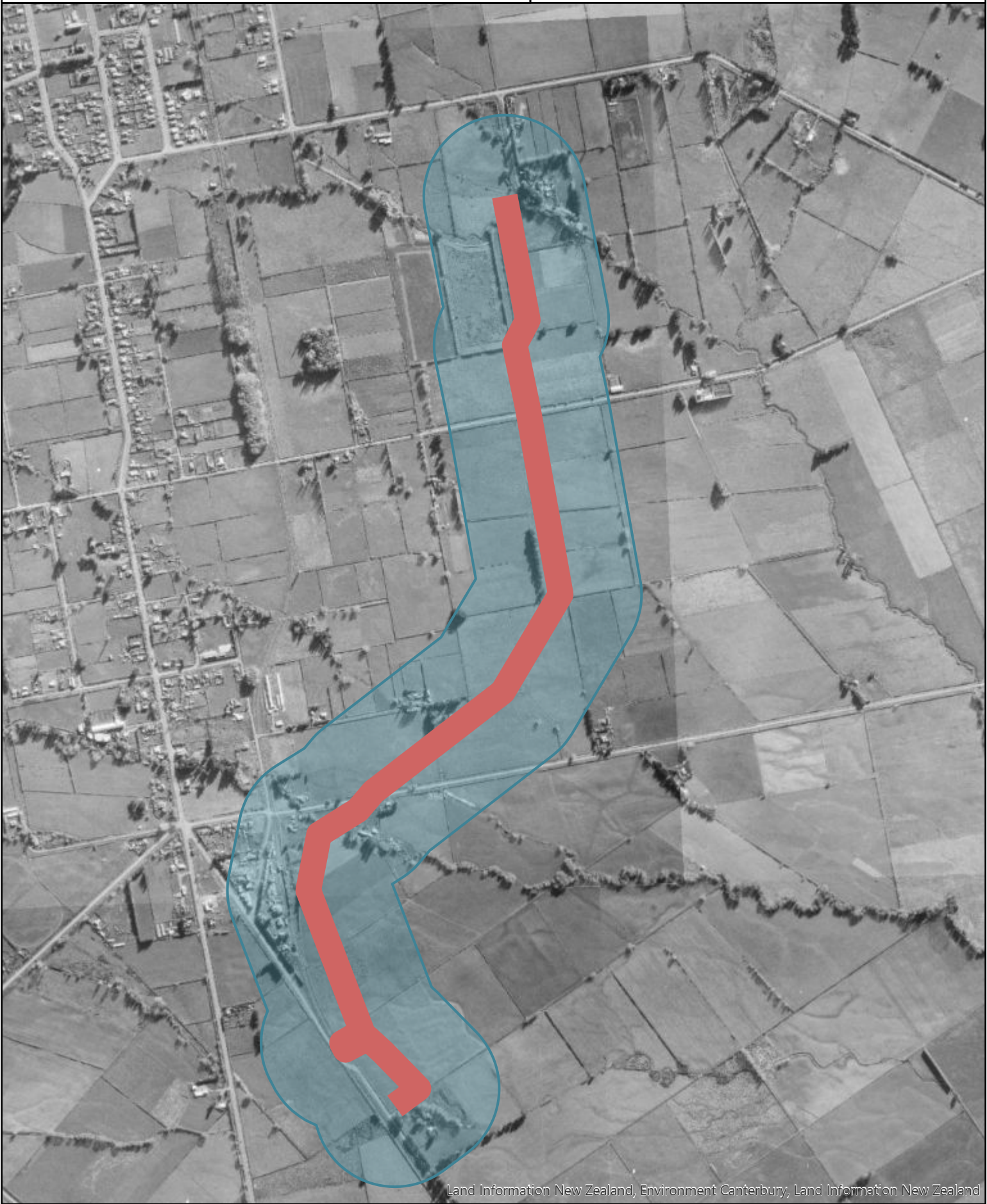


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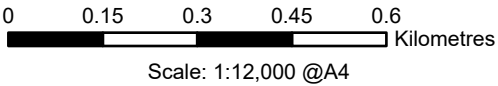
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# Rangiora Link - 1965 - 1969

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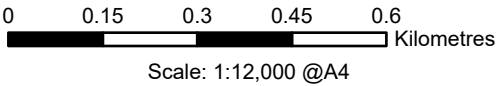
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# Rangiora Link - 1970 - 1974

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# Rangiora Link - 1975 - 1979

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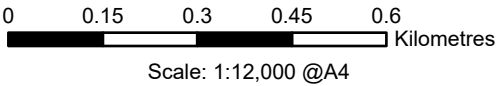
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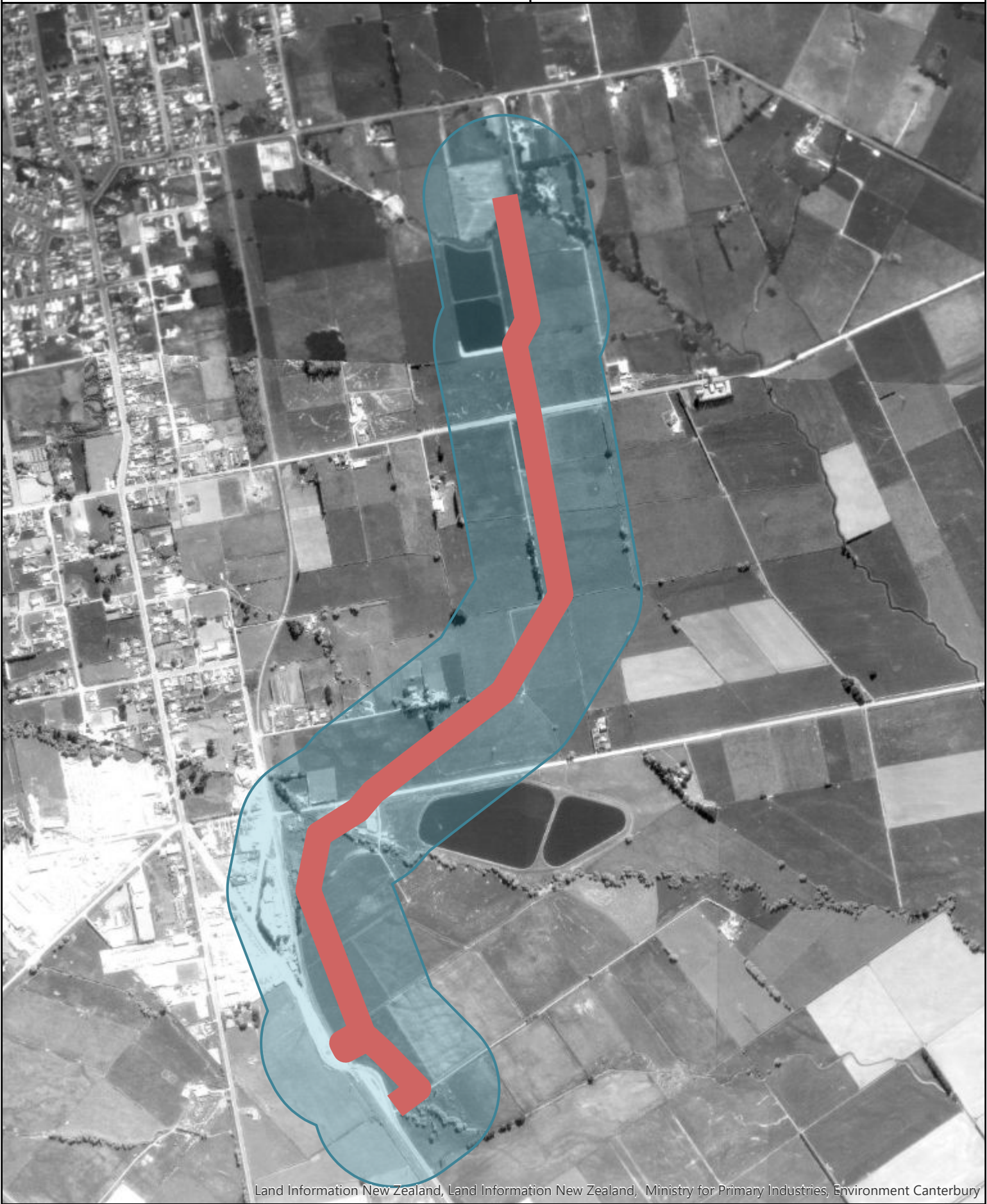


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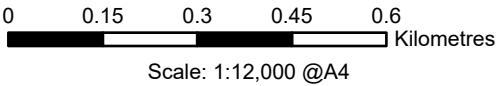


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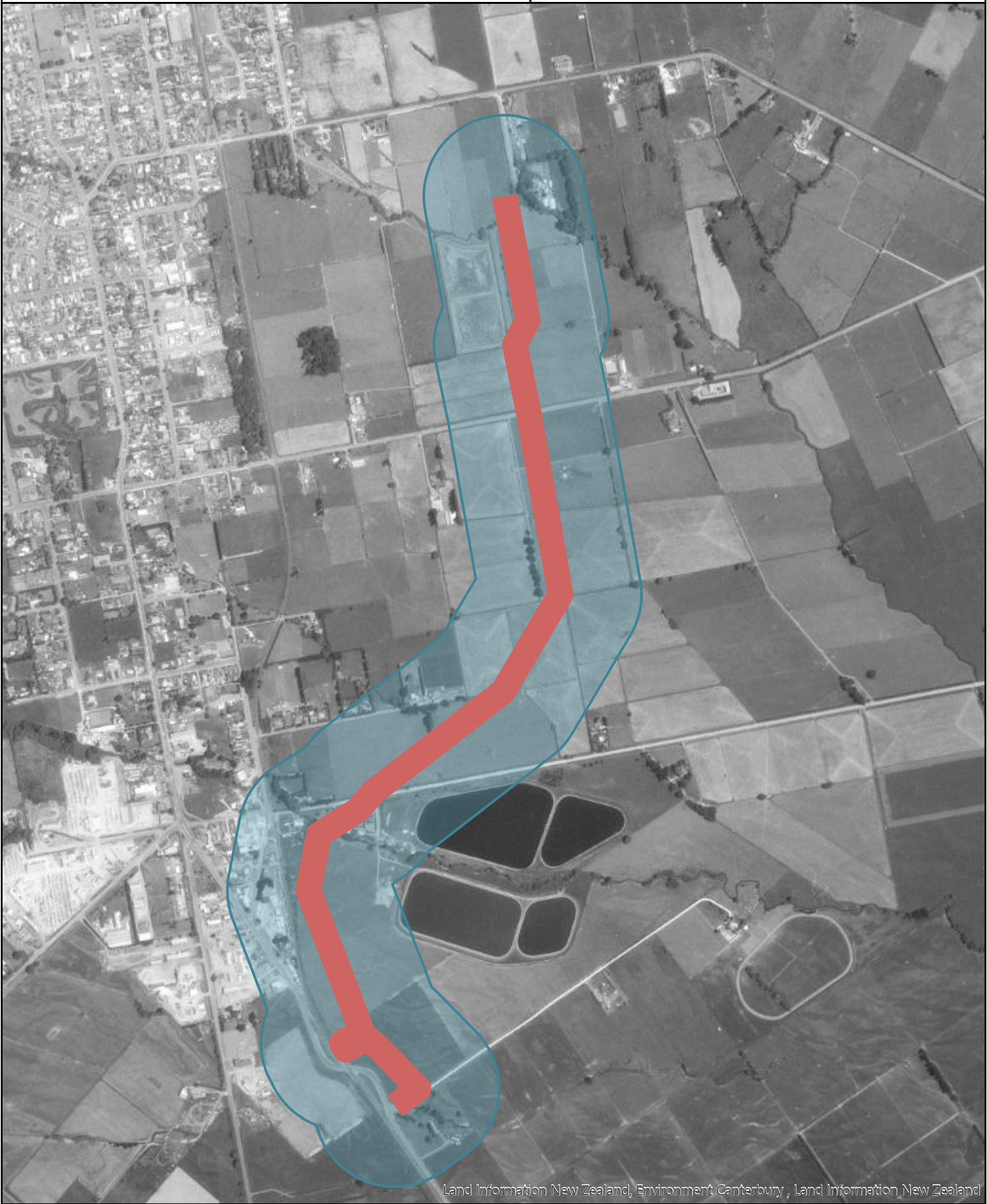


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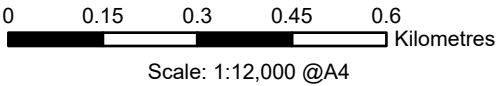
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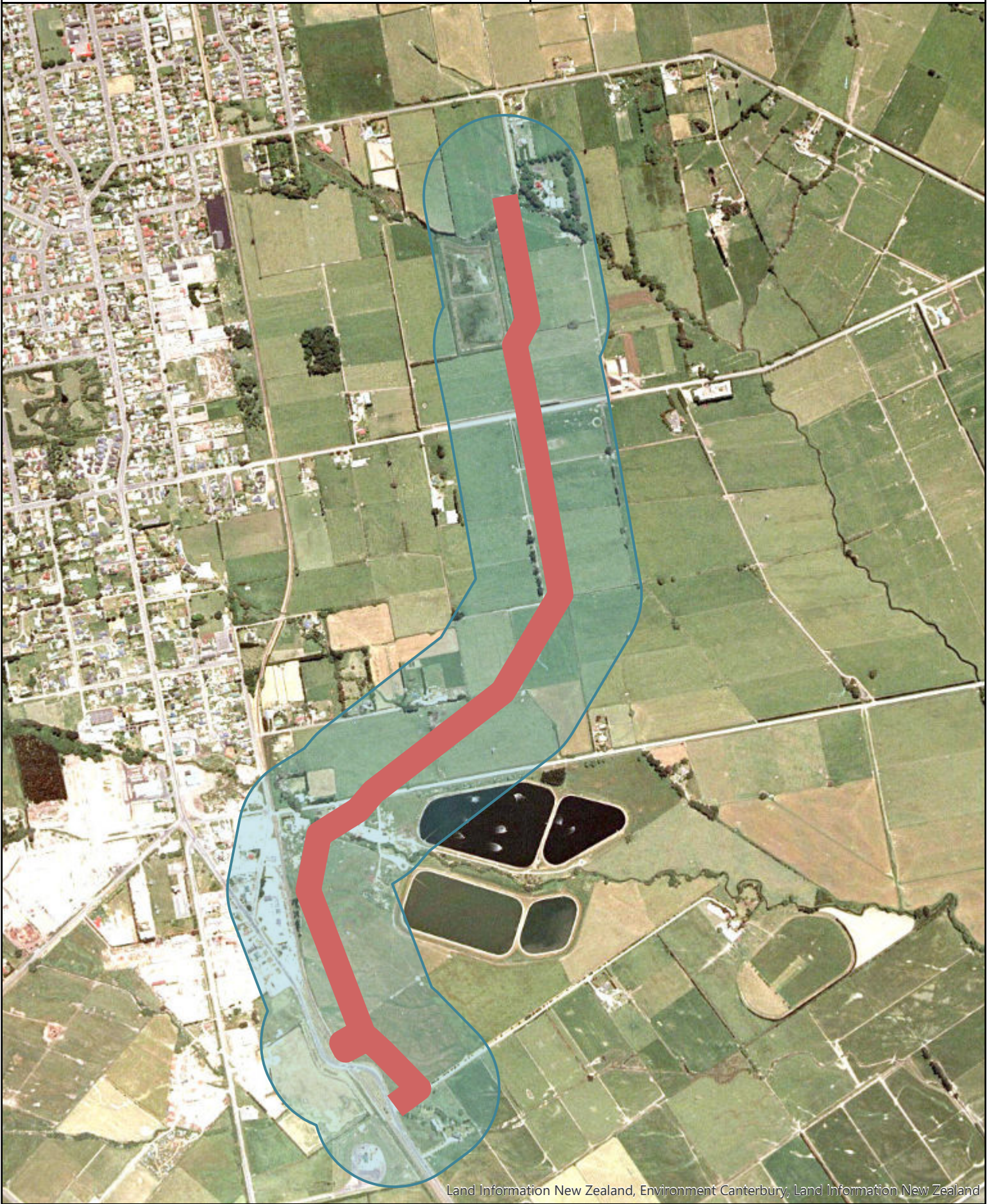


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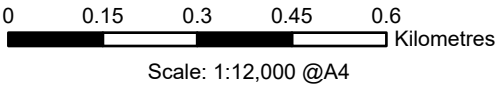


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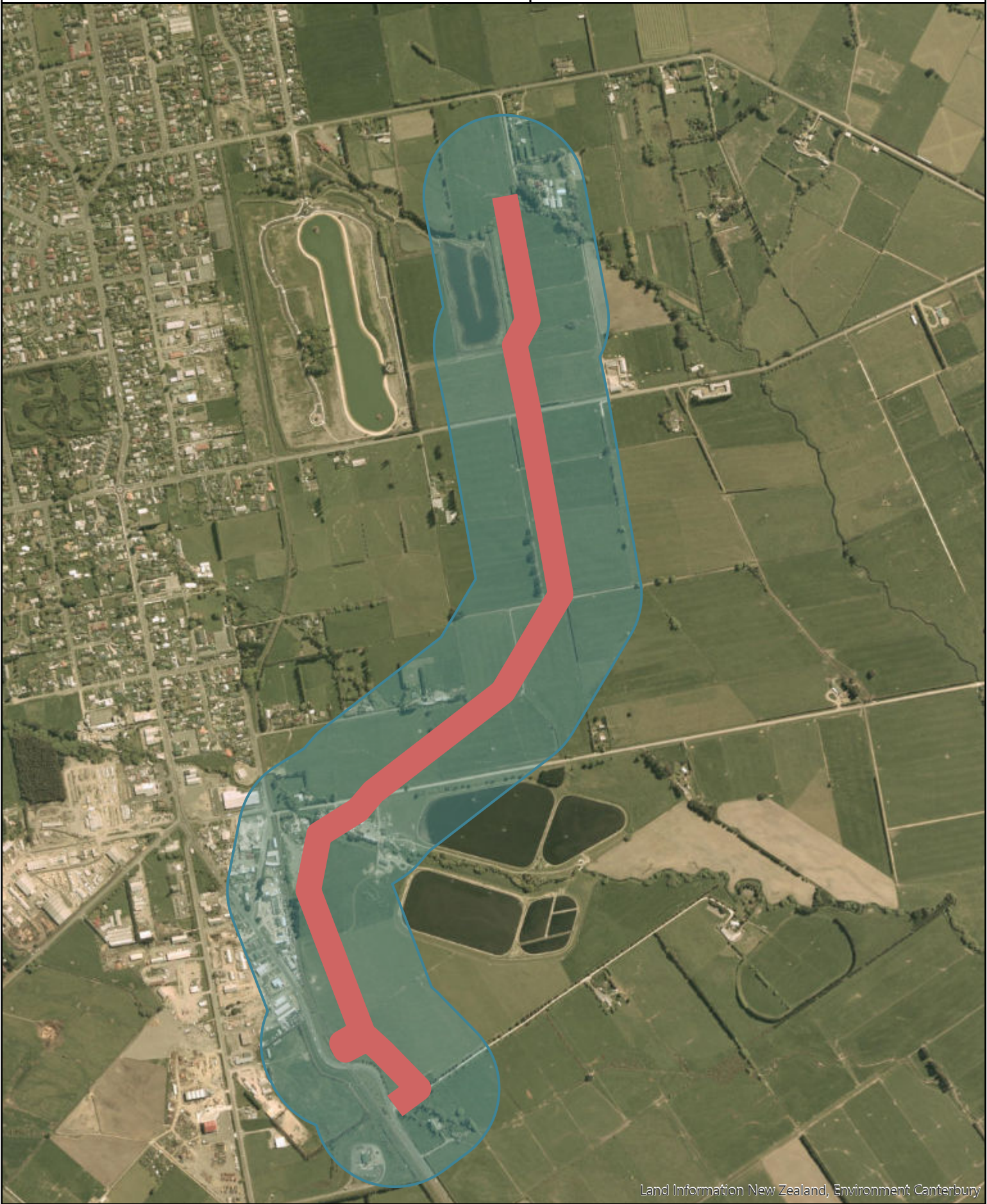


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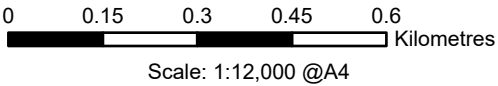


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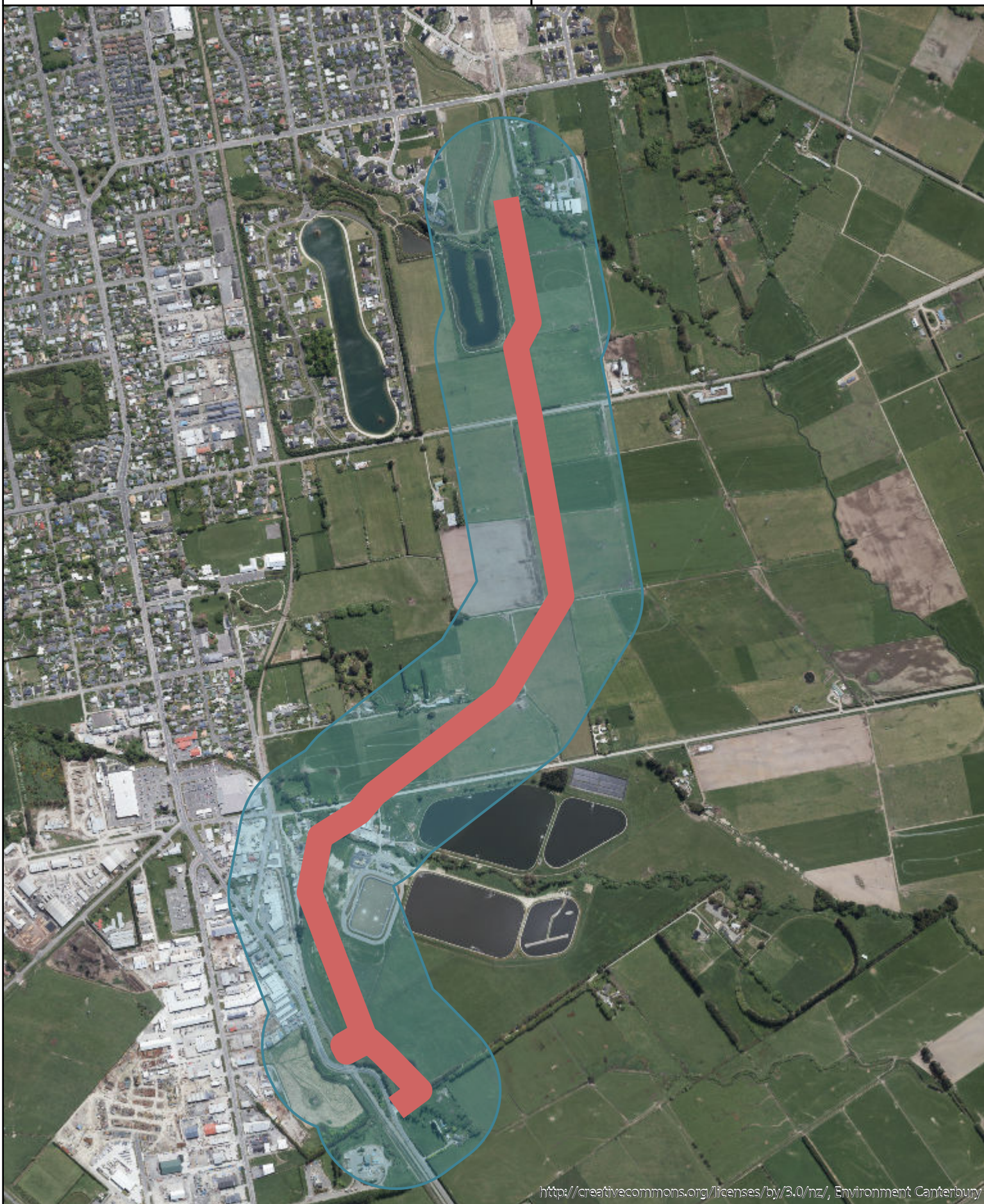
Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



0 0.15 0.3 0.45 0.6 Kilometres

Scale: 1:12,000 @A4

Map Created by Canterbury Maps on 8/03/2021 at 1:42 PM





# Attachment E

## Certificates of Title



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB45B/1204**

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

**Date Issued** 02 December 1998

**Prior References**

CB488/239

---

**Estate** Fee Simple  
**Area** 2.5320 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 79128

**Registered Owners**

Neil Ivan Hawker and Patricia Mary Hawker as to a 2/3 share  
Mark Darryn Hawker as to a 1/3 share

---

**Interests**

777195 Gazette Notice (1969 p1624) declaring Kippenberger Avenue to be a limited access road - 26.9.1969 at 9.30 am  
8777511.3 Mortgage to Bank of New Zealand - 2.6.2011 at 4:36 pm

<p>Approvals <i>Loof Jervance</i></p> <p>REGISTERED PROPRIETORS</p> <p>I hereby certify that this plan was prepared in accordance with the provisions of the Land Registration Act 1992 and the Land Registration Regulations 1993, and that the information contained herein is true and correct.</p> <p><i>B. Jervance</i> Principal and Representative Officer/ Authorised Officer</p>		<p>CERTIFICATE OF TITLE ALLOCATION</p> <p>Lot 1 45B/1204 Lot 2 45B/1205</p>		<p>Total Area 4.2145ha</p> <p>Comprised in 1811 C.T. 437/234 &amp; 488/235 &amp; 488/236</p>		<p>I, <i>Richard C. Jervance</i>, Registered Surveyor and holder of an annual practising certificate for this purpose, do hereby certify that this plan was prepared in accordance with the provisions of the Land Registration Act 1992 and the Land Registration Regulations 1993, and that the information contained herein is true and correct.</p> <p>Dated at <i>Christchurch</i> this <i>14th</i> day of <i>July</i> 1998</p> <p>Field Book <i>in</i> <i>the</i> <i>Trustee Bank</i> Reference Plans <i>BM 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</i></p>	
<p>APPROVED AS TO SURVEY</p> <p><i>R. Meulles</i> Chief Surveyor</p> <p>Deposited this <i>20th</i> day of <i>August</i> 1998</p>		<p>FILE</p> <p>Received <i>13.8.98</i></p> <p>Instructions</p>		<p>APPROVED CH 98/1</p>		<p>FORM 015</p>	

<p>LAND DISTRICT CANTERBURY</p> <p>SURVEY BLK. &amp; DIST. VII RANGIORA</p> <p>NZMS 261 SHEET</p>		<p>LOTS 1 &amp; 2 BEING SUBDIVISION OF LOT 1 DP 10322 AND PT RS 396</p>		<p>TERRITORIAL AUTHORITY WAIMAKARIRI DISTRICT</p> <p>Surveyed by <i>R. G. BRITTON</i></p> <p>Scale 1:1500</p>		<p>Date JULY 1998</p>	
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**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** **CB45B/1204**

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

**Date Issued** 02 December 1998

**Prior References**

CB488/239

---

<b>Estate</b>	Fee Simple
<b>Area</b>	2.5320 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 79128

**Original Registered Owners**

Neil Ivan Hawker and Patricia mary Hawker

---

**Interests**

777195 Gazette Notice (1969 p1624) declaring Kippenberger Avenue to be a limited access road - 26.9.1969 at 9.30 am  
A460454.2 Mortgage to Bank of New Zealand - 31.5.2000 at 11.45 am  
A460454.3 Mortgage to Louie May Torrance - 31.5.2000 at 11.45 am  
8725745.1 Discharge of Mortgage A460454.3 - 31.3.2011 at 3:52 pm  
8726678.1 Variation of Mortgage A460454.2 - 1.4.2011 at 9:03 am  
8777511.1 Discharge of Mortgage A460454.2 - 2.6.2011 at 4:36 pm  
8777511.2 Transfer to Neil Ivan Hawker and Patricia Mary Hawker (2/3 share) and Mark Darryn Hawker (1/3 share) - 2.6.2011 at 4:36 pm  
8777511.3 Mortgage to Bank of New Zealand - 2.6.2011 at 4:36 pm

Reference:

Prior CT: 488/239

Document No.: A380249.3



## REGISTER

LT69

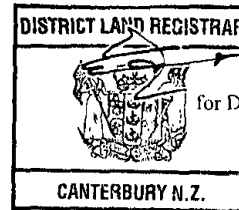
45B/1204

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 2nd day of December One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that LOUIE MAY TORRANCE

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2.5320 hectares, more or less being LOT 1 DEPOSITED PLAN 79128



for District Land Registrar

777195 Gazette Notice (1969 p1624) declaring  
Kippenberger Avenue to be a limited access road  
- 26.9.1969 at 9.30

  
For D.L.R.

A460454.1 Transfer to Neil Ivan Hawker  
and Patricia Mary Hawker

A460454.2 Mortgage to Bank of New Zealand

A460454.3 Mortgage to Louie May Torrance

all 31.5.2000 at 11.45

  
for RGL

45B/1204

[illegible]



# Attachment F

## Figure 2



Figure 2 - HAIL Site Locations

Waimakariri District Council  
Rangiora Eastern Link



Level 3, 100 Beaumont St, Auckland 1010 | Tel (09) 355 9500  
Property of WSP NZ Ltd. All rights reserved

Source: WSP Staff Photograph

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Project Number:	Author:	Client:
6-DHLHH.01	Daniel Ware	
Date:	Approved by:	
26/1/2021	Hannah Wood	