

APPENDIX F  
CONTAMINATION REPORT

# Arlington Park, Fernside

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## Preliminary Site Investigation

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Prepared for: Suburban Estates Limited

CC: Chris Prebble

Project 50385 - REV 0 - 26/11/2021

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Revision	Date	Engineer	Description
A	25/11/2021	GJL	DRAFT
0	26/11/2021	GJL	FINAL

**REPORT PREPARED BY:**



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Geotechnical Manager

**REPORT REVIEWED BY:**



**Gareth B Williams**  
MSc(Eng) CPEng CMEngNZ IntPE(NZ) MInstD  
MEIANZ  
Geotechnical Engineer, Director

**Limitations of Report**

Except where required by law, the findings presented as part of this report are for the sole use of our client, as noted above. The findings are not intended for use by other parties, and may not contain sufficient information for the purposes of other parties or other uses. No third party (excluding the local authority) may use or rely upon this report unless authorised by EDC in writing.

To the extent permitted by law, EDC expressly disclaims and excludes liability for any loss, damage, cost or expense suffered by any third party relating to or resulting from the use of, or reliance upon any information contained in this report. It is the responsibility of third parties to independently make enquiries or seek advice in relation to their particular requirements.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report, in regard to its accuracy or completeness.

Our opinions and recommendations are based on our comprehension of the current regulatory standards and must not be considered legal opinions. For legal advice, please consult your solicitor. This opinion is not intended to be advice that is covered by the Financial Advisors Act 2010.

The recommendations and opinions contained in this report are based on our visual reconnaissance of the site, information from geological maps and upon data from the field investigation as well as the results of in situ testing of soil. Inferences are made about the nature and continuity of subsoils away from and beyond the exploratory holes which cannot be guaranteed. The descriptions detailed on the exploratory hole logs are based on the field descriptions of the soils encountered.

This report includes Appendices. These appendices should be read in conjunction with the main part of the report and this report should not be considered complete without them.

## CONTENTS

1.0	Introduction .....	5
1.1	Terms of Reference .....	5
1.2	Objective/Scope .....	6
2.0	Site Description .....	7
2.1	Site Location .....	7
2.2	Site Walkover .....	7
3.0	Site History .....	11
3.1	Historical Aerial Mapping .....	11
3.2	Certificates of Title .....	11
3.3	Property Files .....	11
3.4	Anecdotal Records .....	11
3.5	Listed Land Use Register .....	12
4.0	Geological Desk-Based Information .....	13
4.1	Geological Mapping .....	13
4.2	Geological Investigation Data .....	13
4.3	Ground Water Data .....	14
4.4	Nearby Springs .....	14
4.5	Flooding .....	14
5.0	Environmental Assessment .....	15
5.1	Regulatory Framework .....	15
5.2	NES .....	15
5.3	ECan Land & Water Plan Applicability .....	15
5.4	Waimakariri District Council .....	15
5.5	Potential Sources of Contamination .....	16
6.0	Conclusions and Recommendations .....	17
6.1	Site History .....	17
6.2	Environmental Assessment .....	17

Appendix A

Aerial Images 1944 - 2019

Appendix B

Certificates of Title

Appendix C

ECAN Listed Land Use Register

## 1.0 INTRODUCTION

### 1.1 Terms of Reference

Engineering Design Consultants Ltd (EDC) was commissioned by Suburban Estates Limited, on 17 November 2021 to provide a Preliminary Site Investigation (PSI) for a proposed residential subdivision known as Arlington Park, Fernside. Arlington Park comprises the following legal titles: 282 Lehmans Rd – Lot 1 DP340848, 278 Lehmans Rd – Lot 1002 DP 526449, 32 Sandown Boulevard – Lot 1001 DP 526449, 266 Lehmans Rd – Lot 192 DP 437764, 260 Lehmans Rd – Lot 1003 DP 526449 and 23 Sandown Boulevard – Lot 508 DP. Since development proposals do not currently exist for 266 Lehmans Rd, and the areas south of this lot, these areas have been excluded such that the extents for this PSI (henceforth referred to as 'the site') are as shown on Figure 1 below.



**Figure 1: ECan GIS Aerial Image of the Site**

This PSI has been prepared by suitably qualified practitioners, in accordance with the national guidance and standards for conducting ground contamination-related desk study investigations in New Zealand. This includes compliance with the general format described in the Ministry for the Environment (MfE) Contaminated Land Management Guideline (CLMG) No 1 "Reporting on Contaminated Sites in New Zealand" (Ministry for the Environment, 2001 (Revised 2011)).

## 1.2 Objective/Scope

The objective of this report is to assess the probability of a Hazardous Activities and Industries (HAIL) activity having taken place and whether a Detailed Site Investigation is required.

In order to achieve the outlined objectives, this report comprised the following scope:

- A site walkover
- A geo-environmental desktop study, including a review of:
  1. Geological maps.
  2. Borehole records.
  3. Historic Certificates of Title.
  4. Council Property Files.
  5. Historical Aerial Photographs.
  6. Anecdotal Records.
- Desk assessment of potential for historic activities to have resulted in ground contamination at the site.
- Provision of an interpretive report summarising the above, highlighting whether a Detailed Site Investigation is required.

This report is limited to the assessment of the land from an environmental perspective and does not provide specific geotechnical parameters.

## 2.0 SITE DESCRIPTION

### 2.1 Site Location

The site is approximately 2.0km west northwest of central Rangiora, essentially triangular in shape and covers an area of approximately 13.4 hectares. The site is accessed from Lehmans Road, located along the west boundary of the site.

### 2.2 Site Walkover

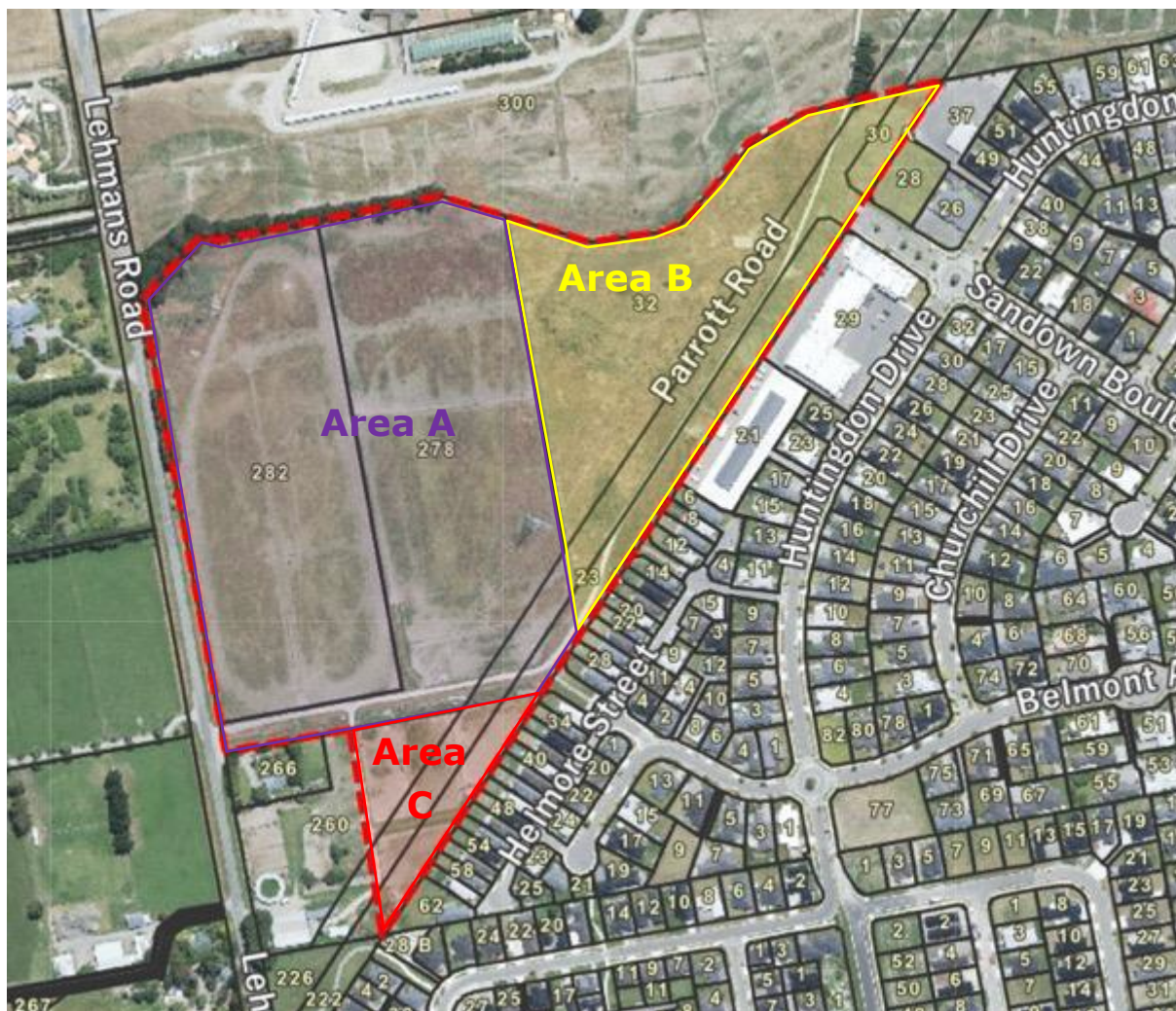
A site walkover was conducted on 23 November 2021. For the purpose of describing the site features the site has been split into the areas shown on Figure 2. The following information summarises the EDC site walkover:

- A gravel and sand track extends east from Lehmans Rd and then approximately follows the east boundary, providing access from stables at 260 Lehmans Rd to Rangiora Race Track to the north of the site.
- Two sets of high voltage overhead transmission power lines transect the site on the eastern side of the site, following the approximate line of the east boundary and supported on large pylons.
- Area A : This area is generally topographically flat, though hummocky in places. Area A is generally large open paddocks for horse grazing. A fenced off area in the northwest corner of the site appears to comprise vegetated stockpiles. It was not possible to assess the content of these stockpiles though several appeared to contain saw dust / shavings (possibly from stables) and domestic rubbish. In addition, a burn area was noted (Figure 3 and Figure 7). This northwestern area is shown on Figure 3.
- Area B : This area has a number of stockpiles, the largest being approximately 10m in height. The stockpiles appear to be generally soil, though heavy vegetation rendered it difficult to assess. Several of the smaller stockpiles appeared to contain saw dust / shavings (possibly from stables) and construction waste; mainly concrete, concrete pipes, plastic pipes and wire. No visual evidence of asbestos containing materials was noted.
- Area C : This area generally comprises several small paddocks for horses. A small area of concrete waste was stockpiled in the northeastern corner of Area C. No visual evidence of asbestos containing materials was noted.

The adjacent areas comprise:

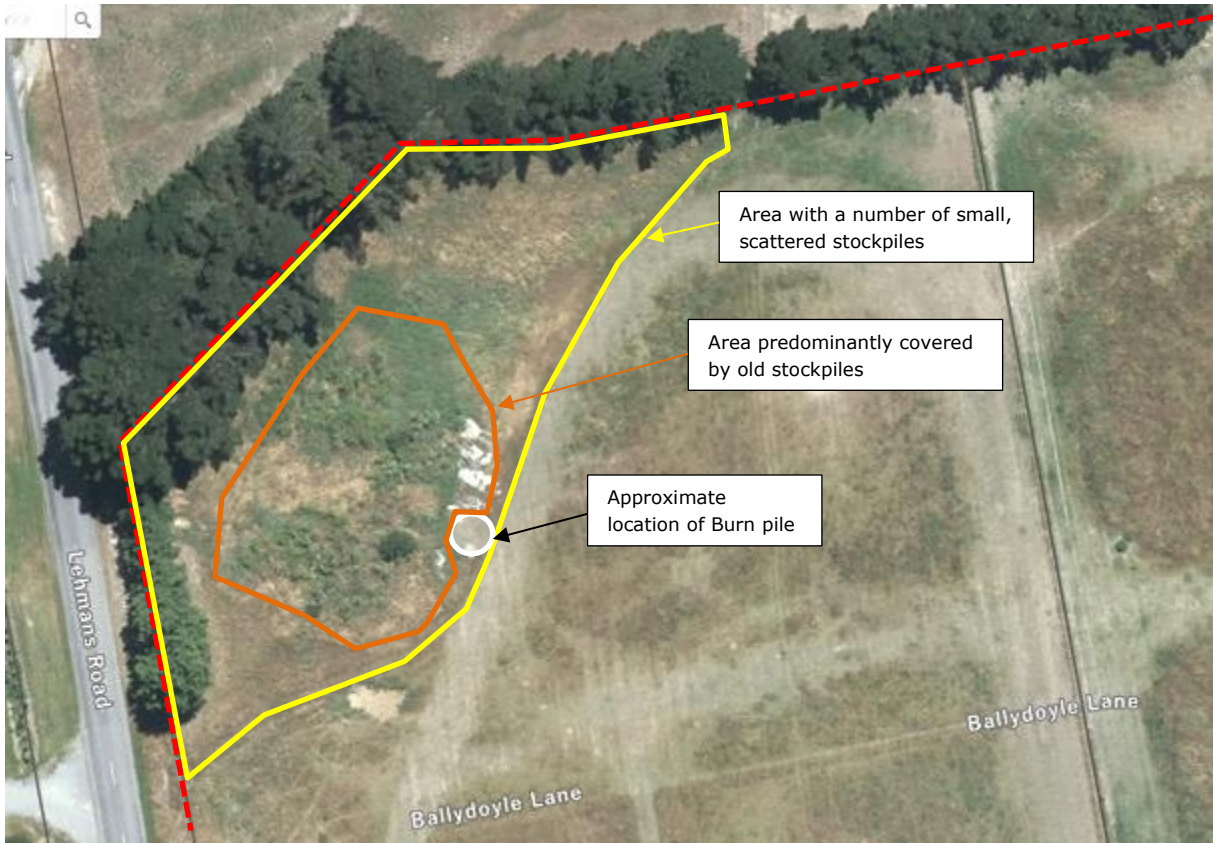
- A channel and paddocks to the north.
- A residential subdivision to the east.
- Rural residential lots and paddocks to the west, beyond Lehmans Rd.





**Figure 2: Site Description Areas**





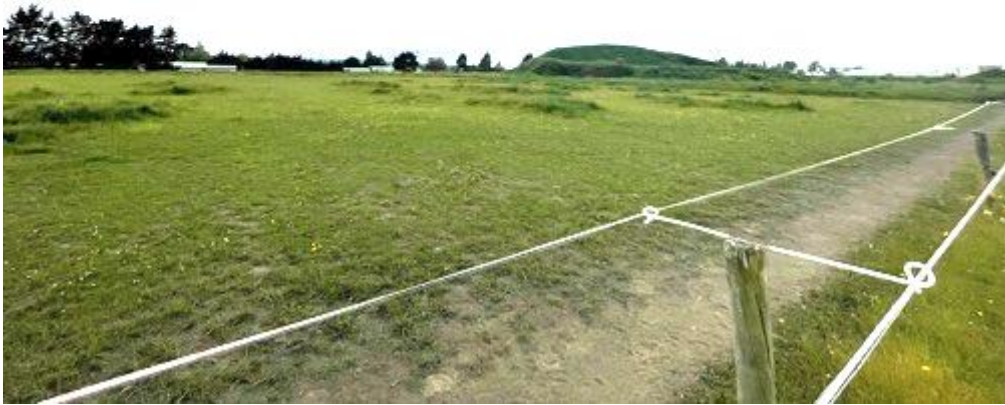
**Figure 3: Area A Northwestern Features**



**Figure 4: Panoramic view of Area A, looking north**



**Figure 5: Panoramic view of Area A, looking west and south from the top of the stockpile**



**Figure 6: View of the large stockpile in Area B**



**Figure 7: View of the burn area and vegetated stockpiles in northwest Area A**



## 3.0 SITE HISTORY

### 3.1 Historical Aerial Mapping

Historical aerial photographs available on Environment Canterbury's (ECan) GIS database (Environment Canterbury, 2016) have been reviewed by EDC for the years 1944 through to 2016. Aerial images from 1944 to 2019 can be found in Appendix A. This review indicated the following:

- In 1940 the site comprised several large paddocks, with an east-west trending drain visible in the north, along a paddock boundary.
- No significant changes occurred until approximately 2000 (though possible land disturbance is visible on the 1995-1999 aerial in the northern most paddock), when buildings (possibly farm sheds) are visible in the northeast and northwest corners of the site. On the 2004-2010 aerial the building in the northwest is absent and only one small building remains in the northeast.
- On the 2010 to 2014 ECan aerial stockpiles and ground disturbance are visible in both the northeast and northwest areas of the current stockpiles and the drain in the north area has been backfilled. Google Earth images indicate the stockpiling in the northeast area began around 2011 and appears to be associated with subdivision works in the adjacent area to the east.

In addition to the site history the following comment relates to areas adjacent to the site:

- Between 1984 and 1990 the area west of the northwestern site area (285 Lehman's Rd) was developed as orchards. The 200 – 2004 aerial image shows the orchards to be generally cleared with the exception of several small areas.
- Construction of the existing subdivision to the southeast began around 2004. Prior to this the land was dominated by pasture, though one small (c.120m by 120m) orchard area is noted.

### 3.2 Certificates of Title

Certificates of Title Under Land Transfer Act are available for the property and have been reviewed from 1879 to present. There is no indication of HAIL activities in the documents reviewed.

The Certificates of Title are contained in Appendix B.

### 3.3 Property Files

A review of the Waimakariri District Council Property Files has not revealed information that suggests any environmental hazards on the site, including HAIL activities.

### 3.4 Anecdotal Records

The following information regarding the proposed land development has been gathered from Chris Wilson, whose family has owned the land 2006:

- The land has been used for grazing.
- The use prior to ownership is not known.

- There has been no storage of use of chemicals on the site.
- The saw dust piles on the site are from chain sawed logs and is therefore not treated timber.

In addition, our Client has indicated that the stockpiles in the northeast area (Area B), amount to approximately 10,000m<sup>3</sup> of excess topsoil from the subdivision works to the east.

### **3.5 Listed Land Use Register**

The ECan Listed Land Use Register (LLUR) holds information regarding sites that have been or currently are used for activities which have the potential to cause contamination.

The LLUR does not currently have any information about a Hazardous Activities or Industries List (HAIL) uses for the site, however, the adjacent properties have been identified as nearby sites of interest or investigations which have been summarised below:

- 315 Lehmans Rd (Site 2823: northwest of the site):
  1. C2 Gun clubs or rifle range use: unverified HAIL. This site covers part of the original North Canterbury Clay Target Club, active between 1946 and 1985. Initial testing of 4 samples from that site has indicated lead in excess of 300mg/kg in 3 of the samples.
  2. A10 Persistent pesticide bulk storage or use. This relates to former orchard use and has not been investigated.
- Mertons Rd, Priors Rd & Lehmans Rd (Site 172161: west of the site) – C2 and A10 uses as above. No investigation undertaken on this area (see Appendix C for location)

The LLUR response can be found in Appendix C.

## 4.0 GEOLOGICAL DESK-BASED INFORMATION

### 4.1 Geological Mapping

According to the GNS Geological Unit QMap, available on the New Zealand Geotechnical Database (Earthquake Commission / Ministry of Business, Innovation & Employment, 2016), the site is underlain by Late Pleistocene river deposits comprising 'unweathered, brownish-grey, variable mix of gravels/sand/silt/clay in low river terraces; locally up to 2m silt (?loess) cap' (Q2a). A small area of the northern portion of the site is underlain by Holocene river deposits comprising 'modern river floodplain/low-level degradation tce. Unweathered, variably sorted gravel/sand/silt/clay' (Q1a).



Figure 8: Excerpt from the GNS QMAP

### 4.2 Geological Investigation Data

Below is a summary of a nearby data obtained from the New Zealand Geotechnical Database (NZGD) and ECan GIS, from previous investigations within the local area:

Hole Reference	Location	Depth	Summary
M35/9719	62m SW	24.00m	Topsoil to 0.3m SILT to 3.00m Claybound gravel to >24.0m Groundwater encountered at 7.6m
M35_8798	102m west of northwest site corner	18.3m	Earth to 0.35m Claybound gravel to 16.5m Water bearing gravel to >18.3m Groundwater encountered at 7.6m
HADCP_37401	10 to 30m east (29 Huntingdon Dr)	0.4 – 2.5m	Several hand augers on adjacent land indicated silt and sand layers to termination on hard ground at around

Hole Reference	Location	Depth	Summary
			2.5m. Groundwater was not encountered.

**Table 1: Nearby Geological Investigation Summary**

### 4.3 Ground Water Data

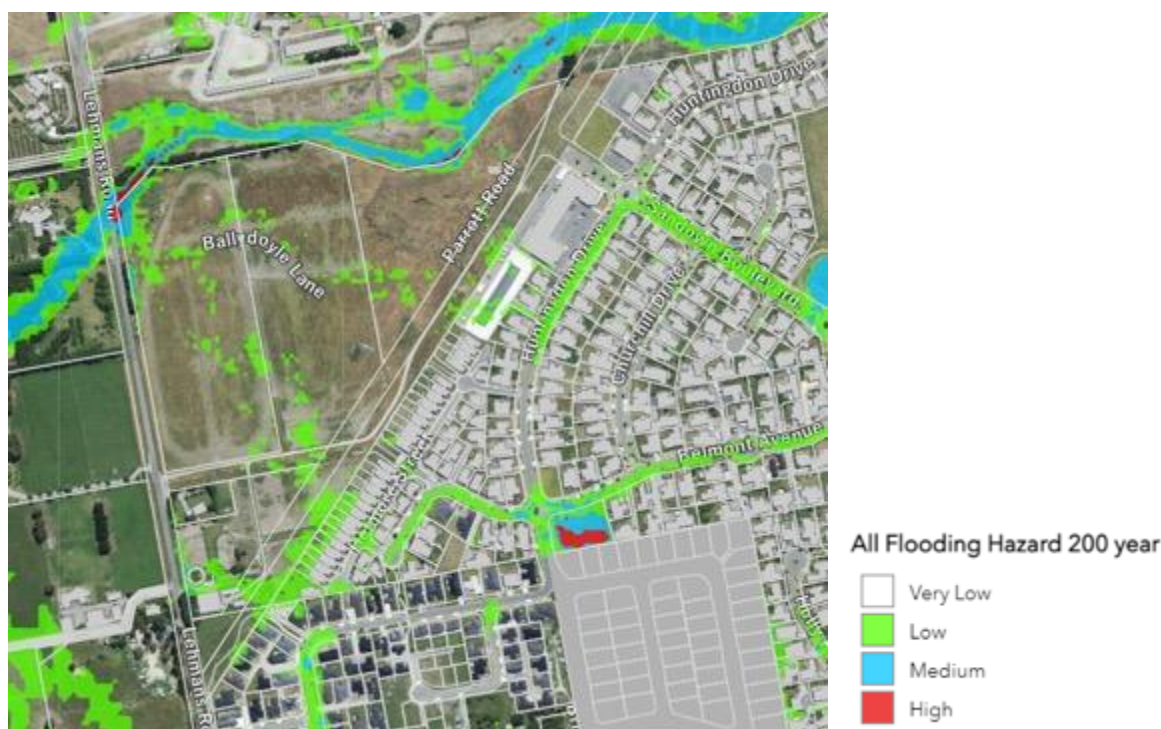
The ECan GIS 1979 groundwater depth contours suggest a groundwater depth of approximately 3.5m, though the ECan wells referred to in Table 1 suggest groundwater is nearer to 7m depth.

### 4.4 Nearby Springs

ECan GIS has no recorded springs on or with 500m of the site.

### 4.5 Flooding

The Waimakariri District Natural Hazards Interactive Viewer map provides a 200 year flood map. This map indicates the generally the site is at Very Low risk of flooding in a 200 year event, though several small scattered areas of Low risk are present and the channel beyond the northern boundary generally at Medium risk, as shown in Figure 9.



**Figure 9: WDC District Plan Indicating Flood Management Area**

## **5.0 ENVIRONMENTAL ASSESSMENT**

### **5.1 Regulatory Framework**

The key legislation and planning controls around this site include:

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES).
- Environment Canterbury Land & Water Regional Plan
- The Waimakariri District Council Plan.

These regulatory requirements form the basis of our assessment of the requirement for contamination remediation and contamination related consents relevant to the site development.

### **5.2 NES**

The NES came into effect on 1 January 2012. Each Territorial Authority implements the NES in accordance with their Section 31 functions under the Resource Management Act 1991 (RMA).

The NES applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities: subdivision, land-use change, soil disturbance, soil sampling, and removing fuel storage systems. The NES only applies to land affected by or potentially affected by soil contaminants. This is if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, is, or is more likely than not to have been undertaken on that land.

If the NES applies, then consent may be required if any of the activities listed above are proposed to take place on the site.

### **5.3 ECan Land & Water Plan Applicability**

The Canterbury Land and Water Regional Plan (LWRP) identifies the resource management outcomes/goals for managing land and water resources in Canterbury to achieved the purpose of the Resource Management Act 1991 (RMA).

The rules applying to Contaminated Land are 5.185 through to 5.188.

### **5.4 Waimakariri District Council**

The NES supersedes the District Plan except where the District Plan has rules regarding effects not covered in the NES. The following Section of the Waimakariri District Plan applies to this development:

Section 32.1.3 (Subdivision; Rules) – Consent is required as a controlled activity for subdivisions which have been historically contaminated by a HAIL activity. Therefore, if a potential HAIL activity has been identified, a Resource Consent will be required.



## 5.5 Potential Sources of Contamination

Based on the site visit, and a review of the available information, EDC considers that the following sources of potential soil contamination have been identified:

- Area A – the sources of the stockpiled material in this area are not known. In addition, it is considered that the burn area presents a very localised source of soil contamination.

The stockpiles of soil in Area B are considered to be of low risk on the basis that the owner has highlighted that this is excess topsoil from the development of the adjacent subdivision and EDC's review of the aerial photos indicate the source site has a historic use as pastureland. The building materials also appear modern (being related to the subdivision works) and no potential asbestos containing materials were noted. The wood shaving piles are understood from the owner to relate to chain sawing of logs/trees and is therefore not treated timber.

Whilst the site is not recorded as having had potential HAIL activities there are two abutting areas that are on the LLUR. The potential for cross contamination from these sites is considered low, based on the following:

- The site is not listed as being within a Shot Fall zone from the C2 HAIL use (Gun clubs or rifle ranges).
- The orchards were present from the mid 1980's and had largely gone by 2000 – 2004. Therefore, the risk of significant accumulations of persistent pesticide from spray drift is considered very low.

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

### 6.1 Site History

The desk study indicates that the site has essentially remained relatively consistent through time, comprising pasture land. On the 2010 to 2014 ECan aerial stockpiles and ground disturbance are visible in the areas of the current stockpiles and the drain in the north area has been backfilled.

It was not possible to assess the content of the stockpiles in the northeast corner of the site, though several appeared to contain saw dust / shavings (possibly from stables) and domestic rubbish. In addition, a burn area was noted.

Google Earth images indicate the stockpiling in the northeast area began from around 2011 and appears to be associated with subdivision works in the adjacent area to the east. The client has confirmed that the northeast large stockpiles amount to approximately 10,000m<sup>3</sup> of excess topsoil from the subdivision works to the east.

The site is not highlighted as potentially contaminated on the LLUR. The following adjacent properties are listed on the LLUR, though EDC consider the potential cross contamination from these sites to be low:

- 315 Lehmans Rd (Site 2823: northwest of the site):
  1. C2 Gun clubs or rifle range use: unverified HAIL. This site covers part of the original North Canterbury Clay Target Club, active between 1946 and 1985.
  2. A10 Persistent pesticide bulk storage or use. This relates to former orchard use and has not been investigated.
- Mertons Rd, Priors Rd & Lehmans Rd (Site 172161: west of the site) – C2 and A10 uses as above. No investigation undertaken on this area (see Appendix C for location).

### 6.2 Environmental Assessment

Based on the site visit, and a review of the available information, EDC considers that it is more likely than not, that no HAIL activity has occurred on site and therefore the National Environmental Standard does not apply and it is highly unlikely that there will be a risk to human health from compounds within the site soil if the proposed subdivision is done. The exception to this is the burn area and stockpiles in the northwest portion of the site, as highlighted on Figure 3.

In view of the above a Detailed Site Investigation (DSI) is not generally considered warranted across the site. However, further investigation is recommended in the area highlighted on Figure 3 and should aim to assess the content of the stockpiles and undertake testing as considered necessary. A surface scrape of the burn area should be undertaken under the supervision of a SQEP and a validation statement provided, based on visual assessment, to confirm removal of potentially ashy soils. The ashy soils should be disposed of to an appropriate waste facility.

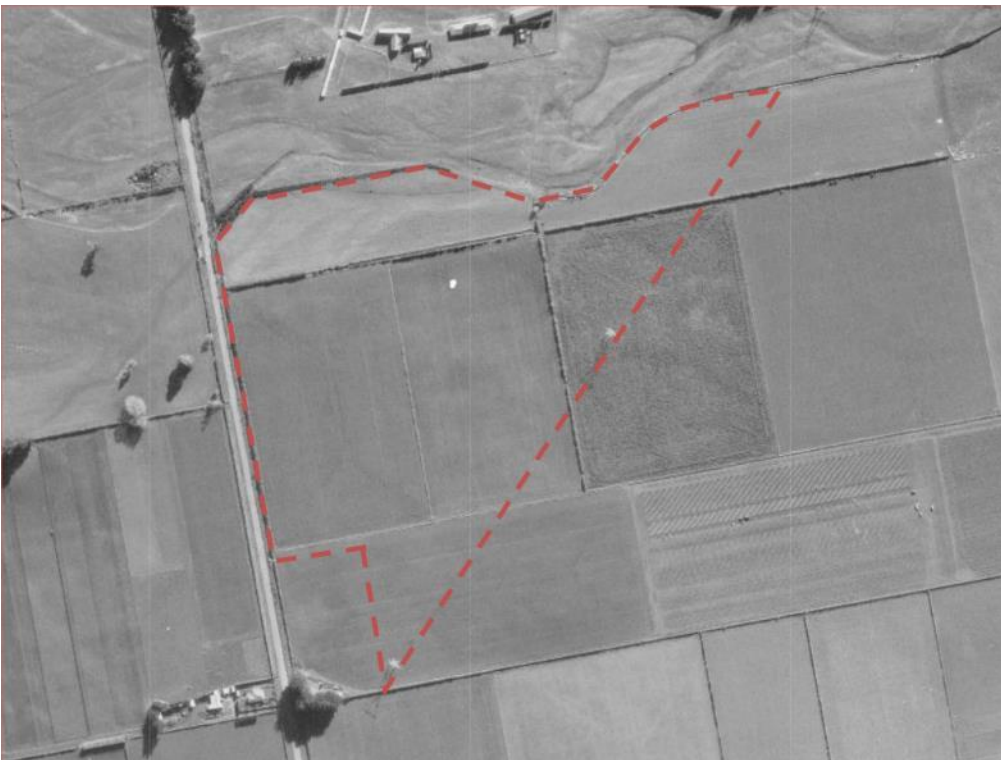
A Suitably Qualified Environmental Practitioner should be immediately contacted if potential soil contamination is uncovered in any future development works.

## **APPENDIX A**

### **AERIAL IMAGES 1944 - 2019**



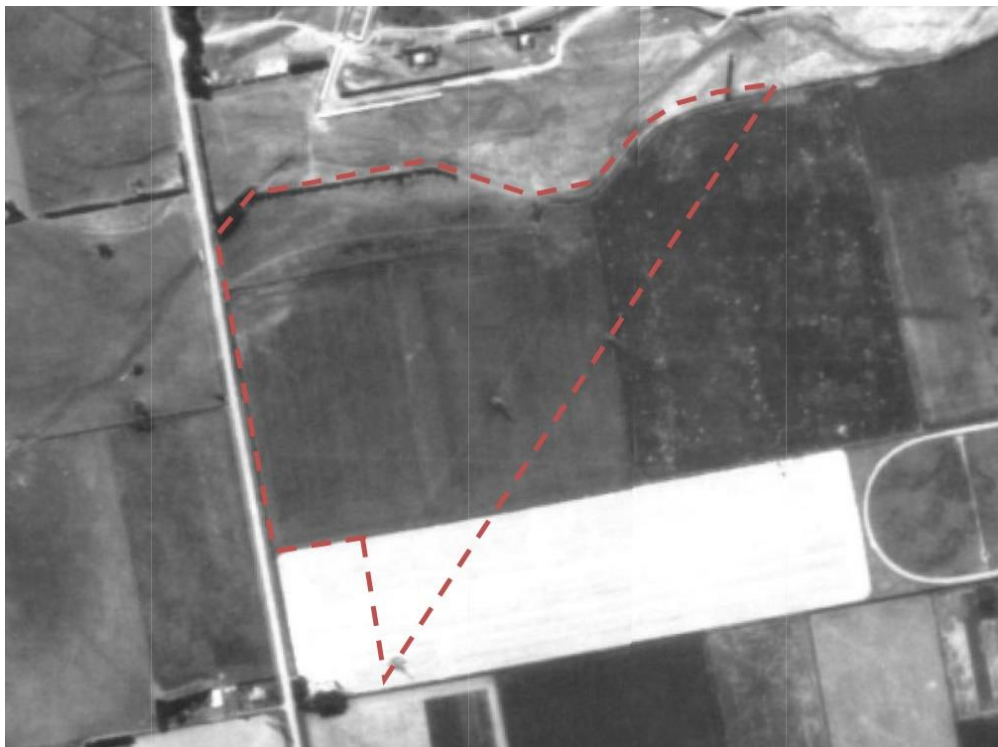
1940 – 1944 (ECan)



1960 – 1964 (ECan)

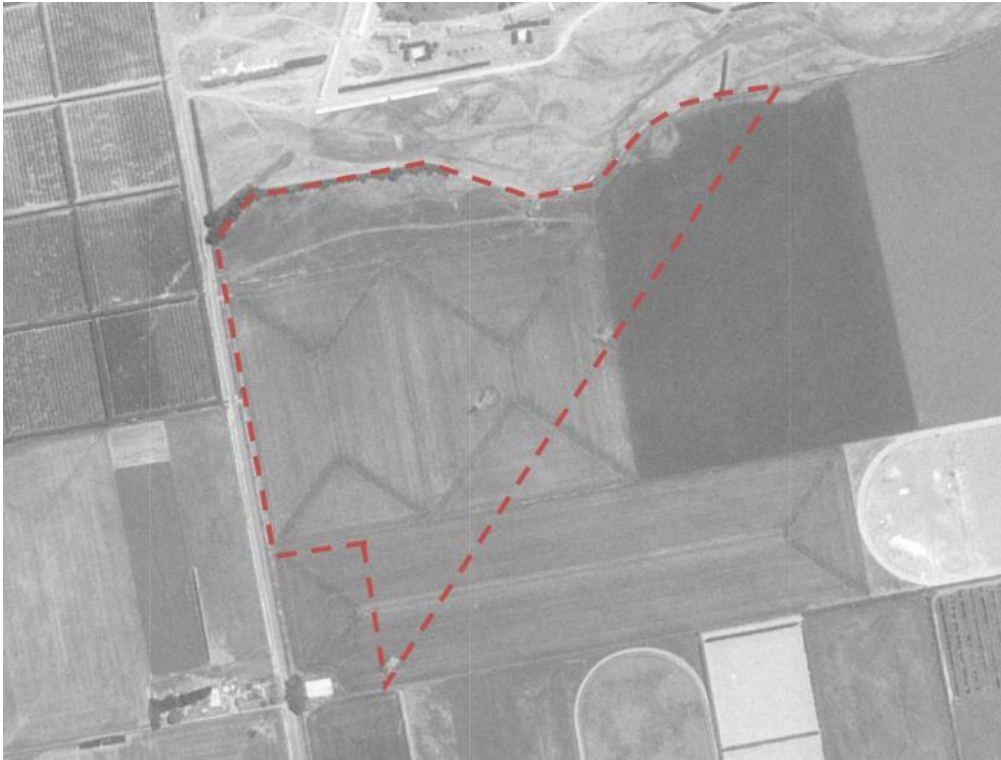


1970 – 1974 (ECan)



1980 – 1984 (ECan)

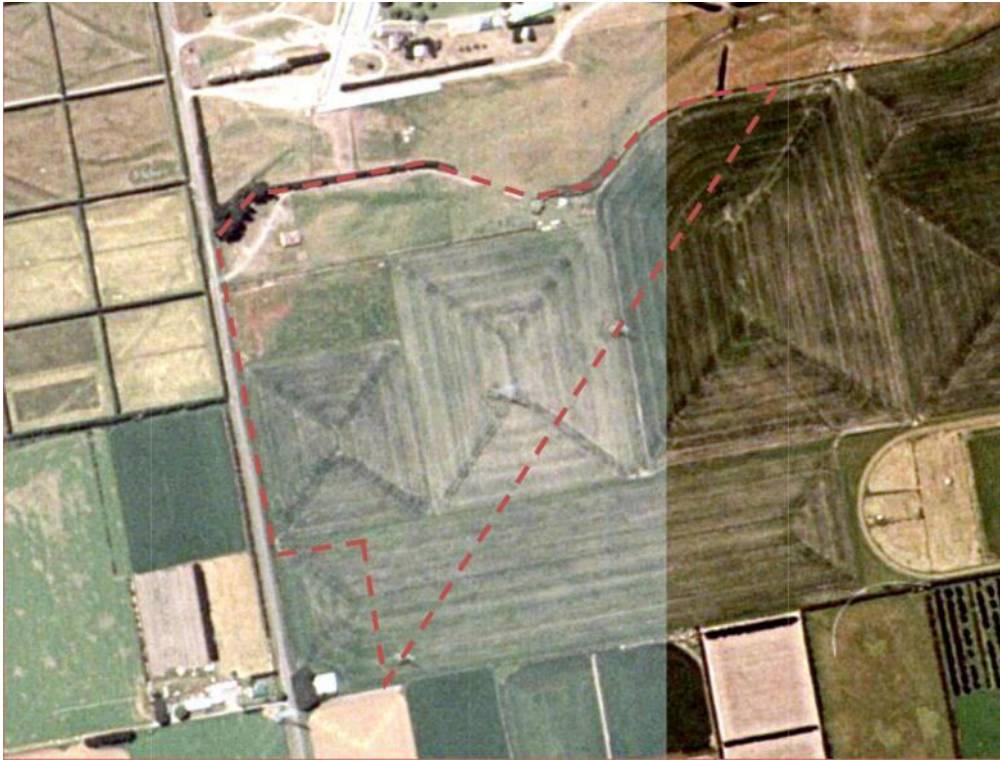




1990 – 1994 (ECan)



1995 – 1999 (ECan)



2000 – 2004 (ECan)



2004 – 2010 (ECan)





2010 – 2014 (ECan)



2010 – 2014 northwest corner showing stockpiles and waste (ECan)





2010 – 2014 : northeast corner showing stockpiles (ECan)



2012 : showing stockpiles in the northwest corner of the site (Google Earth)



2015 : showing stockpiles in the northeast corner of the site (Google Earth)



2015 – 2019 (ECan)

## **APPENDIX B**

### **CERTIFICATES OF TITLE**





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

**Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **23389** **Cancelled**  
**Land Registration District** **Canterbury**  
**Date Issued** 23 August 2002

**Prior References**  
CB39D/277

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**Estate** Fee Simple  
**Area** 37.7600 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 305893  
**Original Proprietors**  
John Alexander McRae

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**Interests**

Subject to a right to convey electric power and telephonic communications over part marked B-C on DP 305893 created by Transfer A164074.1 - 20.3.1995 at 10:45 am

The easements granted by Transfer A164074.1 are subject to Section 243(a) Resource Management Act 1991 5323734.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.8.2002 at 11:25 am

6107624.1 CAVEAT BY LEHMANS ROAD FARMING COMPANY LIMITED AND DONCASTER DEVELOPMENTS LIMITED (LIMITED EFFECT) - 9.8.2004 at 9:00 am

6146885.1 Cancellation of Consent Notice 5323734.2 - 13.9.2004 at 9:00 am

6146885.2 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 340848) - 13.9.2004 at 9:00 am

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am (affects Lots 2, 3 & 4 DP 340848)

6146885.4 CTs issued - 13.9.2004 at 9:00 am

<b>Legal Description</b>	<b>Title</b>
Lot 1 Deposited Plan 340848	167935
Lot 2 Deposited Plan 340848	167936
Lot 3 Deposited Plan 340848	167937
Lot 4 Deposited Plan 340848	167938
Lot 5 Deposited Plan 340848	167939
Lot 6 Deposited Plan 340848	167940

CANCELLED



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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** 167935  
**Land Registration District** Canterbury  
**Date Issued** 13 September 2004

**Prior References**  
23389

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**Estate** Fee Simple  
**Area** 4.0000 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 340848

**Original Registered Owners**  
John Alexander McRae

---

**Interests**

6107624.1 CAVEAT BY LEHMANS ROAD FARMING COMPANY LIMITED AND DONCASTER DEVELOPMENTS LIMITED - 9.8.2004 at 9:00 am

Appurtenant hereto is a right of way, right to convey water, electric power and telephonic communications created by Easement Instrument 6146885.5 - 13.9.2004 at 9:00 am

The easements created by Easement Instrument 6146885.5 are subject to Section 243 (a) Resource Management Act 1991

6174585.1 Withdrawal of Caveat 6107624.1 - 7.10.2004 at 9:00 am

6423170.1 Transfer to Doncaster Developments Limited - 17.5.2005 at 9:00 am

6423170.2 Mortgage to John Alexander McRae - 17.5.2005 at 9:00 am

6633441.1 Transfer to Alan Grant Fowler, Geoffrey Raymond Kenneth Taylor and Christopher Ian Glynn Wilson - 3.11.2005 at 9:00 am

6863137.1 Discharge of Mortgage 6423170.2 - 12.5.2006 at 11:00 am

8527751.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am

9196005.3 Surrender of the right of way, right to convey water, electric power and telephonic communications created by Easement Instrument 6146885.5 - 3.10.2012 at 12:20 pm

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 9196005.11 - 3.10.2012 at 12:20 pm

The easements created by Easement Instrument 9196005.11 are subject to Section 243 (a) Resource Management Act 1991

9474698.1 Discharge of Mortgage 8527751.1 - 9.8.2013 at 11:01 am

9474698.2 Surrender of the easement created by Easement Instrument 9196005.11 - 9.8.2013 at 11:01 am

9474698.2 Revocation of the easement condition on DP 453206 - 9.8.2013 at 11:01 am

10896319.1 Transfer to Doncaster Developments Limited - 18.9.2017 at 1:20 pm



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 167935  
**Land Registration District** Canterbury  
**Date Issued** 13 September 2004

**Prior References**  
23389

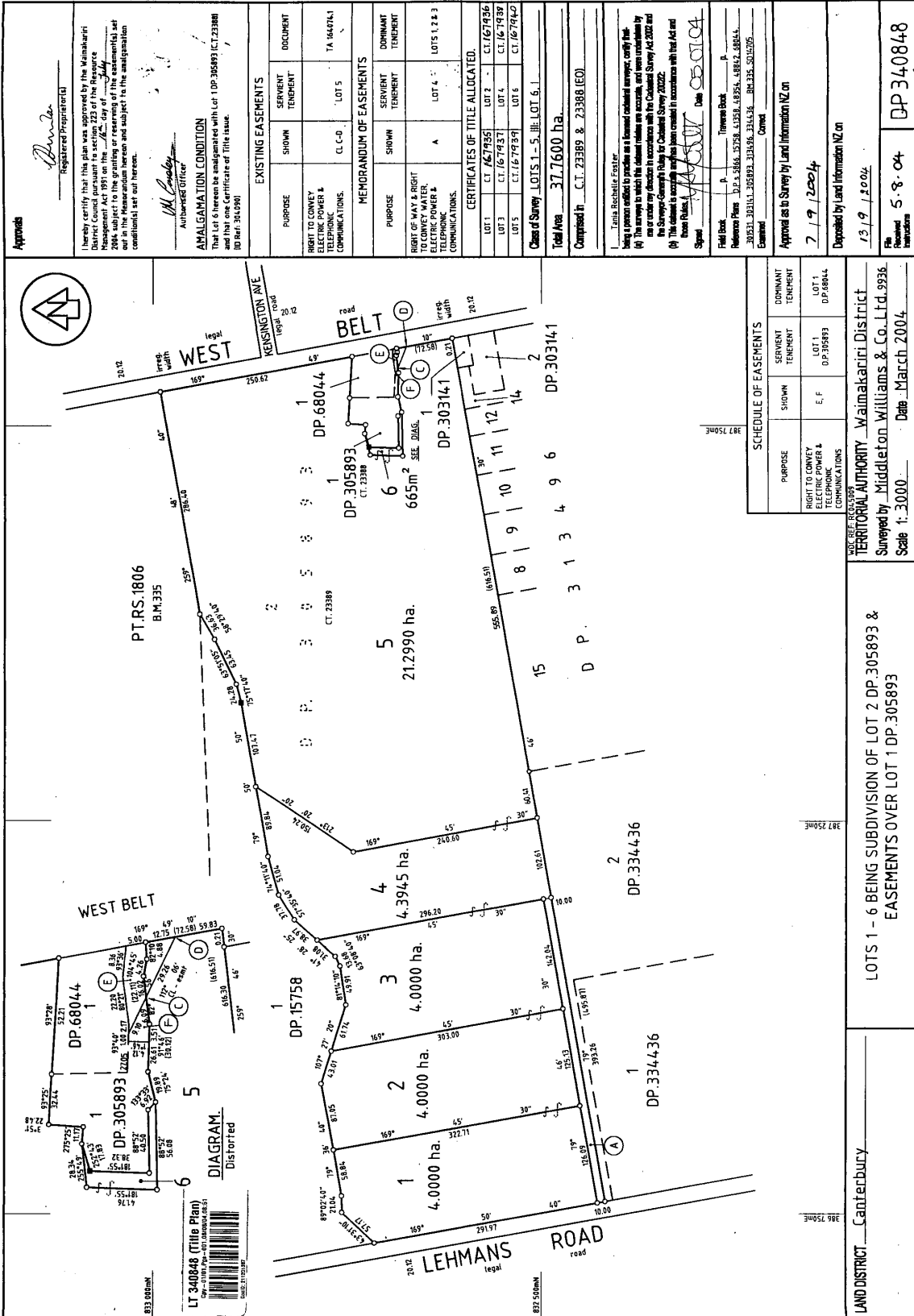
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**Estate** Fee Simple  
**Area** 4.0000 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 340848

**Registered Owners**  
Doncaster Developments Limited

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**Interests**



Approach

*Barbara*  
Registered Proprietor

I hereby certify that this plan was approved by the Waimakariri District Council on the 13th day of July 2004, subject to the granting or reserving of the easements set out in the Memorandum hereon and subject to the amalgamation conditions set out hereon.

*M. Sweeney*  
Authorised Officer

**AMALGAMATION CONDITION**  
That Lot 6 hereon be amalgamated with Lot 1 DP 305893 (C.T. 23388) and that one Certificate of Title issue.  
(D. Ref: 30490)

EXISTING EASEMENTS

PURPOSE	SHOWN	SERVENT TENEMENT	DOCUMENT
RIGHT TO CONVEY ELECTRIC POWER & TELEPHONIC COMMUNICATIONS	CL C-D	LOT 5	TA 1649761

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY & RIGHT TO CONVEY WATER ELECTRIC POWER & TELEPHONIC COMMUNICATIONS	A	LOT 4	LOTS 1, 2 & 3

CERTIFICATES OF TITLE ALLOCATED.

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
C.T. 667935	C.T. 167936	C.T. 167937	C.T. 167938	C.T. 167939	C.T. 167940

Class of Survey LOTS 1 - 5, III; LOT 6, I

Total Area 37.7600 ha.

Comprised in C.T. 23389 & 23388 (EO)

Tania Reichele Foster

being a person entitled to practice as a licensed cadastral surveyor, certify that the survey in which this plan is shown was made in accordance with the Survey Act 2002 and the Survey-General Rules for Cadastral Survey 2002.

(a) The nature of any easements shown on this plan is in accordance with the Act and these Rules.

Signed *[Signature]* Date 05/07/04

Field Book Tenures Book

Reference Plans DP 305893, DP 305894, DP 305895, DP 305896, DP 305897, DP 305898, DP 305899, DP 305900, DP 305901, DP 305902, DP 305903, DP 305904, DP 305905, DP 305906, DP 305907, DP 305908, DP 305909, DP 305910, DP 305911, DP 305912, DP 305913, DP 305914, DP 305915, DP 305916, DP 305917, DP 305918, DP 305919, DP 305920, DP 305921, DP 305922, DP 305923, DP 305924, DP 305925, DP 305926, DP 305927, DP 305928, DP 305929, DP 305930, DP 305931, DP 305932, DP 305933, DP 305934, DP 305935, DP 305936, DP 305937, DP 305938, DP 305939, DP 305940, DP 305941, DP 305942, DP 305943, DP 305944, DP 305945, DP 305946, DP 305947, DP 305948, DP 305949, DP 305950, DP 305951, DP 305952, DP 305953, DP 305954, DP 305955, DP 305956, DP 305957, DP 305958, DP 305959, DP 305960, DP 305961, DP 305962, DP 305963, DP 305964, DP 305965, DP 305966, DP 305967, DP 305968, DP 305969, DP 305970, DP 305971, DP 305972, DP 305973, DP 305974, DP 305975, DP 305976, DP 305977, DP 305978, DP 305979, DP 305980, DP 305981, DP 305982, DP 305983, DP 305984, DP 305985, DP 305986, DP 305987, DP 305988, DP 305989, DP 305990, DP 305991, DP 305992, DP 305993, DP 305994, DP 305995, DP 305996, DP 305997, DP 305998, DP 305999, DP 306000

Approved as to Survey by Land Information NZ on 7/9/2004

Deposited by Land Information NZ on 13/9/2004

Scale 1:3000 Date March 2004

DP 340848

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	SERVENT TENEMENT	DOMINANT TENEMENT
RIGHT TO CONVEY ELECTRIC POWER & TELEPHONIC COMMUNICATIONS	E, F	LOT 1 DP 305893	LOT 1 DP 68044

Territorial Authority Waimakariri District  
Surveyed by Middleton Williams & Co. Ltd. 1993.  
Scale 1:3000 Date March 2004

LOTS 1 - 6 BEING SUBDIVISION OF LOT 2 DP 305893 & EASEMENTS OVER LOT 1 DP 305893

LAND DISTRICT Canterbury





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

**Historical Search Copy**



R.W. Muir  
Registrar-General  
of Land

**Identifier**                    **CB39D/277**

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

**Date Issued**                    17 February 1995

**Cancelled**

**Prior References**  
CB548/186

**Estate**                    Fee Simple

**Area**                    38.1268 hectares more or less

**Legal Description**    Part Lot 1 Deposited Plan 5866

**Original Proprietors**  
John Alexander McRae

**Interests**

Subject to Section 243 (c) Resource Management Act 1991

A164074.1 Transfer creating the following easements - 20.3.1995 at 10.45 am

<b>Type</b>	<b>Servient Tenement</b>	<b>Easement Area</b>	<b>Dominant Tenement</b>	<b>Statutory Restriction</b>
Right to convey electric power and telephonic communications	Part Lot 1 Deposited Plan 5866 - herein	Part herein	Lot 1 Deposited Plan 68044	

The easements granted by Transfer A164074.1 is subject to Section 243(a) Resource Management Act 1991

5323734.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 305893) - 23.8.2002 at 11:25 am

5323734.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.8.2002 at 11:25 am (affects Lot 2 DP 305893)

5323734.3 CTs issued - 23.8.2002 at 11:25 am

<b>Legal Description</b>	<b>Title</b>
Lot 1 Deposited Plan 305893	23388
Lot 2 Deposited Plan 305893	23389

CANCELLED AND DUPLICATE DESTROYED

No. 39D/277

References

Prior C/T 548/186

Transfer No.  
N/C. Order No. A159170/4



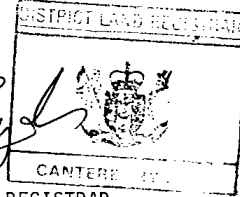
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of February one thousand nine hundred and ninety-five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that JOHN ALEXANDER McRAE of Christchurch, Solicitor ---

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 38.1268 hectares or thereabouts being Part Lot 1 Deposited Plan 5866 ---



*[Signature]*  
ASSISTANT LAND REGISTRAR

Subject to:

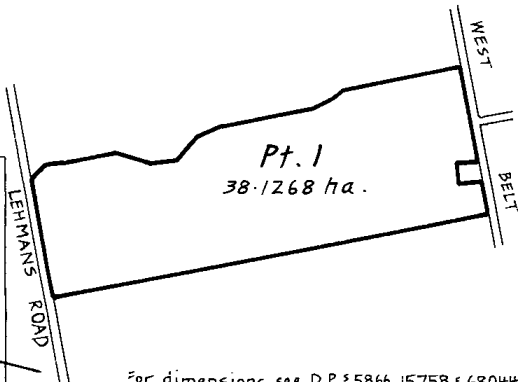
SECTION 243(c) RESOURCE MANAGEMENT ACT 1991

Transfer A164074/1 granting a right to convey electric power and telephonic communications over part herein appurtenant to Lot 1 DP 68044 - 20.3.1995 at 10.45am

~~Transfer A164074/1 to Richard Erwin Peter, Real Estate Salesman and Sandra Minna Peter, Teacher both of Rangiora 20.3.1995 at 10.45am~~  
Entered in Error

The easements granted by Transfer A164074/1 is subject to Section 243(a) Resource Management Act 1991

Waimakariri District



For dimensions see D.P.'s 5866, 15758 & 68044

Measurements are Metric

No. 39D/277

*[Handwritten marks]*

CERTIFICATE OF TITLE No. /



CANCELLED

[Land and Deeds—4.]

NEW ZEALAND

Form B.

Register-book.

Vol. 548, folio 186

Vol. 335, folio 100

Transfer No.

Application No.

Order for N/C No. 355973

Reference:



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

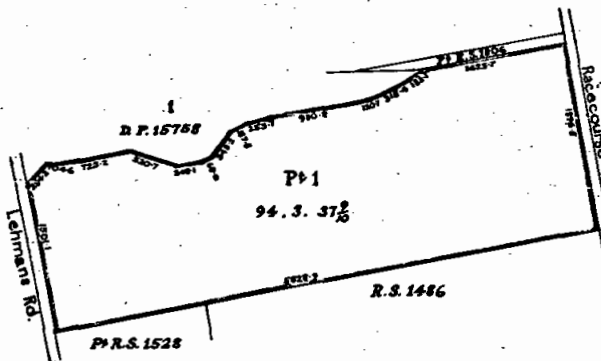
This Certificate, dated the Twelfth day of March, one thousand nine hundred and fifty-two, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, Witnesseth that LINDA MARY HIGHT of Rangiora Widow

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 NINETY-FOUR ACRES THREE ROODS THIRTY-SEVEN PERCHES AND NINE-TENTHS OF A PERCH or thereabouts situated in Block VI of the Rangiora Survey District being part of Lot 1 on Deposited Plan No. 5866 Rural Section 1501 and part of Rural Sections 1528, 1806 and 10009



District Land Registrar signature

Image Quality due to Condition of Original



METRIC AREA— 38.4398 ha

Scale: 10 chains to an inch

Handwritten entries: 447471 Transfer Linda May Hight to Robert James Appleton & Rangiora Rates produced 11 May 1955 at 12 noon... 442024 Mortgage Robert James Appleton to William Angus Diederichs produced 17 July 1956 at 11:40 am... 442428 Transfer Robert James Appleton to William Angus Diederichs of Rangiora Earnest and Guyenne Diederichs his wife. Produced 26 July 1956 at 2:59 pm... Variation of the terms of Mortgage 447472 produced the 29th day of August 1956 at 11:58 am... Variation of the terms of Mortgage 442024 produced the 17th day of August 1956 at 12:10 pm

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

OVER

C.T. 548/186

Mortgage 923314 to George Norton Francis and George Palmer Chapman to William David Bulmer to Mary Mavis Galletly to Francis Verdon Messent and Francis Peter O'Malley and to George Edward Galletly in Shares - 13.8.1973 at 2.45 p.m.

*DISCONTINUED*  
*21*  
*30/3/13/1*  
*A.L.R.*

OCT A159170/3,4 - Cancelled and CsT 39D/276-277 issued for Lot 1 DP 68044 and the balance herein respectively

*Boyd*  
A.L.R.

No. 923315 Memorandum of Priority Making Mortgage 923314 first mortgage and Mortgage 442024 second mortgage - 13.8.1973 at 2.45 p.m.

*A.L.R.*

CANCELLED DUPLICATE DESTROYED

Transmission 962201 of the share of William David Blumer in Mortgage 923314 to Wilfred Lawson Laine, Juliana Elizabeth Wilson and Janice Leslie Cleland as Executors - 13.6.1974 at 2.10 p.m.

*A.L.R.*

Discharge of Mortgage 923314 as to the share of Wilfred Lawson Laine, Juliana Elizabeth Wilson and Janice Leslie Cleland - 8.9.1976 at 10.41 a.m.

*A.L.R.*

Variation of Mortgage 923314 - 8.9.1976 at 10.41 a.m.

*A.L.R.*

Variation of Mortgage 923314 - 13.8.1979 at 9.01 a.m.

*A.L.R.*

CAVEAT A35772/1 BY HELEN GWYNNE BURTENSHAW - 5.2.1993 at 10.35am

*WITNESS*  
*20/11/94*  
*A.L.R.*

A 136579/1

for A.L.R.

Transfer A136579/3 to John Alexander McRae and John Bowden Mackintosh, both of Christchurch, Solicitors - 28.9.1994 at 10.40am

*A.L.R.*

PLAN No. 68044... LODGED 24/11/1994 AND DEPOSITED 17/2/1995

Transfer A159170/1 to John Alexander McRae of Christchurch, Solicitor - 17.2.1995 at 10.35am

*A.L.R.*

No. A159170/2 Certificate pursuant to Section 224 (c) Resource Management Act 1991 - 17.2.1995 at 10.35am

*A.L.R.*





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

**Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **23389** **Cancelled**  
**Land Registration District** **Canterbury**  
**Date Issued** 23 August 2002

**Prior References**  
CB39D/277

---

**Estate** Fee Simple  
**Area** 37.7600 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 305893  
**Original Proprietors**  
John Alexander McRae

---

**Interests**

Subject to a right to convey electric power and telephonic communications over part marked B-C on DP 305893 created by Transfer A164074.1 - 20.3.1995 at 10:45 am

The easements granted by Transfer A164074.1 are subject to Section 243(a) Resource Management Act 1991 5323734.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.8.2002 at 11:25 am

6107624.1 CAVEAT BY LEHMANS ROAD FARMING COMPANY LIMITED AND DONCASTER DEVELOPMENTS LIMITED (LIMITED EFFECT) - 9.8.2004 at 9:00 am

6146885.1 Cancellation of Consent Notice 5323734.2 - 13.9.2004 at 9:00 am

6146885.2 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 340848) - 13.9.2004 at 9:00 am

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am (affects Lots 2, 3 & 4 DP 340848)

6146885.4 CTs issued - 13.9.2004 at 9:00 am

<b>Legal Description</b>	<b>Title</b>
Lot 1 Deposited Plan 340848	167935
Lot 2 Deposited Plan 340848	167936
Lot 3 Deposited Plan 340848	167937
Lot 4 Deposited Plan 340848	167938
Lot 5 Deposited Plan 340848	167939
Lot 6 Deposited Plan 340848	167940

CANCELLED



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

**Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **141061** **Cancelled**  
**Land Registration District** **Canterbury**  
**Date Issued** 10 May 2004

**Prior References**  
CB384/231

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**Estate** Fee Simple  
**Area** 4.0090 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 334436  
**Original Proprietors**  
Lehmans Road Holdings Limited

---

**Interests**

5756448.2 Mortgage to Janetta Anne Taylor and Geoffrey Raymond Kenneth Taylor - 8.10.2003 at 9:00 am  
5910697.1 CAVEAT BY GINNY VICTORIA JONES AND SHANE ANTHONY JONES - 25.2.2004 at 9:00 am  
(LIMITED EFFECT)  
5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and  
entered 10.5.2004 at 9.00 amam  
6036045.1 Withdrawal of Caveat 5910697.1 - 10.6.2004 at 9:00 am  
6036045.2 Discharge of Mortgage 5756448.2 - 10.6.2004 at 9:00 am  
6036045.3 Transfer to Shane Anthony Jones and Ginny Victoria Jones - 10.6.2004 at 9:00 am  
Land Covenant in Transfer 6036045.3 - 10.6.2004 at 9:00 am  
6036045.4 Mortgage to Southland Building Society - 10.6.2004 at 9:00 am  
6673270.1 Discharge of Mortgage 6036045.4 - 2.12.2005 at 9:00 am  
6673270.2 Transfer to Belmont Bloodstock Limited - 2.12.2005 at 9:00 am  
8527701.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am  
8858155.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 437764) - 6.9.2011 at 4:57  
pm  
8858155.2 CTs issued - 6.9.2011 at 4:57 pm

<b>Legal Description</b>	<b>Title</b>
Lot 192 Deposited Plan 437764	542433
Lot 1000 Deposited Plan 437764	542435

CANCELLED



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

**Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **167936** **Cancelled**  
**Land Registration District** **Canterbury**  
**Date Issued** 13 September 2004

**Prior References**  
23389

---

**Estate** Fee Simple  
**Area** 4.0000 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 340848  
**Original Proprietors**  
John Alexander McRae

---

**Interests**

6107624.1 CAVEAT BY LEHMANS ROAD FARMING COMPANY LIMITED AND DONCASTER DEVELOPMENTS LIMITED - 9.8.2004 at 9:00 am  
6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am  
Appurtenant hereto is a right of way, right to convey water, electric power and telephonic communications created by Easement Instrument 6146885.5 - 13.9.2004 at 9:00 am  
The easements created by Easement Instrument 6146885.5 are subject to Section 243 (a) Resource Management Act 1991  
6174585.1 Withdrawal of Caveat 6107624.1 - 7.10.2004 at 9:00 am  
6423170.1 Transfer to Doncaster Developments Limited - 17.5.2005 at 9:00 am  
6423170.2 Mortgage to John Alexander McRae - 17.5.2005 at 9:00 am  
6633441.1 Transfer to Alan Grant Fowler, Geoffrey Raymond Kenneth Taylor and Christopher Ian Glynn Wilson - 3.11.2005 at 9:00 am  
6863137.1 Discharge of Mortgage 6423170.2 - 12.5.2006 at 11:00 am  
8527751.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am  
9196005.3 Surrender of the right of way, right to convey water, electric power and telephonic communications created by Easement Instrument 6146885.5 - 3.10.2012 at 12:20 pm  
Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 9196005.11 - 3.10.2012 at 12:20 pm  
The easements created by Easement Instrument 9196005.11 are subject to Section 243 (a) Resource Management Act 1991  
9474698.1 Discharge of Mortgage 8527751.1 - 9.8.2013 at 11:01 am  
9474698.2 Surrender of the easement created by Easement Instrument 9196005.11 - 9.8.2013 at 11:01 am  
9474698.2 Revocation of the easement condition on DP 453206 - 9.8.2013 at 11:01 am  
9474698.3 Transfer of part Lot 301 DP 461128 to Doncaster Developments Limited - 9.8.2013 at 11:01 am  
9474698.5 CTs issued - 9.8.2013 at 11:01 am

**Legal Description** **Title**



Part Lot 301 Deposited Plan 461128	606149
Lot 1002 Deposited Plan 461128	625678

CANCELLED



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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** **542433**  
**Land Registration District** **Canterbury**  
**Date Issued** 06 September 2011

**Prior References**  
141061

---

**Estate** Fee Simple  
**Area** 2519 square metres more or less  
**Legal Description** Lot 192 Deposited Plan 437764

**Original Registered Owners**  
Belmont Bloodstock Limited

---

**Interests**

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 am

Land Covenant in Transfer 6036045.3 - 10.6.2004 at 9:00 am

8527701.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am

8858155.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.9.2011 at 4:57 pm

Subject to a right to convey electricity over part marked C and a right to convey electricity and water over part marked B and a right to convey water over part marked E all on DP 437764 created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

Appurtenant hereto is a right to drain sewage, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991

8874853.1 Discharge of Mortgage 8527701.1 - 18.10.2011 at 9:42 am

8874853.2 Transfer to Octagon Bloodstock Limited (2/3 share) and Keiron Fraser McCord, Corina Jane Taylor and Janetta Anne Taylor (1/3 share) - 18.10.2011 at 9:42 am

9045147.3 Mortgage to Bank of New Zealand - 27.4.2012 at 3:54 pm

9081906.4 Surrender of the Land Covenant created by Transfer 6036045.3 - 30.5.2012 at 9:57 am

9781792.1 Discharge of Mortgage 9045147.3 - 1.8.2014 at 3:37 pm

9781792.2 Transfer to Octagon Bloodstock Limited - 1.8.2014 at 3:37 pm

9924246.1 Surrender of the right to convey electricity marked C on DP 437764 and right to convey electricity and water marked B on DP 437764 and right to convey water marked E on DP 437764 created by Easement Instrument 8858155.4 as appurtenant to Lot 1001 DP 453206 and part Lot 301 DP 461128 formerly Lot 1000 DP 437764 - 16.12.2014 at 12:42 pm

9924246.2 Transfer to Robyn Marie Fantham - 16.12.2014 at 12:42 pm

9924246.3 Mortgage to Mortgage Holding Trust Company Limited - 16.12.2014 at 12:42 pm

9921775.1 Surrender of the right to convey electricity marked C on DP 437764, the right to convey electricity and water marked B on DP 437764, and the right to convey water marked E on DP 437764 created by Easement Instrument 8858155.4 as appurtenant to Lots 159-164 and 505 DP 453206 - 5.3.2015 at 3:21 pm

10699163.1 Discharge of Mortgage 9924246.3 - 13.2.2017 at 8:02 am

10699163.2 Mortgage to New Zealand Home Lending Limited - 13.2.2017 at 8:02 am

12256280.2 Transmission of Mortgage 10699163.2 to Kiwibank Limited pursuant to Part 13 Companies Act 1993 - 26.10.2021 at 10:59 am



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 542433  
**Land Registration District** Canterbury  
**Date Issued** 06 September 2011

**Prior References**  
141061

---

**Estate** Fee Simple  
**Area** 2519 square metres more or less  
**Legal Description** Lot 192 Deposited Plan 437764

**Registered Owners**  
Robyn Marie Fantham

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**Interests**

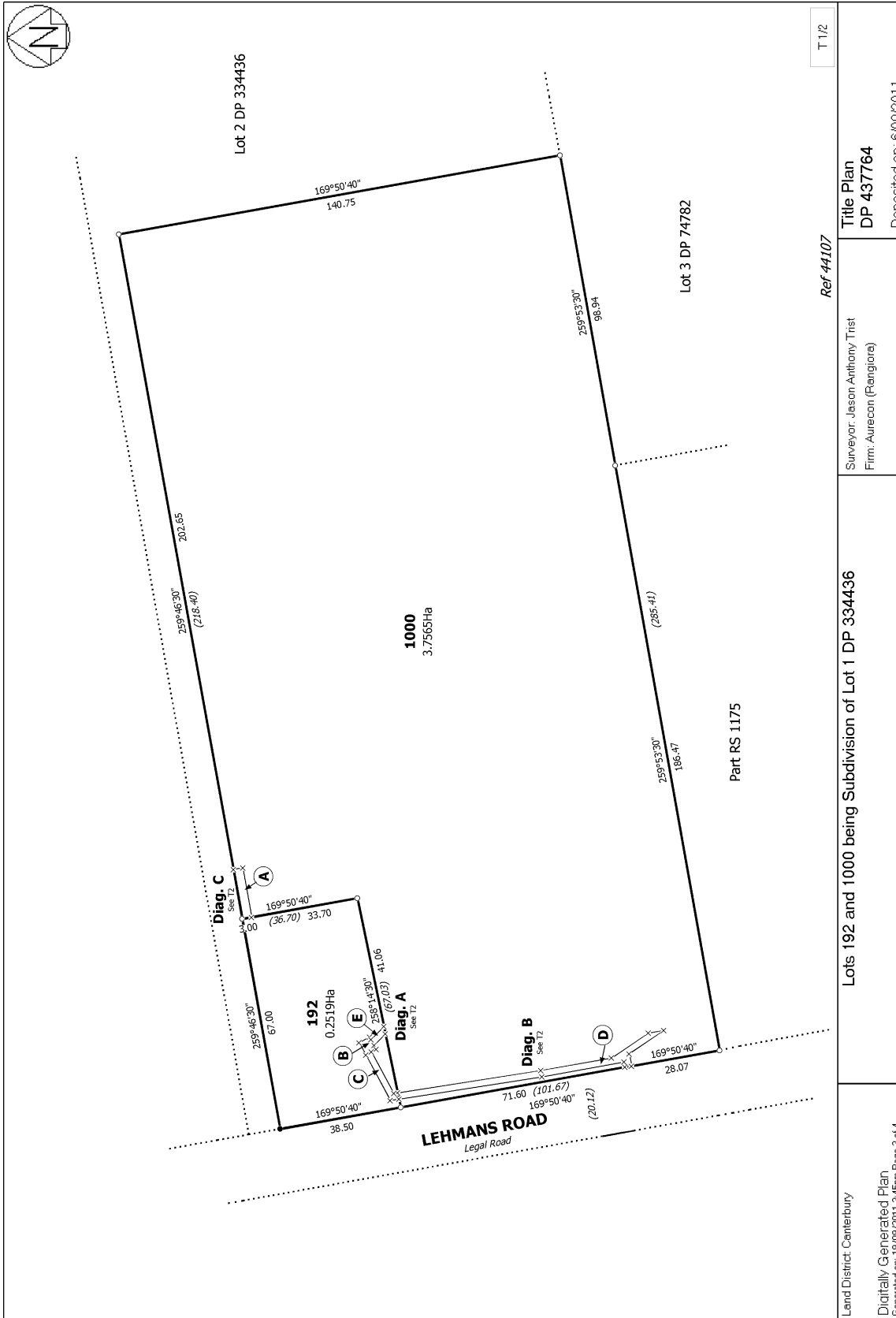
5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 am

8858155.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.9.2011 at 4:57 pm

Appurtenant hereto is a right to drain sewage, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991

10699163.2 Mortgage to (now) Kiwibank Limited - 13.2.2017 at 8:02 am









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

**Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 542435  
**Land Registration District** Canterbury  
**Date Issued** 06 September 2011

**Cancelled**

**Prior References**  
141061

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**Estate** Fee Simple  
**Area** 3.7565 hectares more or less  
**Legal Description** Lot 1000 Deposited Plan 437764  
**Original Proprietors**  
Belmont Bloodstock Limited

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**Interests**

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 amam

Land Covenant in Transfer 6036045.3 - 10.6.2004 at 9:00 am

8527701.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am

Subject to a right to drain sewage, right to convey water, electricity, telecommunications and computer media over part marked A and a right to convey electricity over part marked D both on DP 437764 created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

Appurtenant hereto is a right to convey electricity and water created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991

9081906.4 Surrender of the Land Covenant created by Transfer 6036045.3 - 30.5.2012 at 9:57 am

9196005.2 Discharge of Mortgage 8527701.1 - 3.10.2012 at 12:20 pm

9196005.5 Transfer of Lots 159, 160, 505 and Part Lots 161, 162, 163, 500 and 1000 on LT 453206 to Doncaster Developments Limited - 3.10.2012 at 12:20 pm

9196005.6 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 453206) - 3.10.2012 at 12:20 pm

9196005.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.10.2012 at 12:20 pm (affects Lots 159, 160 and part Lots 161, 162 and 164 DP 453206)

Part Lot 500 DP 453206 is vested in Waimakariri District Council as road pursuant to Section 238 Resource Management Act 1991

Lot 505 DP 453206 is vested in Waimakariri District Council as Recreational Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

9196005.8 CTs issued - 3.10.2012 at 12:20 pm

<b>Legal Description</b>	<b>Title</b>
Lot 159 Deposited Plan 453206	584775

Lot 160 Deposited Plan 453206	584776
Part Lot 161 Deposited Plan 453206	584777
Part Lot 162 Deposited Plan 453206	584778
Part Lot 163 Deposited Plan 453206	584779
Part Lot 164 Deposited Plan 453206	584780
Lot 505 Deposited Plan 453206	584785
Part Lot 1000 Deposited Plan 453206	584790
Lot 1001 Deposited Plan 453206	584791

CANCELLED



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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** **584791** **Cancelled**  
**Land Registration District** **Canterbury**  
**Date Issued** 03 October 2012

**Prior References**  
542435

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**Estate** Fee Simple  
**Area** 1.8671 hectares more or less  
**Legal Description** Lot 1001 Deposited Plan 453206

**Original Registered Owners**  
Belmont Bloodstock Limited

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**Interests**

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 am

Appurtenant hereto is a right to convey electricity and water created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991 Subject to a right to drain sewage, right to convey water, electricity, telecommunications and computer media over part marked G and a right to convey electricity over part marked H both on DP 453206 created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

9676026.1 Transfer to Doncaster Developments Limited - 19.3.2014 at 4:20 pm

9924246.1 Surrender of the right to convey electricity marked B and C both on DP 437764 and right to convey water marked B and E both on DP 437764 created by Easement Instrument 8858155.4 as appurtenant to Lot 1001 DP 453206 - 16.12.2014 at 12:42 pm

Part Lot 509 DP 526449 is vested in Waimakariri District Council as road pursuant to Section 238 Resource Management Act 1991

Part Lot 508 DP 526449 is vested in Waimakariri District Council as Recreation Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

11298637.2 Record of Titles issued - 18.12.2018 at 8:45 am

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<b>Legal Description</b>	<b>Title</b>
Part Lot 508 Deposited Plan 526449	845231
Lot 1003 Deposited Plan 526449	845234

CANCELLED







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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **845233**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 December 2018

**Prior References**

606144 625678

---

**Estate** Fee Simple  
**Area** 4.0909 hectares more or less  
**Legal Description** Lot 1002 Deposited Plan 526449

**Original Registered Owners**

Doncaster Developments Limited

---

**Interests**

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am (affects part formerly contained in Lot 1002 DP 461128)

Subject to a right of way, right to convey water, electricity, telecommunications and computer media over part marked C on DP 526449 created by Easement Instrument 11298637.3 - 18.12.2018 at 8:45 am

The easements created by Easement Instrument 11298637.3 are subject to Section 243 (a) Resource Management Act 1991



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **845233**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 December 2018

**Prior References**

606144 625678

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**Estate** Fee Simple  
**Area** 4.0909 hectares more or less  
**Legal Description** Lot 1002 Deposited Plan 526449

**Registered Owners**

Doncaster Developments Limited

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**Interests**

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am (affects part formerly contained in Lot 1002 DP 461128)

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The easements created by Easement Instrument 11298637.3 are subject to Section 243 (a) Resource Management Act 1991





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **845234**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 December 2018

**Prior References**  
584791

---

**Estate** Fee Simple  
**Area** 1.0971 hectares more or less  
**Legal Description** Lot 1003 Deposited Plan 526449

**Original Registered Owners**  
Doncaster Developments Limited

---

**Interests**

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 am

Subject to a right to drain sewage, right to convey water, electricity, telecommunications and computer media over part marked B and a right to convey electricity over part marked A both on DP 526449 created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **845234**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 December 2018

**Prior References**  
584791

---

**Estate** Fee Simple  
**Area** 1.0971 hectares more or less  
**Legal Description** Lot 1003 Deposited Plan 526449

**Registered Owners**  
Doncaster Developments Limited

---

**Interests**

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 am

Subject to a right to drain sewage, right to convey water, electricity, telecommunications and computer media over part marked B and a right to convey electricity over part marked A both on DP 526449 created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991







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

**Historical Search Copy**



*R. W. Muir*  
Registrar-General  
of Land

**Identifier**                    **CB39D/277**

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

**Date Issued**                    17 February 1995

**Cancelled**

**Prior References**  
CB548/186

**Estate**                    Fee Simple

**Area**                    38.1268 hectares more or less

**Legal Description**    Part Lot 1 Deposited Plan 5866

**Original Proprietors**  
John Alexander McRae

**Interests**

Subject to Section 243 (c) Resource Management Act 1991

A164074.1 Transfer creating the following easements - 20.3.1995 at 10.45 am

<b>Type</b>	<b>Servient Tenement</b>	<b>Easement Area</b>	<b>Dominant Tenement</b>	<b>Statutory Restriction</b>
Right to convey electric power and telephonic communications	Part Lot 1 Deposited Plan 5866 - herein	Part herein	Lot 1 Deposited Plan 68044	

The easements granted by Transfer A164074.1 is subject to Section 243(a) Resource Management Act 1991

5323734.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 305893) - 23.8.2002 at 11:25 am

5323734.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.8.2002 at 11:25 am (affects Lot 2 DP 305893)

5323734.3 CTs issued - 23.8.2002 at 11:25 am

<b>Legal Description</b>	<b>Title</b>
Lot 1 Deposited Plan 305893	23388
Lot 2 Deposited Plan 305893	23389

CANCELLED AND DUPLICATE DESTROYED

References

Prior C/T 548/186

Transfer No.  
N/C. Order No. A159170/4



REGISTER

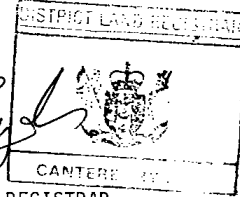
No. 39D/277

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of February one thousand nine hundred and ninety-five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that JOHN ALEXANDER McRAE of Christchurch, Solicitor ---

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 38.1268 hectares or thereabouts being Part Lot 1 Deposited Plan 5866 ---



ASSISTANT LAND REGISTRAR

Subject to:

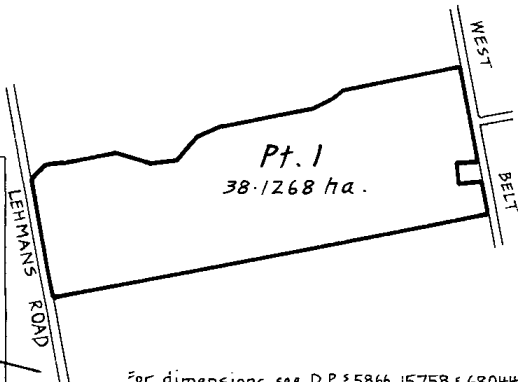
SECTION 243(c) RESOURCE MANAGEMENT ACT 1991

Transfer A164074/1 granting a right to convey electric power and telephonic communications over part herein appurtenant to Lot 1 DP 68044 - 20.3.1995 at 10.45am

~~Transfer A164074/1 to Richard Erwin Peter, Real Estate Salesman and Sandra Minna Peter, Teacher both of Rangiora 20.3.1995 at 10.45am~~  
Entered in Error

The easements granted by Transfer A164074/1 is subject to Section 243(a) Resource Management Act 1991

Waimakariri District



For dimensions see D.P.'s 5866, 15758 & 68044

Measurements are Metric

No. 39D/277

8  
AEE  
A

**CERTIFICATE OF TITLE** No.           /          





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

**Limited as to Parcels  
Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB384/231** **Cancelled**

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

**Date Issued** 27 September 1926

**Prior References**

DI 6C/S1246 DI 8C/S1603

---

**Estate** Fee Simple  
**Area** 8.3466 hectares more or less  
**Legal Description** Part Rural Section 1486 and Part Rural  
Section 1528

**Original Proprietors**

John Alexander McRae

---

**Interests**

5756448.1 Transfer to Lehmans Road Holdings Limited - 8.10.2003 at 9:00 am

5756448.2 Mortgage to Janetta Anne Taylor and Geoffrey Raymond Kenneth Taylor - 8.10.2003 at 9:00 am

5910697.1 CAVEAT BY GINNY VICTORIA JONES AND SHANE ANTHONY JONES - 25.2.2004 at 9:00 am  
(LIMITED EFFECT)

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and  
entered 10.5.2004 at 9.00 am

5974162.2 CTs issued - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 am

<b>Legal Description</b>	<b>Title</b>
Lot 1 Deposited Plan 334436	141061
Lot 2 Deposited Plan 334436	141062

CANCELLED





C.T. 384/231

Transfer 923313 to William Amos  
Diedrichs of Rangiora, Farmer and  
Gwynne Diedrichs his wife -  
13/8/1973 at 2.45 p.m.

X CAVEAT A35772/1 BY HELEN GWYNNE BURTENSHAW  
- 5.2.1993 at 10.35am

*WILLIAM AMOS*  
*20/11/73*  
*[Signature]*  
for A.L.R.

Transfer A136579/3 to John Alexander McRae  
and John Bowden Mackintosh both of  
Christchurch, Solicitors - 28.9.1994 at  
10.40am

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

Transfer A159170/1 to John Alexander McRae  
of Christchurch, Solicitor - 17.2.1995 at  
10.35am

*[Signature]*  
A.L.R.



CANCELLED

[Land and Deeds—4.

NEW ZEALAND

Form B.

Register-book.

Vol. 548, folio 186

Vol. 335, folio 100

Transfer No.

Application No.

Order for N/C No. 355973

Reference:



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

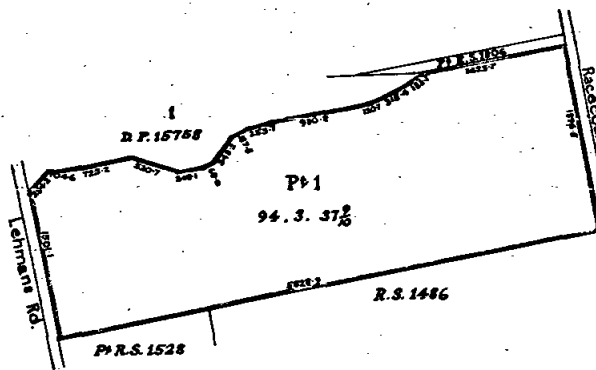
This Certificate, dated the Twelfth day of March, one thousand nine hundred and fifty-two under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that LINDA MARY HIGHT of Rangiora Widow

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 NINETY-FOUR ACRES THREE ROODS THIRTY-SEVEN PERCHES AND NINE-TENTHS OF A PERCH or thereabouts situated in Block VI of the Rangiora Survey District being part of Lot 1 on Deposited Plan No. 5866 Rural Section 1501 and part of Rural Sections 1528, 1806 and 10009



Lennie District Land Registrar

Image Quality due to Condition of Original



METRIC AREA: 38.4398 ha

Scale: 10 chains to an inch

447471 Transfer Linda Mary Hight to Robert James Appleton & Rangiora Retiree produced 11 May 1955 at 12 noon... 447472 Mortgage Robert James Appleton to Linda Mary Hight produced 1955 at 6.15 pm... 442024 Mortgage Robert James Appleton to William Angus Diederichs produced 17 July 1956 at 11.40 am... 442428 Transfer Robert James Appleton to William Angus Diederichs & Rangiora Retiree and Wynne Diederichs his wife. Produced 26 July 1956 at 2.59 pm

Variation of the terms of Mortgage 447472 produced the 29th day of August 1961 at 11.58 am... Variation of the terms of Mortgage 442024 produced the 17th day of August 1962 at 12.10 pm

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

OVER

C.T. 548/186

Mortgage 923314 to George Norton Francis and George Palmer Chapman to William David Bulmer to Mary Mavis Galletly to Francis Verdon Messent and Francis Peter O'Malley and to George Edward Galletly in Shares - 13.8.1973 at 2.45 p.m.

*DISCONTINUED*  
*21*  
*30/3/13/1*

OCT A159170/3,4 - Cancelled and CsT 39D/276-277 issued for Lot 1 DP 68044 and the balance herein respectively

*Boyd*  
A.L.R.

No. 923315 Memorandum of Priority Making Mortgage 923314 first mortgage and Mortgage 442024 second mortgage - 13.8.1973 at 2.45 p.m.

*[Signature]*  
A.L.R.

CANCELLED DUPLICATE DESTROYED

Transmission 962201 of the share of William David Blumer in Mortgage 923314 to Wilfred Lawson Laine, Juliana Elizabeth Wilson and Janice Leslie Cleland as Executors - 13.6.1974 at 2.10 p.m.

*[Signature]*  
A.L.R.

Discharge of Mortgage 923314 as to the share of Wilfred Lawson Laine, Juliana Elizabeth Wilson and Janice Leslie Cleland - 8.9.1976 at 10.41 a.m.

*[Signature]*  
A.L.R.

Variation of Mortgage 923314 - 8.9.1976 at 10.41 a.m.

*[Signature]*  
A.L.R.

Variation of Mortgage 923314 - 13.8.1979 at 9.01 a.m.

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

CAVEAT A35772/1 BY HELEN GWYNNE BURTONSHAW - 5.2.1993 at 10.35am

X  
A 136579/1

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

Transfer A136579/3 to John Alexander McRae and John Bowden Mackintosh, both of Christchurch, Solicitors - 28.9.1994 at 10.40am

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

PLAN No. 68044... LODGED 24/11/1994 AND DEPOSITED 17/2/1995

Transfer A159170/1 to John Alexander McRae of Christchurch, Solicitor - 17.2.1995 at 10.35am

*[Signature]*  
A.L.R.

No. A159170/2 Certificate pursuant to Section 224 (c) Resource Management Act 1991 - 17.2.1995 at 10.35am

*[Signature]*  
A.L.R.



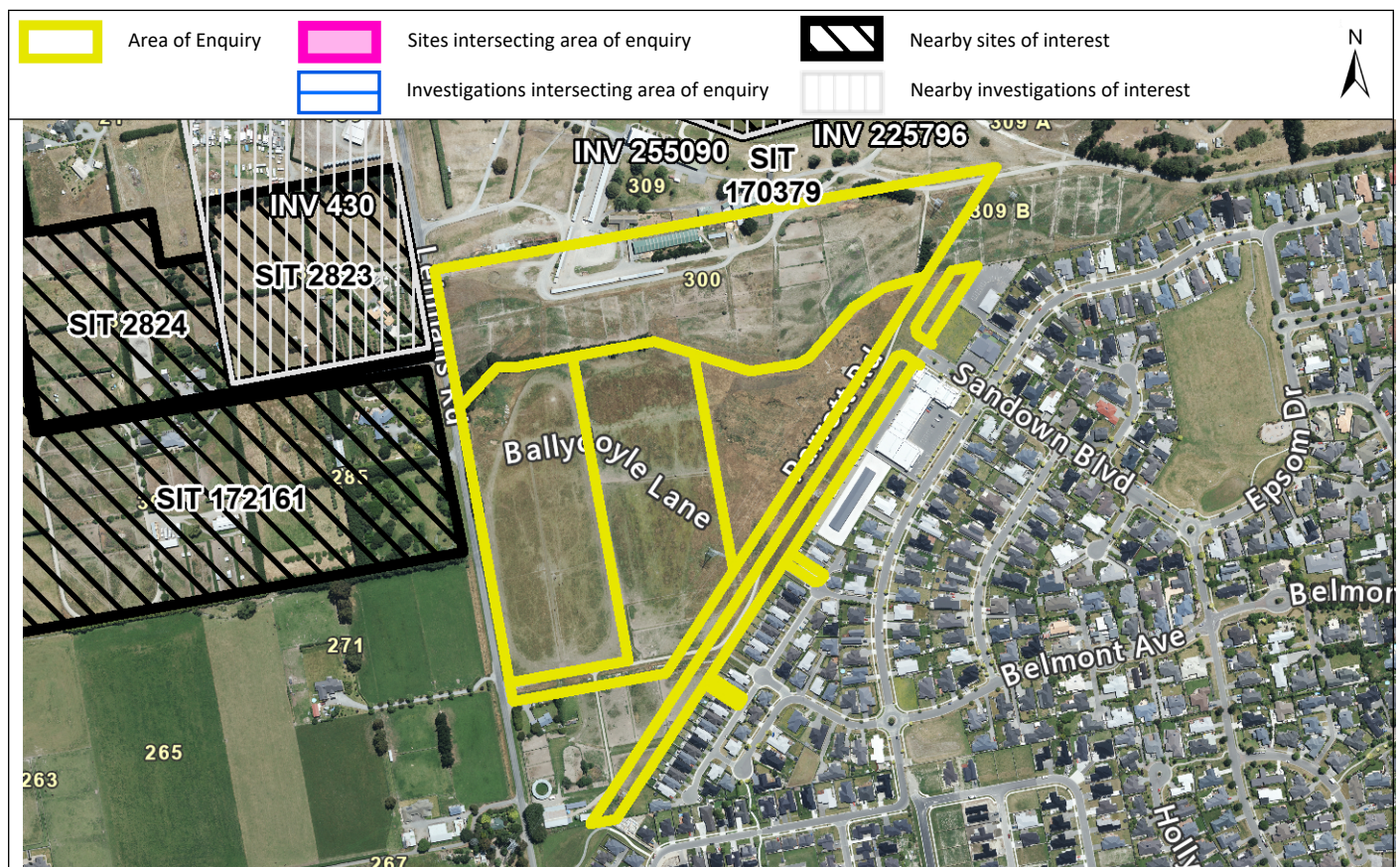
## **APPENDIX C**

### **ECAN LISTED LAND USE REGISTER**

# 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 ENQ301316

**Date generated:** 24 November 2021  
**Land parcels:** Lot 1 DP 340848  
 Lot 508 DP 526449  
 Lot 1002 DP 526449  
 Lot 1 DP 536484  
 Lot 46 DP 477246  
 Lot 34 DP 477246  
 Lot 1001 DP 526449  
 Lot 507 DP 526449



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
2823	Ex North Canterbury Clay Target Club (shot fall zone3)	315 Lehmans Road, Rangiora	C2 - Gun clubs or rifle ranges; A10 - Persistent pesticide bulk storage or use;	Unverified HAIL
2824	Lehmans Road Horticultural site	311 Lehmans Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated

170379	Rangiora Racecourse	285 Lehmans Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	At or below background concentrations
172161	Mertons Road, Priors Road & Lehmans Road, Rangiora	Mertons Road, Priors Road & Lehmans Road, Rangiora	C2 - Gun clubs or rifle ranges; A10 - Persistent pesticide bulk storage or use;	Not Investigated

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

## More detail about the sites

### Site 2823: Ex North Canterbury Clay Target Club (shot fall zone3) (Within 100m of enquiry area.)

Category: Unverified HAIL  
 Definition: The relevant land-use / HAIL history has not been confirmed.

Location: 315 Lehmans Road, Rangiora  
 Legal description(s): Lot 5 DP 83612

HAIL activity(s):	Period from	Period to	HAIL activity
	1946	1985	Gun clubs or rifle ranges, including clay target clubs that use lead munitions outdoors
	1985	1999	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

#### Notes:

5 Apr 2004 This site falls within the calculated shot fall zone of the Ex North Canterbury Clay Target Club.

#### Investigations:

**INV 430** **Coley Park - Rangiora Canterbury**  
 OPUS - Detailed Site Investigation  
 17 Sep 1999

#### Summary of investigation(s):

This site covers part of the original North Canterbury Clay Target Club which was active between 1946 and 1985. The site is now operated as the Rangiora Holiday Park.

An investigation was conducted in 1999 by Opus at the adjacent Coley Park development in order to assess the potential for ground contamination. As part of this investigation, 4 soil samples were collected from the Holiday Park site, and analysed for total recoverable lead.

3 of the 4 samples collected from this site were found to have concentrations of lead exceeding the ANZECC (1992) guideline value of 300 mg/kg. This conservative guideline value is considered appropriate, especially when considering the sites current use as a holiday park, and the number of complete exposure pathways that exist.

No surface water or groundwater samples were collected from the site.

Further work is required at the site to delineate the extent of lead contamination, so that appropriate remedial options can be determined.

There are no other activities with the potential to cause contamination currently known to exist at the site.

### Site 2824: Lehmans Road Horticultural site (Within 100m of enquiry area.)

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

Location: 311 Lehmans Road, Rangiora  
 Legal description(s): Lot 6 DP 83612 (D)

HAIL activity(s):	Period from	Period to	HAIL activity
	1985	1999	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds



**Notes:**

- 20 Dec 2007** A subdivision proposal plan (Connell Wagner, October 1999) produced for Coley Park Trust indicates that olives were grown on this property.
- 9 Dec 2013** During an Environment Canterbury review of clay target club shot fall zones in Canterbury, the shot fall zone distance was revised from 300 m to 200m. On this basis, this site no longer falls within the ex-North Canterbury shot fall zone, and activity record # 3108 (for clay target clubs) has been removed from the site. The site is still listed on the LLUR for its former horticultural land use; however the site name has been changed from Ex-North Canterbury Clay Target Club (Shot fall zone 4).



**Investigations:**

There are no investigations associated with this site.

**Site 170379: Rangiora Racecourse** (Within 100m of enquiry area.)

**Category:** At or below background concentrations  
**Definition:** Investigation results demonstrate that all hazardous substances are at or below regional background levels.  
**Location:** 285 Lehmans Road, Rangiora  
**Legal description(s):** RS 10449, RS 19334

HAIL activity(s):	Period from	Period to	HAIL activity
	1961	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

**Notes:**

- 10 Feb 2017** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
- 7 Jul 2017** Area defined from 1961 to Present aerial photographs. A10 - Horticultural activities, a poultry farm or sports turf were noted in aerial photographs reviewed.



**Investigations:**

- INV 225796** **Preliminary Site Investigation - Proposed Quarrying Area, Rangiora Racecourse, Lehmans Road, Rangiora**  
Pattle Delamore Partners Ltd - Preliminary Site Investigation  
14 Nov 2018
- INV 255090** **Soil Sampling Investigation - Proposed Quarrying Area, Rangiora Racecourse, Lehmans Road, Rangiora**  
PDP - Detailed Site Investigation  
27 Jan 2020

**Summary of investigation(s):**

Site History: The 1941 aerial photographs show a racecourse already occupying the site, and a limited area where a gridded pattern (possibly horticultural) was present. This racecourse was expanded into two concentric tracks by 1963, and the gridded activity had apparently ceased. From 1973, the area in the middle of the racetracks was divided into three paddocks, possibly used for sheep grazing. Racetracks remain at the site as at 2020.

INV225796 – Preliminary Site Investigation - Proposed Quarrying Area, Rangiora Racecourse, Lehmans Road, Rangiora – PDP, 2018.

Objective: Land investigated as per requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (MfE, 2011) for soil disturbance and change of land use.

Summary: Prior to the change of land use and disturbance of the site, a Preliminary Site Investigation (PSI) was required to determine if activities on the MfE Hazardous Activities and Industries List (HAIL) have occurred at the site. The report was intended to assess the implications of potential HAIL activities with respect to human health, environmental risks, and consenting requirements. The PSI noted that there was no evidence to suggest that the HAIL activities currently listed on the Listed Land Use Register (LLUR) (category A10 – persistent pesticide bulk storage or use based on former horticultural activities, a poultry farm, or sports turf) had occurred at the site. The report suggested that even if the racetracks were classified as ‘sports turfs’, these areas were outside of the proposed quarrying area.

It was concluded that the NESCS does not apply to this site with regard to the proposed quarrying activities. Subsequently, limited intrusive investigation was requested in order to support a consent application.

INV255090 – Soil Sampling Investigation – Proposed Quarrying Area, Rangiora Racecourse, Lehmans Road, Rangiora – PDP, 2020.

Objective: A limited soil sampling investigation was undertaken by Pattle Delamore Partners Ltd (PDP) to confirm whether any imported material was used to form the racetrack (HAIL category G5 – waste disposal to land) and whether persistent pesticides were used to maintain it (HAIL category A10 – persistent pesticide storage or use).

According to anecdotal information, the track was surfaced with soil when it was in use and no material was imported when the track was abandoned. The existing soil was left to self-grass. Five test pits were advanced along the former racetrack. Material was identified as silty sand topsoil at surface over silt or sand, followed by sandy gravel. Eleven soil samples were collected between 0.05 and 0.15 m depth, and five samples were analysed for heavy metals (arsenic, cadmium, chromium, copper, lead, nickel, and zinc), organochlorine pesticides (OCPs), and polycyclic aromatic hydrocarbon (PAHs).

Results: Concentrations of heavy metals, OCPs, and PAHs in soil were below the expected background concentrations and below the commercial/industrial land use Soil Contaminant Standards (SCS) defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil (NESCS) (MfE, 2011).

Conclusion: SIT170379 on the Listed Land Use Register (LLUR) has been categorised as 'at or below background concentrations'.

Justification: It is noted that the limited soil sampling is not considered a full Detailed Site Investigation (DSI), nor is it an exhaustive characterisation of the site. However, a full DSI was not required, and the limited intrusive investigation has adequately shown that no soil contamination has been found at the site.

**Site 172161: Mertons Road, Priors Road & Lehmans Road, Rangiora** (Within 100m of enquiry area.)

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

Location: Mertons Road, Priors Road & Lehmans Road, Rangiora  
 Legal description(s): Lot 1 DP 68030, Lot 1 DP 83612, Lot 10 DP 83612, Lot 11 DP 83612, Lot 12 DP 83612, Lot 13 DP 83612, Lot 14 DP 83612, Lot 2 DP 83612, Lot 3 DP 83612, Lot 7 DP 83612, Lot 8 DP 83612, Lot 9 DP 83612

HAIL activity(s):	Period from	Period to	HAIL activity
	1946	1985	Gun clubs or rifle ranges, including clay target clubs that use lead munitions outdoors
	1994	1995	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

**Notes:**

- 10 Feb 2017** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
- 27 Jul 2017** Survey Response: Current owner had no knowledge of prior land use  
 Survey Property Address: 142 Merton Road  
 Survey Response File: C17C/113845
- 27 Jul 2017** Survey Response: Cuprofix used on fruit trees and olives. Historically apple orchard also.  
 Survey Property Address: 75 Priors Road  
 Survey Response File: C17C/112954
- 27 Jul 2017** Survey Response: Current owner purchased 2014. No knowledge of prior spray regime indicated  
 Survey Property Address: 138 Merton Road  
 Survey Response File: C17C/118691
- 27 Jul 2017** Survey Response: No knowledge of spray regime at former orchard (believed copper may have been used)  
 Survey Property Address: 55 Priors Road  
 Survey Response File: C17C/114643
- 27 Jul 2017** Survey Response: Current owner purchased in 2006. No knowledge of prior spray regime  
 Survey Property Address: 140 Merton Road  
 Survey Response File: C17C/112913
- 27 Jul 2017** Survey Response: Current owner purchased 2000. No knowledge of prior spray regimes  
 Survey Property Address: 130 Merton Road

Survey Response File: C17C/112934

27 Jul 2017

Survey Response: Current owner purchased in 2012 - currently do not have a spray regime. No knowledge of spray regime in 1994-95

Survey Property Address: 134 Merton Road

Survey Response File: C17C/115120

21 Aug 2017

Area defined from 1994 to 1995 aerial photographs. A10 - Persistent pesticide bulk storage or use was noted in aerial photographs reviewed.



### Investigations:

There are no investigations associated with this site.



### Nearby investigations of interest

There are no investigations associated with the area of enquiry.

## Disclaimer

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.