



17 November 2025

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Kia ora Will,

PRELIMINARY SITE INVESTIGATION - MOUNT WELCOME PUKERUA BAY

1.0 Introduction

Classic Developments Limited (on behalf of Pukerua Property Group LP) (the client) has engaged Pattle Delamore Partners Limited (PDP) to undertake a preliminary site investigation (PSI) as part of the fast-track resource consent application for the Mount Welcome development located at Pukerua Bay, Mount Welcome. The overall development is understood to comprise of 949 lots for residential use, a neighbourhood centre, and associated roads and infrastructure.

This PSI is focussed on the properties Part Lot 1 DP 89102 and Lot 2 DP 89102 located at 442a and 422b State Highway (SH) 59, Pukerua Bay, Porirua, 5026. PDP have previously completed two PSIs for the wider property, a summary of these PSIs has been provided and the reports appended. The previous reports should be read in conjunction with this report.

This PSI has been undertaken in general accordance with the Ministry for the Environment (MfE) *Contaminated Land Management Guidelines No.1 – Guidelines for Reporting on Contaminated Sites in New Zealand* (MfE, 2021). It has been directed and reviewed by a suitably qualified and experienced practitioner as required by CLMG No.1 and the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011 (NESCS). Certifying statements are attached.

2.0 Objectives and Scope

The objectives of this PSI are to:

- ✧ Determine, through information review, if an activity described in the MfE's Hazardous Activities and Industries List (HAIL) has been undertaken at the property.
- ✧ Conduct a preliminary assessment of the possible risk if a HAIL activity is identified.
- ✧ Consider the provisions of the NESCS.
- ✧ Provide further recommendations.

The scope of works included:

- ✧ Review previously completed reports.
- ✧ Obtain and review publicly available historical photographs.
- ✧ Obtain and review current and historical certificates of title (CTs).
- ✧ Interviewing people with knowledge of the site.
- ✧ Obtain and review property files from Greater Wellington Regional Council (GWRC) and Porirua City Council (PCC).
- ✧ Review publicly available geological and hydrogeological information for the site.
- ✧ Undertake a walkover of the previously unassessed area.
- ✧ Preparation of this comprehensive report, summarising previous completed works, the current PSI and findings.

Table 1 below describes the report layout with respect to the current and previous investigation areas.

Table 1: Report Layout			
Lot Numbers	Address	Development Area	Applicable Report/Sections
Part Lot 1 DP 89102 and Lot 2 DP 89102	442a and 422b State Highway 59	Western portion	This report
Lot 1 DP 534864/ Lot 2 DP 534864	422 State Highway 59	Central portion	Summarised in Sections 7.0 – 10.0 and Appendix C of this report. Full PSI report PDP, 2019 provided in Appendix G
Lot 2 DP 534864	422A State Highway 59	Eastern portion	Summarised in Sections 7.0 – 10.0 and Appendix C of this report. Full PSI report PDP, 2022 provided in Appendix G

3.0 Site Description and Background

The investigation area covers approximately 10.02 ha and is legally described as Part Lot 1 DP 89102 and Lot 2 DP 89102, herein referred to as ‘the site’, a figure showing the site boundary is appended (Figure 1). Figure 1 also outlines the wider development area and extent of the previous investigations, which covers a greater area than the current development plans.

The site is limited to the central western boundary of the development area and currently comprises two residential properties with associated outbuildings and paddocks used for livestock.

Under the jurisdiction of PCC it is zoned ‘Medium Density Residential Zone’ outlined as a ‘New Residential Zone’.

The surrounding land use is as follows:

North: Residential and pastoral.

East: Pastoral.

South: Pastoral.

West: State Highway 59 then woodland.

It should be noted that the wider application site (addressed in separate PSIs) comprises the following properties:

- ✧ Lot 1 DP 608433, Lot 1000 DP 608433 (34 Muri Road).
- ✧ Lot 1 DP 534864 (422 SH59)
- ✧ Lot 2 DP 534864 (422A SH59).
- ✧ Lot 2 DP 89102 (422B SH59).
- ✧ Part Lot 1 DP 89102 (422A SH59).
- ✧ Road Reserve (SH59 Corridor).

4.0 Proposed Development

The development plan provided by the client is appended (Figure 2). The development comprises 949 residential lots, a neighbourhood centre, and associated roads and infrastructure.

The development will include the removal of the existing residential dwellings within Part Lot 1 DP 89102, Lot 2 DP 89102 and Lot 1 DP 534864. The residential property and associated buildings within Lot 5003 (currently Lot 2 DP 534864) will remain in place.

The investigation area for this PSI is limited to the following properties:

- ✧ Lot 2 DP 89102 (422B SH59).
- ✧ Part Lot 1 DP 89102 (422A SH59).

5.0 Geology and Hydrogeology

The site topography is gently rolling with shallow gully features that trend in a south to north direction. Based on the published geology of the Wellington area (Begg, 2001) the site is bisected by a geological contact. The northern area of the site and the eastern boundary are underlain by Middle Pleistocene Fan deposits (poorly sorted loess covered fan gravel; alluvial gravel and lacustrine silt deposits), with the southern area of the site underlain by Undifferentiated Rakaia Terrane Deposits (alternating sandstone and mudstone, poorly bedded sandstone with minor coloured mudstone, conglomerate, basalt and chert).

There are two tributaries to the Taupo Stream within the site which flow in a westerly/south-westerly direction. This flows into Te Awareua-O Porirua Harbour.

Based on the topography the inferred groundwater flow direction is in a north westerly direction, towards the coast.

A search was undertaken on the GWRC database and no water take consents are within 1 km of the site.

The summary of historical information incorporates the whole development area for completeness.

6.0 Information Review

6.1 Historical Aerial Photographs

A review was taken of the available historical aerial photographs for the site. Five images were sourced from Retrolens¹ and four images were sourced from Google Earth Imagery, these provided in Appendix D. Historical aerial images for the rest of the development area are located in the previous reports in Appendix G.

¹ <https://retrolens.co.nz/>

Table 2: Historical Aerial Photographs

Date	Description
1942 (Historical Aerial Photograph 1)	The site is predominantly vacant pastureland. A small, fenced area is noted on the western boundary containing a small structure which partially bisects the site, it is not clear what this is.
1963 (Historical Aerial Photograph 2)	There are no significant changes. Vegetation appears to line the perimeter of the fenced area on the western boundary, suggesting it may be a residential property.
1973 (Historical Aerial Image 3)	The site is now vacant; the fenced area and structure are no longer present.
1988 (Historical Aerial Photograph 4)	No significant changes.
2000 (Historical Aerial Photograph 5)	There is a track along the western boundary which may be associated with the adjacent road upgrades depicted in this image.
2005 (Historical Aerial Photograph 6)	A defined accessway is now present. It enters the site from SH59 and forks off to Part Lot 1/Lot2 DP 89102. A residential property is present on the southeastern boundary within Lot 2 DP 89102.
2009 (Historical Aerial Photograph 7)	A residential dwelling is now present within Lot 1 along the southern boundary. There are also associate outbuildings present to the north of the main residential dwelling.
2019 (Historical Aerial Photograph 8)	No significant changes.
2025 (Historical Aerial Photograph 9)	No significant changes.

6.2 Certificates of Title

The current CTs for the site have been summarised below.

Table 3: CTs

Location	Title	Summary
Part Lot 1 Deposited Plan 89102	WN56D/260	The title pertains to 5.08 ha. The original registered owners are Huntleigh Downs Limited, in 2003, and the current registered owners are Pukerua Property Group LP, since August 2020.
Lot 2 Deposited Plan 89102	WN56D/261	The title pertains to 5.64 ha. The previous registered owners are Huntleigh Downs Limited in 2003. It has been registered to Pukerua Property Group LP since November 2020.

6.3 Greater Wellington Regional Council

A review of the GWRC Selected Land Use Register (SLUR) map viewer² showed no record of HAIL activities at the site. Email correspondence with GWRC confirmed this, and has been appended.

6.4 Porirua City Council

A property information request was made to PCC pertaining to contaminated land. PCC had no record of the site as a potential contaminated site. No other information was supplied. A copy of this correspondence has been appended.

6.5 Site Reconnaissance

A site walkover was undertaken on 25 June 2025, photographs from this visit are provided in Appendix E. The site was reflective of the most recent historical aerial image.

The site was accessed via a gravel driveway coming off SH59, which then splits with a road leading to each of the residential properties.

The residential property within Part Lot 1 DP 89102 is occupied however has several small storage sheds and a vacant outbuilding slightly to the north, which appeared to be used by livestock for shelter. The paddocks surrounding the residential property are separated by high fencing with evidence of livestock throughout.

This is also true for Lot 2 DP 89102, on either side of the accessway. The residential property at 422b SH59 is also occupied with numerous small storage sheds adjacent to the dwelling.

Overhead powerlines were noted to bisect the site in a north – south direction.

No evidence of HAIL activities was present.

² <https://experience.arcgis.com/experience/8ca4cb5241604ee0a981935b9be3fd4c/page/Selected-Land-Use-Register>

7.0 Summary of Previous Reports

A summary of the previous investigations is provided in Tables 1 and Table 2 in Appendix C, the previous investigations pertain to the wider development and should be read in conjunction with this report for completeness. The previous reports are also appended. Where applicable, if new information is available since completion of the reports, it has been provided in the table.

Western Portion - Lot 2 DP 534864 Table 1 of Appendix C summarises a PSI (PDP, 2019) for part of Lot 1 DP 534864, excluding 442a SH59 and 422b SH59 (Part Lot 1 and Lot 2 DP 89102), which are covered by the rest of this report.

The western portion has been predominantly used for pastoral purposes since at least the 1940's until the present day with dwellings noted in the central northern area in 1942. The westernmost dwelling is no longer present by 1973. However, the second dwelling undergoes several reconfigurations up to the present day. Farm buildings and associated sheep yards and race are visible in the aerial images from 1961 to the present day. Between 1961 and 1979 the historical aerial images (Appendix G, PDP, 2022 page 20 and 21 (Appendix B)) depict what may be a sheep dip or spray race. Livestock dip or spray race operations are a HAIL activity (Category A8).

Potential sources of contamination at the site associated with past and present land use activities within the Lower Block are related to small scale farming activities. The potential for a sheep dip to have been present between 1961 and 1973 cannot be ruled out, however the location of potential sheep dip has been reconfigured, therefore potentially impacted surficial soils may have been removed. Between 1995 and 2002 (Appendix G, PDP 2022 pages 16 and 17 (Appendix B)) an extension to the building was added where the sheep dip was present and the woolshed removed. The holding pens and race with a concrete pad are still present.

The historical building on the western boundary present between 1942 and 1973, and farm buildings constructed prior to 2000 may also be a source of residual lead and asbestos contamination.

Central Portion - Lot 1 DP 534864 / Lot 2 DP 534864 The second PSI (PDP, 2022), summarised in Table 2 of Appendix C, pertains to part of Lot 1 DP 534864 and Lot 2 DP 534864 as outlined in the development plans (Figure 2).

The has been used for pastoral purposed since at least 1942. An unidentified structure noted near the central northern boundary may have been a former foundation pad for a water tank, however this is not confirmed.

Evidence of a residential property is present from 1995 which undergoes several reconstructions and extensions until 2011.

A helicopter hanger is present along the northeastern area of the site where an above ground storage tank (AST) and fuel storage for A-1 Jet Fuel. The first evidence of this hanger is the 2019 aerial image.

Minor storage of agrochemicals was observed in a shed on site during the site visit, with the shed first noted in the 2002 aerial image.

The storage of A-1 Jet fuel is a HAIL activity (Category A17) and the AST may be a HAIL activity depending on the content. The development plans show that that the HAIL area pertaining to the jet fuel storage and above-ground storage tank will not be part of the development and will remain, therefore these activities are not considered further in this report.

Eastern Portion – Lot 2 DP 534864 The second PSI (PDP, 2022), summarised in Table 2 of Appendix C, also pertains to Lot 2 DP 534864. The 2022 PSI also includes the area behind the proposed development area to the edge of the Lot 2 DP 534864 boundary, depicted in Figure 1. This area is no longer part of the development.

This part of the site has been undeveloped and used for pastoral purposes since at least 1942 – to the present day. No evidence of HAIL activities were noted.

7.1 Identified Potential HAIL Activities

The following potential HAIL activities/sources of contamination have been identified:

- ✧ Potential sheep dip / spray race operations.
- ✧ Several buildings are or were present with the development area. Buildings constructed prior to 2000 can be a source of asbestos contamination to surrounding soils from asbestos-containing building materials, buildings constructed prior to 1980 can be a source of lead to surrounding soils from lead-based paint. If asbestos and lead is present in these soils at concentrations sufficient to constitute a risk to human health or the environment the affected soils would be a Category I HAIL area.

8.0 Preliminary Conceptual Site Model

A risk to human health can only arise if there is a hazard (e.g. contaminated soil), a receptor (e.g. people) and an exposure pathway between the hazard and the receptor. The absence of any of these components means no risk can exist. A preliminary conceptual site model is presented for the entire proposed development in Table 4:

Table 4: Preliminary Conceptual Site Model

Source	Pathway	Receptor	Pathway Linkage
Sheep Dip (HAIL Category A8) Building materials from pre-2000's buildings (potential HAIL Category I)	Dermal contact with soil and dust	Construction workers	Potentially complete – Short term exposure may be possible during soil disturbance works if elevated contaminants are present. Heavy metals associated with a potential former sheep dip, specifically arsenic, possibly the organochlorine pesticides DDT and dieldrin, and possibly zinc and copper may be present in soil in the vicinity of the dip, race and associated holding pens. Given the age of some buildings, it is possible that lead paint and asbestos containing materials may have been used with residual contamination in shallow soils, around the footprint of current and former buildings.
	Inhalation of ingestion of soil and dust		
	Dermal contact with soil and dust	Future users	Potentially complete – If contaminants are present in soils in concentrations which could pose a risk to human health and are accessible following development (noting that it is likely that surficial impacted soil will be removed during site development).
	Inhalation and indigestion of soil and dust		

Table 4: Preliminary Conceptual Site Model

Source	Pathway	Receptor	Pathway Linkage
Asbestos from historical buildings and demolition activities	Inhalation of asbestos fibres in air mobilised by construction activities.	Construction workers	Potentially complete – short term exposure possible during soil disturbance works. Asbestos containing material (ACM) may be present in residual soils from the demolition of buildings and around the footprint of older buildings still standing.
	Inhalation and indigestion of soil and dust.	Future users	Potentially incomplete – The residual risk ACM will depend on soil removal and the amount of exposed soils. Areas where the surface becomes sealed will not have an exposure pathway, however areas of soft landscaping may contain residual ACM.

9.0 Consideration of the NESCS

Consideration of the NESCS has been applied to the whole development area for completeness.

The NESCS seeks to control activities on contaminated land so as to protect human health. The regulations apply to a “piece of land” which is described by one of the following (regulation 5(7)):

- (a) *an activity or industry described in the HAIL is being undertaken on it.*
- (b) *an activity or industry described in the HAIL has been undertaken on it.*
- (c) *it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.*

Secondly, as HAIL land, the NESCS will apply if one or more of the regulated activities in sub-clauses (2) – (6) of regulation 5 is to take place. Given the proposed redevelopment of the site, the most applicable activities that could apply are sub clauses (4) and (6).

- (4) *An activity is disturbing the soil of the piece of land, which—*
 - (a) *means disturbing the soil of the piece of land for a particular purpose:*
 - (b) *does not include disturbing the soil of the piece of land, whatever the purpose, if the land is land to which regulation 33(9) or 36 of the Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009 applies.*
- (6) *An activity is changing the use of the piece of land, which means changing it to a use that, because the land is as described in subclause (7), is reasonably likely to harm human health.*

Under the NES-CS, regulation 8(3), disturbing the soil on ‘a piece of land’ is a permitted activity if the following requirements are met:

- (a) *controls to minimise the exposure of humans to mobilised contaminants must —*
 - (i) *be in place when the activity begins:*
 - (ii) *be effective while the activity is done:*
 - (iii) *be effective until the soil is reinstated to an erosion-resistant state:*

- (b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done:*
- (c) the volume of the disturbance of the soil of the piece of land must be no more than 25 m³ per 500 m²:*
- (d) soil must not be taken away in the course of the activity, except that, —*
 - (i) for the purpose of laboratory analysis, any amount of soil may be taken away as samples:*
 - (ii) for all other purposes combined, a maximum of 5 m³ per 500 m² of soil may be taken away per year:*
- (e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:*
- (f) the duration of the activity must be no longer than 2 months:*
- (g) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.*

The information review has identified several potential HAIL areas shown on Figure 3. The extent and duration of earthworks within those areas is unknown. If the conditions of regulation 8(3) cannot be met a resource consent will be required under the NESCS for parts of the site which are considered to be HAIL. Development plans provided by the client indicate that the HAIL area pertaining to the jet fuel storage and above-ground storage tank will not be part of the redevelopment and will remain, therefore the NESCS does not currently apply to this area, however if it is to be disturbed and/or subdivided the NESCS will apply.

Under the NES-CS, regulation 8(4), subdividing land or changing the use of 'a piece of land' is a permitted activity if the following requirements are met:

- (a) a preliminary site investigation of the land or piece of land must exist:*
- (b) the report on the preliminary site investigation must state that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land:*
- (c) the report must be accompanied by a relevant site plan to which the report is referenced:*
- (d) the consent authority must have the report and the plan.*

Given that this PSI has not found that it is highly unlikely that a change of land use will be a risk to human health, the NES-CS will apply to the change of land use where potential HAIL areas have been identified.

10.0 Recommendations

The recommendations have considered the whole development area for completeness.

It is understood that the site and the wider area is going to be redeveloped for residential housing. Parts of the site where actual or potential HAIL activities have been identified will require further investigation to assess the potential contamination risk of residual contamination to the relevant human health guidelines or landfill waste acceptance criteria depending on soil fate.

Given the age of the structures within Lot 1 DP 534864 it is likely that an asbestos survey will be required prior to demolition. These buildings may also require shallow soil testing to identify potential lead and asbestos within the halo of the buildings.

A detailed site investigation is recommended within the identified potential HAIL/source areas to determine the presence of potential contamination and to determine whether the NESCS will be triggered for soil disturbance and/or subdivision.

A contaminated site management plan (CSMP) will also be required for the duration of the development works to address the risk of accidental discovery of contamination within the area of. Any soils which are to be removed and disposed of during the development will require testing prior to disposal against the relevant facilities soil disposal acceptance criteria.

11.0 References

- MfE. 2012. Users' Guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. Wellington: Ministry for the Environment.
- MfE, 2021. *Contaminated Land Management Guidelines No. 1 – Guidelines for Reporting on Contaminated Sites in New Zealand revised 2021*. Ministry for the Environment, Wellington.
- PDP, 2019. *Preliminary Site Investigation, Mt Welcome Station*. Pattle Delamore Partners Limited
- PDP, 2022. *Preliminary Site Investigation, Lot 2 DP 534864, Mt Welcome Station*. Pattle Delamore Partners Limited

12.0 Limitations

This report has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Classic Developments NZ Limited, Greater Wellington City Council and Porirua City Council. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the report. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

This report has been prepared by PDP on the specific instructions of Classic Developments Limited for the limited purposes described in the report. PDP accepts no liability if the report is used for a different purpose. Any such use or reliance will be solely at their own risk.

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Yours faithfully

PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Jess Campbell

Senior Environmental Geologist

Reviewed by



Melody Robyns

Service Leader – Contaminated Land

Approved by



Nerena Rhodes

Technical Director – Contaminated Land

Appendix A: Certifying Statement

I, Nerena Rhodes, of Pattle Delamore Partners Limited certify that:

1. This preliminary site investigation meets the requirements of the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011 (the NESCS) because it has been:
 - a) done by a suitably qualified and experienced practitioner, and
 - b) reported on in accordance with the current edition of *Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand*, and
 - c) the report is certified by a suitably qualified and experienced practitioner.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and certified this report is appended to this report.

This certification applies to the date of this report.

Signed:



Nerena Rhodes

Technical Director – Contaminated Land

Certifying Statements

Nerena Rhodes – Reviewer and Approver

Nerena is an environmental scientist with over 20 years of experience in undertaking environmental and contaminated land assessments. She has a BSc in Biology and a MSc in Environmental Science from the University of Auckland. Nerena has experience with organising and undertaking site investigations, environmental assessments, and monitoring programmes for a range of environmental issues, across a broad range of media including soil, sediment, surface water and groundwater; and for a wide range of contaminants including heavy metals, petroleum hydrocarbons, organic chemicals and asbestos. Nerena has experience in the assessment of data. She has familiarity with and understanding of the current contaminated land regulation and practice in New Zealand including assessments against the NESCS.

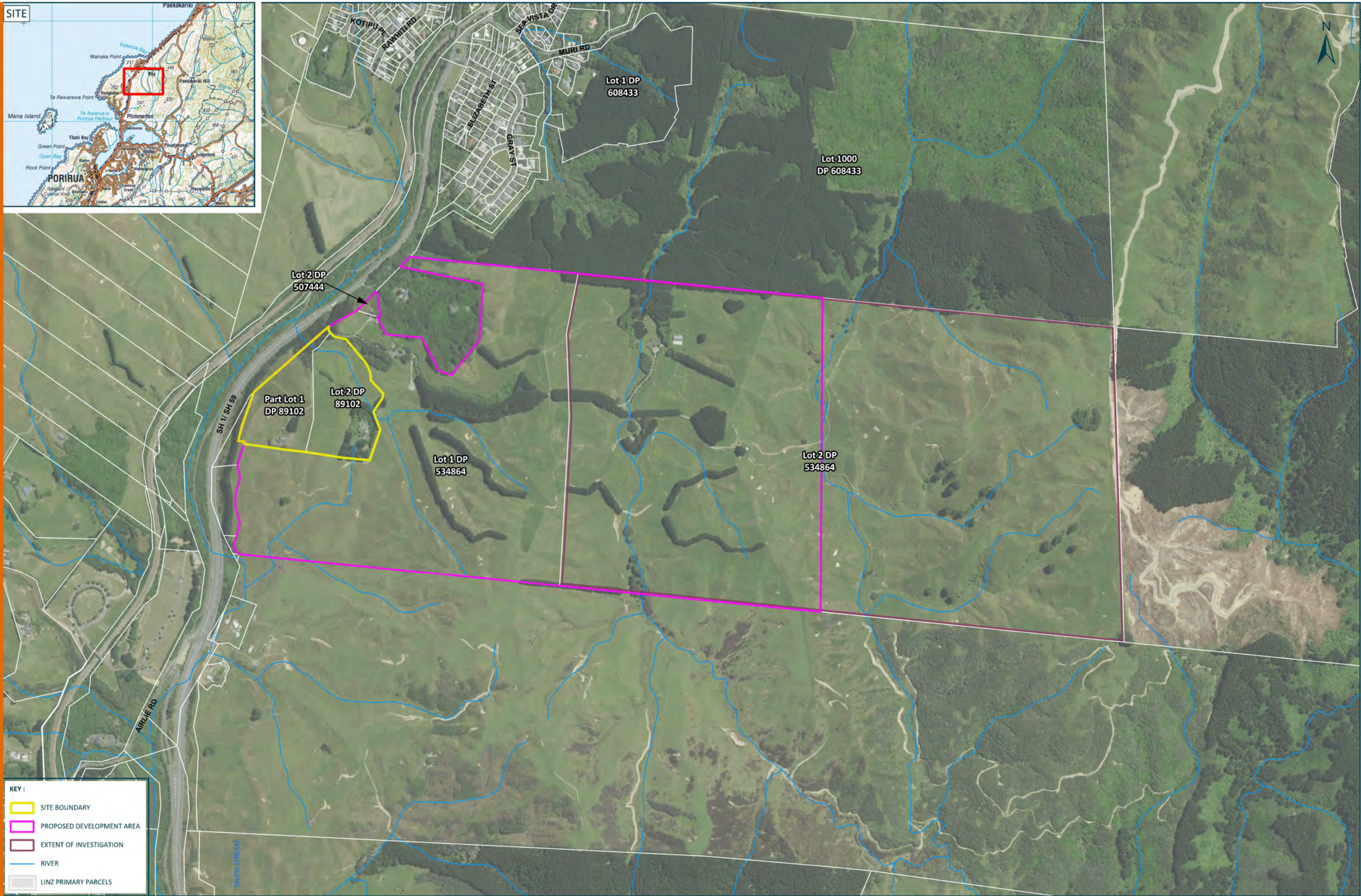
Melody Robyns – Reviewer

Melody is an Environmental Scientist with a Master of Science in Physical Geography. Melody has a background in environmental site investigations and contaminated land assessments. She is an experienced project manager with over 10 years' experience and is competent in risk identification, mitigation and problem solving. Her involvement in projects includes project management, technical input, risk assessments and liaison with stakeholders.

Jess Campbell – Project Manager, Information Assessor and Author

Jess is a Senior Environmental Geologist with 6 years' experience in undertaking contaminated land assessments across New Zealand and the UK. She has a MSc in Geology and Physical Geography from the University of Liverpool. Jess has practical experience in undertaking and managing investigations and ongoing monitoring of soil and groundwater for industrial, commercial and residential land development projects. Jess has experience in the interpretation and implementation of the NES-CS.

Appendix B: Figures



KEY :

- SITE BOUNDARY
- PROPOSED DEVELOPMENT AREA
- EXTENT OF INVESTIGATION
- RIVER
- LINZ PRIMARY PARCELS

pdp

0 125 250
METRES

SCALE : 1:10,000 (A3)

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FOR DISCUSSION			
24/10/2025			
B	ISSUED FOR REVIEW	OCT 25	CI
A	ISSUED FOR REVIEW	JUL 25	MS
NO.	REVISION	DATE	BY

SOURCE:
1. AERIAL IMAGERY (FLOWN 2024) SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENCED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

CLIENT

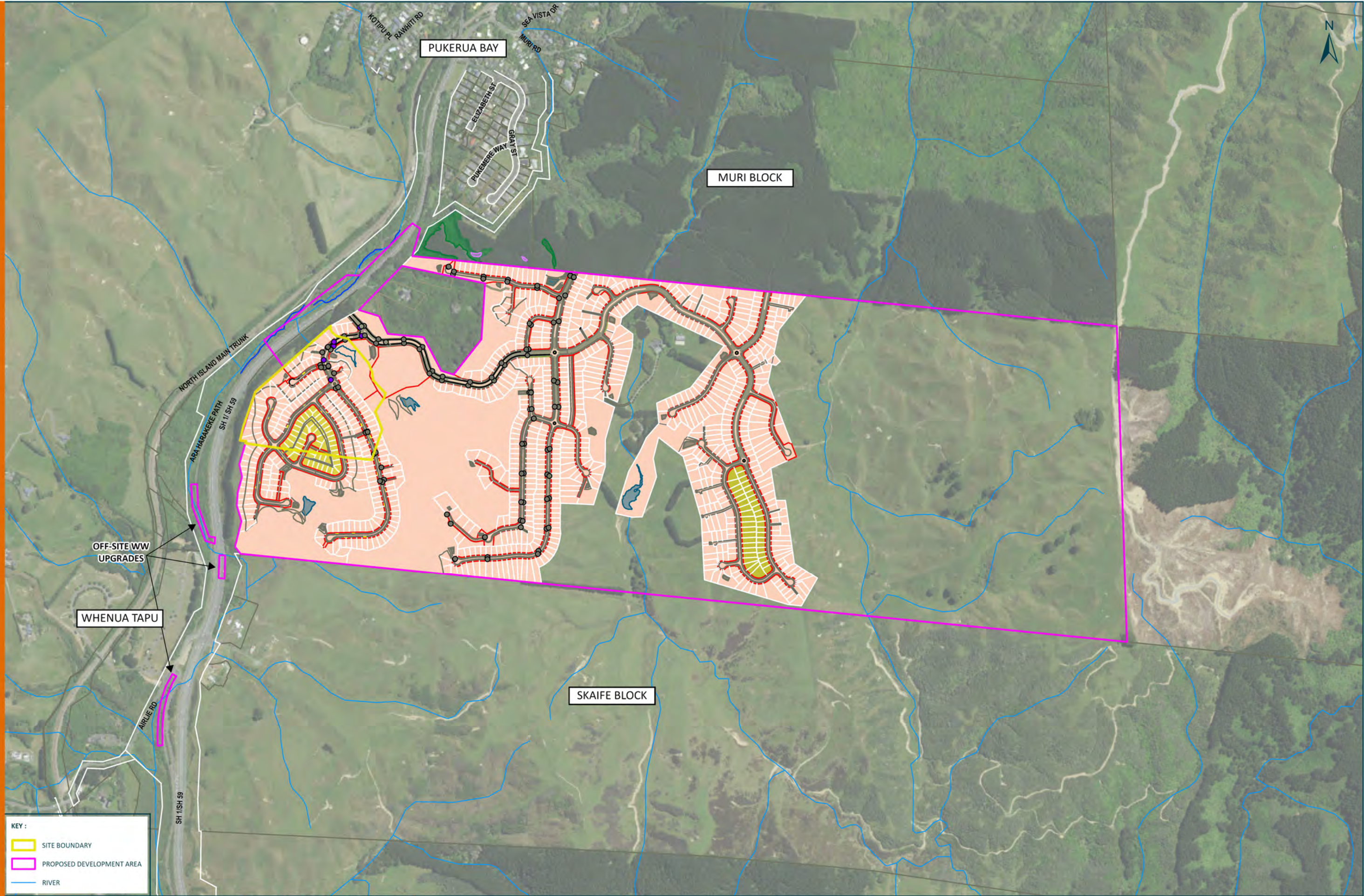
CLASSIC DEVELOPMENTS LTD

FIGURE

FIGURE 1: SITE LOCATION PLAN

PROJECT

PRELIMINARY SITE INVESTIGATION - MOUNT WELCOME, PUKERUA BAY



KEY :

- SITE BOUNDARY
- PROPOSED DEVELOPMENT AREA
- RIVER



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METRES
SCALE : 1:10,000 (A3)

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FOR DISCUSSION		
3/11/2025		
C	ISSUED FOR REVIEW	NOV 25 CI
B	ISSUED FOR REVIEW	OCT 25 CI
A	ISSUED FOR REVIEW	JUL 25 MS
NO.	REVISION	DATE BY

SOURCE:
1. AERIAL IMAGERY (FLOVIN 2024) SOURCED FROM THE LINZ DATA SERVICE <https://data.linz.govt.nz/> AND LICENCED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.
3. DEVELOPMENT PLAN 1753-02-BASEPLAN-TOTAL-2025-07-14.dwg PROVIDED BY CLASSIC DEVELOPMENTS LTD.

CLIENT

CLASSIC DEVELOPMENTS LTD

FIGURE
FIGURE 2: PROPOSED DEVELOPMENT

PROJECT
PRELIMINARY SITE INVESTIGATION - MOUNT WELCOME, PUKERUA BAY



KEY :

- HAIL AREA
- POTENTIALLY CONTAMINATED AREA
- PROPOSED DEVELOPMENT AREA
- RIVER
- LINZ PRIMARY PARCELS

Appendix C: Summary of Previous Reports

Table 1: Summary of PDP, 2019

Report Section	Summary	New Information
Site Description	The investigation area covered an area of 55.17 ha, legally described as Lot 3 Deposited Plan 89102. The site was noted to be predominantly pastoral farmland and residential land use.	<p>No longer zoned as 'Rural Zone', now zoned as 'Medium Density Residential Zone' within a 'New Residential Zone'.</p> <p>As of 2021 any reference to SH1 is redundant as the road was renamed to SH59.</p> <p>A site visit undertaken on 21 May 2025 confirmed that there have been no significant changes since the original site visit.</p>
Geology and Hydrogeology	<p>The site is gently rolling with shallow gully features trending in a north – south direction. A geological contact is noted to run through the property in a northeast – southwest direction. The western side is underlain by Middle Quaternary alluvium and colluvium with the eastern area underlain by Rakaia Terrane Deposits.</p> <p>Groundwater is inferred to flow in a north westerly direction.</p>	N/A
Summary of Historical information	<ul style="list-style-type: none"> ✧ Historical aerial imagery indicates that the site has been utilised for pastoral purposes since the 1940's. ✧ Evidence of a potential sheep dip or spray race is present in images from 1961 and 1979. Interviews with the owner indicate that no sheep dipping or spraying has occurred in the last 10-15 years. ✧ No evidence of firefighting foams has been recorded. ✧ No evidence of HAIL activities have been recorded or provided by GWRC or PCC. 	
Consideration of the NESCS	With the exception of the potential sheep dip, no other HAIL activities have been undertaken at the site.	See section 8.0.

Table 2: Summary of PDP, 2022

Report Section	Summary	New Information
Site Description	<p>The site covers an area of 140.23 ha and is legally described as Lot 2 Deposited Plan 534864. The site is predominantly pastoral farm land with two residential dwellings identified. The Kakaho Special Amenity Landscape area falls in the south east corner of the site.</p>	<p>The site is now zone as 'Medium Density Residential Zone' (Upper Block and Lucas Block) and 'Rural Lifestyle Zone' (Rear of Lucas Block). The Upper and Lucas Blocks are within the "New Residential Zone"</p> <p>As of 2021 any reference to SH1 is redundant as the road was renamed to SH59.</p> <p>A site visit undertaken on 21 May 2025 confirmed that there have been no significant changes since the original site visit.</p>
Geology and Hydrogeology	<p>The site is gently rolling with shallow gully features trending in a north – south direction. The site is underlain by Rakaia Terrane Deposits with a thin segment of Holocene alluvial deposits which runs from north to south, comprising well sorted floodplain gravels.</p> <p>Three tributaries of the Kakaho Stream which run through the site, oriented north-south, flowing into Te Awareua-O Porirua Harbour.</p> <p>Based on topography the inferred groundwater flow direction is in a southerly direction towards the harbour.</p>	
Summary of Historical information	<ul style="list-style-type: none"> ✧ Historical aerial imagery indicates that the site has been utilised for pastoral purposes since the 1940's. ✧ An unidentified structure is present in two historical aerial images (1966 and 1973), which is likely to be a spray race, however it was no longer present during the site walkover. Correspondence with a site representative indicates that the visible concrete pad may be the foundations for a former water tank. ✧ An AST and fuel storage for A-1 jet fuel was noted on site. No indication of what was in the AST was present. 	<p>Liaison with the client confirm that the residential property and helicopter hanger are not part of the current development plans.</p>

Table 2: Summary of PDP, 2022

Report Section	Summary	New Information
	<ul style="list-style-type: none"> ✧ Minor storage of agrichemicals were present on site. ✧ No HAIL records were identified or provided by GWRC or PCC. 	
Consideration of the NESCS	<p>The NESCS will apply to the storage of jet fuel and AST under category A13. It was concluded that there was insufficient evidence that the potential area outlined as a sheep dip/spray race was not considered 'more likely than not' used for these purposes.</p> <p>The NESCS will apply to the subdivision of the site and a detailed site investigation (DSI) will be required to assess the risk to human health in the vicinity of the helicopter hanger and AST.</p>	See section 8.0.
Conceptual Site Model	The PSI identified that there was a potentially complete pathway for site users, groundwater and surface water if a spill or leak from the storage of unknown substances in the AST or jet fuel. Given that the underlying soils are inferred to be porous a migration pathway is present.	

Appendix D: Historical Aerial Photographs



Historical Aerial Photograph 1: 1942



Historical Aerial Photograph 2: 1963



Historical Aerial Photograph 3: 1973



Historical Aerial Photograph 4: 1988



Historical Aerial Photograph 5: 2000



Historical Aerial Photograph 6: 2005



Historical Aerial Photograph 7: 2009



Historical Aerial 8: 2019



Historical Aerial Photograph 9: 2025

Appendix E: Site Photographs



Photograph 1: General overview of the landscape, looking southwest.



Photograph 2: Storage shed on Part Lot 1 DP 89102 looking east.



Photograph 3: Storage shed on Part Lot 1 DP 89102 looking northwest.



Photograph 4: Rear of residential property on Part Lot 1 DP 89102, looking west.



Photograph 5: Overview of accessways.



Photograph 6: Overview of landscape looking west towards SH59.



Photograph 7: Overview of storage shed on Lot 2 DP 89102.



Photograph 8: Water tank and shed on Lot 2 DP 89102.

Appendix F: Certificates of Title



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



R.W. Muir
Registrar-General
of Land

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

Identifier	WN56D/260	Part-Cancelled
Land Registration District	Wellington	
Date Issued	08 October 2003	
Prior References		
WN16D/680	WN44/252	

Estate	Fee Simple
Area	5.0760 hectares more or less
Legal Description	Lot 1 Deposited Plan 89102

Original Registered Owners

Huntleigh Downs Limited

Interests

261993.1 Gazette Notice declaring portion of State Highway No.1 (Pukerua Bay to Plimmerton) to be a limited access road - 19.9.1978 at 2.55 pm (Affects part formerly in CT WN16D/680)

B753722.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 10.11.1999 at 9.00 am (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

B819199.2 Mortgage to Westpac Banking Corporation - 25.1.2001 at 9.00 am

B830435.1 Mortgage to St Laurence Mortgages Limited - 12.4.2001 at 9.00 am

5059353.1 Variation of Mortgage B819199.2 - Produced 16.7.2001 at 9.00 am and Entered 24.7.2001 at 4:00 pm

5238129.1 Variation of Mortgage B830435.1 - 31.5.2002 at 10:13 am

5347234.1 Variation of Mortgage B819199.2 - 18.9.2002 at 9:00 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

5757394.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

Subject to a right of way, water supply, telecommunications, water drainage and electricity supply rights over parts marked B,C & D on DP 89102 created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

Appurtenant hereto is a right of way, water supply, telecommunications, water drainage and electricity supply rights created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

The easements created by Easement Instrument 5757394.7 are subject to Section 243 (a) Resource Management Act 1991

6016746.1 Gazette Notice (2004 p.1297) declaring part (6988m²) shown as Section 3 SO 308944 is acquired for road which, pursuant to section 88(2) Transit New Zealand Act 1989, becomes road, limited access road and State highway and shall vest in the Crown on 13.5.2004 - 25.5.2004 at 9:00 am

6016746.3 Discharge of Compensation Certificate B753722.1 - 25.5.2004 at 9:00 am
6076191.1 Discharge of Mortgage B830435.1 - 12.7.2004 at 9:00 am
6076191.2 Discharge of Mortgage B819199.2 - 12.7.2004 at 9:00 am
6076191.4 Mortgage to Equitable Life Insurance Company Limited - 12.7.2004 at 9:00 am
6076191.5 Transfer of Mortgage 6076191.4 to TEA Custodians (Equitable) Limited - 12.7.2004 at 9:00 am
6076191.6 Mortgage to Finance and Leasing Limited - 12.7.2004 at 9:00 am
6554445.1 Mortgage to Palmerston North Finance Limited - 31.8.2005 at 9:00 am
6948917.1 Discharge of Mortgage 6554445.1 - 14.7.2006 at 9:00 am
6948917.2 Mortgage to Mutual Trust Properties Limited - 14.7.2006 at 9:00 am
7123739.4 Discharge of Mortgage 6948917.2 - 21.11.2006 at 9:00 am
7387012.1 Discharge of Mortgage 6076191.4 - 1.6.2007 at 9:22 am
7387012.2 Discharge of Mortgage 6076191.6 - 1.6.2007 at 9:22 am
Land Covenant in Easement Instrument 7416317.1 - 12.6.2007 at 9:00 am
7416317.2 Transfer to Stephen John Brown - 12.6.2007 at 9:00 am
7416317.3 Transfer to Aaron Mark Havill and Rachael Ann Havill - 12.6.2007 at 9:00 am
7416317.4 Mortgage to Avanti Finance Limited - 12.6.2007 at 9:00 am
7598998.1 Discharge of Mortgage 7416317.4 - 1.11.2007 at 12:13 pm
7609735.2 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 partially cancelling the easement condition of a right of way shown marked C on plan 89102 created by Easement Instrument 5757394.7 - 9.11.2007 at 9:00 am
7609735.3 Partial surrender of the right of way shown marked C on DP 89102 created by Transfer 5757394.7 - 9.11.2007 at 9:00 am
7678257.1 Mortgage to ASB Bank Limited - 15.1.2008 at 2:31 pm
8859082.1 CAVEAT AGAINST THE INTEREST OF AARON MARK HAVILL BY ROBERT ARNOLD BRACE - 7.9.2011 at 3:57 pm
8891977.1 Discharge of Mortgage 7678257.1 - 20.10.2011 at 8:43 am
8891977.2 Withdrawal of Caveat 8859082.1 - 20.10.2011 at 8:43 am
8891977.3 Transfer to Rachel Ann Havill and Clinton James Paul - 20.10.2011 at 8:43 am
8891977.4 Mortgage to ASB Bank Limited - 20.10.2011 at 8:43 am
8893622.1 CAVEAT BY AARON MARK HAVILL - 20.10.2011 at 9:57 am
9031554.1 Withdrawal of Caveat 8893622.1 - 3.4.2012 at 4:12 pm
9044470.1 Statutory Land Charge against the share of Rachel Ann Havill pursuant to Section 36 Legal Services Act 2011 - 24.4.2012 at 2:22 pm
10790258.1 CHARGING ORDER DATED 04.05.2017 BETWEEN CLINTON JAMES PAUL AND SOUTHERN RECEIVABLES LIMITED - 16.5.2017 at 7:00 am
10833132.1 Discharge of Charging Order 10790258.1 - 28.6.2017 at 10:13 am
10803545.1 Discharge of Statutory Land Charge 9044470.1 - 28.6.2017 at 3:02 pm
10803545.2 Discharge of Mortgage 8891977.4 - 28.6.2017 at 3:02 pm
10803545.3 Transfer to Rachael Ann Havill - 28.6.2017 at 3:02 pm
10803545.4 Mortgage to ASB Bank Limited - 28.6.2017 at 3:02 pm
10902854.1 Discharge of Mortgage 10803545.4 - 4.10.2017 at 4:16 pm
10902854.2 Transfer to Rachael Ann Havill and Zachary Mark Havill - 4.10.2017 at 4:16 pm
10902854.3 Mortgage to ASB Bank Limited - 4.10.2017 at 4:16 pm
11829239.1 Discharge of Mortgage 10902854.3 - 17.8.2020 at 3:25 pm
11829239.2 Mortgage to Pukerua Property Group LP - 17.8.2020 at 3:25 pm

12740562.1 Transfer to Pukerua Property Group LP - 9.6.2023 at 4:23 pm

12740562.2 Discharge of Mortgage 11829239.2 - 9.6.2023 at 4:23 pm

13284962.1 Mortgage to First Mortgage Custodians Limited - 29.4.2025 at 4:21 pm



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **WN56D/260**

Land Registration District **Wellington**

Date Issued 08 October 2003

Part-Cancelled

Prior References

WN16D/680 WN44/252

Estate Fee Simple

Area 5.0760 hectares more or less

Legal Description Lot 1 Deposited Plan 89102

Registered Owners

Pukerua Property Group LP

Interests

261993.1 Gazette Notice declaring portion of State Highway No.1 (Pukerua Bay to Plimmerton) to be a limited access road - 19.9.1978 at 2.55 pm(Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

5757394.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

Subject to a right of way, water supply, telecommunications , water drainage and electricity supply rights over parts marked B,C & D on DP 89102 created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

Appurtenant hereto is a right of way, water supply, telecommunications, water drainage and electricity supply rights created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

The easements created by Easement Instrument 5757394.7 are subject to Section 243 (a) Resource Management Act 1991

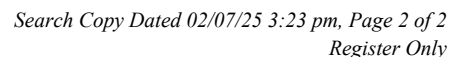
6016746.1 Gazette Notice (2004 p.1297) declaring part (6988m2) shown as Section 3 SO 308944 is acquired for road which, pursuant to section 88(2) Transit New Zealand Act 1989, becomes road, limited access road and State highway and shall vest in the Crown on 13.5.2004 - 25.5.2004 at 9:00 am

Land Covenant in Easement Instrument 7416317.1 - 12.6.2007 at 9:00 am

7609735.2 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 partially cancelling the easement condition of a right of way shown marked C on plan 89102 created by Easement Instrument 5757394.7 - 9.11.2007 at 9:00 am

7609735.3 Partial surrender of the right of way shown marked C on DP 89102 created by Transfer 5757394.7 - 9.11.2007 at 9:00 am

13284962.1 Mortgage to First Mortgage Custodians Limited - 29.4.2025 at 4:21 pm





**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 **WN56D/261**

Land Registration District **Wellington**

Date Issued 08 October 2003

Prior References

WN16D/680 WN44/252

Estate Fee Simple
Area 5.6390 hectares more or less
Legal Description Lot 2 Deposited Plan 89102

Original Registered Owners

Huntleigh Downs Limited

Interests

B753722.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 10.11.1999 at 9.00 am (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

B819199.2 Mortgage to Westpac Banking Corporation - 25.1.2001 at 9.00 am

B830435.1 Mortgage to St Laurence Mortgages Limited - 12.4.2001 at 9.00 am

5059353.1 Variation of Mortgage B819199.2 - Produced 16.7.2001 at 9.00 am and Entered 24.7.2001 at 4:00 pm

5238129.1 Variation of Mortgage B830435.1 - 31.5.2002 at 10:13 am

5347234.1 Variation of Mortgage B819199.2 - 18.9.2002 at 9:00 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

5757394.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

Appurtenant hereto is a right of way, water supply, telecommunications, water drainage and electricity supply rights created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

The easements created by Easement Instrument 5757394.7 are subject to Section 243 (a) Resource Management Act 1991

6076191.1 Discharge of Mortgage B830435.1 - 12.7.2004 at 9:00 am

6076191.3 Discharge of Mortgage B819199.2 - 12.7.2004 at 9:00 am

6076191.4 Mortgage to Equitable Life Insurance Company Limited - 12.7.2004 at 9:00 am

6076191.5 Transfer of Mortgage 6076191.4 to TEA Custodians (Equitable) Limited - 12.7.2004 at 9:00 am

6076191.6 Mortgage to Finance and Leasing Limited - 12.7.2004 at 9:00 am

6554445.1 Mortgage to Palmerston North Finance Limited - 31.8.2005 at 9:00 am

6948917.1 Discharge of Mortgage 6554445.1 - 14.7.2006 at 9:00 am

6948917.2 Mortgage to Mutual Trust Properties Limited - 14.7.2006 at 9:00 am
7123739.4 Discharge of Mortgage 6948917.2 - 21.11.2006 at 9:00 am
7448170.1 Change of Name of the mortgagee in Mortgage 6076191.4 to Equitable Property Holdings Limited - produced
4.7.2007 at 9.00 am and entered 6.7.2007 at 9:00 am
7471409.1 Discharge of Mortgage 6076191.6 - 30.7.2007 at 9:10 am
7471409.2 Discharge of Mortgage 6076191.4 - 30.7.2007 at 9:10 am
7580348.1 Transfer to Stephen John Brown - 17.10.2007 at 9:00 am
7580348.2 Transfer to Juliet Helen Dunlop - 17.10.2007 at 9:00 am
11941048.1 Mortgage to Pukerua Property Group LP - 30.11.2020 at 2:41 pm
13092909.1 Transfer to Pukerua Property Group LP - 30.8.2024 at 2:20 pm
13092909.2 Discharge of Mortgage 11941048.1 - 30.8.2024 at 2:20 pm
13284962.1 Mortgage to First Mortgage Custodians Limited - 29.4.2025 at 4:21 pm

Appendix G: Previous Reports



27 August 2019

Stuart Dixon
Project Manager
Classic Developments Ltd
1 Tradewinds Drive
PORIRUA 5024

Dear Stuart

PRELIMINARY SITE INVESTIGATION, MT WELCOME STATION

1.0 Introduction

Classic Developments Limited has engaged Pattle Delamore Partners Limited (PDP) to undertake a preliminary site investigation (PSI) for a site comprised of one parcel of land legally described as Lot 3 Deposited Plan 89102 located at 422 State Highway 1, Pukerua Bay. This PSI has been undertaken to meet the objectives of Classic Developments' proposed development plans (Appendix A) for the site. Henceforth the property at 422 State Highway 1 is referred to as 'the site'.

This desktop review has been limited to a review of existing available information for the site including; council records, property title information, historical aerial photographs and Fire & Emergency New Zealand (FENZ) records. Following the desktop review, a walkover of the site was undertaken by PDP staff on 14th June 2019.

This report provides the results of the PSI review and has been prepared in general accordance with the requirements of the Ministry for the Environment (MfE) '*Contaminated Land Management Guideline No. 1: Reporting on Contaminated Sites in New Zealand*' (CLMG No. 1) (MfE, 2011a). It has been certified by a suitably qualified and experienced practitioner as required by the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (the NES).

2.0 Project Objectives

Classic Developments intend to redevelop the site for residential purposes. The size of the proposed residential properties range from 200 m² to 800 m². Classic Developments has been advised by Porirua City Council that in order to support its intent to change its planning document a PSI is required to:

- Determine whether any activities from the Hazardous Activities and Industries List ¹ (HAIL) are currently, have been, or are more likely than not to have been occurring at the site; and therefore, Whether the NES applies to the site development, and consents must be sought under the NES to permit development activities.

¹ The Hazardous Activities and Industries List is a compilation of activities and industries that are considered likely to be a source of land contamination from the use, storage or disposal of hazardous substances. The list was prepared and published by MfE (2011).

3.0 Scope

The scope of the PSI review work undertaken by PDP to fulfil the project objectives has included:

- ✧ A review of a selection of publicly available aerial photographs;
- ✧ A review of Certificates of Title (CT) for the site;
- ✧ A review of the Greater Wellington Regional Council (GWRC) Selected Land Use Register (SLUR) data available for the site;
- ✧ A review of Porirua City Council property information files for the site;
- ✧ A review of Fire & Emergency New Zealand information related to the property;
- ✧ An interview with the current site owner, and the neighbour occupying 434 State Highway 1, to determine the historical use of the site, with a specific focus on identifying potential contamination sources and/or land uses;
- ✧ A walkover of the property to visually inspect the site conditions including any historical infrastructure that can be identified;
- ✧ Consideration of the NES Regulations; and
- ✧ Preparation of this report that summarises the findings of the information review.

4.0 Site Description

The site covers an area of 55.17 ha and is legally described as Lot 3 Deposited Plan 89102. Under the jurisdiction of Porirua City Council, the site is zoned 'Rural Zone'. The site runs adjacent to State Highway 1, and wraps around the properties at 422A, 422B and 434 State Highway 1, Pukerua Bay (which are outside of the scope of this report) before rejoining State Highway 1 north of the property at 434 State Highway 1. The site extends inland to the east and is bounded by other rural properties to the north, south, and east. The site is largely pastoral farmland and residential rural land use. There are no major tributaries or streams that run through the site.

Currently the site is used for pastoral purposes, specifically for grazing sheep and deer. The grazing of deer has only begun within the last ten years. The structures on site include one woolshed, a stand-alone race/docking area and a residential property. The majority of these structures are located in the area 200 m east of State Highway 1. A lean to was added to the woolshed within the last ten years. Driveway access to the site from State Highway 1 is located at the north-western corner of the site. Further detail of the site buildings and land features is described in Section 6.0, as observed during the site walk over.

5.0 Geology and Hydrogeology

The site topography is gently rolling with shallow gully features that trend in a south to north direction. Based on the published geology of the Wellington area (Begg, 2001) there is a geological contact running through the property which runs from north east to south west. The western area of the site is underlain by Middle Quaternary alluvium and colluvium which consists of gravel, sand and mud, with rare non welded ignimbrite and tephra. The eastern area of the site is underlain by the Rakaia Terrane sediments which consists of interbedded sandstone and mudstone with minor conglomerate, basalt and chert.

Based on topography the inferred groundwater flow direction is in a north westerly direction (toward the coast).

6.0 Historical Site Information

6.1 Aerial Photographs

A review was undertaken of a selection of the available historical aerial photography for the site, and included photos from 1942, 1961, 1979, 1986, 1995, 2002, 2011 and 2018, sourced variously from the Alexander Turnbull Library and Google Earth Imagery. Copies of the historical aerial photographs from 1942, 1961, 1979, 1986, 1995, 2002, 2011 & 2018 are provided in Appendix B. The following key findings from the aerial photographs with respect to the history and use of the site are summarised in Table 1.

Table 1: Summary of Historical Aerial Photographs

Year	Description of Site Use
1942	The site and the surrounding land appears to be in use for pastoral purposes. The buildings/structures which are present on site include the present-day residential dwelling and woolshed, located in the western area of the site in proximity to Stage Highway 1. Driveway access to the structures is via State Highway 1 (as it remains to this day). There appears to be a small residential structure in the south west corner of the site. Use known.
1961	The site use remains unchanged from pastoral use. The dwelling to the north at 434 State Highway 1 has been constructed sometime between 1942 and 1961. There is also a small structure to the east of the woolshed on the site which has been constructed, which may have been associated with a sheep dip. Additionally, a woolshed farmtrack is visible, as is a greenbelt area south of the woolshed.
1979	The site use remains unchanged from pastoral use. The woolshed area has been further developed, and includes the present day dock/race structure, as well as an increase in the number of sheep holding pens to the north of the woolshed. Structures which may be associated with a sheep dip are visible, a pen has been added in this location. The structure in the south west of the property (as observed in the 1942 photograph) has been removed and no longer appears.
1986	The site uses remains unchanged from pastoral use. The bush area immediately to the south of the woolshed has been cleared. The structures appear unchanged from the 1979 photo.
1995	The site use remains unchanged from pastoral use. The structures appear unchanged from the 1986 photo.
2002	The site use remains unchanged from pastoral use. The structures appear unchanged from the 1995 photo.
2011	The site appears relatively unchanged from the 2002 photo, with the exception of the following; landscaping works and what appears to be the installation of a concrete driveway to the residential dwelling, and further planting in the area surrounding the woolshed. Buildings have been constructed on 422A and 422B State Highway 1 to the south of the site between 2006 and 2011.
2018	Both the site use and the structures present on the site appear unchanged from the 2011 photo.

6.2 Certificates of Title

The current and historical CTs for the site are summarised in Table 2 below with further information provided where relevant. Historical CTs were found dating back to 1887. The CTs are attached in Appendix C.

Table 2: Relevant Information from Certificates of Title

Legal Description	Certificate of Title
Lot 3 Deposited Plan 89102	WN56D/262 (issued in 2003) <ul style="list-style-type: none"> ∴ The current CT concerns 196.882 ha of land ∴ The current proprietorship is listed as The Mt Welcome Family Trust Limited
Lot 3 Deposited Plan 89102	16D/680 (issued in 1976) <ul style="list-style-type: none"> ∴ The current CT concerns 84.63 ha of land. ∴ The current site proprietorship is listed as James Andrew Gray of Plimmerton.
Lot 3 Deposited Plan 89102	WN44/252 (issued in 1887) <ul style="list-style-type: none"> ∴ The current CT concerns 80.94 ha of land. ∴ The original proprietorship is listed as Huntleigh Downs Limited.

6.3 Fire and Emergency New Zealand Records

FENZ records were obtained directly from Fire & Emergency New Zealand, and these are included in Appendix D. FENZ hold no record of fire incidents or the use of fire fighting foams on the site (Appendix D).

6.4 Greater Wellington Regional Council Records

A review of the SLUR database on the GWRC's Webmap showed no record of HAIL activities at 422 State Highway 1 (Appendix D).

6.5 Porirua City Council Records

A property information request and contaminated land enquiry was requested from Porirua City Council. The Council had no record of the site as a potential contaminated site (Appendix D). The property file did not contain any evidence of HAIL activities having been conducted on the site.

7.0 Site Reconnaissance and Interviews

A site walkover was undertaken by PDP staff on the 14th June 2019. An interview was completed with Mr Dave Riley, a representative of the current site owner (The Mt Welcome Family Trust Limited); and with the owner of the homestead located in the property at 434 State Highway 1, to the north of the site; Mr Peter Smith. Photographs are shown in Appendix E.

7.1 Site Observations

The following site observations were made during the site walkover:

- ✧ All of the site buildings and structures which included a residential dwelling, woolshed (with additional lean-to structure) and a dock/race structure with concrete pad were related to the historical and current land use for deer/sheep farming purposes. The location of the site buildings and structures was consistent with the 2018 aerial image of the site.
- ✧ There were bulk stores no chemicals or hazardous substances stored on site.
- ✧ There were no bulk fuel storage containers or tanks on site.
- ✧ There were no observed sheep dips or spray structures on the site.
- ✧ There was no spraying equipment observed on site.

7.2 Interviews

An interview was completed with David Riley, a representative of the current site owner, on 14th June 2019, and the following historical information was noted:

- ✧ The current owners have owned the property for approximately 10 years. In that time the site has continued to be sheep farming/pastoral land as per the survey of historic records.
- ✧ He noted no hazardous activities (such as fuel storage) as having occurred in his experience on the site.
- ✧ The lean-to structure was added to the woolshed structure approximately ten years ago
- ✧ The owner stated that no sheep dipping activities have occurred on the property. The dock/race had been used for drenching of sheep but this was carried out on the concrete foundation (as per the site walkover).

Following this discussion with the owner a second interview was conducted with the owner of the neighbouring property at 434 State Highway 1, Pukerua Bay. He related the following information:

- ✧ That the owner was a rural lifestyle block owner who ran approximately 200 ewes south of his property. He had lived in the property for 10 years.
- ✧ The owner noted that 422 State Highway 1, along with the properties at 422A & 422B State Highway 1 had been a part of a larger parcel of land, which had been subdivided (as per the aerial images).
- ✧ The owner confirmed, as per previous discussions that no hazardous activities had appeared to be carried out on site related to sheep dipping or fuel storage etc.

8.0 Information Summary

Based on the findings from this PSI for the site located at 422 State Highway 1, Pukeura Bay, Wellington, the following information on the current and historical land use at the site is summarised:

- ✧ The aerial photographs show that the site was utilized for pastoral purposes from the 1940s until the present day.
- ✧ Two aerial photographs from 1961 and 1979 show structures which may have been a sheep dip or spray race. This is not unexpected as sheep dips were historically very common, and treating sheep with an external chemical insecticide was historically a legal requirement (MfE, 2006).
- ✧ During the site walkover there was no evidence of any HAIL activities observed.

- ✧ Through anecdotal information from the site owner, no sheep dipping or spraying activities have been observed or carried out in the last 10 – 15 years.
- ✧ No use of fire fighting foams or fire emergency equipment has been recorded by Fire and Emergency New Zealand.
- ✧ No records related to HAIL activities have been recorded by Greater Wellington Regional Council; and none of the documentation on the Porirua City Council property information file indicated that HAIL activities have taken place on the property.

Based upon all of the available information, the only potential sources of soil contamination associated with the past and present land use activities within the site are related to the small scale farming activities. No evidence was found for the bulk storage of hydrocarbons, and there was no evidence found of a sheep dip or spray on site during the site visit. Nevertheless, given that sheep dipping was common practice historically, and the possibility of structures associated with sheep dips evident in the 1961 and 1979 aerial photographs, the presence of a historical sheep dip cannot be ruled out.

9.0 Consideration of the NES

The NES seeks to control activities on contaminated land so as to protect human health. Regulations apply to a 'piece of land' which is described as a site or the area of a site where an activity or industry described in the HAIL is currently, or has been, or is more likely than not to have been, undertaken on it.

With regards to the findings from this investigation, with the exception of the potential for a sheep dip, no other HAIL activities have been found to be occurring, or to have occurred in the past. Other than in the area of the site where the sheep dip may have been located, there are considered to be no significant potential sources of contamination associated with the past and present land use activities identified at the site.

10.0 References

- Begg, J. G. *Geology of the Wellington Area*. Institute of Geological and Nuclear Sciences 1:250,000 Geological Map 10. Map (1 sheet) and text (64 p.), Institute of Geological and Nuclear Sciences Limited.
- Bryce Holmes, 2018. *Summary of Intent. Pukerua Bay – Mt Welcome Station. December 2018*, Land Matters.
- MfE, 2011a. *Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2011)*. Ministry for the Environment.
- MfE, 2011b. *Hazardous Activities and Industries List (HAIL): October 2011*. Ministry for the Environment.
- MfE, 2006. *Identifying, investigating and managing risks associated with former sheep-dip sites: A guide for local authorities*. Ministry for the Environment.
- NES, 2011. *Resources Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations*.

11.0 Limitations

This report has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Classic Developments Ltd and others (not directly contracted by PDP for the work), including LINZ, the Alexander Turnbull Library, Greater Wellington Regional Council, Fire & Emergency New Zealand, Mr Dave Riley and Mr Peter Smith. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the report. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

This report has been prepared by PDP on the specific instructions of Classic Developments Ltd for the limited purposes described in the report. PDP accepts no liability if the report is used for a different purpose or if it is used or relied on by any other person. Any such use or reliance will be solely at their own risk.

Yours faithfully

PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Joshua Hawkes

Environmental Geologist

Reviewed by



Nerena Rhodes

Environmental Science Service Leader

Approved by



Natalie Webster

Technical Director – Contaminated Land



SOURCE:
1. AERIAL IMAGERY (FLYNN 2016/2017) SOURCED FROM THE LINZ DATA SERVICE www.linz.govt.nz/about-linz/linz-data-service/help-using-linz-data/attributing-aerial-imagery-data AND LICENCED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 NEW ZEALAND LICENCE.
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA

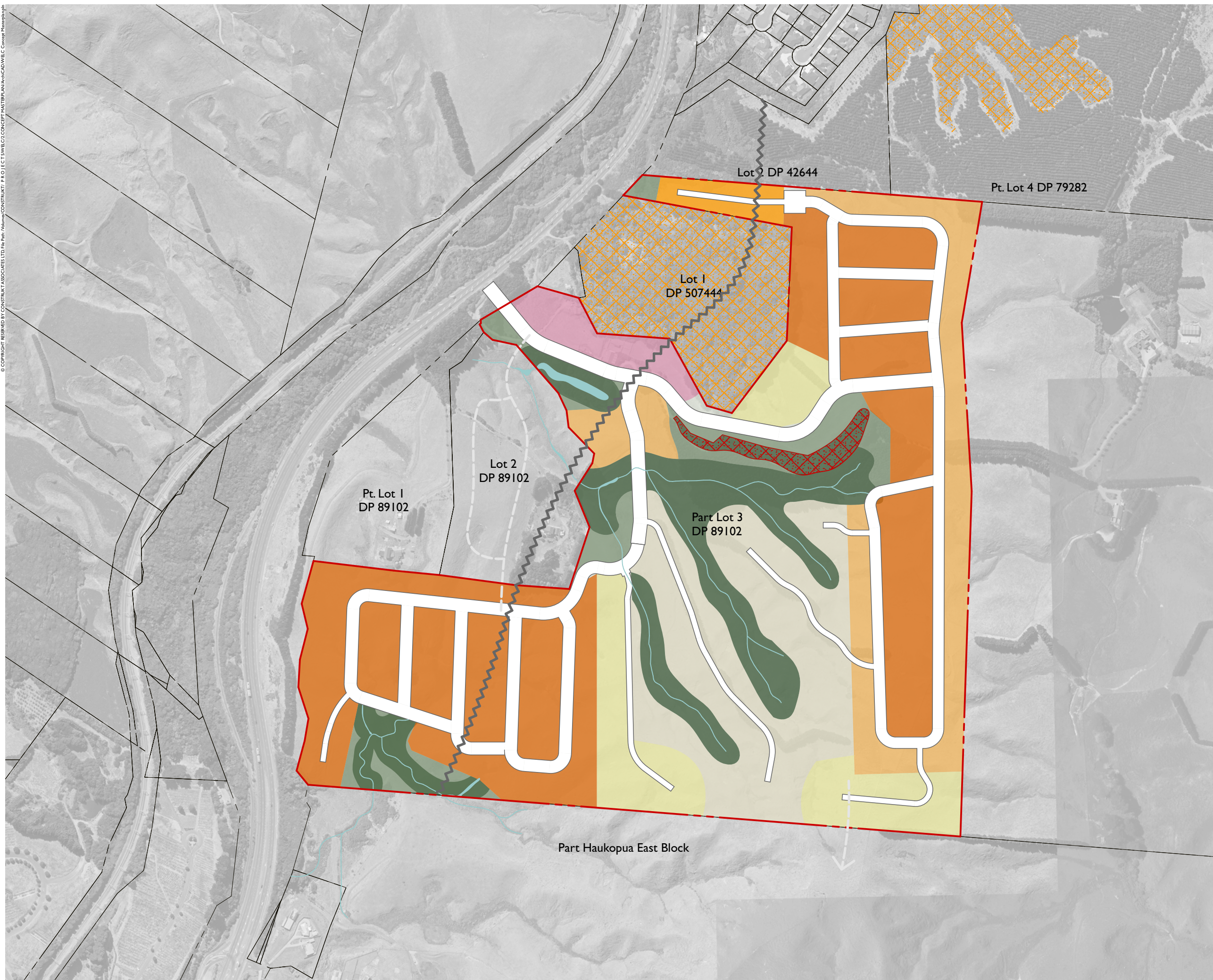
FIGURE 1 : SITE LAYOUT

SCALE : 1:4,000 (A3)

0 25 50 100
METRES



Appendix A: Classic Developments Proposed Development Plan



LEGEND

SITE ASSESSMENT

Legal description:

Part Lot 3 DP 89102

Address:

422 State Highway 1, Pukerua Bay, Porirua

Site Area:

551,750m²

Zone:

Current:

Rural Zone

Proposed:

Residential Zone

DEVELOPMENT DESCRIPTION

Medium Density Housing Development

Large Lot Housing Development

PUBLIC

Extent of landholding

Proposed roading location

Proposed pedestrian link

Reserve with Significant Natural Area SNA

Farm drainage network

Proposed additional reserve allocation

Seismic hazard zone

QE2 Designation

YIELD

Large Block Residential

~2000m²+ Sites

~ 40 sites

7%

~1000m² Sites

~ 35 sites

6%

Regular Block Residential

~600-850m² Sites

~ 80 sites

15%

~450m² Sites

~345 sites

64%

~325m² Sites

~ 20 sites

4%

Mixed use area (~>50% Residential)

~300m² Sites

~ 30 sites

4%

Total

~550 Sites

NOTES

1.

Refer to Civil Engineer's documents for:
-all earthworks details
-details of additional public infrastructure

2.

Refer to landscape architects's documents for all planting layouts, schedules and specifications.

3.

Refer to the Urban Design Report for precinct zone details

MT WELCOME STATION

CLASSIC DEVELOPMENTS LTD

CONCEPT MASTERPLAN

50

0

200

1:5,000 @ A3

construkt

SK05

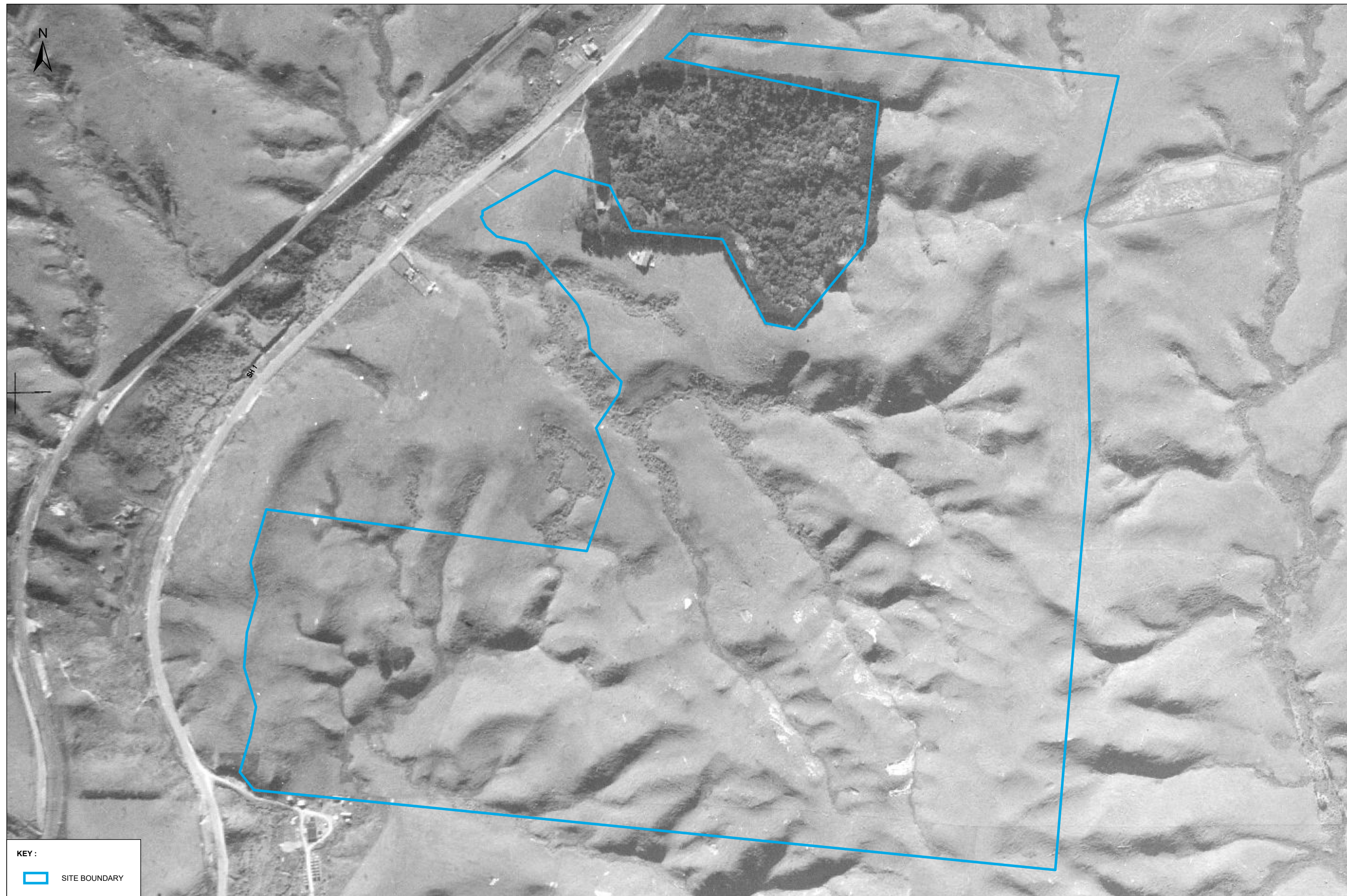
17/07/19

Rev:B -

WIP



Appendix B: Historical Aerial Photographs



SOURCE:
 1. AERIAL IMAGERY DERIVED FROM RETROILS (MAY NOT BE SPATIALLY ACCURATE).
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

AERIAL PHOTOGRAPH : 1942

SCALE : 1:4,000 (A3)

0 25 50 100

METRES



KEY :
 SITE BOUNDARY

SOURCE:
 1. AERIAL IMAGERY DERIVED FROM RETROILDS (MAY NOT BE SPATIALLY ACCURATE).
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

AERIAL PHOTOGRAPH : 1961

SCALE : 1:4,000 (A3)
 0 25 50 100
 METRES



SOURCE:
1. AERIAL IMAGERY DERIVED FROM RETROILDS (MAY NOT BE SPATIALLY ACCURATE).
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

AERIAL PHOTOGRAPH : 1979

SCALE : 1:4,000 (A3)

0 25 50 100

METRES

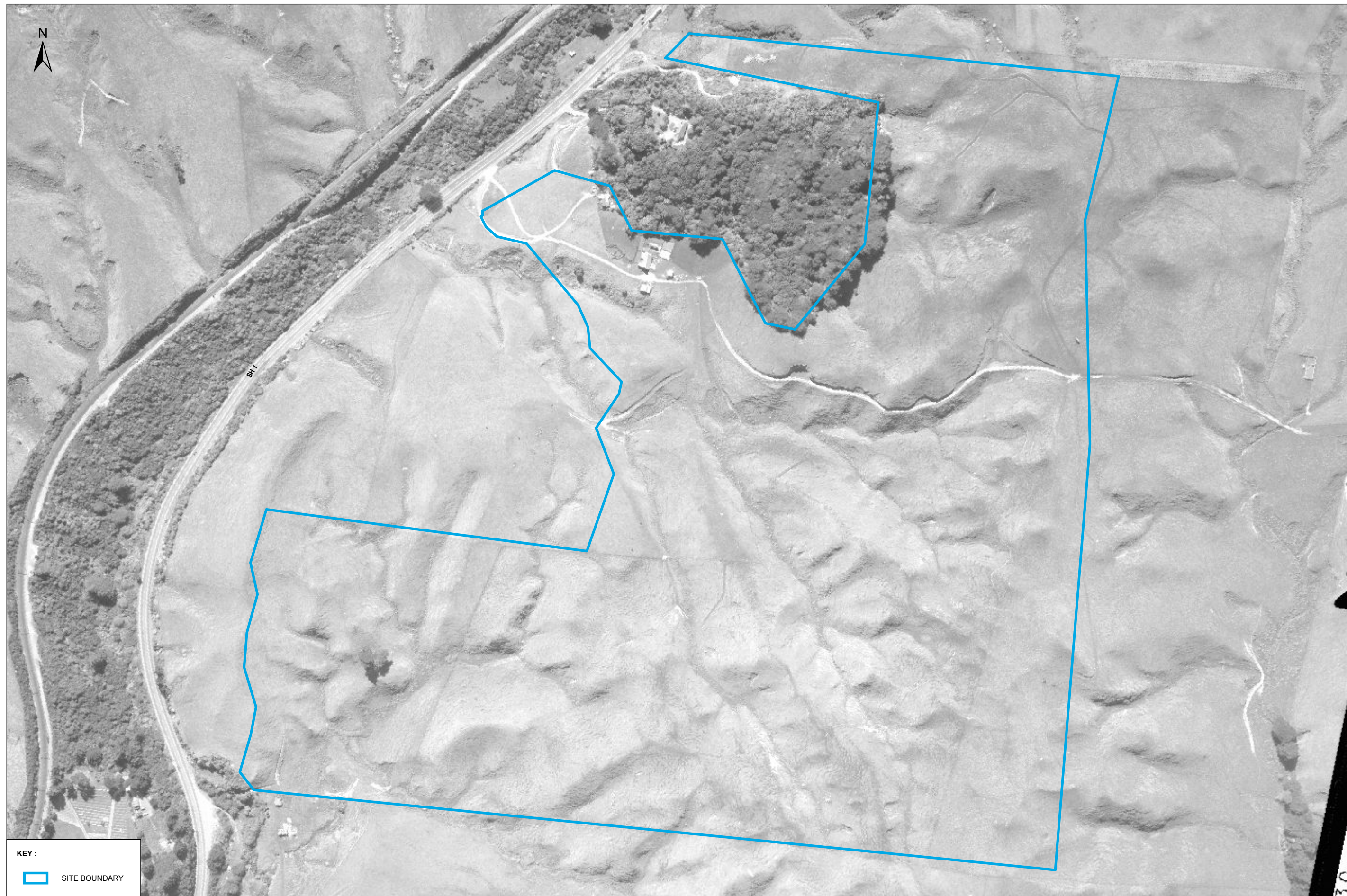


KEY :
 SITE BOUNDARY

SOURCE:
 1. AERIAL IMAGERY DERIVED FROM RETROLENS (MAY NOT BE SPATIALLY ACCURATE).
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

AERIAL PHOTOGRAPH : 1986

SCALE : 1:4,000 (A3)
 0 25 50 100
 METRES



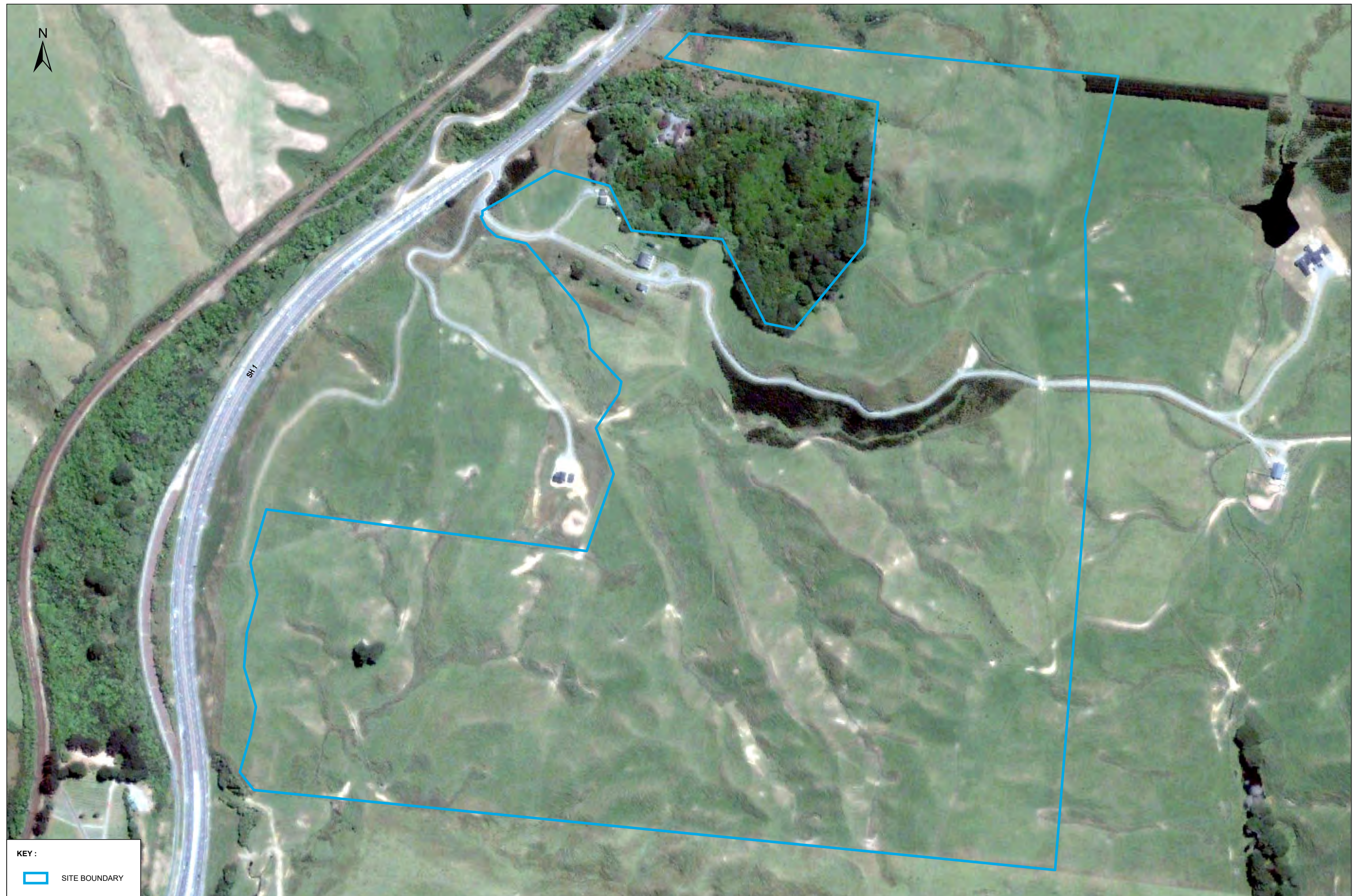
SOURCE:
 1. AERIAL IMAGERY DERIVED FROM RETROILDS (MAY NOT BE SPATIALLY ACCURATE).
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

AERIAL PHOTOGRAPH : 1995

SCALE : 1:4,000 (A3)

0 25 50 100

METRES



SOURCE:
 1. AERIAL IMAGERY DERIVED FROM google earth pro (MAY NOT BE SPATIALLY ACCURATE).
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

AERIAL PHOTOGRAPH : 2002

SCALE : 1:4,000 (A3)

0 25 50 100

METRES



KEY :
 SITE BOUNDARY

SOURCE:
 1. AERIAL IMAGERY DERIVED FROM google earth pro (MAY NOT BE SPATIALLY ACCURATE).
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

AERIAL PHOTOGRAPH : 2011

SCALE : 1:4,000 (A3)
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 METRES

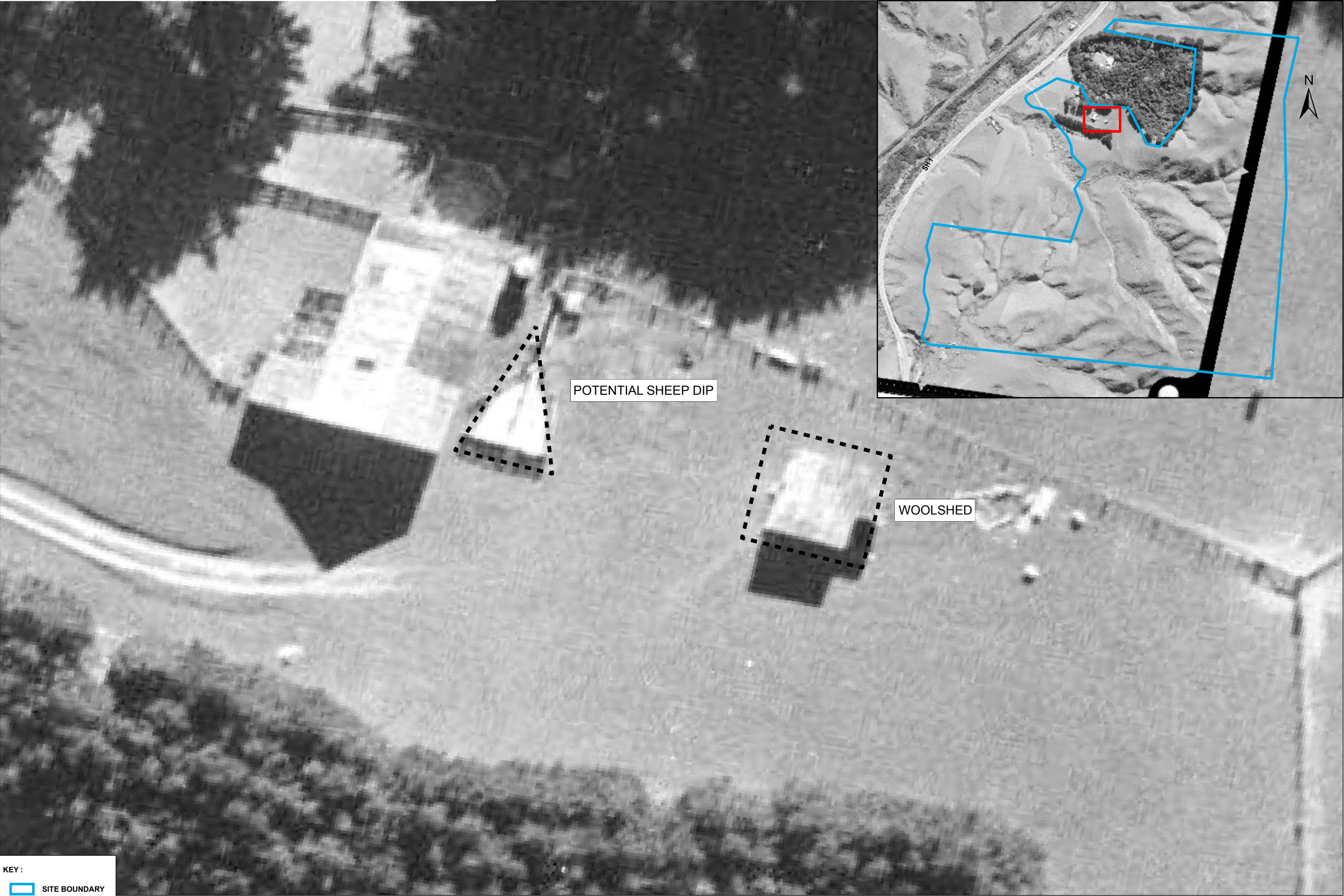


KEY :
 SITE BOUNDARY

SOURCE:
 1. AERIAL IMAGERY DERIVED FROM google earth pro (MAY NOT BE SPATIALLY ACCURATE).
 2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

AERIAL PHOTOGRAPH : 2018

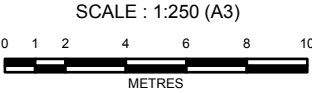
SCALE : 1:4,000 (A3)
 0 25 50 100
 METRES



KEY :
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SOURCE:
1. AERIAL IMAGERY DERIVED FROM RETROLENS (MAY NOT BE SPATIALLY ACCURATE).
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

AERIAL PHOTOGRAPH INSET : 1961



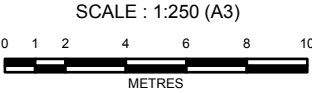


KEY :

 SITE BOUNDARY

SOURCE:
1. AERIAL IMAGERY DERIVED FROM RETROILS (MAY NOT BE SPATIALLY ACCURATE).
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

AERIAL PHOTOGRAPH INSET : 1979





Appendix C: Certificates of Title

NEW ZEALAND.



Register-book,

Vol. Lx Lx, folio 251.

Reference: Warrant No. 110.
P.R. folio

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

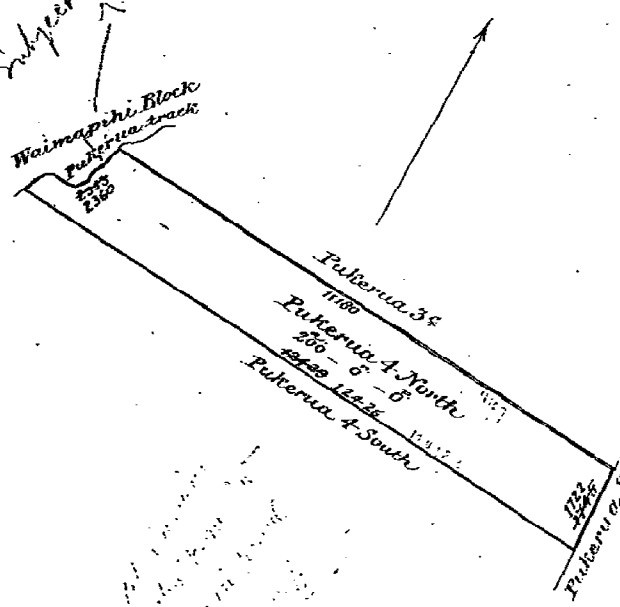
This Certificate, dated the first day of June, one thousand eight hundred and eightyseven, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witnesseth that

Manahū to Kairangi an aboriginal native of New Zealand

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan drawn hereon, bordered red, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the said Manahū to Kairangi as from the fifteenth day of August, one thousand eight hundred and eightythree, under The Native Landy Division Act 1882, that is to say: All that parcel of land containing one hundred acres situate in the Provincial District of Wellington, being the block known as 'Pukerua No. 4 North' on the public map of the 'Pukerua Kairangi' Survey District deposited in the office of the Chief Land Registrar at Wellington

Subject to Reserve

Waimapihi Block
Pukerua track
1883



Transfer 112728 produced 25 June 1887 at 10.15 am at Manahū to Kairangi to Francis Henry Dillon Bell and Alexander John Rutherford as tenants in common

Transfer 113104 produced 2 October 1887 at 10.30 am Francis Henry Dillon Bell and Alexander John Rutherford to William Wall of Pukerua Parish

Transmission 3839 Probate of will of Anthony Hall who died on the 4th October 1901 granted to Charlotte Elizabeth Hall of Pukerua, Widow, Reginald Stace Hall of Pukerua Farmer and Frank Mills of Wellington Clerk produced 1st July 1902 at 2.45 pm

Transfer 42069 produced 1st July 1902 at 2.45 pm Charlotte Elizabeth Hall, Reginald Stace Hall and Frank Mills to the said Reginald Stace Hall

Mortgage 3694 produced 1st July 1902 at 2.45 pm Reginald Stace Hall to John Hammond and James Flockhart

DISCHARGED

CONTINUED

Scale, 20 Chs to 1 Inch.

over M. J. Milgour

44/251

Mortgage 55080 produced 13 October 1906
per Reginald Stanger to The Devon
Investment Co. Ltd. Limited. T. Stanger
DISCHARGED

209672/1
DISCHARGED
Mortgage 853758 to The State
of New South Wales
15-12-1970 at 9.55 am
H.R.

THIS REPRODUCTION ON A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 23A LAND TRANSFER ACT 1952
H.R.

Mortgage 097082.1 to Rural Banking
and Finance Corporation - 3.6.1976
at 2.07 p.m.
H.R.

L.R.

Mortgage 93602 produced 17 November
1914 to William Wall to
William Wall
DISCHARGED

Mortgage 211486 Reginald Grace
Wall to John Duncan
Fredrick George Russell Grace
produced 13 October 1930
at 2.35 pm
H.R.

Transmission 28494 of Mortgage 211486 to John
Duncan and Russell Grace
no survivors - 24 June 1935 at 2.40 pm
H.R.

Mortgage 7622486 Reginald Stanger
Wall to John Duncan and Russell Grace
no survivors - 24 June 1935 at 2.40 pm
H.R.

Variation of Mortgage 227366 produced
14 November 1940 at 8 pm
H.R.

Transmission 51682 to Isabella Wall, Anthony
Houston Wall and Ronald Hector Wall
Entered 24/7/1952 at 12.10 P.M.
H.R.

Transfer 357646 the registered proprietors to
Reginald Faulkner Wall of Tumbraw
former produced 24/7/1952 at 12.12 P.M.
H.R.

Mortgage 315876 (Chambers) Reginald Faulkner
Wall to Isabella Wall produced 27.3.1954
H.R.

Transfer 396872 Reginald Faulkner Wall to James
Andrew Gray of Hummerton former produced
17-8-1956 at 11.25 am
H.R.

Mortgage 353829 James Andrew Gray to Australia
Mutual Provident Society produced 28 August 1956
at 10.18 am
H.R.

Mortgage 353830 James Andrew Gray & Harold Freddie
Gray produced 28 August 1956 at 10.30 am
H.R.

Variation of Mortgage 353829 produced
at December 1956 at 9.50 am
H.R.

Variation of Mortgage 353829 - 9.8.1966
at 2.20 pm
H.R.

Oct 20 1975
22-10-1976
CH160/678 - Lot 1 (Part 11 & 12)
CH160/680 - Lot 3
H.R.

DISTRICT LAND REGISTRAR
CANCELLLED
WELLS

DUPLICATE DESTROYED

CERTIFICATE OF TITLE,
Vol. , folio





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Historical Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **WN44/252**
Land Registration District **Wellington**
Date Issued 01 June 1887

Cancelled

Prior References
WA 110

Estate	Fee Simple
Area	80.9371 hectares more or less
Legal Description	Pukerua 4 South Block

Original Proprietors
Huntleigh Downs Limited

Interests

2487 Proclamation defining the middle line of portion of the Plimmerton - Paekakariki road - 7.9.1936 at 10.00 am
Appurtenant hereto is a water supply right created by Transfer B787781.1 - 13.6.2000 at 9.22 am
819199.2 Mortgage to Westpac Banking Corporation - 25.1.2001 at 9.00 am
B830435.1 Mortgage to St Laurence Mortgages Limited - 12.4.2001 at 9.00 am
5063138.1 Department dealing correcting the memorials by deleting Proclamation 2487 and Mortgage 819199.2 and adding Mortgage B819199.2 - 24.7.2001 at 3:59 pm
B819199.2 Mortgage to Westpac Banking Corporation - 25.1.2001 at 9.00 am
5059353.1 Variation of Mortgage B819199.2 - Produced 16.7.2001 at 9.00 am and Entered 24.7.2001 at 4:00 pm
5238129.1 Variation of Mortgage B830435.1 - 31.5.2002 at 10:13 am
5347234.1 Variation of Mortgage B819199.2 - 18.9.2002 at 9:00 am
5757394.1 Notice pursuant to Section 93 Transit New Zealand Act 1989 (affects DP 89102) - 8.10.2003 at 9:00 am
5757394.2 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 (DP 89102) - 8.10.2003 at 9:00 am
5757394.3 Certificate pursuant to Section 223 Resource Management Act 1991(affects DP 89102) - 8.10.2003 at 9:00 am
5757394.3 Certificate pursuant to Section 223 Resource Management Act 1991(affects DP 89102) - 8.10.2003 at 9:00 am
5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am
5757394.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am
5757394.6 CTs issued - 8.10.2003 at 9:00 am

Legal Description	Title
part Lot 1 Deposited Plan 89102	WN56D/260
part Lot 2 Deposited Plan 89102	WN56D/261
part Lot 3 Deposited Plan 89102	WN56D/262

CANCELLED

NEW ZEALAND.



Register-book,

Vol. *Lxxv*, folio *250*

Reference: Warrant No. *111*
P.R. folio

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the *first* day of *June*, one thousand eight hundred and eighty*three*, under the hand and seal of the District Land Registrar of the Land Registration District of *Hutt Valley*, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers *vesting* him in that behalf, *deliberately* that *Ahaka Tunga* *an aboriginal Native of New Zealand*

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan drawn hereon, bordered *red*, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the *Saint Ahaka Tunga* as from the *fifteenth* day of *August*, one thousand eight hundred and eighty*three*, under *The Public Lands Act, 1852*, that is to say: All that parcel of land containing *the bounded area of the 'Borough' District of Wellington being the Block Reserve as Shown on the public map of the 'Borough' District deposited in the Office of the Chief Surveyor at Wellington*



Transfer 12727 produced 24 June 1894 at 10.15 am Registrar's Office to Anthony Wall & Ronald Lither

Transmission 3839 Probate of will of Anthony Wall who died on the 7th October 1901 granted to Charlotte Elizabeth Wall of Paramata Widow, Reginald Stace Wall of Paramata Farmer, and Frank Hills of New Wellington Clerk produced 1st July 1902 at 2.45 pm

Transfer 42069 produced 1st July 1902 at 2.45 pm Charlotte Elizabeth Wall, Reginald Stace Wall and Frank Hills to the said Reginald Stace Wall

Mortgage 26947 produced 1st July 1902 at 2.45 pm Reginald Stace Wall to John Hammond and James Fleckhart

DISCHARGED

CONTINUED

Scale, 20 Chs to 1 Inch.

EQUIVALENT METRIC AREA IS *80.9371* ha.

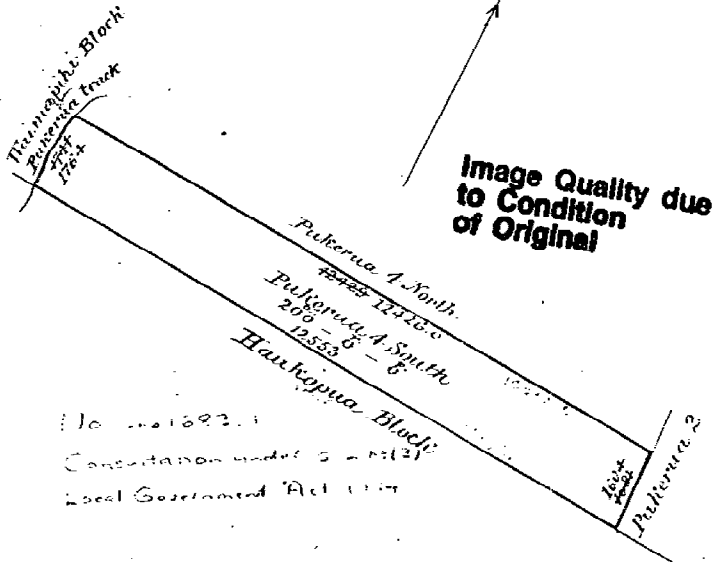


Image Quality due to Condition of Original

110 1892.1
Consolidation under s. 11(1)
Local Government Act 1877

44/252

Mortgage 52080 produced 13 October 1906 at 12.30
from Reginald "Doll" Wall to the Dixon
Investment Company Limited. 2. P.M.

W.L.R. Mortgage 98602 produced 11 November
1911 from Reginald "Doll" Wall to
William Alfred. 2. P.M.

DISCHARGED
Mortgage 211486 Reginald Pease
Wall to John Leaver Duncan,
Frederick George Sainsbury and
William Russell. Produced 30th
October 1930 at 2.30 P.M.

Transmission 28194 of the Mortgage 211486 to
John Gavin Duncan and William Russell Grace
as survivors. Produced 21 June 1935 at 11.40 a.m.

DISCHARGED
Mortgage 211486 to Reginald Pease. Produced 5th November
1935 at 2.30 P.M.

DISCHARGED
Mortgage 2487 defining the middle line of
the Plimmerton-Pachakariki Road.
Produced 19th September 1938 at 10 a.m.

DISCHARGED
Mortgage 52466, produced
17 November 1942 at 2.30 P.M.

Transmission 51682 to Isabella Wall, Arthur
Dunlop Wall and Robert Arthur Wall.
Entered 24/1/1952 at 12.10 P.M.

Transfer 352646 the registered proprietors
to Reginald Faulkner Wall of Pakarua.
Produced 24/1/1952 at 12.12 P.M.

DISCHARGED
Mortgage 315876 (Kumuhoua) Reginald Faulkner
Wall to Isabella Wall. Produced 23.1.1952 at 1.1 P.M.

Transfer 396872 Reginald Faulkner Wall to
James Andrew Gray of Plimmerton Farmer.
Produced 17-8-1956 at 11.25 a.m.

DISCHARGED
Mortgage 353829 James Andrew Gray to Kaitake
Mortgage Company. Produced 29th August 1956
at 4.55 P.M.

DISCHARGE
Mortgage 353830 James Andrew Gray to Dorothy
Gwendoline Gray. Produced 29th August 1956 at
10.30 a.m.

Variation of Mortgage 353829 produced 4
December 1956 at 9.52 a.m.

Variation of Mortgage 353829 - 9.8.1966
at 2.20 P.M.

Mortgage 253758 to The State
Mortgage Corporation of New
Zealand - 15.12.1970 at 9.55 a.m.

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.
Sturges D.L.R.

Mortgage 097082.1 to Commercial Banking
and Finance Corporation. Produced 15.6.1976
at 2.07 p.m.

No. 218582.1 Variation of the terms
of Mortgage 553829 - 11.2.1977 at
2.29 p.m.

Mortgage 455521.3 to The Rural Banking and
Finance Corporation. Produced 12.12.1977 at 12 p.m.

503247.1 Mortgage to Australian Mutual
Provident Society. Produced 16.2.1982 at 2.16 p.m.

CERTIFICATE OF TITLE,
Vol. , folio

B.179766.1 Transfer to Scott Superannuation
Services Limited at Wellington - 1.7.1991
at 2.36 pm.

B.179766.2 Mortgage to The Rural Bank
Limited - 15/1/1991 at 2.36 pm.

B.298588.1 Transfer to Kenneth Francis Gray
of Plimmerton, Farmer, Joy Constance Gray,
of Plimmerton, Married Woman and Robert
William Newcombe of Feilding, Farmer
(jointly inter se) as to a 55/110th share,
John Anthony Carrad of Plimmerton, Farmer
and Christina May Carrad his wife (jointly
inter se) as to a 28/110th share and
Christina May Carrad, Married Woman and
John Anthony Carrad, Farmer, both of
Wellington (jointly inter se) as to a
27/110th share as tenants in common in the
said shares - 6.7.1993 at 11.37 a.m.

over

C. Chappell
A.L.R.

B.346074.4 Transmission of the share of
Kenneth Francis Gray, Joy Constance and
Robert William Newcombe to Joy
Constance Gray and Robert William
Newcombe as Survivors - 3.3.1994 at
10.55 a.m.

3

WITHDRAWN
B654878.1 CAVEAT BY HUNTLEIGH DOWNS
LIMITED
10.3.1998 AT 2.50. 22/3/1999

for RGL for DLR

WITHDRAWN
B658440.1 CAVEAT BY ANZ BANKING GROUP
(NEW ZEALAND) LIMITED
2.4.1998 AT 1.31. 22/3/1999

for RGL for DLR

B758612.5 Correction of name of
Christina May Carrad to Christina Mary
Carrad

B758612.8 Transfer to Huntleigh Downs
Limited

B758612.9 Mortgage to ANZ Banking Group
(New Zealand) Limited
All 06.12.1999 at 3.08

for RGL

Appurtenant hereto is a water supply
easement over part Lot 1 Plan A/831
marked A DP 86711 CT 22B/279 created by
Transfer B787781.1
13.6.2000 at 9.22.

for RGL

7819199.2 Mortgage to Westpac Banking
Corporation
25.1.2001 at 9.00.

for RGL

B830435.1 Mortgage to ST Laurence Mortgages
Limited - 12.4.2001 at 9.00

for RGL.

This Certificate, dated the thirteenth day of January, one thousand eight hundred and ninety-nine, under the hand and seal of the District Land Registrar of the Land Registration District of W. Kingston, being a Certificate in lieu of Grant, ~~under Warrant of His Excellency the Governor~~, in exercise of the powers enabling him in that behalf, Witnesseth that

Matonga To Liko of Perina

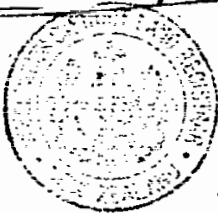
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered West, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by to be originally acquired as from the fourteenth day of June, one thousand eight hundred and ninety-two, under _____, that is to say: All that

parcel of land containing by admeasurement one hundred and twenty acres being the Section marked
Pukerua No 3 C Str 2 B on the public map of Block IV Pukerua Hokianga
District deposited in the Office of the Chief Surveyor at Wellington.

Subject to right of way

H. Mait

Waimapua Block
1905-2005



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*Caveat 1379 by J. A. Tanga To R. K. Ojha
28th January 1960 P. M. W. Suman & Co.
" " "*

CM755080
DM98602
27-11-19

Transfer 36433 produced 6th August 1908 at
3pm. Moatanga to Hiko to Robert William
Sinclair and John Walker, Sinclair of Rosemary,
Shupfarmers. T. Hunt & Co

Transfer 3676, produced 5 September 1902 at 2:50
pm Robert William Sinclair and John
Walker Sinclair to Reginald Stace Wall of
Barnham, Shropshire. W. H. Hale, on 21st

Discharged
 13/7/92
 James Flockhart, N. Kolins and
 John Hammond M. Kilgour M.D.

Montague 55080 produced 13 October 1966
at 12:30 pm Reginald Stacey Wall to the
Dixon Investigator Insurance Limited.

30
 Mortgage 98602 / dated 17th November
 1914, in favor of the said George Wall
 to William [unclear] [unclear]
 27th June 1918
 The [unclear]

Image Quality due
to Condition
of Original

~~PUKRUABLOCK~~
~~B#4 3CN2B 3CN#2A~~

720-0-0-2
6-8 Dec. 2005
1193-33-1
P 1-1-124 Dec. 3118

Admission requires that the
candidate be a resident of
the State.

WD 840

Chief Surgeon,

Superintendent R.R. Richmond
Deputy E. Caldwell

Scale 70 Chains to an inch

6

CONTINUED

REGISTER

97/159

Proclamation N° 2005 proclaiming a road the land coloured red on the plan hereon produced 2nd April 1930 at 3.47 p.m. W. N. 14 and

ABST. 209672.1

Mortgage 853758 to The State Advances Corporation of New Zealand 15.12.1970 at 9.55 am J. Howe A.L.R.

Mortgage 211486 Reginald Wallace to John Gavin and Frederick George Saljeil and William Russell here produced 30th October 1930 at 2.35 p.m. H. Wood

Transmission 22494 of mortgage 211486 to John Gavin and Frederick George Saljeil and William Russell Grace as sureties entered 1st June 1935 at 2.40 p.m. H. Wood

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. Howe D.L.R.

Mortgage 211486 Reginald Wallace to John Gavin and Frederick George Saljeil and William Russell here produced 30th October 1930 at 2.35 p.m. H. Wood

No. 989190 Gazette Notice declaring portion of State Highway to be a limited access road - 2.8.1973 at 9.10 am J. Howe A.L.R.

Proclamation 2187 defining the middle line of the Plimmerton-Papakariki Road here produced 9th September 1931 at 10 am W. N. 14 and H. Wood

No. 133881.1 Gazette Notice partially revoking Gazette Notice No. 989190 declaring portion of No. 1 State Highway to be a limited access road - 13.11.1975 at 9.41 a.m. J. Howe A.L.R.

Variation of Mortgage 227366 produced 1st November 1940 at 3 p.m. H. Wood

O.E.T. 209673.1 CANCELLED AND THE FOLLOWING C.E.T. - 22.10.1976 ISSUED IN TERMS OF PLAN 44495
C.E.T. 160/678 - LOT 1 (PART HERON)
C.E.T. 160/679 - LOT 2
C.E.T. 160/680 - LOT 3 (HERON)
CERTIFICATE OF TITLE, J. Howe A.L.R.

Proclamation 3118 taking part of within land for road and order in Council consenting thereto produced 14th July 1941 at 3 pm H. Wood

Transmission 51682 to Isabella Wall, Anthony Hunter Wall and Robert Hunter Wall entered 24th July 1952 at 12.10 P.M. H. Wood

Transfer 352646 to Isabella Wall, Anthony Hunter Wall and Robert Hunter Wall entered 24th July 1952 at 12.12 P.M. H. Wood

DISTRICT LAND REGISTRAR
CANCELLED
W. N. 14 and H. Wood

DUPLICATE DESTROYED

Mortgage 315876 (Transmission) Reginald Wallace to Isabella Wall, Anthony Hunter Wall and Robert Hunter Wall entered 27.3.1956 H. Wood

Transfer 396872 Reginald Faulkner Wall to James Andrew Gray of Plimmerton Farmer here produced 17-8-1956 at 11.25 am H. Wood

Mortgage 353329 James Andrew Gray to Dorothy Margaret Society produced 29th August 1956 at 10.11 am H. Wood

Mortgage 353830 James Andrew Gray to Dorothy Margaret Society produced 29th August 1956 at 11.30 am H. Wood

Variation of Mortgage 353829 produced 1st December 1956 at 9.52 am H. Wood

Variation of Mortgage 353829 - 9.8.1956 at 2.20 pm H. Wood

DISCHARGED

DISCHARGED

DISCHARGED

DISCHARGED

DISCHARGED

DISCHARGED

NEW ZEALAND.

Vol. 415, Folio 189
 Reference: Transfer No. 216367
 Application No.
 Order for N/C No.



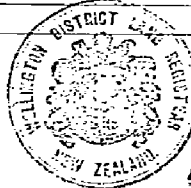
Register-book,

Vol. 433 folio 251

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Ninth day of August one thousand nine hundred and thirty-two
 under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that
REGINALD STACE WALL of Pukerua Farmer —

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing EIGHTEEN ACRES TWO RODS TWELVE AND EIGHTY FIVE ONE — HUNDREDTHS PERCHES more or less situate in Block V of the Paekakariki Survey District being part of the Waimapihi Block and being also all the land bordered green as shown on Deposited Plan No. 10146 —



W. N. Hail
 Assistant District Land Registrar.

DISCHARGED

28 NOV 1932
 15th Sept 1933 at 11.34 a.m.
 W. N. Hail R.R.
 Proclamation 2487 defining the middle line
 of the Plemington-Paekakariki
 Road produced 7th September 1930 at 10 a.m.

W. N. Hail R.R.
 Proclamation 3118 taking parts of within land of
 road and Order in Council consenting thereto
 produced 7th July 1930 at 9 a.m.

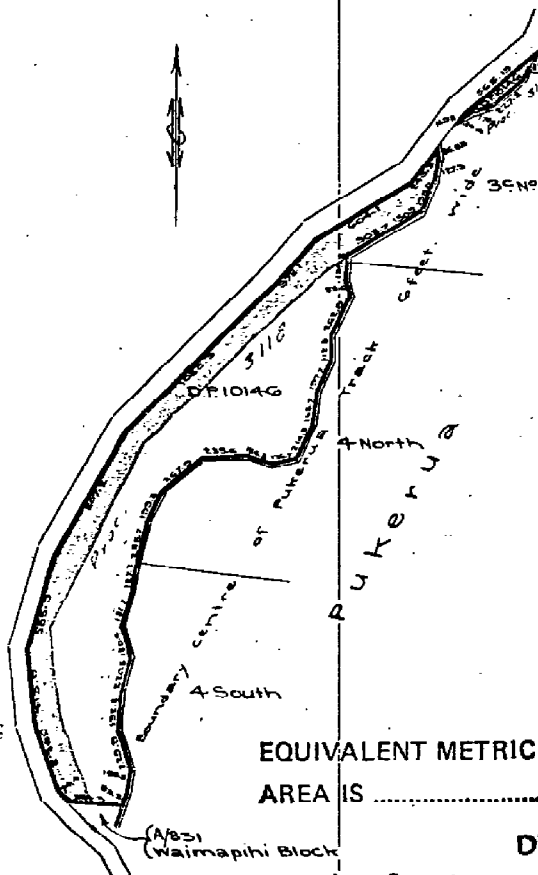
Transmission 51682 to Isabella Wall
 Anthony Hunter Wall, Ronan Victor Wall
 as executors. Entered 24/4/1952 at 12.10 P.M.
 Registered A.R.R.

Transfer 352646 the registered proprietors
 to Reginald Faulkner Wall of Pukerua
 Farmer. Produced 24/4/1952 at 12.12 P.M.
 Registered A.R.R.

DISCHARGED

Mortgage 315876 (Encumbrance) Reginald Faulkner
 Wall to Isabella Wall dated 25.10.52 at 10.15 a.m.
 PRODUCED 27.3.1954
 Registered A.R.R.

CONTINUED



EQUIVALENT METRIC
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Total Area: 18 A. R. P. 12.85
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Scale: 6 Chains to an inch.

M.L.

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Transfer 396872 of balance Rignold
Fairbairn Hall to James Andrew Gray
of Timmerton Farm produced 17-8-1956
at 11.25 p.m. *KW-cocaden*
A.L.R.

Mortgage 353829 of balance James Andrew
Gray to Australian Mutual Provident Society
produced 29th August 1956 at 10.18 a.m.
KW-cocaden A.L.R.

Mortgage 353830 of balance James Andrew Gray
to Dorothy Gwendoline Gray produced 29th
August 1956 at 10.30 a.m. *KW-cocaden*
A.L.R.

Variation of Mortgage 353829 produced
4 December 1956 at 9.52 a.m. *W. H. H.*
A.L.R.

Variation of Mortgage 353829 - T.B. McC
at 2.20 p.m. *an book*
A.L.R.

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

J. E. Shields A.L.R.

ABST. 209672.1
Mortgage 853758 to The State
Advances Corporation - 15.12.1970
at 12.15 p.m. *W. H. H.*
A.L.R.

No. 989190 Gazette Notice declaring
portion of ~~no. 1~~ State Highway
to be a limited access road.
- 2.8.1975 at 9.10 a.m.
Godith A. H. H.
A.L.R.

No. 133881.1 Gazette Notice ~~partially~~
revoking Gazette Notice No. 989190
declaring portion of No. 1 State
Highway to be a limited access road
- 13.11.1975 at 9.41 a.m.
W. H. H.
A.L.R.

Mortgage 097082.1 to Rural Banking
and Finance Corporation -
3.6.1976 at 2.07 p.m. *W. H. H.*
A.L.R.

O.C. 209673.1 CANCELLED AND THE FOLLOWING IN
- 22-10-1976 ISSUED IN TERMS OF PLAN 44495.
PT 16 D/680 - LOT 3 (PART HEREIN)
W. H. H.
A.L.R.

DISTRICT LAND REGISTRAR
CANCELLED
WELLINGTON, NEW ZEALAND

DUPLICATE DESTROYED



Appendix D: Council and Fire & Emergency New Zealand Records

Nerena Rhodes

From: Records Management <Records.Management@porirua.govt.nz>
Sent: Thursday, 23 May 2019 4:37 PM
To: Kate Walker
Subject: RE: Attention Records Property File - 422 State Highway 1, Pukerua Bay [#17987C]

Hi Kate,

Just to update you I've spoken to a Environmental Health Officer who mentioned "Our GIS does not have it recorded as a potential contaminated site"

Regards

Liam Maher
Information Support Officer
Kaiārahi Karapa



Tel: 04 237 1419
porirua.govt.nz

From: Records Management
Sent: Wednesday, 22 May 2019 9:38 a.m.
To: 'Kate.Walker@pdp.co.nz'
Subject: RE: Attention Records Property File - 422 State Highway 1, Pukerua Bay [#17987C]

Hi Kate,

I've included below the acknowledgement letter for this property request, and will have the building file sent to you as soon as possible. Also, if you had contaminated land and/or resource consent enquiries I will forward your email to the appropriate teams.

Thank you

Regards

Liam Maher
Information Support Officer
Kaiārahi Karapa



Tel: 04 237 1419
porirua.govt.nz

Dear Sir/Madam

Thank you for your request received on 20th May relating to 422 State Highway 1

Your request has been assigned to the appropriate officer and you can expect a reply within 20 working days from the date the request was received by council.

Process for accessing files:

1. In your inbox, open the email from tempo@pcc.govt.nz (please check your junk mail if you haven't received an email in your inbox).
2. Click on the link in the email. If you are not an existing customer you will be asked to create an account

When creating an account the password must have at least one number, one uppercase letter, one lower case letter and one special character and be at least 6 characters in length. E.g. Pass66@Karen



3. You will receive a second email welcoming you to tempo box – use your email address and the password will be the one created in the account setup



4. When you are in the Tempo Box screen, you will see a little red box in the top right hand corner of the screen by your name. Click on the red box to retrieve your file.
5. Once you have retrieved your file from Tempo Box, please save it to your PC, USB or Device

Yours sincerely

Liam Maher
Information Support Officer
Kaiārahi Karapa



Tel: 04 237 1419
porirua.govt.nz

From: Enquiries [mailto:ENQUIRIES@PORIRUACITY.GOV.NZ]
Sent: Tuesday, 21 May 2019 8:46 a.m.
To: Records Management
Subject: FW: Attention Records Property File - 422 State Highway 1, Pukerua Bay [#17987C]

Hi Team,

A below email for you.

Kind regards,
Sandy Betham

-----Original Message-----

From: Kate.Walker@pdp.co.nz
Sent: Monday, 20 May 2019 3:42:54 p.m.
To: enquiries@porirucity.govt.nz
Subject: Attention Records Property File - 422 State Highway 1, Pukerua Bay

Hi there,

Can you please provide council property files and contaminated land enquiry pertaining to the site above (422 State Highway 1, Pukerua Bay).

The site is known as Mt Welcome Station and is 55.1700 ha.

Thanks,
Kate

Kate Walker – BSc, PGDipSci | Environmental Scientist
Pattle Delamore Partners Ltd
Level 5, PDP House, 235 Broadway, Newmarket, Auckland
PO Box 9528, Newmarket, Auckland 1149
NEW ZEALAND

DDI - +64 9 529 5875 | Mobile - + 64 21 670 978
Fax - +64 9 523 6901
Map - [Auckland Office](#) | Web - www.pdp.co.nz

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National Headquarters
Level 12
80 The Terrace
PO Box 2133
Wellington
New Zealand

Phone +64 4 496 3600

5 June 2019

Kate Walker
Environmental Scientist
Pattle Delamore Partners Ltd
Newmarket

By email: Kate.Walker@pdp.co.nz

Dear Kate

Information Request – Fire Incidents and use of firefighting foams at 422 State Highway 1, Pukerua Bay.

I refer to your official information request dated 21 May 2019 asking for any information relating to fire incidents and the use of firefighting foams at 422 State Highway 1, Pukerua Bay.

Fire and Emergency New Zealand holds no record of fire incidents or use of firefighting foams at the address you have provided. We hope this is helpful to you.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Yours sincerely

Jenny Stevens
Manager, Executive & Ministerial Services

GWRC SLUR Webmap



August 26, 2019



Selected Land Use Register

Placenames - Towns

Placenames - Suburbs

Placenames - Localities

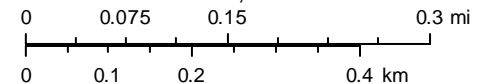
Placenames - Bays

State Highways Labels



Rail Stations

1:9,028



GWRC
GWRC/LINZ/Terralink International
GWRC, WAGGIS, LINZ, NZAM



Appendix E: Field Photos



Photograph 1: View toward the southeast of Woolshed



Photograph 2: View looking east of Woolshed and Dock/Race Structure showing sheep yards and concrete pad



14 March 2022

David Riley
Project Manager
Classic Developments Ltd
1 Tradewinds Drive
PORIRUA 5024

Dear David

PRELIMINARY SITE INVESTIGATION, LOT 2 DP 534864, MT WELCOME STATION

1.0 Introduction

Classic Developments Limited has engaged Pattle Delamore Partners Limited (PDP) to undertake a preliminary site investigation (PSI) for a site comprised of one parcel of land legally described as Lot 2 Deposited Plan 534864 located at 422A State Highway 1, Pukerua Bay. This PSI has been undertaken to support proposed residential development of the site and to complement a PSI undertaken for the adjacent property at 422 State Highway 1 (Lot 3 DP 89102) by PDP (2019). Henceforth the property at 422A State Highway 1 is referred to as 'the site'.

This desktop review has been limited to a review of existing available information for the site including; council records, property title information, historical aerial photographs and Fire & Emergency New Zealand (FENZ) records. Following the desktop review, a walkover of the site was undertaken by PDP staff on 10 December 2021.

This report provides the results of the PSI review and has been prepared in general accordance with the requirements of the Ministry for the Environment (MfE) '*Contaminated Land Management Guideline No. 1: Reporting on Contaminated Sites in New Zealand*' (CLMG No. 1) (MfE, 2021). It has been certified by a suitably qualified and experienced practitioner as required by the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (the NES).

We understand this report will be used to assist Porirua City Council (PCC) in preparing a variation to its Proposed District Plan. In preparing its variation for the Northern Growth Area (NGA), PCC are particularly interested in whether or not any specific planning provisions should be included in the planning document in relation to potential contamination or hazardous substances.

2.0 Project Objectives

Classic Developments intend to redevelop the site mainly for residential purposes, with some small-scale commercial activities. The steeper parts of the site will be used for lifestyle blocks. This PSI is required to:

- ✧ Determine whether any activities from the Hazardous Activities and Industries List ¹ (HAIL) are currently, have been, or are more likely than not to have been occurring at the site; and therefore,
- ✧ Whether the NES applies to the site development, and consents must be sought under the NES to permit development activities.

3.0 Scope

The scope of the PSI review work undertaken by PDP to fulfil the project objectives has included:

- ✧ A review of a selection of publicly available aerial photographs;
- ✧ A review of Certificates of Title (CT) for the site;
- ✧ A review of the Greater Wellington Regional Council (GWRC) Selected Land Use Register (SLUR) data available for the site;
- ✧ A review of Porirua City Council property information files for the site;
- ✧ A review of Fire & Emergency New Zealand information related to the property;
- ✧ An interview with a representative of the current site owner to determine the historical use of the site, with a specific focus on identifying potential contamination sources and/or land uses;
- ✧ A walkover of the property to visually inspect the site conditions including any historical infrastructure that can be identified;
- ✧ Consideration of the NES Regulations; and
- ✧ Preparation of this report that summarises the findings of the information review.

4.0 Site Description

The site covers an area of 140.23 ha and is legally described as Lot 2 Deposited Plan 534864. Under the jurisdiction of Porirua City Council, the site is zoned part 'Future Urban Zone' and part 'Rural Lifestyle Zone'. The site is listed as 422A State Highway 1, and is bordered by 422 State Highway 1 (PDP, 2019), 310 State Highway 1, 34 Muri Road and Paekakariki Hill Road (which are outside of the scope of this report). The site is bounded by other rural properties to the north, south, and west. The site is primarily pastoral farmland and residential land, with two residential dwellings on site. The Kakaho Special Amenity Landscape area falls in the south eastern site corner.

Driveway access to the site from State Highway 1 is located to the west of the site. Further detail of the site buildings and land features is described in Section 7.0, as observed during the site walk over.

5.0 Geology and Hydrogeology

The site topography is gently rolling with shallow gully features that trend in a south to north direction. Based on the published geology of the Wellington area (Begg, 2001) the site is underlain by the Rakaia Terrane sediments which consists of interbedded sandstone and mudstone with minor conglomerate,

¹ The Hazardous Activities and Industries List is a compilation of activities and industries that are considered likely to be a source of land contamination from the use, storage or disposal of hazardous substances. The list was prepared and published by MfE (2011).

basalt and chert. Within the western site area, there is a thin segment of Holocene alluvial deposits which runs from north to south, and consists of well sorted floodplain gravels.

There are three tributaries of the Kakaho Stream which run through the site, orientated north-south. This flows on into Te Awareua-O Porirua Harbour. Based on topography the inferred groundwater flow direction is in a southerly direction (towards Te Awareua-O Porirua Harbour).

6.0 Historical Site Information

6.1 Aerial Photographs

A review was undertaken of a selection of the available historical aerial photography for the site from 1942, 1966, 1973, 1988, 1995, 2002, 2011 and 2019, sourced variously from Retrolens and Google Earth Imagery. Copies of the historical aerial photographs are provided in Appendix B. The following key findings from the aerial photographs with respect to the history and use of the site are summarised in Table 1.

Table 1: Summary of Historical Aerial Photographs

Year	Description of Site Use
1942	The site and the surrounding land appears to be in use for pastoral purposes. No buildings or structures are apparent on the site.
1966	The site use remains unchanged from pastoral use. An access track has been built through the central portion of the site, leading from the adjacent property at 422 State Highway 1. There is a small structure apparent along the northern boundary which appears to be a small fenced area (possibly a spray race) or a potential building platform.
1973	The site uses remains unchanged from pastoral use. The area noted in the 1966 image is slightly visible, however this appears to be mostly removed. No other buildings or structures are apparent on the site.
1988	The site uses remains unchanged from pastoral use. No buildings or structures are apparent on the site.
1995 (Part Site)	This image is only available for the western portion of the site. No buildings or structures are apparent on the site, and the site use remains as pastoral.
2002	Three buildings (two apparent residential dwellings and a smaller building) are now visible, located along the access track which cuts through the central portion of the site. A body of water is present adjacent to the dwelling in the north western portion of the site. The remaining site area remains as pastoral land use.
2011	The site remains unchanged since the 2002 aerial photograph, with the three buildings still present on site and the majority of the site being used as pastoral land.
2019	An additional large building is present adjacent to the dwelling located within the north western portion of the site. No other change is noted since the 2011 aerial photograph.

6.2 Certificates of Title

The current and historical CTs for the site are summarised in Table 2 below with further information provided where relevant. Historical CT records were found dating back to 1887. The CTs are attached in Appendix C.

Table 2: Relevant Information from Certificates of Title

Legal Description	Certificate of Title
Lot 2 Deposited Plan 534864	883072 (issued in 2019) <ul style="list-style-type: none"> ∴ The current CT concerns 140.254 ha of land. ∴ The current proprietorship is listed as The Mt Welcome Family Trust Limited.
Lot 3 Deposited Plan 89102	WN56D/262 (issued in 2003) <ul style="list-style-type: none"> ∴ The CT concerns 196.882 ha of land. ∴ The original proprietorship is listed as Huntleigh Downs Limited.
Lot 2 Deposited Plan 44495	WN16D/679 (issued in 1976) <ul style="list-style-type: none"> ∴ The current CT concerns 40 ha of land. ∴ The original proprietorship is listed as Huntleigh Downs Limited.
Lot 3 Deposited Plan 44495	WN16D/680 (issued in 1976) <ul style="list-style-type: none"> ∴ The current CT concerns 84.83 ha of land. ∴ The original proprietorship is listed as Huntleigh Downs Limited.
Pukerua 4 North	WN433/251 (issued in 1932) <ul style="list-style-type: none"> ∴ The original proprietorship is listed as Reginald Stage Wall.
Pukerua 4 North	WN44/251 (issued in 1887) <ul style="list-style-type: none"> ∴ The original proprietorship is listed as Alanalin Je Kairange.

6.3 Fire and Emergency New Zealand Records

FENZ records were obtained directly from Fire & Emergency New Zealand, and these are included in Appendix D. FENZ confirmed there was no record of fire incidents or the use of firefighting foams at the site.

6.4 Greater Wellington Regional Council Records

A review of the SLUR database on the GWRC's Webmap showed no record of HAIL activities at 422 State Highway 1 (Appendix D). The nearest identified contaminated site is Wheua Tapu Cemetery and Crematorium, located approximately 1.03 km west of the site.

6.5 Porirua City Council Records

A Land Information Memorandum (LIM) was requested from Porirua City Council. The Council had no record of the site as a potential contaminated site (Appendix D). The LIM did not contain any evidence of HAIL activities having been conducted on the site.

7.0 Site Reconnaissance and Interviews

A site walkover was undertaken by PDP staff on 10 December 2021. An interview was completed with Mr Dave Riley, a representative of the current site owner, and with the owner of the homestead located in the property at 422A State Highway 1. Photographs are shown in Appendix E.

7.1 Site Observations

The following site observations were made during the site walkover:

- ✧ All of the site buildings and structures which included a residential dwelling, helicopter hangar/shed and helipad, and two farm storage sheds were related to the historical and current land use for sheep farming purposes (Figure 1). The location of the site buildings and structures was consistent with the 2019 aerial image of the site.
- ✧ An above ground storage tank (AST) were located adjacent to the farm storage shed to the north. No details were identified on AST contents or history. This was stored outside on grass, and no signs of spills or leaks were noted.
- ✧ A helicopter hangar was located to the north, with mobile jet fuel storage (Jet A-1 fuel) located on the concrete pad outside the hangar. One barrel of jet fuel was also noted on a trailer. A partially constructed/deconstructed helicopter was seen outside the hangar. There was no access inside the hangar.
- ✧ The shed in the central portion of the site had storage for a range of farming equipment including ATVs, farming machinery, and tractors. Some of these were seen in an old but still functioning state. Storage for a small amount of agri-chemicals for use on farm animals was noted (stored in plastic flagons approx. 1-2L each). No access was granted to the rear of the building due to fencing for animal yards.
- ✧ There were no observed sheep dips or spray structures on the site. No evidence of the potential spray race/concrete pad observed in the aerial images was observed on site (refer to Appendix E).
- ✧ There was no spraying equipment observed on site.
- ✧ There was no asbestos building materials noted in any structure present on site.

7.2 Interviews

An interview was completed with David Riley, a representative of the current site owner, on 10 December 2021, and the following historical information was noted:

- ✧ The site has been used for pastoral purposes.
- ✧ The owner's representative was not aware of any sheep dipping or spray race activities having occurred on the property. The owner's representative suggested the area identified on the aerial image may have been a foundation pad for water storage tanks. The owner noted there is no water reticulation on the site.
- ✧ The owner noted that 422A State Highway 1, along with the properties at 422 & 422B State Highway 1 had been a part of a larger parcel of land, which had been subdivided.

8.0 Information Summary

Based on the findings from this PSI for the site located at 422A State Highway 1, Pukerua Bay, Wellington, the following information on the current and historical land use at the site is summarised:

- ✧ The aerial photographs show that the site was utilized for pastoral purposes from the 1940s until the present day.
- ✧ Two aerial photographs from 1966 and 1973 show an unidentified structure. Given the age of the photograph and pastoral use of the land there is the potential for the structures to have been a spray race, however site walkover indicates this feature is no longer present (refer to Photograph 14 and 15, Appendix E). Communication with the site representative suggests this may have been a former foundation pad for water tank storage.
- ✧ An AST and fuel storage for A-1 Jet Fuel was noted on site. There was no indication of what was stored in the AST.
- ✧ Some minor storage of agrichemicals was noted in a shed on site.
- ✧ During the site walkover there was no evidence of any other HAIL activities observed.
- ✧ No records related to HAIL activities have been recorded by Greater Wellington Regional Council; and none of the documentation on the Porirua City Council LIM indicated that HAIL activities have taken place on the property.

Based upon all of the available information, the only potential sources of soil contamination associated with the past and present land use activities within the site are related to the storage of jet fuel and storage of unknown substances in the AST. There was no evidence found of a sheep dip or spray race on site during the site visit.

9.0 Conceptual Site Model

A risk to human health can only exist if there is a hazard (i.e. a source, for example former pesticide use), a receptor (i.e. people) and an exposure pathway linking the hazard and the receptor (e.g. the ability for a person to come in to contact with a contaminant). An absence of any one of these components means no risk can exist. A conceptual site model (CSM) is designed to identify the hazards/sources, receptors and possible links between these. The conceptual site model developed for the site is provided in Table 3.

Table 3: Conceptual Site Model

Source	Pathway	Receptor	Pathway Linkage
Spill or leak from storage of unknown substances in the AST and jet fuel	Ingestion of soil or home grown produce	Site users	Potentially complete – if a leak was historically present in the AST or jet fuel storage system then this pathway is potentially complete if concentrations are sufficient to result in a risk to human health. No evidence of a leak was noted during the site walkover.
	Dermal contact with soil		
	Inhalation		
	Infiltration to groundwater	Groundwater	Potentially complete – Underlying site soils are inferred to be gravels, sands and mud which may allow movement and entrainment of hydrocarbons and chemicals stored in the AST through the soil profile. The depth to groundwater is unknown and therefore infiltration of jet fuel and substances stored in the AST to the depth of the groundwater table is considered to be a potentially complete pathway until further information is available.
	Runoff to surface water	Surface water	Potentially complete – if a historical spill or leak occurred, residue of stored jet fuel or other chemicals could be entrained in surface runoff. However, given the location of the helicopter hangar and AST, there is considered to be a limited migration pathway to the nearest surface water bodies (namely the Kakaho Stream, which is located approximately 120 m and 80 m downgradient of the hangar and AST, respectively).

10.0 Consideration of the NES

The NES seeks to control activities on contaminated land so as to protect human health. Regulations apply to a ‘piece of land’ which is described as a site or the area of a site where an activity or industry described in the HAIL is currently, or has been, or is more likely than not to have been, undertaken on it.

With regards to the findings from this investigation, one HAIL activity has been identified on site. The identified jet fuel storage at the helicopter hangar and unknown storage in the AST falls under HAIL category A(13) – *Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground.* This HAIL category will only be applicable at the location of the AST if it has been used for storage of petroleum hydrocarbons or other bulk chemical storage. Therefore, the NES will apply to the subdivision of the site, and possibly to the redevelopment activities (e.g. soil disturbance and disposal) in the vicinity of the helicopter hangar and potentially the AST. Further investigation (a Detailed Site Investigation) will be required to determine if any risk to human health (or environmental receptors) exists from the identified HAIL (or potential HAIL) activities, and what (if any) particular site management measures must be put in place during the proposed site development activities.

Based on the weight of available evidence, it is not considered 'more likely than not' that the area identified in the aerial images has been a sheep dip or spray race feature. However, any excavation undertaken within this area should proceed with caution. If any concrete structures are identified, excavations should be halted until this can be further assessed.

In conclusion, we do not consider any specific planning rules need to be incorporated into the variation for the NGA. If any contamination is found on site in the future, activities can be managed through the NES.

11.0 References

- Begg, J. G. *Geology of the Wellington Area*. Institute of Geological and Nuclear Sciences 1:250,000 Geological Map 10. Map (1 sheet) and text (64 p.), Institute of Geological and Nuclear Sciences Limited.
- MfE, 2021. *Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2021)*. Ministry for the Environment.
- MfE, 2011. *Hazardous Activities and Industries List (HAIL): October 2011*. Ministry for the Environment.
- MfE, 2006. *Identifying, investigating and managing risks associated with former sheep-dip sites: A guide for local authorities*. Ministry for the Environment.
- NES, 2011. *Resources Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations*.
- PDP, 2019. *Preliminary Site Investigation, Mt Welcome Station*. Prepared for Classic Developments Limited by Pattle Delamore Partners Limited, August, 2019.

12.0 Limitations

This report has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Classic Developments Ltd and others (not directly contracted by PDP for the work), including LINZ, Greater Wellington Regional Council, Fire & Emergency New Zealand, and Mr Dave Riley. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the report. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

This report has been prepared by PDP on the specific instructions of Classic Developments Ltd for the limited purposes described in the report. PDP accepts no liability if the report is used for a different purpose or if it is used or relied on by any other person. Any such use or reliance will be solely at their own risk.

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Yours faithfully

PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Erin Gasston

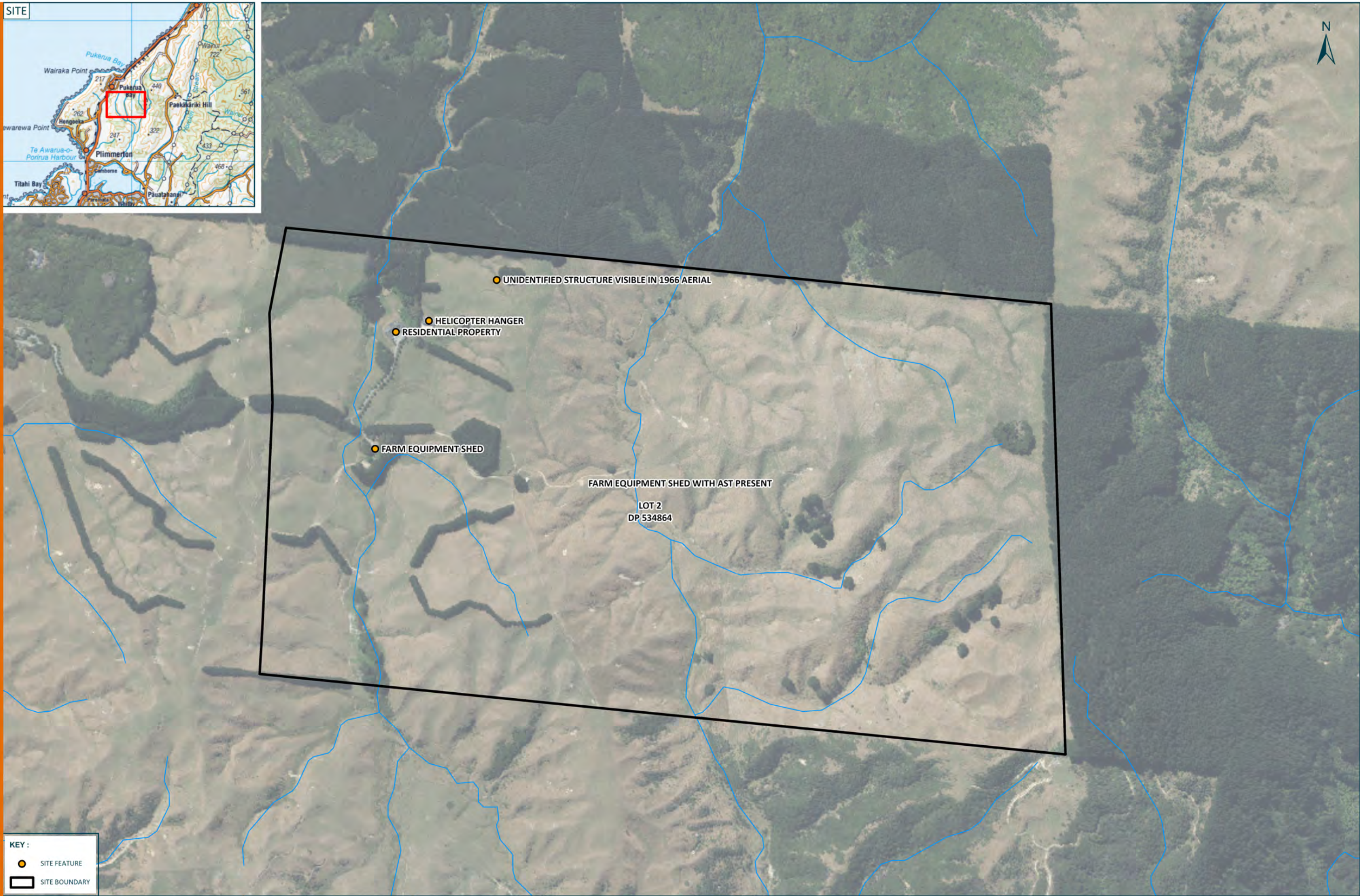
Environmental Geologist

Reviewed and approved by



Nerena Rhodes

Technical Director – Contaminated Land



KEY :

- SITE FEATURE
- ▭ SITE BOUNDARY



0 100 200
METRES
SCALE : 1:7,000 (A3)

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SOURCE:
1. AERIAL IMAGERY (FLOWN 2017) SOURCED FROM THE LINZ DATA SERVICE www.linz.govt.nz/about-linz/linz-data-service/help/using-linz-data/attribution-aerial-imagery-data AND LICENCED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

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FIGURE
SITE LAYOUT AND SELECTED SITE FEATURES - 442A STATE HIGHWAY 1,
PUKERUA BAY

PROJECT
PRELIMINARY SITE INVESTIGATION - LOT 2 DP 534864, MT WELCOME STATION

Appendix A: Certifying Statements

I, Nerena Rhodes of Pattle Delamore Partners, certify that:

1. this preliminary site investigation meets the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES-CS) because it has been:
 - a. done by a suitably qualified and experienced practitioner, and
 - b. done in accordance with the current edition of *Contaminated land management guidelines No 1 – Reporting on Contaminated Sites in New Zealand*, and
 - c. reported on in accordance with the current edition of *Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand*, and
 - d. the report is certified by a suitably qualified and experienced practitioner.
2. This preliminary site investigation concludes that the activities proposed to occur under regulation 8(4) will need to be undertaken as a controlled activity under regulation 9 of the NES-CS because a HAIL activity has been identified on site.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and certified this report is provided below.

This certification applies to the date of this report.

Signed



Nerena Rhodes

Technical Director – Contaminated Land

Nerena Rhodes – Project Director and Reviewer

Nerena is an environmental scientist with over 16 years of experience in undertaking environmental and contaminated land assessments. She has a BSc in Biology and an MSc in Environmental Science from the University of Auckland. Nerena has experience with undertaking site investigations, environmental assessments, and monitoring programmes across a broad range of media including soil, sediment, surface water and groundwater; and for a wide range of contaminants including heavy metals, PFAS, and asbestos. Nerena has experience in the assessment of data to undertake risk assessments. She has familiarity understanding of the current contaminated land regulation and practice in New Zealand including assessments against the NES-CS; and in the consenting of contaminated sites.

Erin Gasston – Author

Erin is an environmental geologist with 5 years' experience in undertaking environmental and contaminated land assessments. She has a BSc in Geology and an MSc in Geology (1st class hon) from the University of Auckland. Erin has practical experience in a variety of contaminated land assessment techniques and has gained relevant experience in carrying out, leading and reporting on both Preliminary and Detailed Site Investigations.

Appendix B: Historical Aerial Photographs



KEY :
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SOURCE:
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FIGURE
FIG B1: AERIAL PHOTOGRAPH 1942

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PRELIMINARY SITE INVESTIGATION - LOT 2 DP 534864, MT WELCOME STATION



INSET



SEE INSET



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FIGURE
FIG B2: AERIAL PHOTOGRAPH 1966

PROJECT
PRELIMINARY SITE INVESTIGATION - LOT 2 DP 534864, MT WELCOME STATION





SEE INSET

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FIGURE
FIG B3: AERIAL PHOTOGRAPH 1973

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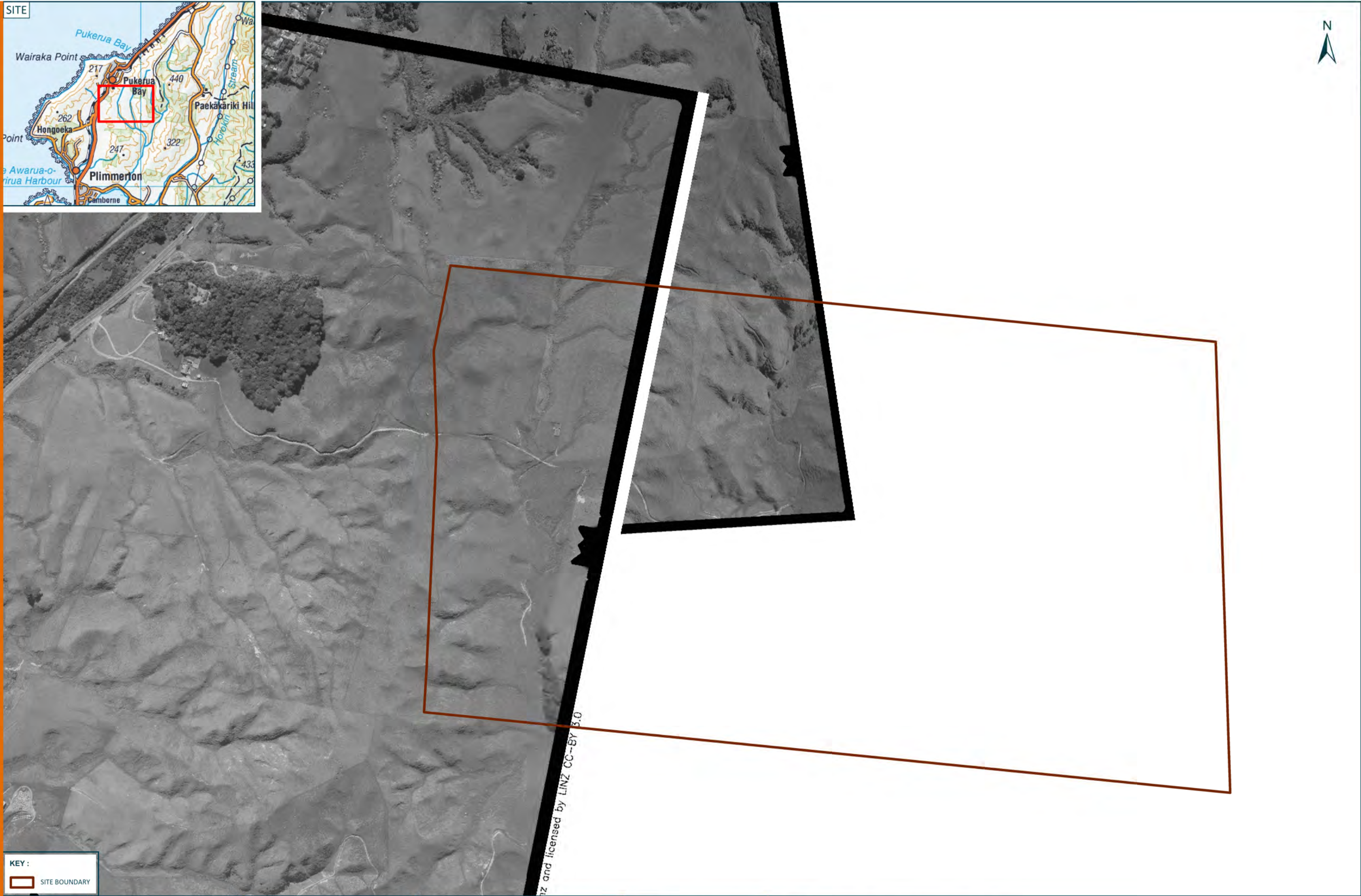
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SOURCE:
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FIGURE
FIG B4: AERIAL PHOTOGRAPH 1988

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FIGURE
FIG B5: AERIAL PHOTOGRAPH 1995

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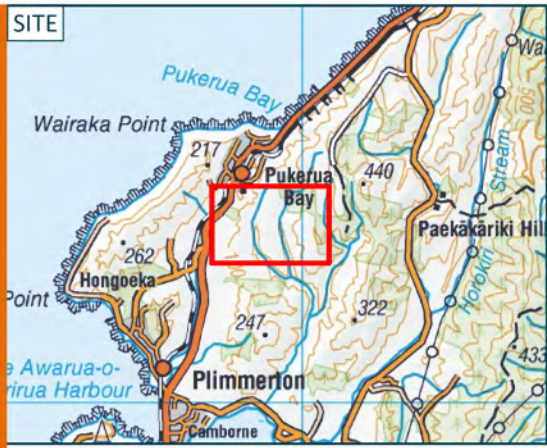
B	FINAL	JAN 22	TKC
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SOURCE:
1. AERIAL IMAGERY (FLOWN 12/2002) SOURCED FROM GOOGLE EARTH PRO.
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

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FIGURE
FIG B6: AERIAL PHOTOGRAPH 2002

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PRELIMINARY SITE INVESTIGATION - LOT 2 DP 534864, MT WELCOME STATION



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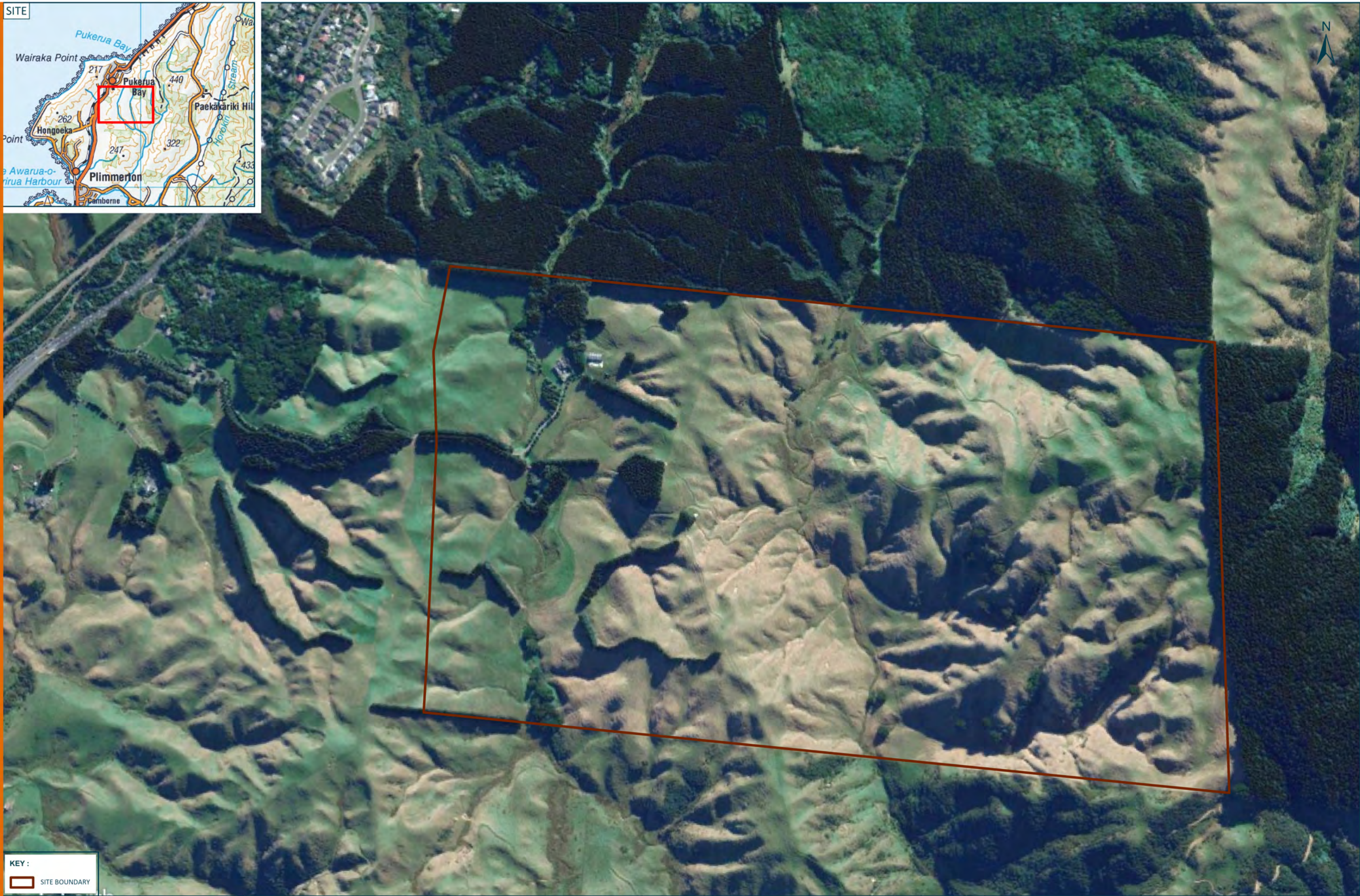
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SOURCE:
1. AERIAL IMAGERY (FLOWN 03/2011) SOURCED FROM GOOGLE EARTH PRO.
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

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FIGURE
FIG B7: AERIAL PHOTOGRAPH 2011

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PRELIMINARY SITE INVESTIGATION - LOT 2 DP 534864, MT WELCOME STATION



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A	ISSUED FOR REVIEW	DEC 21	MS
NO.	REVISION	DATE	BY

SOURCE:
1. AERIAL IMAGERY (FLOWN 04/2019) SOURCED FROM RETROLINS.
2. CADASTRAL/TOPOGRAPHICAL INFORMATION AND INSET DERIVED FROM LINZ DATA.

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FIGURE
FIG B8: AERIAL PHOTOGRAPH 2019

PROJECT
PRELIMINARY SITE INVESTIGATION - LOT 2 DP 534864, MT WELCOME STATION

Appendix C: Certificates of Title



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



R.W. Muir
Registrar-General
of Land

Identifier **883072**
Land Registration District **Wellington**
Date Issued 07 November 2019

Prior References
WN56D/262

Estate Fee Simple
Area 140.2536 hectares more or less
Legal Description Lot 2 Deposited Plan 534864
Registered Owners
The Mt Welcome Family Trust Limited

Interests

261993.1 Gazette Notice declaring portion of State Highway No.1 (Pukerua Bay to Plimmerton) to be a limited access road - 19.9.1978 at 2.55 pm (Affects part formerly in CsT WN16D/679 & WN16D/680)

Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

Appurtenant hereto is a right of way, water supply, telecommunications, water drainage and electricity supply rights created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

The easements created by Easement Instrument 5757394.7 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 7416317.1 - 12.6.2007 at 9:00 am

7609735.2 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 partially cancelling the easement condition of a right of way shown marked C on plan 89102 created by Easement Instrument 5757394.7 - 9.11.2007 at 9:00 am

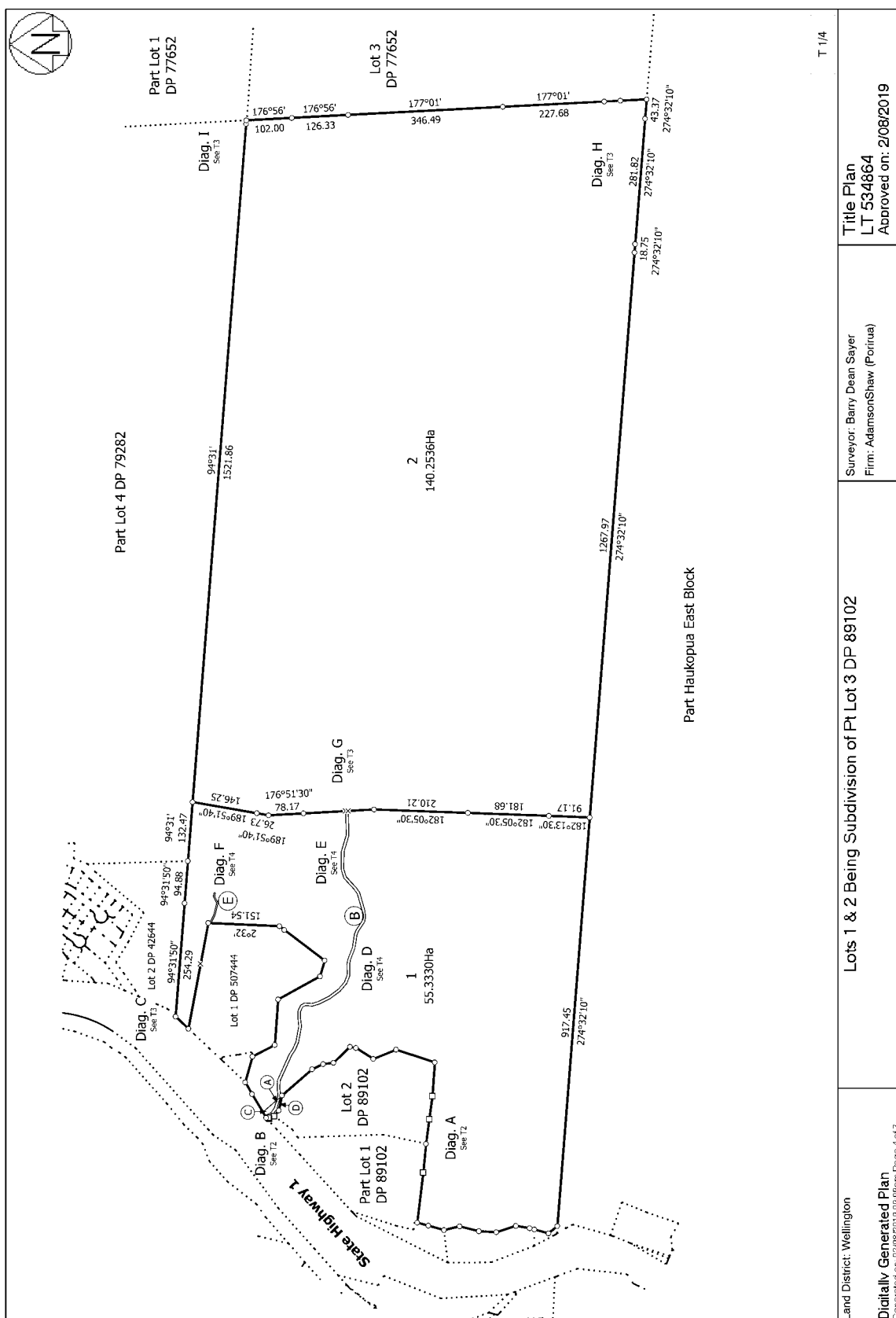
7609735.3 Partial surrender of the right of way shown marked C on DP 89102 created by Transfer 5757394.7 - 9.11.2007 at 9:00 am

Appurtenant hereto is a right of way and right to convey water, electricity and telecommunications created by Easement Instrument 11437462.2 - 7.11.2019 at 3:27 pm

The easements created by Easement Instrument 11437462.2 are subject to Section 243 (a) Resource Management Act 1991

11644486.2 Variation of the conditions of the easement created by Easement Instrument 11437462.2 - 20.12.2019 at 12:38 pm

Land Covenant (in gross) in favour of Pukerua Property Group LP created by Covenant Instrument 11644486.5 - 20.12.2019 at 12:38 pm





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



R.W. Muir
Registrar-General
of Land

Identifier **883072**
Land Registration District **Wellington**
Date Issued 07 November 2019

Prior References
WN56D/262

Estate Fee Simple
Area 140.2536 hectares more or less
Legal Description Lot 2 Deposited Plan 534864
Original Registered Owners
The Mt Welcome Family Trust Limited

Interests

261993.1 Gazette Notice declaring portion of State Highway No.1 (Pukerua Bay to Plimmerton) to be a limited access road - 19.9.1978 at 2.55 pm (Affects part formerly in CsT WN16D/679 & WN16D/680)

Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

Appurtenant hereto is a right of way, water supply, telecommunications, water drainage and electricity supply rights created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

The easements created by Easement Instrument 5757394.7 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 7416317.1 - 12.6.2007 at 9:00 am

7609735.2 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 partially cancelling the easement condition of a right of way shown marked C on plan 89102 created by Easement Instrument 5757394.7 - 9.11.2007 at 9:00 am

7609735.3 Partial surrender of the right of way shown marked C on DP 89102 created by Transfer 5757394.7 - 9.11.2007 at 9:00 am

10430778.4 Mortgage to T Base 2 Limited - 27.5.2016 at 3:57 pm

Appurtenant hereto is a right of way and right to convey water, electricity and telecommunications created by Easement Instrument 11437462.2 - 7.11.2019 at 3:27 pm

The easements created by Easement Instrument 11437462.2 are subject to Section 243 (a) Resource Management Act 1991

11644486.1 Discharge of Mortgage 10430778.4 - 20.12.2019 at 12:38 pm

11644486.2 Variation of the conditions of the easement created by Easement Instrument 11437462.2 - 20.12.2019 at 12:38 pm

Land Covenant (in gross) in favour of Pukerua Property Group LP created by Covenant Instrument 11644486.5 - 20.12.2019 at 12:38 pm



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 **WN56D/262** **Cancelled**

Land Registration District **Wellington**

Date Issued 08 October 2003

Prior References

WN16D/679 WN16D/680 WN44/252

Estate Fee Simple

Area 196.8816 hectares more or less

Legal Description Lot 3 Deposited Plan 89102

Original Registered Owners

Huntleigh Downs Limited

Interests

261993.1 Gazette Notice declaring portion of State Highway No.1 (Pukerua Bay to Plimmerton) to be a limited access road
- 19.9.1978 at 2.55 pm (Affects part formelry in CsT WN16D/679 & WN16D/680)

B753722.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -
10.11.1999 at 9.00 am (Affects part formerly in CTWN16D/680)

Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm (Affects part
formerly in CT WN16D/680)

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

B819199.2 Mortgage to Westpac Banking Corporation - 25.1.2001 at 9.00 am

B830435.1 Mortgage to St Laurence Mortgages Limited - 12.4.2001 at 9.00 am

5059353.1 Variation of Mortgage B819199.2 - Produced 16.7.2001 at 9.00 am and Entered 24.7.2001 at 4:00 pm

5238129.1 Variation of Mortgage B830435.1 - 31.5.2002 at 10:13 am

5347234.1 Variation of Mortgage B819199.2 - 18.9.2002 at 9:00 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

Subject to a right to water supply over part marked E on DP 89102 created by Transfer B758612.6 - 6.12.1999 at 3.36 pm

Subject to a right of way, water supply, telecommunications, water drainage and electricity supply rights over part marked
Aon DP 89102 created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

Appurtenant hereto is a right of way, water supply , telecommunications, water drainage and electricity supply rights
created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

The easements created by Easement Instrument 5757394.7 are subject to Section 243 (a) Resource Management Act 1991

6016746.1 Gazette Notice (2004 p.1297) declaring part (1.3040ha) shown as Section 1 SO 308944 is acquired for road
which, pursuant to section 88(2) Transit New Zealand Act 1989, becomes road, limited access road and State highway and
shall vest in the Crown on 13.5.2004 - 25.5.2004 at 9:00 am

6016746.3 Discharge of Compensation Certificate B753722.1 - 25.5.2004 at 9:00 am

6561889.6 Discharge of Mortgage B830435.1 - 6.9.2005 at 9:00 am

6561889.7 Mortgage to Dorchester Finance Limited - 6.9.2005 at 9:00 am

6692727.1 Discharge of Mortgage B819199.2 - 15.12.2005 at 9:00 am

6692727.2 Discharge of Mortgage 6561889.7 - 15.12.2005 at 9:00 am

6692727.3 Mortgage to F M Custodians Limited - 15.12.2005 at 9:00 am

6692727.4 Mortgage to Provincial Finance Limited - 15.12.2005 at 9:00 am

6877890.1 Mortgage to Palmerston North Finance Limited - 24.5.2006 at 9:00 am

7366279.1 Discharge of Mortgage 6692727.3 - 16.5.2007 at 9:18 am

7366279.2 Discharge of Mortgage 6692727.4 - 16.5.2007 at 9:18 am

7366279.3 Discharge of Mortgage 6877890.1 - 16.5.2007 at 9:18 am

7387080.1 Mortgage to Equitable Life Insurance Company Limited - 25.5.2007 at 9:00 am

7387080.2 Transfer of Mortgage 7387080.1 to TEA Custodians (Equitable) Limited - 25.5.2007 at 9:00 am

Land Covenant in Easement Instrument 7416317.1 - 12.6.2007 at 9:00 am

7609735.1 Change of Name of the mortgagee in Mortgage 7387080.1 to Equitable Property Holdings Limited - 9.11.2007 at 9:00 am

7609735.2 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 partially cancelling the easement condition of a right of way shown marked C on plan 89102 created by Easement Instrument 5757394.7 - 9.11.2007 at 9:00 am

7609735.3 Partial surrender of the right of way shown marked C on DP 89102 created by Transfer 5757394.7 - 9.11.2007 at 9:00 am

7960968.1 Discharge of Mortgage 7387080.1 - 24.11.2008 at 9:10 am

7960968.2 Transfer to Ricky John Lucas and Roy Allan Brooking - 24.11.2008 at 9:10 am

7960968.3 Mortgage to Bank of New Zealand - 24.11.2008 at 9:10 am

8814322.1 Discharge of Mortgage 7960968.3 - 21.7.2011 at 9:48 am

8814322.2 Transfer to Ricky John Lucas and Farquhar Brooking Trust Company No. 21 Limited - 21.7.2011 at 9:48 am

8814322.3 Mortgage to Bank of New Zealand - 21.7.2011 at 9:48 am

9878242.1 CAVEAT BY OPPORTUNITIES UNLIMITED LIMITED - 24.10.2014 at 5:53 pm

9932529.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS) ACT 1976 AGAINST THE INTEREST OF RICKY JOHN LUCAS BY AMBER ROSE DUNCAN - 18.12.2014 at 11:25 am

10179043.1 Withdrawal of Caveat 9878242.1 - 25.9.2015 at 12:14 pm

10179043.2 Withdrawal of Notice of Claim 9932529.1 - 25.9.2015 at 12:14 pm

10179043.3 Discharge of Mortgage 8814322.3 - 25.9.2015 at 12:14 pm

10179043.4 Transfer to Hunter Heights Limited - 25.9.2015 at 12:14 pm

10179043.5 Transfer to The Mt Welcome Family Trust Limited - 25.9.2015 at 12:14 pm

10179043.6 Mortgage to FM Custodians Limited - 25.9.2015 at 12:14 pm

10179043.7 Mortgage to Opportunities Unlimited Limited - 25.9.2015 at 12:14 pm

10347853.1 CAVEAT BY TOMAS GEORGE HUPPERT, JAN ELIZABETH HUPPERT AND DOUGLAS ROBERT BUCHANAN - 29.2.2016 at 2:37 pm

10353791.1 Withdrawal of Caveat 10347853.1 - 2.3.2016 at 4:31 pm

10406167.1 CAVEAT BY OPPORTUNITIES UNLIMITED LIMITED - 21.4.2016 at 11:27 am

10430778.1 Discharge of Mortgage 10179043.6 - 27.5.2016 at 3:57 pm

10430778.2 Discharge of Mortgage 10179043.7 - 27.5.2016 at 3:57 pm

10430778.3 Withdrawal of Caveat 10406167.1 - 27.5.2016 at 3:57 pm

10430778.4 Mortgage to T Base 2 Limited - 27.5.2016 at 3:57 pm

10470258.1 CAVEAT BY AMBER ROSE DUNCAN - 21.6.2016 at 3:23 pm

11597495.1 Withdrawal of Caveat 10470258.1 - 4.11.2019 at 3:56 pm

11437462.1 Record of Titles issued - 7.11.2019 at 3:27 pm

Legal Description**Title**

Lot 1 Deposited Plan 534864

883071

Lot 2 Deposited Plan 534864

883072

CANCELLED



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN16D/679** **Cancelled**

Land Registration District **Wellington**

Date Issued 22 October 1976

Prior References

WN97/159

Estate Fee Simple
Area 42.0099 hectares more or less
Legal Description Lot 2 Deposited Plan 44495
Original Proprietors
Huntleigh Downs Limited

Interests

261993.1 Gazette Notice declaring portion of State Highway No. 1 (Pukerua Bay to Plimmerton) to be a limited access road - 19.9.1978 at 2.55 pm

Subject to a right to water supply over part marked B on DP 88032 created by Transfer B758612.6 - 6.12.1999 at 3.36 pm

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

B819199.2 Mortgage to Westpac Banking Corporation - 25.1.2001 at 9.00 am

B830435.1 Mortgage to St Laurence Mortgages Limited - 12.4.2001 at 9.00 am

5059353.1 Variation of Mortgage B819199.2 - Produced 16.7.2001 at 9.00 am and Entered 24.7.2001 at 4:00 pm

5238129.1 Variation of Mortgage B830435.1 - 31.5.2002 at 10:13 am

5347234.1 Variation of Mortgage B819199.2 - 18.9.2002 at 9:00 am

5757394.1 Notice pursuant to Section 93 Transit New Zealand Act 1989 (affects DP 89102) - 8.10.2003 at 9:00 am

5757394.3 Certificate pursuant to Section 223 Resource Management Act 1991(affects DP 89102) - 8.10.2003 at 9:00 am

5757394.3 Certificate pursuant to Section 224 (c) Resource Management Act 1991(affects DP 89102) - 8.10.2003 at 9:00 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

5757394.6 CTs issued - 8.10.2003 at 9:00 am

Legal Description	Title
part Lot 3 Deposited Plan 89102	WN56D/262

CANCELLED

References

Prior C/T 97/159

Transfer No.

N/C. Order No. 209673.1

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of October one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that JAMES ANDREW GRAY of Plimmerton, Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 42.0099 hectares more or less situate in Blocks V and VI Paekakariki Survey District being Lot 2 on Deposited Plan 44495.



Assistant Land Registrar

Interest date of issue:

1. Mortgage 353829 to Australian Mutual Provident Society - 29.8.1956 at 10.18 a.m.

2. Mortgage 353830 to Dorothy Swendoline Gray - 29.8.1956 at 10.20 a.m.

3. Variation of Mortgage 353829 - 4.12.1956 at 9.52 a.m.

4. Variation of Mortgage 353829 - 7.8.1966 at 2.20 p.m.

No. 218582.1 Variation of the terms of Mortgage 353829 - 11.2.1977 at 2.29 p.m.

A.L.R.

J. R. Anderson
A.L.R.

To. 26.1993.1 Gazette Notice declaring portion of S.H. No. 1 (Pukerua Bay) to be a limited access road. Plimmerton

- 19.9.1978 @ 2.55 p.m.

m. B. L. R.

Mortgage 455521.3 to The Rural Bank and Finance Corporation - 11.12.1981 at 2.12 p.m.

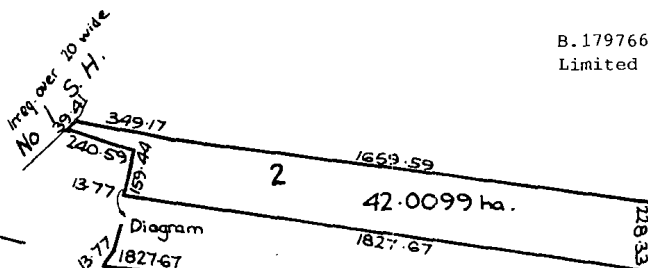
503247.1 Mortgage to Australian Mutual Provident Society - 11.12.1982 at 2.16 p.m.

A.L.R.

B.179766.1 Transfer to Scott Superannuation Services Limited at Wellington - 1.7.1991 at 2.36 p.m.

B.179766.2 Mortgage to The Rural Bank Limited - 15.1.1991 at 2.36 p.m.

A.L.R.



Measurements are Metric

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

16D/679

B.298588.1 Transfer to Kenneth Francis Gray of Plimmerton, Farmer, Joy Constance Gray, of Plimmerton, Married Woman and Robert William Newcombe of Feilding, Farmer (jointly inter se) as to a 55/110th share, John Anthony Carrad of Plimmerton, Farmer and Christina May Carrad his wife (jointly inter se) as to a 28/110th share and Christina Mary Carrad, Married Woman and John Anthony Carrad, Farmer, both of Wellington (jointly inter se) as to a 27/110th share as tenants in common in the said shares - 6.7.1993 at 11.37 am.

C. Clary
A.L.R.

B.346074.4 Transmission of the share of Kenneth Francis Gray, Joy Constance and Robert William Newcombe to Joy Constance Gray and Robert William Newcombe as Survivors - 3.3.1994 at 10.55 a.m.

Jane
A.L.R.

B654878.1 CAVEAT BY HUNTLEIGH DOWNS LIMITED
10.3.1998 AT 2.50.

WITHDRAWN
6/12/1999
for DLR

B656191.1 CAVEAT BY JAMES ANDREW GRAY AND CLAIRE FLORENCE GRAY
17.3.1998 AT 3.36.

WITHDRAWN
6/12/1999
for DLR

B658440.1 CAVEAT BY ANZ BANKING GROUP (NEW ZEALAND) LIMITED
2.4.1998 AT 1.32.

WITHDRAWN
6/12/1999
for DLR

B758612.5 Correction of name of Christina May Carrad to Christina Mary Carrad

Subject to a water supply easement over part marked B DP 88032 appurtenant to Lot 1 DP 44495 (CT 16D/678) created by Transfer B758612.6

B758612.8 Transfer to Huntleigh Downs Limited

B758612.9 Mortgage to ANZ Banking Group (New Zealand) Limited
All 06.12.1999 at 3.36

WITHDRAWN
6/12/1999
for RGL

Appurtenant hereto is a water supply easement over part Lot 1 Plan A/831 marked A DP 86711 CT 22B/279 created by Transfer B787781.1
13.6.2000 at 9.22.

J. Choe
for RGL

B819199.2 Mortgage to Westpac Banking Corporation
25.1.2001 at 9.00.

Cor
for RGL

B830435.1 Mortgage to St Laurence Mortgages Limited - 12.4.2001 at 9.00

AM
for RGL



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN16D/680** **Cancelled**

Land Registration District **Wellington**

Date Issued 22 October 1976

Prior References

WN433/251 WN44/251 WN97/159

Estate Fee Simple
Area 84.8304 hectares more or less
Legal Description Lot 3 Deposited Plan 44495
Original Proprietors
Huntleigh Downs Limited

Interests

261993.1 Gazette Notice declaring portion of State Highway No.1 (Pukerua Bay to Plimmerton) to be a limited access road
- 19.9.1978 at 2.55 pm

B753722.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -
10.11.1999 at 9.00 am

Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

B819199.2 Mortgage to Westpac Banking Corporation - 25.1.2001 at 9.00 am

B830435.1 Mortgage to St Laurence Mortgages Limited - 12.4.2001 at 9.00 am

5059353.1 Variation of Mortgage B819199.2 - Produced 16.7.2001 at 9.00 am and Entered 24.7.2001 at 4:00 pm

5238129.1 Variation of Mortgage B830435.1 - 31.5.2002 at 10:13 am

5347234.1 Variation of Mortgage B819199.2 - 18.9.2002 at 9:00 am

5757394.1 Notice pursuant to Section 93 Transit New Zealand Act 1989 (affects DP 89102) - 8.10.2003 at 9:00 am

5757394.2 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 (DP 89102) - 8.10.2003 at 9:00 am

5757394.3 Certificate pursuant to Section 223 Resource Management Act 1991(affects DP 89102) - 8.10.2003 at 9:00 am

5757394.3 Certificate pursuant to Section 224 (c) Resource Management Act 1991(affects DP 89102) - 8.10.2003 at 9:00
am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

5757394.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

5757394.6 CTs issued - 8.10.2003 at 9:00 am

Legal Description	Title
part Lot 1 Deposited Plan 89102	WN56D/260
part Lot 2 Deposited Plan 89102	WN56D/261
part Lot 3 Deposited Plan 89102	WN56D/262

CANCELLED

References

Prior C/T 44/251, 97/159, 433/251

Land and Deeds 69

Transfer No.

N/C. Order No. 209673.1



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of October one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that JAMES ANDREW GRAY of Plimmerton, Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 84.8304 hectares more or less situate in Blocks V and VI Paekakariki Survey District being Lot 3 on Deposited Plan 44495.



Assistant Land Registrar

Interests at date of issue:-

1. Mortgage 353829 to Australian Mutual Provident Society - 29.12.1956 at 10.18 a.m.
2. Mortgage 353830 to Dorothy Gwendoline Gray - 29.12.1956 at 10.30 a.m.
3. Variation of Mortgage 353829 - 4.12.1956 at 9.52 a.m.
4. Variation of Mortgage 353829 - 7.8.1966 at 2.20 p.m.
5. Mortgage 097082.1 of the part formerly in C.T. 44/251 to Rural Bank and Finance Corporation - 3.6.1976 at 2.07 p.m.

No. 218582.1 Variation of the terms of Mortgage 353829 - 11.2.1977 at 2.29 p.m.

J. Sanderson
A.L.R.

No. 261993.1 Gazette Notice declaring portion of S.H. No. 1 (Pukerua Bay) to be a limited access road. Plimmerton - 19.9.1978 @ 2.55 p.m.

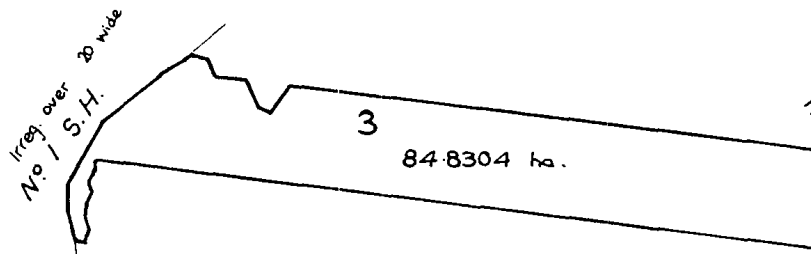
M. B. Logan
A.L.R.

Mortgage 455521.3 to The Royal Banking and Finance Corporation - 5.12.1982 at 2.12 p.m.

A.L.R.

503247.1 Mortgage to Australian Mutual Provident Society - 10.2.1982 at 2.16 p.m.

A.L.R.



Measurements are Metric

p.m.

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

CT16D/680

B.179766.1 Transfer to Scott Superannuation Services Limited at Wellington - 1.7.1991 at 2.36 pm.

6.645965-1
B.179766.2 Mortgage to The Rural Bank Limited 1.7.1991 at 2.36 pm.

A.L.R.

A.L.R.

B.298588.1 Transfer to Kenneth Francis Gray of Plimmerton, Farmer, Joy Constance Gray, of Plimmerton, Married Woman and Robert William Newcombe of Feilding, Farmer (jointly inter se) as to a 55/110th share, John Anthony Carrad of Plimmerton, Farmer and Christina May Carrad his wife (jointly inter se) as to a 28/110th share and Christina Mary Carrad, Married Woman and John Anthony Carrad, Farmer, both of Wellington (jointly inter se) as to a 27/110th share as tenants in common in the said shares - 6.7.1993 at 11.37 am.

A.L.R.

B.346074.4 Transmission of the share of Kenneth Francis Gray, Joy Constance and Robert William Newcombe to Joy Constance Gray and Robert William Newcombe as Survivors - 3.3.1994 at 10.55 a.m.

WITHDRAWN

A.L.R.

B654878.1 CAVEAT BY HUNTLEIGH DOWNS LIMITED 10.3.1998 AT 2.50

WITHDRAWN

10.3.1998 AT 2.50

for DLR

B658440.1 CAVEAT BY ANZ BANKING GROUP (NEW ZEALAND) LIMITED 2.4.1998 AT 1.32

WITHDRAWN

2.4.1998 AT 1.32

for DLR

B722364.1 Notice under Section 18 Public Works Act 1981 18.5.1999 at 9.00

WITHDRAWN

18.5.1999 at 9.00

for RGL

B753722.1 Compensation Certificate under Section 19 Public Works Act 1981 by Her Majesty The Queen 10.11.1999 at 9.00

for RGL

B758612.5 Correction of name of Christina May Carrad to Christina Mary Carrad

Appurtenant hereto is a sewage drainage right over part Lot 1 DP 44495 marked A DP 88032 (CT 160/678) created by Transfer B758612.7

B758612.8 Transfer to Huntleigh Downs Limited

B758612.9 Mortgage to ANZ Banking Group (New Zealand) Limited All 06.12.1999 at 1.36

Appurtenant hereto is a water supply easement over part Lot 1 Plan A/831 marked A DP 86711 CT 22B/279 created by Transfer B787781.1 13.6.2000 at 9.22.

for RGL

B819199.2 Mortgage to Westpac Banking Corporation 25.1.2001 at 9.00.

for RGL

B830435.1 Mortgage to St Laurence Mortgages Limited - 12.4.2001 at 9.00

for RGL

NEW ZEALAND.



Register-book,

Vol. Lx Lx, folio 251.

Reference: Warrant No. 110.
P.R. folio

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

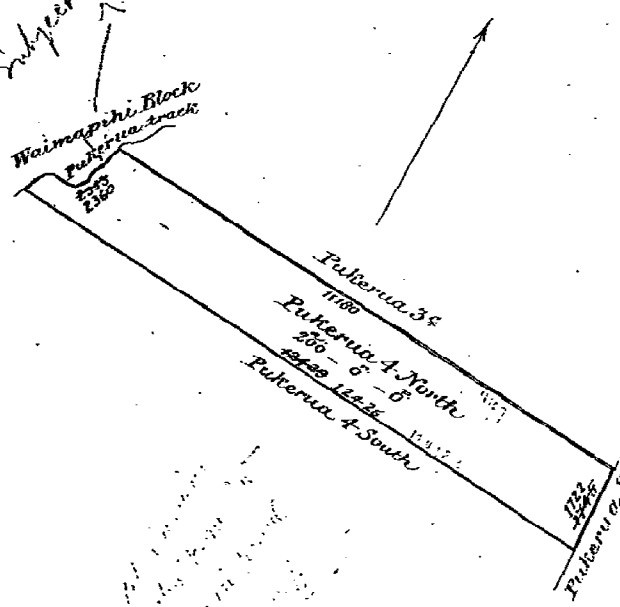
This Certificate, dated the first day of June, one thousand eight hundred and eightyseven, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witnesseth that

Manahū to Kairangi an aboriginal native of New Zealand

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan drawn hereon, bordered red, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the said Manahū to Kairangi as from the fifteenth day of August, one thousand eight hundred and eightythree, under The Native Landy Division Act 1882, that is to say: All that parcel of land containing one hundred acres situate in the Provincial District of Wellington, being the block known as 'Pukerua No. 4 North' on the public map of the 'Pukerua Kairangi' Survey District deposited in the office of the Chief Land Registrar at Wellington

Subject to Reserve

Waimapihi Block
Pukerua track
1883



Transfer 112728 produced 25 June 1887 at 10.15 am at Manahū to Kairangi to Francis Henry Dillon Bell and Alexander John Rutherford as tenants in common

Transfer 113104 produced 2 October 1887 at 10.30 am Francis Henry Dillon Bell and Alexander John Rutherford to William Wall of Pukerua Parish

Transmission 3839 Probate of will of Anthony Hall who died on the 4th October 1901 granted to Charlotte Elizabeth Hall of Pukerua, Widow, Reginald Stace Hall of Pukerua Farmer and Frank Mills of Wellington Clerk produced 1st July 1902 at 2.45 pm

Transfer 42069 produced 1st July 1902 at 2.45 pm Charlotte Elizabeth Hall, Reginald Stace Hall and Frank Mills to the said Reginald Stace Hall

Mortgage 3694 produced 1st July 1902 at 2.45 pm Reginald Stace Hall to John Hammond and James Flockhart

DISCHARGED

CONTINUED

Scale, 20 Chs to 1 Inch.

over M. J. Milgour

44/251

Mortgage 55080 produced 13 October 1906
per Reginald Stanger to The Devon
Investment Co. Ltd. Limited. T. Stanger
DISCHARGED

Mortgage 93602 produced 17 November
1904 to William Wall to
William Wall DISCHARGED

Mortgage 211486 Reginald Stanger
Wall to John Duncan
Fredrick George Russell Grace
produced 13 October 1930
at 2.35 pm DISCHARGED

Transmission 28494 of Mortgage 211486 to John
Duncan and Russell Grace
no survivors 24 June 1935 at 2.40 pm
DISCHARGED

Mortgage 7622186 Reginald Stanger
Wall to John Duncan and Russell Grace
no survivors 24 June 1935 at 2.40 pm
DISCHARGED

Variation of Mortgage 227366 produced
14th November 1940 at 8 pm
DISCHARGED

Transmission 51682 to Isabella Wall, Anthony
Houston Wall and Robert Houston Wall
Entered 24/7/1952 at 12.10 P.M.

Transfer 357646 the registered proprietors to
Reginald Faulkner Wall of Tisbury
former produced 24/7/1952 at 12.12 P.M.

Mortgage 315876 (Chambers & Reginald Faulkner
Wall to Isabella Wall) produced 27.3.1954
DISCHARGED

Transfer 396872 Reginald Faulkner Wall to James
Andrew Gray of Hummerton former produced
17-8-1956 at 11.25 am

Mortgage 353829 James Andrew Gray to Australia
Mutual Provident Society produced 28th August 1956
at 10.18 am

Mortgage 353830 James Andrew Gray & Harold Freddie
Gray produced 28th August 1956 at 10.30 am

Variation of Mortgage 353829 produced
at December 1956 at 9.50 am

Variation of Mortgage 353829 - 9.8.1966
at 2.20 pm

209672/1
DISCHARGED
Mortgage 853758 to The State
of New South Wales
Produced 15-12-1970 at 9.55 am

THIS REPRODUCTION ON A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 23A LAND TRANSFER ACT 1952
D.L.R.

Mortgage 097082.1 to Rural Banking
and Finance Corporation - 3.6.1976
at 2.07 p.m.

Oct 20 1975
22-10-1976
CH160/678 - Lot 1 (Part 11 & 12)
CH160/680 - Lot 3

DISTRICT LAND REGISTRAR
CANCELLLED
WELLS

DUPLICATE DESTROYED

CERTIFICATE OF TITLE,
Vol. , folio



REGISTER

NEW ZEALAND.



Register-book,
Vol. 97, folio 159.

Reference: Warrant No.
P.B. folio 3-193.

[Schedule 1.]

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the thirtieth day of January, one thousand eight hundred and ninety-nine, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witnesseth that

Matunga Te Hiko o Pirira

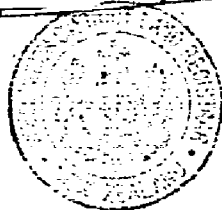
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered west, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by was originally acquired as from the fourteenth day of June, one thousand eight hundred and ninety-two, under

that is to say: All that parcel of land containing by admeasurement one hundred and twenty acres being the Section marked Pukerua A & C & D & E on the public map of Block V Pukerua District District deposited in the Office of the Chief Surveyor at Wellington.

Subject to right of way

T. Smart

Waimapihi Block



X

Survey 1832 produced 28th January 1902 at 3pm
Carat 1375 WILKINSON DISCHARGED
and another 28th January 1902 at 3pm T. Smart

X

Carat 1379 Te Hiko o Pirira 28th January 1902 at 3pm T. Smart

55080
DM 98602
27-11-19

Transfer 36433 produced 6th August 1902 at 3pm
Te Hiko o Pirira to Robert William Sinclair and John Walker
sheepfarmers. T. Smart

Transfer 36476 produced 5th September 1902 at 5.50 pm
Robert William Sinclair and John Walker
to Reginald Stace Wall of
Parematu sheepfarmers. M. Kelly and M. R.

Transfer 36477 produced 1st July 1902
at 3pm Reginald Stace Wall to DISCHARGED
James Blackham and
John Hammond M. Kilgour

Mortgage 55080 produced 13 October 1902 at 12.30 pm
Reginald Stace Wall to the DISCHARGED
Sidon Investment Company Limited at 12.30 pm 9th Nov

Mortgage 98602 produced 17th November 1902 at 11 am
Reginald Stace Wall
to William DISCHARGED

Image Quality due
to Condition
of Original

PUKERUA BLOCK

N 4° 4' 30" E 300' 28" 30 N 2 A

172° 0' 0" 200' 5"

111° 3' 33" 200' 5"

111° 3' 33" 200' 5"

Area requires shall
be ascertained
and

W.D. 840

Chief Surveyor

Surveyor R. Richmond

Deputy R. C. Wall

Scale 10 Chains to an inch

1135

6

CONTINUED

REGISTER

97/159

Proclamation N° 2005 proclaiming a road the land coloured red on the plan hereon produced 2nd April 1930 at 3.47 p.m. W. N. 14 and

ABST. 209672.1

Mortgage 853758 to The State Advances Corporation of New Zealand 15.12.1970 at 9.55 am

Howe A.R.

Mortgage 211486 Reginald Wallace to John Gavin and Frederick George Saljeil and William Russell here produced 30th October 1930 at 2.35 p.m. H. Wood

Transmission 22494 of mortgage 211486 to John Gavin and Frederick George Saljeil and William Russell Grace as sureties entered 1st June 1935 at 2.40 p.m. H. Wood

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.

Mortgage 211486 Reginald Wallace to John Gavin and Frederick George Saljeil and William Russell here produced 30th October 1930 at 2.35 p.m. H. Wood

No. 989190 Gazette Notice declaring portion of State Highway to be a limited access road.

- 2.8.1973 at 9.10 am

Howe A.R.

Proclamation 2187 defining the middle line of the Plimmerton-Papakariki Road here produced 9th September 1931 at 10 am. W. N. 14 and

No. 133881.1 Gazette Notice partially revoking Gazette Notice No. 989190 declaring portion of No. 1 State Highway to be a limited access road - 13.11.1975 at 9.41 a.m.

A.L.R.

Variation of Mortgage 227366 produced 1st November 1940 at 3 p.m. H. Wood

O.E.T. 209673.1 CANCELLED AND THE FOLLOWING C.E.T. - 22.10.1976 ISSUED IN TERMS OF PLAN 44495

C.T. 16D/678 - LOT 1 (PART HERON)

C.T. 16D/679 - LOT 2

C.T. 16D/680 - LOT 3 (HERON)

CERTIFICATE OF TITLE

Proclamation 3118 taking part of within land for road and order in Council consenting thereto produced 14th July 1941 at 3 pm. H. Wood

Transmission 51682 to Isabella Wall, Anthony Hunter Wall and Robert Hunter Wall entered 24th July 1952 at 12.10 P.M. H. Wood

Transfer 352646 to Reginald Faulkner Wall of Pakarua Farmers Produced 24th July 1952 at 12.12 P.M. H. Wood

Mortgage 315876 (Transmission) Reginald Faulkner Wall to Isabella Wall produced 27.3.1956 H. Wood

Transfer 396872 Reginald Faulkner Wall to James Andrew Gray of Plimmerton Farmer produced 17-8-1956 at 11.25 am. H. Wood

Mortgage 353329 James Andrew Gray to Dorothy Margaret Society produced 21st August 1956 at 10.11 am. H. Wood

Mortgage 353830 James Andrew Gray to Dorothy Margaret Society produced 21st August 1956 at 11.30 am. H. Wood

Variation of Mortgage 353829 produced 1st December 1956 at 9.52 am. H. Wood

Variation of Mortgage 353829 - 9.8.1956 at 2.20 pm. H. Wood

Vol.

DISTRICT LAND REGISTRAR
CANCELLED
WILLIAM PETERSON

DUPLICATE DESTROYED

NEW ZEALAND.

Vol. 415, Folio 189
 Reference: Transfer No. 216367
 Application No.
 Order for N/C No.



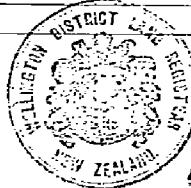
Register-book,

Vol. 433 folio 251

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Ninth day of August one thousand nine hundred and thirty-two
 under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that
REGINALD STACE WALL of Pukerua Farmer —

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing EIGHTEEN ACRES TWO RODS TWELVE AND EIGHTY FIVE ONE HUNDREDTHS PERCHES more or less situate in Block V of the Paekakariki Survey District being part of the Waimapihi Block and being also all the land bordered green as shown on Deposited Plan No. 10146 —



W. N. Hail
 Assistant District Land Registrar.

*Harvest 1960 against part by the
 Minister of Employment produced
 15th July 1961 at 11.34 a.m.*

*Proclamation 2487 defining the middle line
 of the Plemington-Paekakariki
 Road produced 7th September 1936 at 10 a.m.*

*Proclamation 3118 taking parts of within land of
 road and Order in Council consenting thereto
 produced 7th July 1941 at 4 p.m.*

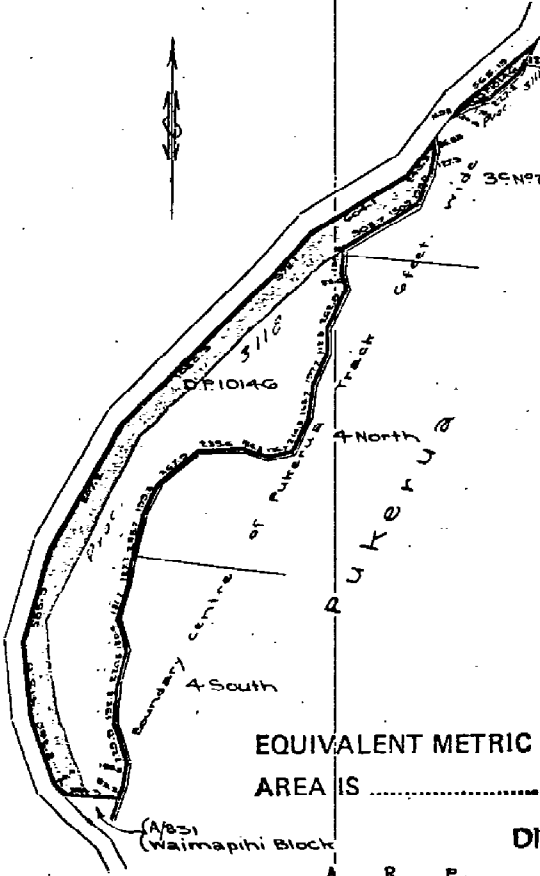
*Transmission 51682 to Isabella Wall
 Anthony Hunter Wall, Ronan Victor Wall
 as executors. Entered 24/4/1952 at 12.10 P.M.*

*Transfer 352646 the registered proprietors
 to Reginald Faulkner Wall of Pukerua
 Farmer. Produced 24/4/1952 at 12.12 P.M.*

*Mortgage 315876 (Encumbrance) Reginald Faulkner
 Wall to Isabella Wall dated 25.10.52 at 10.15 a.m.*

PRODUCED 27.3.1961

CONTINUED



Scale: 6 Chains to an inch.

M.L.

6x2

433/251

Transfer 396872 of balance Rignold
Fairbairn Hall to James Andrew Gray
of Timmerton Farm produced 17-8-1956
at 11.25 p.m. *KW-cocoon*
A.L.R.

Mortgage 353829 of balance James Andrew
Gray to Australian Mutual Provident Society
produced 29th August 1956 at 10.18 a.m.
KW-cocoon A.L.R.

Mortgage 353830 of balance James Andrew Gray
to Dorothy Genevieve Gray produced 29th
August 1956 at 10.30 a.m. *KW-cocoon* A.L.R.

Variation of Mortgage 353829 produced
4 December 1956 at 9.52 a.m. *W. H. H.*
A.L.R.

Variation of Mortgage 353829 - T.B. McC
at 2.20 p.m. *an book*
A.L.R.

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

J. E. Shields A.L.R.

ABST. 209672.1
Mortgage 853758 to The State
Advances Corporation - 15.12.1970
at 12.10 a.m. *W. H. H.*
A.L.R.

No. 989190 Gazette Notice declaring
portion of ~~no. 1~~ State Highway
to be a limited access road.
- 2.8.1975 at 9.10 a.m.
Godith A. H. H.
A.L.R.

No. 133881.1 Gazette Notice ~~partially~~
revoking Gazette Notice No. 989190
declaring portion of No. 1 State
Highway to be a limited access road
- 13.11.1975 at 9.41 a.m.
W. H. H.
A.L.R.

Mortgage 097082.1 to Rural Banking
and Finance Corporation -
3.6.1976 at 2.07 p.m. *W. H. H.*
A.L.R.

O.C. 209673.1 CANCELLED AND THE FOLLOWING IN
- 22-10-1976 ISSUED IN TERMS OF PLAN 44495.
PT 16 D/680 - LOT 2 (PART HEREIN)
W. H. H.
A.L.R.

DISTRICT LAND REGISTRAR
CANCELLED
WELLINGTON, NEW ZEALAND

DUPLICATE DESTROYED



Appendix D: Council and Fire & Emergency New Zealand Records

File ref: LIM0702/21
Name: Liam Maher
Email: records.management@porirua.govt.nz
Phone: 2371419



N Rhodes
Pattle Delamore Partners
Level 5
235 Broadway
Newmarket

Dear Nerena

**LAND INFORMATION MEMORANDUM REPORT LIM0702/21 ON 422 A STATE HIGHWAY 59
PUKERUA BAY, PORIRUA CITY 5026**

Please find enclosed the completed Land Information Memorandum (LIM) Report for described in Lot 2 DP 534864 as per your LIM application.

Please refer further enquiries to the respective Council area noted under each heading.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Liam Maher", is written over a light blue rectangular background.

Liam Maher
Information Support Officer
Kaiārahi Karapa



Tel: 04 237 1419
porirua.govt.nz

Overland Flow Paths

Flooding Hazard Maps have identified a natural overland flow path crossing the property. Overland flow paths are natural drainage conveyors or where rainfall has exceeded the capacity of the stormwater network and water will begin to flow over ground and down its natural contour path.

There shall not interruption, impeding or altering in any way the flow of natural drainage ways or land that would convey overland flow paths without the written consent from Porirua City Council. This will be in the form of a submitted design with the application, detailing all proposed works and shall be to the stamped acceptance of Council prior to the start of any works.

REGIONAL CLIMATE CHANGE INFORMATION

Assessment of coastal vulnerability to climate change, sea level rise and natural hazards

For further information please follow the links provided below

Climate Change Mapping undertaken on behalf of the Greater Wellington Regional Council which may be of interest to this property can be found at the following link:

<https://mapping1.gw.govt.nz/GW/SLR/#background-to-topic>

That webpage displays a dynamic map which shows the calculated inundation areas at a range of sea level rise values in the Wellington Region, it does not make a prediction as to actual sea level rise. Alternative map overlays show modelled storm surge flooding at different sea level rise values, for a 100-year event. Inundation areas were modelled in 2017 based off a detailed digital elevation model of the Wellington region. Tide level offsets are based on values in a report produced by NIWA for the Parliamentary Commissioner for the Environment in 2016. An assessment of coastal vulnerability to climate change, sea level rise and natural hazards titled 'Preparing Coastal Communities for Climate Change' has also been prepared. That report was commissioned to assist councils in the Wellington region in designing a process for working with the affected communities to develop long-term adaptive strategies. That report may be of interest in relation to this property. A link to that report can be found here:

<http://www.gw.govt.nz/assets/Uploads/Wellington-Regional-Coastal-Vulnerability-AssessmentJune-2019Final.pdf>

LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS

For further information contact environmentalhealth@pcc.govt.nz

No Information held by Porirua City Council or Greater Wellington Regional Council database. No information does not mean that the site is not contaminated, rather that no information exists on our files or the Greater Wellington Regional Council.

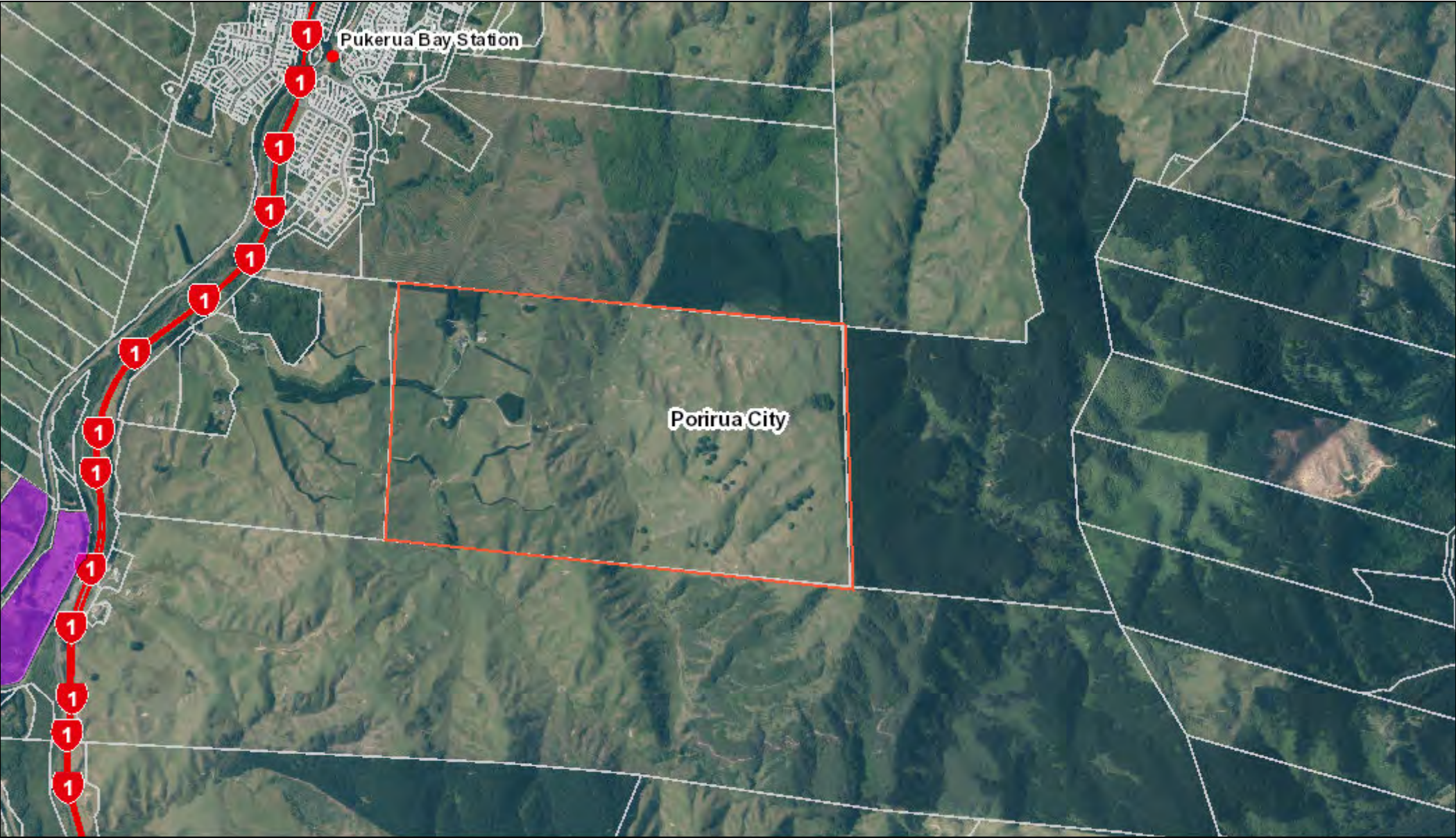
EARTHWORKS ASSOCIATED WITH A SUBDIVISION

Please note that further earthworks may have been granted under a Resource Consent.

For further information contact enquiries.transport@porirua.govt.nz

No information held by Porirua City Council

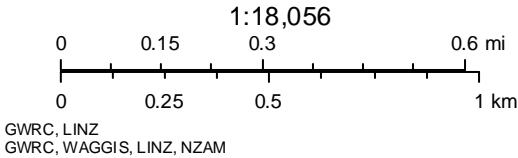
Lot 2 DP 534864



December 2, 2021

- SLUR (Selected Land Use Register) - Selected Land Use Register
- Local Government Boundary Labels
- Placenames - Towns

- Placenames - Suburbs
- Placenames - Localities





National Headquarters

Level 12
80 The Terrace
PO Box 2133
Wellington
New Zealand

Phone +64 4 496 3600

20 January 2022

Erin Gasston

By email: Erin.Gasston@pdp.co.nz

Tēnā koe Erin

Information Request –422 SH1, Pukerua Bay

I refer to your official information request dated 2 December 2021 asking for the following information:

...any information you have relating to any fire incidents and the use of firefighting foams at 422 State Highway 1, Pukerua Bay (Porirua) Lot 2 DP 534864

Your request has been considered in accordance with the provisions of the Official Information Act 1982. Fire and Emergency New Zealand holds no records of any fire incidents or the use of firefighting foams at this site. Consequently, your request is declined under section 18(e) of the Official Information Act, as the information you requested does not exist. Please note, Fire and Emergency's searchable incident database dates back to 1986.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Nāku noa, nā

Amelia Dalley
Manager, Information Requests



Appendix E: Field Photos



Photograph 1: Site overview of majority of site looking east. Utilised for farming purposes.



Photograph 2: Shed utilised for farming and machinery storage, located south of the residential dwelling on site. Farming machinery, water tanks and refrigeration unit seen in the foreground.



Photograph 3: Rear of this storage shed, showing fenced area where stock are kept.



Photograph 4: Inside of storage shed, showing storage of farming equipment and ATVs.



Photograph 5: Storage barrel and oil can be seen at this storage shed. Barrel labels indicates it was used to store agrichemicals.



Photograph 6: View inside this storage shed showing minor storage of agrichemicals.



Photograph 7: View inside this storage shed showing minor storage of agrichemicals.



Photograph 8: View of second storage shed, located within the central portion of the site. Current and disused machinery and farming equipment visible in the foreground.



Photograph 9: AST located at the storage shed in the central portion of the site. No staining on the ground beneath the AST is noted, and the AST appears to be in good condition with no leaks visible. No labels are visible on the AST.



Photograph 10: View of the helicopter hanger, located north of the residential property on site. Partially intact helicopter is present in the foreground to the left of the hanger.



Photograph 11: Storage of Jet A-1 fuel on a mobile trailer visible on the concrete pad of the helicopter hanger. No access was available inside the hanger.



Photograph 12: Old barrel labelled for storage of flammable liquid was visible adjacent to the helicopter hanger. No leaks or spills were noted.



Photograph 13: View of the residential property present on site.



Photograph 14: View of the location where an unidentified structure observed on 1966 aerial.



Photograph 15: View of the location where an unidentified structure observed on 1966 aerial.

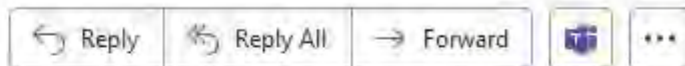
Appendix H: Council Correspondence

RE: HAIL information Request



Slur <Slur@gw.govt.nz>

To: Jess Campbell



Fri 4/07/2025 4:39 pm

Kia ora Jess

Thank you for your enquiry below. Please use the SLUR email address for enquiries as this inbox is administered with priority.

I can confirm that the property you identified with the legal descriptions below is not included in the Selected Land Use Register (SLUR).

I note that the property is rural and appears to be, or has been, productive farmland. Pastoral farming is not specifically included on the HAIL (2011) and is not included in the SLUR. The HAIL includes typical farming activities of horticulture, sheep dipping and bulk chemical and fuel storage. These activities are more difficult to identify and may not be as well represented on the SLUR.

Ngā mihi, Nicky



Nicky Detheridge-Davies (she/her)

Kaitātari / Analyst – Contaminated Land

Data Team – Environment Group

Greater Wellington Te Pane Matua Taiao

DDI 06 826 1514

34 Chapel Street, Masterton


PO Box 41, Masterton 5840

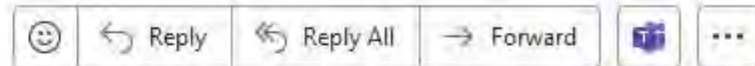
Follow us online: [Facebook](#) | [gw.govt.nz](#)

RE: [EXTERNAL] Contamination Information request



Jaclyn Williams <Jaclyn.Williams@porirua.govt.nz>

To  Jess Campbell



Tue 22/07/2025 4:43 pm

You don't often get email from jaclyn.williams@porirua.govt.nz. [Learn why this is important](#)

Hello Jess,

Porirua City Council does not have any records of the site containing contaminated land or having previously or currently being used for activities listed in the Hazardous Activities and Industries List (HAIL).

Please note that Greater Wellington Regional Council is the responsible party for registering HAIL or contaminated sites on the Selected Land Use Register (SLUR).
You can read more about the Selected Land Use Register here: <https://www.gw.govt.nz/environment/land-use/contaminated-land-slur/>

Kind regards,

Jaclyn Williams

Resource Consent Planner

Kaihanga Mahere Whakaaetanga Rawa Paetahi

poriruacity

Tel: +64 4978 8351

Jaclyn.Williams@porirua.govt.nz