



**Soil Contamination Risk
Preliminary Site Investigation Report – Revision 1**

**John Paterson Drive and 479 Marshs Road,
Halswell, Christchurch**

April 2026



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QUALITY CONTROL AND CERTIFICATION SHEET

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1 Executive Summary

The site consists of eight rural and rural residential properties located on John Paterson Drive in Halswell, Christchurch. It is proposed to develop the site for residential use. This will involve the subdivision of the site, change of use of the land and disturbance of soils. Therefore, an assessment under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCSCS) is required. It is also noted that Momentum Environmental Ltd (MEL) is obligated to consider the requirements of Section 10(4) of the Health and Safety at Work (Asbestos) Regulations 2016.

This Preliminary Site Investigation (PSI) has shown that the site was used for general pastoral purposes until being subdivided in 1997, with most lots developed for rural residential use thereafter. The following potential sources of contamination have been identified for the site as per the Hazardous Activities and Industries List (HAIL):

- A livestock dip or spray race operation previously located in the south-west corner of 6 John Paterson Drive (HAIL A8).
- Fuel and chemical storage occurring at 6, 19 and 20 John Paterson Drive (HAIL A17).
- A potential rubbish pit visible on aerial photographs from approximately 1994 to 2011 at 20 John Paterson Drive (HAIL G5).
- The discharge of wastewater from a microbrewery onto pastoral parts of 479 Marshs Road (HAIL G5).
- Multiple existing and previous burn areas located at the site (HAIL I).
- Storage of items along the southern treeline at 26 John Paterson Drive (HAIL I).
- The use of part of 5 John Paterson Drive as a yard area during the construction of the Christchurch Southern Motorway (HAIL I).
- The use of CCA treated timber posts for the growing of hops in a 2,000m² area on 479 Marshs Road (HAIL I).

It is recommended that a Detailed Site Investigation, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to development of the site for residential use. The location of the risk areas requiring further investigation are shown on the Risk Areas Plan attached in **Appendix E**.

Should this additional investigation confirm the presence of contamination at the site, it is expected that remediation to a standard suitable for residential use is achievable.

In terms of planning status, the PSI has identified evidence of HAIL activities occurring on the site. Therefore, the NESCSCS does apply, and resource consent may be required for the future subdivision, change of land use and soil disturbance.

2 Objectives of the Investigation

This report has been prepared in general accordance with the Ministry for the Environment's 'Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand, revised 2021' and the 'New Zealand Guidelines for Assessing and Managing Asbestos in Soils, revised 2024'. This report includes all requirements for a Preliminary Site Investigation report.

The objective of this report is to:

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

3 Scope of Work Undertaken

The scope of the work undertaken has included:

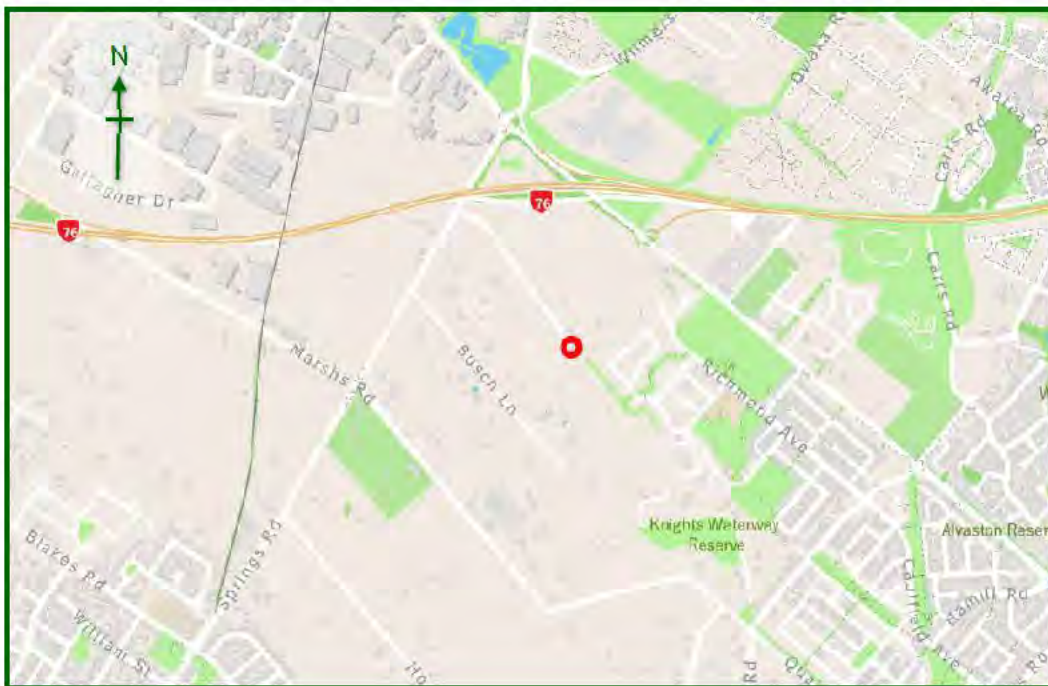
- Obtaining and review of Environment Canterbury (ECan) GIS data including the Listed Land Use Register (LLUR).
- Search of Land Information New Zealand (LINZ) orchard database.
- Review of relevant historical aerial photographs.
- Review of relevant historical certificates of title (CTs).
- Review of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

4 Site Identification

The site is located across nine properties along John Paterson Drive and Marshs Road in Halswell, Christchurch. The relevant site details are shown in **Table 1** and on the plan in **Figure 1** below.

Table 1 – Site Details

Street Address	Legal Description	Approximate Area (ha)
5 John Paterson Drive	Sec 1 SO 560474	3.05
6 John Paterson Drive	Sec 10 SO 480694	3.81
9 John Paterson Drive	Lot 2 DP 318764	4.00
14 John Paterson Drive	Lot 7 DP 318764	4.32
15 John Paterson Drive	Lot 3 DP 318764	4.00
19 John Paterson Drive	Lot 4 DP 318764	4.46
20 John Paterson Drive	Lot 6 DP 318764	4.46
26 John Paterson Drive	Sec 16 SO 480694	6.39
479 Marshs Road	Lot 2 DP 81077	3.22
Total:		37.71



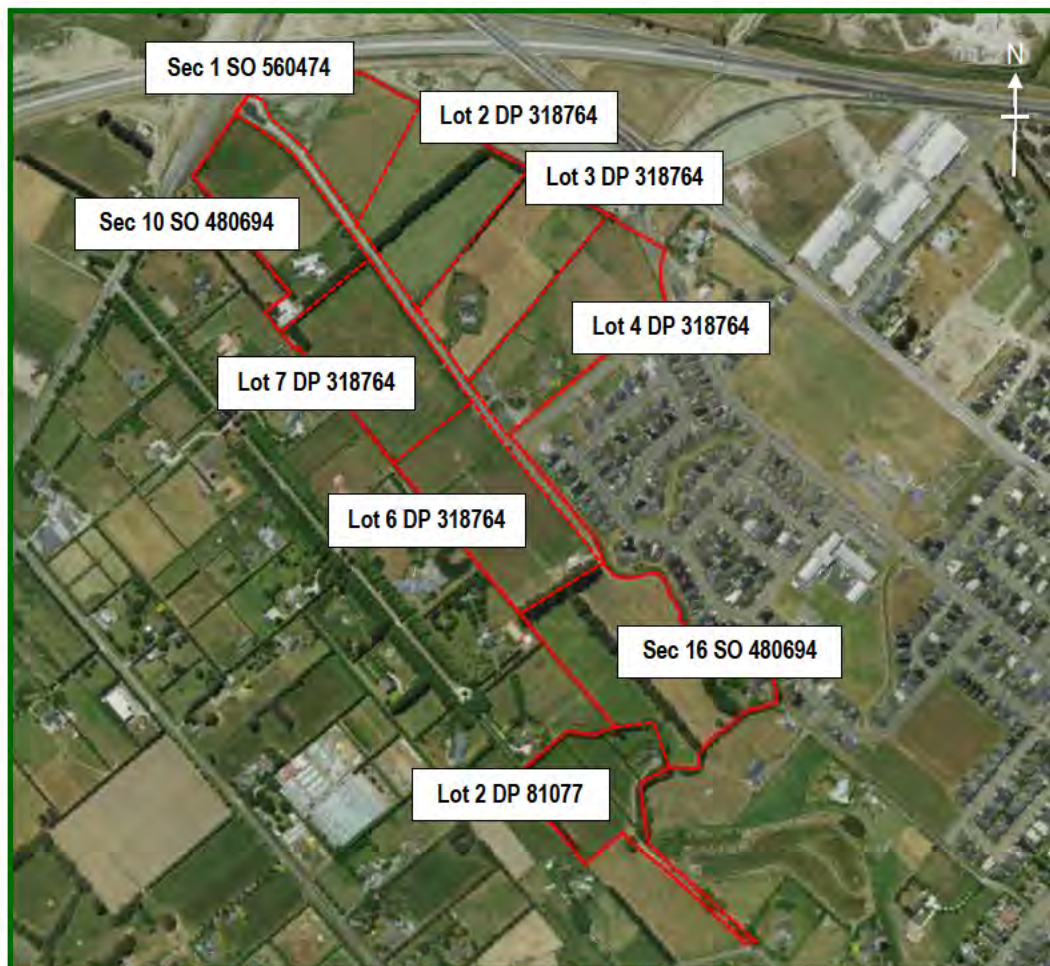


Figure 1 – Location Plan

5 Site Description

5.1 Environmental Setting

Table 2 – Environmental Information

Topography	The site is generally flat land.
Geology	The ECan GIS database describes the soils at the site as a combination of Kaiapoi deep silt and Waimakariri moderately deep silt. On-site bore logs indicate that topsoils are underlain by brown sandy silts, followed by silty gravels with pockets of sand.
Soil Trace Elements	According to the ECan GIS database, natural concentrations of trace elements for the site are those of the 'Regional, Recent' soil group.
Groundwater	The site lies over both the unconfined/semiconfined and the coastal confined gravel aquifer system. Groundwater levels recorded on-site bore logs are between 4.40m and 7.40m deep. The direction of groundwater flow is generally south-easterly. There are no community drinking water protection zones within the site. There are active bores on-site used for drinking water supply.
Surface Water	Knights Stream runs along the north-eastern and south-eastern boundary of 26 John Paterson Drive and the eastern boundary of 479 Marshs Road. The Knights Stream waterway reserve is located directly east of 479 Marshs Road. The ECan GIS database 'Drains and Watercourses' layer shows two drains present on the opposite side of Springs Road approximately 110m and 210m west of the site and one drain present along Halswell Junction Road, located 95m east of the site. It also shows McCarthys Drain runs parallel to Quaifes Road, directly south-east of 479 Marshs Road.

5.2 Site Layout and Current Site Uses

The site has a rural and rural residential use. 6, 15, 19 and 26 John Paterson Drive and 479 Marshs Road contain dwellings and garages. Sheds are also present on 5, 6, 19 and 20 John Paterson Drive and 479 Marshs Road. The remainder of the site is divided into paddocks used for general pastoral purposes.

5.3 Surrounding Land Uses

The surrounding land to the east is residential. The surrounding land to the south and west is rural residential. To the north-east of the site is Halswell Junction Road and the Christchurch Southern Motorway is also present to the east and north of the site. The Knights Stream School is located approximately 130m east of 26 John Paterson Drive.

5.4 Geotechnical Investigations

At the time of writing, no geotechnical investigations were made available to Momentum Environmental Ltd (MEL).

6 Proposed Site Use

It is proposed to rezone the site to allow residential development. This will enable the future change in land use, subdivision and disturbance of soils.

7 Historical Site Use

7.1 Previous Site Ownership and Use

Historical Certificates of Title (CTs) were reviewed and the following ownership information obtained.

All Lots

23 April 1884
17 May 1878
21 October 1911

21 October 1911
20 May 1974
27 May 1982
20 May 1983
27 September 1990
27 September 1990

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5 John Paterson Drive - Sec 1 SO 560474

12 June 2003
25 August 2003

25 May 2005
10 June 2015
17 August 2021

s 9(2)(a)



6 John Paterson Drive - Sec 10 SO 480694

12 June 2003
25 August 2003
25 August 2003

08 December 2004
03 March 2006
10 August 2010
13 April 2012
24 January 2018

s 9(2)(a)

9 John Paterson Drive - Lot 2 DP 318764

12 June 2003
01 October 2003

12 April 2005
09 October 2006
29 October 2018

s 9(2)(a)

14 John Paterson Drive - Lot 7 DP 318764

28 May 2003
04 December 2024

s 9(2)(a)

15 John Paterson Drive - Lot 3 DP 318764

12 June 2003
29 January 2004
24 March 2005

s 9(2)(a)

19 John Paterson Drive - Lot 4 DP 318764

12 June 2003
17 August 2009

s 9(2)(a)

20 John Paterson Drive - Lot 6 DP 318764

20 March 2013
29 February 2024

s 9(2)(a)

26 John Paterson Drive - Sec 16 SO 480694

19 June 2003
17 April 2014
29 February 2024

s 9(2)(a)

479 Marshs Road – Lot 2 DP 81077

06 November 1928
03 October 1930

20 September 1940
02 May 1952
15 June 1965
27 June 1980

29 June 1994
22 February 2013

08 May 2025

s 9(2)(a)

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

7.2 District Authority Records

The site is currently zoned Rural Urban Fringe in the Christchurch District Plan.

Property files were provided by Christchurch City Council (CCC) and reviewed on 19 November 2025 and 23 April 2026. Each John Paterson Drive property file includes Land Information Memorandums (LIMs) referring to a building permit issued for a dwelling in April 1952, a fowl house in February 1956 and a hayshed in January 1961. This information is understood to be for an adjacent property outside of the site boundary. Each John Paterson Drive property file also includes information regarding the original subdivision and creation of the site and John Paterson Drive which occurred in 1997.

There was no relevant information within the property files for 5, 9 and 14 John Paterson Drive.

6 John Paterson Drive - Sec 10 SO 480694

- A PIM for a dwelling and attached garage, dated January 2006.
- A PIM for one detached garage, dated May 2007.
- A site soils investigation report, dated July 2013, shows soils at the site consist of topsoil, underlain by clay down to 1.0m, followed by sandy clay to 1.7m and sand to 3.0m.
- A resource consent application to construct an acoustic bund, dated June 2014. The bund is noted as being constructed from imported topsoil. The application includes a letter from Tonkin and Taylor, dated April 2014, which states that the imported soils are from the nearby Wigram skies development. The letter notes that the area the soil was sourced from has the potential to have elevated heavy metal concentrations. A total of 17 samples were collected from the stockpile and analysed for seven heavy metals. The results showed the soils had concentrations of heavy metals below expected background values, the residential and recreational guideline values. The stockpile was approximately 10,000m³.
- A building consent issued for dwelling alterations and additions including a pool, deck, pergola and internal alterations to living/bar room, dated September 2014.

15 John Paterson Drive - Lot 3 DP 318764

- A PIM dated October 2003 for a dwelling and garage.
- A PIM dated August 2006 for a kitset storage shed.

19 John Paterson Drive - Lot 4 DP 318764

- A PIM dated November 2003 for a dwelling and garage.
- A PIM dated July 2004 for a work shed, stable and tack shed.
- A PIM for a swimming pool, dated January 2005.
- A PIM for a pool house, dated January 2005.

20 John Paterson Drive - Lot 6 DP 318764

- A PIM dated May 2003 for a barn.

26 John Paterson Drive - Sec 16 SO 480694

- A letter from CCC dated January 2007 regarding the lighting of fires during a fire ban period.
- A building permit for a dwelling, attached garage and swimming pool, dated May 1991.

479 Marshs Road – Lot 2 DP 81077

- A building permit for a pump shed, dated July 1980. The pump shed is noted as having concrete floor and foundations, timber walls and an aluminium roof.
- A building permit to erect an implement shed, dated October 1992.
- A resource consent to erect a dwelling and garage within the apple orchard, dated 1995.
- A geotechnical investigation was undertaken to support the construction of the dwelling and garage in 1996. The soils were noted as being topsoil, underlain by yellow brown clayey silt.
- A building consent for a three-bay implement shed, dated September 1996. A resource consent was required to be obtained for the shed as it was located within a waterway setback.
- A subdivision application to subdivide a 5.2ha orchard property into two lots, being 2ha and 3.2ha. The application notes that an apple and nectarine orchard is present on a 5.2ha block, which includes 479 Marshs Road. A plan included in the application shows 479 Marshs Road is used to grow different varieties of apples and was first planted in 1981. The orchard was initially intercropped for two years with sweetcorn and tomatoes. The subdivision consent was granted in 1999.
- A resource consent application dated 2022 to establish a microbrewery. The Assessment of Environmental Effects (AEE) states that the microbrewery was to be established within an existing 80m² shed adjacent to the dwelling, requiring no physical changes to the site. The microbrewery required a 2000m² area to be planted with a variety of hops. The AEE states that there is no evidence of ground contamination and therefore the NESCS does not apply to the proposal.
- A geotechnical investigation was undertaken in 2022 to support the use of the shed as a microbrewery. The investigation determined that a 500mm layer of topsoil was present at the site and consisted of dark brown sand, with minor silt, underlain by brown and mottled orange fine sand with trace silt to 2.2m deep. Test pits were excavated to 2.8m deep and groundwater was not encountered.

7.3 Regional Council Records

There are four areas of the site listed on the Listed Land Use Register (LLUR) for activities and industries as per the 'Hazardous Activities and Industries List' (HAIL), as follows:

- SIT 25176 located on 6 John Paterson Drive is listed for 'HAIL A8 – livestock dip or spray race operations'. SIT 25176 is categorised as 'verified HAIL, not investigated'.
- SIT 25567 located on 20 John Paterson Drive is listed for 'HAIL G5 – waste disposal to land'. SIT 25567 is categorised as 'verified HAIL, not investigated'.
- SIT 253344 located at 5 John Paterson Drive is listed for 'HAIL E1 – asbestos products manufacture or disposal'. SIT 253344 is categorised as 'below guideline values – industrial/commercial'. The LLUR statement notes that asbestos was identified at SIT 253344 in stockpiles generated from the adjacent Southern Motorway development project. A Site Validation Report is available for SIT 253344 and is discussed further in **Section 8** below.
- SIT 346114, located at 479 Marshs Road is listed for 'HAIL A10 – persistent pesticide bulk storage or use' and 'HAIL G5 – waste disposal to land'. SIT 346114 is categorised as 'verified HAIL'. Wastewater discharge sampling was completed by MEL for parts of 479 Marshs Road in October 2022 and May 2023. The reports have not been reviewed or summarised by ECan. A summary of the reports are included in **Section 8** below.

Five nearby properties are also listed:

- SIT 14442 is the location of a residential subdivision at Whincops Road and is listed as 'HAIL I – any other land'. SIT 14442 is categorised as 'review in progress' as reports are available for the property and a review is underway by ECan. A Preliminary Site Investigation (PSI) with preliminary sampling was prepared by Pattle Delamore Partners (PDP) in 2008. The PSI identified areas of soil contamination from former barns/sheds and a historical sheep dip located on the corner of Whincops Road and Halswell Junction Road, approximately 600m south-east of the site.
- SIT 25341 is located at 288 Springs Road and is listed for 'HAIL G5 – waste disposal to land'. SIT 25341 is categorised as 'yet to be reviewed' as investigations have been completed for the property but are yet to be reviewed by ECan. SIT 25341 is located beyond the Christchurch Southern Motorway to the north of the site. A review of the Detailed Site Investigation (DSI) report prepared by GHD in March 2023 indicates 288 Springs Road is the site of a former quarry which has been infilled with soil, concrete and hardfill. The DSI identified areas of asbestos contamination at concentrations that exceed the NZ GAMAS commercial/industrial guideline values. Heavy metal and hydrocarbon results were below the 'commercial/industrial' soil guideline values (SGVs). Management procedures were provided for the asbestos contamination.
- SIT 27090 is located on Busch Lane and is listed for 'HAIL A10 – persistent pesticide bulk storage or use'. SIT 27090 is categorised as 'verified HAIL, not investigated'. The LLUR statement notes that orchards were visible in aerial photographs from 1994-2004.
- SIT 304267 is located at 477 Marshs Road and is listed for 'HAIL A10 – persistent pesticide bulk storage or use' and 'HAIL G5 – waste disposal to land'. SIT 304267 is categorised as 'below guideline values – rural residential land use'. A PSI/DSI report was prepared for SIT 304267 by Williamson Water & Land Advisory in November 2021. The PSI/DSI included the results of five composite samples collected across the former orchard area which were analysed for heavy metals and OCP's. The results showed heavy metal concentrations were elevated above expected background values but below the 'rural residential 25% produce' soil guideline values (SGVs). Trace levels of DDT compounds were noted in topsoil samples however the total DDT results were below the 'rural residential 25% produce' SGVs.

- SIT 395925 is located at 477 Marshs Road and is listed for 'HAIL A10 – persistent pesticide bulk storage or use' and 'HAIL G5 – waste disposal to land'. SIT 395925 is categorised as 'verified HAIL'. The LLUR statement notes that horticultural activities were undertaken from pre-1994 to pre-2004 and a burn area is visible on a 2024 aerial photograph.

The ECan GIS database shows five active bores on the site, used for a combination of irrigation, domestic and stockwater supply. Several wells are located on land within a 100m radius of the site, also used for domestic and irrigation supply.

The ECan GIS database shows an active resource consent for 6 John Paterson Drive to discharge domestic sewage effluent to land. There is an issued but inactive resource consent for 479 Marshs Road to discharge brewery wastewater to land. There is an active resource consent for 479 Marshs Road to take groundwater for trickle irrigation of up to 5ha of land. The resource consent was issued in August 2000 and expires in January 2035. There are no other active resource consents shown for the site. Active resource consents for land within the surrounding area permit the discharge of domestic sewage into ground, using the land for farming purposes and the taking and using of groundwater.

A copy of the LLUR Statement is included in **Appendix B**.

7.4 Land Information New Zealand Records

The Land Information New Zealand (LINZ) Orchard layer shows there are no listed orchards on the site or within the directly surrounding area.

7.5 Review of Historical Aerial Photographs

A total of ten historical aerial photographs have been sourced from ECan GIS database to assess the historical use of the site. Copies of the aerial photographs used are included in **Appendix C**.

- The earliest available aerial photograph is from **1941** and shows the site is vacant of structures and in pasture. An area of swampy soils and/or vegetation is present on the north-eastern boundary of 20 John Paterson Drive. Another area of swampy soils and/or vegetation is present on 19 John Paterson Drive, extending onto the southern boundary of 15 John Paterson Drive. Stockpiles of material, likely hay or a similar stock feed is present on or within these areas of swampy soils and/or vegetation. The surrounding area is similar rural farmland. Dwellings and farm sheds are present to the north and east of the site. A similar stockpile of material, likely hay, is located along the southern boundary of 333 Springs Road, directly west of the site.
- The next available aerial photograph is from **1955** and shows sheepyards and a potential sheep dip structure are present in the south-west corner of 6 John Paterson Drive and extending beyond the site onto 333 Springs Road. Water is pooling in the base of the swampy area on 20 John Paterson Drive. Vegetation runs parallel to Knights Stream located to the south of the site. A residential dwelling and shed have been constructed on the adjacent property to the west of the site, 333 Springs Road.
- The **1965** aerial photograph shows the area of swampy soils and/or vegetation on 19 John Paterson Drive, extending onto the southern boundary of 15 John Paterson Drive has been cleared and appears as a slight depression. The swampy area on 20 John Paterson Drive appears to be an area of dense vegetation. A woolshed is present adjacent to the sheepyards on 6 John Paterson Drive. A rectangular shed is present in the north-west corner of 14 John Paterson Drive. An additional shed is present on the adjacent property to the west of the site, 333 Springs Road.
- The **1974** aerial photograph shows no significant changes to the site. Some potential landfilling/quarrying activities are occurring on the property to the north, likely SIT 25341, discussed

in **Section 7.3** above. A timber yard is located adjacent to the landfilling/quarrying activities. Additional landfilling/quarrying activities are occurring on land to the north-east of the site on Owaka and McTeigues Road.

- The **1984** aerial photograph shows an orchard is present at 479 Marshs Road, extending beyond the site boundary to the south.
- The **1994** aerial photograph appears to show the sheepyards have been removed from the site and a smaller shed is present adjacent to the woolshed. A gravel access track extends from the woolshed to the rectangular shed to the south, on 14 John Paterson Drive. The swampy soils and/or vegetation on 20 John Paterson Drive is no longer visible however a rectangular pit has been excavated to the north and appears to have been partially filled. Rural residential development is occurring along the southern boundary of the site at 26 John Paterson Drive. The orchard present on 479 Marshs Road has matured. A large orchard is also present on land to the west of the site. General industrial type activities are occurring on land to the north and north-east of the site.
- The **2000** aerial photograph shows John Paterson Drive has been partially constructed. The pit located on 20 John Paterson Drive remains visible. A dwelling, garage, sheds and tennis court are present along the southern boundary of the site at 26 John Paterson Drive. A dwelling, attached garage and shed are present in the eastern corner of 479 Marshs Road. A small part of the orchard remains present on 479 Marshs Road. The orchard has largely been removed from land to the west and south of the site and the area is being developed for rural residential use.
- The **2011** aerial photograph shows John Paterson Drive has been fully constructed. Rural residential development has occurred along the southern boundary of 6 John Paterson Drive, with a dwelling, garage and shed present. The woolshed and smaller shed in the south-west corner of 6 John Paterson Drive remain, however, the sheepyards appear to have been converted to smaller animal pens, with no dip structure visible. A small pump shed and water tank are present in the south-west corner of 5 John Paterson Drive. Stockyards are present in the south-west corner of 9 John Paterson Drive. Rural residential development has occurred on 15 John Paterson Drive, with a dwelling, garage and shed present. Rural residential development has occurred on 19 John Paterson Drive, with a dwelling, garage, sheds and swimming pool present within the residential curtilage area. Two large farm sheds are also present on 19 John Paterson Drive. The pit is no longer visible on 20 John Paterson Drive. A burn area is present in the north of 20 John Paterson Drive. A horse track is also present on 20 John Paterson Drive. A yard area is present in the south-east corner of 20 John Paterson Drive, with a barn, two sheds and silo present. Potential waste disposal to land is visible in the south-west corner of 26 John Paterson Drive, while a smaller potential burn area is visible in the paddock to the west of the residential curtilage area. The orchard is no longer present at 479 Marshs Road. A potential burn area is present to the north of the dwelling and adjacent to the driveway at 479 Marshs Road. Potential recreational activities, including a maze are visible on the property directly north-east of the site.
- The **2016** aerial photograph shows the Christchurch Southern Motorway is under construction and a gravelled yard area with multiple trucks and other machinery is present on 5 John Paterson Drive. An area of soil disturbance is visible in the paddock on 6 John Paterson Drive. An outdoor entertainment area and swimming pool is under construction at 6 John Paterson Drive. The former location of the sheepyards has been sealed and contains multiple sheds and a smaller animal pen. Two small potential burn areas are visible in the paddocks on 15 John Paterson Drive. Multiple potential burn areas are present on 19 John Paterson Drive. A potential dirt bike track or similar has been excavated in one of the paddocks at 19 John Paterson Drive. The two smaller sheds and silo are no longer present in the yard area at 20 John Paterson Drive. The burn area previously identified on 26 John Paterson Drive has increased in size and some storage, including a vehicle are present within the treeline along the southern boundary of 26 John Paterson Drive. A potential burn area is present in the western corner of 479 Marshs Road. Residential development has occurred to the south and east of the site. The Knights Stream School is under construction.

- The latest aerial photograph is dated **2020** and shows the yard area at 5 John Paterson Drive has been removed and the area is in the process of being returned to pasture. The burn area previously visible on 26 John Paterson Drive is no longer present however a separate burn area is present on the adjacent paddock to the west. Storage remains along the southern boundary of 26 John Paterson Drive and includes two cars, a trailer and hay bales. Residential development continues in the surrounding area.

8 Summary of Previous Investigations

8.1 Site Validation Report, Shands and Springs Road Stockpiles, Sephira Environmental Ltd, July 2019

A Site Validation Report (SVR) was prepared by Sephira Environmental in July 2019. The SVR was prepared for Shands Road and Springs Road stockpiles generated during the Christchurch Southern Motorway Stage 2 (CSM2) Project. The below summary relates only to the Springs Road stockpiles which were stored on 5 John Paterson Drive.

The SVR notes that during construction of carriage ways and bridges for the CSM2 project the earthworks undertaken generated several stockpiles which were held at the site. The stockpiles were generated from areas surrounding the CSM2 project and were noted as having the potential to be contaminated.

Previous investigations of the stockpiles by Sephira Environmental in 2019 identified low-level asbestos contamination. Asbestos fibres were detected in one of the stockpiles at the site and as such remediation via excavation and off-site disposal was recommended. Following removal of the stockpile, validation samples were collected from the walls and base of the excavated area.

During the remediation works, a total of 42.86 tonnes of soil was excavated from the site and disposed of at Kate Valley Landfill. The validation samples showed no asbestos detected. Waste disposal documentation and photographic evidence of the remediation works was provided as part of the report.

8.2 Microbrewery Wastewater Discharge Sampling, 479 Marshs Road, Momentum Environmental Ltd, October 2022

Soil sampling was undertaken within the proposed wastewater disposal field associated with wastewater generated from the microbrewery. The soil sampling was undertaken to assess the suitability of the land to receive the discharge given its previous horticultural use.

Samples were collected from four locations within the proposed disposal field at a depth of 100-1500mm. The samples were individually analysed for heavy metals and OCP's as one composite samples.

The results of the sampling showed heavy metal concentrations were generally at or below expected background values. Traces of DDT and DDE were detected in the composite sample, however the total DDT result was below ambient values. All other OCP results were below the laboratory limit of detection.

8.3 Microbrewery Wastewater Discharge Sampling, 479 Marshs Road, Momentum Environmental Ltd, May 2023

Soil sampling was undertaken within a newly proposed wastewater disposal field associated with wastewater generated from the microbrewery. An additional four samples were collected from the newly proposed wastewater disposal field at a depth of 100-150mm.

The results showed heavy metal concentrations were generally at or below expected background values. The OCP results were below the laboratory limit of detection.

9 Site Inspection

A site inspection was conducted on 21 November 2025 to identify any potential sources of contamination. A series of site inspection plans detailing potential sources of contamination identified during the site inspection are included in **Appendix D**.

A site inspection was unable to be completed for 479 Marshs Road as part of this investigation.

5 John Paterson Drive - Sec 1 SO 560474

5 John Paterson Drive was unable to be inspected as part of this investigation. A view of the property from the road showed the property was largely in pasture. A portable home, a multiple storage container, water tank and shed are present adjacent to the road. Multiple vehicles are also present at the property however no fuel or chemical storage was visible.



Photo 1 – Dwelling, shed and water tank



Photo 2 -Storage container and storage area

6 John Paterson Drive - Sec 10 SO 480694

6 John Paterson Drive contains a modern residential dwelling and garage with an attached office. The outdoor entertainment area contains a swimming pool, decking, patio, pool house and dining area. A small garden shed is located to the south of the dwelling and has a concrete base. Minor domestic quantities of paint and fertiliser were present in the shed. Attached to the shed are dog kennels.

In the south-west corner of the site and the former location of the shepyards and potential sheep dip, is a sealed yard containing two large sheds. The yard area appears to be used by a construction company and storage includes timber, steel framing, temporary fences and general farm storage. An aboveground storage tank (AST) is present next to one of the sheds and minor staining is present on the underlying sealed surface. A portable AST is present in one of the sheds and no staining is visible on the underlying concrete. A lean-to used for the storage of firewood is present at the rear of the yard and horse stables are present to the east of the yard. There is no evidence of the previous shepyards or a dip structure.

The remainder of the site contains paddocks used for stock grazing.



Photo 3 – Dwelling



Photo 4 – Outdoor area



Photo 5 – Shed and dog kennels



Photo 6 – Yard area



Photo 7 – AST and minor staining



Photo 8 – Portable AST



Photo 9 – Firewood storage shed



Photo 10 – Stables

9 John Paterson Drive - Lot 2 DP 318764

9 John Paterson Drive was unable to be inspected as part of this investigation. A view of the property from the road showed a potential burn pile located towards the rear of the property. A loading ramp and stock holding pens are present in the southern corner of the property.

14 John Paterson Drive - Lot 7 DP 318764

14 John Paterson Drive is a vacant paddock used for stock grazing and pastoral cropping.

15 John Paterson Drive - Lot 3 DP 318764

15 John Paterson Drive contains a modern residential dwelling and attached garage. A small timber and corrugated iron hay shed/pump shed is present in the south-west corner of the site. A well and pump are present adjacent to the shed. The paddocks are used for growing hay which was ready to be cut at the time of the site inspection.

Prior to attending site, GPS co-ordinates were downloaded for two burn areas visible on the latest aerial photograph and two burn areas visible on the 2016 aerial photograph. There was no evidence of burning in any of these locations however due to the overgrown grass present full inspection of the underlying soils was not possible. Two existing burn areas are present at the site. The first burn area contains green waste, hay and treated timber. The second burn area contains green waste and treated timber.



Photo 11 – Dwelling and attached garage



Photo 12 – Hay shed/pump shed



Photo 13 – Burn area



Photo 14 – Burn area

19 John Paterson Drive - Lot 4 DP 318764

19 John Paterson Drive contains a modern dwelling with an attached garage. To the rear of the dwelling is a patio area with a fenced swimming pool, pool house and spa. To the east of the dwelling is a fenced children's play area with a timber chicken coup. A water tank and pump shed are also present in this area. A burn drum containing general household waste is present with ash visible on the underlying and surrounding gravels.

To the south-west of the residential curtilage area is a gravel yard which contains a loading ramp and large shed. The shed has a concrete base with some oil stains visible. Drums of methanol are present in the shed. A shipping container used for storage is present to the south of the shed. A burn drum is present to the east of the shed.

A second shed is present to the north and has a concrete base. Animal yards are present to the east of the shed.

Prior to attending site, GPS co-ordinates were downloaded for three potential burn areas visible on the latest aerial photograph. One of the potential burn areas is present in the paddock to the east of the shed. The area was inspected and appeared to be a manure pile with compost and grass clippings. There was no evidence of burning in this location. The second burn area was covered with dense thistles and unable to be fully inspected.

The final potential burn area was located in the eastern most paddock and consisted of green waste only, with compost and grass clippings. The topography in this paddock was undulating and excavations appeared to have been previously undertaken to form a dirt bike track or similar.



Photo 15 – Dwelling and attached garage

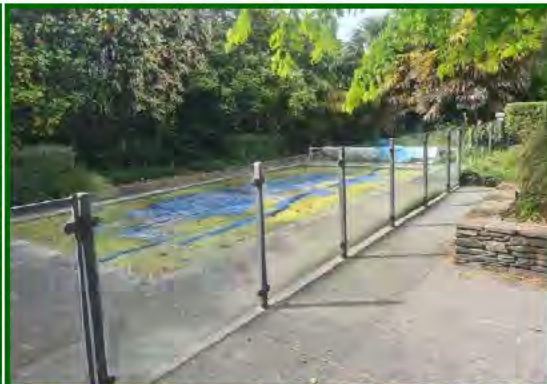


Photo 16 – Swimming pool and patio area



Photo 17 – Burn drum adjacent to chicken coup



Photo 18 – Shed



Photo 19 – Burn drum outside shed



Photo 20 – Shed



Photo 21 – Manure pile



Photo 22 – Green waste pile

20 John Paterson Drive - Lot 6 DP 318764

The northern paddock of 20 John Paterson drive contains two large burn areas. The burn areas contain largely green waste however minor anthropogenic materials were present on the burn pile. There was no evidence of previous burning however the grass was overgrown, and surface soils were unable to be inspected. There was no evidence of the previous waste disposal to land.

A large barn used as a horse stables is present in the south-east corner of the site within a gravel yard area. The yard area also contained multiple intermediate bulk containers (IBCs) which appeared to be used as water troughs for the horses. An old car, bricks, dog kennels and a loading ramp was also present in the yard. Empty drums of animal treatment chemicals were present in the gravelled yard area.

The remainder of the property was vacant and used for horse grazing.



Photo 23 and Photo 24 – Burn areas



Photo 25 - Barn



Photo 26 – Storage area within yard

26 John Paterson Drive - Sec 16 SO 480694

26 John Paterson Drive contains a large modern residential dwelling with an attached garage. A tennis court is located to the west of the dwelling. Two small garden sheds are located in the residential curtilage area. The garden sheds contain tools.

Storage is occurring along the southern boundary of the site and includes pallets, treated timber fence posts, chopped trees, firewood, farm machinery, a spa, bricks and concrete blocks. A small stockpile of soil is also present and appears to be surface scrapings from the adjacent area.

Prior to attending site, GPS co-ordinates were downloaded for one potential burn area visible on the latest aerial photograph and one potential burn area visible on the 2016 aerial photograph. The burn area visible on the 2016 aerial photograph was not visible during the site inspection however the grass was overgrown and surface soils were unable to be fully inspected. The location of the latest burn area consisted of a green waste stockpile. There was no evidence of prior burning in the area.

The remainder of the property was vacant and used for horse grazing and pastoral cropping.



Photo 27 – Dwelling



Photo 28 – Timber firewood storage shed



Photo 29 – Shed



Photo 30 – Storage along treeline



Photo 31 – Soil stockpile



Photo 32 – Burn pile

10 Preliminary Risk Assessment

10.1 Potential HAIL Uses

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

A – Chemical manufacture, application and bulk storage

8. *Livestock dip or spray race operations*

A small area of 6 John Paterson Drive is listed on the ECan LLUR for HAIL A8 due to the presence of sheepyards and a potential sheep dip structure visible on aerial photographs from at least 1955 until the late 1980's/early 1990's.

Contaminants of concern are heavy metals and organochlorine pesticides (OCPs).

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

For its known history, much of the site has been used for pastoral farming activities. The normal uses of fertilisers and pastoral weed controls associated with these uses are unlikely to have caused soil contamination that would pose a risk to human health.

From approximately 1981 until the early 2000's an apple orchard was present on 479 Marshs Road. Portions of the site have been sampled on two occasions to assess the suitability of land to receive discharges associated with a microbrewery operation. The sampling undertaken showed heavy metal concentrations consistent with expected background values and OCP concentrations below ambient levels. This is consistent with the era of the orchard being generally outside the timeframe of concern for persistent pesticides.

From approximately 2022, a 2000m² area has been planted with a variety of hops associated with the operation of a microbrewery at 479 Marshs Road. Based on the era of operation, persistent pesticide use is considered highly unlikely.

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

An aboveground fuel storage tank (AST) is present on 6 John Paterson Drive and minor staining is visible on the underlying concrete surface. Minor oil staining and the storage of methanol in drums was occurring in a shed at 19 John Paterson Drive. Empty drums of animal treatment chemicals were present in the gravelled yard area at 20 John Paterson Drive.

Contaminants of concern are heavy metals and semi-volatile organic compounds.

E – Mineral extraction or refining and reprocessing, storage or use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

A small area of 5 John Paterson Drive is listed on the ECan LLUR for HAIL E1 associated with the presence of an asbestos contaminated stockpile at the property during the CSM2 project. The asbestos contaminated stockpile was removed and validation samples collected following the removal of the stockpile showed no asbestos detected.

G – Cemeteries and waste recycling, treatment and disposal

5. Waste disposal to land

A small area of 20 John Paterson Drive is listed on the ECan LLUR for HAIL G5 associated with the presence of a potential rubbish pit on aerial photographs from approximately 1994 to 2011. The aerial photographs show a rectangular pit excavated at the site which appears to have been filled over the

years. The site inspection did not identify any evidence of the pit however 20 John Paterson Drive was overgrown at the time and the soil surface was not able to be thoroughly inspected.

Contaminants of concern vary depending on the material disposed of but could include heavy metals, hydrocarbons and asbestos.

479 Marshs Road is listed for HAIL G5. The LLUR statement does not confirm the reasoning for the listing however it is likely associated with the discharge of wastewater onto land from the microbrewery.

Contaminants of concern are heavy metals.

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

There are four surrounding properties listed on the ECan LLUR for potentially contaminating activities. Given the information provided in the LLUR statement, it is considered highly unlikely that migration of hazardous substances to the site from the surrounding properties has occurred in sufficient quantity to pose a risk to human health or the environment.

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

Several burn areas/burn drums are visible on recent aerial photographs and were identified during the site inspection. As a site inspection was unable to be completed for 479 Marshs Road, the 2025 Google Earth images were also reviewed as part of this investigation and show multiple burn areas present on this part of the site. The burning of anthropogenic materials such as treated timber, can cause contamination of the underlying soils. While some of the burn areas inspected appeared to contain green waste only, as the underlying soils were unable to be thoroughly inspected, the presence of contaminated soils cannot be ruled out.

Contaminants of concern vary depending on the contents of the burn area of but could include heavy metals, hydrocarbons and asbestos.

Storage is visible in the tree line along the southern boundary of 26 John Paterson Drive on aerial photographs since the early 2000's. Storage items present during the site inspection included pallets, treated timber fence posts, chopped trees, firewood, farm machinery, a spa, bricks and concrete blocks. A small stockpile of soil is also present and appears to be surface scrapings from the adjacent area.

Contaminants of concern include heavy metals.

Part of 5 John Paterson Drive was used as a yard area during the construction of the adjacent Christchurch Southern Motorway. Historical aerial photographs taken during this time show a gravel yard with machinery and vehicles being stored as well as offices and storage of materials. The use of the site as a yard area may have resulted in the contamination of underlying soils.

Contaminants of concern include heavy metals, hydrocarbons and asbestos.

From approximately 2022, a 2000m² area of 479 Marshs Road has been planted with a variety of hops associated with the operation of a microbrewery. There may be a potential risk of soil contamination

associated with copper chromium arsenate (CCA) treated timber posts used on site as support structures for the hops.

Contaminants of concern are heavy metals.

10.2 Preliminary NESCS Assessment

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

The table below states the likelihood of each HAIL identified in **Section 10.1** above.

Table 3 – Preliminary NESCS Assessment

HAIL Category	6(3)a - Is being undertaken	6(3)b – has been undertaken	6(3)c – likelihood of having been undertaken (if not confirmed)
A8 – livestock dip	-	-	More likely than not
A10 – persistent pesticide use (general pastoral use)	-	-	Highly unlikely
A10 – persistent pesticide use (former orchard)	-	-	Highly unlikely
A10 – persistent pesticide use (growing of hops)	-	-	Highly unlikely
A17 – fuel or chemical storage	Yes	-	-
E1 – asbestos products	-	-	Highly unlikely
G5 – waste disposal to land	-	-	More likely than not
H – migration of contaminants	-	-	Highly unlikely
I – Any other land	-	-	More likely than not

10.3 Conceptual Site Model

The following preliminary conceptual site model (CSM) indicates potentially complete exposure pathways associated with the identified risks at the site.

Table 3 – Conceptual Site Model

Conceptual Site Model				
Source	Pathways		Receptor	Exposure Pathway Status
• A livestock dip or spray race operation. • Fuel and chemical storage. • Waste disposal to land. • Burn areas, both past and present. • Storage of items along the southern boundary of 26 John Paterson Drive. • A yard used during the CSM2 project. • The use of CCA treated timber posts as part of the growing of hops.	Human	Dermal contact, ingestion and inhalation through soil contact	Current and future site occupiers and workers involved in soil disturbance activities.	Potentially complete.
	Ecological	Infiltration through soils to groundwater	Groundwater is expected to be 4.40m and 7.40m deep at the site.	Likely incomplete due to depth to groundwater.
		Surface runoff to waterways	Knights Stream	Potentially complete.

Based on the NESCS assessment and the preliminary CSM above, the NESCS does apply to the site. It is recommended that a Detailed Site Investigation, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the identified risk areas prior to development of the site for residential use. The location of the risk areas requiring further investigation are shown on the Risk Areas Plans attached in **Appendix E**.

11 Conclusion

This PSI has shown that the site has been used for general pastoral purposes until being subdivided in 1997, with most lots developed for rural residential use thereafter. The following potential sources of contamination have been identified for the site:

- A livestock dip or spray race operation previously located in the south-west corner of 6 John Paterson Drive (HAIL A8).
- Fuel and chemical storage occurring at 6, 19 and 20 John Paterson Drive (HAIL A17).
- A potential rubbish pit visible on aerial photographs from approximately 1994 to 2011 at 20 John Paterson Drive (HAIL G5).
- The discharge of wastewater from a microbrewery onto pastoral parts of 479 Marshs Road (HAIL G5).
- Multiple existing and previous burn areas located at the site (HAIL I).
- Storage of items along the southern treeline at 26 John Paterson Drive (HAIL I).
- The use of part of 5 John Paterson Drive as a yard area during the construction of the Christchurch Southern Motorway (HAIL I).
- The use of CCA treated timber posts for the growing of hops in a 2,000m² area on 479 Marshs Road (HAIL I).

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

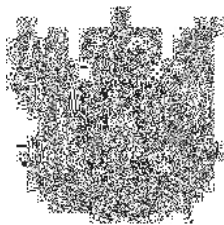
12 Limitations

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

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

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Appendix A – Historical Certificates of Title



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




R.W. Muir
Registrar-General
of Land

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

Identifier **73541** **Cancelled**

Land Registration District **Canterbury**

Date Issued 13 May 2003

Prior References

CB33K/471

Estate Fee Simple
Area 4.0215 hectares more or less
Legal Description Lot 1 Deposited Plan 318764

Original Registered Owners

Andrew Angus McFarlane

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9.17 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.8 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Fencing Covenant in Transfer 5535225.8 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Land Covenant in Transfer 5535225.8 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.10 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Fencing Covenant in Transfer 5535225.10 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Land Covenant in Transfer 5535225.10 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5619675.1 Transfer to Gregory Howard Clarke and Dorothy Jean Clarke - 12.6.2003 at 9:00 am

5716597.1 Transfer to Omar Lopez, Nuranisa Abdullah, Laurence David Montie and Gregory Kheng Guan Ong - 4.9.2003 at 9:00 am

6432873.1 Transfer to Richard John Sissons and Carolyn Beverley Sissons - 25.5.2005 at 9:00 am

9619994.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 17.1.2014 at 10:01 am

9814791.1 Notice pursuant to Section 18 Public Works Act 1981.- 18.8.2014 at 10:53 am

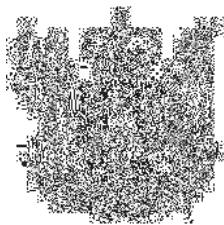
10080867.1 Transfer to Her Majesty the Queen for use in connection with a road - 10.6.2015 at 2:44 pm

11650362.1 Withdrawal of Notice 9814791.1 pursuant to Section 18 Public Works Act 1981 - 20.12.2019 at 10:35 am

11650362.2 Discharge of Compensation Certificate 9619994.1 - 20.12.2019 at 10:35 am

12151134.1 Gazette Notice 2021-In2248 declares part of the within land now Section 2 SO 560474 (0.9724 ha) to be road and remain vested in Her Majesty the Queen. Balance of land now Section 1 SO 560474 RT 1003831 issued - 11.6.2021 at 8:17 am

CANCELLED



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




R.W. Muir
Registrar-General
of Land

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

Identifier **73542**
Land Registration District **Canterbury**
Date Issued 13 May 2003

Prior References
CB33K/471

Estate Fee Simple
Area 4.0025 hectares more or less
Legal Description Lot 2 Deposited Plan 318764

Original Registered Owners
Andrew Angus McFarlane

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9:17 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.8 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.8 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Land Covenant in Transfer 5535225.8 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.10 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.10 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Land Covenant in Transfer 5535225.10 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

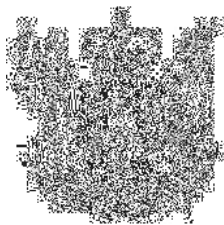
5619675.1 Transfer to Gregory Howard Clarke and Dorothy Jean Clarke - 12.6.2003 at 9:00 am

5747524.1 Transfer to Omar Lopez, Nuranisa Abdullah, Laurence David Montie and Gregory Ong Kheng Guan - 1.10.2003 at 9:00 am

6379417.1 Transfer to John P Properties Limited - 12.4.2005 at 9:00 am

6379417.2 Mortgage to ANZ National Bank Limited - 12.4.2005 at 9:00 am

6380530.1 Mortgage to Brent Washington Smith, Murray Grant Smith and Andrew Mark Smith - 13.4.2005 at 9:00 am
7062052.1 Discharge of Mortgage 6379417.2 - 9.10.2006 at 9:00 am
7062052.2 Discharge of Mortgage 6380530.1 - 9.10.2006 at 9:00 am
7062052.3 Transfer to Middle Trustee Company Limited - 9.10.2006 at 9:00 am
11255980.1 Transfer to Graham Charles Heazlewood, Andrew Nicholas Heazlewood and LNV Trustees Limited -
29.10.2018 at 3:41 pm
11352885.1 Mortgage to Noel Donald Jefferies, Clarissa Jane Jefferies and Kerry Noble Williams and to Clarissa Jane
Jefferies, Noel Donald Jefferies and Kerry Noble Williams in shares - 11.2.2019 at 3:25 pm
11904706.1 Variation of Mortgage 11352885.1 - 30.10.2020 at 12:48 pm
11974719.1 Discharge of Mortgage 11352885.1 - 18.12.2020 at 10:58 am
11974719.2 Mortgage to Noel Donald Jefferies, Clarissa Jane Jefferies and Kerry Noble Williams and to Clarissa Jane
Jefferies, Noel Donald Jefferies and Kerry Noble Williams in shares - 18.12.2020 at 10:58 am
12466071.3 Surrender of the right of way, right to convey electric power and telephonic communications marked B, C, D,
E, F, I, J, K, G, H, L, M and N on DP 82392 and right to drain sewage marked D, J, H and M on DP 82392 created by
Easement Certificate 5196643.3 appurtenant hereto - 22.7.2022 at 3:01 pm
12466071.5 Revocation of Land Covenant 5196643.7 - 22.7.2022 at 3:01 pm
Appurtenant hereto is a right to convey electricity and telecommunications and a right to drain sewage created by
Easement Instrument 12466071.21 - 22.7.2022 at 3:01 pm
12658682.3 Transfer of Mortgage 11974719.2 to Noel Donald Jefferies and Clarissa Jane Jefferies and to Clarissa Jane
Jefferies and Noel Donald Jefferies in shares - 27.2.2023 at 5:26 pm
12658682.4 Transfer of Mortgage 11974719.2 to Noel Donald Jefferies and Clarissa Jane Jefferies - 27.2.2023 at 5:26 pm
12757035.2 Surrender of the easements created by Easement Instrument 12466071.21 - 22.9.2023 at 8:36 am



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 **73543**
Land Registration District **Canterbury**
Date Issued 13 May 2003

Prior References
CB33K/471

Estate Fee Simple
Area 4.0000 hectares more or less
Legal Description Lot 3 Deposited Plan 318764
Original Registered Owners
Andrew Angus McFarlane

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9:17 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.8 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.8 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Land Covenant in Transfer 5535225.8 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.10 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.10 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Land Covenant in Transfer 5535225.10 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5619675.1 Transfer to Gregory Howard Clarke and Dorothy Jean Clarke - 12.6.2003 at 9:00 am

5879511.1 Transfer to Howjean Limited - 29.1.2004 at 9:00 am

5952440.1 Mortgage to The National Bank of New Zealand Limited - 1.4.2004 at 9:00 am

6298110.1 Discharge of Mortgage 5952440.1 - 3.2.2005 at 9:00 am

6298110.4 Mortgage to Ashburton Building Society - 3.2.2005 at 9:00 am

6357658.1 Discharge of Mortgage 6298110.4 - 24.3.2005 at 9:00 am

6357658.2 Transfer to Bromac Lodge Limited - 24.3.2005 at 9:00 am

10903939.1 Mortgage to Wroxton Finance Limited and Curzon Capital Limited - 15.9.2017 at 1:27 pm

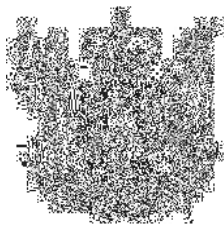
11171680.1 Discharge of Mortgage 10903939.1 - 12.7.2018 at 10:59 am

12466071.3 Surrender of the right of way, right to convey electric power and telephonic communications marked B, C, D, E, F, I, J, K, G, H, L, M and N on DP 82392 and right to drain sewage marked D, J, H and M on DP 82392 created by Easement Certificate 5196643.3 appurtenant hereto - 22.7.2022 at 3:01 pm

12466071.5 Revocation of Land Covenant 5196643.7 - 22.7.2022 at 3:01 pm

Appurtenant hereto is a right to convey electricity and telecommunications and a right to drain sewage created by Easement Instrument 12466071.21 - 22.7.2022 at 3:01 pm

12757035.2 Surrender of the easements created by Easement Instrument 12466071.21 - 22.9.2023 at 8:36 am



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

Identifier **73544**
Land Registration District **Canterbury**
Date Issued 13 May 2003

Prior References
CB33K/471

Estate Fee Simple
Area 4.4635 hectares more or less
Legal Description Lot 4 Deposited Plan 318764

Original Registered Owners
Andrew Angus McFarlane

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9:17 am

Subject to a right (in gross) to drain water over part marked A on DP 318764 in favour of The Christchurch City Council created by Transfer 993582.1 - 14.5.1992 at 11.24 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.8 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Fencing Covenant in Transfer 5535225.8 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Land Covenant in Transfer 5535225.8 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.10 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Fencing Covenant in Transfer 5535225.10 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

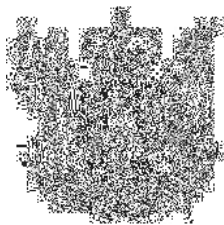
Land Covenant in Transfer 5535225.10 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5619675.1 Transfer to Gregory Howard Clarke and Dorothy Jean Clarke - 12.6.2003 at 9:00 am

6087587.1 Mortgage to Ashburton Building Society - 22.7.2004 at 9:00 am

7799156.1 Mortgage to Priority Finance Limited - 1.5.2008 at 2:17 pm

7828870.1 Discharge of Mortgage 6087587.1 - 30.5.2008 at 1:38 pm
7828870.2 Discharge of Mortgage 7799156.1 - 30.5.2008 at 1:38 pm
7828870.3 Mortgage to Liberty Financial Limited - 30.5.2008 at 1:38 pm
8107455.1 CAVEAT BY BARRY ANTHONY TAYLOR - 8.4.2009 at 3:56 pm
8250427.1 Discharge of Mortgage 7828870.3 - 17.8.2009 at 9:11 am
8250427.2 Withdrawal of Caveat 8107455.1 - 17.8.2009 at 9:11 am
8250427.3 Transfer to Martin Richard Harcourt, Aiko Harcourt and Peter Ian Cullen - 17.8.2009 at 9:11 am
9734157.1 Departmental dealing correcting the number of Transfer 993582.1 from 5535225.6 to 993582.1 - 21.5.2014 at 11:00 am
9814828.1 Notice pursuant to Section 18 Public Works Act 1981.- 18.8.2014 at 11:01 am
9864861.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 14.10.2014 at 9:13 am
10095457.1 Notice pursuant to Section 23 Public Works Act 1981 - 19.6.2015 at 10:00 am
10181373.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 9.9.2015 at 8:36 am
12466071.3 Surrender of the right of way, right to convey electric power and telephonic communications marked B, C, D, E, F, I, J, K, G, H, L, M and N on DP 82392 and right to drain sewage marked D, J, H and M on DP 82392 created by Easement Certificate 5196643.3 appurtenant hereto - 22.7.2022 at 3:01 pm
12466071.5 Revocation of Land Covenant 5196643.7 - 22.7.2022 at 3:01 pm
Appurtenant hereto is a right to convey electricity and telecommunications and a right to drain sewage created by Easement Instrument 12466071.21 - 22.7.2022 at 3:01 pm
12757035.2 Surrender of the easements created by Easement Instrument 12466071.21 - 22.9.2023 at 8:36 am



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 73545
Land Registration District Canterbury
Date Issued 13 May 2003

Cancelled

Prior References
CB33K/471

Estate Fee Simple
Area 6.5229 hectares more or less
Legal Description Lot 5 Deposited Plan 318764
Original Proprietors
Andrew Angus McFarlane

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9:17 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.8 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.8 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Land Covenant in Transfer 5535225.8 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Subject to a right to convey electricity over part marked B on DP 318764 created by Transfer 5535225.9 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

The easements created by Transfer 5535225.9 are subject to Section 243 (a) Resource Management Act 1991

5535225.10 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.10 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Land Covenant in Transfer 5535225.10 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5629246.1 Transfer to Neil Morton Sword, Philippa Sword and William Leslie Brown - 19.6.2003 at 9:00 am

5629246.2 Mortgage to The National Bank of New Zealand Limited - 19.6.2003 at 9:00 am

9706064.1 Transfer to Victoria Sword, Neil Morton Sword and William Leslie Brown - 17.4.2014 at 12:49 pm

9711729.1 Discharge of Mortgage 5629246.2 - 29.4.2014 at 10:41 am

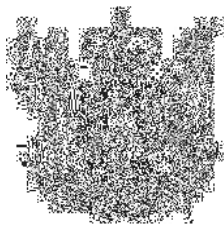
9711729.2 Mortgage to ASB Bank Limited - 29.4.2014 at 10:41 am

10023069.1 Notice pursuant to Section 18 Public Works Act 1981.- 9.4.2015 at 12:21 pm

10193918.1 Notice pursuant to Section 23 Public Works Act 1981 - 18.9.2015 at 12:08 pm

10299130.1 Gazette Notice (Gaz 2015 In 7257) declaring part of the within land being 1275 m2 shown as Section 8 SO Plan 480694 to be taken for the functioning indirectly of a road and vested in Her Majesty the Queen (CIR 725469 issued) and CFR 725470 issued for the balance being Section 16 SO Plan 480694 - 24.12.2015 at 9:14 am

CANCELLED



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




R.W. Muir
Registrar-General
of Land

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

Identifier **73546**
Land Registration District **Canterbury**
Date Issued 13 May 2003

Prior References
CB33K/471

Estate Fee Simple
Area 4.4595 hectares more or less
Legal Description Lot 6 Deposited Plan 318764
Original Registered Owners
Andrew Angus McFarlane

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9:17 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.8 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.8 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Land Covenant in Transfer 5535225.8 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.10 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.10 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Land Covenant in Transfer 5535225.10 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5629246.1 Transfer to Neil Morton Sword, Philippa Sword and William Leslie Brown - 19.6.2003 at 9:00 am

5629246.2 Mortgage to The National Bank of New Zealand Limited - 19.6.2003 at 9:00 am

9346563.1 Transfer to Victoria Sword, Neil Morton Sword and William Leslie Brown - 20.3.2013 at 11:13 am

9711729.1 Discharge of Mortgage 5629246.2 - 29.4.2014 at 10:41 am

9711729.3 Mortgage to ASB Bank Limited - 29.4.2014 at 10:41 am

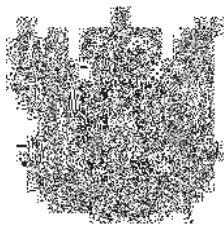
12466071.3 Surrender of the right of way, right to convey electric power and telephonic communications marked B, C, D, E, F, I, J, K, G, H, L, M and N on DP 82392 and right to drain sewage marked D, J, H and M on DP 82392 created by Easement Certificate 5196643.3 appurtenant hereto - 22.7.2022 at 3:01 pm

12466071.5 Revocation of Land Covenant 5196643.7 - 22.7.2022 at 3:01 pm

Appurtenant hereto is a right to convey electricity and telecommunications and a right to drain sewage created by Easement Instrument 12466071.21 - 22.7.2022 at 3:01 pm

12757035.2 Surrender of the easements created by Easement Instrument 12466071.21 - 22.9.2023 at 8:36 am

12765871.2 Transfer to Mercantile Sword Trustee Limited and Neil Morton Sword - 29.2.2024 at 9:31 am



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 **73547**
Land Registration District **Canterbury**
Date Issued 13 May 2003

Prior References
CB33K/471

Estate Fee Simple
Area 4.3240 hectares more or less
Legal Description Lot 7 Deposited Plan 318764
Original Registered Owners
Andrew Angus McFarlane

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9:17 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.8 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.8 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Land Covenant in Transfer 5535225.8 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.10 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.10 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Land Covenant in Transfer 5535225.10 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5602529.2 Transfer to Antony Kuang-Ming Pan and San-Tsun Yu - 28.5.2003 at 9:00 am

11527763.1 Transfer of a 1/2 share/interest Antony Kuang-Ming Pan to San-Tsun Yu - 18.9.2019 at 5:43 pm

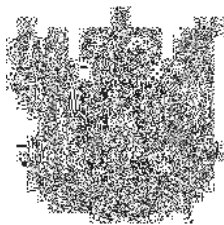
12466071.3 Surrender of the right of way, right to convey electric power and telephonic communications marked B, C, D, E, F, I, J, K, G, H, L, M and N on DP 82392 and right to drain sewage marked D, J, H and M on DP 82392 created by Easement Certificate 5196643.3 appurtenant hereto - 22.7.2022 at 3:01 pm

12466071.5 Revocation of Land Covenant 5196643.7 - 22.7.2022 at 3:01 pm

Appurtenant hereto is a right to convey electricity and telecommunications and a right to drain sewage created by Easement Instrument 12466071.21 - 22.7.2022 at 3:01 pm

12757035.2 Surrender of the easements created by Easement Instrument 12466071.21 - 22.9.2023 at 8:36 am

13177405.1 Transfer to San-Tsun Yu and Sung-Chou Pan - 4.12.2024 at 3:20 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 **73548** **Cancelled**

Land Registration District **Canterbury**

Date Issued 13 May 2003

Prior References
CB33K/471

Estate Fee Simple

Area 4.0120 hectares more or less

Legal Description Lot 8 Deposited Plan 318764

Original Registered Owners

Andrew Angus McFarlane

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9.17 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.8 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Fencing Covenant in Transfer 5535225.8 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Land Covenant in Transfer 5535225.8 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.10 Transfer to Andrew Angus McFarlane - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Fencing Covenant in Transfer 5535225.10 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Land Covenant in Transfer 5535225.10 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5619675.1 Transfer to Gregory Howard Clarke and Dorothy Jean Clarke - 12.6.2003 at 9:00 am

5704172.1 Transfer to Dean Robert Lawrence and Pamela Jean Lawrence - 25.8.2003 at 9:00 am

5704172.2 Transfer to Omar Lopez, Nuranisa Abdullah, Laurence David Montie and Gregory Kheng Guan Ong - 25.8.2003 at 9:00 am

6243270.1 Transfer to Southern Homes Limited - 8.12.2004 at 9:00 am

6248691.1 Mortgage to Prime Finance Limited - 13.12.2004 at 9:00 am

6773505.1 Discharge of Mortgage 6248691.1 - 3.3.2006 at 9:00 am

6773505.2 Transfer to Errol William Hawkins, Denise June Hawkins and WF Trustees 2005 Limited - 3.3.2006 at 9:00 am

6773505.3 Mortgage to ASB Bank Limited - 3.3.2006 at 9:00 am

7915035.1 CAVEAT AGAINST THE INTERESTS OF ERROL WILLIAM HAWKINS AND DENISE JUNE HAWKINS BY SMITHS HARDWARE LIMITED - 21.8.2008 at 9:33 am

7915041.1 CAVEAT AGAINST THE INTEREST OF ERROL WILLIAM HAWKINS BY SMITHS HARDWARE LIMITED - 21.8.2008 at 9:34 am

7929953.1 Lapse of Caveat 7915041.1 pursuant to Section 145A Land Transfer Act 1952 - produced 8.9.2008 at 9:00 am and entered 30.9.1008 at 9.01 am

8066574.1 Transfer in exercise of power of sale in Mortgage 6773505.3 to Rodney Paul Browman (1/2 share) and Dawn Pamela Bell (1/2 share) - 9.2.2009 at 9:00 am

Caveat 7915035.1 lapsed by virtue of Power of Sale being exercised under prior Mortgage see Transfer 8066574.1 - 9.2.2009 at 9:00 am

8052853.1 Mortgage to ANZ National Bank Limited - 13.2.2009 at 1:19 pm

8539568.1 Discharge of Mortgage 8052853.1 - 10.8.2010 at 11:36 am

8539568.2 Transfer to Andrew Colin Wylie, Diana Elizabeth Wylie and Richard Dean Palmer - 10.8.2010 at 11:36 am

9035560.1 Transfer to Grant Phillip England (1/2 share) and Halie Sharleen Kellaway (1/2 share) - 13.4.2012 at 11:46 am

9035560.2 Mortgage to Mortgage Holding Trust Company Limited - 13.4.2012 at 11:46 am

9786455.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 17.7.2014 at 8:44 am

11008610.1 Discharge of Mortgage 9035560.2 - 24.1.2018 at 3:41 pm

11008610.2 Transfer to Grant Phillip England, Halie Sharleen Kellaway and Duncan Cotterill Christchurch Trustee (2017) Limited - 24.1.2018 at 3:41 pm

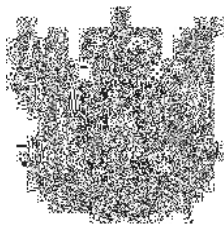
11008610.3 Mortgage to ANZ Bank New Zealand Limited - 24.1.2018 at 3:41 pm

12045516.1 Discharge of Compensation Certificate 9786455.1 - 8.3.2021 at 10:37 am

12045516.2 Gazette Notice (2021-ln747) declares part within land shown as Section 2 SO 480694 (0.1996ha) to be Road and vest in Her Majesty The Queen - 8.3.2021 at 10:37 am

12045516.2 Record of Title 987857 issued for balance being Section 10 SO 480694 - 8.3.2021 at 10:37 am

CANCELLED



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




R.W. Muir
Registrar-General
of Land

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

Identifier **725470**
Land Registration District **Canterbury**
Date Issued 24 December 2015

Prior References
73545

Estate Fee Simple
Area 6.3947 hectares more or less
Legal Description Section 16 Survey Office Plan 480694
Original Registered Owners
Victoria Sword, Neil Morton Sword and William Leslie Brown

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9:17 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Fencing Covenant in Transfer 5535225.8 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

Subject to a right to convey electricity over part marked C on SO Plan 480694 created by Transfer 5535225.9 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

The easements created by Transfer 5535225.9 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Transfer 5535225.10 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9:00 am

9711729.2 Mortgage to ASB Bank Limited - 29.4.2014 at 10:41 am

10023069.1 Notice pursuant to Section 18 Public Works Act 1981.- 9.4.2015 at 12:21 pm

10193918.1 Notice pursuant to Section 23 Public Works Act 1981 - 18.9.2015 at 12:08 pm

11402976.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 2.4.2019 at 1:39 pm

12466071.3 Surrender of the right of way, right to convey electric power and telephonic communications marked B, C, D, E, F, I, J, K, G, H, L, M and N on DP 82392 and right to drain sewage marked D, J, H and M on DP 82392 created by Easement Certificate 5196643.3 appurtenant hereto - 22.7.2022 at 3:01 pm

12466071.5 Revocation of Land Covenant 5196643.7 - 22.7.2022 at 3:01 pm

Appurtenant hereto is a right to convey electricity and telecommunications and a right to drain sewage created by Easement Instrument 12466071.21 - 22.7.2022 at 3:01 pm

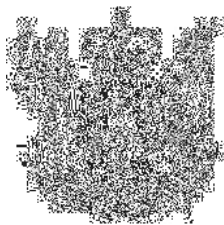
12757035.2 Surrender of the easements created by Easement Instrument 12466071.21 - 22.9.2023 at 8:36 am

Appurtenant hereto is a right to convey telecommunications created by Easement Instrument 12757035.5 - 22.9.2023 at 8:36 am

Appurtenant hereto is a right to convey telecommunications and electricity and a right to drain sewage created by Easement Instrument 12757035.10 - 22.9.2023 at 8:36 am

12765871.1 Transfer to Mercantile Sword Trustee Limited and Neil Morton Sword - 29.2.2024 at 9:31 am

13036904.2 Surrender of the right to convey telecommunications and right to drain sewage marked B on DP 591168 appurtenant hereto created by Easement Instrument 12757035.10 - 13.9.2024 at 2:41 pm



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




R.W. Muir
Registrar-General
of Land

Identifier **987857**
Land Registration District **Canterbury**
Date Issued 08 March 2021

Prior References

73548

Estate Fee Simple
Area 3.8123 hectares more or less
Legal Description Section 10 Survey Office Plan 480694

Original Registered Owners

Grant Phillip England, Halie Sharleen Kellaway and Duncan Cotterill Christchurch Trustee (2017) Limited

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9:17 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

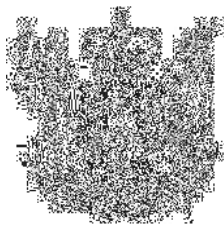
11008610.3 Mortgage to ANZ Bank New Zealand Limited - 24.1.2018 at 3:41 pm

12466071.3 Surrender of the right of way, right to convey electric power and telephonic communications marked B, C, D, E, F, I, J, K, G, H, L, M and N on DP 82392 and right to drain sewage marked D, J, H and M on DP 82392 created by Easement Certificate 5196643.3 appurtenant hereto - 22.7.2022 at 3:01 pm

12466071.5 Revocation of Land Covenant 5196643.7 - 22.7.2022 at 3:01 pm

Appurtenant hereto is a right to convey electricity and telecommunications and a right to drain sewage created by Easement Instrument 12466071.21 - 22.7.2022 at 3:01 pm

12757035.2 Surrender of the easements created by Easement Instrument 12466071.21 - 22.9.2023 at 8:36 am



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




R.W. Muir
Registrar-General
of Land

Identifier **1003831**
Land Registration District **Canterbury**
Date Issued 11 June 2021

Prior References

73541

Estate Fee Simple
Area 3.0488 hectares more or less
Legal Description Section 1 Survey Office Plan 560474
Purpose use in connection with a road

Original Registered Owners

Her Majesty the Queen

Interests

Appurtenant hereto is a right to convey electric power and telephonic communications and a right to drain sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 5196643.7 - 19.4.2002 at 9:17 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Fencing Covenant in Transfer 5535225.8 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Land Covenant in Transfer 5535225.8 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Fencing Covenant in Transfer 5535225.10 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Land Covenant in Transfer 5535225.10 (Limited as to Duration) - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

12209472.1 Transfer to LNV Trustees Limited pursuant to Sections 40 & 42 Public Works Act 1981 - 17.8.2021 at 3:06 pm

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

12209472.2 Encumbrance to New Zealand Transport Agency - 17.8.2021 at 3:06 pm

12209472.3 Mortgage to LNV Trustees Limited - 17.8.2021 at 3:06 pm

12466071.3 Surrender of the right of way, right to convey electric power and telephonic communications marked B, C, D, E, F, I, J, K, G, H, L, M and N on DP 82392 and right to drain sewage marked D, J, H and M on DP 82392 created by Easement Certificate 5196643.3 appurtenant hereto - 22.7.2022 at 3:01 pm

12466071.5 Revocation of Land Covenant 5196643.7 - 22.7.2022 at 3:01 pm

Appurtenant hereto is a right to convey electricity and telecommunications and a right to drain sewage created by Easement Instrument 12466071.21 - 22.7.2022 at 3:01 pm

12636154.2 Discharge of Mortgage 12209472.3 - 22.12.2022 at 5:01 pm

12636154.4 Mortgage to LH Investment Limited Partnership - 22.12.2022 at 5:01 pm

12641324.1 Mortgage to LH Investment Limited Partnership - 22.12.2022 at 5:05 pm

12757035.2 Surrender of the easements created by Easement Instrument 12466071.21 - 22.9.2023 at 8:36 am

13090181.1 Discharge of Mortgage 12641324.1 - 20.8.2024 at 3:57 pm

13090181.2 Discharge of Mortgage 12636154.4 - 20.8.2024 at 3:57 pm

References
Prior C/T 549/142, 4D/1247

Land and Deeds 69

Transfer No.
N/C. Order No. 958810



REGISTER

No. 13F / 1349

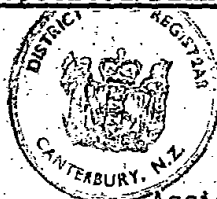
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of May one thousand nine hundred and Seventy Four under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

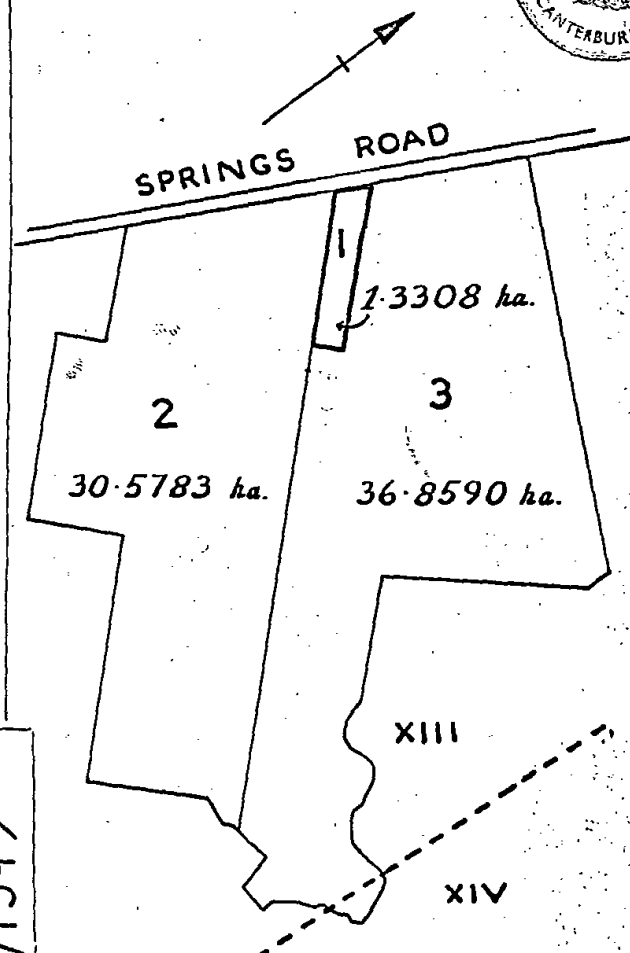
WITNESSETH that DOUGLAS HECTOR WARREN of Prebbleton Farmer

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 1.3308

hectares or thereabouts situated in Block XIII of the Christchurch Survey District being Lot 1 on Deposited Plan 34236



[Signature]
Assistant Land Registrar



Measurements are Metric

For Measurements see D.P. 34236.

Transmission 395449/1 to Ralph Patrick Thompson, Frederick John Shaw, both of Christchurch, Solicitors, Lester Clarence Warren of Ashburton, Farmer and Hubert Rutherford Warren of Christchurch, Farmer as Executors - 9-8-1982 at 9:28a.m.
(Filed as 229404/1)

Transfer 600003/1 to Kradall Farm Limited at Christchurch - 29.4.1986 at 11.18am.

CAVEAT 747703/1 BY ANGELO ANDREW MCFARLANE - 22.6.1988 at 11.50am

Mortgage 824245/1 to Westpac Banking Corporation - 29.8.1989 at 11.28am

PLAN No. 56661 LODGED 2.17.190
AND DEPOSITED 4.11.90

Amalgamation Correspondence 885805/1

Amalgamation Correspondence 895945/1
over.....

No. 13F / 1349

No. 899496/1 Change of Name of the above
proprietor to Nairg Holdings Limited -
27.9.1990 at 10.21am

for A.L.R.

Transfer 899496/2 to Andrew Angus McFarlane
of Christchurch, Company Director -
27.9.1990 at 10.21am

No. 907171/1 Certificate for A.L.R.

OCT 907171/2&3 - Cancelled & new CT 33K/471
14.11.1990 issued for Lot 1 DP 56661 &
33K/472 issued for the
balance herein

A.L.R.

CANCELLED DUPLICATE DESTROYED



References
Prior C/T 549/142

Transfer No.
N/C. Order No. 958810

Land and Deeds 69



REGISTER

No. 13F / 1351

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

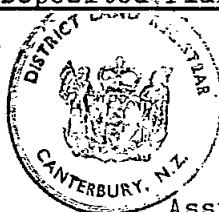
This Certificate dated the 20th day of May one thousand nine hundred and Seventy Four under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that DOUGLAS HECTOR WARREN of Prebbleton Farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ~~36.8950~~ 36.8590

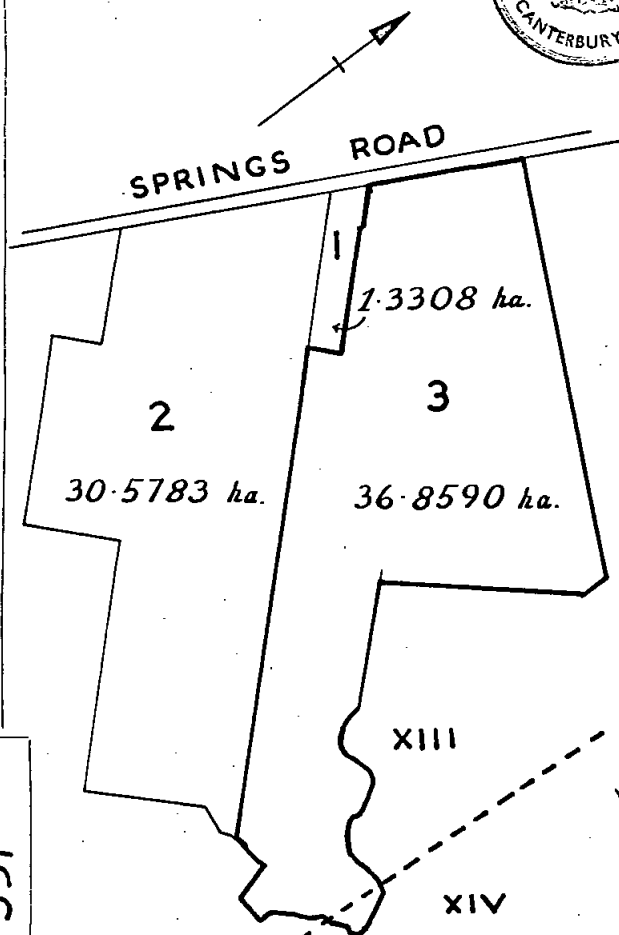
hectares or thereabouts situated in Blocks XIII & XIV Christchurch Survey District being Lot 3 on Deposited Plan 34236

Amended
12.5.1982
E. Fraser



A. Mowat

Assistant Land Registrar



Transmission 383973/1 to Ralph Patrick Thompson, Frederick John Shaw both of Christchurch, Solicitors, Lester Clarence Warren of Ashburton, Farmer and Hubert Rutherford Warren of Christchurch, Farmer as Executors - 27.5.1982 at 10.53 a.m.

M. J. Bonister

for A.L.R.

Transfer 383973/2 to Brian William Johnston of Christchurch, Farmer - 27.5.1982 at 10.53 a.m.

M. J. Bonister

for A.L.R.

Mortgage 383973/3 to Ralph Patrick Thompson, Frederick John Shaw, Lester Clarence Warren and Hubert Rutherford Warren - 27.5.1982 at 10.53 a.m.

M. J. Bonister

for A.L.R.

Transfer 434963/2 to Kradall Farm Limited at Christchurch - 20-5-1983 at 9.56 a.m.

E. Fraser

for A.L.R.

CAVEAT 747703/1 BY ANDREW MCFARLANE - 22.6.1988 at 11.50 a.m.

John Hay

for A.L.R.

Mortgage 824245/1 to Westpac Banking Corporation - 29.8.1989 at 11.28 a.m.

for A.L.R.

Amalgamation Correspondence 885805/1

over..... Amalgamation Correspondence 895945/1

Measurements are Metric

For Measurements see DP 34236.

No. 13F / 1351

NK
No. 899496/1 Change of Name of the above
proprietor to Nairg Holdings Limited -
27.9.1990 at 10.21am

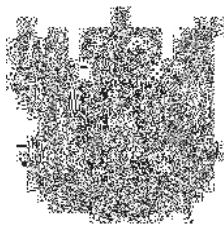
Mem
for A.L.R.
Transfer 899496/2 to Andrew Angus McFarlane
of Christchurch, Company Director -
27.9.1990 at 10.21am

Akan
for A.L.R.
OCT 907171/2 - Cancelled & new CT 33K/471
14.11.1990 issued for the within land

[Signature]
A.L.R.

CANCELLED DUPLICATE DESTROYED





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **CB33K/471** **Cancelled**

Land Registration District **Canterbury**

Date Issued 14 November 1990

Prior References

CB13F/1349 CB13F/1351

Estate Fee Simple
Area 36.9955 hectares more or less
Legal Description Lot 1 Deposited Plan 56661 and Lot 3
Deposited Plan 34236

Original Proprietors

Andrew Angus McFarlane

Interests

Subject to Section 308 (4) Local Government Act 1974

924607.1 Encumbrance to The Christchurch City Council - 13.3.1991 at 9.52 am

993582.1 Transfer creating the following easements in gross - 14.5.1992 at 11.24 am

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain water	Lot 1 Deposited Plan 56661 and Lot 3 Deposited Plan 34236 - herein	Part herein	The Christchurch City Council	

A327825.2 Mortgage to ASB Bank Limited - 25.11.1997 at 9.15 am

Appurtenant hereto is a right of way, right to convey electric power and telephonic communications and a right to drain
sewage specified in Easement Certificate 5196643.3 - 19.4.2002 at 9:17 am

The easements specified in Easement Certificate 5196643.3 are subject to Section 243 (a) Resource Management Act 1991

5238481.2 Discharge of Mortgage A327825.2 - 31.5.2002 at 1:15 pm

5535225.1 Discharge of Encumbrance 924607.1 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.2 Surrender of the right of way specified in Easement Certificate 5196643.3 - Produced 28.3.2003 at 9:00 am and
entered 13.5.2003 at 9.00 am

5535225.3 Variation of the conditions of the easement specified in Easement Certificate 5196643.3 - Produced 28.3.2003
at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.4 Variation of Covenant 5196643.7 - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

5535225.5 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 318764) - Produced
28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Lot 9 DP 318764 is vested in The Christchurch City Council as road pursuant to 238 Resource Management Act 1991

5535225.6 CTs issued - Produced 28.3.2003 at 9:00 am and entered 13.5.2003 at 9.00 am

Legal Description	Title
-------------------	-------

Lot 1 Deposited Plan 318764	73541
Lot 2 Deposited Plan 318764	73542
Lot 3 Deposited Plan 318764	73543
Lot 4 Deposited Plan 318764	73544
Lot 5 Deposited Plan 318764	73545
Lot 6 Deposited Plan 318764	73546
Lot 7 Deposited Plan 318764	73547
Lot 8 Deposited Plan 318764	73548
Lot 10 Deposited Plan 318764	73549

CANCELLED

References

Prior C/T 13F/1349, 13F/1351

Transfer No.

N/C. Order No. 907171/2

Land and Deeds 69



REGISTER

No. 33K/471

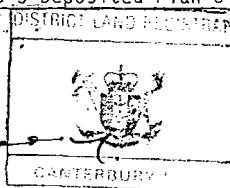
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that ANDREW ANGUS McFARLANE of Christchurch, Company Director ---

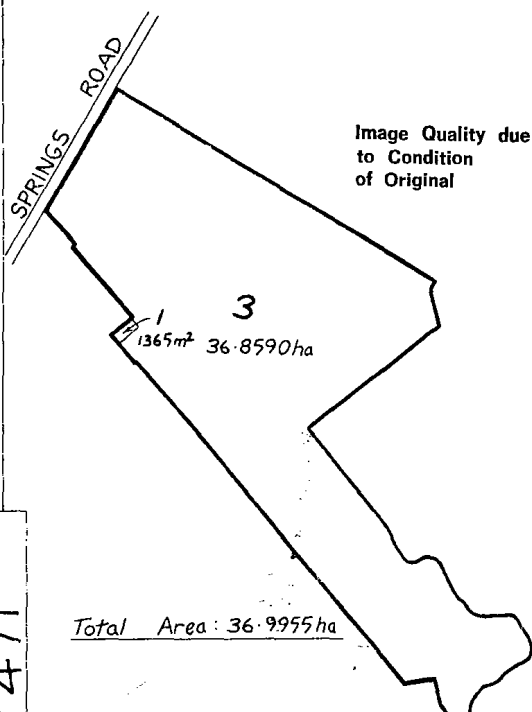
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 36.9955

hectares or thereabouts being Lot 1 Deposited Plan 56661 and Lot 3 Deposited Plan 34236 -



ASSISTANT LAND REGISTRAR

Christchurch City



Subject to:

Section 308(4) Local Government Act 1974

Mortgage 824245/1 to Westpac Banking Corporation - 29.8.1989 at 11.28am

DISCHARGED

A.L.R.

Mortgage 908895/3 to John Cotterill Nominees Limited - 29.1.1990 at 11.35am
P198677

for A.L.R.

No. 924607/1 Memorandum of Encumbrance for the benefit of The Christchurch City Council - 13.3.1991 at 9.52am

No. 975972/1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 30.1.1992 at 10.07am

A.L.R.

Easement

PLAN No. 60679

LODGED 4/3/1992
AND DEPOSITED 13/4/1992

For dimensions see D.P.s 34236, 56661

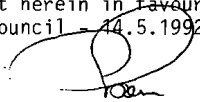
Measurements are Metric

OVER

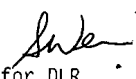
No. 33K/471

CERTIFICATE OF TITLE No. 33K / 471

Transfer 993582/1 Grant of Right to Drain
Water in gross over part herein in favour of
the Christchurch City Council - 14.5.1992 at
11.24am


A.L.R.

A327825.2 Mortgage to ASB Bank Limited
25.11.1997 at 9.15


for DLR

935604 - 50,000/2/69MK



NEW ZEALAND

CANCELLED

[CERTIFICATE OF TITLE.]

Register Book,

Fol. 102 Folio. 127

(C)

262 C



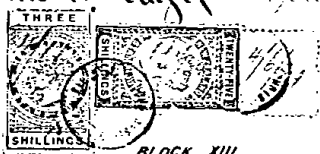
Richard Wright, of Section Dunallo, is now
 one of the State in fee simple subject to such
 maintenance lines and interests as are notified by memorial
 underwritten or indicated thereon, in that part of land situated
 in Block XIII of the Christchurch Survey District
 containing Seventyfour acres five rods or thereabouts
 according to the plan thereon and being the land section
 marked 19057 delineated in the Plan in Map of the said
 District deposited in the office of the Chief Surveyor originally
 purchased from the Crown on the first day of December 1876
 by William Cuthbert.

I, Richard Wright, whose name is subscribed my name and affixed
 my seal this twenty third day of April
 hundred and eightyfour.

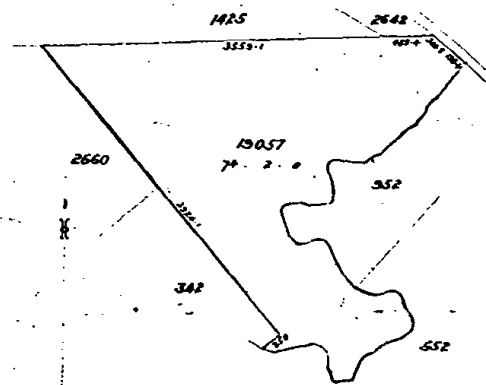
Signed in the presence of

Henry Wright

the 23rd day of April 1884.



CHRISTCHURCH DIST



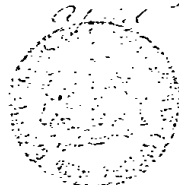
Scale, 10 chains to an inch

Surveyed by W. Nelson

Chief Surveyor: J. H. Baker

Draughtsman: J. Mather

3594



District Land Registrar
 of the District of Canterbury

X 1889 produced 27 November 1889
 Transfer 3545 produced 17 May 1873 at 2 pm
 Richard Wright to Dennis McCarthy of
 Lincoln Farmers William 1812

Mortgage 29672 produced 17 May 1873
 at 2 pm to Dennis McCarthy of
 Lincoln Farmers William 1812
 1877 produced 2 June 1877 at 12.45 pm
 against Mortgage 29672 William 1812

Mortgage 49435 produced 18 May 1872 at 11 am
 Dennis McCarthy of Lincoln Farmers
 William 1812
 Mortgage 49435 to William
 Jameson dated 17 December 1871 at 3.4 pm
 1872 produced 25 April 1872 at 3.23 pm
 Dennis McCarthy of Lincoln Farmers
 William 1812
 Transfer of Mortgage 7659 produced 2 September
 1872 to Dennis McCarthy of Lincoln Farmers
 William 1812

Image Quality dup
 to Condition
 of Original

102/127

102/127

102/127

102/127

Transmission 7927 to Jeremiah Joseph
McCarthy of Ladbroke's farmer Mary Ann
McCarthy of Keshington spinster and Edward
William Ralph of Christchurch company
manager entered 21 October 1911 at 10:54 am
Transfer 7972 produced 21 October 1911 at 10:54 am
Jeremiah Joseph McCarthy and others to Mary
McCarthy of late land 2 plan 3256 and George
McCarthy of balance

Received

CANCELLED

102/127



Reference: { Vol. Registration No 6335
Transfer No.



Register-book,
Vol. 138, folio 52.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-second day of January, one thousand eight hundred and eighty-~~three~~, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that Richard Wright of Pebbelen Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one hundred and fifty nine acres or thereabouts situated in Block XIII of the Christchurch Survey District and being Rural Section 342, 1425 and 2660.

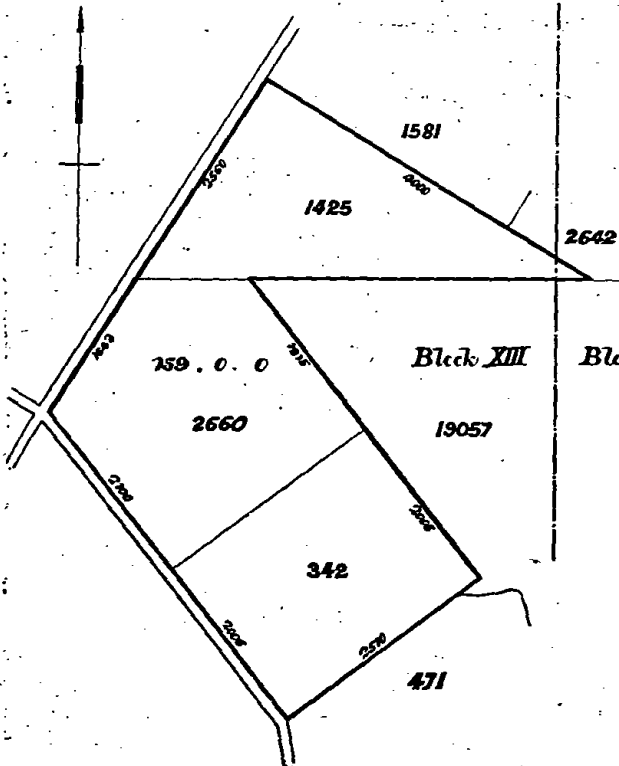
Wm. Latham

District Land Registrar



Image Quality due
to Condition
of Original

CHRISTCHURCH DIST



Scale 10 chains to an Inch

Transfer 35757 produced 17 May 1892 at 2 pm Richard Wright to Dennis McCarthy of Lincoln Farmer

Mortgage 29672 produced 17 May 1892 at 3 pm **DISCHARGED** Wm. Latham

Transfer 35757 produced 4 June 1897 at 12.45 pm Wm. Latham

Mortgage 18455 produced 13 May 1902 at 11 am Wm. Latham

Transmission 770 of mortgage 18455 to William Jameson dated 1 December 1909 at 2.2 pm Wm. Latham

Mortgage 76159 produced 25 April 1910 at 3.23 pm Wm. Latham

Transfer of mortgage 76159 produced 25 April 1911 at 3.37 pm Wm. Latham

Transmission to George Henry Noble of mortgage 76159 Wm. Latham

138/52

138/52

Transmission 4924 to Jeremiah Joseph
McCarthy of dead brother farmer Mary
Ann McCarthy of Breckleton spinner
for and Edward L. & William Kelp
of Christchurch company manager
dated 21 October 1911 at 10:54 a.m.

27/10/1911
27/10/1911
Transfer 91972 produced 21 October 1911 at 10:54 a.m.
Jeremiah Joseph McCarthy and other to Mary
McCarthy of late 1 and 2 plan 335 and
Eugene McCarthy of balance

Cancelled

CERTIFICATE OF TITLE,

Vol. folio

138/52



CANCELLED

[Form B.]

~~NOT CANCELLED~~

NEW ZEALAND.

Reference: ¹⁰² Vol. 138, folio ¹²⁷ 52
Transfer No. 91972



Register-book,

Vol. 270, folio 90

270 90

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

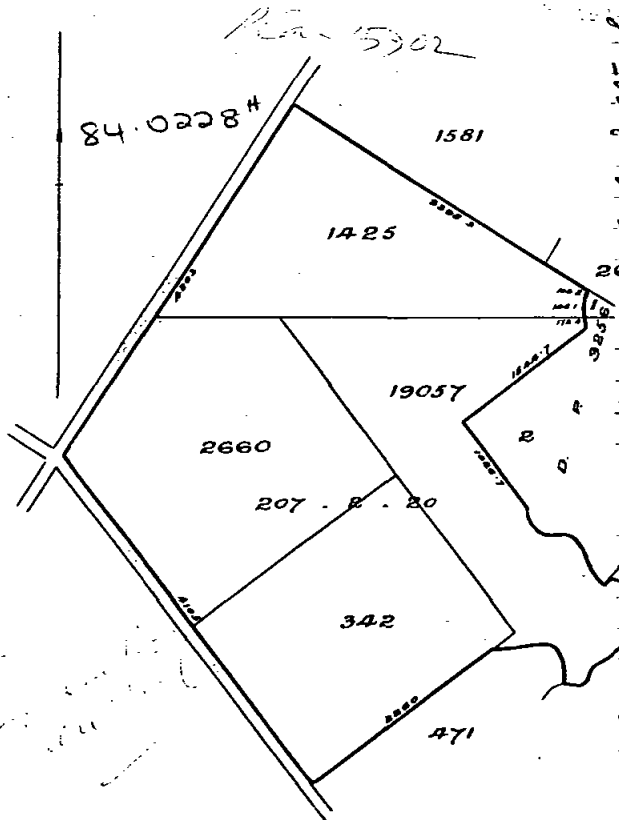
This Certificate, dated the Twenty-first day of October, one thousand nine hundred and eleven under the hand and seal of the District Land Registrar of the Land Registration District of Dunedin Witnesseth that Eugene W. Parthey of Speilstone James

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Two hundred and seven Acres Two Roods and Twenty perches with the contents situated in Blocks III and XIV of the Edinburgh Survey District commencing Rural Sections 342, 2660 and parts of Rural Sections 1425 and 1907

Image Quality due to Condition of Original

Parthey

District Land Registrar



Mortgage 83132 produced 21st October 1911 at 10.54 am Eugene W. Parthey to James W. Murray David Blair and Agnes W. Blair Parthey 14/12/1923 20 2 R

Mortgage 83133 produced 21st October 1911 at 10.54 am Eugene W. Parthey to Mary Ann W. Parthey and Mary 2642 W. Parthey Parthey 14/12/1923 20 2 R

Mortgage 83134 produced 21st October 1911 at 10.54 am Eugene W. Parthey to George Henry Parthey and Voltaire 14/12/1923 20 2 R

Transmission of mortgage 83132 to David Blair and Agnes McLean entered 4 September 1916 at 2.20 pm Parthey 20 2 R

Extinction of mortgage 83132 552 and increase of rate of interest produced 4 September 1916 at 2.40 pm with consent of David Blair and Agnes McLean Parthey 20 2 R

X caveat 4728 entered 30 November 1914 at 2.55 pm Parthey 20 2 R

Scale 10 Chains to an inch.

270 90

270/90

Transfer 119876 of Mortgage 83133
produced 3 February 1919 at 11:20 am
Mary Ann McBarthy and Mary McBarthy
to Ada Courage and Mabel Edith
Dixon

Extension and Increase of Mortgage
83133 and Increase of Rate of Interest
with consent of Mortgagee under m
83134 produced 3 February 1919 at 11:20 am
A. J. Fraser A. J. R.

Transmission 11339 of Mortgage 83132
to the above-named Agnes McLean
Entered 12 October 1922 at 11:25 am
J. Dampier & Co.

Transmission 15167 of Mortgage 83134
to Frederic Desmond Helmore Entered
19 October 1922 at 11:15 am
J. Dampier & Co.

Mortgage 135247 produced 14 December
1923 at 12:50 pm Eugene McBarthy
to Agnes McLean, Mabel Edith
Dixon, Frederic Desmond Helmore
Heathcote George Helmore Herbert
Oliver and Margaret Macintosh

Mortgage 145222 produced 29 July 1925
at 11:30 am Eugene McBarthy to Mary
Ann McBarthy

Mortgage 152411 produced 14 October 1926
at 11:15 am Eugene Joseph McBarthy to
The Bank of Montreal
See K. 11/2

Transfer 17694 of Mortgage 135244 produced
8 March 1927 at 2:50 pm Agnes
McLean to part of her interest to
Ada Courage

Charges 515 - under Section 11 of the "Land and
Mortgages Act" 1927 at 10 am
DISCHARGED 17 March 1927
A. J. R.

Transfer 178151 produced 8 July 1927 at
2:45 pm Agnes McLean to part of
her interest to Ada Courage (Mortgage 135244)

Transfer 184505 produced 8 August
1927 at 2:30 pm Agnes McLean to part
of her interest in mortgage 135244
to Ada Courage

Transfer 187534 of Mortgage 135244 produced
20 February 1929 at 12:12 pm
Agnes McLean to the balance of her interest to
the above-named Ada Courage

Mortgage 168491 produced 13 May 1929 at 11:40 am
Eugene Joseph McBarthy to Edmund Joseph
McBarthy, Mabel Edith McBarthy and Edward
William McBarthy

Transfer 190337 produced 27 June 1931 at
12:19 pm Frederic Desmond Helmore and
Heathcote George Helmore of their joint interest
in Mortgage 135244 to Henry Charles
Dunlop Van Aesch and the said Heathcote
George Helmore

Transmission 25319 of the interest of
Ada Courage in Mortgage 135244
to Frank Herbert Courage and
George Henry Montague Walton
Entered 19 February 1932 at 11:25 am
J. Dampier & Co.

11967 produced the 11 day of
October 1928

of Mortgage under the Mortgage and Lease
Act 1925 affecting the above land
and Mortgages 135244 and 145222 and
Discharging Mortgages 153411 and 163411

Transmission 32005 of Mortgage 135244 to Charleswood
Bilton Hammond Entered 19 May 1940 at 11:55 am
CERTIFICATE OF TITLE

Vol. folio
Transmission 32690 to Katherine Sheldahl of
Charlottechurch widow entered 15 December 1940
at 3 pm

Transmission 32053 of the interest of Herbert
Oliver Leitch and Margaret Macintosh to in
mortgage 135244 to the said Margaret
Macintosh entered 16 March 1945 at 2:30 pm

Transfer 261342 produced 16 March 1945 at 2:30 pm
Margaret Macintosh of her interest in mortgage
135244 to William Baden Macintosh Powell
and the said Margaret Macintosh

Transmission 21452 of the interest of Mabel Edith Dixon
deceased in Mortgage 135244 to Geoffrey Marmaduke
Dixon and John Harriet Macdonald as Executors
Entered 29 April 1945 at 2:45 pm

Transmission 21452 of the interest of Henry Charles
Dunlop Van Aesch deceased and Heathcote George
Helmore in Mortgage 135244 to Heathcote George
Helmore Entered 11 May 1949 at 1:26 pm

354168 transfer of the 2nd floor 1594 North Street to Douglas
Herbert Macdonald 8 April 1952 at 11:30 am
549/112

PART CANCELLED

Memorials continued on side -

CANCELLED

35222a Transfer Katherine Sheldahl to John Sheldahl Powell
of 1st floor 1594 North Street 16 May 1952 at 10:10 a.m.
551/55

270 90

270 90



Reference:
Prior C/T. 408/269

Transfer No.
N/C. Order No. 649634



Land and Deeds 69

CANCELLED REGISTER

4C/374

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 9th day of April one thousand nine hundred and sixty-five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that MARY ISABEL POWELL of Christchurch Widow

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 12 acres

3 roads 26 perches or thereabouts being Lot 12 on Deposited Plan 23806 part Rural Section 471

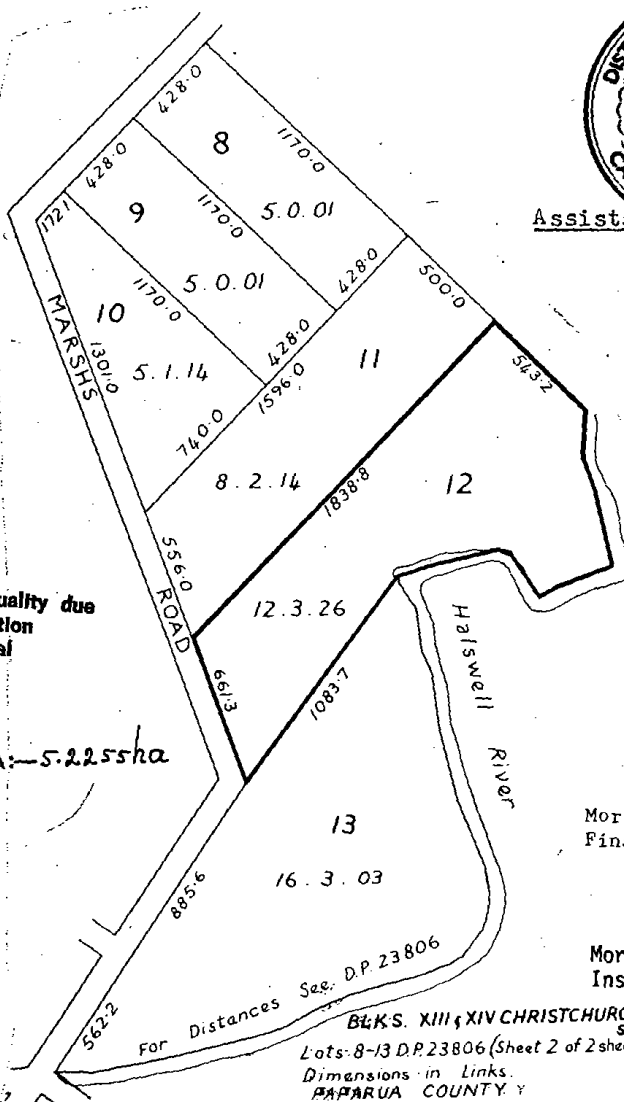


Image Quality due
to Condition
of Original

METRIC AREA: 5.2255ha

No. 4C/374



Assistant Registrar

Transfer 655133 to Douglas
Hector Warren of Prebbleton
Farmer - 15.6.1965 at 9.44a.m.

W. J. Thompson
A.L.R.

Transmission 280895/1 to Ralph
Patrick Thompson, Frederick John Shaw,
both of Christchurch, Solicitors,
Lester Clarence Warren of Ashburton,
Farmer and Hubert Rutherford Warren of
Christchurch, Farmer as Executors -
27.6.1980 at 10.25 a.m.
(See Transmission 229404)

Transfer 280895/2 to Harvey Caplin Smith
of Christchurch, Director of Crop
Research and Agnes Frances Smith his
wife - 27.6.1980 at 10.25 a.m.

Mortgage 301617/1 to The Kiwi Banking and
Finance Corporation Ltd. - 22.8.1980 at 10.58 am.

Mortgage 730367/1 to New Zealand Life
Insurance Corporation Ltd. - 11.10.1988 at 11.50am

over...

30,00/12/61-12/61

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

4C/374

Transfer A120611/1 to Dene William Cassin
and Christine Margaret Cassin both of
Christchurch, Self-Employed - 29.6.1994 at
10.35am

JMM

for A.L.R.

Mortgage A120611/2 to Trust Bank Canterbury
Limited - 29.6.1994 at 10.35am

JMM

for A.L.R.

18/1/95

4C/374

A426556.2 Certificate under Section 224(c) Resource
Management Act 1991 by The Christchurch City Council
(affects DP 81077)

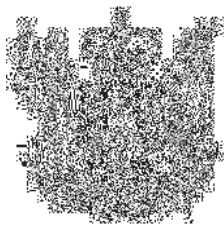
A426556.3 CsT 47A/323-324 issued for Lots 1-2 DP 81077

all 24.9.1999 at 11.45


For RGL

CANCELLED
DUPLICATE DESTROYED





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




R.W. Muir
Registrar-General
of Land

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

Identifier **CB47A/324**
Land Registration District **Canterbury**
Date Issued 24 September 1999

Prior References
CB4C/374

Estate Fee Simple
Area 3.2243 hectares more or less
Legal Description Lot 2 Deposited Plan 81077
Original Registered Owners
Dene William Cassin and Christine Margaret Cassin

Interests

A120611.2 Mortgage to Westpac Banking Corporation - 29.6.1994 at 10.35 am

A426556.4 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991 by The Christchurch City Council
- 24.9.1999 at 11.45 am

A426556.5 Easement Certificate specifying the following easements - 24.9.1999 at 11.45 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey telephonic communications	Lot 1 Deposited Plan 81077 - CT CB47A/323	B-C DP 81077	Lot 2 Deposited Plan 81077 - herein	

The easement created by Transfer A426556.6 is subject to Section 243(a) Resource Management Act 1991

A426556.6 Transfer creating the following easements in gross - 24.9.1999 at 11.45 am

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Convey electric power	Lot 2 Deposited Plan 81077 - herein	A-B DP 81077	Orion New Zealand Limited	

The easement created by Transfer A426556.6 is subject to Section 243(a) Resource Management Act 1991

A469656.1 Variation of Mortgage A120611.2 - 11.8.2000 at 10.40 am

6369856.1 Variation of Mortgage A120611.2 - 6.4.2005 at 9:00 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage A120611.2 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

9304393.1 Discharge of Mortgage A120611.2 - 22.2.2013 at 9:10 am

9304393.2 Transfer to Jacqueline Margaret Aislabie (1/2 share) and Raoul Nigel Paul Jerard (1/2 share) - 22.2.2013 at 9:10 am

9304393.3 Mortgage to Westpac New Zealand Limited - 22.2.2013 at 9:10 am

9461607.1 Discharge of Mortgage 9304393.3 - 19.7.2013 at 3:28 pm

9461607.2 Mortgage to Kiwibank Limited - 19.7.2013 at 3:28 pm

13288928.1 Discharge of Mortgage 9461607.2 - 8.5.2025 at 1:02 pm

13288928.2 Transfer to Fudi Mao - 8.5.2025 at 1:02 pm

13288928.3 Mortgage to Westpac New Zealand Limited - 8.5.2025 at 1:02 pm

Reference:

Prior CT: 4C/374

Document No.: A426556.3



REGISTER

LT69

47A/324

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 24th day of September One Thousand Nine Hundred and Ninety Nine under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of CANTERBURY
WITNESSETH that DENE WILLIAM CASSIN and CHRISTINE MARGARET CASSIN
are seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 3.2243 hectares, more or less being LOT 2 DEPOSITED PLAN 81077



for Registrar-General of Land

A120611.2 Mortgage to Trust Bank Canterbury Limited -
29.6.1994 at 10.35

A426556.4 Consent Notice under Section 221(1) Resource
Management Act 1991 by The Christchurch City Council

A426556.5 Easement certificate affecting Lots on DP
81077

NATURE	SERVIENT LAND	DOMINANT LAND
Right to convey telephonic communications	1 B-C CT 47A/323	2

Subject to a right to convey electric power in gross over the
part herein marked A-B on DP 81077 to Orion New
Zealand Limited created by Transfer A426556.6

The easement created by Transfer A426556.6 is subject to
Section 243(a) Resource Management Act 1991

all 24.9.1999 at 11.45

For RGL

No. A269022/1 whereby the mortgagee under
Mortgage A120611.2 is Westpac Banking
Corporation - 18.11.1996 at 9.00am.

for RGL

A469656.1 Variation of Mortgage
A120611/2 - 11.8.2000 at 10.40.

for RGL

47A/324



NEW ZEALAND.

Reference: Land Transfer (Compulsory Registration of Titles) Act, 1924.
Deeds Index C.1016. 5th 1/2 F31
Application No. C.6625



Register-book,
Vol. 408, folio 269

408/269

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

LIMITED AS TO PARCELS AND TITLES.

CANCELLED

This Certificate, dated the Sixth day of November one thousand nine hundred and Twenty-eight under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that

MARY MCCARTHY of Prebbleton Widow.

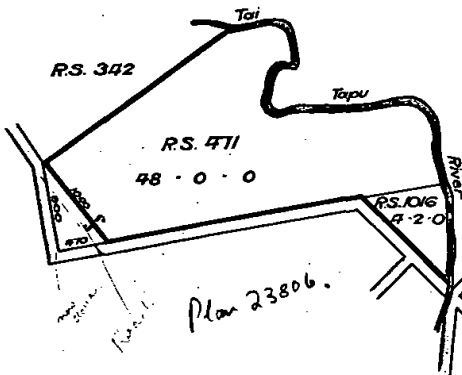
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing FIFTY-TWO ACRES AND TWO RODS or thereabouts situated in Blocks XIII and XIV of the Christchurch Survey District being Rural Section 1016 and part of Rural Section 471 and being more particularly described in Conveyance Registered No. 87737 (138/549)



District Land Registrar.

Outstanding Deed of Mortgage No. 126770 (204/35) registered 23rd September 1921 at 12.30 p.m. Mary McCarthy to George Henry Noble Helmore, Edward James Ross and Margaret Gray, George Henry Noble Helmore and John Kudie Turnbull and Arthur Herbert Sheat now vested in Edward James Ross and Heathcote George Helmore, Richard Ross Studholme and Heathcote George Helmore and Arthur Herbert Sheat - vide Deeds of Assignment Nos. 126882 (206/397) and 132758 (213/402) registered 25th July 1923 at 2 p.m. and 13th May 1925 at 2.15 p.m. respectively varied by Variation of Terms No. 135444 (219/248) registered 5th July 1927 at 2.50 p.m.

The above mentioned title has been removed this 5th day of September 1930



Total Area: 52 - 2 - 0

Scale: 10 Chains to an Inch

Transmission 22/11/29 to Premiah Joseph McCarthy of Godbrooke, Landowner, Mary Ann McCarthy of Prebbleton, Operator and Edward Williams Bell of Christchurch, Accountant Entered 3rd October 1930 at 11.40 a.m.

Charge No. 1235 under Section 11 of the Land and Income Tax Amendment Act 1924

1934 at 15/3/34

over 29/3/34

408/269

408/269

408/269

Transfer 207786 produced 3 August 1934
Richard Horie Strickland
and Heathcote George Helmore of
their joint interest in Outstanding
Mortgage 126770 to Derek Skene
Strickland and Heathcote George
Helmore.
J. Garneef

Transmission 28863 of the interest of Edward
James Ross deceased and Heathcote George
Helmore in the said Outstanding Mortgage
126770 to the said Heathcote George
Helmore entered 17 August 1937 at 11:31 am
J. H. Jones

Transfer 223954 produced 20th June
1938 at 12:3 from Heathcote George
Helmore of his interest in the said
Mortgage 126770 to Geoffrey Ernest Gray and
the said Heathcote George Helmore.
J. H. Jones

Transmission 32425 to the above named
Edward William Relfe entered
20th September 1940 at 11:43 am.
R. H. Jones

Transfer 251332 produced 23 July 1943 at 2:00 pm
Arthur Herbert Short of his interest in the said
Mortgage 126770 to Monica Hale.
J. H. Jones

358445 - Transmission to Catherine Emily Threlkeld of
Christchurch Widow as Administrator de bonis non -
entered 2 May 1952 at 2 pm.
J. H. Jones

358449 - Transfer Catherine Emily Threlkeld to the said
Catherine Emily Threlkeld produced 2 May 1952 at 2:14 pm.
J. H. Jones

358450 - Transfer Catherine Emily Threlkeld to Mary
Isabel Powell of Prebbleton Married Woman - produced
2 May 1952 at 2:2 pm.
J. H. Jones

359221 - Mortgage 149557 to Mary Isabel Powell of the Church
Property Trustees - produced 1 May 1952 at 10:23 am.
J. H. Jones

Variation of the terms of Mortgage 359221 produced
18 day of June 1952 at 12:10 pm
under mortgage 359221
A. L. R.

Variation of the terms of Mortgage 359221 produced
on 24th day of August 1952 at 2:45 pm.
A. L. R.

A.C.O. 649634 withdrawn from Registration - 9/4/1965
R. P. Manas

A.C.O. 649634 } Cancelled and new C&T 649770 to 375 inclusive
9/4/1965 } issued for lots 8 to 13 of 375306 herein
respectively
R. P. Manas

Duplicate Destroyed



Appendix B – LLUR Statement



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Dear Sir/Madam

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

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

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

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

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

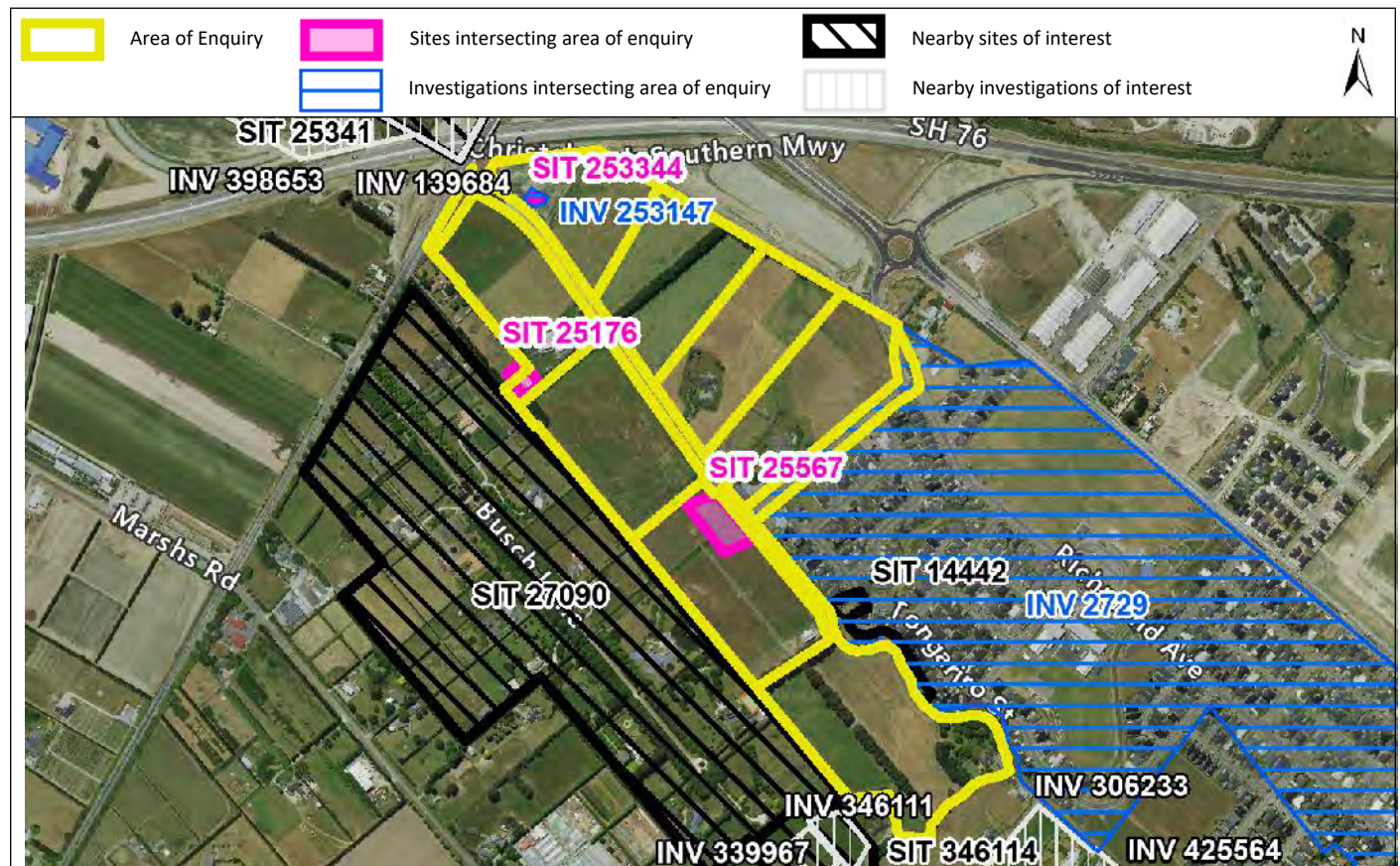
Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ440118

Date generated: 26 November 2025
Land parcels:
Lot 6 DP 318764
Section 1 SO 560474
Lot 7 DP 318764
Lot 1070 DP 506967
Section 16 SO 480694
Lot 2 DP 318764
Section 2 SO 480694
Section 10 SO 480694
Lot 4 DP 318764
Lot 3 DP 318764
Lot 10 DP 318764
Section 10 SO 480694
Lot 9 DP 318764



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

Sites at a glance

Sites within enquiry area

Site number	Name	Location	HAIL activity(s)	Category
25176	25176	Halswell West	A8 - Livestock dip or spray race operations;	Not Investigated
25567	25567	John Paterson Drive, Halswell	G5 - Waste disposal to land;	Not Investigated
253344	5 John Paterson Drive	5 John Paterson Drive,	E1 - Asbestos products	Below guideline values -

		Prebbleton	manufacture or disposal;	Industrial/Commercial
--	--	------------	--------------------------	-----------------------

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



Nearby sites

Site number	Name	Location	HAIL activity(s)	Category
14442	Whincops Road Proposed Residential Subdivision - Knights Stream	Halswell Junction Road, Halswell	I - Any other land;	Review in Progress
25341	25341	288 Springs Road, Christchurch	G5 - Waste disposal to land;	Yet to be reviewed
27090	27090	Busch Lane, Halswell	A10 - Persistent pesticide bulk storage or use;	Not Investigated
346114	479 Marshs Road, Halswell	479 Marshs Road, Halswell	A10 - Persistent pesticide bulk storage or use;	Verified HAIL

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

More detail about the sites

Site 14442: Whincops Road Proposed Residential Subdivision - Knights Stream (Within 100m of enquiry area.)

Category: Review in Progress

Definition: Investigation reports have been received and are currently being reviewed to determine the most appropriate site category.

Location: Halswell Junction Road, Halswell

Legal description(s): Lot 2 DP 3256

HAIL activity(s):	Period from	Period to	HAIL activity
?		Present	Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

Notes:



Investigations:

INV 2729 Environmental Site Investigation of a proposed residential sub-division at Whincops Road, Halswell

Pattle Delamore Partners Ltd - Detailed Site Investigation

1 Oct 2008

Summary of investigation(s):

In October 2008, Pattle Delamore Partners (PDP) performed a Preliminary Site Investigation with preliminary soil sampling across the entire subdivision. More focused soil sampling occurred around areas of interest including above ground and underground fuel storage, storage and use of agrochemicals, sheep treatment, and waste storage. The PDP report also identified a poultry shed, an offal pit, two septic tanks, and areas receiving livestock effluent.

In total 41 samples were collected from the surface soils. The sampling programme assessed the effect of site-wide historical agrichemical applications by carrying out a survey of production land (13 samples), but primarily targeted areas with greater likelihood of ground contamination. Soil samples were collected from dairy yard area, agrichemical shed, barn area, sheep treatment area, and chicken shed area. Fuel storage locations were to be investigated separately. Due to the close proximity of Halswell River tributaries, four sediment samples were collected from two streams at the site (Knights Stream and Quaifes Drain). A single water sample was collected from a tap sourced from an on-site well (M36/0934, 16 m deep). Samples were selectively analysed for total recoverable heavy metals (arsenic, cadmium, chromium, copper, lead, nickel and zinc) and organochlorine pesticides (OCP).

Overall, the majority of the soil results were compliant with the relevant soil guideline values. With the exception of cadmium and low level organochlorine pesticides, samples representing production land generally reported concentrations at or below the anticipated background concentrations. Soil samples from the targeted areas, representing soils in the vicinity of farm sheds and yards, contained cadmium, copper, lead and zinc at concentrations above the anticipated background levels. Organochlorine pesticides were not detected in the single groundwater sample, while all the inorganic contaminants were within the maximum acceptable values in the groundwater sample. A small number of samples contained metals exceeding residential soil guideline values. These were near former barns/sheds, and an historic sheepdip located near the corner of Whincops and Halswell Junction Road.

Site 25176: 25176 (Intersects enquiry area.)

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

Location: Halswell West
Legal description(s): Lot 8 DP 318764,Part Lot 1 DP 34236

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1955	2011	Livestock dip or spray race operations

Notes:**Investigations:**

There are no investigations associated with this site.

Site 25341: 25341 (Within 100m of enquiry area.)

Category: Yet to be reviewed
Definition: Investigation reports have been received for this site, but we have not yet reviewed them.

Location: 288 Springs Road, Christchurch
Legal description(s): Part Lot 1 DP 8509,Part RES 1599,Part RS 1480,Part RS 2426,Part RS 2426

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1984	2011	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:**Investigations:**

INV 398653 **Soil Investigation Report 288 Springs Road**
GHD Limited - Detailed Site Investigation
30 Mar 2023

Summary of investigation(s):

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

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

This investigation has not been summarised.

INV 139684 **New Zealand Transport Agency, Report for Springs Road Quarry - Soil Contamination Assessment**
GHD Limited - Detailed Site Investigation
15 Jun 2012

Summary of investigation(s):

Report(s) have not yet been audited.

Site 25567: 25567 (Intersects enquiry area.)

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

Location: John Paterson Drive, Halswell
Legal description(s): Lot 6 DP 318764

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1994	2011	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:



Investigations:

There are no investigations associated with this site.

Site 27090: 27090 (Within 100m of enquiry area.)

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

Location: Busch Lane, Halswell
Legal description(s): Lot 1 DP 76858, Lot 1 DP 81077, Lot 10 DP 76858, Lot 11 DP 76858, Lot 12 DP 76858, Lot 13 DP 76858, Lot 14 DP 76858, Lot 15 DP 76858, Lot 2 DP 76858, Lot 2 DP 81077, Lot 3 DP 76858, Lot 4 DP 76858, Lot 5 DP 76858, Lot 6 DP 76858, Lot 7 DP 76858, Lot 8 DP 76858, Lot 9 DP 76858

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1994	Pre 2004	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

15 Oct 2013 Area defined from: 1994-2004 ECan Aerial Photographs
Note: Orchards were noted in aerial photographs reviewed.



Investigations:

There are no investigations associated with this site.

Site 253344: 5 John Paterson Drive (Intersects enquiry area.)

Category: Below guideline values - Industrial/Commercial
Definition: Investigation results demonstrate that hazardous substances present at the site, but below applicable guidelines. - Industrial/Commercial

Location: 5 John Paterson Drive, Prebbleton
Legal description(s): Section 1 SO 560474

HAIL activity(s):	Period from	Period to	HAIL activity
	Unknown	2019	Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

Notes:

22 Apr 2020 This investigation report included two investigations at two different locations; 518 Shands Road and 5 John Paterson Drive. This investigation (INV253147) is only for 5 John Paterson Drive. The investigation for 518 Shands Road is INV251125.

22 Apr 2020 The site validation report (SVR) indicated asbestos was discovered at several locations in stockpiles located on Shands Road and Springs Road/Johns Paterson Drive. The origin of the soil stockpiles is earthworks from parts of the CSM2 site nearby.



Investigations:

Summary of investigation(s):

Site history: 5 John Paterson Drive (the site) is represented on the Listed Land Use Register as SN253344. Aerial photographs indicate the site was part of a wider land parcel that was an undeveloped paddock since 1941. Post-2004, John Paterson Drive was built across the wider land parcel to connect to Springs Road, resulting in the creation of the site. Post-2015, the site was used to store large stockpiles of soil. The origin of the soil was earthworks from parts of the construction of the Christchurch Southern Motorway - Stage 2 (CSM2) near Springs Road. According to Sephira Environmental, some of the stockpiles may potentially have been contaminated by historical land uses.

INV251125 & INV253147 - Site Validation Report, Shands Road and Springs Road Stockpiles, Christchurch Southern Motorway - Stage 2 (CSM2) Project - Sephira Environmental 2019.

Investigation objective: Initial investigation and delineation testing by Sephira Environmental concluded that one location in a stockpile on the site contained fibrous asbestos and fragments of asbestos containing material (ACM). Sephira Environmental was required to remediate the location, through excavating and disposing of material, as well as conducting validation sampling. The purpose of this investigation was to aid in the proper re-use or disposal of material and ensure the site was appropriately remediated.

Material was removed from a 1 metre radius around the initial sample location from the top of the stockpile to the base. Five validation samples were collected from the four walls and floor of the excavation, and tested for semi-quantitative asbestos analysis. A total of 42.86 tonnes of soil was excavated from the stockpile location on site and disposed of at Kate Valley Landfill.

Results: All five validation samples returned non-detect results for friable and non-friable asbestos.

Conclusion for SN253344: The site has been categorised as 'Below Guideline Values - commercial/industrial'.

Justification: Validation soil samples confirmed that the asbestos impacted soil within the stockpile had been removed. The contaminated soil from the stockpile was disposed of to an appropriate facility.

It should be noted that this report included two separate investigations for stockpiles at two different locations (5 John Paterson Drive and 518 Shands Road). This summary has only included the investigation undertaken at 5 John Paterson Drive.

Site 346114: 479 Marshs Road, Halswell (Within 100m of enquiry area.)

Category: Verified HAIL
Definition: The land-use / HAIL history has been confirmed.

Location: 479 Marshs Road, Halswell
Legal description(s): Lot 2 DP 81077

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1994	Pre 2004	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:



Investigations:

Summary of investigation(s):

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

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

This investigation has not been summarised.

INV 346111 **Microbrewery wastewater discharge soil sampling – 479 Marshs Road, Halswell**
Momentum Environmental Limited - Detailed Site Investigation
16 May 2023

Summary of investigation(s):

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

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

This investigation has not been summarised.



Nearby investigations of interest

INV 306233 **Soil Contamination Risk Detailed Site Investigation Report, 60b Whincops Road, Halswell, Christchurch**
Malloch Environmental Ltd - Detailed Site Investigation
27 Sep 2021

Summary of investigation(s):

Site History

A preliminary site investigation completed in 2021 identified two burn piles which were present in the southern portion of the site adjacent to Knight's Stream. A possible asbestos clad shed was also identified in the northern portion of the site. No other HAIL activities were identified.

Soil contamination Risk Detailed Site Investigation Report 60B Whincops Road, Halswell, Christchurch

Investigation Purpose

A detailed site investigation was undertaken to support the subdivision application under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Health) Regulations 2011 (NESCS). Laboratory soil sampling, supplemented by X-Ray Fluorescence (XRF), were undertaken on the two burn pile areas.

Results

Seven soil samples were collected from the footprint of the eastern burn pile, of these six were surface samples and one from 0.1 m. The soil test results were compared with the Ministry for the Environment (MfE) Soil Contaminant Standards (SCS) for the protection of human health in a recreational land use scenario, being the appropriate land use for the area containing the eastern burn pile which is located to the south of the proposed residential lots. Heavy metals were recorded above the background levels, however all were below the SCS for recreational land use.

Six surface soil samples were collected from the western burn pile. The soil sampling results were compared with the MfE SCS for residential land use with 10% produce. Soil sampling results were at or around background levels and below the residential land use criteria.

Conclusions

SIT 306229 has been categorised as "Below guideline values - Recreation"

SIT 306230 has been categorised as " Below guideline values - Residential"

Justification

The laboratory and XRF soil sampling results showed the soil contamination levels at both the eastern and western burn piles were below the respective guideline criteria.

INV 425564

Preliminary Site Investigation Report

Malloch Environmental Ltd - Preliminary Site Investigation

16 Aug 2021

Summary of investigation(s):

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

A Preliminary Site Investigation seeks to identify potential sources of contamination resulting from current and historical land uses.

The preliminary site investigation may not have found any potential sources of contamination on the property you have enquired about. Where potential sources of contamination have been identified, a site identification number (e.g. SIT 1234) and land uses from the Hazardous Activities and Industries List (HAIL) will be shown on your statement.

This investigation has not been summarised.

Disclaimer

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

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

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

Listed Land Use Register

What you need to know



Everything is connected

What is the Listed Land Use Register (LLUR)?

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

Why do we need the LLUR?

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

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

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

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

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

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

We have two main ways of identifying HAIL sites:

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

¹The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

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

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

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

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

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

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



IMPORTANT!

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



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

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

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

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

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

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



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

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

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

Contact us

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

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

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

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

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

Listed Land Use Register

Site categories and definitions

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

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

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

Not investigated:

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

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

At or below background concentrations:

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

Below guideline values for:

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

Managed for:

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

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

Partially investigated:

The site has been partially investigated. Results:

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

Significant adverse environmental effects:

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

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

Contaminated:

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

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

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

Verified non-HAIL:

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

Please contact Environment Canterbury for further information:

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



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Dear Sir/Madam

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

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

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

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

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

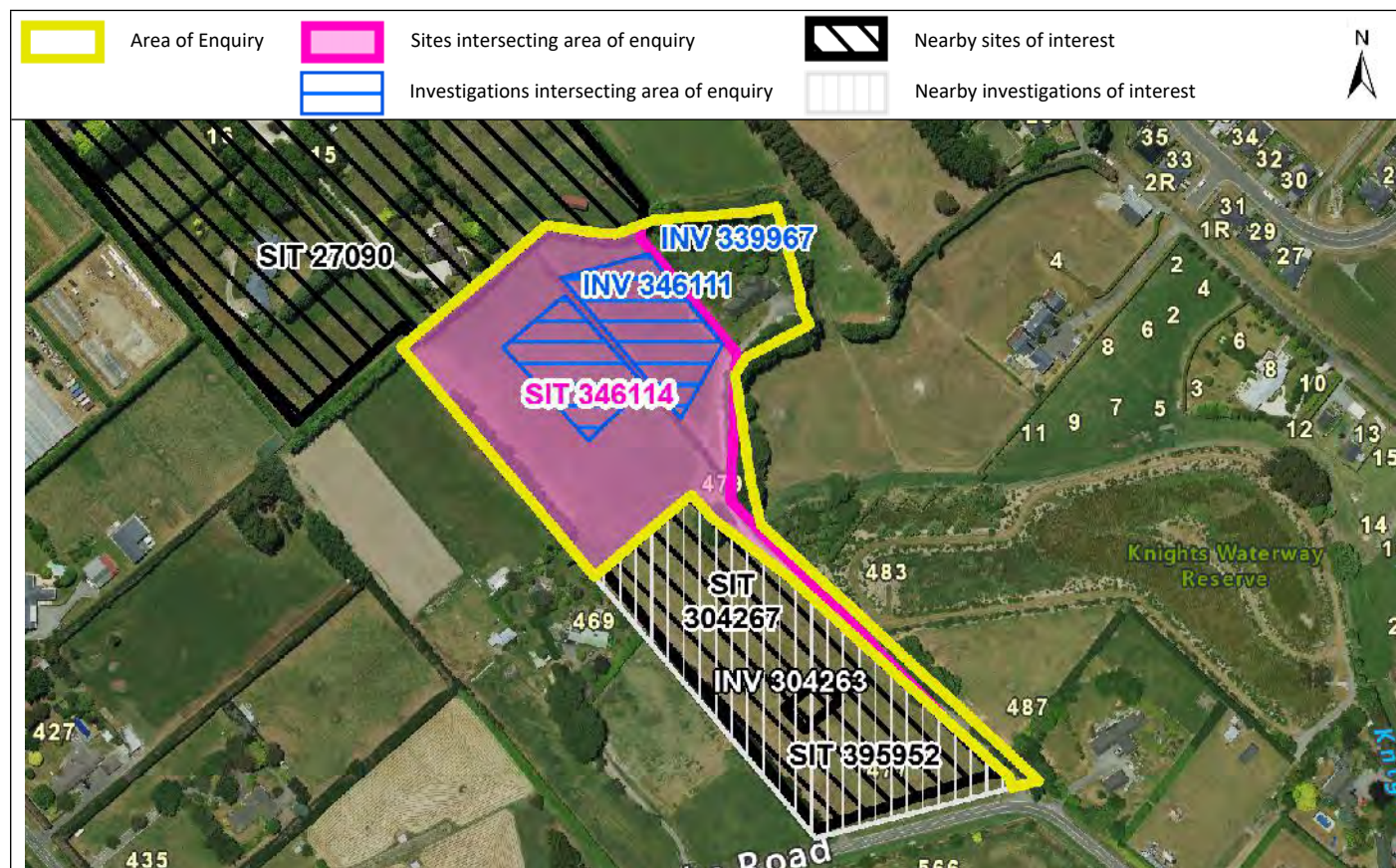
Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ454807

Date generated: 15 April 2026
Land parcels: Lot 2 DP 81077



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

Sites at a glance

 **Sites within enquiry area**

Site number	Name	Location	HAIL activity(s)	Category
346114	479 Marshs Road, Halswell	479 Marshs Road, Halswell	A10 - Persistent pesticide bulk storage or use; G5 - Waste disposal to land;	Verified HAIL

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

 **Nearby sites**

Site number	Name	Location	HAIL activity(s)	Category
27090	27090	Busch Lane, Halswell	A10 - Persistent pesticide bulk storage or use;	Not Investigated
304267	477 Marshs Road, Halswell	477 Marshs Road, Halswell	A10 - Persistent pesticide bulk storage or use; G5 - Waste disposal to land;	Below Guideline Values - Rural-residential landuse
395952	477 Marshs Road burn pile	477 Marshs Road, Halswell	A10 - Persistent pesticide bulk storage or use; G5 - Waste disposal to land;	Verified HAIL

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

More detail about the sites

Site 27090: 27090 (Within 100m of enquiry area.)

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

Location: Busch Lane, Halswell
Legal description(s): Lot 1 DP 76858, Lot 1 DP 81077, Lot 10 DP 76858, Lot 11 DP 76858, Lot 12 DP 76858, Lot 13 DP 76858, Lot 14 DP 76858, Lot 15 DP 76858, Lot 2 DP 76858, Lot 2 DP 81077, Lot 3 DP 76858, Lot 4 DP 76858, Lot 5 DP 76858, Lot 6 DP 76858, Lot 7 DP 76858, Lot 8 DP 76858, Lot 9 DP 76858

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1994	Pre 2004	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

15 Oct 2013 Area defined from: 1994-2004 ECan Aerial Photographs
Note: Orchards were noted in aerial photographs reviewed.



Investigations:

There are no investigations associated with this site.

Site 304267: 477 Marshs Road, Halswell (Within 100m of enquiry area.)

Category: Below Guideline Values - Rural-residential landuse
Definition: Investigation results demonstrate that hazardous substances present at the site, but below applicable guidelines.

Location: 477 Marshs Road, Halswell
Legal description(s): Lot 1 DP 81077

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1994	Pre 2004	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds
	2024	Present	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:



Investigations:

INV 304263 Preliminary and Detailed Site Investigation (Ground Contamination), 477 Marshs Road, Halswell
Williamson Water & Land Advisory - Detailed Site Investigation
23 Nov 2021

Summary of investigation(s):

Site history: According to earliest aerial imagery, 477 Marshs Road, Halswell (the site) was in pasture from 1940 to the late 1970s. In 1980 aerial imagery, an orchard was visible and remained until early 2000s. Following the removal of the orchard, the property was pasture until the time of investigation.

INV304263 - Preliminary and Detailed Site Investigation (Ground Contamination), 477 Marshs Road, Halswell (Williamson Water & Land Advisory, 2021)

Investigation objective: Williamson Water & Land Advisory (WWLA) were engaged in 2021 to undertake a Preliminary and Detailed Site Investigation (PSI/DSI) of the site. The purpose of the DSI was to determine if any contaminants of concern were present within the area of investigation, and if so, whether they posed a risk to human health under the proposed land use. During the site walkover, the site was grazed by sheep and free of buildings. A shipping container with contents unknown was stored along the western property boundary. There were no signs of spills, leaks or other indicators of contamination. Five composite samples each comprising of four surface sub-samples were collected across the site. Four hand augered bore holes were drilled in the proposed development area. Six representative soil samples were collected from that area. All eleven composite and discrete soil samples were analysed for trace elements and six samples were analysed for organochlorine pesticides (OCPs). The analytical results were compared with regional background criteria and Ministry for Environment (MfE) Soil Contaminant Standards (SCS) for protection of human health in a rural residential land use scenario.

Results: Several samples reported trace elements above expected background concentrations. Trace levels of DDT related compounds were noted in all top soil samples analysed for OCPs. All concentrations were below rural residential SCS.

Conclusion: The site SN304267 has been categorised as "Below Guideline Values - Rural-residential landuse"

Justification: Soil sampling results found detections of trace elements and DDT, but with the information at hand, the site is considered suitable for rural - residential land use.

Site 346114: 479 Marshs Road, Halswell (Intersects enquiry area.)

Category: Verified HAIL
Definition: The land-use / HAIL history has been confirmed.

Location: 479 Marshs Road, Halswell
Legal description(s): Lot 2 DP 81077

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1994	Pre 2004	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds
	2024	2024	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:



Investigations:

INV 339967 **Microbrewery wastewater discharge soil sampling – 479 Marshs Road, Halswell**
Momentum Environmental Limited - Detailed Site Investigation
5 Oct 2022

Summary of investigation(s):

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

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

This investigation has not been summarised.

INV 346111 **Microbrewery wastewater discharge soil sampling – 479 Marshs Road, Halswell**
Momentum Environmental Limited - Detailed Site Investigation
16 May 2023

Summary of investigation(s):

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

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

This investigation has not been summarised.

Site 395952: 477 Marshs Road burn pile (Within 100m of enquiry area.)

Category: Verified HAIL
Definition: The land-use / HAIL history has been confirmed.

Location: 477 Marshs Road, Halswell
Legal description(s): Lot 1 DP 81077

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1994	Pre 2004	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds
	2024	Present	Waste disposal to land (excluding where biosolids have been used as soil conditioners)

Notes:



Investigations:

There are no investigations associated with this site.



Nearby investigations of interest

There are no investigations associated with the area of enquiry.

Disclaimer

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

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

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

Listed Land Use Register

What you need to know



Everything is connected

What is the Listed Land Use Register (LLUR)?

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

Why do we need the LLUR?

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

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

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

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

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

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

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

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

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



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

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

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

Contact us

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Listed Land Use Register

Site categories and definitions

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

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

Not investigated:

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

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

At or below background concentrations:

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

Below guideline values for:

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

Managed for:

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

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

Partially investigated:

The site has been partially investigated. Results:

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

Significant adverse environmental effects:

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

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

Contaminated:

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

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

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

Verified non-HAIL:

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

Please contact Environment Canterbury for further information:

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

Appendix C – Historical Aerial Photographs

1941 Historical Aerial Photograph

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

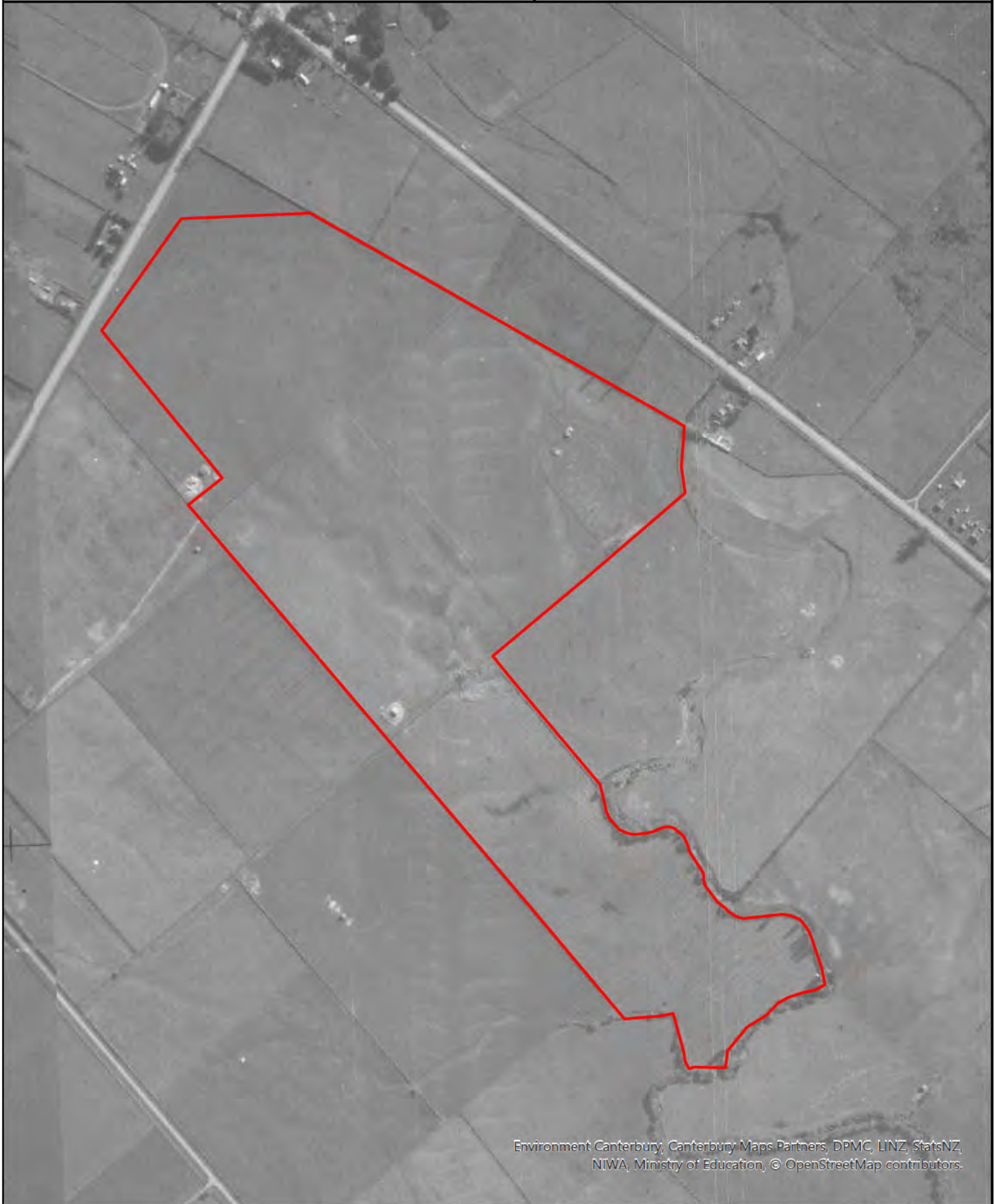
Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



0 0.1 0.2 0.3 0.3 Kilometres

Scale: 1:6,000 @A4

Map Created by Canterbury Maps on 13/11/2025 at 1:22 PM



1941 Historical Aerial Photograph

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

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0 0 0.1 0.1 0.1 Kilometres

Scale: 1:2,500 @A4

Map Created by Canterbury Maps on 23/04/2026 at 6:08 AM



1955 Historical Aerial Photograph

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0 0.1 0.2 0.3 0.3 Kilometres

Scale: 1:6,000 @A4

Map Created by Canterbury Maps on 13/11/2025 at 1:24 PM



1955 Historical Aerial Photograph

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0 0 0.1 0.1 0.2 Kilometres

Scale: 1:3,000 @A4

Map Created by Canterbury Maps on 23/04/2026 at 6:10 AM



1965 Historical Aerial Photograph

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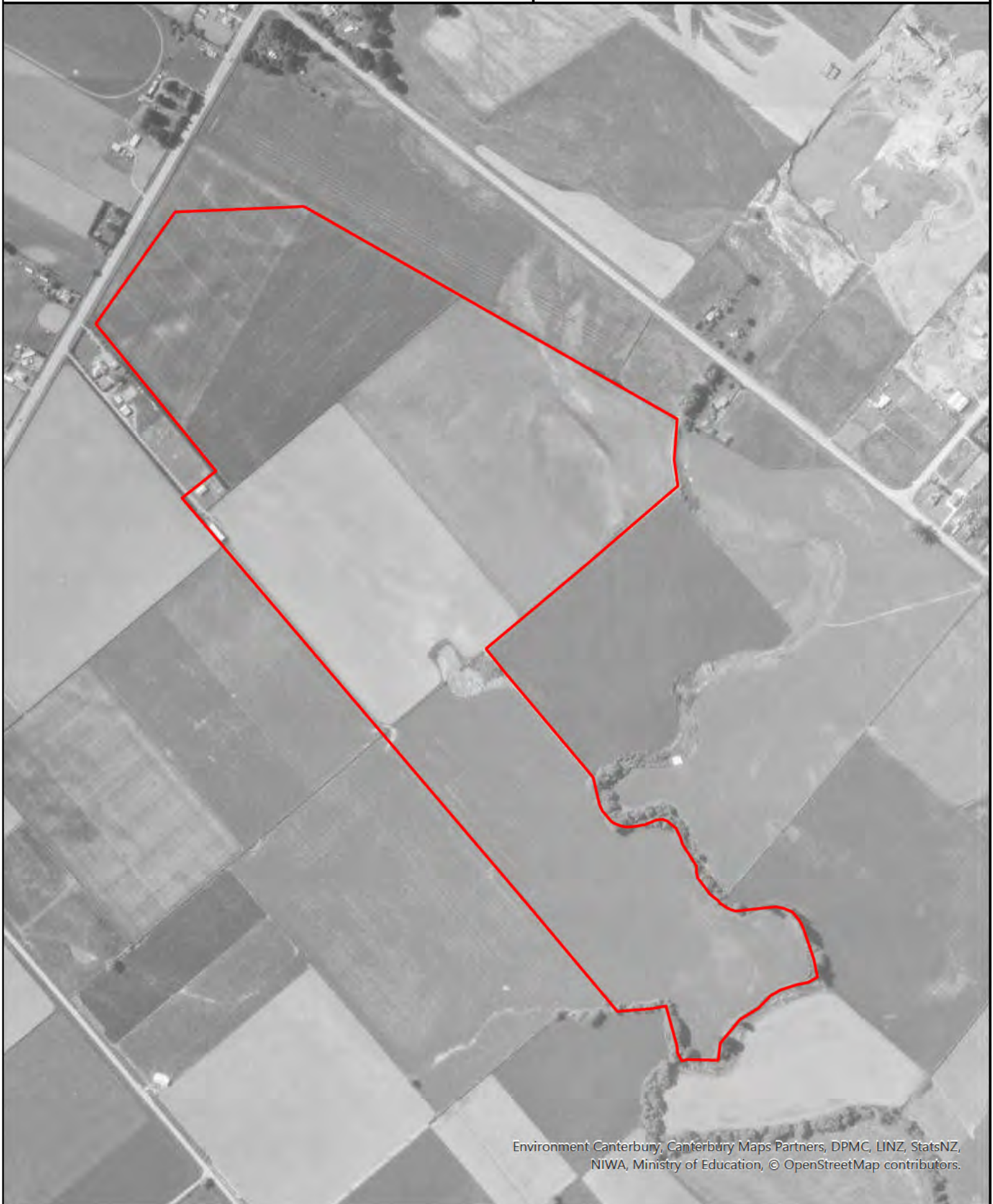
Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



0 0.1 0.2 0.3 0.3 Kilometres

Scale: 1:6,000 @A4

Map Created by Canterbury Maps on 13/11/2025 at 1:26 PM



1965 Historical Aerial Photograph

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

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0 0 0.1 0.1 0.2 Kilometres

Scale: 1:2,700 @A4

Map Created by Canterbury Maps on 23/04/2026 at 6:11 AM



1974 Historical Aerial Photograph

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0 0.1 0.2 0.3 0.3 Kilometres

Scale: 1:6,000 @A4

Map Created by Canterbury Maps on 13/11/2025 at 1:27 PM



1974 Historical Aerial Photograph

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0 0 0.1 0.1 0.2 Kilometres

Scale: 1:2,700 @A4

Map Created by Canterbury Maps on 23/04/2026 at 6:11 AM



1984 Historical Aerial Photograph

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0 0.1 0.2 0.3 0.3 Kilometres

Scale: 1:6,000 @A4

Map Created by Canterbury Maps on 13/11/2025 at 1:27 PM



1984 Historical Aerial Photograph

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0 0 0.1 0.1 0.1 Kilometres

Scale: 1:2,600 @A4

Map Created by Canterbury Maps on 23/04/2026 at 6:12 AM



1994 Historical Aerial Photograph

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0 0.1 0.2 0.3 0.3 Kilometres

Scale: 1:6,000 @A4

Map Created by Canterbury Maps on 13/11/2025 at 1:28 PM



1994 Historical Aerial Photograph

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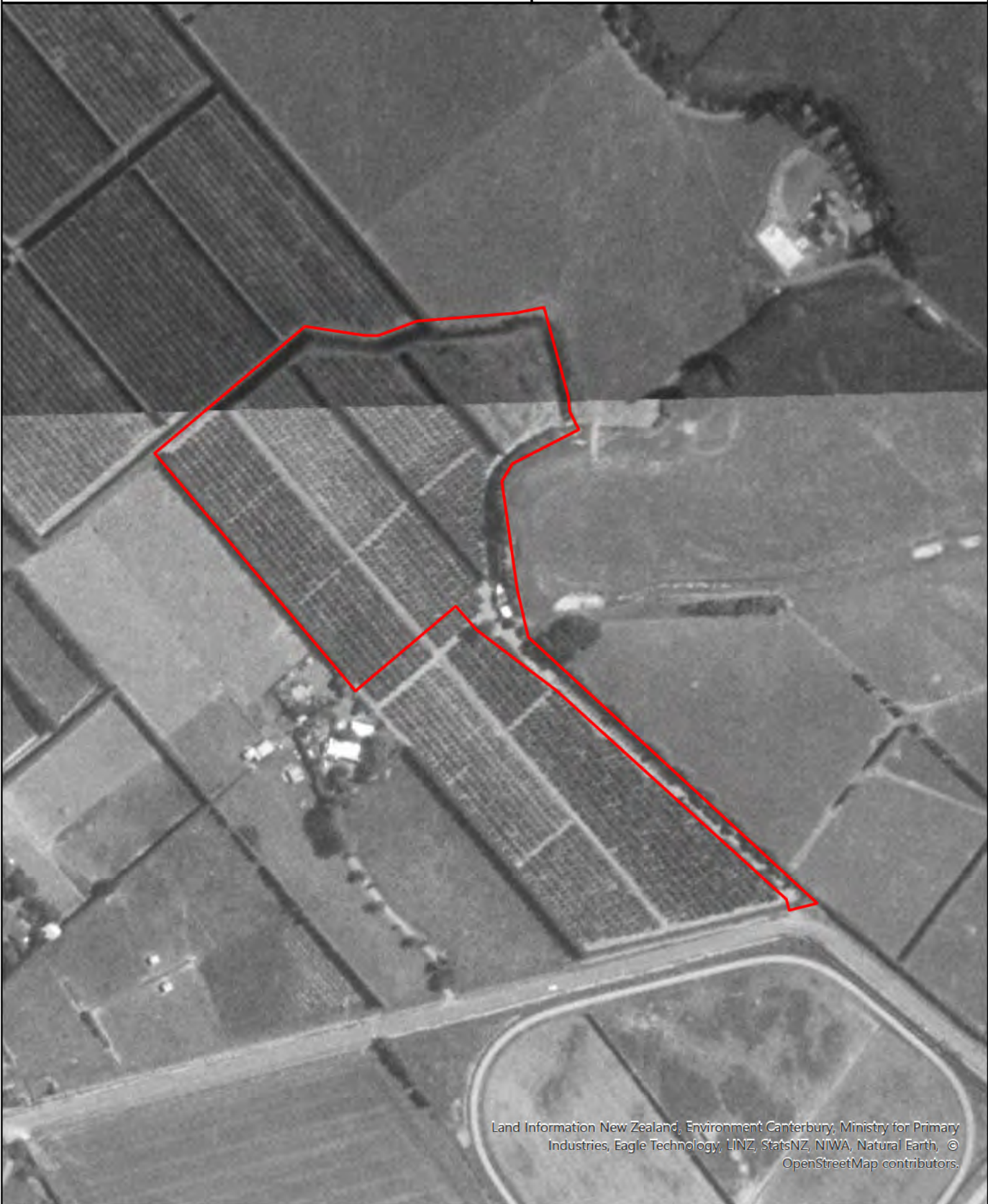
Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



0 0 0.1 0.1 0.2
Kilometres

Scale: 1:2,700 @A4

Map Created by Canterbury Maps on 23/04/2026 at 6:13 AM



2000 Historical Aerial Photograph

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0 0.1 0.2 0.3 0.3 Kilometres

Scale: 1:6,000 @A4

Map Created by Canterbury Maps on 13/11/2025 at 1:29 PM



2000 Historical Aerial Photograph

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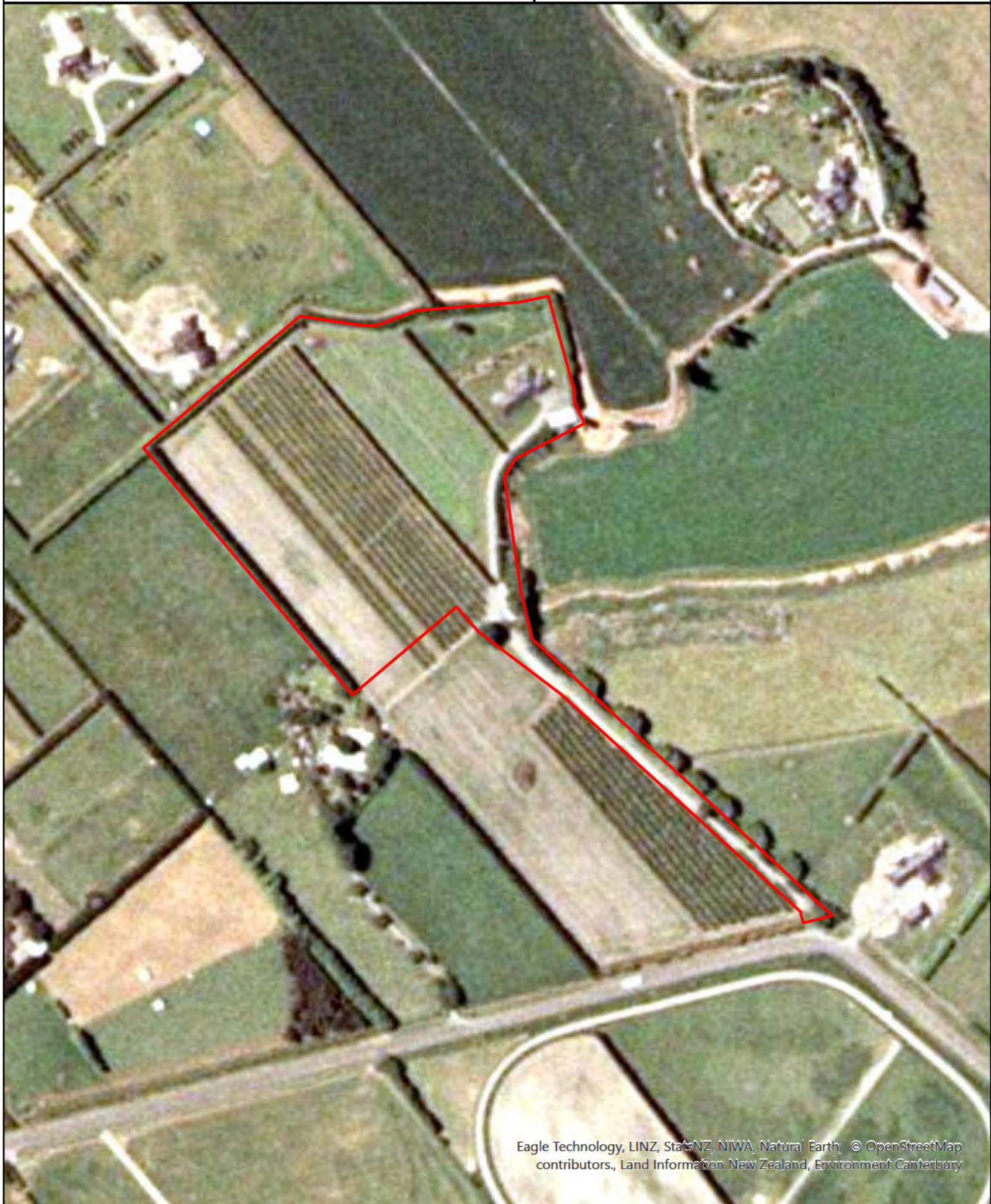
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0 0 0.1 0.1 0.1 Kilometres

Scale: 1:2,600 @A4

Map Created by Canterbury Maps on 23/04/2026 at 6:14 AM

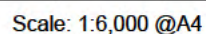


2011 Historical Aerial Photograph

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



N Map Created by Canterbury Maps on 13/11/2025 at 1:30 PM



Land Information New Zealand, Environment Canterbury, Environment Canterbury, Canterbury Maps Partners, DPMC, LINZ, StatsNZ, NIWA, Ministry of Education, © OpenStreetMap contributors.

2011 Historical Aerial Photograph

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0 0 0.1 0.1 0.1 Kilometres

Scale: 1:2,200 @A4

Map Created by Canterbury Maps on 23/04/2026 at 6:15 AM



2016 Historical Aerial Photograph

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0 0.1 0.2 0.3 0.3 Kilometres

Scale: 1:6,000 @A4

Map Created by Canterbury Maps on 13/11/2025 at 1:30 PM



2016 Historical Aerial Photograph

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0 0 0.1 0.1 0.1 Kilometres

Scale: 1:2,000 @A4

Map Created by Canterbury Maps on 23/04/2026 at 6:16 AM



Latest Aerial Photograph (2020)

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0 0.1 0.2 0.3 0.3 Kilometres

Scale: 1:6,000 @A4

Map Created by Canterbury Maps on 13/11/2025 at 1:31 PM



Latest (2020) Aerial Photograph

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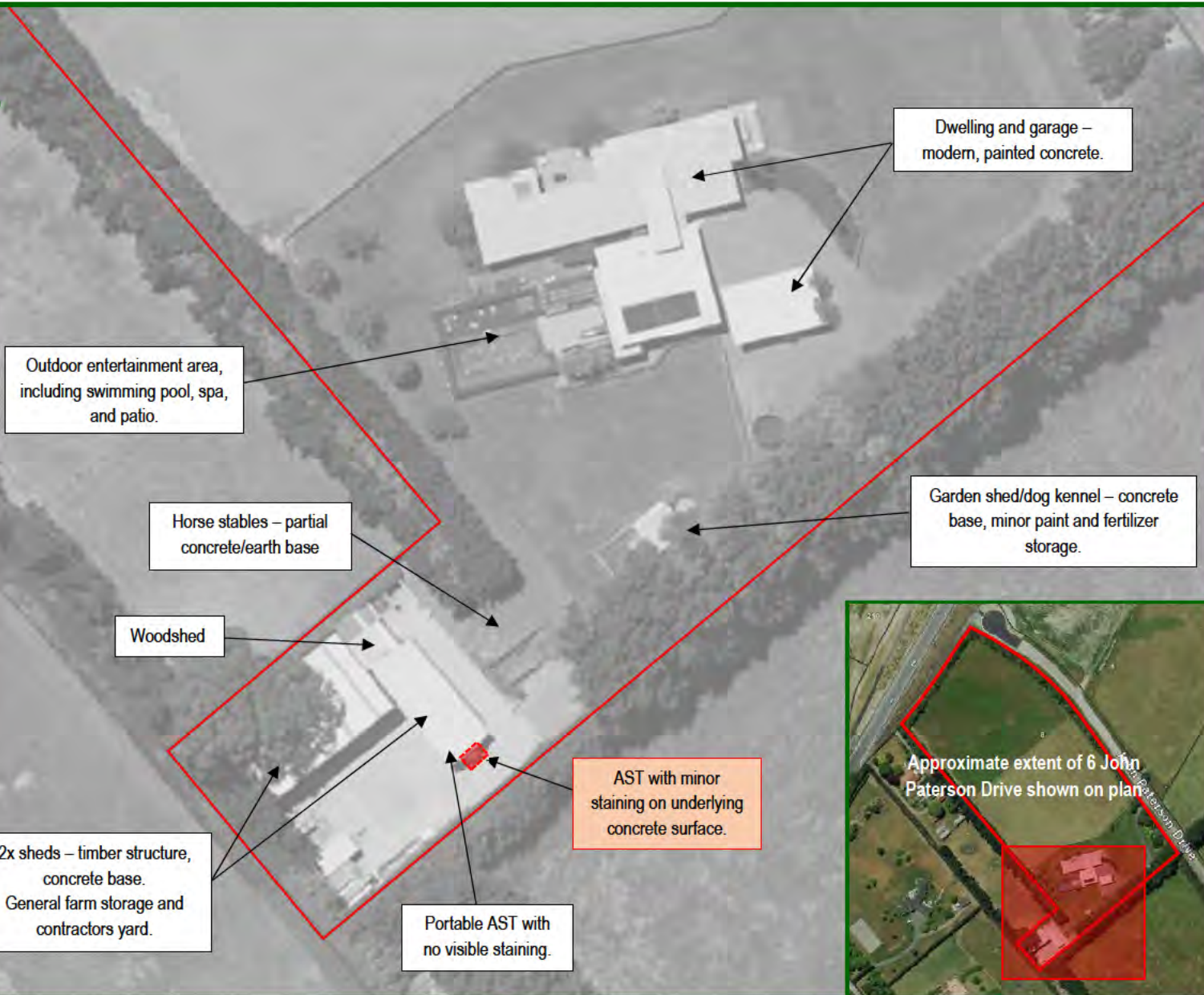
0 0 0.1 0.1 0.1 Kilometres

Scale: 1:2,000 @A4

Map Created by Canterbury Maps on 23/04/2026 at 6:16 AM



Appendix D – Site Inspection Plans



Specialist soil contamination experts,
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LEGEND

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



PLAN MUST BE PRINTED IN COLOUR

Graphic scale is approximate only



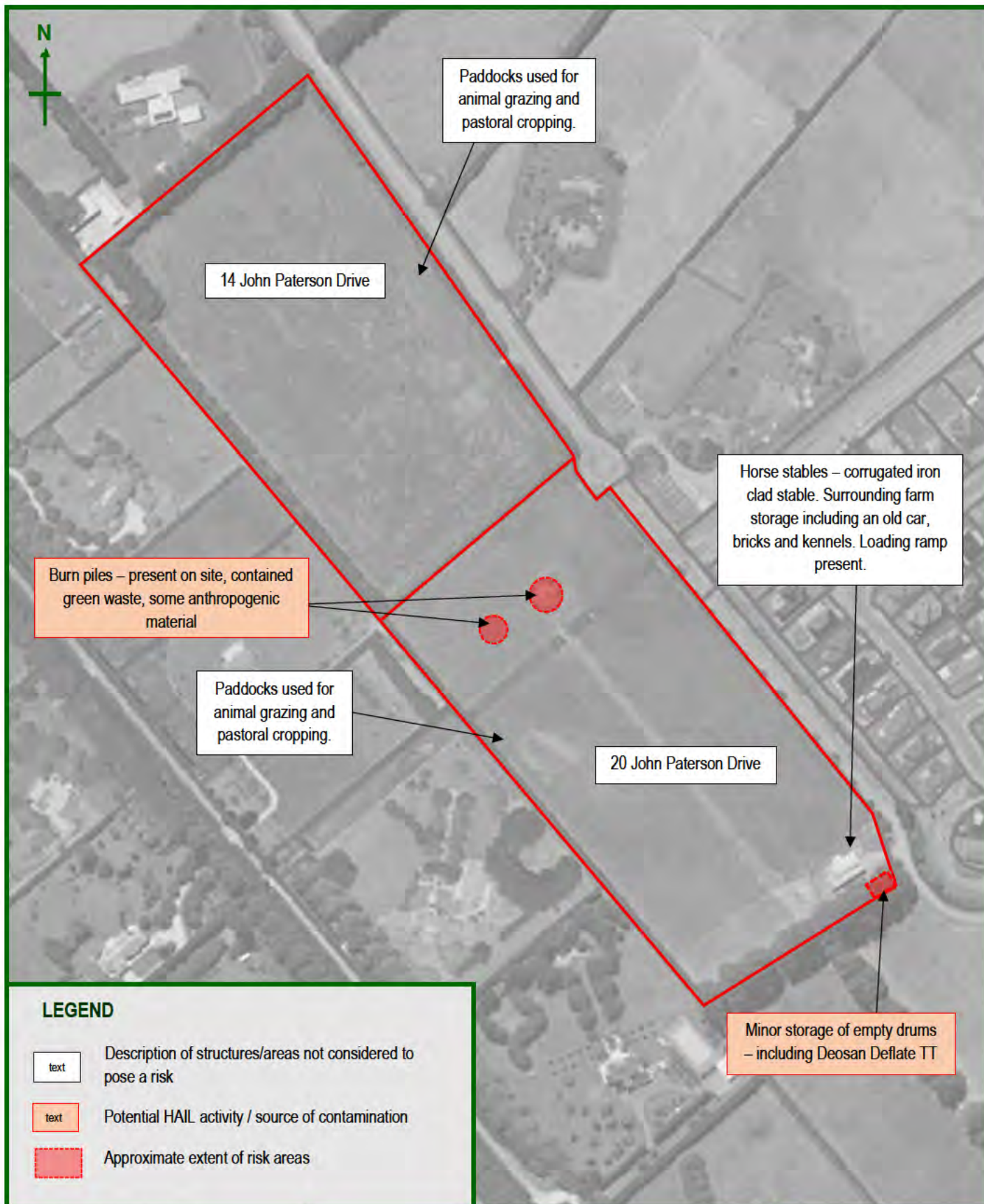
Date: 24 November 2025

Drawing No: 1035/1

Site Inspection Plan 6 John Paterson Drive, Halswell, Christchurch

Notes:

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



Graphic scale is approximate only



Site Inspection Plan
14 & 20 John Paterson Drive, Halswell,
Christchurch

Date: 25 November 2021

Drawing No: 1035/2

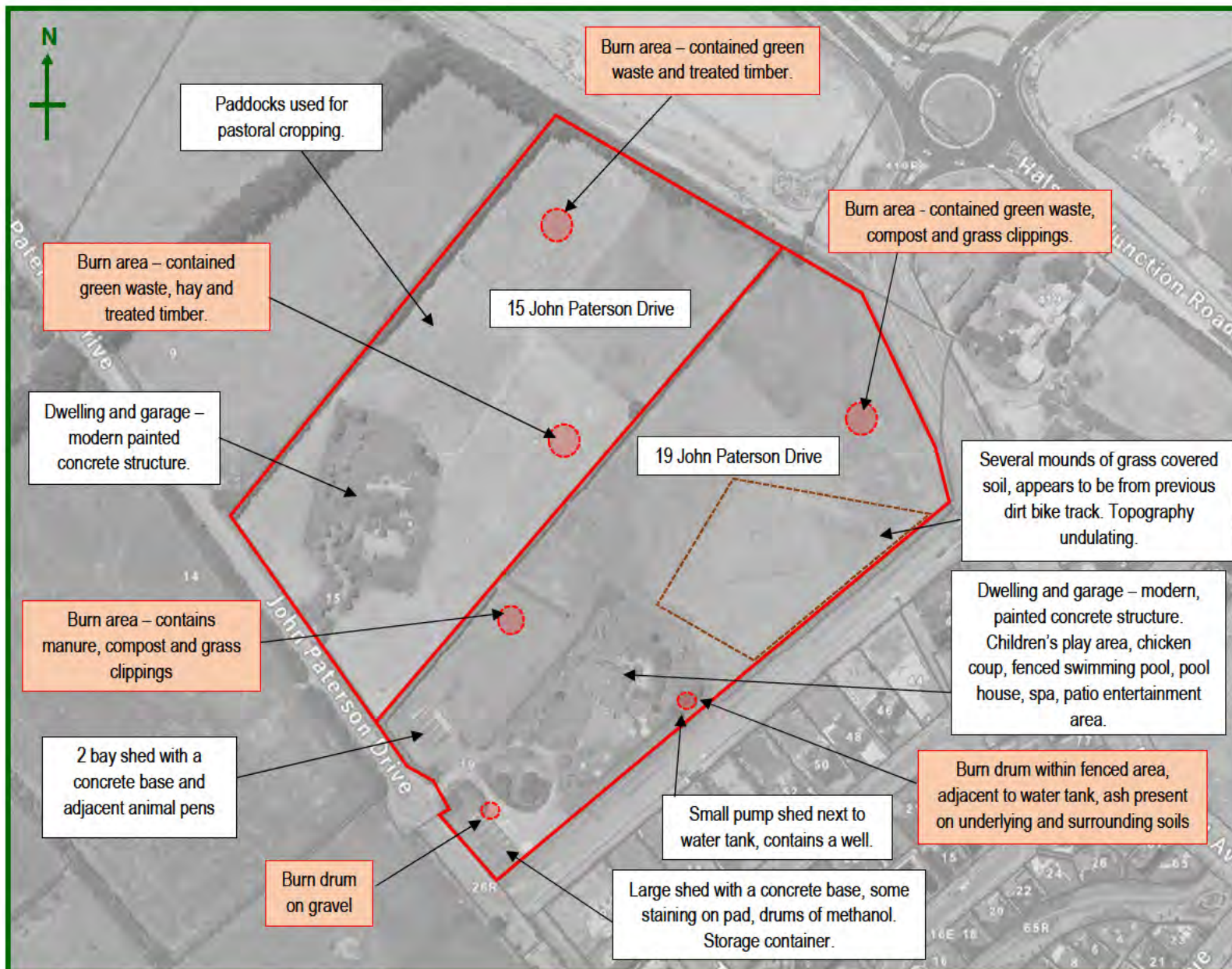


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- 3 Soil sample locations are approximate only



LEGEND

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

PLAN MUST BE PRINTED IN COLOUR

Graphic scale is approximate only



Date: 24 November 2025

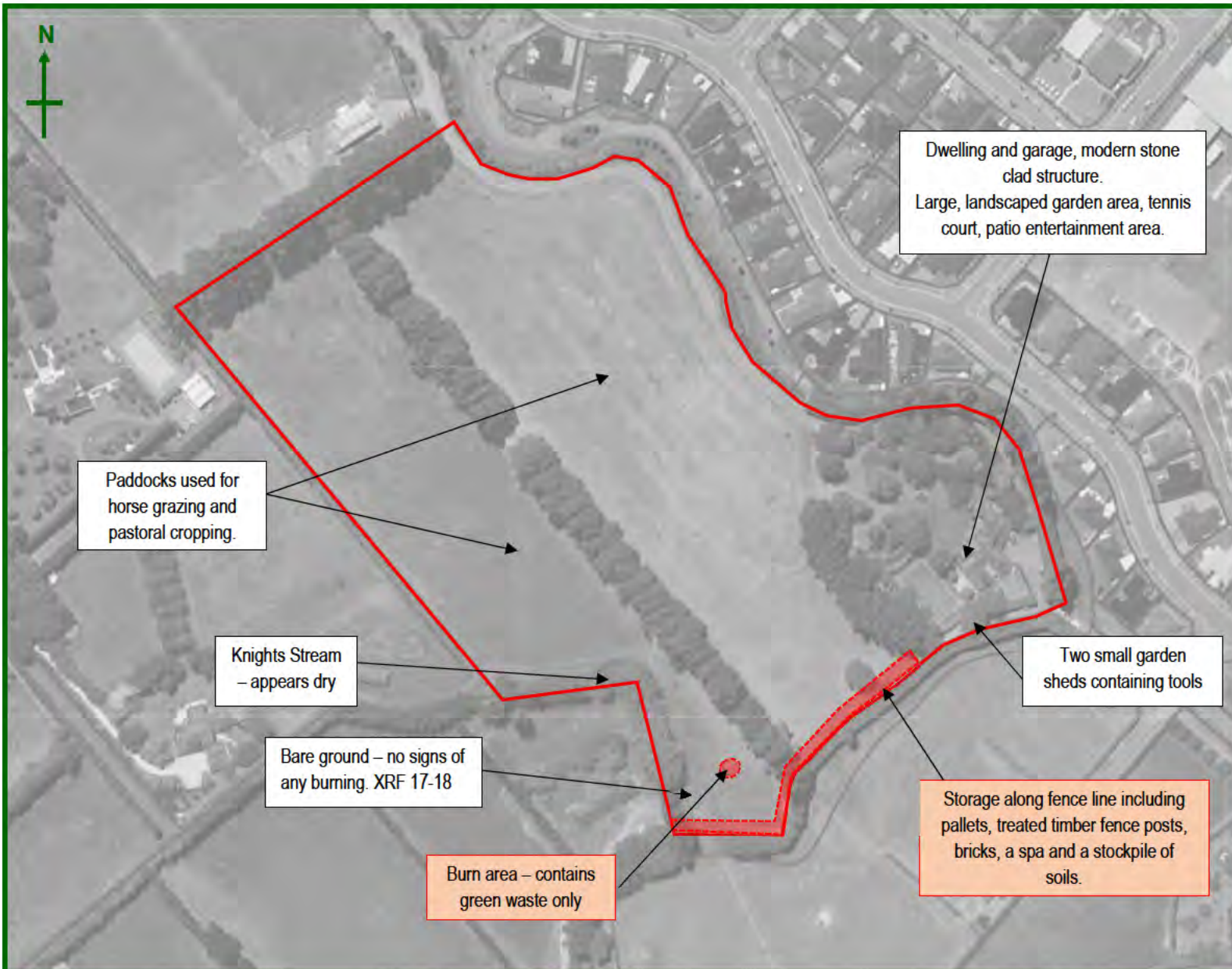
Drawing No: 1035/3

Site Inspection Plan

15 & 19 John Paterson Drive, Halswell, Christchurch

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- 3 Soil sample locations are approximate only



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LEGEND

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

PLAN MUST BE PRINTED IN COLOUR

Graphic scale is approximate only



Date: 24 November 2025

Drawing No: 1035/4

Site Inspection Plan

26 John Paterson Drive, Halswell, Christchurch

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- 2 Any measurements taken from this plan which are not dimensioned on the electronic copy are at the risk of the user.
- 3 Soil sample locations are approximate only

Appendix E - Risk Areas Plan



Yard area used during the construction of the Christchurch Southern Motorway

Previous sheeyards and potential location of sheep dip stricture/spray race operation and runout area

AST

Waste disposal to land

Minor oil staining and chemical storage

Minor chemical storage

Storage occurring within treeline



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LEGEND

-  Approximate location of burn areas
-  Approximate extent of risk areas
-  Site boundary
-  Property boundary

PLAN MUST BE PRINTED IN COLOUR

Graphic scale is approximate only



Risk Areas Plan

John Paterson Drive, Halswell, Christchurch

Date: 25 November 2025

Drawing No: 1035/5

Notes:

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- 3 Soil sample locations are approximate only



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LEGEND

-  Approximate location of burn areas
-  Approximate extent of risk areas
-  Site boundary
-  Property boundary

PLAN MUST BE PRINTED IN COLOUR

Approximate extent of area
used for the growing of hops.

Approximate extent of wastewater disposal
field associated with the microbrewery.

Graphic scale is approximate only



Risk Areas Plan

479 Marshs Road, Halswell, Christchurch

Date: 23 April 2026

Drawing No: 1035/6

Notes:

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