

IDENTIFY

CLASSIFY

RECTIFY

Preliminary site investigation

66 McFetridge Drive, 53A and 89
Tauranga Direct Road, Hamurana
Caland Holdings Limited

THE CONTAMINATED SITE CONSULTANCY

RECORD OF REVIEW

<i>Roles</i>	<i>Person responsible</i>	<i>Position</i>	<i>Relevant experience</i>	<i>Signature</i>
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This preliminary site investigation meets the requirements of the Resource Management (National Environmental Standard for assessing and managing contaminants in soil to protect human health) Regulations 2011 because it has been:

- a. done by a suitably qualified and experienced practitioner, and
- b. reported on in accordance with the current edition of Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand, and
- c. certified by a suitably qualified and experienced practitioner.

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SUMMARY

Caland Holdings Limited (CHL) is proposing to subdivide rural land located at 66 McFetridge Drive, 53A and 89 Tauranga Direct Road, Hamurana (the site) into rural residential lots.

The site currently comprises pastoral grazing land, with two dwellings and a cluster of dairy farm buildings located on the northwest portion of 66 McFetridge Drive.

The site is not identified on the Bay of Plenty Regional Council's (BoPRC) Land Use Register (LUR) as being subject to Hazardous Activities and Industries List (HAIL) land use. However, the application of superphosphate fertilisers and associated additives containing pesticides at the site may be considered persistent pesticide bulk storage or use (HAIL category A10).

CHL commissioned HAIL Environmental Limited (HAIL Environmental) to undertake a preliminary site investigation (PSI) to support the proposed subdivision and change in land use. The objectives of the investigation were to determine whether the site has, more likely than not, been used for HAIL land use and, based on these HAIL land uses, determine whether the proposed activity could pose a risk to human health and/or the environment. The objective of the investigation was also to identify potential consenting requirements in the context of contaminated land.

This PSI determined that the site has been used for pastoral grazing since at least the 1940s and likely since the land was cleared. A milking shed was constructed on the northwest portion of 66 McFetridge Drive between 1944 – 1969. Additional farm buildings have been constructed in the vicinity of the milking shed and two dwellings and have been constructed on the northern portion of 66 McFetridge Drive.

The findings of this PSI suggest pastoral grazing areas of the site do not meet the definition of a 'piece of land' under Regulation 5(7) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations, 2011 (the NES-CS). This conclusion applies to the majority of 66 McFetridge Drive (i.e. with the exception of the northwest portion) and to the entirety of 53A and 89 Tauranga Direct Road.

It is noted that there are several areas within the northwest portion of 66 McFetridge Drive which may have been subject to HAIL land use and be considered 'pieces of land' under the Regulation 5(7) of the NES-CS. Future change of land use and/or soil disturbance in these areas will require a detailed site investigation to confirm the suitability of soils for the proposed use and, depending on the results, potentially remediation. Furthermore, if additional investigations reveal concentrations of contaminants above the BoPRC interim environmental guideline values, remediation of soil in these areas will require a restricted discretionary consent under Rule DW R25 of the BoPRC Regional Natural Resources Plan.

It is noted that shallow soils from within the pastoral grazing areas at the site may not meet the definition of 'cleanfill'. Consideration should be given to retaining topsoil onsite during future development, as the findings of the current investigation indicate that additional testing may be required on excess soil to determine appropriate offsite disposal options.

1. INTRODUCTION

1.1. Investigation objectives

Caland Holdings Limited (CHL) is proposing to subdivide land located at 66 McFetridge Drive, 53A and 89 Tauranga Direct Road, Hamurana (the site) into rural residential lots.

The site currently comprises pastoral grazing land and a cluster of dairy farm buildings (milking, calf rearing and farm implement sheds) are located on the northwest portion of 66 McFetridge Drive. Two dwellings are also located on, and accessed from, the northern portion of 66 McFetridge Drive.

The site is not identified on the Bay of Plenty Regional Councils (BoPRC) Land Use Register (LUR) as being subject to Hazardous Activities and Industries List (HAIL) land use. However, the application of superphosphate fertilisers and associated additives containing pesticides at the site may be considered persistent pesticide bulk storage or use (HAIL category A10). Accordingly, the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES-CS) may apply to the proposed activity, per Regulation 5(1)(a). References to Regulations throughout this report are references to the NESCS.

CHL commissioned HAIL Environmental Limited (HAIL Environmental) to undertake a preliminary site investigation (PSI) at the site. The objectives of the investigation were to:

- Confirm whether the site has, more likely than not, been used for hazardous activities or industries.
- Based on those HAIL uses, determine whether the proposed activity could pose a risk to human health and/or the environment.
- If there is a significant risk, identify potential consenting requirements under the NES-CS, the BoPRC Regional Natural Resources Plan (RNRP) and/or the need for further investigation.

HAIL Environmental's scope of work comprised:

- Reviewing client-supplied information.
- Reviewing Roturua Lakes Council (RLC) information relating to the site, including district plans and property files.
- Reviewing BoPRC information relating to the site, including HAIL land use register, RNRP, selected technical reports, resource consents and bore records.
- Reviewing readily available historic aerial photographs and certificates of title.
- Reviewing national soil and geological maps.
- A site walkover inspection.
- Preliminary soil sampling.

1.2. Site identification

The site is located in Hamurana, on the northwest side of Lake Rotorua, approximately 5 kilometres (km) north of Ngongotaha. The geographic coordinates for the centre of the site (or thereabouts) are 5785281 N, 1881995 E (NZTM).

The site comprises three land parcels which are irregular in shape and have a combined area of 83.3408 ha. The addresses, legal descriptions, and areas of the three land parcels are set out in Table 1.

Table 1: Site Identification Details

Address	Legal Description	Area
66 McFetridge Drive	Lot 8 DP 392696	49.8405 ha
53A Tauranga Direct Road	Lot 2 DP 558193	27.5129 ha
89 Tauranga Direct Road	Lot 7 DP 392696	5.9874 ha

The site is zoned working rural (RLC Operative District Plan) and currently comprises pastoral grazing land. A cluster of dairy farm buildings (milking, calf rearing and farm implement sheds) are located on the northwest portion of 66 McFetridge Drive. Two dwellings are also located on the northern portion of 66 McFetridge Drive.

The northern portion of the site, which includes 66 McFetridge Drive and 89 Tauranga Direct Road, comprises relatively flat land which is at 350 m above mean sea level (amsl). The land begins to undulate towards the southern portion of the site, which includes 53A Tauranga Direct Road, with an overall slope down in a southeasterly direction towards Lake Rotorua. The ridges within the southern portion of the site are at 320 m amsl and the gullies are at 300 m amsl.

The general location and layout of the site is depicted in Figures 1 and 2. Current certificate of titles are included in Appendix A.

The surrounding area is rural, dominated by pastoral grazing with associated dwellings and outbuildings, with some rural residential properties and small-scale horticulture and forestry properties.

1.3. Proposed site use

CHL are proposing to subdivide the site into approximately 90 rural residential lots, ranging in size from <4000 m² to >8000 m². The concept layout plan shows the majority of the proposed rural residential lots located on the flatter, more elevated areas of 66 McFetridge Drive and 53 Tauranga Direct Road, in part to capitalise on the view towards Lake Rotorua. The gully areas of the site are proposed to be vegetated.

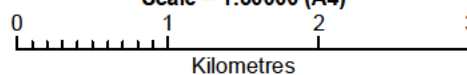
The concept layout plan shows the proposed subdivision as accessed from a proposed main road, which will be connected to the existing McFetridge Drive on the northwest corner of 66 McFetridge Drive. The rural residential lots within the site will be accessed from several proposed minor roads connected to the main road.

A concept layout plan for the development is provided in Appendix B.



Figure 1 - Site Location Plan
 66 McFetridge Drive,
 53A and 89 Tauranga Direct Road, Rotorua

Scale = 1:50000 (A4)



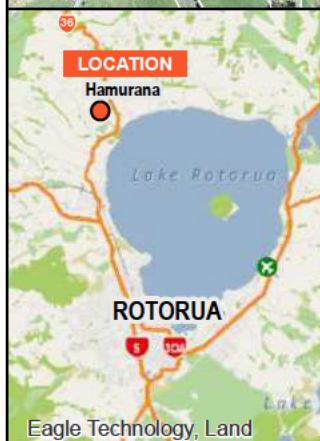
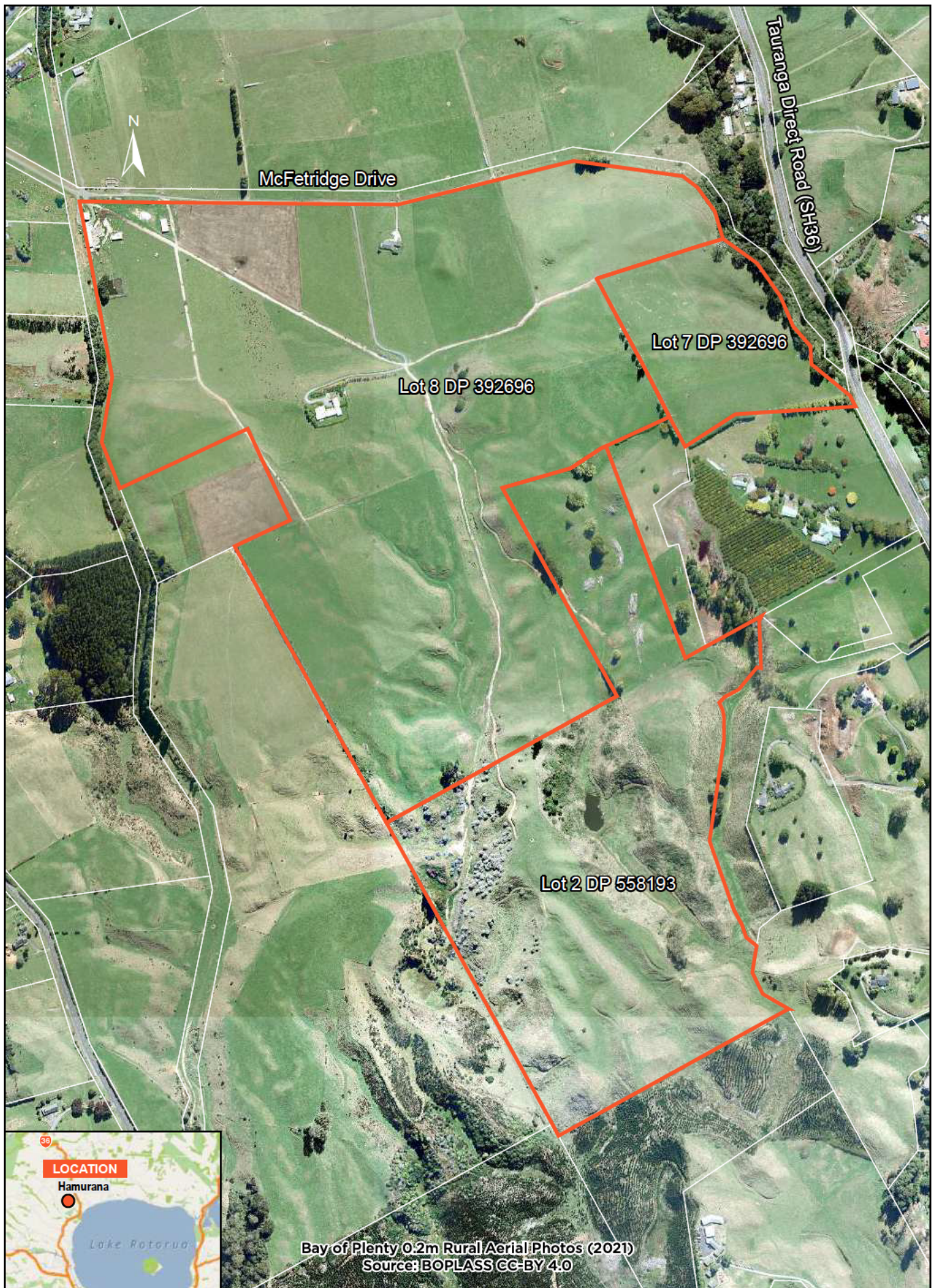


Figure 2 - Site Layout Plan
 66 McFetridge Drive,
 53A and 89 Tauranga Direct Road, Rotorua
 Scale = 1:7500 (A4)

0 150 300 450
 Metres

2. SITE DESCRIPTION

2.1. Environmental setting

2.1.1. Soils

The site is mapped on the national S-Map soils database as comprising pumice soils, described as sandy or gravelly and dominated by pumice or pumice sand. The topsoil is typically sandy in texture and moderately stony. The subsoil is also sandy in texture, with at least 30 cm of rock fragments deposited by volcanic activity within the top 1 m of soil depth. Generally, the soil is well drained and has a moderate to high soil water holding capacity (Ref: Landcare).

2.1.2. Geology

Except for the southern portion of 53A Tauranga Direct Road, the site is mapped as underlain by the Pleistocene-age Mamaku Plateau Formation, described as pink to purple-grey welded ignimbrite with columnar jointing in places. The Mamaku Plateau Formation is vapour-phase altered with minor fall deposits.

The southern portion of the southern block is mapped as underlain by the Pleistocene/Holocene-age Tauranga Group sediments, described as being silty, commonly diatomaceous and millimetre-laminated. The Tauranga Group sediments are dominated by pumice, rhyolite lava fragments and felsic crystals (Ref: GNS1).

An active fault is mapped as bisecting the site in an east-west orientation. Additional active faults are mapped to the immediate west of the site (Ref: GNS2).

2.1.3. Hydrogeology

The site is underlain by the Mamaku Plateau Formation which comprises upper, middle and lower ignimbrite subunits. The upper and lower subunits are non-welded and considered permeable, with groundwater flow likely to occur within pore spaces. The middle unit is strongly welded and considered impermeable. However, fractures within this impermeable unit allow groundwater flow to occur (Ref: GNS3).

According to the BoPRC online database, the site and surrounding area are located within the Rotorua Lakes Management Zone. Regional groundwater is expected to follow surface water drainage patterns and flow in a south easterly direction towards Lake Rotorua.

According to the BoPRC online database, there are five bores registered within a 500 m radius of the site:

- Bore BN-3469 is located approximately 440 m to the west of 66 McFetridge Drive. This bore is registered as active and used for production/monitoring purposes associated with a resource consent (21912.0.01-WU). This bore has a drilled depth of approximately 125 m below ground level (bgl) and a water level recorded before pumping of 54 m.

- Bore BN-10964 is located approximately 365 m to the east of 53A Tauranga Direct Road. This bore is registered as active and used for unknown purposes, with a drilled depth of approximately 45 m bgl and a water level recorded before pumping of 16 m. This bore is registered as being screened between 39 and 45 m bgl.
- Bores BN-10981 and BN-1561 are located approximately 460 m to the south-east of 53A Tauranga Direct Road. These bores are registered as active. However, no further information is recorded for BN-10981. Bore BN-1561 is registered as used for production/monitoring purposes, with a drilled depth of approximately 73 m bgl and a water level recorded before pumping of 15 m.
- Bore BN-11684 is located approximately 120 m to the south of 89 Tauranga Direct Road. This bore is registered as active and is used for unknown purposes, with a drilled depth of approximately 108 m bgl and a water level recorded before pumping of 55 m.

According to the BoPRC online database, there is a water take located approximately 650 m to the south-west of the 53A Tauranga Direct Road (associated with Taniwha Springs).

2.1.4. Hydrology

The nearest surface water body to the site is the Hauraki Stream, which is located on the eastern boundary of 89 Tauranga Direct Road. The stream crosses under Tauranga Direct Road and flows in a south-easterly direction, discharging to Lake Rotorua at Puhirua Bay, which is located approximately 765 m to the southeast of the site.

There are also two ephemeral streams associated with the gullies at the site which flow in a southerly/south-easterly direction through 53A Tauranga Direct Road. One of the streams discharges to the Awahou Stream, at a location approximately 800 m to the south of 53A Tauranga Direct Road, and the other discharges to Lake Rotorua at Puhirua Bay, at a location approximately 800 m to the southeast.

2.1.5. Meteorology

According to the BoPRC online database, the nearest environmental monitoring location to the site is 'Paraiti (Mangorewa) at Kaharoa', located approximately 6 km to the northeast of the site. The rainfall recorded at this location in 2021 was 1831.2 mm. Wind direction, wind speed and temperature were not recorded at this location and no credible source of this information was available at the time of writing.

2.1.6. BoPRC LUR

The site is not currently identified on the BoPRC LUR. There are four sites registered as currently being, or having been, subject to HAIL land use within a 1 km radius of the site:

- Site LUR-ROT-00509 is located approximately 600 m to the southwest of 53A Tauranga Direct Road. This site is registered as being subject to HAIL category I (the intentional or accidental release of a hazardous substance) and has been classified as contaminated.

- Site LUR-ROT-00521 is located approximately 780 m to the west of 66 McFetridge Drive. This site is registered as being subject to HAIL category A10 (persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds) and has been classified as suitable for the current land use. It is noted that this classification is recorded as being 'under challenge'.
- Site LUR-ROT-00093 is located approximately 1 km of the east of the 53A Tauranga Direct Road. This site is registered as being subject to HAIL category F8 (transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances) and has been classified as a verified HAIL site. It is noted that this activity is recorded as having ended in 2005.
- Site LUR-ROT-00291 is located approximately 230 m southeast of the 53A Tauranga Direct Road. This site is registered as being subject to HAIL category A8 (livestock dip or spray race operations) and has been classified as a verified HAIL site.

Based on the information reviewed, it is considered unlikely that these HAIL land uses are having, or have had, an impact on the site.

Relevant information is included in Appendix C.

2.2. Surrounding land uses

Land uses adjacent to the site are:

North	McFetridge Road, beyond which are rural residential properties and pastoral grazing land
East	Rural residential, pastoral grazing and some horticultural land, beyond which is Tauranga Direct Road (SH36)
South	Rural residential, pastoral grazing land and forestry, beyond which is Tauranga Direct Road/Hamurana Road (SH36)
West	Rural residential and pastoral grazing land, beyond which is Jackson Road and Central Road

The surrounding area is rural, dominated by pastoral grazing with associated dwellings and outbuildings, with some rural residential properties and small-scale horticulture and forestry properties.

3. SITE HISTORY

3.1. Pre-European history

The wider area is thought to have been occupied by Ngāti Rangiwewehi, an iwi of the Te Arawa confederation, since the mid-1300s. The nearby Hamurana and Taniwha Springs are considered taonga to Ngāti Rangiwewehi (Ref: Govt).

3.2. European settlement

Most of the wider area was acquired by the Crown prior to 1909 for European settlement and development into farmland (Ref: Govt).

3.3. Farmland

The earliest CTs (SA691/244, dated 23 November 1937; SA806/203, dated 29 September 1943) show 66 McFetridge Drive, 89 Tauranga Direct Road and the northern part of the 53A Tauranga Direct Road as owned by Edward Hugh McFetridge, farmer, of Ngongotaha.

Two additional CTs (SA1050/247, dated 14 November 1952; SA2B/1426, dated 25 October 1963) show the remainder of 53A Tauranga Direct Road, which was separated over two land parcels, as owned by Andrew Sinclair Sutherland, farmer, of Ngongotaha, and David Curry Missen, farmer, of Rotorua, respectively.

An aerial photograph from 1944 shows the majority of 66 McFetridge Drive and 89 Tauranga Direct Road in pasture and the majority of 53A Tauranga Direct Road in scrub. A small structure is visible in a paddock on the northern boundary of 66 McFetridge Drive. The existing Jackson and Tauranga Direct Roads are visible, as is the existing farm race which bisects the northern block before crossing into, and traveling along, the western portion of 53A Tauranga Direct Road. The area surrounding the site is largely in pasture and/or scrub.

An aerial photograph from 1969 shows a milking shed and an implement shed constructed on the northwest portion of 66 McFetridge Drive. Another structure (possibly a hayshed) has been constructed towards the south-western boundary. Several paddocks appear to have been cropped. Another farm race is visible, which bisects the northeast portion of 66 McFetridge Drive in a north-south orientation before crossing into the adjacent property at 67 Tauranga Direct Road. This aerial photograph and the property file for 66 McFetridge Drive show that there was historically a milking shed and implement sheds located at the adjacent property (67 Tauranga Direct Road).

An aerial photograph from 1981 shows a milk tanker turning circle to the immediate north and an effluent pond to the immediate south of the milking shed in the northwest portion of 66 McFetridge Drive. The hayshed is no longer visible on the southwest portion. The existing McFetridge Road is visible, as is another farm race, which bisects the western portion in a north-south orientation. The area surrounding the site largely remains in pasture.

An aerial photograph from 1995 shows that the layout of the site remained largely the same between 1981 and 1995.

The property file for 66 McFetridge Drive contains Building Consent (BC) 13351 (dated 2002), which details the replacement of the implement shed (identified in the aerial from 1966). It is noted that there is no information associated with the BC relating to the original implement shed (e.g. construction materials, demolition details).

The property file for 66 McFetridge Drive also contains BC and Code Compliance Certificate (CCC) 62078 (dated 2008 and 2012, respectively) and 63682 (dated 2009 and 2010, respectively) which relate to the construction of a dwelling and garage on the northern portion of 66 McFetridge Drive.

Recent aerial imagery shows two dwellings constructed on 66 McFetridge Drive: one towards the northern boundary (associated with BC and CCC 62078) and the second towards the centre. The construction of the second dwelling is associated with BC and CCC 64760 (dated 2010 and 2012, respectively). It is noted that a 465 L diesel tank is located at the rear of the garage associated with this dwelling for use in a boiler.

Recent aerial imagery also shows a structure (calf rearing shed) constructed to the immediate east of the milking shed (identified in the aerial from 1969) and an additional implement shed constructed to the east of the calf rearing shed. To avoid confusion with the existing (western) implement shed, this shed is hereinafter referred to as the eastern implement shed.

The property file for 66 McFetridge Drive contains BC and CCC 63962 (dated 2007 and 2010, respectively) which relate to the construction of the eastern implement shed. It is noted that the CCC contains a photograph of the south side of the shed in which a diesel aboveground storage tank (AST) is visible, presumably used to fuel farm vehicles. This photograph is included as Plate 1.



Plate 1: Diesel AST located on south side of eastern implement shed, c. 2010. Image sourced from BC 63962.

According to the BOPRC online database, the site was granted resource consent RM18-0698 (dated 2019) to use land within the Rotorua Lake catchment for farming and to discharge farm dairy effluent to pasture and sludge to land. The consent expires in 2038.

According to the CTs, the site has been subject to many subdivisions and boundary adjustments, notably including the creation of Lots 7 and 8 DP 392696 (89 Tauranga Direct Road and 66 McFetridge Drive, respectively) as part of a large subdivision in 2008 and the creation of Lot 2 DP 558193 (53A Tauranga Direct Road) in 2021. It is also noted that the site has largely remained in the ownership the McFetridge family since the mid-1900s.

Historical certificates of title are included in Appendix A, relevant information in Appendix C and selected aerial photographs in Appendix D.

4. PUBLISHED RESEARCH

In 2005, SEM NZ Limited (SEM) completed an investigation to establish residual soil concentrations of selected agrichemicals associated with various land uses within the Bay of Plenty (see Ref: SEM).

The results relevant to this site, with respect to relevant guideline values, are summarised in Table 2.

Table 2: Summary of relevant SEM (2005) results and guideline values

Contaminant ¹		Cadmium	ΣDDTs ^{2,3}
SEM results	Pasture	0.5 - 1.3	0.00 - 1.18
Guideline values	SCS for rural residential land use ⁴	0.8	45
	BoPRC ⁶	7.5	12 or 0.75 ⁷

Notes: 1: All concentrations listed are in mg/kg dry weight and present the range in concentrations reported for sites located within the BOP Region. 2: ΣDDTs: sum of o,p- and p,p'- isomers of dichlorodiphenyltrichloroethane (DDT) and its breakdown products DDD and DDE. 3 Lindane, dieldrin, endosulfans, hexachlor and metolachlor not detected in samples analysed. 4: SCS for rural residential land use (including home-grown produce consumption of 25%) outlined in NES-CS. 5. Interim environmental guideline values (IEGVs) referred to in Rule DW R25 of the BOPRC RNRP. *Lower value applies during soil disturbance. **Bold** values exceed SCS for a high-density residential land use. **Orange** values may exceed IEGVs during soil disturbance.

Of relevance to this site, SEM reported the following:

- Concentrations of cadmium within pasture sites were above the soil contaminant standards (SCS) for a rural residential land use including home-grown produce consumption of 25% (Ref: MfE2).
- There is the potential for residual concentrations of DDT and breakdown products due to the addition of these organochlorine pesticides (OCPs) to fertilisers in order to control grass grub. These OCPs were in use from about 1945, with liquid application banned in 1961 and solid application banned in 1977. As the site has been used for pastoral grazing since at least the 1940s, the potential use of OCPs cannot be discounted.

5. CURRENT SITE CONDITIONS

5.1. Site inspection

HAIL Environmental completed a site inspection on 24 February 2022, accompanied by Mr Stuart Milsom, the current site owner. Mr Milsom has owned the site since 2006.

The site is flat to undulating, with an overall slope down towards Lake Rotorua, located approximately 1.5 km southeast of the site. Several gully systems were observed, which are orientated in a southerly/south-easterly direction within the site and expected to discharge to Lake Rotorua.

The site currently comprises pastoral grazing land. Two dwellings, one occupied by the Milsom family and one by farm workers, are located on the northern portion of 66 McFetridge Drive. The dwellings were constructed in 2010 and 2008, respectively, and were observed to be in good condition.

A milking shed, calf rearing shed and two implement sheds are located on the northwest portion of 66 McFetridge Drive. The milking shed is a herringbone configuration and comprises a concrete yard to the immediate east and milking equipment storage shed to the north. A wastewater sump was located on the southern side of the milking shed. The sump discharges to a lined effluent pond which is connected to a wastewater reticulation system and used to irrigate paddocks to the south of the milking shed.

Mr Milsom stated that there had been a fire within the switchboard located towards the northern end of the milking shed and that this end of the shed had been subsequently rebuilt, with waste material removed for offsite disposal. The milking shed was constructed from galvanised steel framing and clad with corrugated iron.

The calf rearing shed and farm implement sheds had earthen floors and were constructed of timber and clad with corrugated iron. No evidence of any asbestos-containing material (ACM) was observed on any of the farm buildings.

The eastern implement shed contained an excavator and several tilling and seeding implements. Mr Milsom stated that the implements were used for stock feed crops (e.g. fodder beets) which were grown on suitable paddocks on a rotational basis.

A diesel AST was located on the southern side of the eastern implement shed. It is understood that the AST had a 500 L capacity and was disused. No evidence of any spills was observed on the ground surrounding the AST.

The layout of the site as observed is shown on Figure 2 and photographs taken during the site inspection are included in Appendix E.

5.2. Initial conceptual site model

The information reviewed as part of this PSI has showed that the proposed development will comprise land that has been used for pastoral grazing since at least the 1940s.

There is the potential for pastoral grazing soils to contain residual cadmium and organochlorine pesticides (OCPs) associated with the application of super phosphate fertiliser, particularly where dairying has occurred from the 1950s. It is noted that fertiliser application is likely to have been limited due to the steep topography of some areas at the site (e.g. gullies).

The application of fertilisers to pastoral grazing areas is unlikely to have resulted in concentrations of contaminants that exceed soil contamination standards for the proposed land use and/or the BoPRC interim environmental guideline values. However, due to the duration of pastoral grazing (c. 1900s), the presence of agrichemicals should be assessed to inform the proposed subdivision and change of land use. The potential contaminants of concern therefore include heavy elements, specifically cadmium, and OCPs, specifically dichlorodiphenyltrichloroethane (DDT).

There is the potential for hydrocarbons in soils in the vicinity of the diesel AST located on the south side of the eastern implement shed. However, there was no evidence of any spills in the vicinity of the AST during the site inspection.

There is also the potential for asbestos-containing materials (ACM) or lead-based paint in soils the vicinity of the milking shed and former implement shed location.

The potential sensitive receptors include development earthworkers and future occupiers, with the potential transport and exposure pathways include direct (dermal) contact with soil, incidental ingestion of soil-derived dust and consumption of homegrown produce (future residents only). There is also the potential for contaminants to be entrained in stormwater runoff during earthworks and transported into surface water associated with the gully systems at the site.

5.3. Preliminary soil sampling

Based on the initial CSM, preliminary soil sampling was undertaken at the site to confirm concentrations of cadmium and DDT.

The sampling locations were selected based on topography and targeted the ridges within the pastoral grazing area as these were considered to be more accessible for traditional fertiliser spreading and cropping methods, and therefore representative of higher concentrations of any residual agrichemicals.

In addition, the elevated areas within the site had views of Lake Rotorua and therefore were considered more likely to be developed for rural residential use in future.

While other areas within the north-western portion of the site have been identified as also having the potential for localised impacts to soil quality, these have not been targeted in this PSI. During the site walkover, Mr Milsom stated that the north-western portion of the site may not be used for residential purposes.

For the avoidance of doubt, the preliminary soil sampling completed during this investigation was strictly limited to the shallow soils within the pastoral grazing area and is not intended to constitute a detailed site investigation (DSI).

5.3.1. Guideline values

The following criteria have been used for selected for comparison with analytical results:

- Soil contaminant standards (SCS) for a rural residential land use scenario; including home-grown produce consumption of up to 25 % (Ref: MfE3).
- BoPRC interim environmental guideline values (iEGVs) (Ref: RNRP).

It is noted that an exceedance of these values will require a restricted discretionary consent under Rule DW R25 of the BoPRC RNRP.

- Background levels of agrichemical residues in Bay of Plenty soils (Ref: SEM).

5.3.2. Methodology

The soil sampling was completed following the site inspection on 24 February 2022.

Sampling involved the collection of seven discrete samples (including one field duplicate) from shallow (0 – 0.25 m) soil at six sampling locations within the pastoral grazing area. A sample location plan is included in Figure 3.

Test pits were excavated by hand through the topsoil profile into the underlying silt using a stainless steel spade. Topsoil samples were retrieved from each test pit sidewall and placed directly into laboratory-supplied glass jars using nitrile gloves. Sampling equipment was decontaminated between sampling locations using a solution of Decon-90® and gloves were replaced between sample locations to avoid cross contamination.

Samples were couriered to Analytica Laboratories Limited (Analytica) in Hamilton under chain of custody documentation (refer Appendix F) for analysis of cadmium. A composite sample (comprising sub-samples of primary samples collected from four sample locations) was prepared by the laboratory and analysed for OCPs.

5.3.3. Observations

The soil profile encountered within the pastoral grazing area comprised brown SILT (topsoil) underlain by white-grey silty CLAY.

No ACM or other anthropogenic material was identified in soil at the sample locations.

5.3.4. Results

The analytical results are presented in Table 3 and summarised as follows:

- Cadmium concentrations in soil samples analysed were below the SCS for a rural residential land use and the iEGVs.
- Three soil samples (P5, P9 and P28) reported cadmium concentrations above background concentrations.
- With the exception of trace DDT, OCPs in the composite soil sample analysed were below the laboratory limit of reporting (LOR).
- The composite soil sample (composite of samples P9, P20, P31 and P38) reported a concentration of total DDT below the SCS for a rural residential land use.

Table 3: Summary of laboratory analytical results

Analytes	Range of concentrations (P8, P9, P20, P20(D), P28, P31, P38)	Composite (P9, P20, P31, P38)	Background concentration range	iEGV	SCS rural residential
Cadmium	0.350 - 0.769	-	0.1-0.5	<u>2.5</u>	0.8*
pH	4.5 – 5.5	-	-	-	-
Total DDT**	-	0.050	0.005-0.14	-	45

Notes: Concentrations are total recoverable analyte, mg/kg dry weight. **Red Bold** – exceeds SCS. **Bold** – exceeds background concentration. Underlined – exceeds iEGVs.

*Default value for soil that is pH 5. Concentrations increase with increasing pH.

**Sum of DDT, DDD and DDE (4,4' and 2,4 isomers).

5.3.5. Quality assurance/quality control

Analytical data was required to be reproducible within 30 % (Ref: MfE3), with reported limits of detection no greater than one-third the assessment criterion for the contaminant.

Sample P20(D) was a field duplicate for sample P20 and was analysed for cadmium. The mean relative percent difference for all elements was 7.7 % and well within the 30 % data quality objective.

Analytica Laboratories is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. Analyses were performed in accordance with the terms of accreditation.

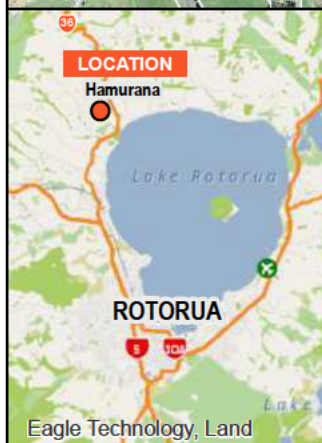
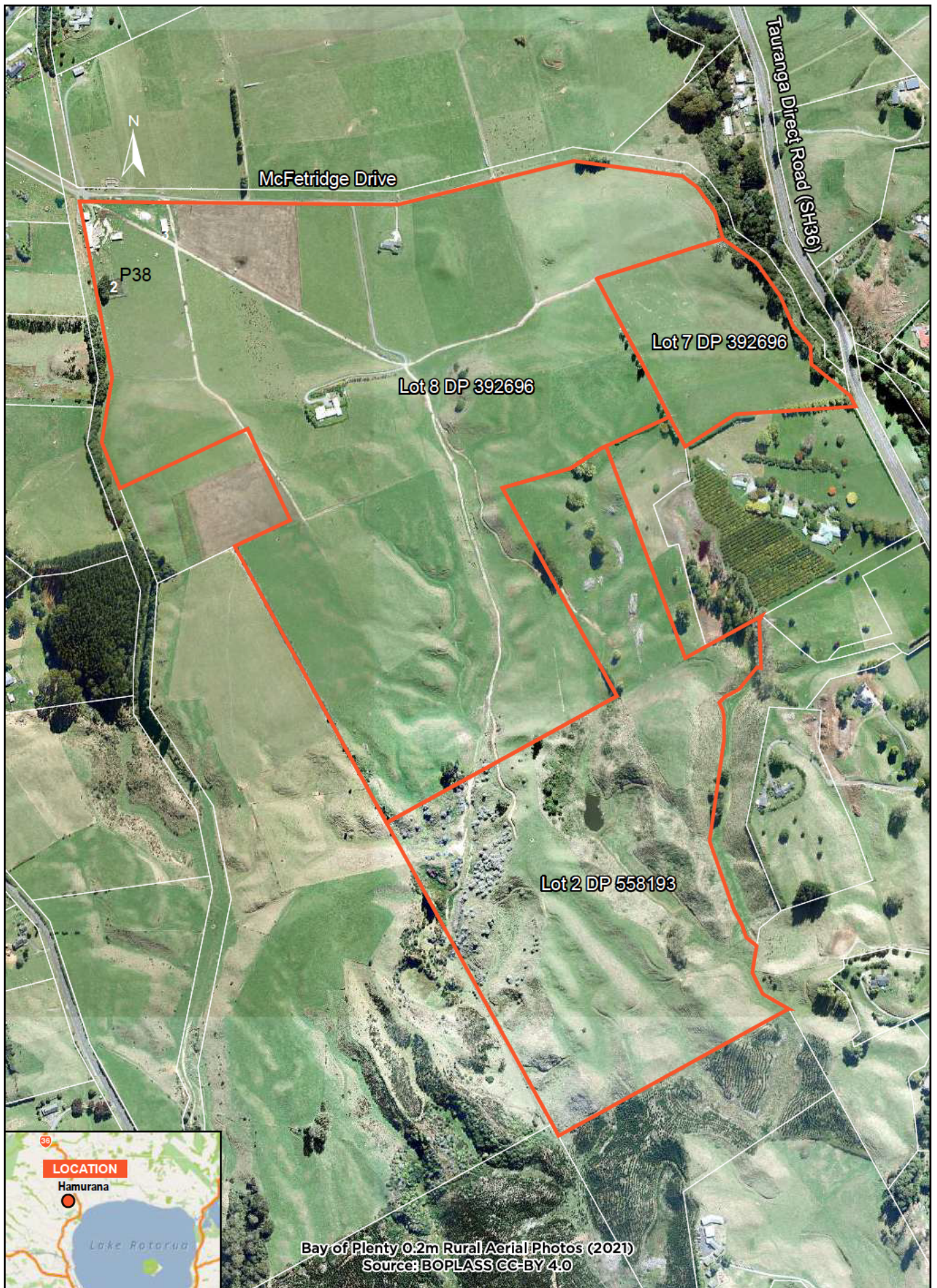


Figure 2 - Sample Location Plan
 66 McFetridge Drive,
 53A and 89 Tauranga Direct Road, Rotorua
 Scale = 1:7500 (A4)

0 150 300 450
 Metres

6. RISK ASSESSMENT

This PSI has confirmed that the site has been used for pastoral grazing since at least the 1940s and likely since the bush was cleared in the area (late 1800s). The results of the preliminary sampling in pastoral grazing areas show the diffuse application of agrichemicals has not resulted in concentrations of heavy elements in shallow soils at the site exceeding the SCS for a rural residential land use. The proposed change of use and associated development-related soil disturbance are highly unlikely to pose a risk to human health, both during and following development.

6.1. Potential point sources of contamination

Information reviewed during this PSI and observations made during the site inspection suggest potential sources of contamination may be present in the north-western portion of the site. These sources may include, but not be limited to, the following:

- Storage of fuel which may fit the criteria of HAIL category A17 'storage tanks or drums for fuel, chemicals, or liquid waste'. This includes the diesel AST located on the south side of the eastern implement shed. However, no evidence of any spills was observed on the ground surrounding the AST during the site inspection.
- Asbestos-containing materials or lead-based paint, possibly in a deteriorated condition, which may fit the criteria of HAIL category E1 'buildings containing asbestos products known to be in a deteriorated condition' and/or HAIL category 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'. This includes:
 - Milking shed, considering the age, the historic fire/subsequent rebuild of the northern end and that prior to 1964, white lead (lead carbonate) was used as a pigment in paint which may have impacted surrounding soil as it degraded.
 - Former implement shed location, considering the age and the historic removal/demolition.
- Effluent pond which may fit the criteria of HAIL category G5 'waste disposal to land'

6.2. Transport and exposure pathways

If petroleum hydrocarbons are present in soils around the AST, these could potentially migrate to groundwater. Other risks from petroleum hydrocarbons in soils include vapour intrusion into buildings and indirect exposure from consumption of home grown produce.

If asbestos fibres are present in soils around structures at the site, transport and exposure pathways could include inhalation by earthworkers during development and by future residents following development and indirect exposure through fibres entrained in stormwater runoff during heavy rain and/or earthwork activities.

If lead-based paint contaminants are present in soils around structures at site, transport and exposure pathways could include direct contact by earthworkers during development and by future residents following development and indirect exposure through consumption of homegrown produce and through soil particles entrained in stormwater

runoff during heavy rain and/or earthwork activities.

Transport and exposure pathways for disease carrying microorganisms within the effluent pond could include direct exposure to earthworkers during development and future residents following development and indirect exposure through contamination of water supplies.

6.3. Sensitive receptors

Potentially sensitive receptors could include development earthworkers associated with the development and future residents.

It is noted that risks to earthworkers can be managed through the implementation of an adequate health, safety and environmental management plan.

It is also noted that the information relating to the layout of the subdivision is indicative only. Subject to boundary setbacks and other requirements, future lot owners will have the discretion over the location of their dwelling and curtilage within their lot.

The shallow aquifer system is potentially a sensitive receptor as it is likely unconfined and is used for production/monitoring purposes. In addition, the gully systems located within the site (both of which ultimately discharge to Lake Rotorua) may be receptors for stormwater runoff during heavy rain events.

No other ecological or cultural receptors have been identified within the site.

6.4. Conceptual site model

In contaminated land practice, a 'contaminant linkage' is said to be present if a sensitive receptor could be exposed to a contaminant discharged from a source. If there are no complete contaminant linkages, the site is highly unlikely to pose a threat to human health or the environment.

The northwest portion of 66 McFetridge Drive may be considered a 'piece of land' due to the potential sources of contamination represented by the fuel storage, waste disposal and building materials (i.e., asbestos and lead-based paint). These potential HAIL areas should be investigated further prior to any development as part of consent requirements associated with a change of land use and/or soil disturbance under the NES-CS. However, in an undisturbed state, these potential sources of contamination are considered to pose a low risk to human health.

Based on the above assessment, and assuming the potential HAIL areas are not used for rural residential purposes, no source-pathway-receptor linkages were identified as complete in relation to the proposed subdivision and change in land use at the site.

6.5. Planning implications

Based on information presented, HAIL Environmental considers that parts of the site may be, or have been, subject to HAIL land uses. Planning implications in relation to the applicability of the NES-CS are as follows:

It is understood that the pastoral grazing areas, in particular those associated with the ridges, will be developed for rural residential use. The findings of this PSI suggest pastoral grazing areas of the site do not meet the definition of a 'piece of land' under Regulation 5(7) of the NES-CS. This conclusion applies to the majority of 66 McFetridge Drive (i.e., with the exception of the north-west portion) and to the entirety of 53A and 89 Tauranga Direct Road.

It is noted that shallow soils from within the pastoral grazing areas at the site may not meet the definition of cleanfill. Consideration should be given to retaining topsoil onsite where possible as the findings of the current investigation indicate that additional testing may be required on excess soil to determine appropriate offsite disposal options.

The findings of this PSI suggest there are several areas within the northwest portion of 66 McFetridge Drive which may be, or have been, subject to HAIL land use. These areas may be considered 'pieces of land' under Regulation 5(7) of the NES-CS. If a change of land use or soil disturbance is proposed in these areas in future, further investigation (i.e., DSI) will be required and, depending on the results, potentially remediation.

Furthermore, if additional investigations reveal concentrations of contaminants above the BoPRC iEGVs, remediation will require a restricted discretionary consent under Rule DW R25 of the BoPRC RNR.

6.6. Recommendations

This PSI has identified areas within the northwest portion of 66 McFetridge Drive that may be, or have been, subject to HAIL land use. If a change of land use and/or soil disturbance is proposed in these areas, the requirements of the NES-CS will need to be addressed including the completion of a DSI.

Recommendations for further investigation and/or management in each area are set out in Table 4.

Table 4: Recommendations for investigation and/or management

Potential HAIL area ¹	Potential HAIL categories	Recommended investigation and/or management
1 – Milking shed and former implement shed location	E1/I	Potential asbestos and lead-based paint in soil around milking shed and former implement shed location. Near surface soils to be sampled for laboratory analysis for lead and asbestos.
2 – Effluent pond	G5	Potential infectious disease risk. Waste removal and disposal to be covered in Contaminated Site Management Plan (CSMP). Approach should be aligned with standard decommissioning requirements for farm dairy effluent (FDE) ponds.
3 – Fuel storage	A17	Potential petroleum hydrocarbons in soil around AST on south side of implement shed. Near surface soils to be sampled for laboratory analysis for total petroleum hydrocarbons and polycyclic aromatic hydrocarbons.

¹Refer to Figure 3.

ACM may be present within most older buildings (<c. 1980s). Regulation 22 and 27 of The Health and Safety at Work (Asbestos) Regulations 2016 apply to any building constructed prior to 1 January 2000. Compliance requirements include that a person conducting a business or undertaking (PCBU) must identify and remove asbestos before demolition of the building.

Based on the historical aerial photographs, the milking shed and former implement shed were constructed prior to 1 January 2000. If buildings are to be demolished as part of the proposed development, a licensed asbestos surveyor should be engaged to survey the buildings prior to demolition to ensure compliance with this regulation.

Due to the potential for waste disposal or offal pits to be encountered during bulk earthworks, it is recommended that contingency measures are adopted into a CSMP to manage any risks associated with these wastes if encountered.

6.7. Limitations, assumptions and uncertainties

Areas of the site which may be subject to elevated concentrations of contaminants as a result of fuel storage, waste disposal and building materials were excluded from the current investigation. These areas of the site should be tested prior to any development as part of resource consent requirements associated with subdivision and/or change of land use under the NES-CS.

7. CONCLUSIONS

The findings of this PSI suggest historic land use activities will not preclude the proposed subdivision and land use change. However, it is noted that there are several areas within the northwest portion of 66 McFetridge Drive which may have been subject to HAIL land use. These areas may be considered 'pieces of land' under Regulation 5(7) of the NES-CS.

If a change or land use or soil disturbance is proposed in these areas, further investigation (i.e., DSI) will be required and, depending on the results, potentially remediation. Furthermore, if additional investigations reveal concentrations of contaminants above the BoPRC iEGVs, remediation will require a restricted discretionary consent under Rule DW R25 of the BoPRC RNRP.

The findings of this PSI confirm pastoral grazing areas of the site do not meet the definition of a 'piece of land' under Regulation 5(7) of the NES-CS. This conclusion applies to the majority of 66 McFetridge Drive (i.e. with the exception of the northwest portion) and to the entirety of 53A and 89 Tauranga Direct Road.

Shallow soils from within the pastoral grazing areas at the site may not meet the definition of 'cleanfill'. Consideration should be given to retaining topsoil onsite during future development, as the findings of the current investigation indicate that additional testing may be required on excess soil to determine appropriate offsite disposal options.

LIMITATIONS

This PSI is the property of Caland Holdings Limited and HAIL Environmental. It was produced for the purpose stated above in accordance with the conditions of the contract dated 23 December 2021. It does not purport to provide legal or financial advice. HAIL Environmental accepts no liability to any other party or for any other purpose.

HAIL Environmental cannot reach unqualified conclusions about soil contamination at the site, because:

- We have only reviewed readily available information. This information may contain errors and omissions, for which we cannot be responsible: we have not validated any information unless specifically stated.
- Conclusions based on review of representative regional land uses and their impacts cannot ensure that impacts from the site fall within regional norms.
- Preliminary soil sampling was undertaken solely to support our assessment of site history and condition, and did not constitute a detailed site investigation.

This report is current as of 24 February 2022. Site conditions may change in future, as may regulations and guidance. Readers must make their own judgements as to whether this report remains current at the time of reading, and/or seek further advice from HAIL Environmental.

REFERENCES

BoPRC: Bay of Plenty Regional Council online maps. Information obtained from geospatial.boprc.govt.nz, accessed 28 February 2022.

BoPRC: Regional Natural Resources Plan. Bay of Plenty Regional Council. 2018.

GNS1: Geology of the Rotorua area. 1:250,000 geological map 5. Leonard, G.S., Begg, J.G., and Wilson, C.J.N. (compilers). Institute of Geological and Nuclear Sciences Limited, Lower Hutt. 2010.

GNS2: Surface traces of onshore active faults. Information obtained from Active Fault Database at gns.cri.nz, generated 28 February 2022. Institute of Geological and Nuclear Sciences Limited, Lower Hutt. 2022.

GNS3: Groundwater age, time trends in water chemistry, and future nutrient load in the Lakes Rotorua and Okareka Area. Morgenstern, U., Reeves, R., Daughney, C., and Cameron, S. Institute of Geological and Nuclear Sciences Limited, Lower Hutt. 2004.

Govt: Deed of Settlement between the Crown and Ngāti Rangiwewehi. Information obtained from govt.nz, generated 28 February 2022. New Zealand Government, Wellington. 2016.

Landcare: Turangi_10a.1 Information sheet obtained from National Soil Mapping Database at smap.landcareresearch.co.nz, generated 28 February 2022. Landcare Research New Zealand Limited. 2022.

MfE1: Ministry for the Environment. 2021. Contaminated land management guidelines No 1: Reporting on contaminated sites in New Zealand (Revised 2021). Ministry for the Environment, Wellington. 2021.

MfE2: Ministry for the Environment. 2021. Contaminated land management guidelines No 5: Site investigation and analysis of soils (Revised 2021). Ministry for the Environment, Wellington. 2021.

MfE3: Methodology for deriving standards for contaminants in soil to protect human health. Ministry for the Environment, Wellington. 2021.

NES:CS: Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

SEM: Background levels of agrichemical residues in Bay of Plenty soils. SEM NZ Limited. Tauranga. 2005.

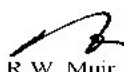
Appendix A: Certificates of Title



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

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **64498** **Cancelled**

Land Registration District **South Auckland**

Date Issued 30 June 2003

Prior References

SA71A/41

Estate Fee Simple
Area 33.9000 hectares more or less
Legal Description Lot 3 Deposited Plan 316504

Original Proprietors

Mark William Irwin and Kenneth Franklin Iles as to a 1/2 share

Mark William Irwin and Kenneth Franklin Iles as to a 1/2 share

Interests

Subject to Section 206 Land Act 1924 (affects Part formerly Lot 3 DPS 34924)

5639403.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.6.2003 at 9:00 am

B645468.1 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - Produced 9.2.2001 at 3.25 and entered 12.2.2001 at 9.00 am (affects part formerly Lot 2 DPS 89704 only)

5565426.1 Mortgage to The National Bank of New Zealand Limited - 28.4.2003 at 9:00 am

5792663.1 Cancellation of Consent Notice B645468.1 - 10.11.2003 at 9:00 am

6052493.5 Discharge of Mortgage 5565426.1 - 23.6.2004 at 9:00 am

8112039.1 Surrender of the Land Covenant specified in Easement Certificate 6052493.2- 25.3.2009 at 3:33 pm

8116915.3 Transfer to Christopher James Read Meban and Allan Colquhoun de Lautour - 9.4.2009 at 1:32 pm

8116915.4 Mortgage to ANZ National Bank Limited - 9.4.2009 at 1:32 pm

8872957.1 Discharge of Mortgage 8116915.4 as to Lot 1 DP 444848 - 1.11.2011 at 4:29 pm

8872957.2 Cancellation of Consent Notice 5639403.1 - 1.11.2011 at 4:29 pm

8872957.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.11.2011 at 4:29 pm

8872957.5 Transfer of Lot 1 DP 444848 to Paul Thomas Raethel, Valerie Rhoda Raethel and David Brian Russell - 1.11.2011 at 4:29 pm

Fencing Covenant in Transfer 8872957.5 - 1.11.2011 at 4:29 pm (affects Lot 1 DP 444848)

8872957.6 CTs issued - 1.11.2011 at 4:29 pm

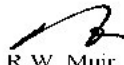
Legal Description	Title
Lot 1 Deposited Plan 444848	558493
Lot 2 Deposited Plan 444848	558494

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 371509
Land Registration District South Auckland
Date Issued 15 February 2008

Prior References
SA15C/1235

Estate Fee Simple
Area 5.9874 hectares more or less
Legal Description Lot 7 Deposited Plan 392696
Original Registered Owners
Terrence Rayburn McFetridge, John Grant McFetridge and Bruce Murray Smith

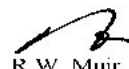
Interests

B646240.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 15.2.2001 at 12.13 pm
7715575.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.2.2008 at 9:00 am
Land Covenant in Easement Instrument 7715575.4 - 15.2.2008 at 9:00 am
7825264.1 Discharge of Mortgage B646240.3 - 22.5.2008 at 3:32 pm
Land Covenant in Easement Instrument 7828231.1 - 27.5.2008 at 9:00 am
7726082.1 Transfer to Christopher Eric Hill and Carole Barbara Limbrick-Hill - 6.6.2008 at 3:03 pm
7726082.2 Mortgage to ANZ National Bank Limited - 6.6.2008 at 3:03 pm
8927178.1 Discharge of Mortgage 7726082.2 - 30.11.2011 at 3:54 pm
8927178.2 Transfer to Caland Holdings Limited - 30.11.2011 at 3:54 pm
8927178.3 Mortgage to Rabobank New Zealand Limited - 30.11.2011 at 3:54 pm



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UNDER LAND TRANSFER ACT 2017
FREEHOLD
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Registrar-General
of Land

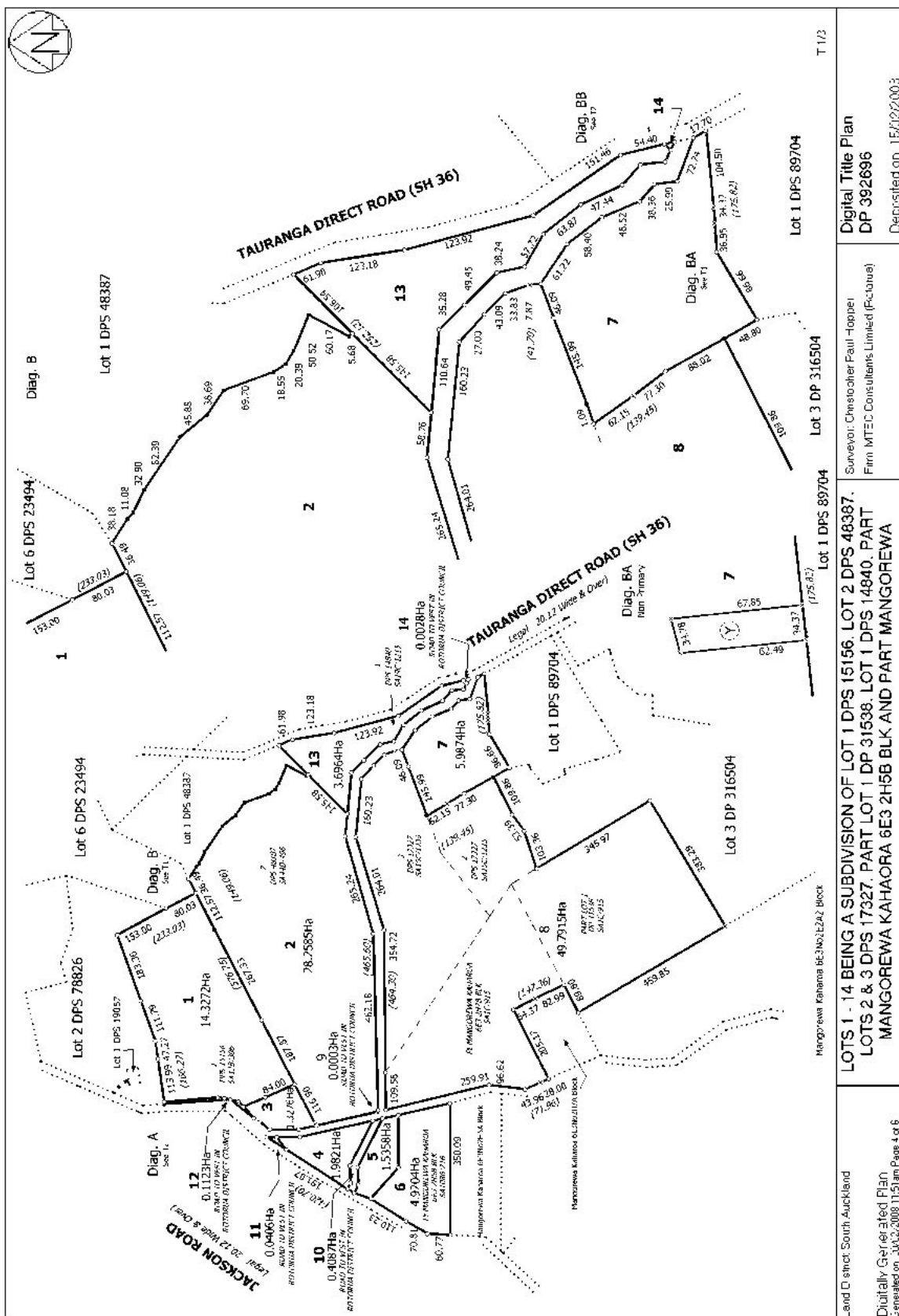
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Land Registration District South Auckland
Date Issued 15 February 2008

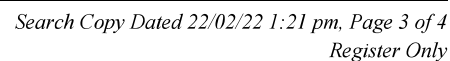
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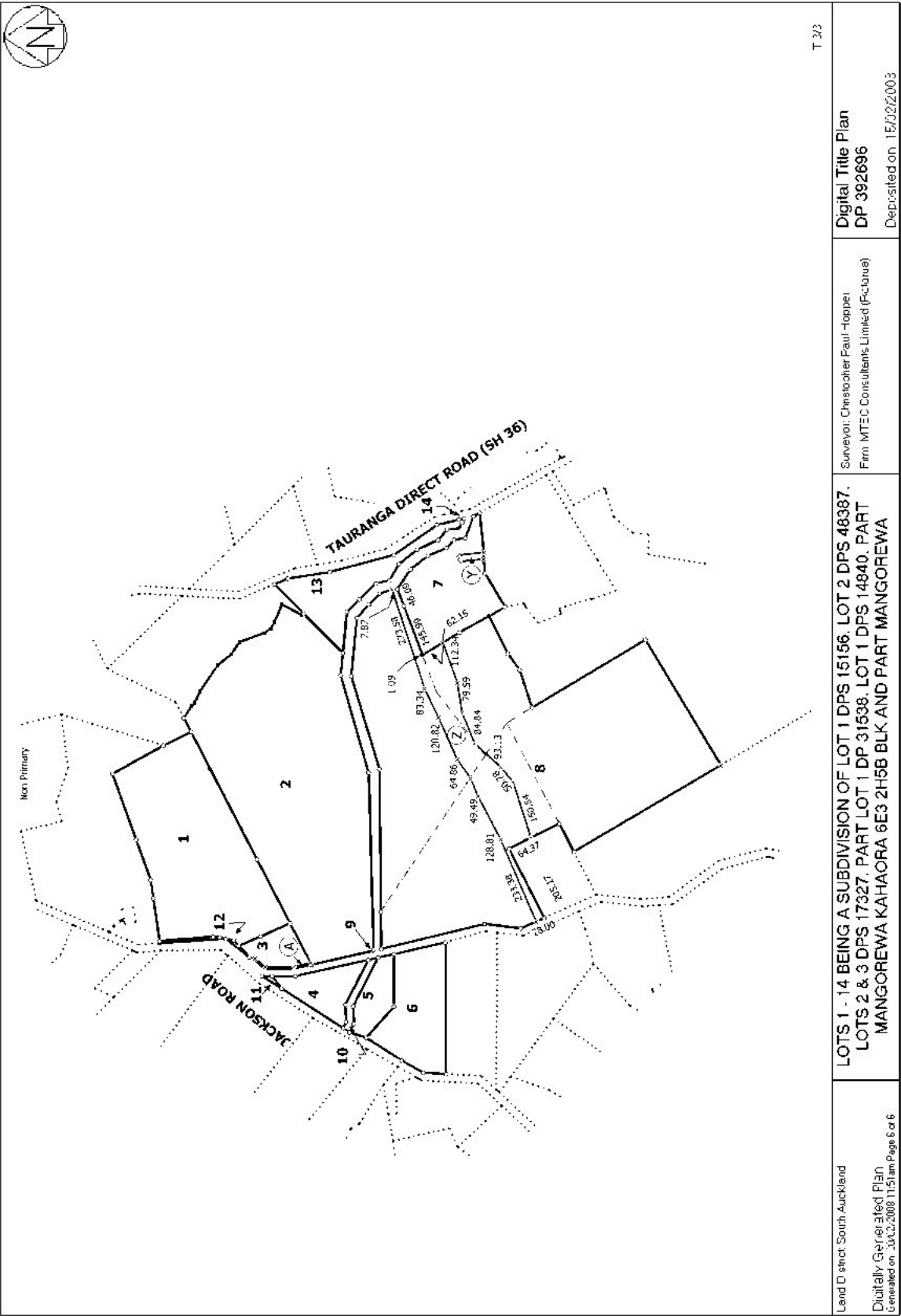
Estate Fee Simple
Area 5.9874 hectares more or less
Legal Description Lot 7 Deposited Plan 392696
Registered Owners
Caland Holdings Limited

Interests

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Land Covenant in Easement Instrument 7715575.4 - 15.2.2008 at 9:00 am
Land Covenant in Easement Instrument 7828231.1 - 27.5.2008 at 9:00 am
8927178.3 Mortgage to Rabobank New Zealand Limited - 30.11.2011 at 3:54 pm



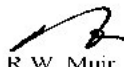






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Registrar-General
of Land

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

Identifier 371510
Land Registration District South Auckland
Date Issued 15 February 2008

Prior References
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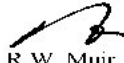
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Area 49.7915 hectares more or less
Legal Description Lot 8 Deposited Plan 392696
Original Registered Owners
Terrence Rayburn McFetridge, John Grant McFetridge and Bruce Murray Smith

Interests
B646240.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 15.2.2001 at 12.13 pm
7715575.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.2.2008 at 9:00 am
Land Covenant in Easement Instrument 7715575.4 - 15.2.2008 at 9:00 am
7734035.1 Discharge of Mortgage B646240.3 - 5.3.2008 at 9:18 am
7734035.2 Transfer to Caland Holdings Limited - 5.3.2008 at 9:18 am
7734035.3 Mortgage to ANZ National Bank Limited - 5.3.2008 at 9:18 am
8229995.1 Discharge of Mortgage 7734035.3 - 31.7.2009 at 2:33 pm
8229995.2 Mortgage to Rabobank New Zealand Limited - 31.7.2009 at 2:33 pm
12313701.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.12.2021 at 9:47 am
12313701.6 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 979716)
- 14.12.2021 at 9:47 am
Subject to Section 242(1) and (2) Resource Management Act 1991



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Registrar-General
of Land

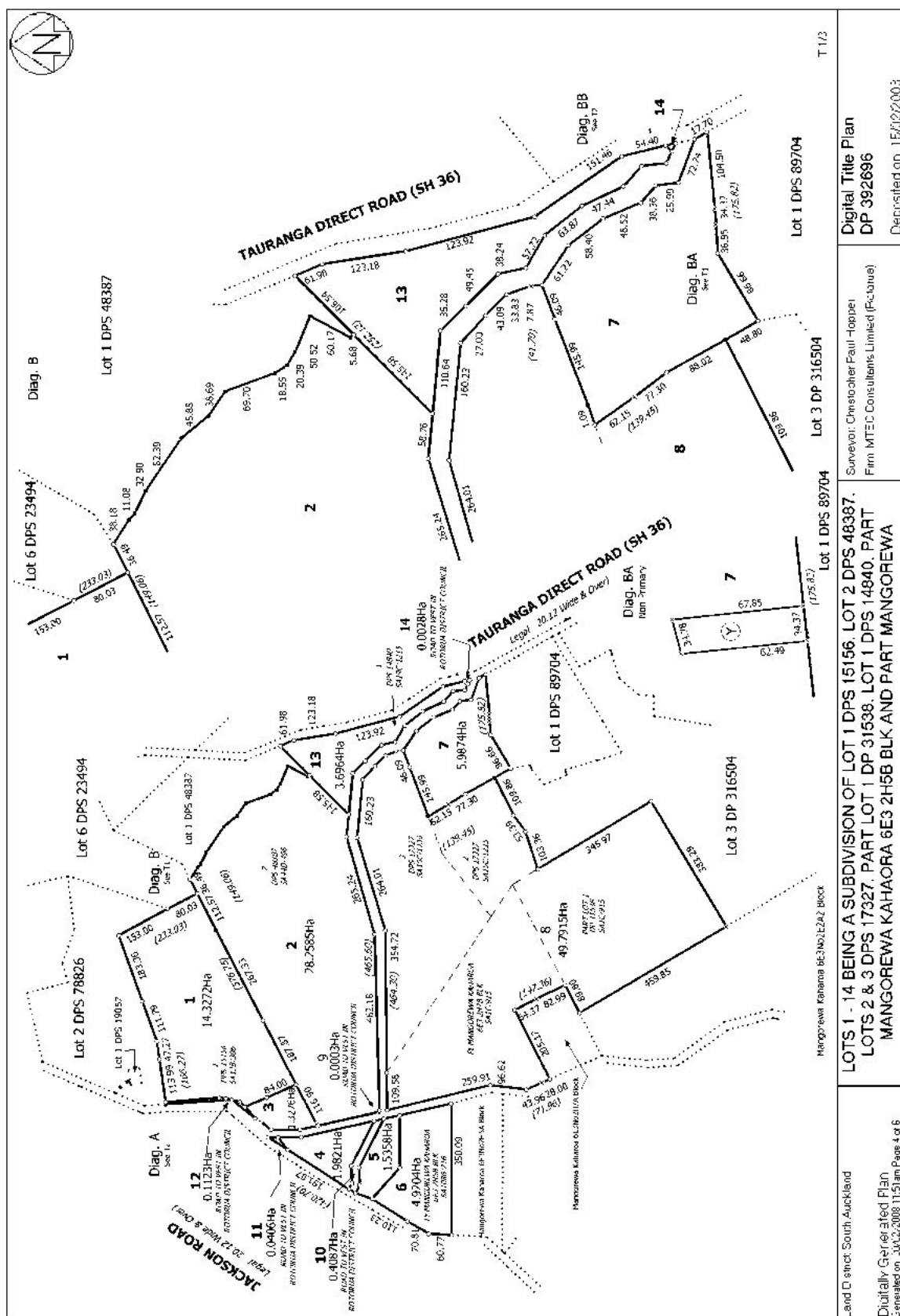
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Land Registration District **South Auckland**
Date Issued 15 February 2008

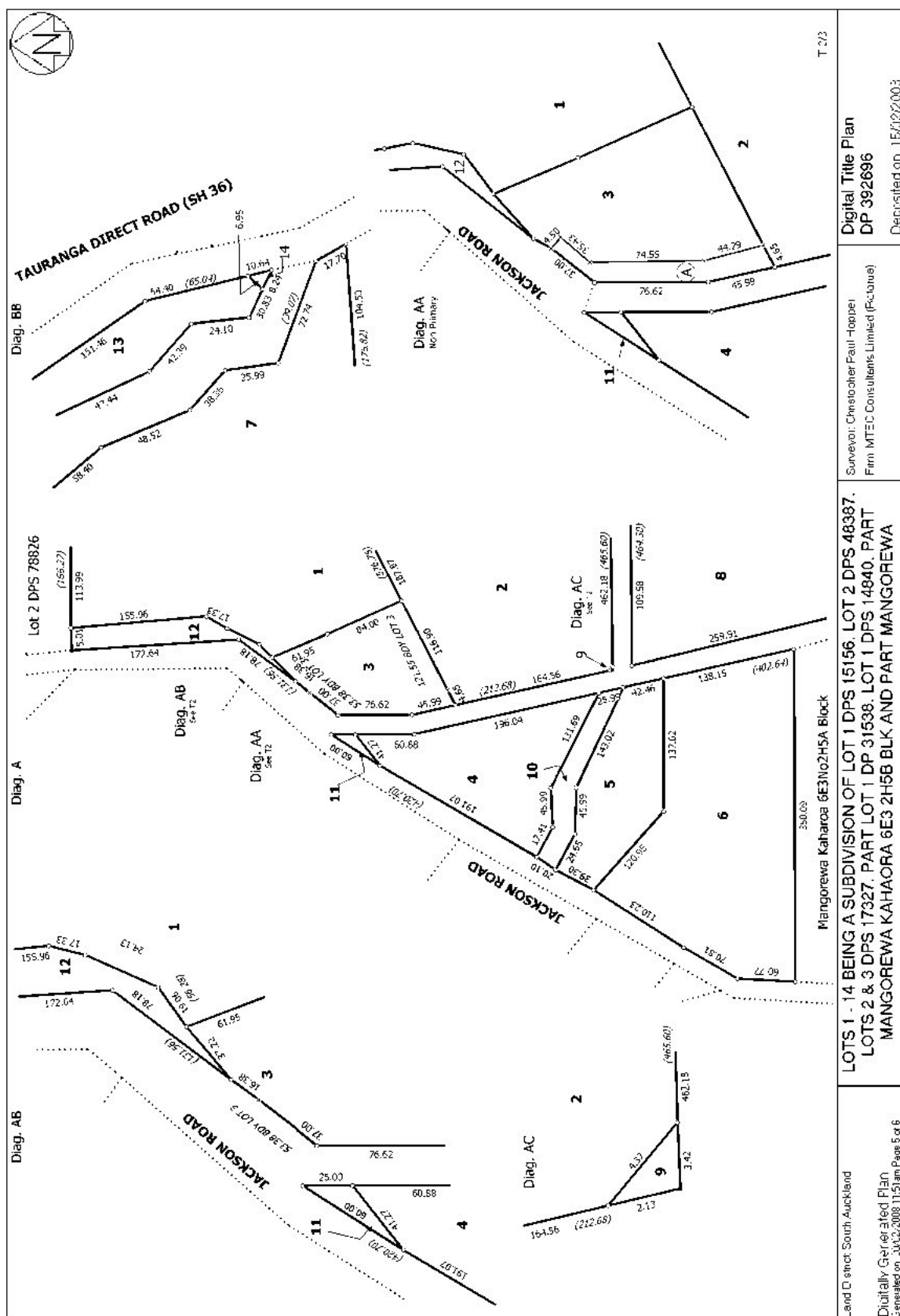
Prior References
SA15C/1235 SA15C/1236 SA1C/915

Estate Fee Simple
Area 49.7915 hectares more or less
Legal Description Lot 8 Deposited Plan 392696
Registered Owners
Caland Holdings Limited

Interests

7715575.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.2.2008 at 9:00 am
Land Covenant in Easement Instrument 7715575.4 - 15.2.2008 at 9:00 am
8229995.2 Mortgage to Rabobank New Zealand Limited - 31.7.2009 at 2:33 pm
12313701.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.12.2021 at 9:47 am
12313701.6 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 979716)
- 14.12.2021 at 9:47 am
Subject to Section 242(1) and (2) Resource Management Act 1991





Land O shod South Auckland

Digitally Generated Plan

Generated on: 20/02/2008 11:51 am Page 5 of 6

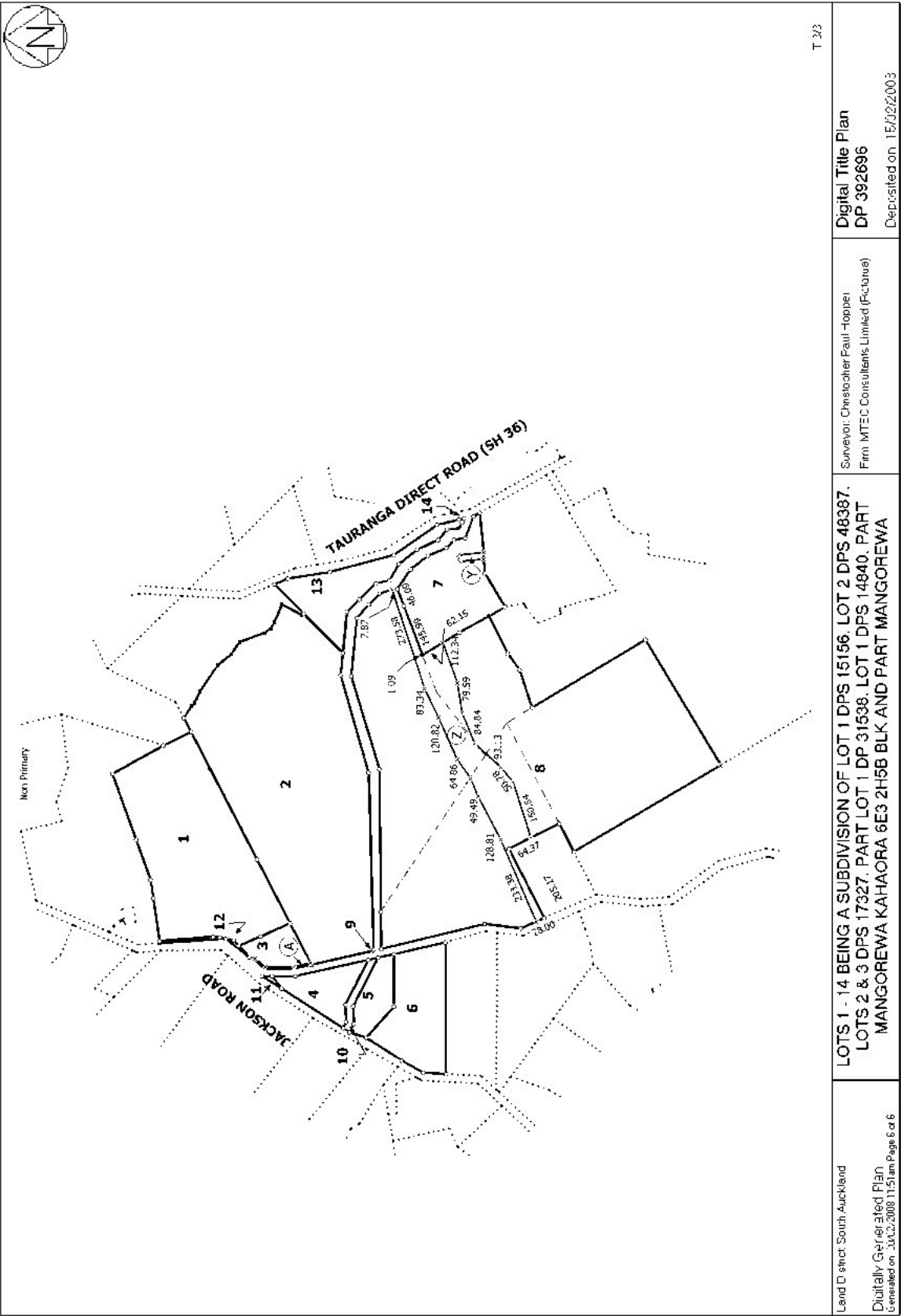
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Surveyor: Christopher Paul - Topper
Firm: MTEC Consultants Limited (Fictive)

Digital Title Plan
DP 392696

Deposited on: 15/02/2003

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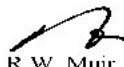




**COMPUTER FREEHOLD REGISTER
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Historical Search Copy




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Registrar-General
of Land

Identifier **558494** **Cancelled**

Land Registration District **South Auckland**

Date Issued 01 November 2011

Prior References

64498

Estate Fee Simple
Area 31.9650 hectares more or less
Legal Description Lot 2 Deposited Plan 444848
Original Proprietors
Christopher James Read Meban and Allan Colquhoun de Lautour

Interests

Subject to Section 206 Land Act 1924 (affects Part formerly Lot 3 DPS 34924)
8116915.4 Mortgage to ANZ National Bank Limited - 9.4.2009 at 1:32 pm
8872957.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.11.2011 at 4:29 pm
10057038.2 Cancellation of Consent Notice 8872957.4 - 24.2.2016 at 4:37 pm
10057038.4 Discharge of Mortgage 8116915.4 as to Lot 1 DP 479010 - 24.2.2016 at 4:37 pm
10057038.5 Transfer of Lot 1 DP 479010 to Paul Thomas Raethel and David Brian Russell - 24.2.2016 at 4:37 pm
10057038.6 CTs issued - 24.2.2016 at 4:37 pm

Legal Description	Title
Lot 1 Deposited Plan 479010	666736
Part Lot 2 Deposited Plan 479010	666738

CANCELLED



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UNDER LAND TRANSFER ACT 2017
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of Land

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

Identifier **666738** **Cancelled**

Land Registration District **South Auckland**

Date Issued 24 February 2016

Prior References

450768 558494

Estate Fee Simple

Area 30.7170 hectares more or less

Legal Description Lot 2 Deposited Plan 479010

Original Registered Owners

Christopher James Read Meban and Allan Colquhoun de Lautour

Interests

Subject to Section 206 Land Act 1924 (affects part formerly Section 1 SO 32682)

Appurtenant to part formerly Lot 1 DP 413633 is a right to convey water created by Easement Instrument 8003014.6 - 27.2.2009 at 12:42 pm

8116915.4 Mortgage to ANZ National Bank Limited - 9.4.2009 at 1:32 pm

10057038.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.2.2016 at 4:37 pm

Appurtenant hereto is a right of way and rights to convey water, gas, telecommunications and computer media created by Easement Instrument 10057038.8 - 24.2.2016 at 4:37 pm

The easements created by Easement Instrument 10057038.8 are subject to Section 243 (a) Resource Management Act 1991

11398464.1 Encumbrance to Bay of Plenty Regional Council - 28.3.2019 at 7:00 am

11617643.1 Discharge of Mortgage 8116915.4 - 29.11.2019 at 2:37 pm

11617643.2 Transfer to Caland Holdings Limited - 29.11.2019 at 2:37 pm

11617643.3 Mortgage to Rabobank New Zealand Limited - 29.11.2019 at 2:37 pm

11617643.4 Mortgage to Christopher James Read Meban and Allan Colquhoun de Lautour - 29.11.2019 at 2:37 pm

11737245.1 Variation of Mortgage 11617643.3 - 29.4.2020 at 3:00 pm

12313701.1 Discharge of Mortgage 11617643.4 - 14.12.2021 at 9:47 am

12313701.2 Cancellation of Consent Notice 10057038.7 - 14.12.2021 at 9:47 am

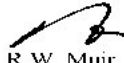
12313701.3 Records of Title issued - 14.12.2021 at 9:47 am

Legal Description	Title
Lot 1 Deposited Plan 558193	979715
Lot 2 Deposited Plan 558193	979716



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




R.W. Muir
Registrar-General
of Land

Identifier 979716
Land Registration District South Auckland
Date Issued 14 December 2021

Prior References
666738

Estate Fee Simple
Area 27.4817 hectares more or less
Legal Description Lot 2 Deposited Plan 558193
Original Registered Owners
Caland Holdings Limited

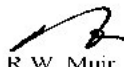
Interests

Subject to Section 206 Land Act 1924 (affects part formerly Section 1 SO 32682)
Appurtenant hereto is a right of way and rights to convey water, gas, telecommunications and computer media created by Easement Instrument 10057038.8 - 24.2.2016 at 4:37 pm
The easements created by Easement Instrument 10057038.8 are subject to Section 243 (a) Resource Management Act 1991
11398464.1 Encumbrance to Bay of Plenty Regional Council - 28.3.2019 at 7:00 am
11617643.3 Mortgage to Rabobank New Zealand Limited - 29.11.2019 at 2:37 pm
11737245.1 Variation of Mortgage 11617643.3 - 29.4.2020 at 3:00 pm
12313701.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.12.2021 at 9:47 am
12313701.6 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 371510) - 14.12.2021 at 9:47 am
12313701.7 Surrender of the easement created by Easement Instrument 10057038.8 - 14.12.2021 at 9:47 am
Land Covenant in Covenant Instrument 12313701.8 - 14.12.2021 at 9:47 am



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




R.W. Muir
Registrar-General
of Land

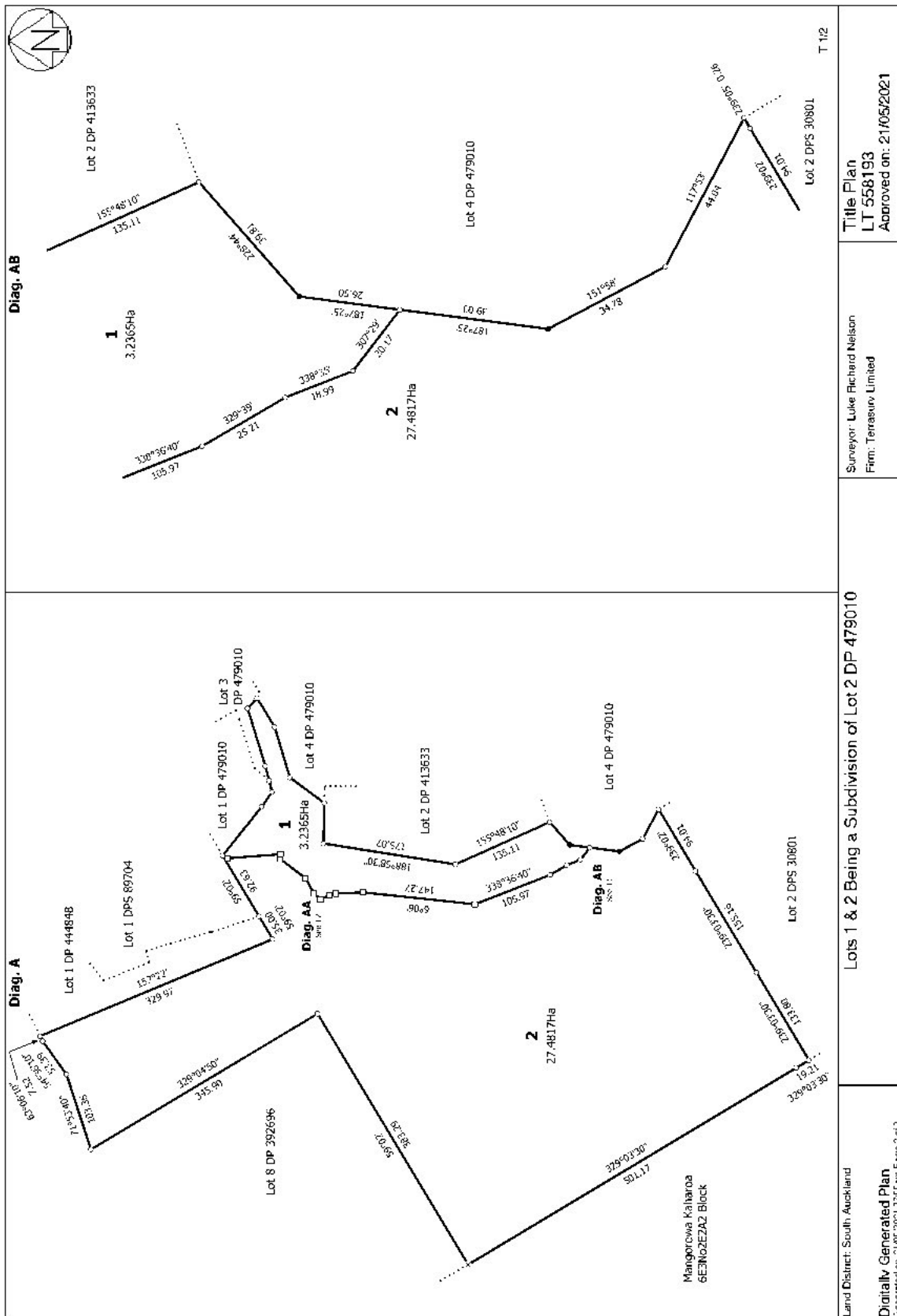
Identifier 979716
Land Registration District South Auckland
Date Issued 14 December 2021

Prior References
666738

Estate Fee Simple
Area 27.4817 hectares more or less
Legal Description Lot 2 Deposited Plan 558193
Registered Owners
Caland Holdings Limited

Interests

Subject to Section 206 Land Act 1924 (affects part formerly Section 1 SO 32682)
11398464.1 Encumbrance to Bay of Plenty Regional Council - 28.3.2019 at 7:00 am
11617643.3 Mortgage to Rabobank New Zealand Limited - 29.11.2019 at 2:37 pm
11737245.1 Variation of Mortgage 11617643.3 - 29.4.2020 at 3:00 pm
12313701.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.12.2021 at 9:47 am
12313701.6 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 371510)
- 14.12.2021 at 9:47 am
Land Covenant in Covenant Instrument 12313701.8 - 14.12.2021 at 9:47 am

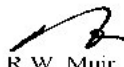




**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier

SA1C/915

Cancelled

Land Registration District **South Auckland**

Date Issued 13 November 1962

Prior References

SA806/203

Estate	Fee Simple
Area	30.5361 hectares more or less
Legal Description	Part Mangorewa Kaharoa 6E3 2H7B Block, Part Mangorewa Kaharoa 6E3 2F Block and Part Lot 1 Deposited Plan 31538

Original Proprietors

Terrence Rayburn McFetridge, John Grant McFetridge and Bruce Murray Smith

Interests

B646240.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 15.2.2001 at 12.13 pm

7715575.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.2.2008 at 9:00 am (affects part Lot 8 DP 392696)

7715575.2 CTs issued - 15.2.2008 at 9:00 am

Legal Description	Title
part Lot 8 Deposited Plan 392696	371510

CANCELLED

Reference:

Prior C/T. 806/203

Transfer No.

N/G. Order No. S.245855

Land and Deeds 69



SOUTH ISLAND REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the **13th** day of **November** one thousand nine hundred and **sixty-two** under the seal of the District Land Registrar of the Land Registration District of **Auckland**

WITNESSETH that **EDWARD HUGH McFETRIDGE** of Ngongotaha 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 **75 ACRES 1 ROD 33 PERCHES** more or less being part Mangorewa Kaharoa 6E Section 3 No.2H No.7B and part Mangorewa Kaharoa 6E Section 3 No.2F Blocks, the said part Mangorewa Kaharoa 6E Section 3 No.2F Block being more particularly shown as part Lot 1 Deposited Plan 31538.

R



J. Dempster
Assistant Land Registrar

S.249692. Transfer to Terrence Rayburn McFetridge of Rotorua, Farmer, produced 25.1.1963 at 11.50 o'clock.

A.L.R.

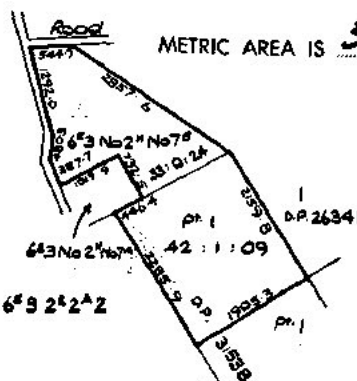
Mortgage S.249692 to The State Advances Corporation of New Zealand produced 25.1.1963 at 11.50 o'clock.

A.L.R.

S.527636 Mortgage to The State Advances Corporation of New Zealand produced 25.1.1963 at 11.45 o'clock (varies Mortgage S.249692).

A.L.R.

XII Rotorua S.D.



Total Area - 75 : 1 : 33

Scale: 1 inch = 20 chains

Date *[Signature]*

S.653639 Mortgage to The Perpetual Trustees Estate and Agency Company of New Zealand Limited produced 23.4.1974 at 11.05 o'clock.

A.L.R.

S.653640 Mortgage to The State Advances Corporation of New Zealand produced 23.4.1974 at 11.05 o'clock.

A.L.R.

H.153589.2 Mortgage to The Government Insurance Commission produced 13.10.1977 at 10.46 o'clock.

A.L.R.

H.153589.3 Memorandum of Priority making Mortgage H.153589.2 a first mortgage and Mortgage S.653640 a second mortgage produced 13.10.1977 at 10.46 o'clock.

for A.L.R.

OVER ...

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

H.153589.4 Mortgage to Rural Banking
and Finance Corporation of New Zealand
produced 13.10.1972 at 1.46 o/c
H.615012.3
for A.L.R.

H.597516.2 Variation of terms of Mortgage
H.153589.4 produced 27.10.1985 at 1.30 o/c

H.615012.1 Transfer of a one half share
to Helen Margaret McFetridge of Rotorua
married woman produced 19.9.1985 at 10.43
o/c

H.615012.4 Mortgage to Rural Banking
and Finance Corporation of New Zealand
produced 19.9.1985 at 10.43 o/c

H.911234.1 For A.L.R.
H.911234.6 Mortgage to Rural Banking
and Finance Corporation of New Zealand
- 27.10.1989 at 159.02 o/c
H.962533.2 For A.L.R.

H.962533.3 Mortgage to ANZ Banking Group
(New Zealand) Limited - 10.12.1990 at 9.00
o/c

B646240.2 Transfer to Terrence Rayburn
McFetridge, John Grant McFetridge and
Bruce Murray Smith

B646240.3 Mortgage to ANZ Banking Group
(New Zealand) Limited

all 15.2.2001 at 12.13

REGISTER

Reference:
Prior C/T.

870/101

Land and Deeds 69

No.

28 / 1426

Transfer No.

N/C. Order No. S.270165



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the **25th** day of **October** one thousand nine hundred and **sixty-three** under the seal of the District Land Registrar of the Land Registration District of **South Auckland**

WITNESSETH that **DAVID CURRY MISSEN of Rotorua 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 **97 ACRES 1 ROOD and 16.1 PERCHES** more or less being part Section 1 Block XII Rotorua Survey District.



Assistant Land Registrar

Subject to the same restrictions as are imposed in the case of leases by Section 206 of the Land Act 1924.

A.L.R.

S.337009 Transfer to Robert Arthur Donaldson Brown of Rotorua Farmer produced 9.2.1966 at 10.5 o'clock.

A.L.R.

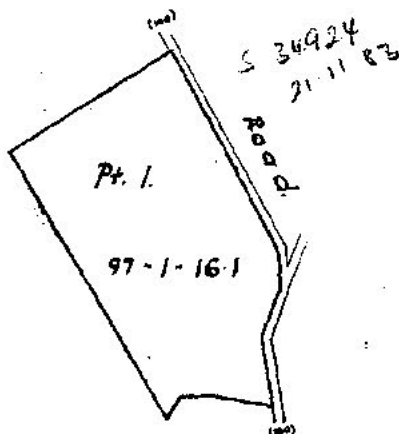
S.337010 Mortgaged to David Curry Missen produced 9.2.1966 at 10.6 o'clock.

A.L.R.

S.443741 Transmission of Mortgage S.337010 to The Guardian Trust and Executors Company of New Zealand Limited entered 1.4.1969 at 12.10 o'clock.

A.L.R.

Blk XII Rotorua S. D.



METRIC AREA IS

39.3964 ha

Scale: 1 inch = 20 Chain.

Lot 1

S.607641 Change of Name of The Guardian Trust and Executors Company of New Zealand Limited to The South British Guardian Trust Company Limited entered 14.8.1973 at 11.20 o'clock.

S337010

H.017567 Mortgaged to The Rural Banking and Finance Corporation of New Zealand produced 11.1.1974 at 10.04 o'clock.

H.123819-2

H.047662 Variation of terms of Mortgage S.337010 produced 12.8.1975 at 10.34 o'clock.

H.069984 Mortgaged to The Rural Banking and Finance Corporation of New Zealand produced 20.2.1976 at 9.05 o'clock.

H.123819.4 Transfer to Mark William Irwin of Rotorua medical practitioner and Janet Gwyneth Irwin his wife produced 25.3.1977 at 9.26 o'clock.

H.123819.5 Mortgaged to McKoy O'Sullivan Nominees Limited produced 25.3.1977 at 9.26 o'clock.

H.231555.1 Mortgaged to Robert Arthur Donaldson Brown produced 25.3.1977 at 9.26 o'clock.

H.312122.1

H.231555.2 Transfer to Mark William Irwin and Janet Gwyneth Irwin both abovenamed as tenants in common in equal shares produced 14.5.1979 at 9.22 o/c

H.231555.3 Mortgage to The National Mutual Life Association of Australasia Limited produced 14.5.1979 at 9.22 o/c

DISCHARGED

H.231555.4 Mortgage to Walter Hedley Huthnance produced 14.5.1979 at 9.22 o/c

H.231555.5 Memorandum of Priority making Mortgage H.231555.3 a first mortgage and Mortgage H.123819.6 a second mortgage produced 14.5.1979 at 9.22 o/c

H.253251 Mortgage to The Bank of New South Wales produced 20.9.1979 at 9.26 o/c

H.312122.2 Mortgage to The Bank of New South Wales produced 22.10.1980 at 9.59 o/c
(Consent by Mortgagee under Mortgage H.231555.4)

H.312122.3 Memorandum of Priority making Mortgage H.312122.2 a second mortgage, Mortgage H.231555.4 a third mortgage and Mortgage H.253251 a fourth mortgage produced 22.10.1980 at 9.59 o/c

H.365525.1 Variation of terms of Mortgage H.312122.2 produced 16.9.1981 at 9.31 o/c
(with consent of Mortgagee under Mortgage H.231555.4)

H.365525.2 Mortgage to Walter Hedley Huthnance and Gwyneth Violet Huthnance produced 16.9.1981 at 9.31 o/c

H.461298.2 Mortgage to Walter Hedley Huthnance produced 19.4.1983 at 11.43 o/c

H.461298.3 Memorandum of Priority making Mortgage H.461298.2 a third mortgage Mortgage H.253251 a fourth mortgage and Mortgage H.365525.2 a fifth mortgage produced 19.4.1983 at 11.43 o/c

for A.L.R.

H.558391.2 Mortgage to Violet Archibald Ludlow and Patricia Ruby Gladys Ludlow produced 20.11.1984 at 12.18 o/c

H.558391.3 Variation of terms of Mortgage H.558391.2 produced 20.11.1984 at 12.18 o/c

H.558391.6 Memorandum of Priority making Mortgage H.231555.3 a first mortgage, Mortgage H.558391.2 a second mortgage, Mortgage H.312122.2 a third mortgage, Mortgage H.461298.2 a fourth mortgage, Mortgage H.253251 a fifth mortgage and Mortgage H.365525.2 a sixth mortgage produced 20.11.1984 at 12.18 o/c

H.558391.7 Mortgage to The Rural Banking and Finance Corporation of New Zealand produced 20.11.1984 at 12.18 o/c

H.576769 Certificate pursuant to Section 306(1)(f)(a) of the Local Government Act 1974 affecting Plan S.34924 by The Rotorua District Council entered 5.3.1985 at 11.30 o/c

H.601041.3 Discharge of Mortgage H.312122.2 as to the part Lots 2 and 3 Plan S.34924 (herein) produced 15.7.1985 at 10.42 o/c

H.601041.4 Discharge of Mortgage H.253251 as to the part Lots 2 and 3 Plan S.34924 (herein) produced 15.7.1985 at 10.42 o/c

H.601041.5 Discharge of Mortgage H.231555.3 as to the part Lots 2 and 3 Plan S.34924 (herein) produced 15.7.1985 at 10.42 o/c

H.601041.6 Discharge of Mortgage H.558391.7 as to the part Lots 2 and 3 Plan S.34924 (herein) produced 15.7.1985 at 10.42 o/c

H.601041.7 Discharge of Mortgage H.365525.2 as to the part Lots 2 and 3 Plan S.34924 (herein) produced 15.7.1985 at 10.42 o/c

H.601041.10 ONCT Cancelled and the following C's.T. issued for Lots on Plan S.34924

Lot 1 - 34A/113
part Lot 2 - 34A/114
part Lot 3 - 34A/115

Cancelled
Duplicate destroyed.

A.L.R.

CANCELLED
DUPLICATE DESTROYED

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 12th day of June one thousand nine hundred and seventy-three under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that MAURICE JOHN McFETRIDGE of Rotorua farmer and DIANA ROSEMARY McFETRIDGE his wife are seised of an estate in fee simple

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 14.7179 HECTARES more or less being Lot 1 on Deposited Plan S.17327 and being part Mangorewa Kaharoa 6E 3 2 H 6B Block



M. J. McF.
ASSISTANT LAND REGISTRAR

S.447853 Mortgage to The State Advances Corporation of New Zealand produced 20.5.1969 at 1.30 o/c
Discharged
A.L.R.

S.641695 Transfer to Keith Campbell Murray of Rotorua stock agent and Adrienne Beverley Murray his wife as tenants in common in equal shares produced 17.1.1974 at 1.53 o/c
Discharged
A.L.R.

S.641696 Mortgage to Colin Buchanan Hunt produced 17.1.1974 at 1.53 o/c
Discharged
A.L.R.

S.641697 Mortgage to Henry Kenneth Hinton and Barbara Edith Bellini produced 17.1.1974 at 1.53 o/c
Discharged
A.L.R.
Bk XII Rotorua S.

H.068529 Mortgage to Bank of New Zealand produced 20.2.1976 at 1.32 o/c
Discharged
A.L.R.

H.142304.3 for A.L.R.
H.142304.4 Transfer to Maurice Berkley Bason of Mangaweka farm manager and Naomi Bason his wife produced 3.8.1977 at 10.46 o/c
Discharged
A.L.R.

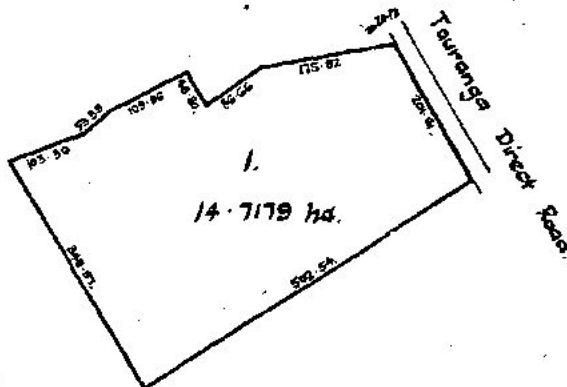
H.142304.5 Mortgage to The Public Trustee produced 21.1.1977 at 10.46 o/c
Discharged
A.L.R.

H.150746 Variation of terms of Mortgage H.142304.5 produced 23.9.1977 at 10.21 o/c
Discharged
A.L.R.

H.182126 Mortgage to The Bank of New Zealand produced 24.6.1978 at 10.16 o/c
Discharged
A.L.R.

H.412140.1 Mortgage to The Rural Banking and Finance Corporation of New Zealand produced 3.6.1982 at 9.12 o/c
Discharged
A.L.R.

H.412140.2 Memorandum of Priority making Mortgage H.412140.1 a second mortgage and Mortgage H.182126 a third mortgage produced 3.6.1982 at 9.12 o/c
Discharged
A.L.R.



Measurements are Metric

OVER...

CERTIFICATE OF TITLE 15C/1234

H.533436.1 Mortgage to Nga Loraine Colquhoun
produced 6.7.1984 at 9.35 o'clock

H.727682.2

H.533436.2 Memorandum of Priority making
Mortgage H.533436.1 a second mortgage
Mortgage H.412140.1 a third mortgage and
Mortgage H.182126 a fourth mortgage
produced 6.7.1984 at 9.35 o'clock

H.607174.1 Mortgage to The Rural Banking
and Finance Corporation of New Zealand
produced 12.8.1985 at 11.47 o'clock

H.727682.3

H.607174.2 Memorandum of Priority making
Mortgage H.607174.1 a fourth mortgage and
Mortgage H.182126 a fifth mortgage produced
12.8.1985 at 11.47 o'clock

H.727682.4 Mortgage to The Rural Banking
and Finance Corporation of New Zealand produced
21.5.1987 at 2.25 o'clock

H.980315.2

H.727682.5 Variation of terms of Mortgage
H.182126 produced 21.5.1987 at 2.25 o'clock

H.727682.6 Memorandum of Priority making
Mortgage H.727682.4 a first mortgage,
Mortgage H.412140.1 a second mortgage and
Mortgage H.182126 a third mortgage produced
21.5.1987 at 2.25 o'clock

H.791753 Variation of terms of Mortgage
H.727682.4 produced 27.4.1988 at 2.25 o'clock
(with consent of mortgagee in Mortgage
H.182126)

H.980315.4 Transfer to Gary William Winslade
of Rotorua company manager and Margaret Anne
Winslade his wife - 24.9.1990 at 9.08 o'clock

B.139284 Mortgage to Bank Bay of Plenty
Limited - 10.1.1991 at 10.50 o'clock

B483368.2 Transfer to Gary William Winslade,
Margaret Anne Winslade, Brian Norman Carter
and Stuart King - 26.5.1998 at 1.10 o'clock

B588512.1 Mortgage to Westpac Banking
Corporation - 21.1.2000 at 12.00 o'clock

CANCELLED
DUPLICATE DESTROYED
SEE ATTACHED SHEET

15C/1234

B645468.1 Consent Notice under Section 221(1) Resource Management Act 1991

B645468.2 Discharge of Mortgage B588512.1as to Lot 2
DPS 89704

B645468.3 Transfer of Lot 2 DPS 89704 herein to Mark William Irwin and Kenneth Franklin Iles (1/2 share) and Mark William Irwin and Kenneth Franklin Iles (1/2 share)

B645468.4 CsT 71A/40 and 71A/41 issued for Lots 1 and Lot 2 DPS 89704

All Produced 9.2.2001 at 3.25 and entered 12.2.2001 at 9.00

rub

For RGL

CANCELLED
DUPLICATE DESTROYED

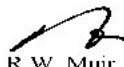




**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **SA15C/1235** **Cancelled**

Land Registration District **South Auckland**

Date Issued 12 June 1973

Prior References

SA691/244

Estate	Fee Simple
Area	12.2417 hectares more or less
Legal Description	Lot 2 Deposited Plan South Auckland 17327

Original Proprietors

Terrence Rayburn McFetridge, John Grant McFetridge and Bruce Murray Smith

Interests

B646240.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 15.2.2001 at 12.13 pm

7715575.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.2.2008 at 9:00 am (affects Lot 7 and part Lot 8 DP 392696)

7715575.2 CTs issued - 15.2.2008 at 9:00 am

Legal Description	Title
Lot 7 Deposited Plan 392696	371509
part Lot 8 Deposited Plan 392696	371510

CANCELLED

References

Prior C/T 691/244

Transfer No.

N/C. Order No. S.607169

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 12th day of June one thousand nine hundred and seventy-three under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that MAURICE JOHN McPETRIDGE of Rotorua farmer and DIANA ROSEMARY McPetridge his wife are

in 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 12.2417 HECTARES more or less being Lot 2 on Deposited Plan S.17327 and being part Mangorewa Kaharoa 6E32H 6B Block



ASSISTANT LAND REGISTRAR

S. 447853 Mortgage to The State Advances Corporation of New Zealand produced 20.5.1969 at 1.30 o/c

S.653638 Transfer to Terrence Rayburn McPetridge of Rotorua farmer and Helen Margaret McPetridge his wife produced 23.4.1974 at 11.05 o/c

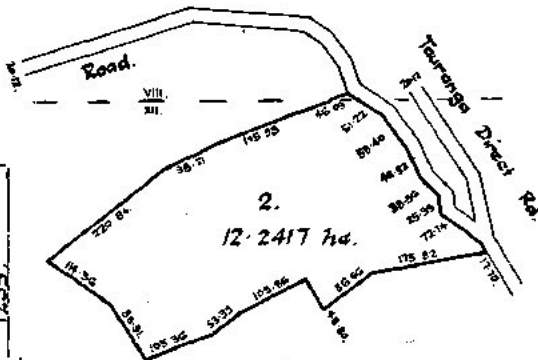
S.653639 Mortgage to The Perpetual Trustees Estate and Agency Company of New Zealand Limited produced 23.4.1974 at 11.05 o/c

H.153589.2 Mortgage to the Government Insurance Commissioner produced 13.10.1977 at 10.46 o/c

H.153589.4 Mortgage to Rural Banking and Finance Corporation of New Zealand produced 13.10.1977 at 10.46 o/c

H.597516.2 Variation of Terms of Mortgage H.153589.4 produced 27.6.1985 at 1.30 o/c

Bikes VIII & XII Rotorua S.D.



Measurements are Metric

M. S. 1974

H.615012.2 Transfer to Terrence Rayburn McPetridge and Helen Margaret McPetridge both abovenamed as tenants in common in equal shares produced 19.9.1985 at 10.43 o/c

H.615012.4 Mortgage to Rural Banking and Finance Corporation of New Zealand produced 19.9.1985 at 10.43 o/c

H.911234.1 Mortgage to Rural Banking and Finance Corporation of New Zealand

H.911234.6 Mortgage to Rural Banking and Finance Corporation of New Zealand - 27.10.1989 at 9.07 o/c

OVER ...

Register copy for L. & D. 10, 11, 12

CT 15C/1235

H.962533.3 Mortgage to ANZ Banking Group
(New Zealand) Limited 4.7.1990 at 9.00
o/c

DISCLOSED
15/12/01
for A.L.R.

B646240.2 Transfer to Terrence Rayburn
McPetridge, John Grant McPetridge and
Bruce Murray Smith

B646240.3 Mortgage to ANZ Banking Group
(New Zealand) Limited

all 15.2.2001 at 12.13

Ⓟ RGL

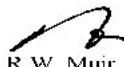




**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier

SA15C/1236

Cancelled

Land Registration District **South Auckland**

Date Issued 12 June 1973

Prior References

SA691/244

Estate	Fee Simple
Area	12.9828 hectares more or less
Legal Description	Lot 3 Deposited Plan South Auckland 17327

Original Proprietors

Terrence Rayburn McFetridge, John Grant McFetridge and Bruce Murray Smith

Interests

B646240.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 15.2.2001 at 12.13 pm

7715575.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.2.2008 at 9:00 am(affects part Lot 8 DP 392696)

7715575.2 CTs issued - 15.2.2008 at 9:00 am

Legal Description	Title
part Lot 8 Deposited Plan 392696	371510

CANCELLED

References

Prior C/T 691/244

Transfer No.

N/C. Order No. S.607169

Land and Deeds: 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 12th day of June one thousand nine hundred and seventy-three under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that MAURICE JOHN McPETRIDGE of Rotorua farmer and DIANA ROSEMARY McPETRIDGE his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or 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 12.9828 HECTARES more or less being Lot 3 on Deposited Plan S.17327 and being part Mangorewa Kaharoa 6E 3 2 H 6B Block



Adrian
ASSISTANT LAND REGISTRAR

S.447853 Mortgage to the State Advances Corporation of New Zealand produced 20.5.1969 at 1.30 o'clock
Adrian
A.L.R.

S.653638 Transfer to Terrence Rayburn McPetridge of Rotorua farmer and Helen Margaret McPetridge his wife produced 23.4.1974 at 11.05 o'clock
Adrian
A.L.R.

S.653639 Mortgage to the Perpetual Trustees Estate and Agency Company of New Zealand Limited produced 23.4.1974 at 11.05 o'clock
Adrian
A.L.R.

Blks VIII & XII Rotorua S. D.
H.153589.1
Adrian
A.L.R.

H.153589.2 Mortgage to the Government Insurance Commissioner produced 13.10.1977 at 10.46 o'clock
Adrian
A.L.R.

H.153589.4 Mortgage to Rural Banking and Finance Corporation of New Zealand produced 13.10.1977 at 10.46 o'clock
Adrian
A.L.R.

H.597516.2 Variation of terms of Mortgage H.153589.1 produced 27.6.1985 at 10.00 o'clock
Adrian
A.L.R.

H.615012.2 Transfer to Terrence Rayburn McPetridge and Helen Margaret McPetridge both abovenamed as tenants in common in equal shares produced 19.9.1985 at 10.43 o'clock
Adrian
A.L.R.

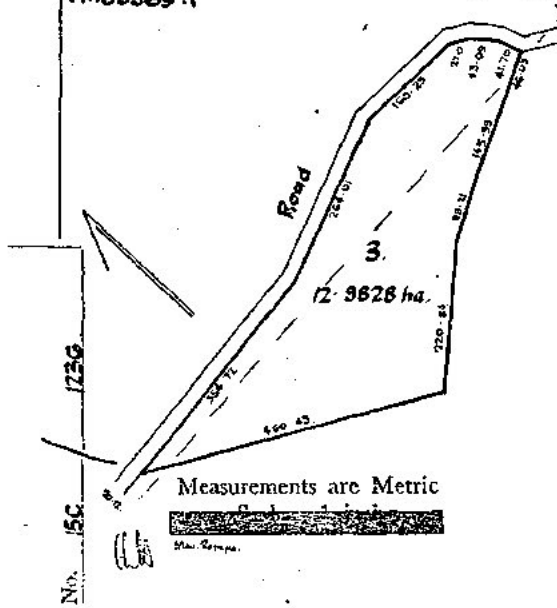
H.615012.4 Mortgage to the Rural Banking and Finance Corporation of New Zealand produced 19.9.1985 at 10.43 o'clock
Adrian
A.L.R.

H911234.1

H.911234.6 Mortgage to the Rural Banking and Finance Corporation of New Zealand - 27.10.1989 at 9.01 o'clock
Adrian
A.L.R.

OVER ...

Reference copy for L. & D. 10, 11, 12



CT 15C/1236

H.962533.3 Mortgage to ANZ Banking Group
(New Zealand) Limited at 9.00
o'clock

B646240.2 Transfer to Terrence Rayburn
McPetridge, John Grant McPetridge and
Bruce Murray Smith

B646240.3 Mortgage to ANZ Banking Group
(New Zealand) Limited

all 15.2.2001 at 12.13

for RGL

References

Prior C/T 2B/1426 1050/247

Transfer No.

N/C. Order No. H.601041.10



CANCELLED
DUPLICATE DESTROYED
REGISTER

No.

34A/115

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of July one thousand nine hundred and eighty-five under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that MARK WILLIAM IRWIN of Rotorua medical practitioner and JANET GWYNETH IRWIN his wife are seized of an estate in fee simple as tenants in common in equal shares

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 27.3800 HECTARES more or less being Lot 3 on Deposited Plan S.34924 and being part Section 1 Block XII Rotorua Survey District and part Mangorewa Kaharoa 6E3 No. 2F Block

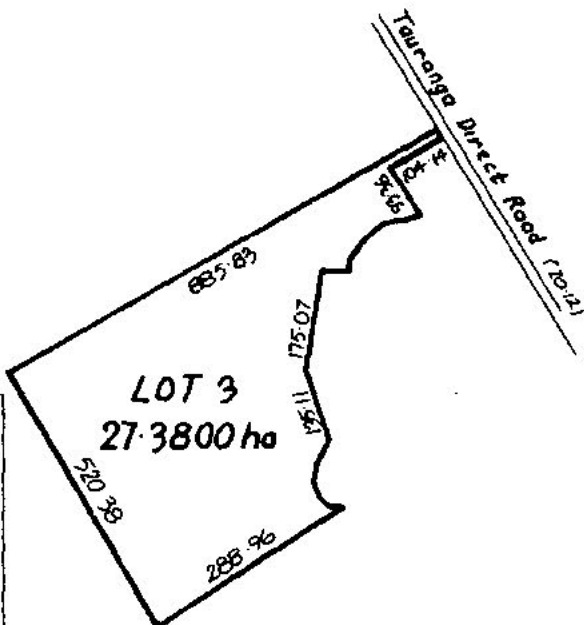


[Signature]
ASSISTANT LAND REGISTRAR

Subject to the same restrictions as are imposed in the case of leases by Section 206 of the Land Act 1924 (affects part formerly comprised in Certificate of Title 2B/1426)

[Signature]
A.L.R.

Block XII Rotorua S.D.



H.612376.1 Transfer of a one half share of Janet Gwyneth Irwin to Kenneth Franklin Iles chartered accountant, Trevor Ross Burton solicitor and Mark William Irwin medical practitioner all of Rotorua produced 6.9.1985 at 9.08 o'clock

[Signature]
for A.L.R.

H.612376.2 Transfer of the one half share of Mark William Irwin to Kenneth Franklin Iles, Trevor Ross Burton and Janet Gwyneth Irwin all abovenamed produced 6.9.1985 at 9.08 o'clock

[Signature]
for A.L.R.

H.663680 Mortgage to Westpac Banking Corporation produced 20.6.1986 at 1.30 o'clock

H.902758.7

H.902758.8 Mortgage to National Mutual Finance Limited - 22.10.1992 at 12.10 o'clock

H.902758.9 Mortgage to Westpac Banking Corporation produced 22.9.1992 at 12.10 o'clock

B.107171.3 Mortgage to The New Zealand Guardian Trust Company Limited - 12.10.1992 at 9.16 o'clock

B.107171.3 Mortgage to The New Zealand Guardian Trust Company Limited - 12.10.1992 at 9.16 o'clock

B.107171.3 Mortgage to The New Zealand Guardian Trust Company Limited - 12.10.1992 at 9.16 o'clock

B.107171.3 Mortgage to The New Zealand Guardian Trust Company Limited - 12.10.1992 at 9.16 o'clock

B.107171.3 Mortgage to The New Zealand Guardian Trust Company Limited - 12.10.1992 at 9.16 o'clock

Measurements are Metric

OVER . . .

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

No. 34A/115

CT 34A/115

B.195934 Transmission of the $\frac{1}{4}$ share of
Kenneth Franklin Iles, Trevor Ross Burton and
Janet Gwyneth Irwin to Kenneth Franklin Iles
and Trevor Ross Burton as survivors -
8.4.1994 at 9.01 o'clock

1.1 Seal
B645467.1 Transfer of the $\frac{1}{2}$ share of *for A.L.R.*
Kenneth Franklin Iles, Trevor Ross
Burton and Mark William Irwin to Mark
William Irwin and Kenneth Franklin Iles

B645467.2 Transfer of the $\frac{1}{2}$ share of
Kenneth Franklin Iles and Trevor Ross
Burton to Mark William Irwin and Kenneth
Franklin Iles

all produced 9.2.2001 at 3.25 and
entered 12.2.2001 at 9.00

Φ
for RGL

CANCELLED
DUPLICATE DESTROYED

SEE ATTACHED
SHEET

34A/115

B645468.4 CT 71A/ 41 issued - Produced 9.2.2001 at 3.25
and entered 12.2.2001 at 9.00

ub
For RGL

CANCELLED
DUPLICATE DESTROYED

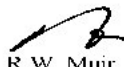




COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **SA71A/41** **Cancelled**

Land Registration District **South Auckland**

Date Issued 12 February 2001

Prior References

SA15C/1234 SA34A/115

Estate	Fee Simple
Area	33.8920 hectares more or less
Legal Description	Lot 2 Deposited Plan South Auckland 89704 and Lot 3 Deposited Plan South Auckland 34924

Original Proprietors

Mark William Irwin and Kenneth Franklin Iles as to a 1/2 share

Mark William Irwin and Kenneth Franklin Iles as to a 1/2 share

Interests

Subject to Section 206 Land Act 1924 (affects Part Lot 3 DPS 34924 only)

Subject to Section 241(2) Resource Management Act 1991 (affects DPS 89704)

B645468.1 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - Produced 9.2.2001 at 3.25 and entered 12.2.2001 at 9.00 am (affects Lot 2 DPS 89704 only)

5565426.1 Mortgage to The National Bank of New Zealand Limited - 28.4.2003 at 9:00 am

5639403.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.6.2003 at 9:00 am

5639403.2 CTs issued - 30.6.2003 at 9:00 am

Legal Description	Title
Lot 3 Deposited Plan 316504	64498

CANCELLED

Reference:

Prior CT: 15C/1234, 34A/115

Document No.: B645468.4



REGISTER

LT69

71A/41

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 12th day of February Two Thousand and One under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of SOUTH AUCKLAND

WITNESSETH that MARK WILLIAM IRWIN and KENNETH FRANKLIN ILES (1/2 share) and MARK WILLIAM IRWIN and KENNETH FRANKLIN ILES (1/2 share)

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 33.8920 hectares, more or less being LOT 2 ON DEPOSITED PLAN S89704 AND LOT 3 ON DEPOSITED PLAN S34924



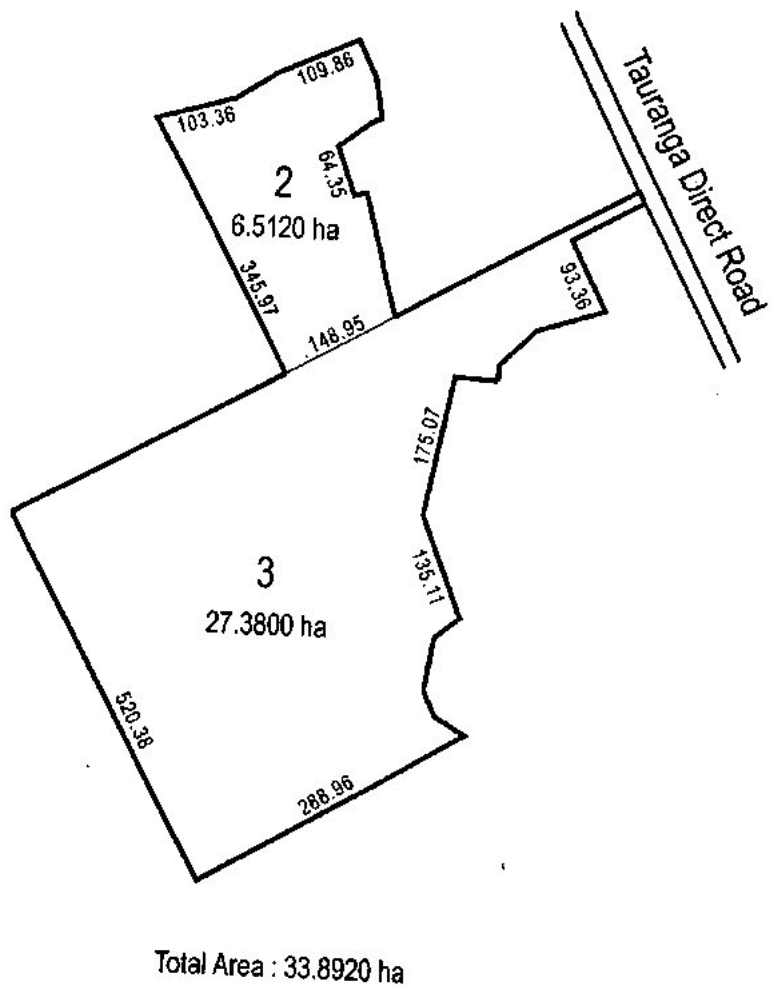
SUBJECT TO SECTION 241(2) RESOURCE
MANAGEMENT ACT 1991 (AFFECTS DPS 89704)

Subject to Section 206 Land Act 1924 (affects Part Lot 3
DPS 34924 only)

B645468.1 Consent Notice under Section 221(1) Resource
Management Act 1991 – Produced 9.2.2001 at 3.25 and
Entered 12.2.2001 at 9.00 (affects Lot 2 DPS 89704 only)

zcb
For RGL

71A/41



Cancelled

(Class and Decree - 4)

(Form B)

NEW ZEALAND.



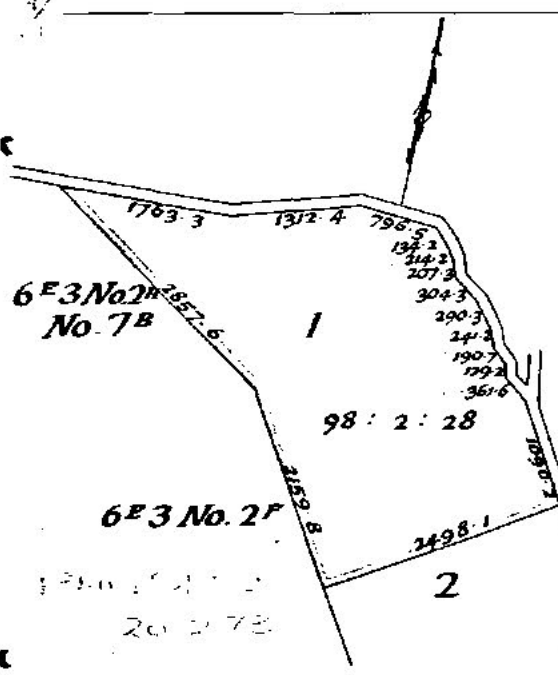
Reference: Vol. 691, Folio 243
Transfer No. 291402.
Application No.
Order for N/O No.

Register-book,
Vol. 691, folio 244.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-third day of November, one thousand nine hundred and thirty-seven
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND (Witnessed) that
EDWARD HUGH McFETRIDGE of Ngongotaha, Farmer,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements
a little more or less, that is to say: All that parcel of land containing ninety-eight acres two roods and twenty-eight perches
more or less being Lot one (1) on a plan deposited in the Land Registry Office at Auckland as No. 26341 and
being portion of the Block situated in Blocks VIII and XII of the Rotorua Survey District called Mangorewa
Kaharoa No. 6B Section 1 No. 2B No. 6B.



M. Williams
Assistant District Land Registrar.

The land comprised herein is subject to the restrictions
imposed by Section 248 of The Native Land Act 1931.

M. Williams
Asst. L.R.

Mortgage No. 246719 Edward Hugh
McFetridge to The Bank of Australasia
produced 24/4/37 at 10.43.00

S. 35902 Change of name of the register
Mortgages under mortgage 246719 to the Bank
of Australasia Limited - produced 29/7/37 at 1.10.00

S. 35901 Mortgage of the land of the McFetridge to Australasia and
New Zealand Bank Limited - produced 29/7/37 at 1.04.00

S. 447852 Transfer to Maurice John
McFetridge of Kaharoa Farmer and Draper
from Mary McFetridge his wife produced
20.5.1937 at 1.50.00

S. 447853 Mortgage to The State Advances
Corporation of New Zealand produced 20.5.37
at 1.50.00

Scale: 10 Chains to an inch.

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

OVER ...

S.607169 ONCT } Cancelled and new C's.T. issued
12.6.1973 } as follows:

Plan S.17327

Lot 1 - 15C/1234 Lot 3 - 15C/1236

Lot 2 - 15C/1235

no more
A.L.R.

69/244

CANCELLED

~~~~~  
Dup. Destroyed

ref



# NEW ZEALAND



REGISTER  
(Land and Deeds - 4)  
**SOUTH**

Vol. 294, Folio 171: 729/7.  
Transfer No. 364912  
Reference: Application No.  
Order for N/G No.

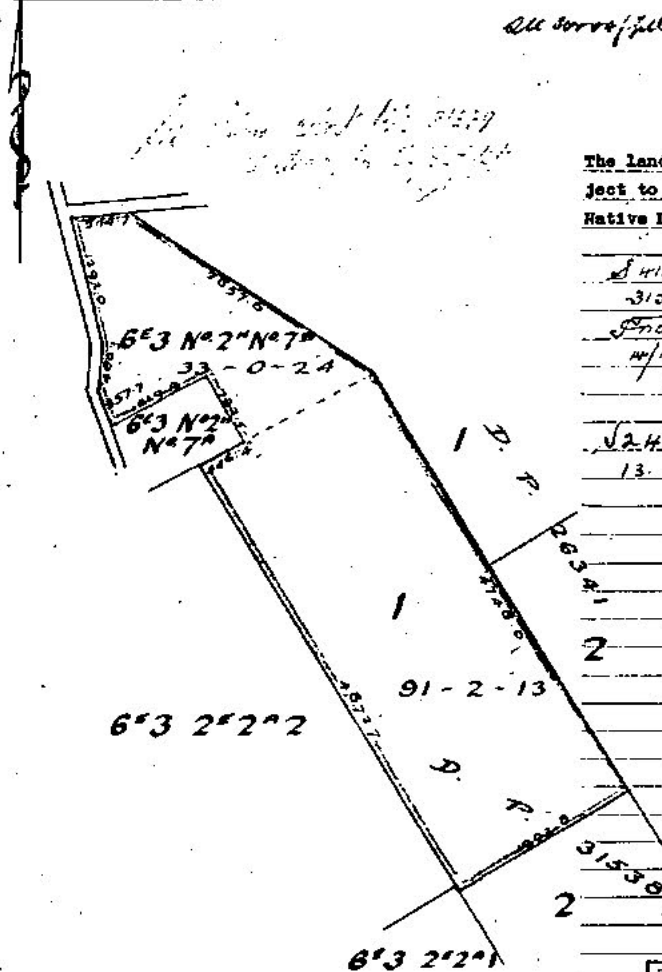


Register-book,  
Vol. 806, folio 203.

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-ninth day of September, one thousand nine hundred and forty-three  
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that  
EDWARD HUGH McPETERIDGE of Ngongotaha, Farmer,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered ST990, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one hundred and twenty-four acres two roods and thirty-seven perches more or less situated in Blocks VIII and XII of the Rotorua Survey District being part of the blocks called Mangorewa Kaharoa No.6E Section 3 No.2E No.7B and Mangorewa Kaharoa No.6E Section 3 No.2F the said part of Mangorewa Kaharoa No.6E Section 3 No.2F being more particularly shown as Lot one (1) on a plan deposited in the Land Registry Office at Auckland as No.31538.



Total Area ~124-2-37  
Scale ~10 Chains to an Inch.  
E.S.P. D.L.R.

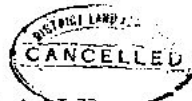
The land comprised in this Certificate of Title is subject to the restrictions imposed by Section 248 of the Native Land Act, 1931.

31538 Edward Hugh McPeteridge to Andrew Sinclair of the land. Produced 11/11/1962 at 12:30pm  
W.D. Blair R.L.R.

245,855. { Cancelled as to the residue  
13. 11. 1962. { and now C.T. must  
Vol. 19 file 915  
John Campbell R.L.R.  
Cancelled

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





**SOUTH**  
[SCHEDULE I.]

NEW ZEALAND.



Register-book,  
Vol. 870, folio 101

Warrant No. 4761  
Reference: P.R. Vol. 192 folio 290  
Transfer No.

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.**

This Certificate, dated the second day of May, one thousand nine hundred and forty-seven  
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND being a Certificate in  
Hon of Grant, under Warrant of His Excellency the Governor-General, in exercise of the powers enabling him in that behalf, Witnesseth that  
ROBERT CHARLES MENARY of Ngongotaha, Farmer,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written  
or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under 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, which said land, is in the said Warrant expressed to have been originally acquired by the abovesaid

as from the twenty-eighth day of August, one thousand nine hundred and forty-six  
under Section 16 Land Laws Amendment Act, 1944, that is to say: [All that  
parcel of land containing one hundred and fourteen acres three roods sixteen perches more or less being Section  
1 Block XII Rotorua Survey District.



Blk XII Rotorua SD

Assistant District Land Registrar.

Subject to:

1. Restrictions imposed by Section 16 (6) Land Laws Amendment Act, 1944.
2. Part XIII of the Land Act, 1924.
3. The same restrictions as are imposed in the case of  
leases by Section 206 of the Land Act, 1924.

Mortgage No. 108721 in favour of Messrs Menary to the State  
Advances Corporation of New Zealand. Produced 23rd  
September, 1947.

551115 Transfer Robert Charles Menary to David  
Harry Menary of Rotorua. Produced  
7/1/1953 at 13.21.00

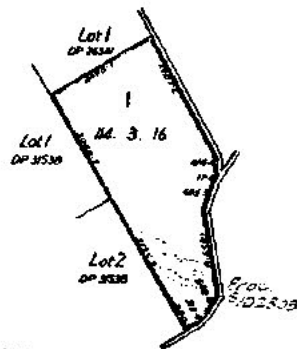
S. 102803 Proclamation taking part for road.  
Entered 7.4.1956 at 9.12.00

4263320 Transfer of Lot 1 Plan 18206  
to Theodore Hubertus Seelings and  
Madeline Len Seelings produced.

5-8.1963 at 11.40.00.  
2A/11371 mortgage A.L.R.  
NCD 127045 cancelled as to residue  
25-10-1963. And B.3/20/1126 received  
A.L.R.



Cancelled.



114.3.16  
15.5-Proc. 5102803  
114.2.375  
15.1.41.0  
15.1.12.1

32682

20  
W.P. Hall  
Comptrol  
C.A.P.H.

THIS SECTION ON A REDUCED SCALE  
SHOULD BE A TRUE COPY OF THE  
ORIGINAL REGISTER FOR THE PURPOSES OF  
SECTION 16 LAND TRANSFER ACT 1952.

*W.P. Hall*

*duplicate kept*

# REGISTER

[Land and Deeds—4  
FORM B.

Register-book,

Vol. 1050

folio 247

Reference: Vol. 806, folio 203  
Transfer No. 5-41552  
Order for N/C No.

NEW



ZEALAND

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

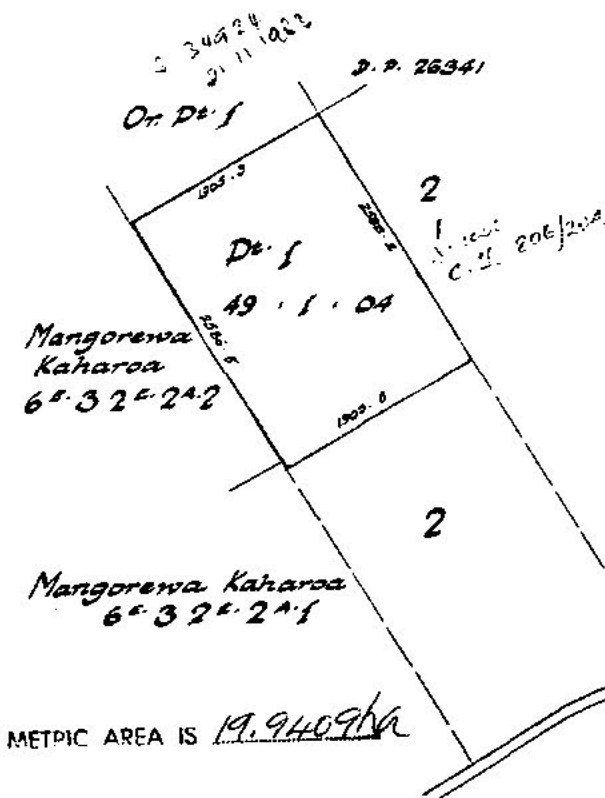
This Certificate, dated the fourteenth day of November, one thousand nine hundred and fifty-two  
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND. Witnesseth that  
ANDREW SINCLAIR SUTHERLAND of Ngongotaha, farmer,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing forty-nine acres one rood and four perches more or less situated in Block XII Rotorua Survey District being part Lot 1 Deposited Plan 31538 and being part Mangorewa Kaharoa 633 No. 2F Block

*C.R.D. McIntyre*

Assistant District Land Registrar.

XII Rotorua S.D.



S. 213240 Transmission to The Public  
Trusted. Entered 2.8.1961 at 9.50 o/c.  
S. 238777 Transfer to Phyllis Pratoria  
Grey Sutherland of Ngamawahia widow  
Produced 25.7.1962 at 2.02 o/c. *McIntyre*  
At No. 10.

THIS REPRODUCTION (ON A REDUCED SCALE)  
CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL REGISTER FOR THE PURPOSES OF  
SECTION 215(1) AND TRANSFER ACT 1952.

S. 562531 Transfer to John Bernard Clift of  
Rotorua farmer produced 27.6.1972 at 9.40  
o/c *McIntyre*  
S. 562532 Mortgage to Phyllis Pratoria Grey  
Sutherland produced 27.6.1972 at 9.40 o/c  
#137789-2 *McIntyre*  
S. 572154 CANCELLED BY EVERGREEN SOIL  
CONSERVATION LIMITED ENTERED 31.8.1972 AT  
2.25 o/c *McIntyre*  
#137789-1 *McIntyre*  
#137789-3 Transfer to Evergreen  
Soil Conservation Limited at Rotorua  
produced 7.7.1977 at 9.31 o/c *McIntyre*

*McIntyre*  
for A.L.R.  
OVER...

Scale: 10 chains to an inch

Date 18.12.20

1050/247

H.137789.4 Transfer to Maurice William Flett and Peter John Drummond Flett both of Wellington grocers and Alister John Bradford of Rotorua civil servant as tenants in common in equal shares produced 7.7.1977 at 9.31 o/c

*Sheddenwood*  
for A.L.R.

H.137789.5 Mortgage to Evergreen Soil Conservation Society Limited produced 7.7.1977 at 9.31 o/c  
H.377670.1

*Sheddenwood*  
for A.L.R.

H.344841 CAVEAT BY MAURICE WILLIAM IRWIN AND JANET GWYNETH IRWIN ENTERED 3.6.1981 AT 9.53 o/c  
H.377670.2

*Upwest*  
FOR A.L.R.

H.377670.3 Transfer to Mark William Irwin of Rotorua medical practitioner and Janet Gwyneth Irwin his wife as tenants in common in equal shares produced 19.11.1981 at 9.05 o/c

*Upwest*  
for A.L.R.

H.377670.4 Mortgage to Maurice William Flett, Peter John Drummond Flett and Alister John Bradford produced 19.11.1981 at 9.05 o/c

*Upwest*  
for A.L.R.

H.558391.4 Mortgage to Walter Hedley Huthnance produced 20.11.1984 at 12.18 o/c  
H.601041.8

*Upwest*  
for A.L.R.

H.558391.5 Mortgage to Walter Hedley Huthnance and Violet Huthnance produced 20.11.1984 at 12.18 o/c  
H.601041.9

*Upwest*  
for A.L.R.

H.576769 Certificate pursuant to Section 306(1)(f)(a) of the Local Government Act 1974 affecting Plan S.34924 by The Rotorua District Council entered 5.3.1985 at 11.30 o/c

*Upwest*  
for A.L.R.

H.601041.10 ONCT Canceled and the following  
15.7.1985 C's.T. issued for Lots on  
Plan S.34924

part Lot 2 - 34A/114  
part Lot 3 - 34A/115

*Upwest*  
A.L.R.

*Duplicate destroyed.*



## **Appendix B:      Proposed Development Plan**



KEY

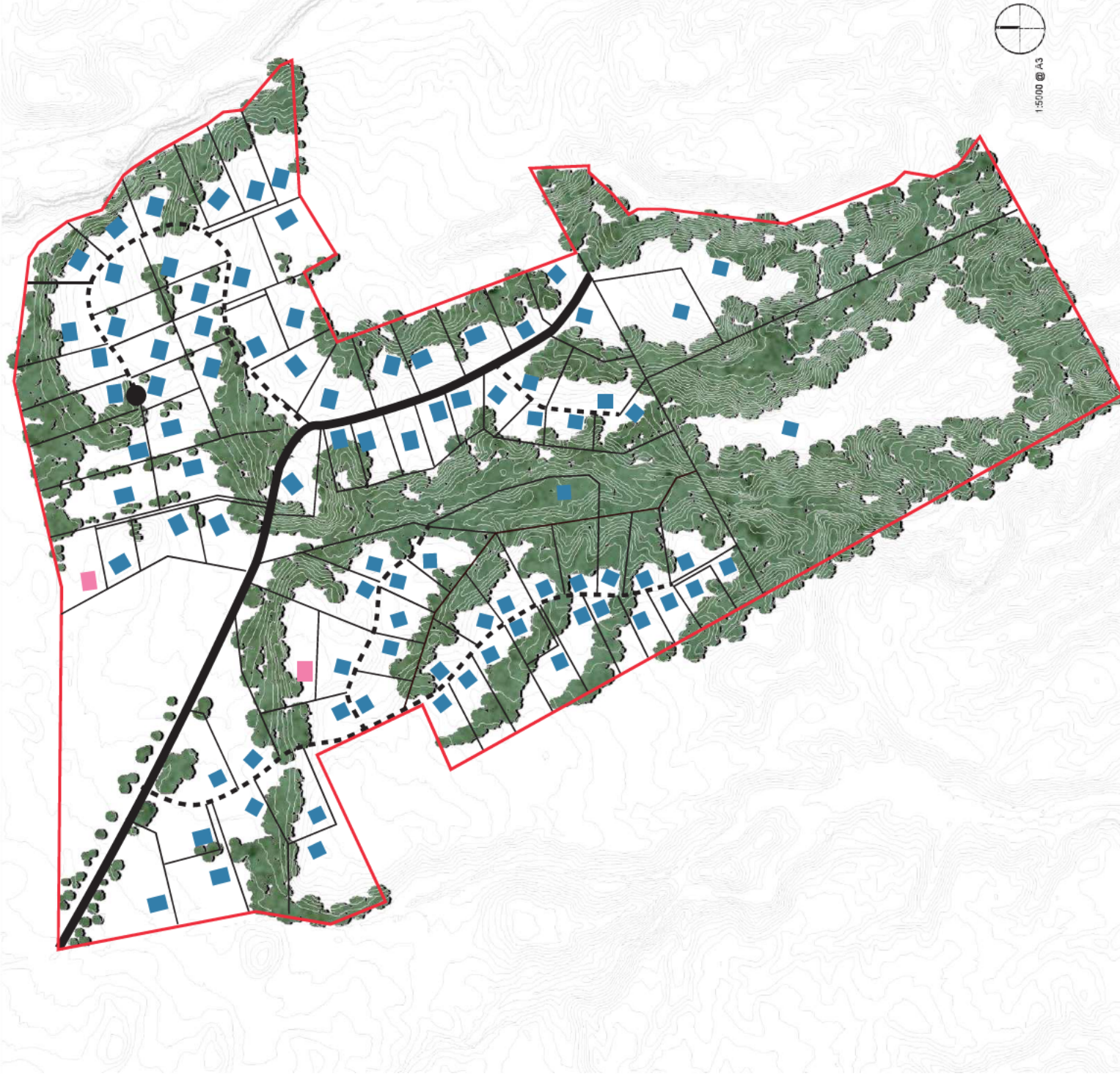
- Existing dwellings 2
- Proposed dwellings 90
- Vegetation
- Main road
- Minor road

MILBROW ESTATE SUBDIVISION  
SUBDIVISION SKETCH  
Date: 31 MAY 2022 Revision: A

Plan prepared by Boffa Miskell Limited  
Project Manager:  
I Drawn: TMI | Glenview, N.Y.

Boffa Miskell  
www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is a sketch for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions, or any consequences arising from inaccurate information provided by the Client or any external sources.



1:5000 @ A3





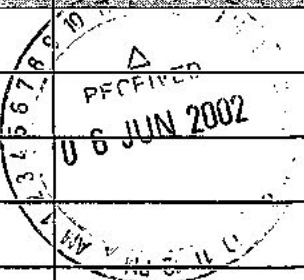
## **Appendix C: Council Information**

13351

**CHECK APPLICATION - BUILDING OFFICER:** *A.*

|                                            |                               |
|--------------------------------------------|-------------------------------|
| <u>DATE RECEIVED:</u><br>7.6.02            | <u>DUE DATE:</u><br>21.06.02  |
| <u>DATE SUSPENDED:</u> Awaiting<br>12.6.02 | <u>DATE ISSUED:</u><br>9.7.02 |

| PROCESSING               | REVIEWED BY | TIME TAKEN | DATE RECEIVED | DATE PROCESSED |
|--------------------------|-------------|------------|---------------|----------------|
| Administration           | <i>Am</i>   | 30         |               | 27/6/02        |
| <del>Hazard</del>        |             |            |               |                |
| Draughting               | <i>PJ</i>   | 30         |               | 10.06.02       |
| Planning                 | <i>CP</i>   | 60         |               | 2/7/02         |
| Resource Engineers       | <i>SA</i>   | 10         |               | 4.7.02         |
| Pollution Control        |             |            |               |                |
| Hazardous Substances     |             |            |               |                |
| Geothermal               |             |            |               |                |
| Environmental Health     |             |            |               |                |
| Recreation and Community |             |            |               |                |
| Building                 |             |            |               |                |
| Plumbing Drainage        |             |            |               |                |

| PIM FEE | DATE PAID | RECEIPT NO. | DATE RECEIVED STAMP                                                                  |
|---------|-----------|-------------|--------------------------------------------------------------------------------------|
| \$130-  | 6-6-02    | T000289     |  |
|         |           |             |                                                                                      |
|         |           |             |                                                                                      |
|         |           |             |                                                                                      |
|         |           |             |                                                                                      |

12068  
ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua. Telephone 07-348 4199 Fax 07-349 0993

Issue Document

CODE COMPLIANCE CERTIFICATE No:13351

Section 43(3), Building Act 1991

Issued: 09/07/2002

Building Consent No: 13351

Owner

MR JOHN GRANT MCFETRIDGE  
C/O LETTIS GARAGES  
P O BOX 10-117  
MT MAUNGANUI

Agent

LETTIS GARAGES & FARM BUILDINGS  
P O BOX 10117  
MOUNT MAUNGANUI 3030

Site Information

PROPERTY ID: 12068  
ASSESSMENT NO: 06951/285.00  
STREET ADDRESS: 116 JACKSON ROAD, KAHAROA, R D 2, ROTORUA 3221  
LEGAL DESCRIPT: PT NONE 6E3No2H7B MANGOREWA KAHAROA NONE

Project Information

PROJECT IS FOR: New Work  
INTENDED USE(S): REPLACE IMPLEMENT SHED  
INTENDED LIFE: Indefinite but not less than 50 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

No Fees

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council:

Name: P Lawrence Position: Building Control Manager

Signed: pp

Date: 23 / 9 / 2003

5 September 2003

Please Quote: P12068

Doc No: OW-7630

Mr J.G. McFetridge  
116 Jackson Road  
RD 2  
ROTORUA



Private Bag RO 3029  
Rotorua  
New Zealand  
Telephone 07-348 4199  
Fax 07-346 3143  
E-mail mail@rdc.govt.nz

Address all  
communications to:  
Chief Executive  
Rotorua District Council

Dear Building Owner

**BUILDING CONSENT NO: 13351**  
**ADDRESS: 76 JACKSON ROAD**  
**PROJECT: REPLACE IMPLEMENT SHED**

A check of our records shows that the above Building Consent has, as yet, not been signed off by Council as completed.

Whether the above project is completed or not, please contact Council so a Final Inspection can be arranged or a Progress Inspection or an Extension of Time be granted. Failure to do this could result in the above Consent being Lapsed or Cancelled. This could possibly jeopardise any future sale of your property.

**(Sec 41) LAPSE AND CANCELLATION OF BUILDING CONSENT**

1. *A building consent shall lapse and be of no effect if:*
- (a) *The building work concerned has not been commenced within 6 calendar months after the date of issue of the Consent or within such further period as the Territorial Authority in its absolute discretion may allow: **or***
  - (b) *Reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the Territorial Authority in its absolute discretion may allow.)*

For further information or to book for an Inspection please contact me directly on telephone (07) 348 4199 Extn 8063.

Yours faithfully

Jeff Atkinson  
Building Officer

## INTERNAL MEMORANDUM

|                                     |
|-------------------------------------|
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |

Urgent  
As requested  
For your information  
For your comment  
Please file  
Please telephone  
Please action

File No. 12068  
Date 2/7/02

Subject Proposed Implement Shed  
(Replacement)

To: Whom it may concern.

The land owner, was spoken to in regard to the above proposal. Council initially had concerns as the proposed replacement shed is very close to a legal boundary adjoining an unformed road.

The land owner, employed a surveyor to peg the relevant boundaries. No plans were drawn from this. However the land-owner (Mr McFetridge) confirms that the proposed replacement shed is 17m from the ~~western~~ <sup>western</sup> boundary & 1m from northern boundary. 2/7/02

The replacement shed is ~~to~~ be placed on the same footprint as the existing shed. The proposed shed is 2m less in width than the existing shed.

It is ~~assessed~~ <sup>assessed</sup> that the proposed implement shed has existing use rights & no Resource consent is required for the front yard encroachment, as the proposal is considered to be the same in character, intensity & scale. There is a building consent on file for the existing shed dated 1/9/84.

It is noted that not all legal lots are shown on submitted site plan - refer to Council's Services Plan.

Signature

Designation

Resource Management Planner

ROTORUA  
DISTRICT  
COUNCIL





371510  
TRIM



# FILE

## Building Consent File -- Front Cover

Ref: TP 03 - FP 04  
Ver: 01  
Issued: 30 May 2007  
Doc No: IT-639924  
1 of 1

BC No. 63682 Valuation No. 06951 285 09  
Owner: Caland Holdings Ltd Property No. P 32258  
Date Received: \_\_\_\_\_ CCC Date: \_\_\_\_\_

Jackson Road

### PROJECT DESCRIPTION / COMMENTS:

To construct a Versatile Garage



RRD001DMD5

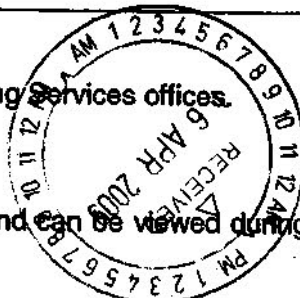
Document Number: RDC-44224

Date Received: 11/05/2009

### THIS BUILDING CONSENT RELATES TO BC No :

NB: The inspection cards are kept with the inspection file in the Building Services offices.

Any pertinent information regarding inspections will be with this file and can be viewed during the hours of 8am - 4.30 pm week days.



LARGE PLANS HELD IN PLAN TUBE



|                                                                                                                    |                                             |                    |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------|
| DESTINATION<br><b>ROTORUA</b><br> | <b>Processing PIM / BC Master Checklist</b> | Ref: TP 03 - TF0   |
|                                                                                                                    |                                             | Ver: 10            |
|                                                                                                                    |                                             | Issued: 2 Mar 2009 |
|                                                                                                                    |                                             | Page 1 of 8        |

|          |       |            |           |           |
|----------|-------|------------|-----------|-----------|
| CATEGORY | NZSFC | CONTRACTOR | INSPECTOR | INSPECTOR |
| 1A II    |       | Ray        | Glenn     |           |

PIM/BC Application No. 63682 Valuation No. 06951 28500  
 Owner: Caland Holdings Ltd Property File No. P32258  
 Project Location: Tackson Road  
 Description of Work: To construct a Versatile Garage  
 Payment Confirmation Date (Clock Starts): \_\_\_\_\_  
 Last Day to Request/Suspend PIM for Further Information: 30/4/09  
 PIM Issued: 30/4/09 BC Issued: 7/5/09

PIM Tracking Record: Allocated By: **A Hoffman**

| Hazard/Caution/<br>Information (as noted on<br>file) |           | Who to<br>deal with |                    |
|------------------------------------------------------|-----------|---------------------|--------------------|
| [Redacted]                                           |           |                     |                    |
| Admin Assistant -<br>Building                        | W Dale    | 20/4/09             | Y S Edhouse 7/5/09 |
| Planning Rural A                                     | SH        | 22/4/09             | Y (N) GH 22/4/09   |
| Resource Engineer                                    | 2         | 27/4/09             | Y (N) 2 27/4/09    |
| Pollution Control                                    |           |                     | Y (N) 2 27/4       |
| <del>Hazardous Substances</del>                      |           |                     | Y N                |
| Development<br>Contributions NO                      |           |                     | Y (N) 2 27/4       |
| <del>Engineering/Structural</del>                    |           |                     | Y N                |
| <del>Environmental</del>                             |           |                     | Y N                |
| <del>Community</del>                                 |           |                     | Y N                |
| Building Services                                    | A Hoffman |                     | Y (N) 20.4.09      |

**BC Tracking Record**

|                  |          |        |       |          |        |
|------------------|----------|--------|-------|----------|--------|
| Building Consent | J Dodson | 6.5.09 | Y (N) | J Dodson | 6.5.09 |
| Disabled Persons |          |        | Y N   |          |        |

30 November 2010

Caland Holdings Ltd  
PO Box 67  
Ngongotaha  
ROTORUA 3041



RDC0010NNQ

Document Number: RDC-161268

Date Registered: 1/12/2010

File Ref: P32258  
Building Consent No: 63682

Dear Sir,

**CODE COMPLIANCE CERTIFICATE**  
**BUILDING CONSENT NO: 63682**

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully

A handwritten signature in black ink, appearing to be 'K. Crisp'.

Karen Crisp  
Administration Officer - Building

Encl.

**Code Compliance Certificate: 63682**  
Section 95, Building Act 2004

Issued: 30 NOV 2010



Rotorua District Council  
1061 Haupapa Street  
Private Bag 3029  
Rotorua Mail Centre  
Rotorua 3046  
New Zealand  
P: 07 348 4199  
F: 07 346 3143  
E: mail@rdc.govt.nz  
W: www.rdc.govt.nz

**The Building**

**Property ID:** 32258  
**Street Address:** 76A JACKSON ROAD  
KAHAROA  
**Valuation number:** 06951 285 09  
**Legal Description:** LOT 8 DP392696  
**Intended Use:** DOMESTIC GARAGE/OUTBLDGS  
**Description of Work:** GARAGE

**The Owner**

**Name & Address of Owner:** CALAND HOLDINGS LIMITED  
PO BOX 67  
NGONGOTAHA  
ROTORUA 3041

First point of contact for communications with Council Building Consent Authority: RDC BUILDING SERVICES

**Building Work**

**Building Consent no:** 63682  
**Issued by:** Rotorua District Council

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that –

- (a) the building work complies with the building consent.

Signed for and on behalf of the Council:

Name: Karen Crisp

Position: Building Services Administrator

Signed: 

Date: 30 NOV 2010





Document Number: RDC-261398

Date Registered: 9/5/2012

3 May 2012

Mr S W Milsom  
PO Box 67  
Ngongotaha  
ROTORUA 3041

File Ref: P32258  
Building Consent No: 62078

Dear Sir,

**CODE COMPLIANCE CERTIFICATE**  
**BUILDING CONSENT NO: 62078**

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully

Karen Crisp  
Administration Officer - Building

Encl.

**Code Compliance Certificate: 62078**  
Section 95, Building Act 2004

Issued: 03 MAY 2012



Rotorua District Council  
1061 Haupapa Street  
Private Bag 3029  
Rotorua Mail Centre  
Rotorua 3046  
New Zealand  
P: 07 348 4199  
F: 07 346 3143  
E: mail@rdc.govt.nz  
W: www.rdc.govt.nz

**The Building**

**Property ID:** P32258  
**Street Address:** 76 JACKSON ROAD, KAHAROA  
**Valuation number:** 06951 285 09  
**Legal Description:** LOT 8 DP392696  
**Intended Use:** NEW DWELLING  
**Description of Work:** DWELLING/GARAGE

Replace garage door with 2x ranchsliders. Add 2 internal walls to create family room in garage. Relocate hallway door to new family room wall. Add new hallway door opposite the wall of the wardrobe. Increase ensuite vanity size, delete bath, reposition the toilet. Delete the shower, move bath from ensuite to bathroom, create shower over bath. Add logfire in the lounge, add carport alongside the laundry/family room.

**The Owner**

**Name & Address of Owner:** MILSOM, MR STUART WILLIAM  
PO BOX 67  
NGONGOTAHA  
ROTORUA 3041

First point of contact for communications with Council Building Consent Authority:  
Rotorua District Council, Private Bag 3029 Rotorua 3046,  
Phone: 07 348 4199 Fax: 07 349 0993 Email: mail@rdc.govt.nz.

**Building Work**

**Building Consent no:** 62078  
**Issued by:** Rotorua District Council

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that –

- (a) the building work complies with the building consent.

Signed for and on behalf of the Council:

Name: Karen Crisp

Position: Building Services Administrator

Signed: 

Date: 03 MAY 2012





# FILE

371510

|                                      |                                            |                     |
|--------------------------------------|--------------------------------------------|---------------------|
| <b>DESTINATION</b><br><b>ROTORUA</b> | <b>Building Consent File – Front Cover</b> | Ref: CPF 20         |
|                                      |                                            | Ver: 01             |
|                                      |                                            | Issued: 30 May 2007 |
|                                      |                                            | Doc No: IT-639924   |
|                                      |                                            | 1 of 1              |

|                |                     |               |               |
|----------------|---------------------|---------------|---------------|
| BC No.         | 12 - - 63962        | Valuation No. | 0 6951 285 09 |
| Owner:         | Caland Holdings Ltd | Property No.  | p32258        |
| Date Received: | CCC Date:           |               |               |

76a JACKSON RD

**PROJECT DESCRIPTION / COMMENTS:**

CONSTRUCT VERSATILE FARM BUILDING



RRD001F20Z

Document Number: RDC-59289

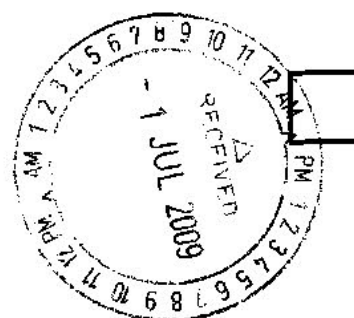
Date Received: 22/07/2009

**THIS BUILDING CONSENT RELATES TO BC No :**

**NB:** The inspection cards are kept with the inspection file in the Building Services offices.

Any pertinent information regarding inspections will be with this file and can be viewed during the hours of 8am – 4.30 pm week days.

**LARGE PLANS HELD IN PLAN TUBE**



|                                      |                                                       |                    |
|--------------------------------------|-------------------------------------------------------|--------------------|
| <b>DESTINATION</b><br><b>ROTORUA</b> | <b>Processing PIM / BC</b><br><b>Master Checklist</b> | Ref: CP 06         |
|                                      |                                                       | Ver: 11            |
|                                      |                                                       | Issued: 18 June 09 |
|                                      |                                                       | Page 1 of 4        |

|                                   |       |                           |             |           |
|-----------------------------------|-------|---------------------------|-------------|-----------|
| CATEGORY                          | NZSFC | CONTRACTOR                | INSPECTOR   | INSPECTOR |
| 1.01                              |       | PIM/BC                    | Barry Glenn |           |
| PIM/BC Application No.            |       | Valuation No.             |             |           |
| No - - 63962                      |       | 0695128509                |             |           |
| Owner: CALAND HOLDINGS LTD        |       | Property File No. p 32258 |             |           |
| Project Location: 76A JACKSON RD. |       |                           |             |           |

Description of Work: CONSTRUCT VERSATILE FARM BUILDING

PIM Issued: 10/7/09 BC Issued: - Loan - to 20/7/09

**PIM Tracking Record:**

| Hazard/Caution/<br>Information (as noted on<br>file) |                | Who to<br>deal with |                    |
|------------------------------------------------------|----------------|---------------------|--------------------|
| Admin Assistant -<br>Building                        | A Kelly 8/7/09 | Y                   | H Ferguson 20/7/09 |
| Planning                                             | 9/7/09         | Y                   | (N) 9/7/09         |
| Resource Engineer                                    | 10/7/09        | Y                   | (N) 10/7/09        |
|                                                      |                | Y                   | N                  |
|                                                      |                | Y                   | N                  |
| Development<br>Contributions                         | 10             | Y                   | (N) 10/7/09        |
|                                                      |                | Y                   | N                  |
|                                                      |                | Y                   | N                  |
|                                                      |                | Y                   | N                  |
| Building Services                                    | A Hoffman      | Y                   | (N)                |

**BC Tracking Record**

|                  |                  |   |                  |
|------------------|------------------|---|------------------|
| Building Consent | J Dodson 17.7.09 | Y | J Dodson 20.7.09 |
|------------------|------------------|---|------------------|

|                                                                                                   |             |                               |                   |
|---------------------------------------------------------------------------------------------------|-------------|-------------------------------|-------------------|
| Records sent to applicant<br>and TA. Administration to<br>complete on issue (included<br>or x NA) | Plans       | ✓ Supporting<br>documentation | Section 37 Notice |
|                                                                                                   | PIM         | ✓ Building<br>Consent         | Section 36 Notice |
| Name                                                                                              | Signature   | Date                          |                   |
| H Ferguson                                                                                        | [Signature] | 20/7/09                       |                   |

30 November 2010

Caland Holdings Ltd  
PO Box 67  
Ngongotaha  
ROTORUA 3041



RRD0010NT7

Document Number: **RDC-161461**

Date Registered: **2/12/2010**

File Ref: P32258  
Building Consent No: 63962

Dear Sir,

**CODE COMPLIANCE CERTIFICATE**  
**BUILDING CONSENT NO: 63962**

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Karen Crisp'.

Karen Crisp  
Administration Officer - Building

Encl.

**Code Compliance Certificate: 63962**  
Section 95, Building Act 2004

Issued: 30 NOV 2010



Rotorua District Council  
1061 Haupapa Street  
Private Bag 3029  
Rotorua Mail Centre  
Rotorua 3046  
New Zealand  
P: 07 348 4199  
F: 07 346 3143  
E: mail@rdc.govt.nz  
W: www.rdc.govt.nz

**The Building**

**Property ID:** 32258  
**Street Address:** 76A JACKSON ROAD  
**Valuation number:** 06951 285 09  
**Legal Description:** LOT 8 DP392696  
**Intended Use:** DOMESTIC GARAGE/OUTBLDGS  
**Description of Work:** FARM BUILDING

**The Owner**

**Name & Address of Owner:** CALAND HOLDINGS LIMITED  
PO BOX 67  
NGONGOTAHA  
ROTORUA 3041

First point of contact for communications with Council Building Consent Authority: RDC BUILDING SERVICES

**Building Work**

**Building Consent no:** 63962  
**Issued by:** Rotorua District Council

**Code Compliance**

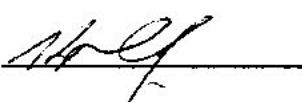
The building consent authority named below is satisfied, on reasonable grounds, that –

- (a) the building work complies with the building consent.

Signed for and on behalf of the Council:

Name: Karen Crisp

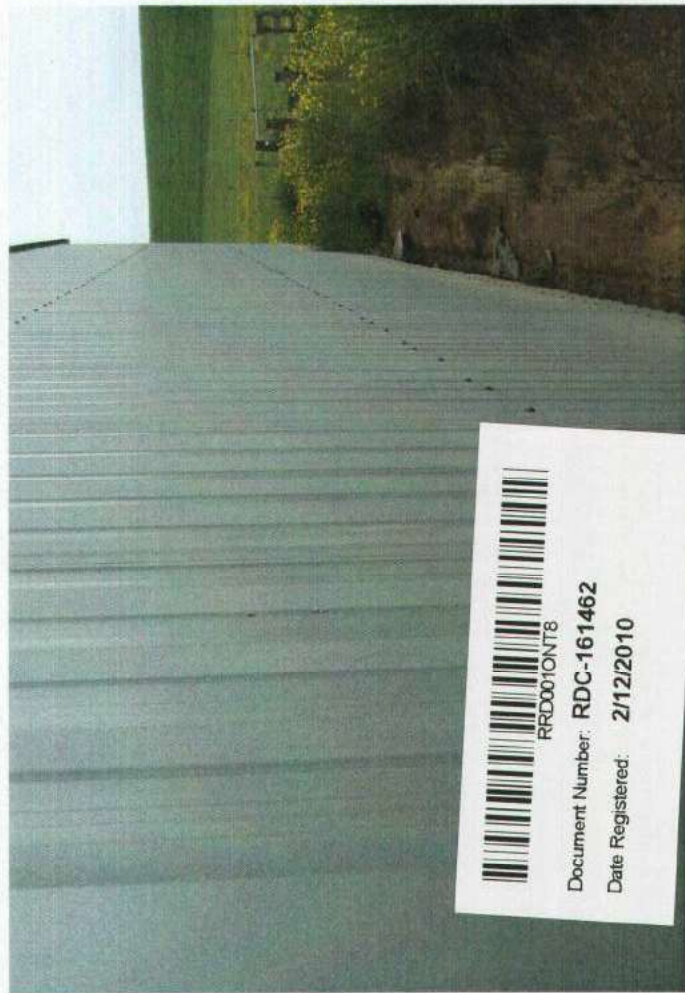
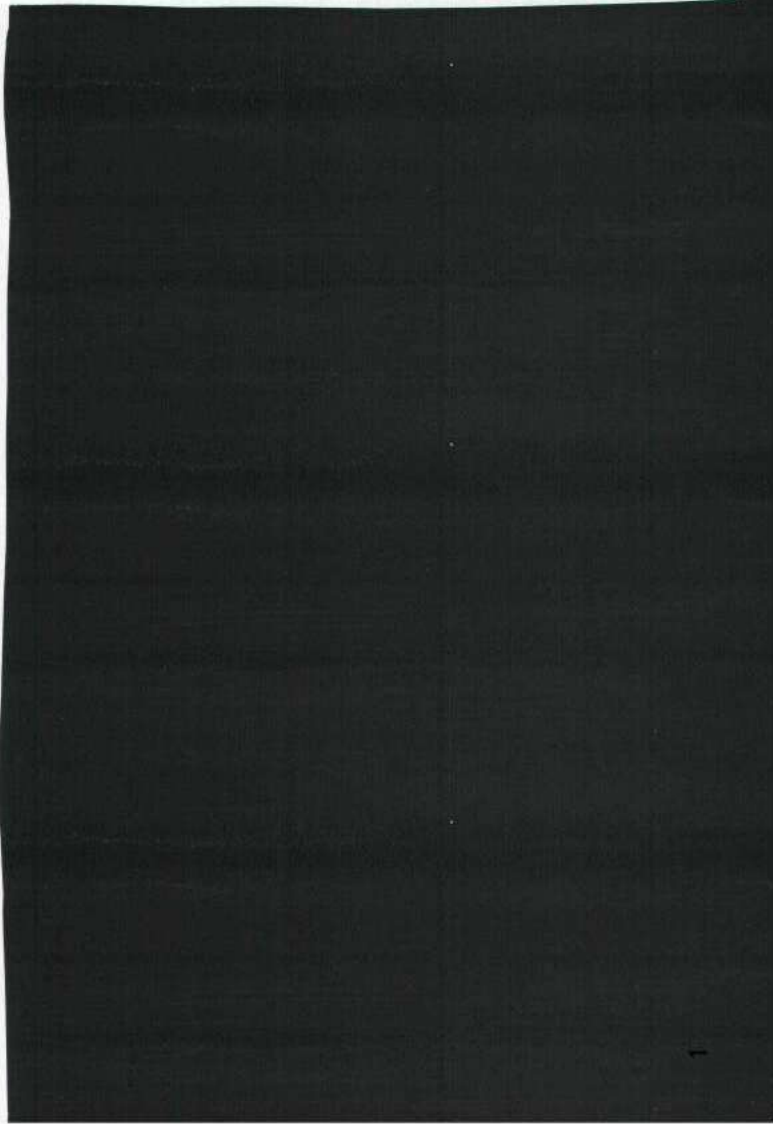
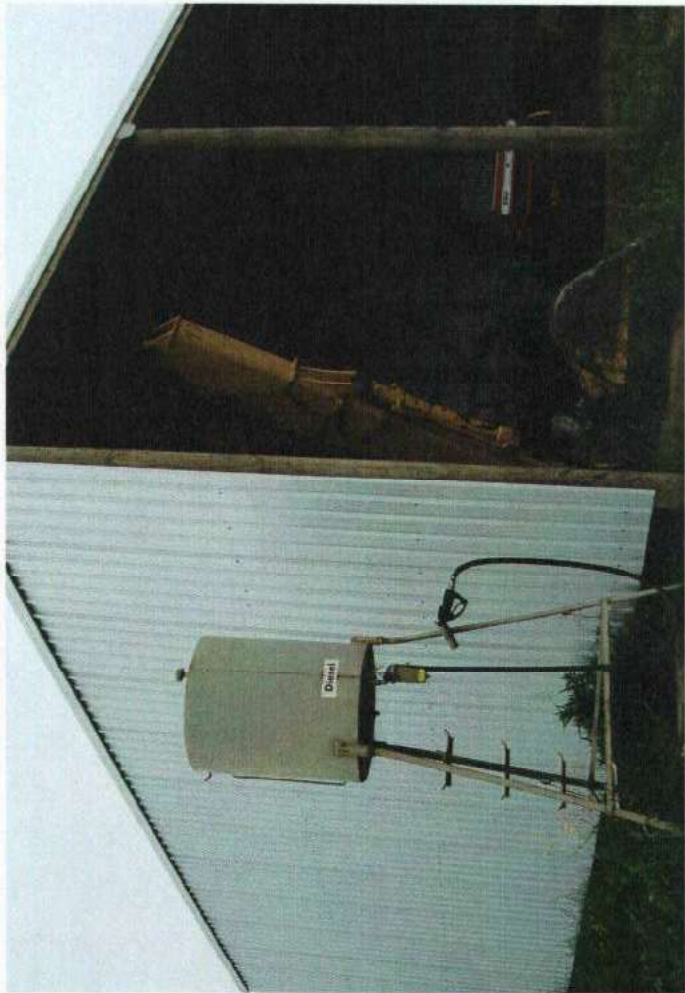
Position: Building Services Administrator

Signed: 

Date: 30 NOV 2010



BC 63962



Document Number: RDC-161462  
Date Registered: 2/12/2010  
RRD001ONT8



22 May 2012

Mr S W Milsom  
PO Box 67  
Ngongotaha  
ROTORUA 3041

File Ref: P32258  
Building Consent No: 64760

Dear Sir,

**CODE COMPLIANCE CERTIFICATE**  
**BUILDING CONSENT NO: 64760**

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above building consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed, and meets the requirements of the Building Code supporting documents.

If in future you should desire to sell your property, your solicitor may ask you to produce this Certificate to prove that your building complies with the Building Code to the extent required by the above Building Consent. A copy is also placed on your property file.

Yours faithfully



Karen Crisp  
Administration Officer - Building

Encl.



RRD001RU3U

Document Number: RDC-267370

Date Registered: 6/6/2012



**Code Compliance Certificate: 64760**  
Section 95, Building Act 2004

Issued: 22 MAY 2012



Rotorua District Council  
1061 Haupapa Street  
Private Bag 3029  
Rotorua Mail Centre  
Rotorua 3046  
New Zealand  
P: 07 348 4199  
F: 07 346 3143  
E: mail@rdc.govt.nz  
W: www.rdc.govt.nz

**The Building**

**Property ID:** P32258  
**Street Address:** 76 JACKSON ROAD, KAHAROA  
**Valuation number:** 06951 285 09  
**Legal Description:** LOT 8 DP392696  
**Intended Use:** NEW DWELLING/GARAGE  
**Description of Work:** Alter rear garage door, dividing wall, eave overhand b/rm 2, and fireplace (29/4/10)  
NEW DWELLING/GARAGE

**The Owner**

**Name & Address of Owner:** MILSOM, MR STUART WILLIAM  
PO BOX 67  
NGONGOTAHA  
ROTORUA 3041

First point of contact for communications with Council Building Consent Authority:  
Rotorua District Council, Private Bag 3029 Rotorua 3046,  
Phone: 07 348 4199 Fax: 07 349 0993 Email: mail@rdc.govt.nz.

**Building Work**

**Building Consent no:** 64760  
**Issued by:** Rotorua District Council

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that –

- (a) the building work complies with the building consent.

Signed for and on behalf of the Council:

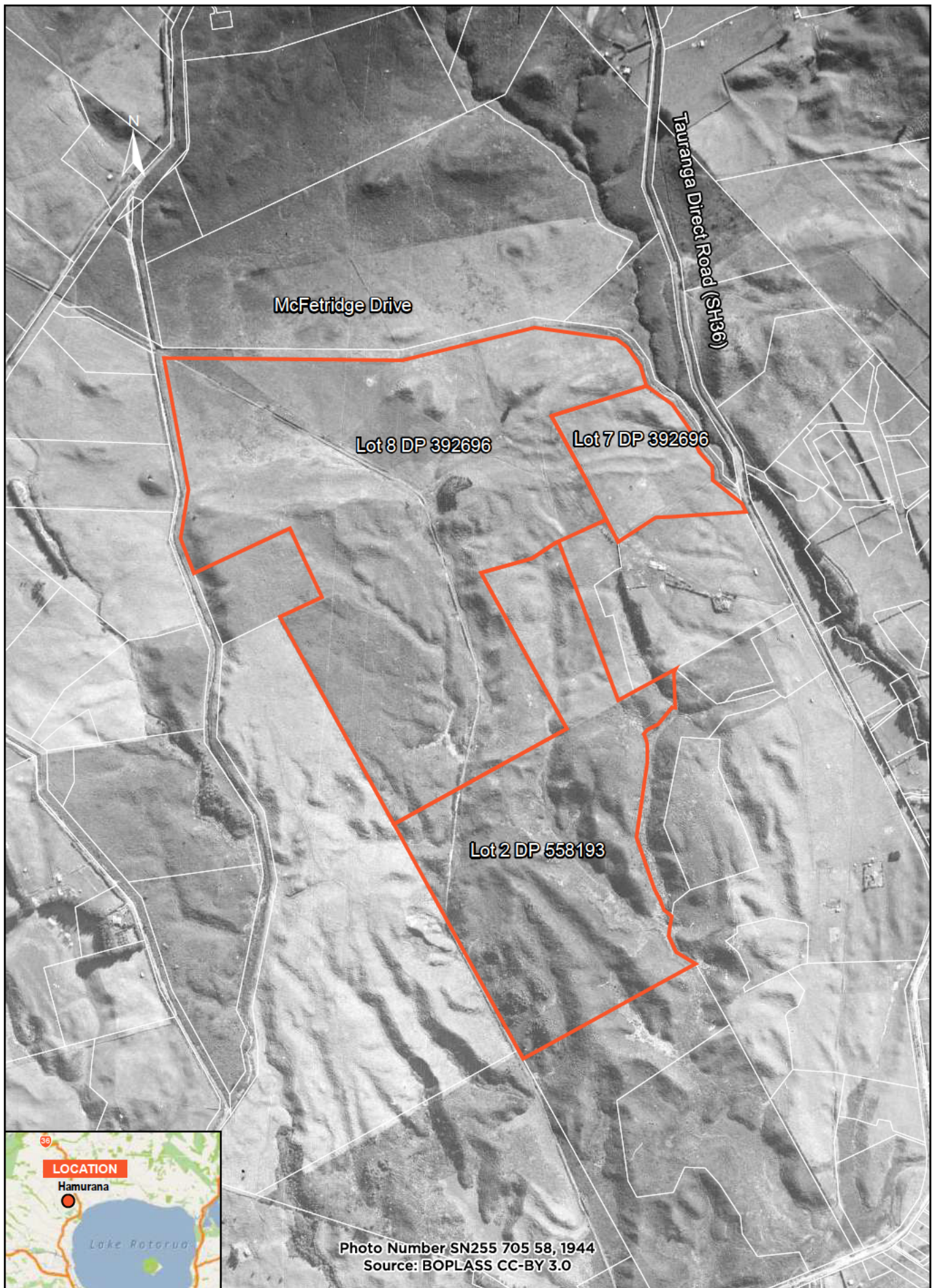
Name: Karen Crisp

Position: Building Services Administrator

Signed: 

Date: 22 MAY 2012

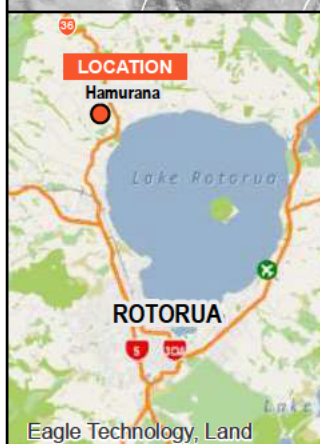
## **Appendix D:     Historic Aerial Photographs**



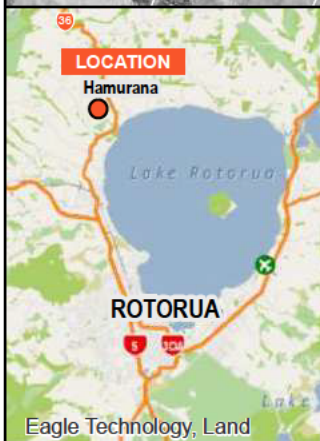
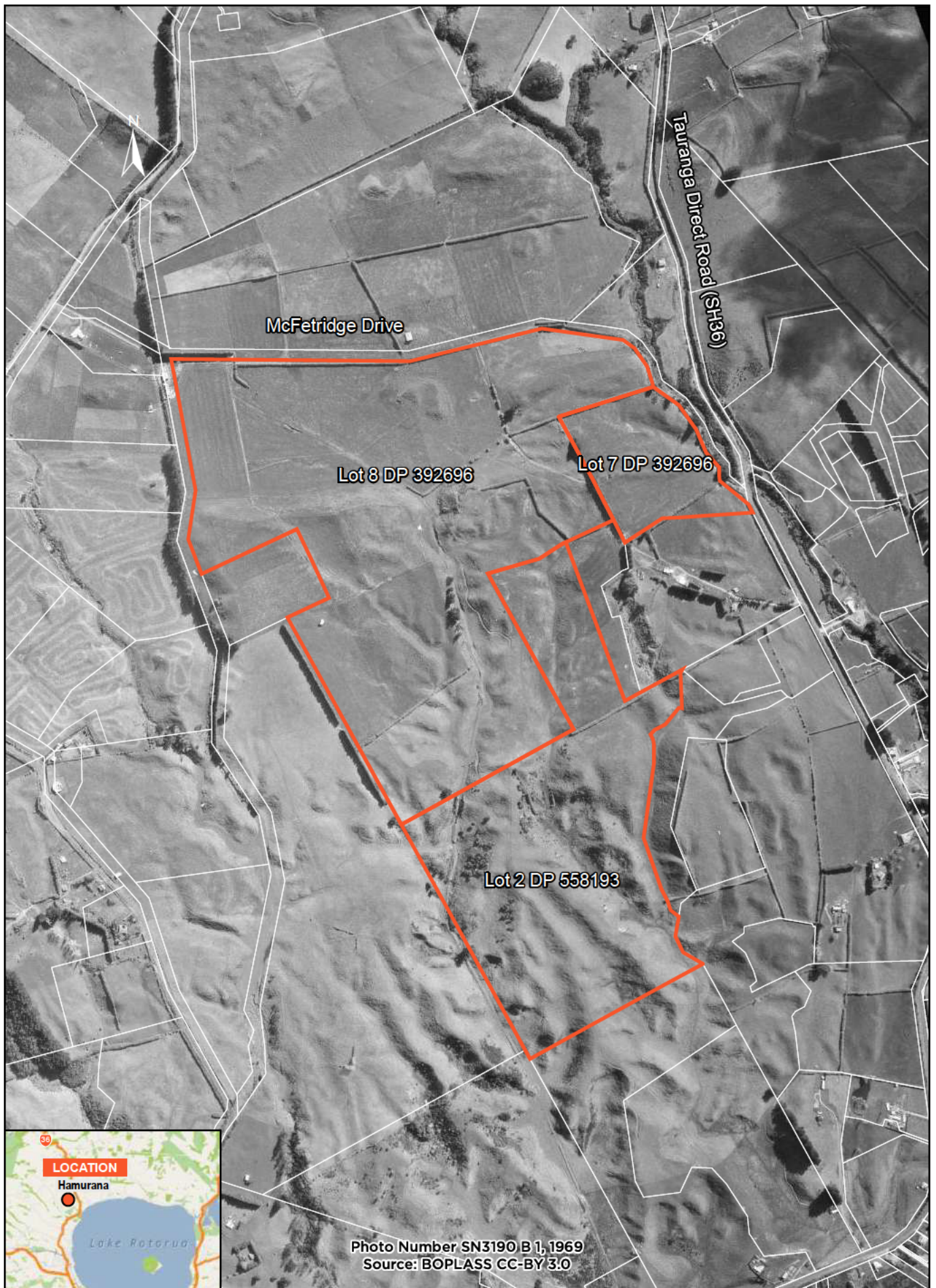
### Historic Aerial Imagery - August 1944

66 McFetridge Drive,  
53A and 89 Tauranga Direct Road, Rotorua  
Scale = 1:10000 (A4)

0 210 420 630  
Metres





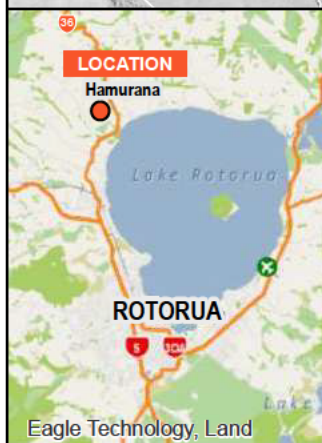


### Historic Aerial Imagery - August 1969

66 McFetridge Drive,  
53A and 89 Tauranga Direct Road, Rotorua  
Scale = 1:10000 (A4)

0 210 420 630  
Metres



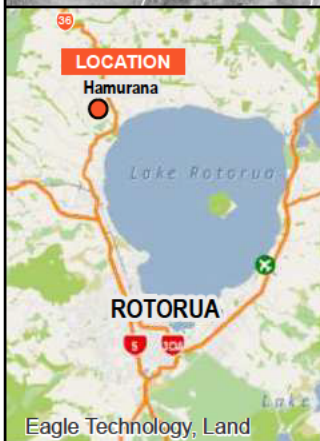
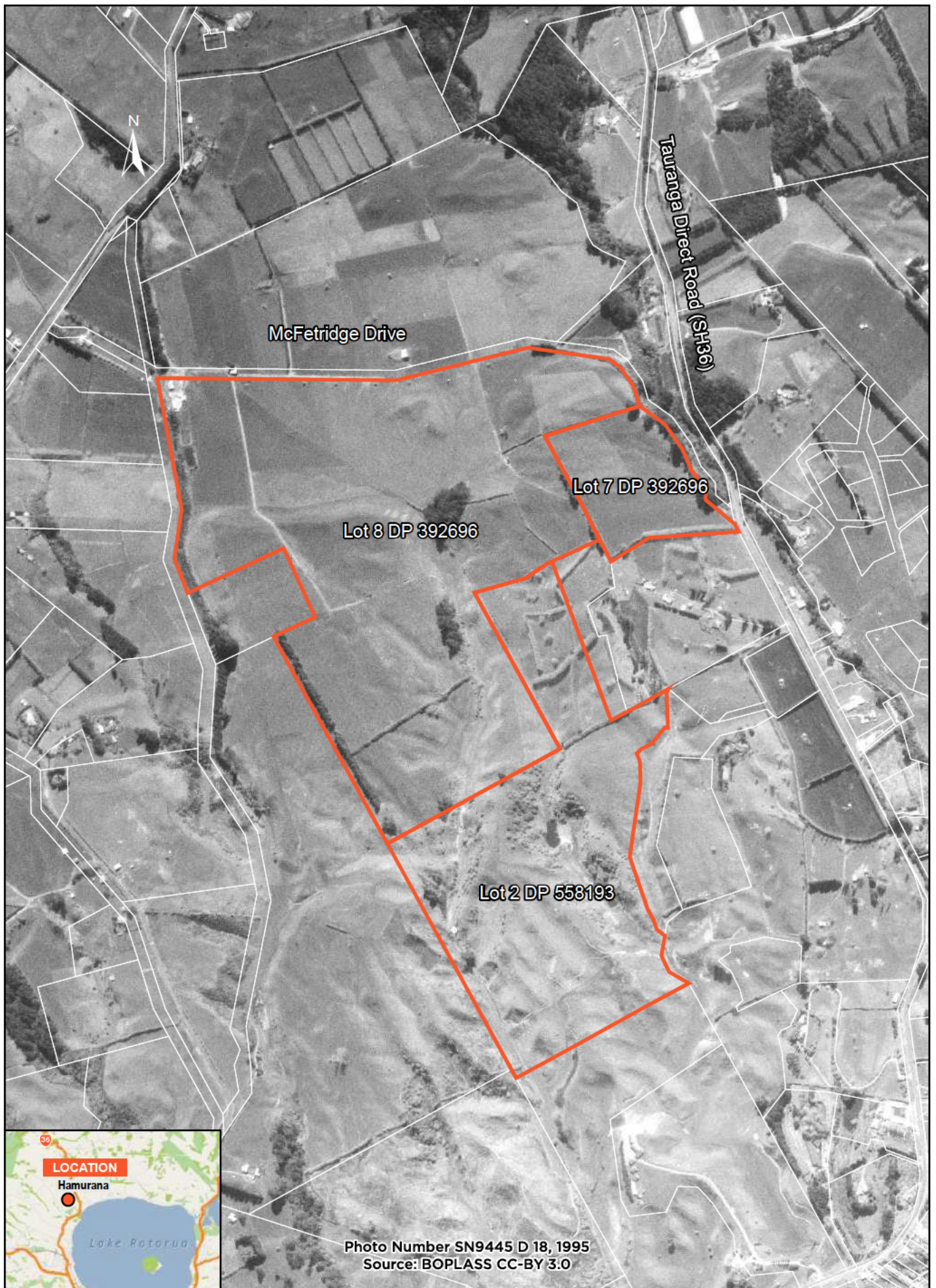


### Historic Aerial Imagery - October 1981

66 McFetridge Drive,  
53A and 89 Tauranga Direct Road, Rotorua  
Scale = 1:10000 (A4)

0 210 420 630  
Metres





### Historic Aerial Imagery - September 1995

66 McFetridge Drive,  
53A and 89 Tauranga Direct Road, Rotorua  
Scale = 1:10000 (A4)

0 210 420 630  
Metres



## Appendix E: Site Photographs



*Plate E1: Looking south towards the Milsom family residence.*



*Plate E2: Looking south towards the eastern implement shed.*



*Plate E3: Contents of the eastern implement shed.*



*Plate E4: Looking south towards the calf rearing shed.*





*Plate E5: Looking west towards the milking shed.*



*Plate E6: Looking south towards the milking shed.*



*Plate E7: Contents of the western implement shed.*



*Plate E8: Looking southwest towards Lake Rotorua from sampling location P28.*





*Plate E9: Looking southeast towards Lake Rotorua from sampling location P9.*

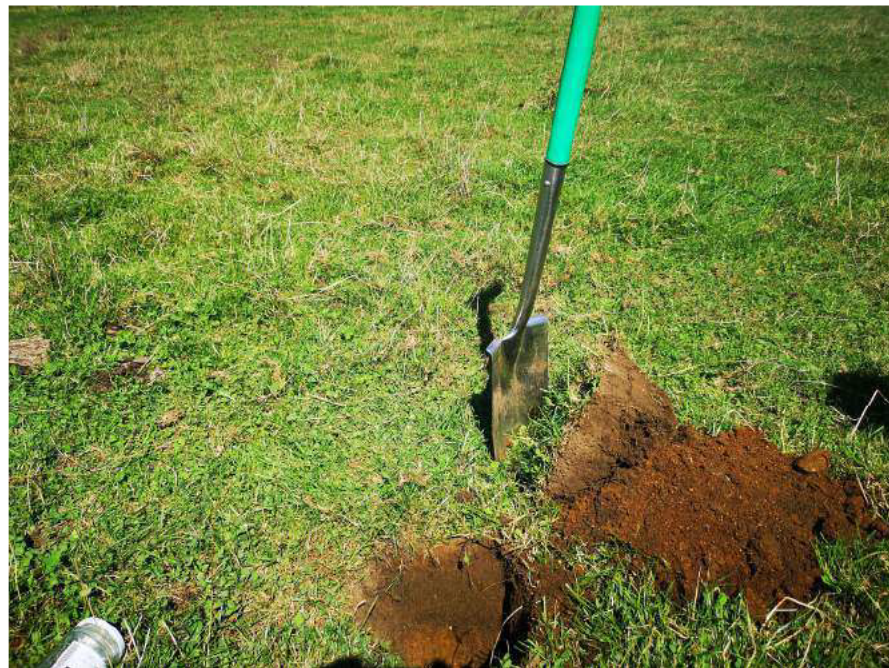


*Plate E10: Looking northwest towards the Milson family residence from northern portion of southern block.*





*Plate E11: Looking northeast towards 89 Tauranga Direct Road from northern portion of southern block.*



*Plate E12: Topsoil encountered during sampling within pastoral grazing areas.*

---

## **Appendix F:      Laboratory Report**



## Certificate of Analysis

Hail Environmental Ltd  
18 Waikare Place, Welcome Bay  
Tauranga

Attention: Brendon Love

Phone: s 9(2)(a)

Email: s 9(2)(a)

Lab Reference: 22-07566  
Submitted by: Brendon Love  
Date Received: 28/02/2022  
Testing Initiated: 28/02/2022  
Date Completed: 7/03/2022  
Order Number:  
Reference: 259

Sampling Site: McFetridge Drive

### Report Comments

Samples were collected by yourselves (or your agent) and analysed as received at Analytica Laboratories. Samples were in acceptable condition unless otherwise noted on this report.  
Specific testing dates are available on request.

### Soil Aggregate Properties and Nutrients

| Client Sample ID |      |                 | P31        | P38        | P9         | P20        | P20(D)     |
|------------------|------|-----------------|------------|------------|------------|------------|------------|
| Date Sampled     |      |                 | 24/02/2022 | 24/02/2022 | 24/02/2022 | 24/02/2022 | 24/02/2022 |
| Analyte          | Unit | Reporting Limit | 22-07566-1 | 22-07566-2 | 22-07566-3 | 22-07566-4 | 22-07566-5 |
| pH*              | pH   | 1               | 5.2        | 4.9        | 5.5        | 4.6        | 4.5        |

### Soil Aggregate Properties and Nutrients

| Client Sample ID |      |                 | P5         | P28        |
|------------------|------|-----------------|------------|------------|
| Date Sampled     |      |                 | 24/02/2022 | 24/02/2022 |
| Analyte          | Unit | Reporting Limit | 22-07566-6 | 22-07566-7 |
| pH*              | pH   | 1               | 5.0        | 4.7        |

### Elements in Soil

| Client Sample ID |              |                 | P31        | P38        | P9         | P20        | P20(D)     |
|------------------|--------------|-----------------|------------|------------|------------|------------|------------|
| Date Sampled     |              |                 | 24/02/2022 | 24/02/2022 | 24/02/2022 | 24/02/2022 | 24/02/2022 |
| Analyte          | Unit         | Reporting Limit | 22-07566-1 | 22-07566-2 | 22-07566-3 | 22-07566-4 | 22-07566-5 |
| Cadmium          | mg/kg dry wt | 0.005           | 0.38       | 0.39       | 0.782      | 0.35       | 0.40       |

All tests reported herein have been performed in accordance with the laboratory's scope of accreditation with the exception of tests marked \*, which are not accredited.  
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## Elements in Soil

| Client Sample ID |              |                 | P5         | P28        |
|------------------|--------------|-----------------|------------|------------|
| Date Sampled     |              |                 | 24/02/2022 | 24/02/2022 |
| Analyte          | Unit         | Reporting Limit | 22-07566-6 | 22-07566-7 |
| Cadmium          | mg/kg dry wt | 0.005           | 0.769      | 0.630      |

## Organochlorine Pesticides - Soil

| Client Sample ID   |              |                 | Composite 1<br>(P31, P38, P9,<br>P20) |
|--------------------|--------------|-----------------|---------------------------------------|
| Date Sampled       |              |                 |                                       |
| Analyte            | Unit         | Reporting Limit | 22-07566-8                            |
| 2,4'-DDD           | mg/kg dry wt | 0.005           | <0.0050                               |
| 2,4'-DDE           | mg/kg dry wt | 0.005           | <0.0050                               |
| 2,4'-DDT           | mg/kg dry wt | 0.005           | <0.0050                               |
| 4,4'-DDD           | mg/kg dry wt | 0.003           | <0.0030                               |
| 4,4'-DDE           | mg/kg dry wt | 0.005           | 0.039                                 |
| 4,4'-DDT           | mg/kg dry wt | 0.005           | 0.0097                                |
| Total DDT          | mg/kg dry wt | 0.02            | 0.050                                 |
| alpha-BHC          | mg/kg dry wt | 0.005           | <0.0050                               |
| Aldrin             | mg/kg dry wt | 0.005           | <0.0050                               |
| beta-BHC           | mg/kg dry wt | 0.005           | <0.0050                               |
| cis-Chlordane      | mg/kg dry wt | 0.005           | <0.0050                               |
| cis-Nonachlor      | mg/kg dry wt | 0.01            | <0.010                                |
| delta-BHC          | mg/kg dry wt | 0.005           | <0.0050                               |
| Dieldrin           | mg/kg dry wt | 0.05            | <0.050                                |
| Endosulfan I       | mg/kg dry wt | 0.005           | <0.0050                               |
| Endosulfan II      | mg/kg dry wt | 0.01            | <0.010                                |
| Endosulfan sulfate | mg/kg dry wt | 0.005           | <0.0050                               |
| Endrin             | mg/kg dry wt | 0.05            | <0.050                                |
| Endrin aldehyde    | mg/kg dry wt | 0.01            | <0.010                                |
| Endrin ketone      | mg/kg dry wt | 0.005           | <0.0050                               |
| gamma-BHC          | mg/kg dry wt | 0.005           | <0.0050                               |
| Heptachlor         | mg/kg dry wt | 0.005           | <0.0050                               |
| Heptachlor epoxide | mg/kg dry wt | 0.005           | <0.0050                               |
| Hexachlorobenzene  | mg/kg dry wt | 0.005           | <0.0050                               |
| Methoxychlor       | mg/kg dry wt | 0.01            | <0.010                                |
| trans-nonachlor    | mg/kg dry wt | 0.01            | <0.010                                |
| trans-Chlordane    | mg/kg dry wt | 0.01            | <0.010                                |
| Chlordane (sum)    | mg/kg dry wt | 0.02            | <0.020                                |
| TCMX (Surrogate)   | %            | 1               | 71                                    |

## Soil Composite

| Client Sample ID           |      |                 | P31        | P38        | P9         | P20        |
|----------------------------|------|-----------------|------------|------------|------------|------------|
| Date Sampled               |      |                 | 24/02/2022 | 24/02/2022 | 24/02/2022 | 24/02/2022 |
| Analyte                    | Unit | Reporting Limit | 22-07566-1 | 22-07566-2 | 22-07566-3 | 22-07566-4 |
| Soil - Composite prep - DS |      |                 | Complete   | Complete   | Complete   | Complete   |



## Method Summary

|                         |                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>pH in Soil</b>       | 1:2.5 extraction with 0.1M calcium chloride followed by pH probe determination.(Department of Sustainable Natural Resources).                                                                                                                                                                                                                                  |
| <b>Elements in Soil</b> | Samples dried and passed through a 2 mm sieve followed by acid digestion and analysis by ICP-MS. In accordance with in-house procedure based on US EPA method 200.8.                                                                                                                                                                                           |
| <b>OCP in Soil</b>      | Samples are extracted with hexane, pre-concetrated then analysed by GC-MSMS.<br>(Chlordane (sum) is calculated from the main actives in technical Chlordane: Chlordane, Nonachlor and Heptachlor). (In accordance with in-house procedure).                                                                                                                    |
| <b>Total DDT</b>        | Sum of DDT, DDD and DDE (4,4' and 2,4 isomers)                                                                                                                                                                                                                                                                                                                 |
| <b>Soil Composite*</b>  | Analytica Laboratories is not accredited for the preparation of composite samples; however, the chemical analysis does hold IANZ accreditation. As composite analysis is conducted when requested by the sampler if they deem fit as per the NES guideline, the results of the chemical analyses still hold proper accreditation based on Analytica's methods. |

  
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