

# Preliminary Site Investigation

## Whisper Creek Development Spencerville, Christchurch



Prepared for:  
Prepared by:  
Date:  
Document No:

Andy Hall  
Sephira Environmental Limited  
February 2025  
DLS-A0994-002R-v0

**Sephira**   
ENVIRONMENTAL

## SUMMARY

Davie-Lovell Smith (DLS) engaged Sephira Environmental Limited (Sephira Environmental) to undertake a Preliminary Site Investigation (PSI) of a portion of land in Spencerville, Christchurch. The site is comprised of 10 legal land parcels and is intended to be developed under the name Whisper Creek. The parcels of land to be included in the zone change application and their legal descriptions, are as follows:

- 144 Turners Road – Part Lot 30 DP 2773, RS 19765, Lot 29 DP 2773, Lot 2 DP 4047, Lot 1 DP 4047
- 156 Turners Road – Lot 4 DP 76333
- 176 Turners Road – Lot 3 DP 76333
- 174 Spencerville Road – Lot 1 DP 76333
- 220 Spencerville Road – Lot 2 DP 76333
- 240 Spencerville Road – Part Lot 2 DP 5889

The purpose of this investigation is to provide Christchurch City Council appropriate information regarding the environmental conditions of the site to process an application to change the zoning of the land for future development. No specific development plans have been produced, however it is anticipated that the site will be developed into a mix of residential, high-density residential, commercial, and recreational lots.

Review of available information, which included Environment Canterbury's Listed Land Use Register, LINZ title records, Christchurch City Council property files, and historical aerial photographs accompanied by a site walk over, indicated the presence of at least one current or historical land use that is included on the Ministry for the Environment's Hazardous Activities and Industries List (HAIL) on each land parcel investigated. Most of the land at the site has been used for farming purposes, some of which has been subjected to excavations followed by uncontrolled filling. Three of the properties feature dwellings and farming-related building complexes dating from prior to 1940's, where chemical and fuel storage has or is likely to have occurred.

Some HAIL land uses identified by this PSI may be eliminated from future investigation by gathering additional information from the current landowners who were not available for interview for this report. For example, an area of the site has been identified as a possible automotive scrap yard based on review of aerial photographs. However, the cars identified in the photos may have only been parked on the land. If no wrecking of the vehicles occurred then contamination is unlikely to have occurred relating to this activity.

A Detailed Site Investigation (DSI) with discrete soil sampling will be required to determine whether the HAIL activities have caused significant contamination. Likely contaminants of concern include heavy metals, organochlorine pesticides, organonitrogen pesticides, organophosphorus pesticides, polycyclic aromatic hydrocarbons, petroleum hydrocarbons and asbestos.

## Contents

Summary .....	i
1.0 Introduction.....	1
2.0 Site Description .....	2
2.1 Groundwater and Surface Water Conditions.....	3
3.0 Site History .....	4
3.1 Environment Canterbury Listed Land Use Register .....	4
3.2 Review of Title Records.....	5
3.3 Christchurch City Council Property Files .....	6
3.3.1 144 Turners Road .....	6
3.3.2 156 Turners Road.....	6
3.3.3 176 Turners Road.....	6
3.3.4 174 Spencerville Road.....	6
3.3.5 220 Spencerville Road.....	7
3.3.6 240 Spencerville Road .....	7
3.4 Historical Aerial Photographs .....	7
3.5 Land Owner Interviews .....	11
3.6 Site Walkover.....	11
3.6.1 144 Turners Road .....	11
3.6.2 176 Turners Road.....	14
3.6.3 174 Spencerville Road.....	<b>Error! Bookmark not defined.</b>
3.6.4 220 Spencerville Road.....	16
3.6.5 240 Spencerville Road .....	<b>Error! Bookmark not defined.</b>
4.0 Summary of Findings.....	17
5.0 Conclusions and Recommendations .....	18
6.0 SQEP Declaration .....	19
7.0 Report Limitations.....	20
8.0 References.....	21

## Figures

- Figure 1. Site Location
- Figure 2. Recent Site Conditions (2020)
- Figure 3. LLUR Map of Property within 100 m Radius
- Figure 4. Labelled Site View of 144 Turners Road.
- Figure 5. Labelled Site View of 144 Turners Road – Southern
- Figure 6. Labelled Site View of 144 Turners Road – Southeastern
- Figure 7. Labelled Site View of 176 Turners Road
- Figure 8. Labelled Site View of 174 Spencerville Road
- Figure 9. Labelled Site View of 220 Spencerville Road
- Figure 10. Labelled Site View of 240 Spencerville Road – Northern
- Figure 11. Labelled Site View of 240 Spencerville Road – Southern

## Appendices

- Appendix A. Environment Canterbury LLUR Report
- Appendix B. LINZ Title Reports
- Appendix C. Historical Aerial Photographs
- Appendix D. Site Visit Photographs

## 1.0 INTRODUCTION

Davie-Lovell Smith (DLS) engaged Sephira Environmental Limited (Sephira Environmental) to undertake a Preliminary Site Investigation (PSI) of a portion of land in Spencerville, Christchurch (the site, Figure 1). The site is comprised of several land parcels and is intended to be developed under the name Whisper Creek.

The parcels of land to be included in the development and their legal descriptions, are as follows:

- 144 Turners Road – Part Lot 30 DP 2773, RS 19765, Lot 29 DP 2773, Lot 2 DP 4047, Lot 1 DP 4047
- 156 Turners Road – Lot 4 DP 76333
- 176 Turners Road – Lot 3 DP 76333
- 174 Spencerville Road – Lot 1 DP 76333
- 220 Spencerville Road – Lot 2 DP 76333
- 240 Spencerville Road – Part Lot 2 DP 5889

The purpose of this investigation is to provide Christchurch City Council appropriate information regarding the environmental conditions of the site to process an application to change the zoning of the land for future development. No specific development plans have been produced, however it is anticipated that the site will be developed into a mix of residential, high-density residential, commercial, and recreational lots.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS 2011) indicates that a PSI is required when a subdivision of land or a change in land use occurs.

This report has been prepared in accordance with the scope of services presented in the proposal DLS-A0994-001P-v0, dated 16 December 2024, and is subject to the limitations in Section 6.0. The work was undertaken in accordance with Ministry for the Environment (MfE) Contaminated Land Management Guidelines (MfE 2021) and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS 2011).

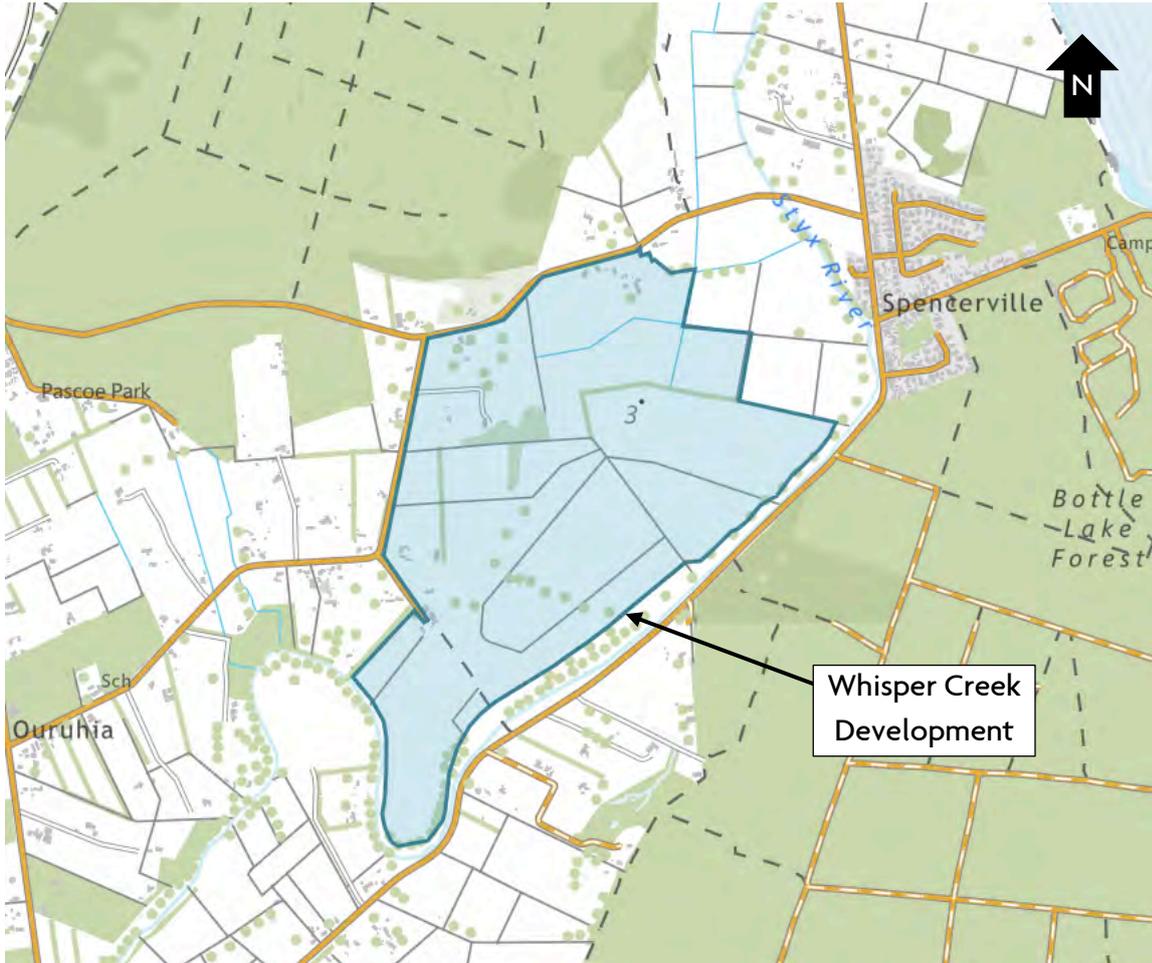


Figure 1. Site Location (Basemap Source: mapviewer.canterburymaps.govt.nz)

## 2.0 SITE DESCRIPTION

The proposed future development area currently falls under three different zoning classifications. Rural residential, specific purpose – golf resort, and open space – water and margins, according to Environment Canterbury (ECan) GIS database. The total area of all plots is approximately 1,700,000 m<sup>2</sup>. The elevation of the land ranges between 0 and 5 metres above mean sea level (m amsl) with the highest elevations on the north/west sides of the site. The site currently contains six residential dwellings with multiple associated shed structures, and two commercial sites, one paddock containing crops with the remaining paddocks being used for grazing.

The site is bounded by rural land to the north-east, the Styx River to the east and south, rural land and Turners Road to the west, and Spencerville Road to the north.

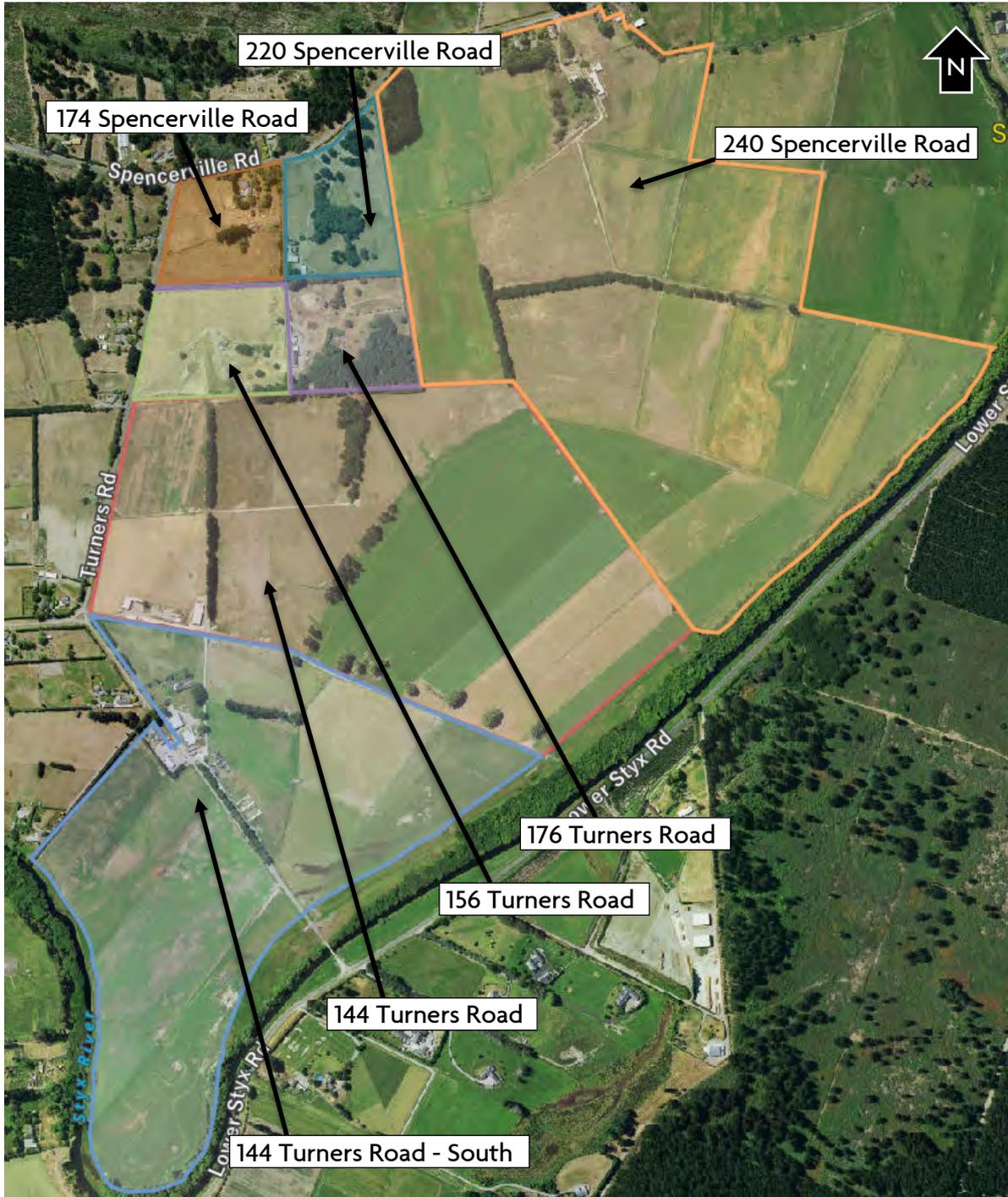


Figure 2. Recent Site Conditions (2020) (Basemap Source: mapviewer.canterburymaps.govt.nz)

## 2.1 Groundwater and Surface Water Conditions

The site is located within a coastal confined aquifer system and outside of the Christchurch Groundwater Protection Zone. According to records held by the ECan GIS database system (Canterbury Maps), the elevation of the property ranges between 0 and 5 m amsl. Shallow groundwater piezometric contours shown Canterbury Maps indicate that groundwater levels are roughly around 4 to 6 m amsl suggesting groundwater levels could range of 1 to 4

m below ground level. The presence of thick confining layers in this area makes interpretation of shallow groundwater levels confusing. There is likely very shallow water standing over the low permeability silty clay soils, but artesian water pressure in wells screened in the confined Aquifer 1 in this area may also contribute to the impression of high groundwater levels. Bore logs for wells drilled on-site indicate that the depth to Aquifer 1 is approximately 32.5 – 26 m bgl, but shallow wells, 6 m deep, in the site vicinity show water levels varying from about 0.5 to 3 m below ground level. According to ECan's piezometric contours (Christchurch Aquifer 1 Average Levels – 2008) groundwater flow appears to be in the north-eastern direction.

The closest down-gradient community drinking water protection zone to the site is approximately 500 m to the north-east (Spencer Park Protection Zone). The supply well is 42 m deep and therefore likely protected by a low permeability confining layer.

The site is mapped within the Styx River catchment. The Styx River is immediately adjacent to the southern and eastern sections of the proposed future development area. The site features a network of unnamed drains (ID – 22492 / 22493 / 22494 / 22495 / 22892), that discharge to the Styx River. Canterbury Maps does not identify any wetlands on the site.

### 3.0 SITE HISTORY

The site history has been established from a variety of sources including Environment Canterbury's Listed Land Use Register (LLUR), Land Information New Zealand (LINZ) title records, Christchurch City Council (CCC) property files, historical aerial photographs, and a site walkover. The records viewed are summarised below.

#### 3.1 Environment Canterbury Listed Land Use Register

A search of Environment Canterbury's (ECan) Listed Land Use Register (LLUR) was made to gather the available records for the site. The search returned no results for the land parcels comprising the proposed future development area. However, the search did yield two LLUR sites located within 100 m of the proposed development, both on the southern side of the Styx River (SIT26239 / SIT26950). The LLUR identified that activities listed on the Hazardous Activities and Industries List (HAIL) under category A10 – Persistent pesticide bulk storage or use, had taken place on both LLUR sites. Neither site had been investigated at the time of writing this report. It is unlikely any contamination that occurred at these sites would have had any significant impact on the proposed development due to the presence of the Styx River between the HAIL sites and the site and the attenuating factor for any possible related contamination.

Figure 3 shows the graphic results of the LLUR search. A copy of the LLUR site information statement is included as Appendix A of this report.



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

**Figure 3. LLUR Map of Properties within 100 m Radius (Source: ECan LLUR)**

### 3.2 Review of Title Records

Historic land records were obtained through Land Information New Zealand (LINZ). Available historical titles were able to trace land ownership across the plots back to 1871 at the earliest. Available records across all plots of the land in the proposed development only mentioned “farmers” as an occupation of interest amongst landowners. The only specification relating to this profession was a single poultry farmer in the 144 Turners Road title records in 1909. Although it is somewhat unlikely for a farm of that vintage, poultry barns erected during the early to mid-1900’s frequently were constructed with asbestos containing materials (ACM). Their subsequent demolition could therefore result in the discharge of asbestos to land.

As available records do not specify market gardening, orcharding, or berry farming, it is likely that any other farming activities that were carried out on-site pertained to the raising of sheep and/or cattle. This is supported by the available aerial historical imagery, which do not show evidence of orcharding or other horticultural activities having taken place (see Section 3.4).

The records did not describe any other occupation of the previous landowners that may have potentially contaminated the site. A copy of the title records reviewed is presented in Appendix B.

### 3.3 Christchurch City Council Property Files

An inquiry was made by Sephira Environmental Limited to Christchurch City Council (CCC) to review the property file for the site. The files contained building consents, Land Information Memorandum (LIM), Project Information Memorandum (PIM), and assorted property related communications. Environmentally relevant information has been collated for each land parcel below.

#### 3.3.1 144 Turners Road

A Land Information Memoranda (LIM) from 2003 collated all prior building consents granted for this address, these included:

- Dwelling (1959)
- Extension to dwelling (1963)
- Unknown construction/addition (1974)
- Shed (1983)

No detailed building plans were provided, however given the year these structures were constructed, it is possible that lead-based paints and asbestos containing building materials were used in construction.

No further environmentally relevant information was noted in these property files.

#### 3.3.2 156 Turners Road

No environmentally relevant information was noted in these property files. History prior to subdivision in 1996 covered in 174 Spencerville Road property files.

#### 3.3.3 176 Turners Road

A building consent from 1999 details the construction of a temporary dwelling with an attached garage and septic tank. This temporary dwelling was built in the location the permanent dwelling resides currently. The temporary dwelling specified primarily metal-based construction. However, plans do note the usage of gib board internally and Malthoid to be used as the damp proof course of choice. Given the timeframe these materials have the potential to have contained asbestos.

Site history prior to subdivision in 1996 covered in 174 Spencerville Road property files.

#### 3.3.4 174 Spencerville Road

A consent application from 2000, detailing the request to remove approximately 18,000 m<sup>3</sup> of sand from the site, was granted. An additional consent application from 1996 also requested permission to remove 33,000 m<sup>3</sup> of sand from the site whilst utilising approximately 2,000 m<sup>3</sup> of the material to level the site.

While excavation of soil is not an inherently contaminating activity, if the excavation formed a pit, that later was refilled, contaminated material may have been imported to the site. Contaminants associated with uncontrolled filling include heavy metals, polycyclic aromatic hydrocarbons and asbestos.

### 3.3.5 220 Spencerville Road

Building plans from 1998 specify the construction of a dwelling to be built on-site. The building plans specify the usage of Hardiflex soffits, a material with the potential to contain asbestos during this timeframe.

### 3.3.6 240 Spencerville Road

The property file contained information relating to multiple pre-2000 building consents including engineered drawings specifying use of building materials that potentially contained asbestos.

## 3.4 Historical Aerial Photographs

Historical aerial photographs from the Environment Canterbury (ECan) website ([mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz)), [retrolens.co.nz](http://retrolens.co.nz) and Google Earth were reviewed. The environmentally significant features that could be seen have been summarised in Table 1.

**Table 1: Summary of Aerial Photograph Review**

Address	Year	Feature	Contaminant of Concern
144 Turners Road & 21 Teapes Road (Part Lot 30 DP 2773, RS 19765)	1940-1944	2 x dwellings, garage, 8 x sheds, 650 m <sup>2</sup> gravel pit, 8 X small gravel pits	lead, asbestos
	1955-1959	4 x sheds added, chicken barn added, large vegetable gardens near house, largest gravel pit partially filled	Lead & asbestos at buildings, heavy metals & OCP in garden and chicken barn, heavy metals, PAH <sup>1</sup> , OCP <sup>1</sup> & asbestos at filled areas

**Table 1 (continued): Summary of Aerial Photograph Review**

144 Turners Road & 21 Teapes Road (Part Lot 30 DP 2773)	1960-1964	additions to both dwellings, barn added, large gravel pit filled, smaller gravel pits partially filled	lead & asbestos at buildings, heavy metals, PAH <sup>1</sup> , OCP <sup>1</sup> & asbestos at filled areas
	1965-1969	3 sheds/barns added, chicken barn demolished, gravel pits all filled	lead & asbestos at buildings, heavy metals, PAH <sup>1</sup> , OCP <sup>1</sup> & asbestos at filled areas
	1970-1974	1 dwelling, 1 garage and 2 sheds demolished, dwelling and shed added, soil stockpiles on site	lead & asbestos at buildings, heavy metals, PAH <sup>1</sup> , OCP <sup>1</sup> & asbestos associated with imported soil
	1975-1979	2 x sheds added, building additions,	lead & asbestos
	1980-1984	2 x sheds/barns demolished, 2 x sheds added	lead & asbestos
	1990-1994	1 x shed added	lead & asbestos
	1994-2013	No change	none
	2013	5 m x 50 m trench excavated	none
	2015	Gravel pit excavated at end of trench	none
	2020	Numerous soil stockpiles across land parcel, trench and pit filled, possible waste pit/stockpile, > 100 cars stored in paddock, contractors yard	heavy metals, PAH <sup>1</sup> , OCP <sup>1</sup> & asbestos associated with imported soil, heavy metals, asbestos & TPH <sup>1</sup> associated with parked cars, and contractors yard
	2021	market garden area, cars removed,	none due to vintage of market garden
	2022	Burn pit	heavy metals, PAH <sup>1</sup> , & asbestos

**Table 1 (continued): Summary of Aerial Photograph Review**

144 Turners Road & 21 Teapes Road (Part Lot 30 DP 2773)	2023 to present	Excavation of pits later filled, and stockpiling of soil with no apparent on-site soil source	heavy metals, PAH <sup>1</sup> , & asbestos
156 Turners Rd (Lot 4 DP 76333)	1940-1959	Undeveloped grass and trees	none
	1960-1964	Trees removed	none
	1965-2015	No change	none
	2015	Dwelling and pond constructed	none
	2015-2023	Multiple events of imported soil stockpiling	heavy metals, PAH <sup>1</sup> , asbestos
	2024	Dwelling and pond added	none
176 Turners (Lot 3 DP 76333)	1940-1999	undeveloped land	none
	2000-2004	Dwelling added	none due to vintage
	2004-2010	Large amenity garden added	ONOP <sup>1</sup>
	2010-2014	Shed, orchard and raised bed vegetable gardens added	ONOP <sup>1</sup>
	2014-2023	No change	none
	2024	Dwelling added	none due to vintage
174 Spencerville Road (Lot 1 DP 76333)	1940-1944	Dwelling, garage and small orchard	Lead & asbestos at buildings, heavy metals & OCP in garden
	1955-1959	Barn added, orchard removed	lead & asbestos
	1960-1964	Land cleared of most trees	none
	1965-1969	No change	none
	1970-1974	Swimming pool added	none
	1975-2010	No change	none
	2015-2019	4 x sheds added	none due to vintage
	2024	Garage expanded	none due to vintage
220 Spencerville Road (Lot 2 DP 76333)	1940-1979	Undeveloped land	None
	1980-1984	Gravel pit in northeast corner	None
	1990-1994	Gravel pit filled	heavy metals, PAH <sup>1</sup> , & asbestos
	1995-2000	No change	None

**Table 1 (continued): Summary of Aerial Photograph Review**

220 Spencerville Road (Lot 2 DP 76333)	2000-2004	Earth disturbance in northeast corner	None
	2004-2010	No change	None
	2010-2014	Development earthworks under way	None
	2015-2019	4 x sheds/barns added and garden plots	ONOP <sup>1</sup>
	2019-2024	No change	None
240 Spencerville Road (Part Lot 2 DP 5889)	1940-1944	Dwelling with amenity and vegetable gardens, 1 small gravel pit	lead & asbestos at buildings, heavy metals & OCP <sup>1</sup> at garden
	1955-1959	1 x small shed and 2 x large shed added, gardens expanded	lead & asbestos at buildings, heavy metals and OCP <sup>1</sup> at garden areas
	1960-1964	3 x barns added and dwelling added, gravel pit filled	lead & asbestos at buildings, heavy metals, PAH <sup>1</sup> , OCP <sup>1</sup> & asbestos at filled areas
	1965-1969	Swimming pool and garage added, gardens removed	none
	1970-1974	3 x barns added, 2 <sup>nd</sup> dwelling now has gardens	lead & asbestos at buildings, heavy metals, PAH <sup>1</sup> , OCP <sup>1</sup> & asbestos at filled areas
	1980-1984	2 x barns demolished, 2 x barn and silage pit added, 1 barn expanded	lead & asbestos at buildings
	1990-1994	1 x barn demolished	lead & asbestos at buildings
	1995-2000	Multiple building additions	lead & asbestos at buildings
	2010 to present	No change	none

Copies of the relevant sections of aerial photographs available on the ECan database reviewed for this report are presented in Appendix C.

### 3.5 Land Owner Interviews

Interviews with available occupants/landowners was carried out on 5 February 2025, during the site walk. The occupants/landowner conveyed the following information:

144 Turners Road – Farm Manager

- Confirmed that the stockpiles of sandy gravel observed staged on a concrete pad in the western complex was sourced from a local gravel pit.
- Confirmed that additional soil or sand and gravel noted stockpiled and being spread adjacent to the Styx River was sourced from elsewhere on site.

Owners and occupants of other parcels of land included in this report were not available to be interviewed in time for this report.

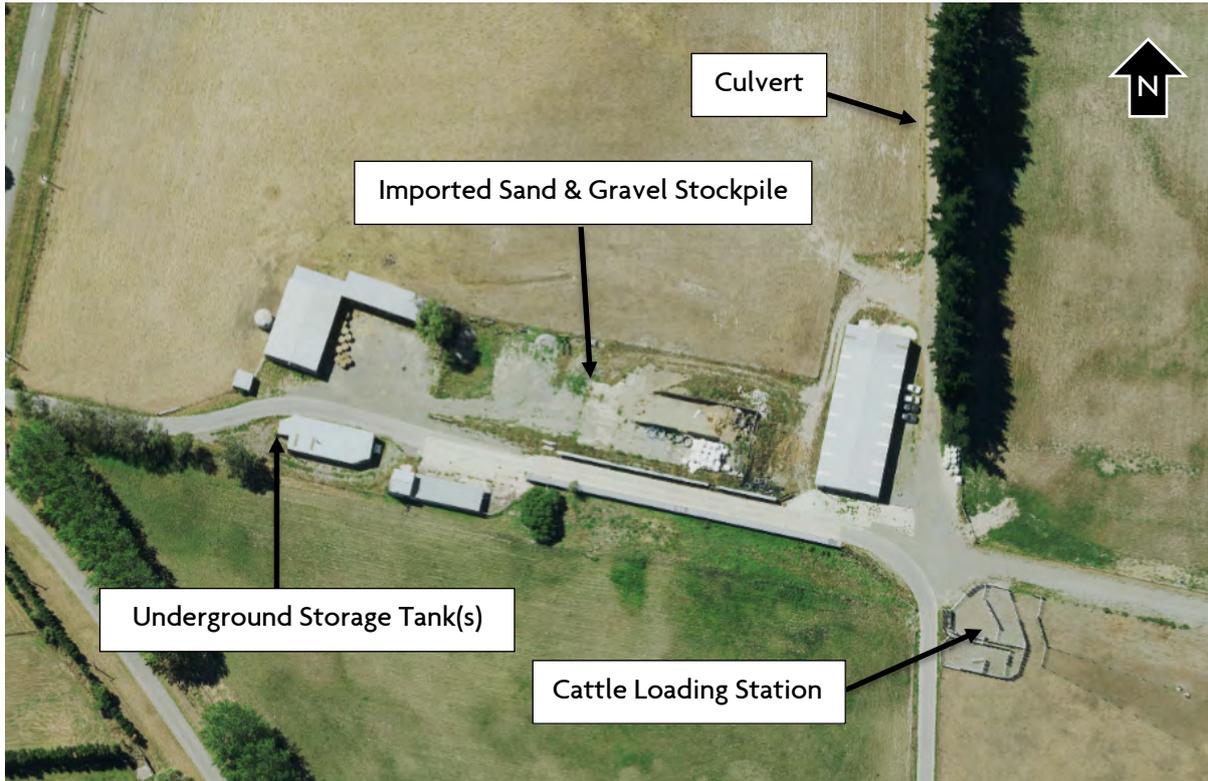
### 3.6 Site Walkover

A site walkover was completed on 5 February 2025 by Sephira Environmental personnel. Photos are presented in Appendix D. Each section below provides a figures showing each of the properties that comprise the site and which identified features which were assessed for their potential as contamination sources.

#### 3.6.1 144 Turners Road

Observations at the northern portion of 144 Turners Road (Figure 4) identified the following features which could be associated with soil contaminants:

- Wood and metal lean-to shed on concrete pad, contained one or two underground storage tanks (UST), with apparent overflow staining seen on concrete around intake port(s). The shed had two apparent UST vent pipes affixed to an outside wall.
- Culvert installed crossing the north-bound road, from complex. Disturbed earth from installation can be seen in recent historical aerial imagery.
- Cattle loading station, no evidence of cattle/sheep dip at this location.

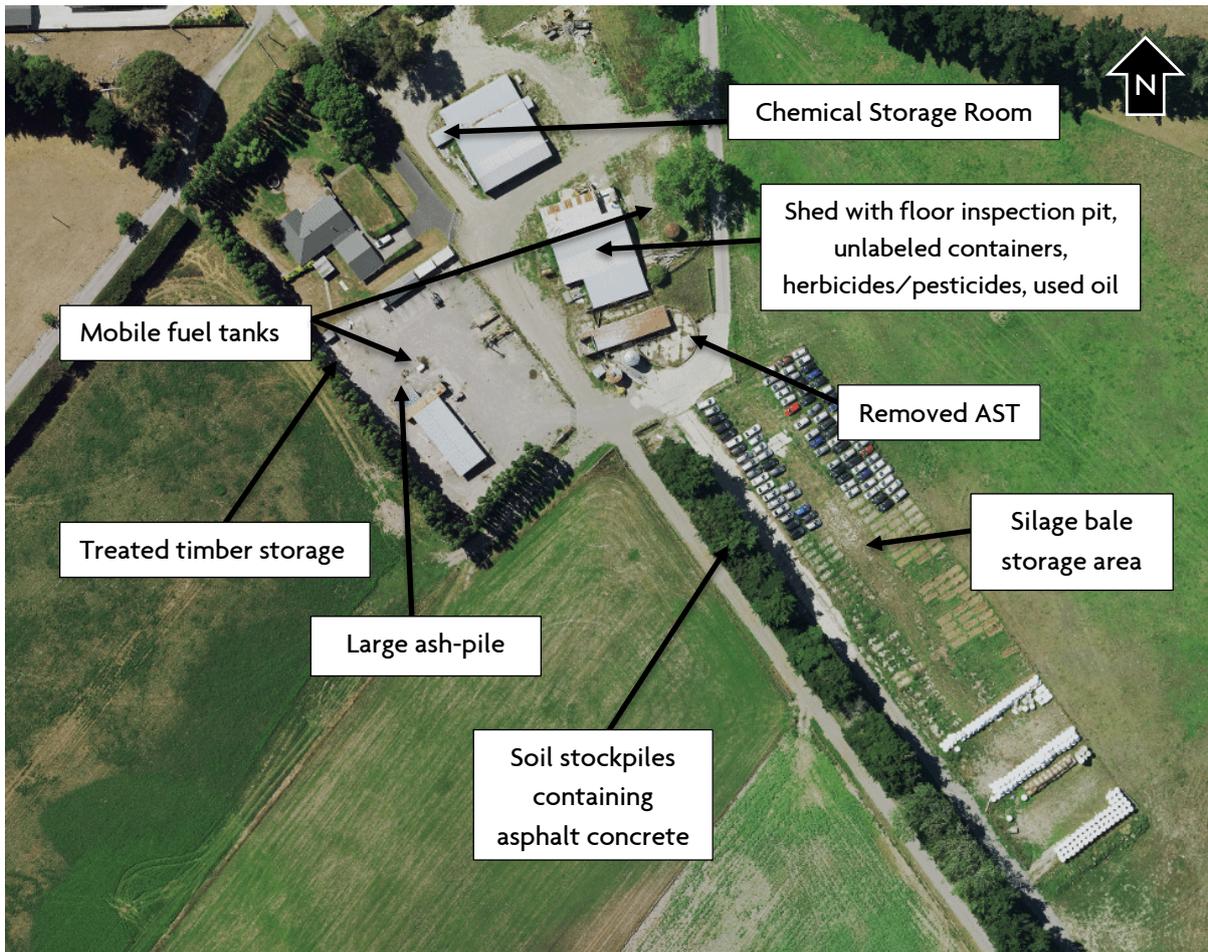


**Figure 4. Labelled view of 144 Turners Road (Northern)** (Basemap Source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))

The site walk on the southern portion of 144 Turners Road (Figure 5) identified the following features which could be associated with soil contaminants:

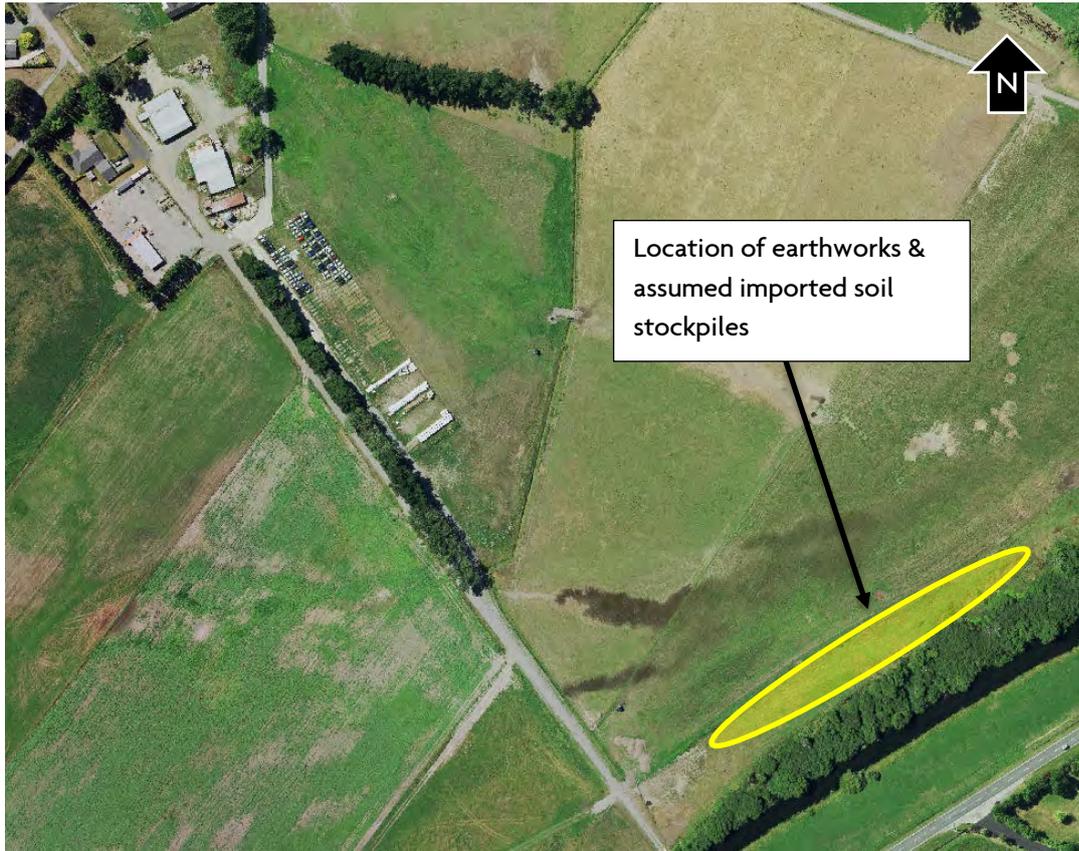
- Large shed containing chemical storage room with wooden floor, staining on floor observed.
- Large shed containing:
  - Apparent automotive inspection pit in floor constructed of cement. Pit contained an unlabelled 200 L drum and other debris.
  - Pallets of 5 & 200 L unlabelled full containers, unknown contents
  - Numerous 5 L to 20 L containers of herbicides/pesticides (Preeglon, Versatill, Tag G2)
  - Numerous used oil containers
  - 2x assumed trailer mounted liquid spray applicators
- Approximate 3,000 L steel storage tank typical of those used for underground fuel storage staged on a cement pad. The tank was damaged- possibly during removal from the ground. It is unclear if the tank was ever in use at the site.
- Mobile, trailer mounted fuel tank
- Contractor storage yard containing:
  - Treated timber storage partially on unpaved ground
  - Large ash-pile/burn pit, apparently still in use
  - Trailer mounted mobile fuel tank

- Stockpile of demolition debris



**Figure 5. Labelled view of 144 Turners Road (Southern).** (Basemap Source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))

- Dwelling and associated curtilage located north of contractor storage yard (at 21 Teapes Road) could not be accessed on the day. Silage bale storage area - located on prior vehicle storage site, no vehicles present at time of site visit
- Multiple smaller soil stockpiles containing asphalt running adjacent to the south-east bound road. Asphalt may contain coal tar related polycyclic aromatic hydrocarbon contaminants.
- As seen in Figure 6, located at the southeastern end of 144 Turners Road, multiple stockpiles of soil or gravel were seen associated with active earthworks located here. Sephira was only granted access to observe this area from a distance.
  - Farm manager stated that stockpiles observed at this location were sourced from excavations on-site. However, during the site walk no such excavations were observed that would be able to account for this surplus of soil.



**Figure 6. Labelled view of 144 Turners Road (Southeastern).** (Basemap Source: mapviewer.canterburymaps.govt.nz)

### 3.6.2 176 Turners Road

The site walk on the southern portion of 176 Turners Road (Figure 7) identified the following features which could be associated with soil contaminants:

- Stockpile of construction materials, steel, wood, demolition debris
- Fenced off garden with assorted crops
- Fruit tree orchard

### 3.6.3 174 Spencerville Road

Sephira Environmental is unable to comment in greater detail regarding 174 Spencerville Road as access was not granted by the landowner at time of site visit. Available historic aerial imagery (Figure 8) indicates the following features which could be associated with soil contaminants:

- Assumed orchard containing unknown species, potentially associated with the usage of herbicide products.



Figure 7. Labelled view of 176 Turners Road (Basemap Source: mapviewer.canterburymaps.govt.nz)



Figure 8. Labelled view of 174 Spencerville Road (Basemap Source: mapviewer.canterburymaps.govt.nz)

### 3.6.4 220 Spencerville Road

The site walk on the southern portion of 220 Spencerville Road (Figure 9) identified the following features which could be associated with soil contaminants:

- Holding area containing;
  - Treated timber, scrap metal, tyres, empty drums
  - Batteries stored on bare ground
- Gardening area with raised beds and glasshouse with raised beds
  - Domestic quantities of herbicides/pesticides present
- Patch of ground with fragments of gib board scattered throughout
- One burn pit and one burn pile

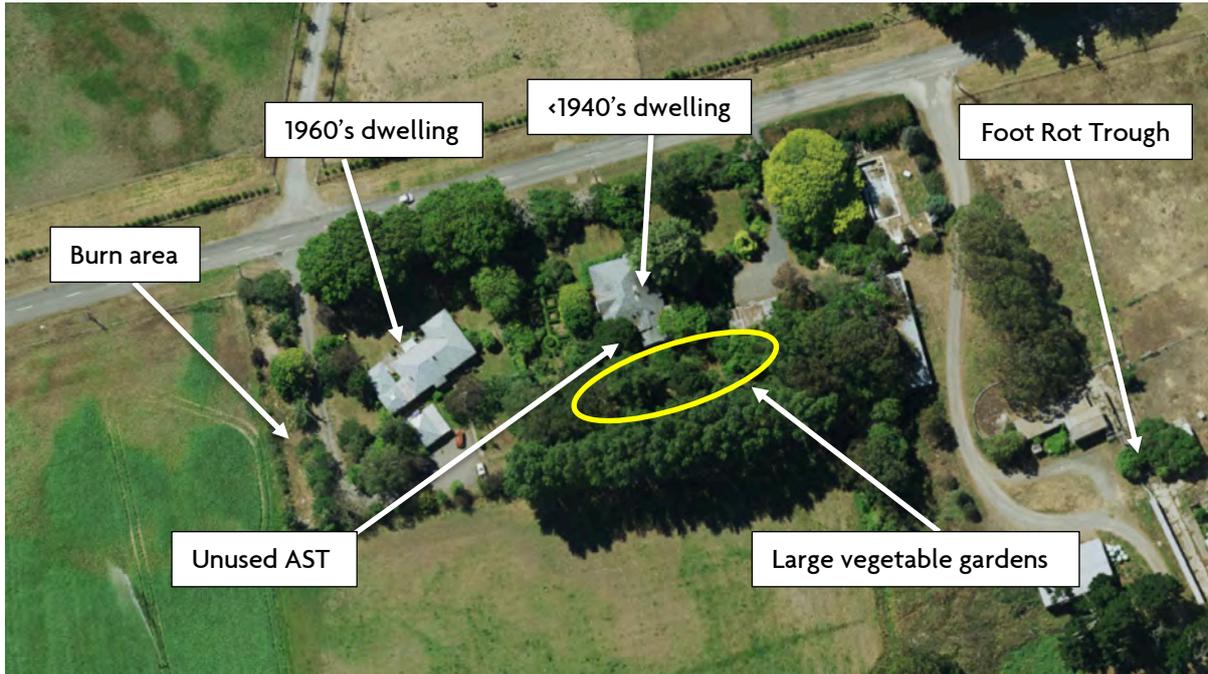


Figure 9. Labelled view of 220 Spencerville Road (Basemap Source: mapviewer.canterburymaps.govt.nz)

### 3.6.5 240 Spencerville Road

The site walk on the southern portion of 240 Spencerville Road (Figure 10) identified the following features which could be associated with soil contaminants:

- Dwelling present since at least 1941, as seen in the earliest available aerial imagery, possibly constructed with asbestos containing building materials and painted with lead-based paints
- Dwelling present since 1962, as per available aerial imagery, also possibly constructed with asbestos-containing building materials and painted with lead-based paints
- Burn area adjacent to 60's dwelling, burnt ground observed



**Figure 10. Labelled view of 240 Spencerville Road (Northern).** (Basemap Source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))

- Damaged AST likely used for heating oil storage historically, poor condition but not currently in use
- At least two fly-tipping piles noted, consisted primarily of scrap building materials, such as broken timber, pieces of vinyl flooring, general rubbish including plastics
- Foot-rot trough, shallow depth not appropriate for a full sheep/cattle dip.
- Dilapidated structure presumed to be historic silage pit.

#### 4.0 SUMMARY OF FINDINGS

Based on the forgoing information obtained and reviewed for this report the following land uses included on the Ministry for the Environment's Hazardous Activities and Industries List (HAIL) have been identified in the history of the site:

##### 144 Turners Road – Part Lot 30 DP 2773, RS 19765, Lot 29 DP 2773, Lot 2 DP 4047, Lot 1 DP 4047

- A10 – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses and spray sheds.
- G4 – Scrap yards including automotive dismantling, wrecking or scrap metal yards.
- G5 – Waste disposal to land.
- I – Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantities that it could be a risk to human health or the environment.

### 156 Turners Road – Lot 4 DP 76333

- G5 – Waste disposal to land.

### 176 Turners Road – Lot 3 DP 76333

- A10 – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses and spray sheds.
- I – Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantities that it could be a risk to human health or the environment.

### 174 Spencerville Road – Lot 1 DP 76333

- G5 – Waste disposal to land.
- I – Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantities that it could be a risk to human health or the environment.

### 220 Spencerville Road – Lot 2 DP 76333

- A10 – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses and spray sheds.
- G5 – Waste disposal to land.

### 240 Spencerville Road – Part Lot 2 DP 5889

- A10 – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses and spray sheds.
- G5 – Waste disposal to land.
- I – Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantities that it could be a risk to human health or the environment.

## **5.0 CONCLUSIONS AND RECOMMENDATIONS**

Davie-Lovell Smith (DLS) engaged Sephira Environmental Limited (Sephira Environmental) to undertake a Preliminary Site Investigation (PSI) of a portion of land in Spencerville, Christchurch (the site, Figure 1). The site is comprised of 10 legal land parcels and is intended to be developed under the name Whisper Creek.

The parcels of land to be included in the zone change application and their legal descriptions, are as follows:

- 144 Turners Road – Part Lot 30 DP 2773, RS 19765, Lot 29 DP 2773, Lot 2 DP 4047, Lot 1 DP 4047
- 156 Turners Road – Lot 4 DP 76333
- 176 Turners Road – Lot 3 DP 76333
- 174 Spencerville Road – Lot 1 DP 76333
- 220 Spencerville Road – Lot 2 DP 76333
- 240 Spencerville Road – Part Lot 2 DP 5889

The purpose of this investigation is to provide Christchurch City Council appropriate information regarding the environmental conditions of the site to process an application to change the zoning of the land for future development. No specific development plans have been produced, however it is anticipated that the site will be developed into a mix of residential, high-density residential, commercial, and recreational lots.

Review of available information, which included ECan's LLUR, LINZ title records, Christchurch City Council property files, and historical aerial photographs accompanied by a site walk over, indicated the presence of at least one current or historical land use that is included on the Ministry for the Environment's Hazardous Activities and Industries List (HAIL) on each land parcel investigated. Most of the land at the site has been used for farming purposes, some of which has been subjected to excavations followed by uncontrolled filling. Three of the properties feature dwellings and farming related building complexes dating from prior to 1940's, where chemical and fuel storage has or is likely to have occurred.

Some HAIL land uses identified by this PSI may be eliminated from future investigation by gathering additional information from the current landowners who were not available for interview for this report. For example, an area of the site has been identified as a possible automotive scrap yard based on review of aerial photographs. However, the cars identified in the photos may have only been parked on the land. If no wrecking of the vehicles occurred then contamination is unlikely to have occurred relating to this activity.

A Detailed Site Investigation (DSI) with discrete soil sampling will be required to determine whether the HAIL activities have caused significant contamination. Likely contaminants of concern include heavy metals, organochlorine pesticides, organonitrogen pesticides, organophosphorus pesticides, polycyclic aromatic hydrocarbons, petroleum hydrocarbons and asbestos.

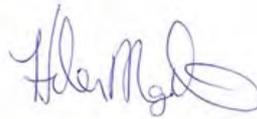
## 6.0 SQEP DECLARATION

Christopher and Helen Mongillo oversaw the preparation of this document and are suitably qualified and experienced practitioners (SQEPs) as required by Regulation 3 (a) of the NESCS (2011) and as defined in Section 2.1.1 of the Users' Guide, NESCS, April 2012. They are

recognised by multiple regional and district councils as SQEPs. They each have relevant tertiary degrees and over 35 years each of contaminated land and water investigation, risk assessment and site remediation experience, which includes decades of hands-on field experience overseen by experts in these disciplines.



Christopher Mongillo  
*Director, Principal Environmental Scientist*  
Suitably Qualified and Experienced  
Environmental Practitioner



Helen Mongillo  
*Principal Environmental Engineer and Hydrogeologist*  
Suitably Qualified and Experienced  
Environmental and Hydrogeology Practitioner

## 7.0 REPORT LIMITATIONS

1. This document was prepared based on a site-specific scope agreed between the client and Sephira Environmental Limited which has a specific purpose, and it is not intended to be used for any other purpose. This document should be read in full, and we accept no responsibility for use of any part of it.
2. The methods used are those described in the report and methods not specified cannot be assumed to have been undertaken.
3. The results are based on published information and data from the site, and we provide no warranty that the conditions will be exactly as represented in the report. Due to the variability of site conditions the document cannot be held to represent a complete understanding of the site conditions and we assume no responsibility for unexpected conditions which may be discovered.
4. The document only describes the site conditions at the time the report was prepared. Changes to the site or near the site due to the effects of time or changes in legislation may occur which render the report conclusions as inapplicable.
5. The document was prepared with the standard of care generally accepted at the time it was prepared and no other warranty is expressed or implied in regard to the conclusions of this report.
6. We accept no responsibility for the information provided to us for use in the document. It is assumed to be accurate as received regardless of the source. We have made no independent verification of the data received, beyond the agreed scope of the work.
7. We accept no responsibility to any third party, or their actions related to reliance on this document. We prepared the document for the client only or for specific third parties who are authorised in the report.

8. This report does not include legal advice, which should be gained from professional practitioners.

## 8.0 REFERENCES

ECan 2024. Listed Land Use Register. Environment Canterbury, Accessed February 2025.  
<https://llur.ecan.govt.nz/home>

MfE 2021. Contaminated Land Management Guidelines No. 1. Reporting on Contaminated sites in New Zealand (Revised 2021). Publication reference number: ME 1475. Wellington: Ministry for the Environment, November 2003, Revised October 2021.

NESCS 2011. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Came in force on 1 January 2012. Wellington: Ministry for the Environment, October 2011.

# Appendix A – Environment Canterbury LLUR Report

---



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

PO Box 345  
Christchurch 8140

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

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

Dear Sir/Madam

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

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

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

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

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

Yours sincerely

**Contaminated Sites Team**

# Property Statement from the Listed Land Use Register

Visit [ecan.govt.nz/HAIL](http://ecan.govt.nz/HAIL) for more information or contact Customer Services at [ecan.govt.nz/contact/](http://ecan.govt.nz/contact/) and quote ENQ400084

**Date generated:** 12 December 2024  
**Land parcels:** Lot 2 DP 4047  
 Lot 29 DP 2773  
 Lot 3 DP 76333  
 Part Lot 30 DP 2773  
 Lot 2 DP 76333  
 Part Lot 2 DP 5889  
 Lot 4 DP 76333  
 Lot 1 DP 76333  
 Lot 1 DP 4047



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

## Sites at a glance

 Sites within enquiry area

Site number	Name	Location	HAIL activity(s)	Category
-------------	------	----------	------------------	----------

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

 Nearby sites

Site number	Name	Location	HAIL activity(s)	Category
26239	26239	Lower Styx Road, Brooklands-Marshland	A10 - Persistent pesticide bulk storage or use;	Not Investigated
26950	26950	Ouruhia	A10 - Persistent pesticide bulk storage or use;	Not Investigated

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

## More detail about the sites

**Site 26239: 26239** (Within 100m of enquiry area.)

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

Location: Lower Styx Road, Brooklands-Marshland  
Legal description(s): Part Lot 2 DP 30900

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1973	2011	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

### Notes:

**26 Sep 2012** Area defined from: 1973 to 2011 aerial photographs.  
Market garden plots were noted in aerial photographs reviewed.



### Investigations:

There are no investigations associated with this site.

**Site 26950: 26950** (Within 100m of enquiry area.)

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

Location: Ouruhia  
Legal description(s): Lot 1 DP 60146, Lot 2 DP 26485

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1946	Pre 1955	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

### Notes:

**25 Sep 2012** Area defined from: 1946-1955 aerial photos  
Note: Market garden plots were noted in aerial photographs reviewed.



### Investigations:

There are no investigations associated with this site.



### Nearby investigations of interest

There are no investigations associated with the area of enquiry.

## Disclaimer

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

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide

a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

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

# Listed Land Use Register

## What you need to know



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

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

## Why do we need the LLUR?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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



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

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

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

## IMPORTANT!

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



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

## Contact us

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

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

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

### Contact Environment Canterbury:

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

#### Phone:

Calling from Christchurch: (03) 353 9007

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



Everything is connected

Promoting quality of life through balanced resource management.

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

E13/101

# Listed Land Use Register

## Site categories and definitions

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

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

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

### **Not investigated:**

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

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

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

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

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

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

### **Managed for:**

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

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

### **Partially investigated:**

The site has been partially investigated. Results:

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

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

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

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

### **Contaminated:**

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

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

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

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

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

Please contact Environment Canterbury for further information:

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

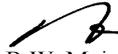
## Appendix B – LINZ Title Reports

---



**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** 805784  
**Land Registration District** Canterbury  
**Date Issued** 20 October 2017

**Prior References**  
CB35A/1159

---

**Estate** Fee Simple  
**Area** 47.3196 hectares more or less  
**Legal Description** Part Lot 30 Deposited Plan 2773

**Original Registered Owners**  
Teapes Properties Limited

---

**Interests**

Subject to a drainage easement (in gross) over part herein in favour of Christchurch City Council created by Transfer 10912265.3 - 20.10.2017 at 4:06 pm

734113 Memorandum of Encumbrance to The Christchurch City Council - 29.3.1968 at 2.45 pm

10912265.4 Mortgage to Richards Bros Limited - 20.10.2017 at 4:06 pm

10962599.1 Discharge of Mortgage 10912265.4 - 23.11.2017 at 11:03 am

10962599.2 Mortgage to Westpac New Zealand Limited - 23.11.2017 at 11:03 am

11250626.2 Discharge of Mortgage 10962599.2 - 1.2.2019 at 2:50 pm

11250626.3 Transfer to David Matthew Holden Tipple and Beatrice Ann Tipple - 1.2.2019 at 2:50 pm

11250626.5 Mortgage to ASB Bank Limited - 1.2.2019 at 2:50 pm

11754995.1 Change of Name of Beatrice Ann Tipple to Beatrice Anne Tipple - 7.7.2020 at 8:33 am

11754995.2 Transmission to David Matthew Holden Tipple as survivor(s) - 7.7.2020 at 8:33 am

11840437.16 Discharge of Mortgage 11250626.5 - 1.2.2021 at 4:55 pm

11840437.18 Transfer to David Matthew Holden Tipple, Timothy John Holden Tipple and Matthew James Holden Tipple - 1.2.2021 at 4:55 pm

11840437.35 Mortgage to ASB Bank Limited - 1.2.2021 at 4:55 pm

12316827.1 Departmental dealing correcting memorial 734113 to Encumbrance to (now) Christchurch City Council - 29.11.2021 at 7:00 am

12435117.4 Variation of Mortgage 11840437.35 - 28.4.2022 at 3:31 pm

CANCELLED

Land and Deeds 69

REGISTER  
CANCELLED

No. 22F / 1311

References

Prior C/T 291/18

Transfer No.

N/C. Order No. 335292/1



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 16th day of July one thousand nine hundred and eighty-one under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that ANTONY PAUL BROWN of Ouruhia, 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 51.7451 hectares or thereabouts situated in Block IV of the Christchurch Survey District being part Lot 30 on Deposited Plan 2773



for Assistant Land Registrar

Subject to:

i. Drainage Easement created by Transfer 94554

ii. No. 734113 Memorandum of Encumbrance to The Christchurch Drainage Board - 29.3.1968 at 2.45 p.m.

iii. Mortgage 95706/1 to Rural Banking and Finance Corporation - 31.8.1976 at 10.10 a.m.

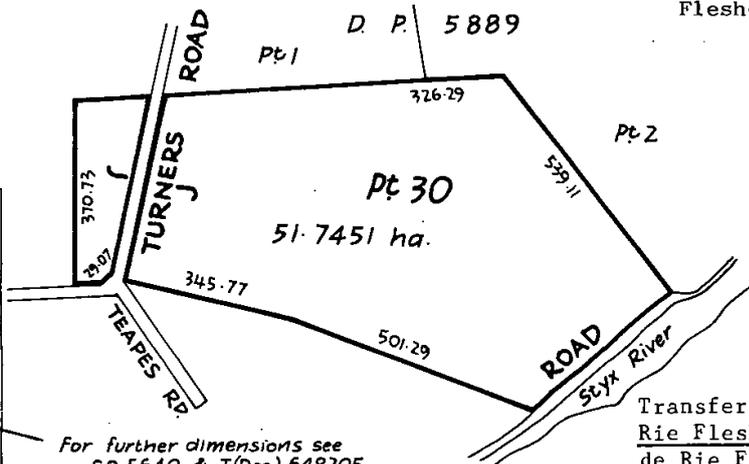
iv. Mortgage 95706/2 to Australia and New Zealand Banking Group Limited - 31.8.1976 at 10.10 a.m.

v. No. 95706/3 Memorandum of Encumbrance to Madge Brown - 31.8.1976 at 10.10 a.m.

vi. Mortgage 155222/1 varying the terms of Mortgage 95706/1 to Rural Banking and Finance Corporation of New Zealand - 11.11.1977 at 2.42 p.m.

Mortgage 333642/2 to Tenant Russell Smellie, to Mary Isabella Smellie, to Douglas Norman Harvey Watson and Hubert de Rie Flesher, to Douglas Norman Harvey Watson, to Hubert de Rie Flesher, to Henrietta Alice Neville, to Edith Gertrude Donnell, to Doris Ethel Garth, to Elizabeth Ross Ryan, to Patience Gertrude McBeath and to Hubert de Rie Flesher and Roger de Rie Flesher in shares - 7.7.1981 at 1.58 p.m.

No. 333642/3 Memorandum of Priority making Mortgage 333642/2 second mortgage, Mortgage 95706/1 third mortgage, Mortgage 155222/1 fourth mortgage and Mortgage 95706/2 fifth mortgage and Encumbrance 95706/3 sixth charge - 7.7.1981 at 1.58 p.m.



For further dimensions see SO.5640 & T.(Doc.) 648205. Measurements are Metric

D.P. 23844 deposited 12.4.1965

Transfer 413927/1 of his share Hubert de Rie Flesher in Mortgage 333642/2 to Hubert de Rie Flesher and Roger de Rie Flesher - 10.12.1982 at 10.36 a.m.

- OVER -

well for A.L.R.

No. 22F / 1311

CERTIFICATE OF TITLE No. 22F/ 1311

Transmission 430552/1 of the share of Edith Amelia Donnell in Mortgage 333642/2 to Norma Civilis Dixon, Hubert de Rie Flesher and Roger de Rie Flesher as Executors - 22.4.1983 at 9.43 am.

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

No.969489/1 Compliance Certificate pursuant to Section 306(1)(f)(i) Local Government Act 1974 - 10.12.1991 at 11.21am

*[Signature]*  
A.L.R.

Variation of Mortgage 155222/1 - 10-6-1983 at 10.36a.m.

*E. Fraser*  
for A.L.R.

OCT 969489/2-3 - Cancelled and CsT 35A/1158-10.12.1991 1159 issued for Lots 1-2 DP 59949 and the balance respectively

*[Signature]*  
A.L.R.

Variation of Mortgage 333642/2 - 18.4.1984 at 11.22 am.

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

CANCELLED DUPLICATE DESTROYED

Transfer 486638/1 of the share acquired by Transmission 430552/1 in Mortgage 333642/2 to Norma Civilis Dixon - 7.5.1984 at 10.55am

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

Transmission 556669/1 of the share of Doris Ethel Garth in Mortgage 333642/2 Margaret Rose Boaz and Barbara Joan Field as Executors - 17.7.1985 at 10.09a.m.

Mortgage 619804/6 to The Rural Banking and Finance Corporation of New Zealand - 30.6.1986 at 11.16a.m.

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

No.619804/7 Memorandum of Priority making Mortgages 619804/6, 95706/2 and 95706/3 second, third and fourth mortgages respectively - 30.6.1986 at 11.16a.m.

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

~~Transfer 694540/1 to Joan Brown~~

Transfer 694540/1 of a one-half share to Joan Brown of Ouruhia, Married Woman as tenant in common in equal shares - 29.7.1987 at 11.34am

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

Variation of Mortgage 95706/2 - 26.6.1990 at 11.55am

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

Amalgamation Correspondence 93032/1.

PLAN No. 59949 LODGED 30/10/1991 AND DEPOSITED 10/12/1991





REGISTER

No. 35A / 1159

Amended  
24-6-1996  
y auc

References  
Prior C/T 22F/1311  
1311

Transfer No.  
N/C. Order No. 969489/3



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 10th day of December one thousand nine hundred and ninety one under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that ANTONY PAUL BROWN, Farmer and JOAN BROWN, Married Woman, both of Ouruhia as tenants in common in equal shares are ---

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 47.4341 hectares or thereabouts being Lot 2 Deposited Plan 59949 and part Lot 30 Deposited Plan 2773 ---

Amended  
24-6-1996  
y auc



ASSISTANT LAND REGISTRAR

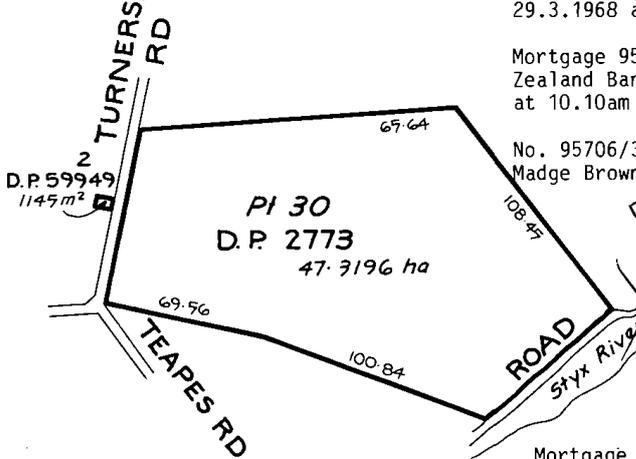
Subject to:

Section 308 (4) and (5) of the Local Government Act 1974

*Walter J. Deane*  
A.L.R.

A drainage easement in gross over part herein in favour of (now) The Christchurch City Council granted by Transfer 94554 (affects part Lot 30 DP 2773)

Christchurch City



No. 734113 Memorandum of Encumbrance to (now) The Christchurch City Council - 29.3.1968 at 2.45pm

Mortgage 95706/2 to Australia and New Zealand Banking Group Limited - 31.8.1976 at 10.10am (varied once subsequently)

No. 95706/3 Memorandum of Encumbrance to Madge Brown - 31.8.1976 at 10.10am

DISCHARGED  
15/9/96  
WALTER J. DEANE  
A.L.R.  
CAVEAT A249502/1 BROWN BROS. LIMITED - 7/11/96 at 10.40am  
WITHHELD  
15/9/96  
for A.L.R.

Mortgage A258709/4 to ASB Bank Limited - 16.9.1996 at 12.00pm

DISCHARGED  
15/9/96  
WALTER J. DEANE  
A.L.R.  
over...

Total Area: 47.4341 ha

Measurements are Metric  
For Further Dimensions See S.O. 5640,  
T.(Doc) 64825 & D.P. 59949.

No. 35A / 1159

**CERTIFICATE OF TITLE** No. 35A / 1159

No. A258709/6 Memorandum of Priority making  
Mortgages A258709/4, 734113 and 95706/3  
first, second and third mortgages  
respectively - 16.18.1996 at 12.00pm

2

CAVEAT A258709/8 BY RICHARDS BROS. LIMITED  
- 16.19.1996 at 12.00pm

2

*Palma*  
for A.L.R.  
*Palma*  
for A.L.R.

Transfer A299580/4 to Richards Bros.  
Limited at Christchurch - 28.5.1997 at  
10.51am

Mortgage A299580/5 to Westpac Banking  
Corporation - 28.5.1997 at 10.51am

*Hoed*  
for A.L.R.

93560H-50,000/2/89MK



CANCELLED

REGISTER BOOK.

Vol. XLV. Folio. 22.

478022

Victoria, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen;

Grant under the Land Regulations of

TO ALL to whom these Presents shall come, Greeting:

14th April 1877  
M. H. H. H.

Know Ye that, for good considerations Us thereunto moving, We, for Us, our Heirs and Successors,

Commissioner of Lands  
Heirs and Assigns, do that Parcel of Land in our Provincial District of

do hereby Grant unto William Wilson, of Christchurch in the  
Sherburn District, Canterbury, New Zealand, State of South  
Canterbury in our Colony of NEW ZEALAND,

containing by admeasurement One hundred and eighty six Acres more or less, Situate in the Christchurch

Suburb commencing at the intersection of the Eastern side of the Creek forming part of the Eastern boundary of Section No. 5063, by the Northern side of the road named along the Northern bank of the Kawakawa Creek, thence Southwesterly, westerly, and Southwesterly, following the said road a distance of forty five chains seventy links, to measured in a straight line, thence North 51° 30' West (magnetic) a distance of forty chains, thence Southwesterly at a right angle fifteen chains, thence Northwesterly, at a right angle fifteen chains forty six links, thence Northwesterly at an angle of 125° 26' sixteen chains thirty links to the Eastern boundary of Section No. 5063 before mentioned, thence Southwesterly along the said boundary to the Creek first before mentioned and from thence returning Southwesterly along the same to the commencing point, and numbered 14239 and 14240 on the Map of the Chief Surveyor of the Province of Canterbury setting out and describing the rural land in the Christchurch Suburb,

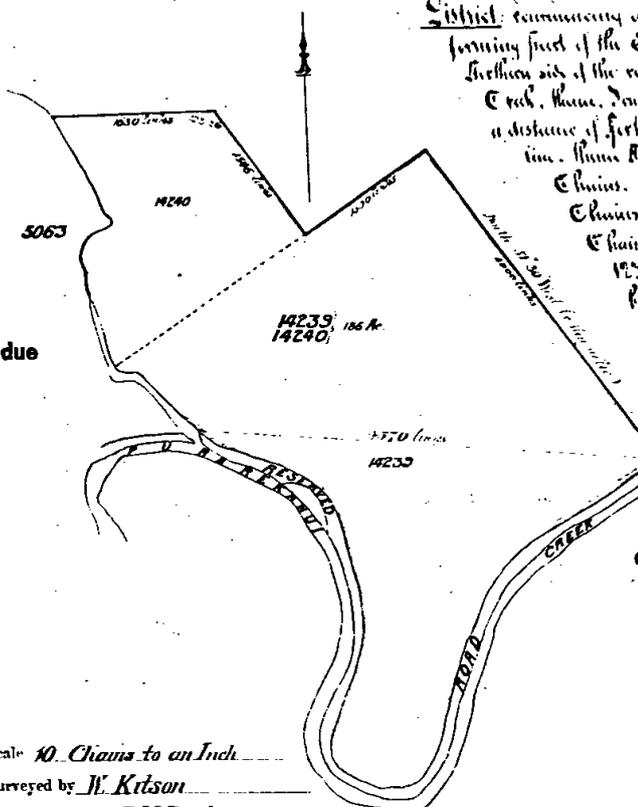


Image Quality due to Condition of Original

Scale 10 Chains to an Inch  
Surveyed by W. Kitson  
Chief Surveyor J. H. Baker  
Draftsman John Marshall

As the same is delineated on the Plan drawn in the margin herof, WITH all the Rights and Appurtenances thereto belonging: To hold unto the said William Wilson, his Heirs and Assigns for ever, as per the Substantive of the Survey of the said land and the same to be

Witness whereof We have caused this our GRANT to be sealed with the Seal of our Colony of NEW ZEALAND.



Witness our Right Trusty and Entirely beloved Cousin and Counsellor, James FitzGerald, Governor, and James FitzGerald, Lieutenant-Governor, and James FitzGerald, Member of the Council, and James FitzGerald, Knight Grand Cross of our Most Distinguished Order of Saint Michael and Saint George; Governor; and Comander-in-Chief in and over our Colony of NEW ZEALAND and its Dependencies, and Vice-Admiral of the same; at Wellington this eight day of July, in the forty seventh year of our Reign, and the year of our Lord one thousand eight hundred and seventy-seven.

James FitzGerald

478022

No. 13716  
Reg. 3.5  
Index No. 13514

477022

47/22

Transfer 13503 produced 10 August 1892 at 11.30 am  
William Wilson to Benjamin Dale and Benjamin  
W. Dale

Order of Court N<sup>o</sup> 67 vesting the within land  
in Harriet Charlotte Jones of Meridale under  
produced 9 September 1892 at 11.5 am.

Case 2476 produced 14 September 1892  
at 2.10 pm Harriet Charlotte Jones to  
James Black and Thomas Black.

Transmission 1985 to Mary Eliza Bellhouse wife of  
Harold Edward Bellhouse of Rob Burton Wesleyan Church  
Charlotte Seape wife of Thomas Reynolds Seape of  
Christchurch and Estate Agent and Harriet  
Doris Brown wife of Ernest Lancelot Skyring Barrister  
of Summer Poultry Farmer entered 22 June 1909 at 2.24  
pm

27/1/12

Transfer 93053 produced 10 February  
1912 at 10 am Mary Eliza Bellhouse  
and others to His Majesty the King  
for Road purposes

27/1/12

part concerned  
Consented as to the part lot 27  
plan 2773 and R. C. second volume  
274 folio 30

Transfer 90554 Grant of easement  
produced 13 June 1912 at 10 am  
Mary Eliza Bellhouse and  
others to the Chairman, Councilors  
and Inhabitants of the County  
of Waimairi of part

27/1/12

Transfer 103155 produced 13 June 1914 at 10 am  
Mary Eliza Bellhouse and others to John Campbell and Emma Campbell  
of lot 30 Plan 2773

29/1/12

Transfer 103194 produced 17 June 1914 at 10.30 am  
Mary Eliza Bellhouse and others to Charles Leonard  
Brown of part lot 31 Plan 2773

29/1/12

Transfer 103232 produced 17 June 1914 at 10.30 am  
Mary Eliza Bellhouse and others to Charles Leonard Brown of lot 1  
Plan 4047

29/1/12

Transfer 103233 produced 19 June 1914 at 10.30 am  
Mary Eliza Bellhouse and others to John Lewis Brown of lot 1  
Plan 4047

CANCELLED

ENTERED at o'clock on the  
day of 187

DISTRICT LAND REGISTRAR

Registration District of Canterbury  
DATED 9<sup>th</sup> Dec 1879

A. 186 R. 0 P. 0  
Grant  
TO

W. Wilson

ENTERED in Reg. No. 60 Folio 231

Commissioner of Crown Lands

ENTERED on Record this 14<sup>th</sup>  
day of July 1879

Reg. No. C. 57  
Folio 176

Under-Secretary for Crown Lands

477022





Transfer 103155 produced 13 June 1912 at 10-11 am. Mary & John Bellhouse and others to John Templeton and Emma Templeton of lot 30 Plan 2773. *except by D.R.*

*Part cancelled*

Transfer 103194 produced 17 June 1914 at 10-30 am. Mary & John Bellhouse and others to Charles Leonard Brown of part lot 51 Plan 2773. *except by D.R.*

Transfer 103233 produced 19 June 1914 at 10-30 am. Mary & John Bellhouse and others to John Amos Brown of balance. *except by D.R.*

*Cancelled*

CANCELLED





291/18  
Mortgage 17556  
12. 20th John Tompkins and Emma Tompkins  
to Elizabeth Compton  
X caveat 1930 entered 24 November  
1930 at 11:30 am  
K 10309  
all day 1935 - 9:00 am  
above described land  
now wanted  
Transfer 20/12 produced 1st March 1938 at 2:30 pm  
12nd March 1938 at 2:30 pm John Tompkins and Emma  
Tompkins to Alfred James Thompson of Dunedin  
James (Basawa)  
Mortgage 201429 produced 2nd March 1939 at 2:30 pm  
Entered 22nd March 1939 at 2:30 pm Alfred James  
Thompson to Elizabeth Compton  
unequal shares (Basawa)  
333448 mortgage Alfred James Thompson  
to the Bank of New Zealand  
2 December 1957 at 2:30 pm  
336138 mortgage Alfred James Thompson to  
Alan Wallace Tombley of Dunedin  
Remy Turner produced 5 March  
1951 at 11:39 am  
339131 mortgage to the above proprietors to  
The Bank of New Zealand Officers Guarantees  
and Provision of Finance produced  
1st May 1951 at 12:30 pm  
339132 mortgage Alan Wallace Tombley  
to the Bank of New Zealand produced  
1 May 1951 at 12:30 pm  
339133 mortgage Alan Wallace Tombley  
to David Brown produced 1 May  
1951 at 12:15 pm  
Variation of the terms of Mortgage 339131  
produced the 4th day of May 1956 at  
4:45 am

Effect of  
above described land  
now wanted  
Transfer 20/12 produced 1st March 1938 at 2:30 pm  
12nd March 1938 at 2:30 pm John Tompkins and Emma  
Tompkins to Alfred James Thompson of Dunedin  
James (Basawa)  
Mortgage 201429 produced 2nd March 1939 at 2:30 pm  
Entered 22nd March 1939 at 2:30 pm Alfred James  
Thompson to Elizabeth Compton  
unequal shares (Basawa)  
333448 mortgage Alfred James Thompson  
to the Bank of New Zealand  
2 December 1957 at 2:30 pm  
336138 mortgage Alfred James Thompson to  
Alan Wallace Tombley of Dunedin  
Remy Turner produced 5 March  
1951 at 11:39 am  
339131 mortgage to the above proprietors to  
The Bank of New Zealand Officers Guarantees  
and Provision of Finance produced  
1st May 1951 at 12:30 pm  
339132 mortgage Alan Wallace Tombley  
to the Bank of New Zealand produced  
1 May 1951 at 12:30 pm  
339133 mortgage Alan Wallace Tombley  
to David Brown produced 1 May  
1951 at 12:15 pm  
Variation of the terms of Mortgage 339131  
produced the 4th day of May 1956 at  
4:45 am

Effect of  
above described land  
now wanted  
Transfer 20/12 produced 1st March 1938 at 2:30 pm  
12nd March 1938 at 2:30 pm John Tompkins and Emma  
Tompkins to Alfred James Thompson of Dunedin  
James (Basawa)  
Mortgage 201429 produced 2nd March 1939 at 2:30 pm  
Entered 22nd March 1939 at 2:30 pm Alfred James  
Thompson to Elizabeth Compton  
unequal shares (Basawa)  
333448 mortgage Alfred James Thompson  
to the Bank of New Zealand  
2 December 1957 at 2:30 pm  
336138 mortgage Alfred James Thompson to  
Alan Wallace Tombley of Dunedin  
Remy Turner produced 5 March  
1951 at 11:39 am  
339131 mortgage to the above proprietors to  
The Bank of New Zealand Officers Guarantees  
and Provision of Finance produced  
1st May 1951 at 12:30 pm  
339132 mortgage Alan Wallace Tombley  
to the Bank of New Zealand produced  
1 May 1951 at 12:30 pm  
339133 mortgage Alan Wallace Tombley  
to David Brown produced 1 May  
1951 at 12:15 pm  
Variation of the terms of Mortgage 339131  
produced the 4th day of May 1956 at  
4:45 am

Effect of  
above described land  
now wanted  
Transfer 20/12 produced 1st March 1938 at 2:30 pm  
12nd March 1938 at 2:30 pm John Tompkins and Emma  
Tompkins to Alfred James Thompson of Dunedin  
James (Basawa)  
Mortgage 201429 produced 2nd March 1939 at 2:30 pm  
Entered 22nd March 1939 at 2:30 pm Alfred James  
Thompson to Elizabeth Compton  
unequal shares (Basawa)  
333448 mortgage Alfred James Thompson  
to the Bank of New Zealand  
2 December 1957 at 2:30 pm  
336138 mortgage Alfred James Thompson to  
Alan Wallace Tombley of Dunedin  
Remy Turner produced 5 March  
1951 at 11:39 am  
339131 mortgage to the above proprietors to  
The Bank of New Zealand Officers Guarantees  
and Provision of Finance produced  
1st May 1951 at 12:30 pm  
339132 mortgage Alan Wallace Tombley  
to the Bank of New Zealand produced  
1 May 1951 at 12:30 pm  
339133 mortgage Alan Wallace Tombley  
to David Brown produced 1 May  
1951 at 12:15 pm  
Variation of the terms of Mortgage 339131  
produced the 4th day of May 1956 at  
4:45 am

Effect of  
above described land  
now wanted  
Transfer 20/12 produced 1st March 1938 at 2:30 pm  
12nd March 1938 at 2:30 pm John Tompkins and Emma  
Tompkins to Alfred James Thompson of Dunedin  
James (Basawa)  
Mortgage 201429 produced 2nd March 1939 at 2:30 pm  
Entered 22nd March 1939 at 2:30 pm Alfred James  
Thompson to Elizabeth Compton  
unequal shares (Basawa)  
333448 mortgage Alfred James Thompson  
to the Bank of New Zealand  
2 December 1957 at 2:30 pm  
336138 mortgage Alfred James Thompson to  
Alan Wallace Tombley of Dunedin  
Remy Turner produced 5 March  
1951 at 11:39 am  
339131 mortgage to the above proprietors to  
The Bank of New Zealand Officers Guarantees  
and Provision of Finance produced  
1st May 1951 at 12:30 pm  
339132 mortgage Alan Wallace Tombley  
to the Bank of New Zealand produced  
1 May 1951 at 12:30 pm  
339133 mortgage Alan Wallace Tombley  
to David Brown produced 1 May  
1951 at 12:15 pm  
Variation of the terms of Mortgage 339131  
produced the 4th day of May 1956 at  
4:45 am

Effect of  
above described land  
now wanted  
Transfer 20/12 produced 1st March 1938 at 2:30 pm  
12nd March 1938 at 2:30 pm John Tompkins and Emma  
Tompkins to Alfred James Thompson of Dunedin  
James (Basawa)  
Mortgage 201429 produced 2nd March 1939 at 2:30 pm  
Entered 22nd March 1939 at 2:30 pm Alfred James  
Thompson to Elizabeth Compton  
unequal shares (Basawa)  
333448 mortgage Alfred James Thompson  
to the Bank of New Zealand  
2 December 1957 at 2:30 pm  
336138 mortgage Alfred James Thompson to  
Alan Wallace Tombley of Dunedin  
Remy Turner produced 5 March  
1951 at 11:39 am  
339131 mortgage to the above proprietors to  
The Bank of New Zealand Officers Guarantees  
and Provision of Finance produced  
1st May 1951 at 12:30 pm  
339132 mortgage Alan Wallace Tombley  
to the Bank of New Zealand produced  
1 May 1951 at 12:30 pm  
339133 mortgage Alan Wallace Tombley  
to David Brown produced 1 May  
1951 at 12:15 pm  
Variation of the terms of Mortgage 339131  
produced the 4th day of May 1956 at  
4:45 am

Effect of  
above described land  
now wanted  
Transfer 20/12 produced 1st March 1938 at 2:30 pm  
12nd March 1938 at 2:30 pm John Tompkins and Emma  
Tompkins to Alfred James Thompson of Dunedin  
James (Basawa)  
Mortgage 201429 produced 2nd March 1939 at 2:30 pm  
Entered 22nd March 1939 at 2:30 pm Alfred James  
Thompson to Elizabeth Compton  
unequal shares (Basawa)  
333448 mortgage Alfred James Thompson  
to the Bank of New Zealand  
2 December 1957 at 2:30 pm  
336138 mortgage Alfred James Thompson to  
Alan Wallace Tombley of Dunedin  
Remy Turner produced 5 March  
1951 at 11:39 am  
339131 mortgage to the above proprietors to  
The Bank of New Zealand Officers Guarantees  
and Provision of Finance produced  
1st May 1951 at 12:30 pm  
339132 mortgage Alan Wallace Tombley  
to the Bank of New Zealand produced  
1 May 1951 at 12:30 pm  
339133 mortgage Alan Wallace Tombley  
to David Brown produced 1 May  
1951 at 12:15 pm  
Variation of the terms of Mortgage 339131  
produced the 4th day of May 1956 at  
4:45 am

Effect of  
above described land  
now wanted  
Transfer 20/12 produced 1st March 1938 at 2:30 pm  
12nd March 1938 at 2:30 pm John Tompkins and Emma  
Tompkins to Alfred James Thompson of Dunedin  
James (Basawa)  
Mortgage 201429 produced 2nd March 1939 at 2:30 pm  
Entered 22nd March 1939 at 2:30 pm Alfred James  
Thompson to Elizabeth Compton  
unequal shares (Basawa)  
333448 mortgage Alfred James Thompson  
to the Bank of New Zealand  
2 December 1957 at 2:30 pm  
336138 mortgage Alfred James Thompson to  
Alan Wallace Tombley of Dunedin  
Remy Turner produced 5 March  
1951 at 11:39 am  
339131 mortgage to the above proprietors to  
The Bank of New Zealand Officers Guarantees  
and Provision of Finance produced  
1st May 1951 at 12:30 pm  
339132 mortgage Alan Wallace Tombley  
to the Bank of New Zealand produced  
1 May 1951 at 12:30 pm  
339133 mortgage Alan Wallace Tombley  
to David Brown produced 1 May  
1951 at 12:15 pm  
Variation of the terms of Mortgage 339131  
produced the 4th day of May 1956 at  
4:45 am

Effect of  
above described land  
now wanted  
Transfer 20/12 produced 1st March 1938 at 2:30 pm  
12nd March 1938 at 2:30 pm John Tompkins and Emma  
Tompkins to Alfred James Thompson of Dunedin  
James (Basawa)  
Mortgage 201429 produced 2nd March 1939 at 2:30 pm  
Entered 22nd March 1939 at 2:30 pm Alfred James  
Thompson to Elizabeth Compton  
unequal shares (Basawa)  
333448 mortgage Alfred James Thompson  
to the Bank of New Zealand  
2 December 1957 at 2:30 pm  
336138 mortgage Alfred James Thompson to  
Alan Wallace Tombley of Dunedin  
Remy Turner produced 5 March  
1951 at 11:39 am  
339131 mortgage to the above proprietors to  
The Bank of New Zealand Officers Guarantees  
and Provision of Finance produced  
1st May 1951 at 12:30 pm  
339132 mortgage Alan Wallace Tombley  
to the Bank of New Zealand produced  
1 May 1951 at 12:30 pm  
339133 mortgage Alan Wallace Tombley  
to David Brown produced 1 May  
1951 at 12:15 pm  
Variation of the terms of Mortgage 339131  
produced the 4th day of May 1956 at  
4:45 am

Effect of  
above described land  
now wanted  
Transfer 20/12 produced 1st March 1938 at 2:30 pm  
12nd March 1938 at 2:30 pm John Tompkins and Emma  
Tompkins to Alfred James Thompson of Dunedin  
James (Basawa)  
Mortgage 201429 produced 2nd March 1939 at 2:30 pm  
Entered 22nd March 1939 at 2:30 pm Alfred James  
Thompson to Elizabeth Compton  
unequal shares (Basawa)  
333448 mortgage Alfred James Thompson  
to the Bank of New Zealand  
2 December 1957 at 2:30 pm  
336138 mortgage Alfred James Thompson to  
Alan Wallace Tombley of Dunedin  
Remy Turner produced 5 March  
1951 at 11:39 am  
339131 mortgage to the above proprietors to  
The Bank of New Zealand Officers Guarantees  
and Provision of Finance produced  
1st May 1951 at 12:30 pm  
339132 mortgage Alan Wallace Tombley  
to the Bank of New Zealand produced  
1 May 1951 at 12:30 pm  
339133 mortgage Alan Wallace Tombley  
to David Brown produced 1 May  
1951 at 12:15 pm  
Variation of the terms of Mortgage 339131  
produced the 4th day of May 1956 at  
4:45 am

47887  
Mortgage 339131  
been changed to The Bank of New  
Zealand Officers Provident Association  
Entered 14 May 1956 at 11:45 am

Variation of the terms of Mortgage 339131 produced  
the 14 day of May 1956 at 11:45 am  
(with the consent of the Mortgagees under  
Memoranda of Mortgage 339132 and  
339133)

Memorandum 478415 Mortgage 339132 to Alan  
Wallace Tombley & Remy Turner, Writers  
James Atkinson, Surveyor, and  
Thomas Legie, a Solicitor, all of  
Dunedin, created 2/5/1952  
at 2:57 pm

Variation of the terms of Mortgage 339131 produced  
the 2 day of July 1961 at 12:10 pm with the  
consent of the mortgagees under  
Memoranda of Mortgage 339132 and 339133 of 1952

Variation of the terms of Mortgage 339131 produced  
the 2 day of July 1961 at 12:10 pm  
with the consent of the mortgagees under  
Memoranda of Mortgage 339132 and 339133 of 1952

Discharge of mortgage 339131 on part lot 30  
DP 2947 containing 6.3 acres at 2:10 pm  
Discharge of mortgage 339132 on lot 30  
DP 2943 containing 6.3 acres 1953-1965 at 2:11 pm

Discharge of mortgage 339133 on lot 30  
DP 2973 containing 6.3 acres 1953-1965 at 2:12 pm  
Transfer 648205 Redemption of part lot 30 DP 2943  
containing 6.3 acres on and for a public road  
1953-1965 at 2:13 pm

FORM No. 23844 DEPOSITED 12-4-1965

No. 734113 Memorandum of Encumbrance  
to The Church Drainage Board -  
29.3.1968 at 2:45 pm

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

Mortgage 925843 to The State Advances  
30.8.1973 at 2:25 p.m.  
A.L.R.

925844 Memorandum of Priority making  
mortgage 925843 first mortgage, mort-  
gage 339132 second mortgage and  
Encumbrance 734113 third mortgage -  
30.8.1973 at 2:25 p.m.

OVER...  
A.L.R.

291 018

291 018

291 018

Transfer 94538/3 to Antony Paul Brown of Ouruhia, Farmer - 20.8.1976 at 1.32 p.m.

O.C.T.335292/1- ) Cancelled and C.T. 16-7-1981 ) 22F/1311 issued

*[Signature]*  
A.L.R.

*[Signature]*  
A.L.R.

Mortgage 94538/4 to Alan Wallace Townley - 20.8.1976 at 1.33 p.m.

*[Signature]*  
A.L.R.

CANCELLED

Mortgage 95706/1 to Rural Banking & Finance Corporation of New Zealand - 31.8.1976 at 10.10 a.m.

*[Signature]*  
A.L.R.

Mortgage 95706/2 to Australia and New Zealand Banking Group Limited - 31.8.1976 at 10.10 a.m.

*[Signature]*  
A.L.R.

Encumbrance 95706/3 to Madge Brown - 31.8.1976 at 10.10 a.m.

*[Signature]*  
A.L.R.

Variation of Mortgage 94538/4 - 25.3.1977 at 10.44 a.m.

*[Signature]*  
A.L.R.

*SMV* Mortgage 155222/1 <sup>varying the terms of mortgage 95706/1</sup> to Rural Banking and Finance Corporation of New Zealand - 9.11.1977 at 2.42 pm.

*[Signature]*  
A.L.R.

No. 155222/3 Memorandum of Priority making Mortgage 155222/1 third mortgage, mortgage 95706/2 fourth mortgage and mortgage 95706/3 fifth mortgage - 9.11.1977 at 2.43 pm.

*[Signature]*  
A.L.R.

Mortgage 333642/2 to Tenant Russell Smellie, to Mary Isabella Smellie, to Douglas Norman Harvey Watson, and Hubert de Rie Flesher, to Douglas Norman Harvey Watson, to Hubert de Rie Flesher, to Henrietta Alice Neville, to Edith Amelia Donnell, to Doris Ethel Garth, to Elizabeth Ross Ryan, to Patience Gertrude McBeath and to Hubert de Rie Flesher and Roger de Rie Flesher in shares - 7.7.1981 at 1.58 p.m.

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

No. 333642/3 Memorandum of Priority making Mortgage 333642/2 second mortgage, Mortgage 95706/1 third mortgage, Mortgage 155222/1 fourth mortgage and Mortgage 95706/2 fifth mortgage and Encumbrance 95706/3 sixth <sup>charge</sup> mortgage - 7.7.1981 at 1.58 p.m.

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

Reference:  
Prior C/T. 609/94

Transfer No.  
N/G. Order No. 703116

Land and Deeds 69



Cancelled as to part:

# REGISTER

No. 6D / 1217

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of February one thousand nine hundred and sixty seven  
under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that WILLIAM CHARLES BURGESS of Christchurch Dental Surgeon

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 60 acres 6 perches or thereabouts situated in Block IV of the Christchurch Survey District being part of Lot 1 on Deposited Plan No. 5889 part of Rural Sections 14282, 14636, 14639, 22075 and 36888



*A. Monna*  
Assistant Land Registrar

Subject to Mortgage 652842 to The Northern Suburban Repetitive Terminating Building Society 19/5/1965 at 9.17 a.m.

*A. Monna*  
A.L.R.

No. 711930 Gazette Notice closing road adjoining the within land and vesting the said closed road in William Charles Burgess - 29/5/1967 at 9.0 a.m. 7A/1354 issued

*A. Monna*  
A.L.R.

Pursuant to Section 35 (3) of the Counties Amendment Act 1961 Lot 3 Plan 26978 vests in Her Majesty the Queen as road - 5/6/1969

*A. Monna*  
D.L.R.

Plan 26978 Deposited 5/6/1969

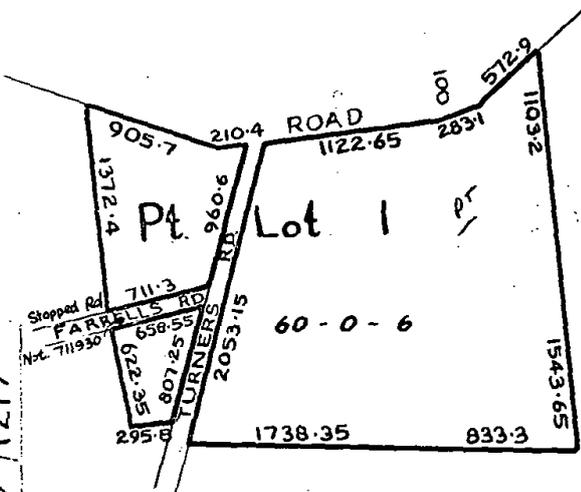
\* Transfer 788589 of the part Lot 1 D.P. 26978 to Menzies Manson Construction Limited (Fencing Provision - 19/2/1970 at 11.50 a.m. 9F/357

*A. Monna*  
A.L.R.

N.C.O. 788466 (Cancelled as to - 18/2/1970 (Lot 2 D.P. 26978 (and C.T. 9F/302 (issued

*A. Monna*  
A.L.R.

CANCELLED AS TO PART



Scale: 1 inch = 10 chains

OVER

30.06/12/69-48318 W  
*A. Monna*

No. 6D / 1217

\*

60/1217

DISCHARGE OF MORTGAGE 652842 as to  
the part Lot 1 D.P.26978 herein -  
19.2.1970 at 11.50 a.m.

*R. Monat*

A.L.R.

Transfer 456460/1 of Balance to William Charles  
Burgess and Dorothy Edith Beryl Burgess as tenants  
in common in equal shares - 7-10-1983 at 9.56a.m.  
C.T. 25B/1173 issued

← A.L.R. →

CANCELLED

DUPLICATE DESTROYED



References  
Prior C/T 6D/1217

Transfer No. 456460/1  
N/C. Order No.



**CANCELLED**  
**REGISTER**

Land and Deeds 69

No. 25B / 1173

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 7th day of October one thousand nine hundred and eighty-three under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that WILLIAM CHARLES BURGESS of Christchurch, Dental Surgeon and DOROTHY EDITH BERYL BURGESS his wife are 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 19.0882 hectares or thereabouts being part Lot 1 on Deposited Plan 5889 —



for Assistant Land Registrar

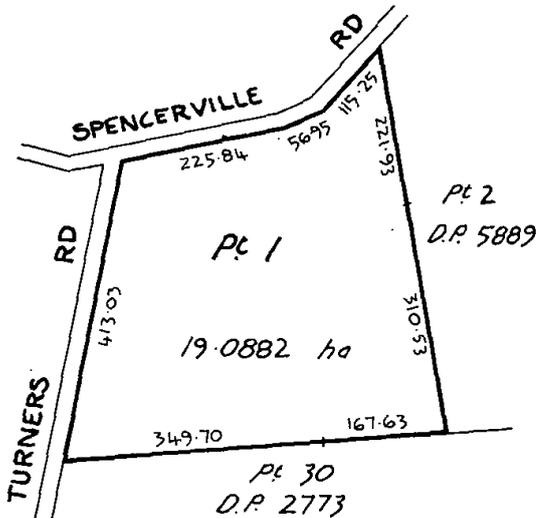
of his show William Charles Burgess  
Transmission 829788/1 to Dorothy Edith  
Beryl Burgess, Widow and Kenneth James  
Jones, Solicitor both of Christchurch as  
Executors - 28.9.1989 at 11.09am

21/1/1999

*egmaker*  
for A.L.R.

Waimairi District

PLAN NO. 76333 LODGED 8/8/1997  
AND DEPOSITED 15/12/1997



Measurements are Metric

No. 25B / 1173

*Handwritten initials*

**CERTIFICATE OF TITLE** No.           /

25B/1173

y A331442.1 Certificate under Section 224(c) ~~and (d)~~  
Resource Management Act 1991 by Christchurch City  
Council (affects DP 76333 )

A331442.2 CsT 43D/1161 - 1164 issued for Lots 1 - 4 DP  
76333

All 15.12.1997 at 1.27



For DLR

**CANCELLED**  
**DUPLICATE DESTROYED**





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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** CB43D/1164  
**Land Registration District** Canterbury  
**Date Issued** 15 December 1997

**Prior References**  
CB25B/1173

---

**Estate** Fee Simple  
**Area** 5.0000 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 76333

**Original Registered Owners**

James Ian Morton, Judith Mary Morton and Lindsay Donald Smith

---

**Interests**

A440908.2 Mortgage to Dorothy Edith Beryl Burgess and Kenneth James Jones and to Dorothy Edith Beryl Burgess in shares - 7.1.2000 at 1.46 pm  
5165874.1 Discharge of Mortgage A440908.2 - 5.3.2002 at 2:00 pm  
5165874.2 Transfer to Dorothy Edith Beryl Burgess and Kenneth James Jones (1/2 share) and Dorothy Edith Beryl Burgess (1/2 share) - 5.3.2002 at 2:00 pm  
6152874.2 Transmission of the 1/2 share of Dorothy Edith Beryl Burgess to Anthony William Burgess and Kenneth James Jones as Executors - 17.9.2004 at 9:00 am  
6152874.3 Transmission to Kenneth James Jones as surviving Executor - 17.9.2004 at 9:00 am  
6221631.1 Transfer to Adrienne Ruth Sutherland (1/5 share), Anthony William Burgess (1/5 share), Michael Richard Burgess (1/5 share), Judith Mary Morton (1/5 share) and Peter John Burgess (1/5 share) - 19.11.2004 at 9:00 am  
7363677.1 Mortgage of the 1/5 share of Adrienne Ruth Sutherland to Priority Finance Limited - 10.5.2007 at 9:00 am  
7630364.1 Discharge of Mortgage 7363677.1 - 4.12.2007 at 12:33 pm  
7630364.2 Transfer to Judith Mary Morton (1/4 share), Peter John Burgess (1/4 share), Michael Richard Burgess (1/4 share) and Anthony William Burgess (1/4 share) - 4.12.2007 at 12:33 pm  
7630458.1 Mortgage to ANZ National Bank Limited - 5.12.2007 at 10:40 am  
7810848.1 Discharge of Mortgage 7630458.1 - 9.5.2008 at 9:24 am  
7809359.1 Transfer to John Choong Chet Law and Karen Ann Law - 9.5.2008 at 9:29 am  
9484630.1 Transfer to Denka Limited - 15.8.2013 at 1:13 pm  
9484630.2 Mortgage to ASB Bank Limited - 15.8.2013 at 1:13 pm

Reference:  
Prior CT: 25B/1173  
Document No.: A331442.2



# REGISTER

43D/1164

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 15th day of December One Thousand Nine Hundred and Ninety Seven under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that DOROTHY EDITH BERYL BURGESS and KENNETH JAMES JONES ( jointly ) as executors and DOROTHY EDITH BERYL BURGESS in equal shares

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 5.000 hectares, more or less being **LOT 4 DEPOSITED PLAN 76333**



for District Land Registrar

A440908.1 Transfer to James Ian Morton,  
Judith Mary Morton and Lindsay Donald  
Smith

A440908.2 Mortgage to Dorothy Edith Beryl  
Burgess and Kenneth James Jones and to  
Dorothy Edith Beryl Burgess in shares

all 7.1.2000 at 1.46

*[Signature]*  
for RGL

43D/1164





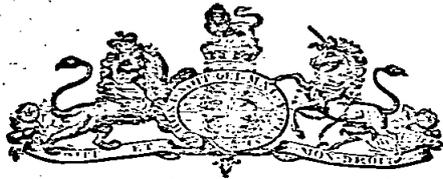
CANCELLED

99/112

NEW ZEALAND

(C)

2238



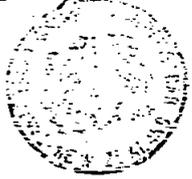
(CERTIFICATE) CANCELLED

Vol. 99 Folio. 112

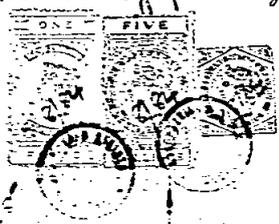
Handwritten text in Maori script, likely a title or description of the land being surveyed.

Handwritten text in Maori script, possibly a date or location reference.

Handwritten signature and date: *James Buchanan*, *14th day of August 1899*

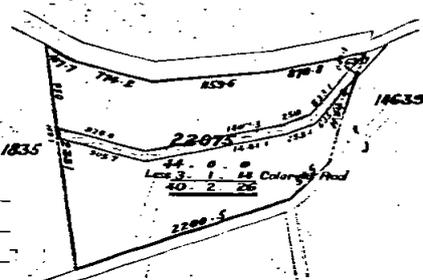


Handwritten text: *Miss Mathew*, *Director of Public Works*, *of the District of Canterbury*



CANCELLED AS TO PART COLOURED RED

BLOCK IV CHRISTCHURCH DIST



Scale, 10 chains to an inch  
Surveyed by *T. J. Brodrick*  
Chief Surveyor: *J. H. Baker*  
Draftsman: *J. Mathew*

20860

Image Quality due to Condition of Original

Transfer 5714 produced 1 May 1900 at 2.30 PM Edmund Spencer to Mr. James F. C. Boylston Queen of part

Lease 3660 produced 25 March 1901 at 10.30 AM Edmund Spencer to William Ritchard Spencer for 5 years from 1st August 1899 of part

Transmission 8749 to the Public Trustee entered 16 April 1912 at 3.25 PM (balance)

Lease 5843 produced 28 January 1914 at 12.25 PM The Public Trustee to William Ritchard Spencer (balance) of part

Transfer 12781

99/112

Proclamation 740 taking part of  
within land for Road purposes and  
closing the road on southern boundary  
of within land entered 7 May 1921  
at 10 am

*[Signature]*

DLR

Tranche 127.211 produced 10 February 1921 at 11.51

The Public Trustee to William Pritchard Spencer of Pot

1/11/21  
534/312

*[Signature]*  
DLR

*[Signature]*

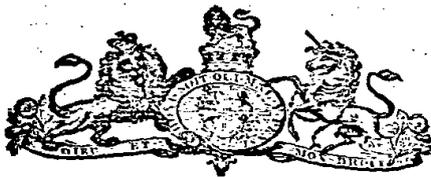
DUPLICATE DESTROYED

CANCELLED



NEW ZEALAND

CANCELLED



CERTIFICATE CANCELLED

Register Book

Fol. 99 Folio 131

181/58

Government of New Zealand... 1880

1880



Handwritten notes and signatures



Lease 366a produced 25 March 1901 at 10.30 a.m. Edmund Spencer to William Ritchard Spencer for 5 years from 1st August 1899.

Transmission 8449 to the Public Trustee entered 16 April 1912 at 3.30 p.m.

Lease 5825 produced 28 January 1912 at 12.25 p.m. The Public Trustee to William Ritchard Spencer.

Transfer 127811

Order to Court 777

Transfer 127812 produced 10 February 1920 at 3.15 p.m. The Public Trustee to William Ritchard Spencer of lot 2 plan 5829

Transfer 127812 produced 10 February 1923 at 3.20 p.m. The Public Trustee to Bob Harris of balance

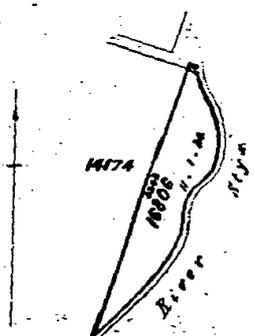


Image Quality due to Condition of Original

Scale 10 chains to an inch. Surveyed by H. Mailland. Chief Surveyor: L. H. Baker. Draughtsman: J. Mather.

99/131

131/18

[Form B.]

# NEW ZEALAND.



Register-book,  
Vol. 131, folio 13

Reference: New Certificate  
Vol. 4 folio 42  
129

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twelfth day of August, one thousand eight hundred and eighty-seven, under the hand and seal of the District Land Registrar of the Land Registration District of Christchurch, witnesseth that Edmund Spencer of Saddle Lake Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, to the several admeasurements a little more or less, that is to say: All that parcel of land containing all those parcels of land containing altogether one hundred and fifty acres and thirteen perches or thereabouts, situated in Block IV of the Christchurch Survey District and comprising the sections 14282, 14624, 14638, 14639 part of Rural Section 14636 and part of a road closed under the provisions of the Public Works Act 1876 & excepting always from Rural Sections 14282, 14638 and 14639 those portions now dedicated as parts of a Public road colored pink on the plan hereon and excepting always from Rural Section 14624 that portion colored pink on the plan hereon now the property of the Education Board of the District of Saddle Lake.

50

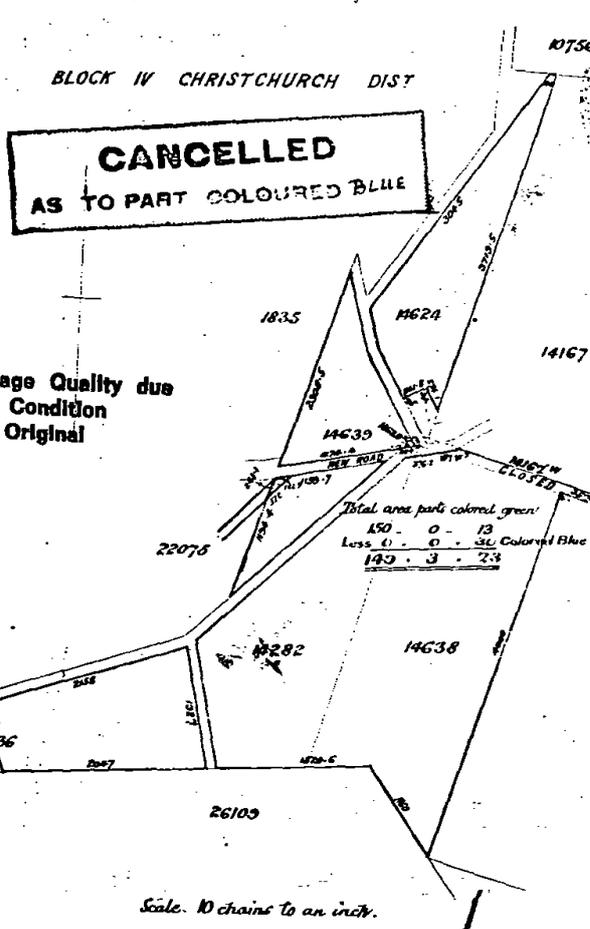


Image Quality due to Condition of Original

**CANCELLED**  
AS TO PART COLOURED BLUE

Scale: 10 chains to an inch.

18756 DISTRICT LAND REGISTRAR

Edmund Spencer  
District Land Registrar

Lease 3361 produced 25 February 1899 at 1000 Edmund Spencer to Francis Dowdle & the part N.S. 14624 for 5 years from 1 August 1895

Transfer 5114 produced 1 July 1900 at 2/3 of Edmund Spencer to Her Majesty The Queen of the part colored blue

Lease 560 produced 23 March 1901 at 10/30 a.m. Edmund Spencer to William Pritchard Spencer for 5 years from 1 August 1899 of part

Transmission 8149 to the Public Trustee entered 16 April 1913 at 3/20 (p.m. balance)

Transfer 9469 (Grant of Reserves) produced 24 June 1912 at 2/52 p.m. of the Public Trustee to the Chairman Councillors and Inhabitants of the County of Waimairi over part

131/18

Deed 5883 produced 25 January 1918 at 12:25 pm.  
The Public Trustee to William Richards Spencer of  
part

131/18

Deed 5884 produced 25 January 1918 at 12:25 pm.  
The Public Trustee to Francis Towle of part  
N.S. 5884

Deed 6181 produced 18 February 1918 at  
2:42 pm. The Public Trustee to Thomas  
Charles Mitchell of part for 5 years  
from 12 July 1917

Transfer 127811 } New balance  
Transfer 127812 }

Proclamation 770 taking part  
of Rural Section 14626 for road  
purposes and closing old road  
roads abutting Rds 14636, 14639  
and 14282. Entered 7 May 1921  
at 10 am

Order in Council 777 relating  
road along City River across from STATION  
sections 111 of The Public Works Act, 1912  
conditions as to building line entered 9 June 1921  
at 11 am

324/312

Transfer 127811 produced 10 February 1920 at 2:15 pm  
The Public Trustee to William Richards Spencer  
of lots 1 and 2 plan 5889

CERTIFICATE OF TITLE,

Vol. , folio

Transfer 127812 produced 10 February 1920 at 2:20 pm  
The Public Trustee to W. H. Harris of lot 2 plan  
5889

Cancelled as to lot 1 and the  
part lot 2 plan 9363 contained  
errors and N.C. issued Vol 121  
folio 285  
N.C. 3908

Cancelled except as to loads



NEW ZEALAND.

[SCHEDULE 1.



Register-book, Vol. 336, folio 18.

Reference: Warrant No. Vol. 5c. Fol. 114 P.R. folio Transfer No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

This Certificate, dated the 14th day of August, one thousand nine hundred and twenty one under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor-General, in exercise of the powers enabling him in that behalf, Witnesseth that William Hitchcock Spencer of Oamaru, Otago

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 thereon to be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the said William Hitchcock Spencer as from the twenty eighth day of April, one thousand nine hundred and twenty one under Section 11 of "The Land Act 1908" that is to say: All that parcel of land containing 1/2 Acre, 0 Roods and 11/2 Acres, 1/2 Perches or thereabouts situated in Block IV of the Christchurch Survey District being Rural Section 36888.

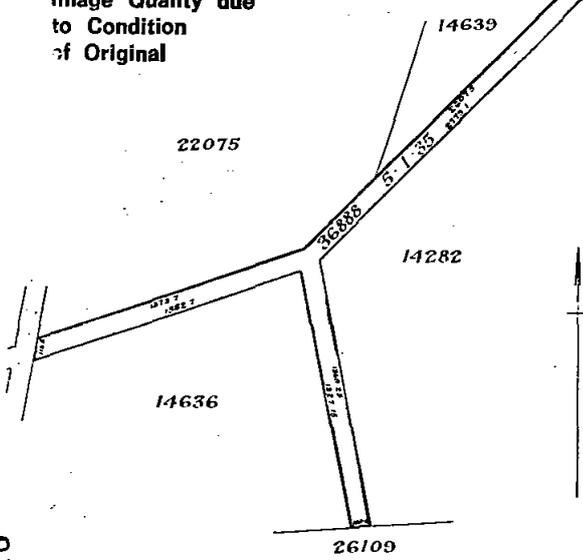
Robert



Christchurch and District Land Registrar Volume 336 Folio 312

IV CHRISTCHURCH S.D.

Image Quality due to Condition of Original



336/018

5 copies to my back. F.W. Freeman C.H. Bullard C. Fowler



NEW ZEALAND.

88 ..... 67, 112, 131.  
Vol. 131 ..... Folio 18.  
336 ..... 18.  
Transfer No. 127811  
Reference: Application No. 12637  
Order for N/G No.



Register-book,  
Vol. 336, folio 312  
*Cancelled*

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

This Certificate, dated the sixth day of October, one thousand nine hundred and nineteen  
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that  
William Spitchard Spencer & Amelia Spencer

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 ~~the~~ <sup>more</sup> parcels of land containing together two hundred and thirty six acres and fifteen perches more or less situated in Block IV of the Christchurch Survey District being Lots 1 and 2 on plan deposited in the Land Registry Office at Christchurch as 5889 and comprising Rural Sections 26419, and 36888 and parts of Rural Sections 14167, 14167, 14174, 14282, 14636, 14638, 14639, 16806, and 22045.

*arbitrator*  
District Land Registrar.

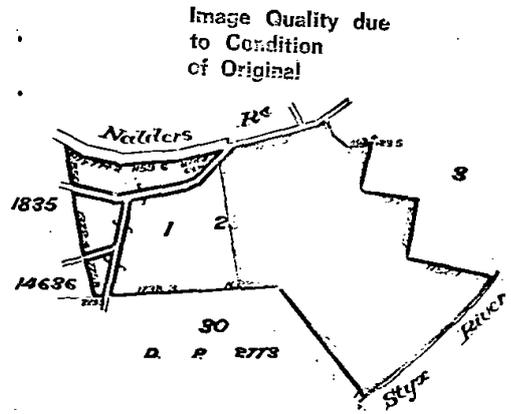
**CANCELLED**  
AS TO PART COLOURED RED.

Outstanding part of Drain easement over part of Lot 2. The Public Trustee to the Chairman, Cancellors and Subalterns of the County of Waimairi Reg<sup>d</sup> No 113114 <sup>79</sup>/<sub>538</sub> *arbitrator*

Order in Council 277 resampling the Road along the Styx River from the provisions of "the Public Works Act 1908" Subject to conditions as to the Boundary line entered 9<sup>th</sup> June 1921 at 10. am

David bona fide purchaser of the same in 1915 at auction against Lot 1 *arbitrator*

Transfer 167722 produced 13 October 1920 at 9.55 pm William Spitchard Spencer to Margaret Ellen Spencer of lot 1 plan 7615, Florence Isabel Spencer of lot 2 plan 7615, Winifred Phyllis Spencer of lot 3 plan 7615, and Len Doris Spencer of lot 4 plan 7615 *Registrar*  
270/295, 296, 297, 298



Scale: 20 Chains to an Inch

*Over*

336/3/2

K. 11245 produced the 9 day of August 1938 7:30am

of Adjustment under the Management and Leases of Rehabilitation Act, 1936 Vesting Lot 2 Plan 5889 in Hubert George Wells of Omaha Farmer

*A. B. Ross*  
A.B.R.

K. 11568 produced the 8 day of September 1938 9:30am

Order of Adjustment under the Management and Leases of Rehabilitation Act, 1936 Vesting Lot 2 Plan 5889

*A. B. Ross*  
A.B.R.

Cancelled as to Lot 2 Plan 5889 and now obtained Vol. 458 Folio 231

Vol. 458 Folio 231

*A. B. Ross*  
A.B.R.

371549 Transmission of Balance to the Public Trustee entered 6 January 1953 at 2:15 p.m.

*A. B. Ross*  
A.B.R.

398527 Transfer of the balance for 1 plan 5889 to the Public Trustee to John Douglas Speers produced 3 June 1954 at 11:35 a.m.

*A. B. Ross*  
A.B.R.

Cancelled



Cancelled

(Land and Deeds-4 FORM B.

Register-book,

Vol. 609, folio 94

Reference: Vol. 336, Folio 312  
Transfer No. 398527  
Order for N/C No.

NEW

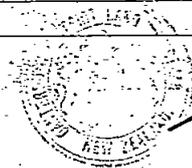


ZEALAND

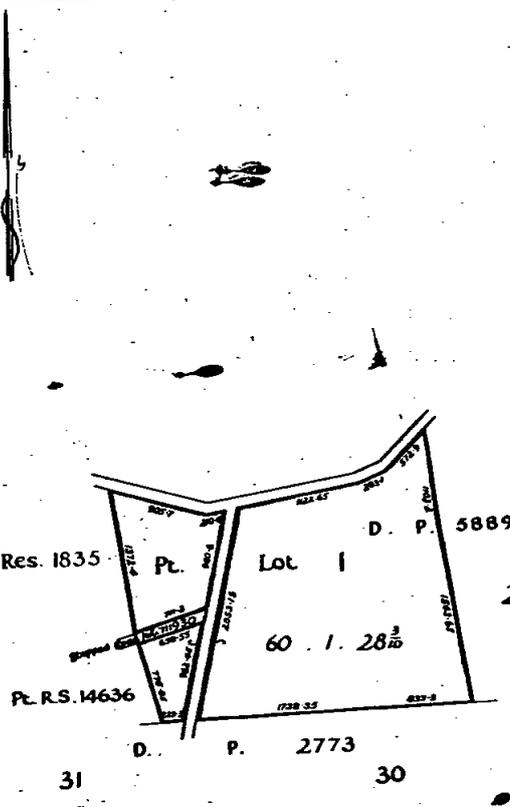
### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Third day of June, one thousand nine hundred and fifty-four under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that JOHN DOUGLAS SPEIRS of Christchurch 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 <sup>those</sup> ~~the~~ ~~parcels~~ ~~of~~ ~~land~~ ~~containing~~ ~~together~~ SIXTY ACRES ONE ROOD TWENTY-EIGHT PERCHES AND THREE-TENTHS OF A PERCH or thereabouts situated in Block IV-57 the Christchurch Survey District being part of Lot 1 on Deposited Plan No. 5889 part of Rural Sections 14282, 14636, 14639, 22075 and 36888



*[Signature]*  
Assistant District Land Registrar.



Scale: 10 chains to an inch

*Commission 509905 to Jean Samuel Findlay Speirs of Belfast Widow as Executor Entered 2/10/1959 at 2.5 pm. [Signature]*

*Transfer 524557 Jean Samuel Findlay Speirs to James Esau of Christchurch James and Helen Mason Esau his wife produced 20/5/1960 at 11.35 am. [Signature]*

*Mortgage 524558 Esau James and Helen Marion Esau to James Esau and Findlay Speirs produced 20/5/1960 at 11.40 am. [Signature]*

*Transfer 576052 James Esau and Helen Marion Esau to William Charles Burgess of Christchurch Dental Surgeon Produced 4.5.1962 at 2.45 pm. [Signature]*

*Mortgage 652842 to The Northern Co-operative Terminating Building Society - 19.5.1965 at 9.17 am. [Signature]*

*Transfer 704260 of part Lot 1 of P. 5889 from a diagram named Christchurch directed from Mortgage 652842 to Neil McConnell Esau 17/2/1967 at 11.35 am. [Signature]*

*60/1968 Part cancelled [Signature]*

*Cancelled as to balance and C/T 60/1967 issued NCO 70316. [Signature]*

Cancelled  
Duplicate Destroyed.





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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** CB43D/1161

**Land Registration District** Canterbury

**Date Issued** 15 December 1997

**Prior References**

CB25B/1173

---

**Estate** Fee Simple  
**Area** 4.0760 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 76333

**Original Registered Owners**

Dorothy Edith Beryl Burgess and Kenneth James Jones as to a 1/2 share as Executors

Dorothy Edith Beryl Burgess as to a 1/2 share

---

**Interests**

A345824.1 Mortgage to Southland Building Society - 2.4.1998 at 1.17 pm

6152874.1 Discharge of Mortgage A345824.1 - 17.9.2004 at 9:00 am

6152874.2 Transmission of the 1/2 share of Dorothy Edith Beryl Burgess to Anthony William Burgess and Kenneth James Jones as Executors - 17.9.2004 at 9:00 am

6152874.3 Transmission to Kenneth James Jones as surviving Executor - 17.9.2004 at 9:00 am

6221631.1 Transfer to Adrienne Ruth Sutherland (1/5 share), Anthony William Burgess (1/5 share), Michael Richard Burgess (1/5 share), Judith Mary Morton (1/5 share) and Peter John Burgess (1/5 share) - 19.11.2004 at 9:00 am

7363677.1 Mortgage of the 1/5 share of Adrienne Ruth Sutherland to Priority Finance Limited - 10.5.2007 at 9:00 am

7630364.1 Discharge of Mortgage 7363677.1 - 4.12.2007 at 12:33 pm

7630364.2 Transfer to Judith Mary Morton (1/4 share), Peter John Burgess (1/4 share), Michael Richard Burgess (1/4 share) and Anthony William Burgess (1/4 share) - 4.12.2007 at 12:33 pm

7630364.3 Mortgage to ANZ National Bank Limited - 4.12.2007 at 12:33 pm

7811080.1 Discharge of Mortgage 7630364.3 - 13.5.2008 at 2:32 pm

8561623.1 CHARGING ORDER ABSOLUTE DATED 23.10.2010 BETWEEN PETER JOHN BURGESS AND COMMISSIONER OF INLAND REVENUE - 6.8.2010 at 7:00 am

8560211.1 Discharge of Charging Order 8561623.1 - 19.8.2010 at 4:32 pm

8565430.1 Transfer to Jennifer Margaret Hughey, Gordon Richmond Cockerell and Gavin Mark Abbot - 25.8.2010 at 12:40 pm

11326309.1 Transfer to Gordon Richmond Cockerell, Jennifer Margaret Hughey, Ngaio Hughey-Cockerell and Amuri Hughey-Cockerell - 27.6.2019 at 3:34 pm

Reference:  
Prior CT: 25B/1173  
Document No.: A331442.2



# REGISTER

43D/1161

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

**This Certificate** dated the 15th day of December One Thousand Nine Hundred and Ninety Seven under the seal of the District Land Registrar of the Land Registration District of CANTERBURY  
**WITNESSETH** that **DOROTHY EDITH BERYL BURGESS and KENNETH JAMES JONES ( jointly ) as executors and DOROTHY EDITH BERYL BURGESS in equal shares**  
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 4.0760 hectares, more or less being **LOT 1 DEPOSITED PLAN 76333**

A345824.1 Mortgage to Southland Building Society  
2.4.1998 at 1.17

*S. Whang*  
for DLR



for District Land Registrar

43D/1161





**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** CB43D/1163  
**Land Registration District** Canterbury  
**Date Issued** 15 December 1997

**Prior References**  
CB25B/1173

---

**Estate** Fee Simple  
**Area** 5.0000 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 76333

**Original Registered Owners**

Peter John Burgess and Jayne Louise Burgess

---

**Interests**

A401910.2 Mortgage to Dorothy Edith Beryl Burgess and Kenneth James Jones and to Dorothy Edith Beryl Burgess in shares - 27.4.1999 at 1.20 pm

A480625.2 Mortgage to Bank of New Zealand - 8.11.2000 at 12.00 pm

A480625.3 Memorandum of Priority making Mortgages A480625.2 and A401910.2 first and second mortgages respectively - 8.11.2000 at 12.00 pm

5124632.1 Discharge of Mortgage A480625.2 - 13.12.2001 at 11:35 am

5124632.2 Mortgage to TSB Bank Limited - 13.12.2001 at 11:35 am

5124632.3 Memorandum of Priority making Mortgages 5124632.2 and A401910.2 first and second mortgages respectively - 13.12.2001 at 11:35 am

5446285.1 Discharge of Mortgage A401910.2 - 23.12.2002 at 9:00 am

5446285.2 Discharge of Mortgage 5124632.2 - 23.12.2002 at 9:00 am

5446285.3 Transfer to Jonathan Charles Patrick Lahy-Neary and Wendy Jane Lahy-Neary - 23.12.2002 at 9:00 am

5446285.4 Mortgage to ASB Bank Limited - 23.12.2002 at 9:00 am

6528924.1 Discharge of Mortgage 5446285.4 - 15.8.2005 at 9:00 am

6528924.2 Transfer to Jonathan Charles Patrick Lahy-Neary and Wendy Jane Lahy-Neary (1/2 share) and Jonathan Charles Patrick Lahy-Neary and Wendy Jane Lahy-Neary (1/2 share) - 15.8.2005 at 9:00 am

6528924.3 Mortgage to ANZ National Bank Limited - 15.8.2005 at 9:00 am

9739474.1 Discharge of Mortgage 6528924.3 - 27.5.2014 at 5:00 pm

9739474.2 Transfer to Gracmo Limited - 27.5.2014 at 5:00 pm

9739474.3 Mortgage to Bank of New Zealand - 27.5.2014 at 5:00 pm

Reference:  
Prior CT: 25B/1173  
Document No.: A331442.2



# REGISTER

43D/1163

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 15th day of December One Thousand Nine Hundred and Ninety Seven under the seal of the District Land Registrar of the Land Registration District of CANTERBURY  
WITNESSETH that DOROTHY EDITH BERYL BURGESS and KENNETH JAMES JONES ( jointly ) as executors and DOROTHY EDITH BERYL BURGESS in equal shares  
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 5.000 hectares, more or less being **LOT 3 DEPOSITED PLAN 76333**



for District Land Registrar

A401910.1 Transfer to Peter John Burgess and Jayne Louise Burgess

A401910.2 Mortgage to Dorothy Edith Beryl Burgess and Kenneth James Jones and to Dorothy Edith Beryl Burgess in shares  
all 27.4.1999 at 1.20

A480625.3 Memorandum of Priority making Mortgages A480625.2 and A401910.2 first and second mortgages respectively

all 8.11.2000 at 12.00

*Kobne*  
for RGL

*Discharged in error R*

*Discharged*  
A420258.1 Mortgage to The Public Trustee  
\* See below  
A420258.2 Memorandum of Priority making Mortgages A420258.1 and A401910.2 first and second mortgages respectively

all 16.8.1999 at 9.00

*Amelia*  
for RGL

A470954.1 Variation of Mortgage A420258.1 - 22.8.2000 at 9.37

*See above*

\* A420258.1 Mortgage to The Public Trustee - 16.8.1999 at 9.00

*Amelia*  
for RGL

A480625.2 Mortgage to Bank of New Zealand

43D/1163





**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** CB43D/1162

**Land Registration District** Canterbury

**Date Issued** 15 December 1997

**Prior References**

CB25B/1173

---

**Estate** Fee Simple  
**Area** 5.0000 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 76333

**Original Registered Owners**

Dorothy Edith Beryl Burgess and Kenneth James Jones as to a 1/2 share as Executors

Dorothy Edith Beryl Burgess as to a 1/2 share

---

**Interests**

6152874.2 Transmission of the 1/2 share of Dorothy Edith Beryl Burgess to Anthony William Burgess and Kenneth James Jones as Executors - 17.9.2004 at 9:00 am

6152874.3 Transmission to Kenneth James Jones as surviving Executor - 17.9.2004 at 9:00 am

6221631.1 Transfer to Adrienne Ruth Sutherland (1/5 share), Anthony William Burgess (1/5 share), Michael Richard Burgess (1/5 share), Judith Mary Morton (1/5 share) and Peter John Burgess (1/5 share) - 19.11.2004 at 9:00 am

7363677.1 Mortgage of the 1/5 share of Adrienne Ruth Sutherland to Priority Finance Limited - 10.5.2007 at 9:00 am

7630364.1 Discharge of Mortgage 7363677.1 - 4.12.2007 at 12:33 pm

7630364.2 Transfer to Judith Mary Morton (1/4 share), Peter John Burgess (1/4 share), Michael Richard Burgess (1/4 share) and Anthony William Burgess (1/4 share) - 4.12.2007 at 12:33 pm

7630432.1 Mortgage to ANZ National Bank Limited - 5.12.2007 at 10:39 am

7810842.1 Discharge of Mortgage 7630432.1 - 9.5.2008 at 9:23 am

8561623.1 CHARGING ORDER ABSOLUTE DATED 23.10.2010 BETWEEN PETER JOHN BURGESS AND COMMISSIONER OF INLAND REVENUE - 6.8.2010 at 7:00 am

8560211.1 Discharge of Charging Order 8561623.1 - 19.8.2010 at 4:32 pm

8560211.2 Transfer to Colin William Shaw, Leanda Ivy Shaw and John Louis Woodward - 19.8.2010 at 4:32 pm

10523844.1 Transfer to Colin William Shaw, Leanda Ivy Shaw and Debra Jowsey - 26.10.2016 at 12:39 pm

Reference:  
Prior CT: 25B/1173  
Document No.: A331442.2



# REGISTER

43D/1162

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 15th day of December One Thousand Nine Hundred and Ninety Seven under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that **DOROTHY EDITH BERYL BURGESS and KENNETH JAMES JONES ( jointly )** as executors and **DOROTHY EDITH BERYL BURGESS** in equal shares

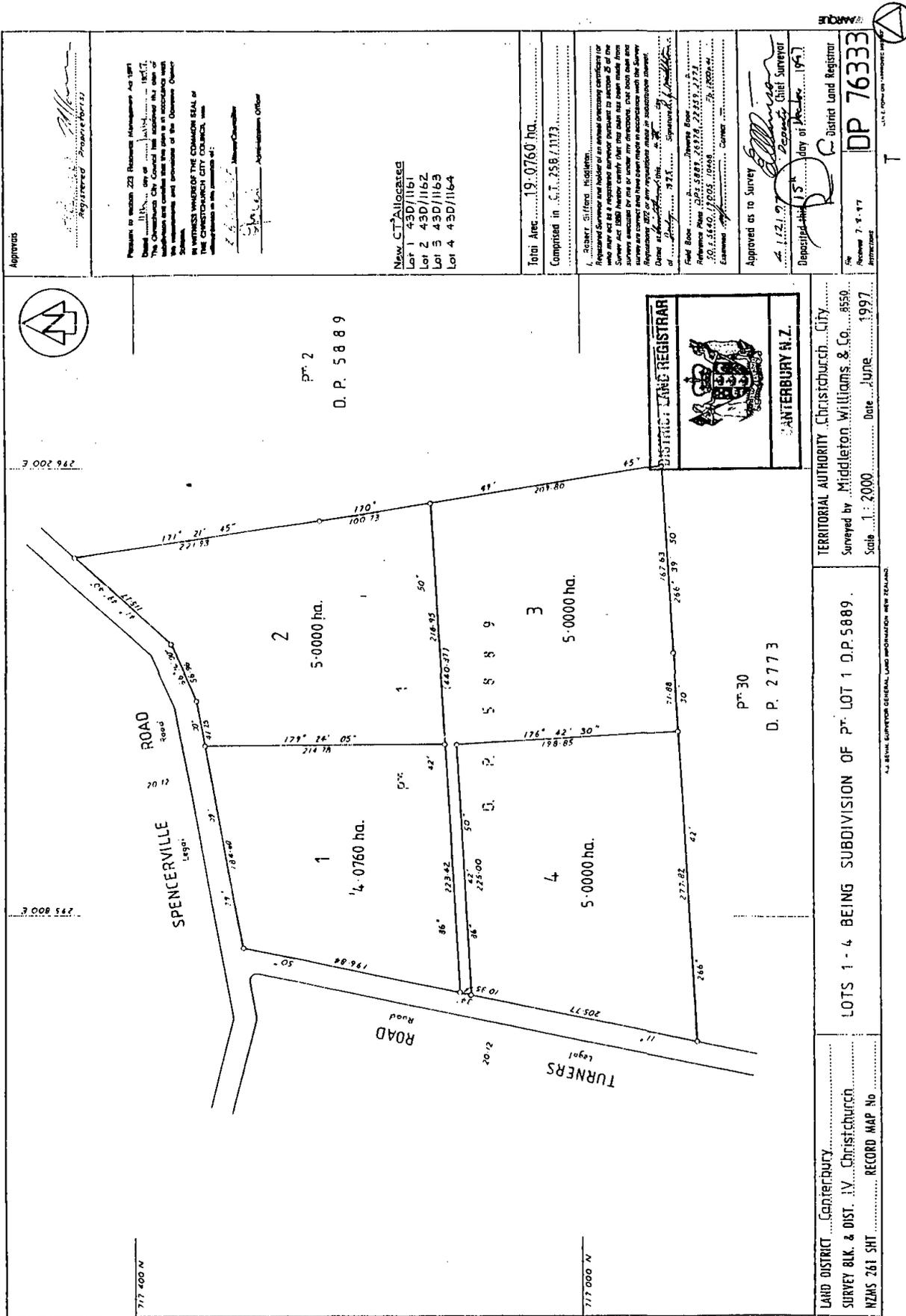
are seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 5.000 hectares, more or less being **LOT 2 DEPOSITED PLAN 76333**



for District Land Registrar

43D/1162

✓





**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** CB1B/387  
**Land Registration District** Canterbury  
**Date Issued** 12 January 1961

**Prior References**  
CB458/231

---

**Estate** Fee Simple  
**Area** 63.7936 hectares more or less  
**Legal Description** Part Lot 2 Deposited Plan 5889

**Original Registered Owners**

Graham Charles Wells as to a 1/2 share  
Robert Geoffrey Wells as to a 1/2 share

---

**Interests**

113117 (179D538) Deed of Easement in gross

Type	Servient Tenement	Easement Area	Grantee
Drainage	Part Lot 2 Deposited Plan 5889 - herein	Part herein	The Waimairi County Council

777 Order in Council imposing Building Line Restriction - 9.6.1921 at 10.00 am

734113 Encumbrance to The Christchurch Drainage Board - 29.3.1968 at 2.45 pm

A69772.5 Mortgage to The National Bank of New Zealand Limited - 7.9.1993 at 11.27 am

6184352.1 Discharge of Mortgage A69772.5 - 15.10.2004 at 9:00 am

6184352.2 Transfer to Christchurch Golf Resort Limited - 15.10.2004 at 9:00 am

6184352.3 Mortgage to Canterbury Finance Limited - 15.10.2004 at 9:00 am

6184352.4 Mortgage to Robert Geoffrey Wells and Graham Charles Wells - 15.10.2004 at 9:00 am

6275397.1 Discharge of Mortgage 6184352.4 - 17.1.2005 at 12:55 pm

6316326.1 Mortgage to Byungkook Kim - 17.2.2005 at 2:31 pm

7163658.1 Discharge of Mortgage 6184352.3 - 18.12.2006 at 11:38 am

7163658.2 Discharge of Mortgage 6316326.1 - 18.12.2006 at 11:38 am

7163658.3 Mortgage to F M Custodians Limited - 18.12.2006 at 11:38 am

7748749.1 Discharge of Mortgage 7163658.3 - 12.3.2008 at 3:20 pm

7748749.2 Mortgage to National Agricultural Cooperative Federation - 12.3.2008 at 3:20 pm

9143121.1 CAVEAT BY CHRISTCHURCH CITY COUNCIL - 1.8.2012 at 2:48 pm

9220443.1 Change of Name of National Agricultural Cooperative Federation to Nonghyup Bank in Mortgage 7748749.2 - 5.11.2012 at 4:48 pm

9220443.2 Transfer of Mortgage 7748749.2 to ARA D&C CO., LTD - 5.11.2012 at 4:48 pm  
9236564.1 Departmental Dealing correcting the Transferee in Dealing TM 9220443.2 - 13.11.2012 at 7:00 am  
9338624.1 Withdrawal of Caveat 9143121.1 - 12.3.2013 at 3:52 pm  
9789671.1 Discharge of Mortgage 7748749.2 - 18.7.2014 at 3:09 pm  
10019614.1 Transfer to Whisper Creek Golf Resort Limited - 2.4.2015 at 11:27 am  
10019614.2 Mortgage to FM Custodians Limited - 2.4.2015 at 11:27 am  
10208310.1 Mortgage to Richards Bros Limited and Richards Farm Limited - 1.10.2015 at 12:16 pm  
10599839.1 Departmental Dealing correcting the instrument reference for Deed 113117 (179/537) from 113117 (179D538) to 113117 (179/537) - 19.10.2016 at 3:20 pm  
10692686.1 CAVEAT BY RICHARD BROS LIMITED AND RICHARDS FARM LIMITED - 2.2.2017 at 2:41 pm  
10869455.1 Withdrawal of Caveat 10692686.1 - 18.8.2017 at 3:04 pm  
10869455.2 Transfer in exercise of power of sale in Mortgage 10019614.2 to LMM Investments 2012 Limited - 18.8.2017 at 3:04 pm  
Mortgage 10208310.1 is extinguished by virtue of Power of Sale being exercised under prior Mortgage see Transfer 10869455.2 - 18.8.2017 at 3:04 pm  
10869455.3 Mortgage to Kelso Enterprises Limited - 18.8.2017 at 3:04 pm  
11594364.1 Discharge of Mortgage 10869455.3 - 4.11.2019 at 4:42 pm  
12316827.1 Departmental dealing correcting memorial 734113 to Encumbrance to (now) Christchurch City Council - 29.11.2021 at 7:00 am

Reference:  
Prior C/T. 458/231

Transfer No.  
N/C. Order No. 566697

Land and Deeds 69.

No. IB / 387



**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

This Certificate dated the 1st day of December one thousand nine hundred and sixty-one under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that HUBERT GEORGE WELLS of Ouruhia 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 157 acres 2 roods 22 perches or thereabouts situated in Block V of the Christchurch Survey District being part of Lot 2 on Deposited Plan No. 5889 Rural Section 26419 part of Rural Sections 14167, 14174, 14282, 14638, 14639, 16806 and 36888



*A. Prouat*  
Assistant Land Registrar

Outstanding Deed 113117 (179D538) Grant of Drainage Easement over part in favour of The Chairman Councillors and Inhabitants of the County of Waimairi

*A. Prouat*  
A.L.R.

Order in Council 777 exempting the road along the Styx River from the provisions of (now) Section 128 Public Works Act 1928 subject to a condition as to Building Line Entered 9/6/1921 at 10 a.m.

*A. Prouat*  
A.L.R.

Mortgage 573171 HGED George Wells to Claude Spencer Bullen produced 16/3/1962 at 2.30 p.m.

DISCHARGED 11/3/1965  
*A. Prouat*  
A.L.R.

*A. Prouat*  
A.L.R.

Transfer 649844 to Graeme Charles Wells and Robert Geoffrey Wells both of Spencerville Dairy Farmers as tenants in common in equal shares - 8.4.1965 at 11.50 a.m.

*A. Prouat*  
A.L.R.

Mortgage 649845 to Robert George Wells - 8.4.1965 at 11.50 a.m.

DISCHARGED 7/9/1965  
*A. Prouat*  
A.L.R.

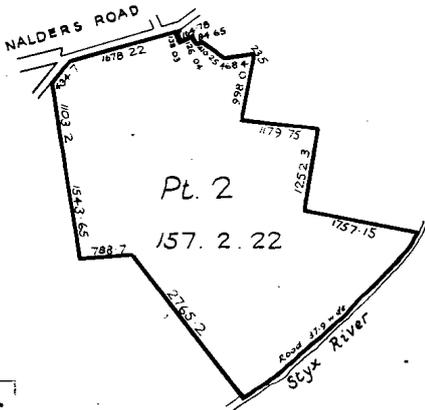
*A. Prouat*  
A.L.R.

Variation of Mortgage 649845 - 22.12.1965 at 11.50 a.m.

DISCHARGED  
*A. Prouat*  
A.L.R.

*A. Prouat*  
A.L.R.

6,000/11/60-31795 W



METRIC AREA: 63.7936 ha

Scale: 1 inch = 20 chains.

No. IB / 387

C.T. 1B/387

No.734113 Memorandum of Encumbrance to The Christchurch Drainage Board - 29/3/1968 at 2.45 p.m.

A.L.R.

Mortgage 241744/3 to The Colonial Mutual Life Assurance Society Limited - 3-9-1979 at 9.30a.m.

DISCHARGED 7/9/1979 C. Bhamra A.L.R.

for A.L.R.

Variation of Mortgage 649845 - 29/10/1970 at 2.46 p.m. and Entered 18/11/1970 at 2.55 p.m.

A.L.R.

No. 241744/5 Memorandum of Priority making Mortgage 241744/3 second Mortgage, Mortgage 813048 third Mortgage, Mortgage 176361/3 fourth Mortgage and Mortgage 649845 fifth Mortgage - 3-9-1979 at 9.31a.m.

Mortgage 813048 to The State Advances Corporation - 29/10/1970 at 2.46 p.m. and Entered 18/11/1970 at 2.55 p.m.

A.L.R.

Variation of Mortgage 176361/3 - 21-6-1982 at 11.13a.m.

DISCHARGED 21/6/1982 C. Bhamra A.L.R.

for A.L.R.

No. 813049 Memorandum of Priority making Mortgage 813048 first Mortgage and Mortgage 649845 second Mortgage - 29/10/1970 at 2.46 p.m. and Entered 18/11/1970 at 2.55 p.m.

A.L.R.

CAVEAT 388086/2 BY AUSTRALIAN GUARANTEE CORPORATION (N.Z.) LIMITED - 21-6-1982 at 11.14a.m. (Affects the property of Graham Charles Wells)

X

for A.L.R.

\* No. 814881 Evidence that the correct name of one of the registered proprietors is Graham Charles Wells - 18/11/1970 at 2.55 p.m.

A.L.R.

Transmission 481108/1 of Mortgage 649845 to Graham Charles Wells and Robert Geoffrey Wells - as Executives - 26-3-1984 at 11.14am

DISCHARGED 26/3/1984 C. Bhamra A.L.R.

for A.L.R.

No. 813049 Memorandum of Priority making Encumbrance No. 734113 first Mortgage, Mortgage No. 813048 second Mortgage and Mortgage 649845 third Mortgage - Produced 29/10/1970 at 2.46 p.m. and Entered 18/11/1970 at 2.55 p.m.

A.L.R.

Variation of Mortgage 241744/3 - 21.9.1984 at 9.32a.m.

DISCHARGED 21/9/1984 C. Bhamra A.L.R.

for A.L.R.

Mortgage 508844/4 to The Rural Banking and Finance Corporation - 21.9.1984 at 9.32a.m.

DISCHARGED 21/9/1984 C. Bhamra A.L.R.

for A.L.R.

Variation of Mortgage 813048 - 6/12/1972 at 11.30 a.m. (Mortgagee under Mortgage 649845 consented)

A.L.R.

No. 508844/5 Memorandum of Priority making Mortgages 508844/4 and 649845 third and fourth Mortgages respectively - 21.9.1984 at 9.32a.m.

for A.L.R.

Variation of Mortgage 649845 - 12.7.1976 at 1.39 p.m.

A.L.R.

No. 917710/1 Change of Name of the mortgagee under Mortgage 508844/4 to The Rural Bank Limited - produced 28.1.1991 and entered 7.9.1993 at 11.27am

for A.L.R.

Variation of Mortgage 649845 - 12.7.1976 at 1.39 p.m.

A.L.R.

Mortgage 176361/1 to South Park & Bisphan Securities Limited - 11.5.1978 at 10.42 am.

for A.L.R.

Mortgage A69772/5 to The National Bank of New Zealand Limited - 7.9.1993 at 11.27am

C. Bhamra for A.L.P.

Mortgage 176361/3 to Rural Banking and Finance Corporation of New Zealand - 11.5.1978 at 10.42 am.

for A.L.R.

C. Bhamra for A.L.R.

No. 176361/4 Memorandum of Priority making mortgages 176361/1, 813048, 176361/3 and 649845 second, third fourth and fifth mortgages respectively - 11.5.1978 at 10.42 am.

for A.L.R.

Variation of Mortgage 176361/3 - 18.7.1978 at 10.13 am.

for A.L.R.

DISCHARGED 18/7/1978 C. Bhamra for A.L.R.



NEW ZEALAND.

Reference: { Vol. 336, Folio 312.  
Transfer No.  
Application No.  
Order for N/O No. 6623



Register-book.  
Vol. 458, folio 231

Cancelled.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

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

HIBERT GEORGE WELLS of Orouāia Farmer

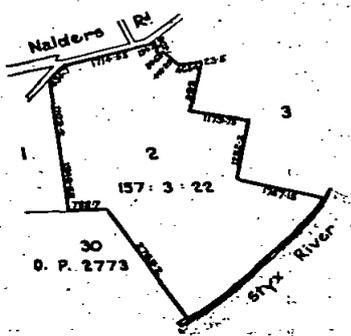
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly 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 ONE HUNDRED AND FIFTY-SEVEN ACRES THREE ROADS AND TWENTY-TWO PERCHES or thereabouts situated in Block IV of the Christchurch Survey District being Lot 2 on plan deposited in the Land Registry Office at Christchurch as No. 5889 Rural Section 2649 and part of Rural Sections 14167, 14167<sup>H</sup>, 14174, 14282, 14638, 14639, 16806 and 36888



District Land Registrar.



Plan 21915



Scale: 20 Chains to an Inch

Outstanding Deed No. 113117-(179-D-538) Grant of Drainage Easement over part of the above described land in favour of The Chairman Councillors and Inhabitants of the County of Waimairi

*A. B. Shaw*  
D. L. R.

Order in Council 777 exempting the road along the Styx River from the provisions of "The Public Works Act, 1908" Subject to conditions as to Building Line Entered 9 June 1921 at 10 a.m.

*A. B. Shaw*  
D. L. R.

Mortgage 200765 produced 20 September 1938 at 2.50 p.m.

Hibert George Wells, William Richard Spencer

DISCHARGED  
5-7-1938  
R. M. C. [Signature]

3715249 Transmission of Mortgage 200765 to the Public Trustee Entered 6 January 1933 at 2.15 p.m.

*A. B. Shaw*  
D. L. R.

400900 Mortgage of Hibert George Wells to the Public Trustee Entered 11/12/1931 at 2.10 p.m.

DISCHARGED  
31/7/1935  
[Signature]

Cancelled as to Lot 1 of 21915 and new CT 181332 issued Lib O 566696-1/12/1961

Part Cancelled  
[Signature]

Over.

458/231

Cancelled as to balance and new  
ct. 18/387 issued - 3/8 0.566697 - 1/12/1901  
Phonol Rik.

Cancelled



## Appendix C – Historical Aerial Photographs

---



Figure C-1. 1941 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))

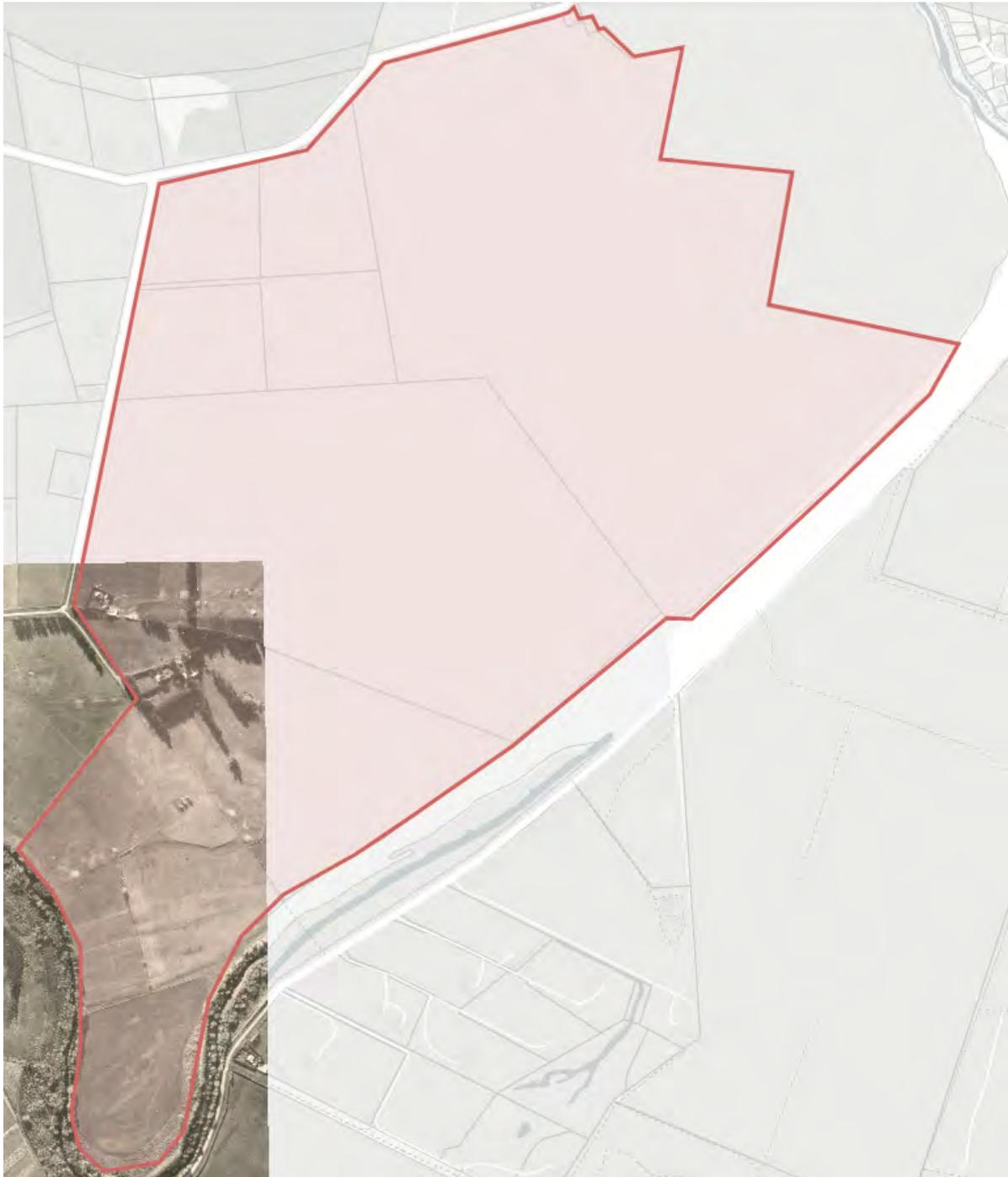


Figure C-2. 1945-49 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))



Figure C-3. 1955 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))



Figure C-4. 1962 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))



Figure C-5. 1965 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))



Figure C-6. 1973 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))



Figure C-7. 1976 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))



Figure C-8. 1984 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))



Figure C-9. 1988 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))



Figure C-10. 1994 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))



Figure C-11. 1995 Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))



Figure C-12. 2000 Aerial Photograph (source: mapviewer.canterburymaps.govt.nz)



Figure C-13. 2004-10 Aerial Photograph (source: mapviewer.canterburymaps.govt.nz)



Figure C-14. 2011 Aerial Photograph (source: mapviewer.canterburymaps.govt.nz)



Figure C-15. 2016 Aerial Photograph (source: mapviewer.canterburymaps.govt.nz)



Figure C-16. Latest Imagery (2020) Aerial Photograph (source: [mapviewer.canterburymaps.govt.nz](http://mapviewer.canterburymaps.govt.nz))

## Appendix D – Site Visit Photographs

---



Photo D-1. View of assumed imported soil stockpile on 144 Turners Road.



Photo D-2. View of disused milking shed on 144 Turners Road



Photo D-3. Disused feeding troughs on 144 Turners Road.



Photo D-4. Locked shed on 144 Turners Road, located on the east side of the main complex.



Photo D-5. Animal loading dock, located at four-way intersection east of main complex.



Photo D-6. View of field north of complex on 144 Turners Road.



Photo D-7. Car storage against the shed east side of the main complex on 144 Turners Road.



Photo D-8. Bare-ground barn on 144 Turners Road, minor staining seen.



Photo D-9. Mobile fuel tank located on 165 Turners Road, near storage barn.



Photo D-10. Chemical sprayer located on 165 Turners Road, at storage barns.



Photo D-11. Pumping unit, located on 165 Turners Road



Photo D-12. Piled assorted herbicides / pesticides, located in storage barn on 165 Turners Road.



Photo D-13. Work area in storage barn on 165 Turners Road.



Photo D-14. Container of pesticide seen in storage barn on 165 Turners Road.



Photo D-15. Container of herbicide seen in storage barn on 165 Turners Road.



Photo D-16. Chemical storage in storage barn on 165 Turners Road, staining seen on concrete.



Photo D-17. Chemical / oil storage in barn on 165 Turners Road.



Photo D-18. Unlabelled pallets of 200 / 20 L containers of unknown contents.



Photo D-19. Underneath unlabelled 200L drums, inside inspection pit in barn on 165 Turners Road.



Photo D-20. Chemical / paint storage in barn on 165 Turners Road.



Photo D-21. Assorted chemical storage in backroom of barn on 165 Turners Road.



Photo D-22. Additional assorted chemical storage in backroom of barn on 165 Turners Road.



Photo D-23. Above ground storage tank seen on 165 Turners Road, south of storage barns.



Photo D-24. Large motor oil storage on 165 Turners Road, south of storage barns.



Photo D-25. Removed fuel storage tank, located south of storage barns on 165 Turners Road.



Photo D-26. Bale storage area, previous location of car storage yard on 165 Turners Road.



Photo D-27. Scrap building material pile in contractors yard on 165 Turners Road.



Photo D-28. Mobile fuel storage in contractors yard on 165 Turners Road.



Photo D-29. Ash pile in contractors yard on 165 Turners Road.



Photo D-30. Treated timber storage in contractors yard on 165 Turners Road.



Photo D-31. Stockpiles along road opposite to bale storage area, located on 165 Turners Road.



Photo D-32. Fields facing south, multiple stockpiles of assumed imported soil seen far in background, located on 165 Turners Road.



Photo D-33. Dwelling located on 156 Turners Road.



Photo D-34. Stormwater basin on 156 Turners Road, treated timber retaining wall seen in foreground.



Photo D-35. Assorted storage on southern property boundary on 156 Turners Road.



Photo D-36. Timber and assorted storage on 156 Turners Road.



Photo D-37. Raised around behind dwelling on 156 Turners Road.



Photo D-38. Slash / burn pile on 156 Turners Road.



Photo D-39. Suspected offal pit located on 156 Turners Road.



Photo D-40. Dwelling on 176 Turners Road.



Photo D-41. Wood shed of wooden construction, located on 176 Turners Road.



Photo D-42. Storage against wood shed, located on 176 Turners Road.



Photo D-43. Assorted storage located on 176 Turners Road.



Photo D-44. Assorted construction material storage on 176 Turners Road.



Photo D-45. Garden behind dwelling on 176 Turners Road.



Photo D-46. Garage located on 176 Turners Road.



Photo D-47. Secondary dwelling located on 176 Turners Road.



Photo D-48. View of orchard located on 176 Turners Road.



Photo D-49. Amenity garden located on 176 Turners Road.



Photo D-50. Vegetable garden located at 176 Turners Road.



Photo D-51. Septic tanks located on 176 Turners Road.



Photo D-52. Pump house located on 176 Turners Road.



Photo D-53. Assorted chemical / paint storage adjacent to large garage on 220 Spencerville Road.



Photo D-54. Assorted storage against structure on 220 Spencerville Road.



Photo D-55. Assorted storage against structure on 220 Spencerville Road.



Photo D-56. Assorted chemical storage against shipping container on 220 Spencerville Road.



Photo D-57. Treated timber and chemical storage on 220 Spencerville Road.



Photo D-58. Battery storage on bare-earth located on 220 Spencerville Road.



Photo D-59. Storage barn located on 220 Spencerville Road.

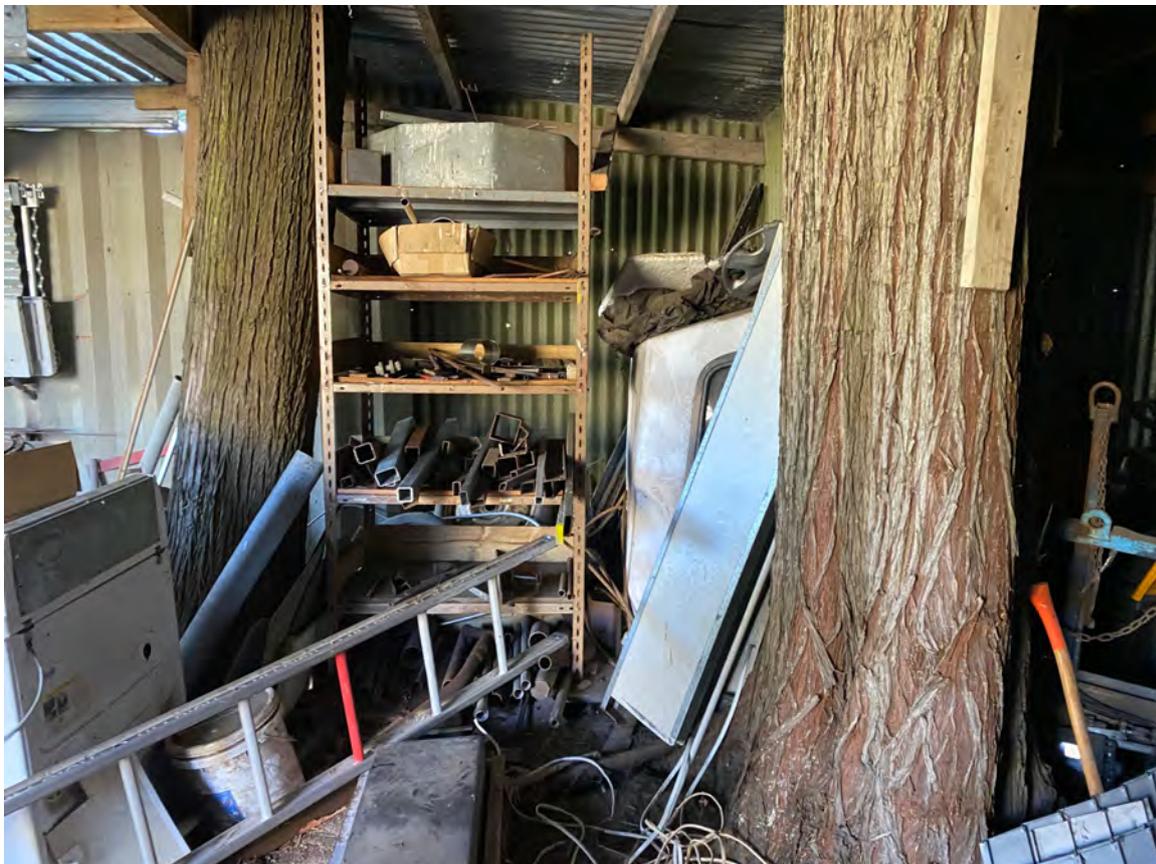


Photo D-60. Storage barn located on 220 Spencerville Road.



Photo D-61. Glasshouse with raised garden beds located on 220 Spencerville Road.



Photo D-62. Domestic herbicide/pesticide chemical storage, located on 220 Spencerville Road.



Photo D-63. Wood storage area, located on 220 Spencerville Road.



Photo D-64. Burn drum / burn pile, located on 220 Spencerville Road.



Photo D-65. Scattered gib-board on field, located on 220 Spencerville Road.



Photo D-66. Burnt ground seen adjacent to dwelling, located on 240 Spencerville Road (east dwelling).



Photo D-67. View of east face of western dwelling located on 240 Spencerville Road.



Photo D-68. View of south face of western dwelling located on 240 Spencerville Road.



Photo D-69. Garage of western dwelling located on 240 Spencerville Road.



Photo D-70. View of canopy connecting dwelling to garage, western dwelling located on 240 Spencerville Road.



Photo D-71. View of north face of western dwelling on 240 Spencerville Road.



Photo D-72. Entranceway of eastern dwelling located on 240 Spencerville Road.

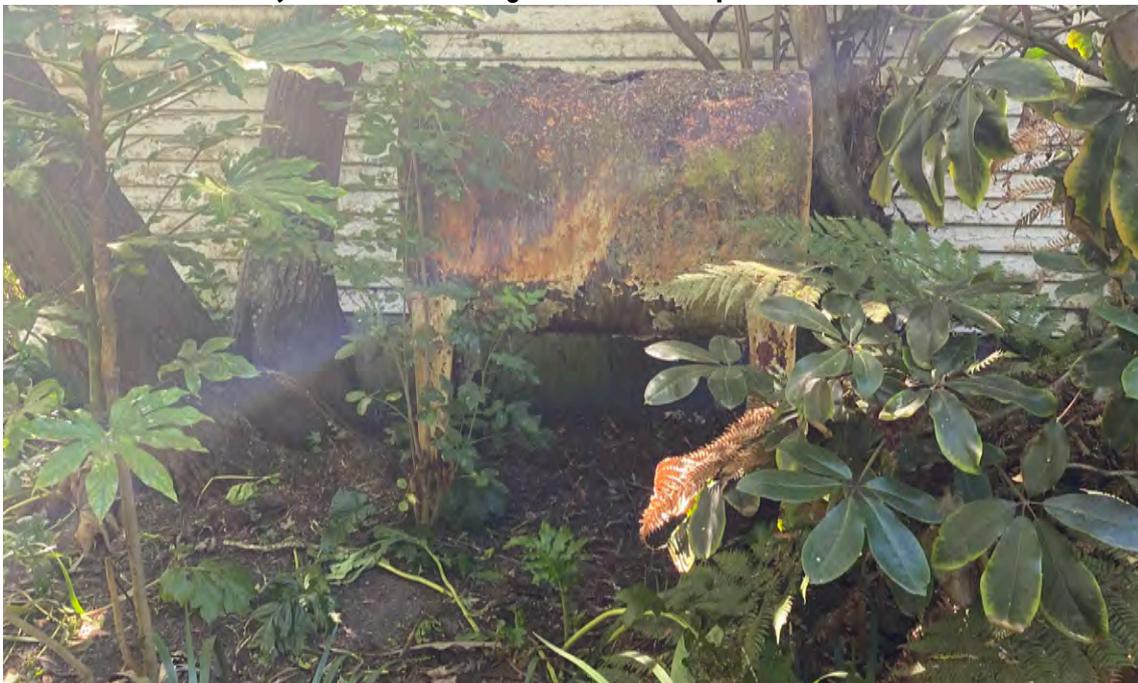


Photo D-73. Above ground storage tank at rear of eastern dwelling located on 240 Spencerville Road.



Photo D-74. Amenity garden located around side of eastern dwelling located on 240 Spencerville Road.



Photo D-75. Storage area inside shed adjacent to eastern dwelling located on 240 Spencerville Road.



Photo D-76. Assorted scrap inside structure adjacent to eastern dwelling located on 240 Spencerville Road.



Photo D-77. In-ground pool located by eastern dwelling located on 240 Spencerville Road.



Photo D-78. Fly-tipping by driveway adjacent to eastern dwelling leading to farming structures, located on 240 Spencerville Road.



**Photo D-79. Additional fly-tipping on driveway adjacent to eastern dwelling leading to farming structures, located on 240 Spencerville Road.**



**Photo D-80. View of foot-rot trough, covered partially by tree, behind the fence. Located on 240 Spencerville Road, south-east of dwellings.**



Photo D-81. Corraling leading to foot-rot trough, located on 240 Spencerville Road.



Photo D-82. Storage area inside disused farming building, containers pictures empty, located on 240 Spencerville Road.



Photo D-83. Metal shed near foot-rot trough, located on 240 Spencerville Road.



Photo D-84. Dilapidated silage pit structure, located on 240 Spencerville Road.



Photo D-85. Remnants of unknown structure, located north of silage pit structure, on 240 Spencerville Road.



Photo D-86. Pit located north of silage pit structure, located on 240 Spencerville Road.



Photo D-87. Tyre stack located on southern fields, 240 Spencerville Road.



Photo D-88. Pumping equipment at southern fields, located on 240 Spencerville Road.